

# Minutes of the Key West Historical Architectural Review Commission January 25, 2012

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<b>Call Meeting To Order</b>	
Chairman Rudy Molinet called the Key West Historical Architectural Review Commission (HARC) Meeting of January 25, 2012 to order at <b>5:30 pm</b> at Old City Hall, in the antechamber at 510 Greene Street, Key West.	
<b>Pledge of Allegiance to the Flag</b>	
<b>Roll Call</b>	
	Commissioners present include: Donna Bosold, Theo Glorie, Margaret Gutierrez, Daniel Metzler, Michael Miller, Vice Chairman Bryan Green, and Chairman Rudy Molinet.  Also, present from City staff: Assistant City Attorney Ron Ramsingh, Historic Perseveration Planner Enid Torregrosa, IT Christina Bervaldi, and Recording Secretary Jo Bennett.
<b>Approval of Agenda</b>	
	Chairman Rudy Molinet inquired as to any changes to the agenda. Enid Torregrosa stated that need to postpone the approval of the January 11, 2012 Minutes because they were not available for the Commissioner's review.  <b>Actions/Motions:</b> A motion was made by Mr. Michael Miller, seconded by Ms. Donna Bosold, that the Agenda be <b>Approved</b> with item #1 and item #3 be Postponed and item #9 withdrawn by the applicant. The motion <b>Passed</b> by a unanimous voice vote.
<b>Approval of Minutes</b>	
<b>1</b>	<b>January 11, 2011</b>  <b>Actions/Motions:</b> A motion was made by Mr. Michael Miller, seconded by Ms. Donna Bosold, that the Minutes be <b>Postponed</b> . The motion <b>Passed</b> by a unanimous voice vote.
<b>HARC Planner's Report</b>	
	Ms. Torregrosa stated that she wanted to bring to the attention of the HARC Board that she received a letter from the Florida State Historic Preservation Office (FSHPC) informing her that the African Cemetery is to be reviewed for nomination to the National Registry. Ms. Torregrosa added since the land is owned by the County the Historic Florida Keys Foundation will be doing the review of the property nomination. Ms. Torregrosa stated this is very exciting news.  Mr. Molinet introduced the City's new Urban Landscape Manager Paul Williams. Mr. Williams gave the Board members a brief overview of his background.  Mr. Molinet informed the other Board members that he and Ms. Torregrosa plan to attend the next Board meeting of the Old Island Restoration Foundation with plans to discuss how both groups can work together to save properties-at-risk. Mr. Molinet concluded that he and Ms. Torregrosa would report back to the Board following attending the meeting.
<b>Old Business</b>	

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<p><b>2</b></p>	<p>Modification of postponed item- Consideration of approval of wood or steel core replacement porch and balcony columns and ginger bread to resemble the original columns- <b>#936 United Street- Peter Gomez/ Hugh J. Morgan/ James J. Reynolds (H11-01-1603)</b></p> <p>Jim Reynolds presented the status update on the project. Mr. Reynolds stated they are making progress but are still searching for the proper product to replace the columns. Mr. Reynolds requested to postpone the discussion in order for them to have more time to find the right product with the most reasonable price.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa stated her Staff Report included in the Commission Packets was written prior to the applicant submitting the latest version, which is in paper form at each desk. Ms. Torregrosa added she recommends allowing the applicant to postpone the discussion of the item giving them time for a more extensive search for the proper products.</p> <p><b>Commission Discussion:</b> Mr. Miller disclosed that he has been trying to assist the applicant in finding appropriate products for the restoration. The Commissioners discussed the turned columns verse composite columns verse laminated mahogany columns. Mr. Metzler questioned if the gingerbread was on both floors or just the top floor. It was determined that to the best of Ms. Torregrosa's recollection the gingerbread was only on the top floor. Ms. Torregrosa stated she will double check her photos from when they initially started the project.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be <b>Postponed</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p><b>3</b></p>	<p>Landscape and bulb out plan for Virginia Street per conditional approval- <b>Virginia Street #800 through 1100 blocks north side of sidewalks- City of Key West- David Fernandez (H11-01-1773)</b></p> <p>Prior to the meeting, the applicant requested the item be postponed until the second meeting in February. This additional time will give the project's new Landscape Architect time to complete the plans.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Michael Miller, seconded by Ms. Donna Bosold, that the Minutes be <b>Postponed</b>. The motion <b>Passed</b> by a unanimous voice vote.</p>
<p><b>4</b></p>	<p>Remove existing greenhouse, existing stair and portion of wood fence at front-<b>#801-807 Fleming Street- Matthew Stratton (H11-01-1663) Second Reading</b></p> <p>Matthew Stranton was present to address any questions about the project. Mr. Stranton stated he did not have anything to add from the last reading.</p> <p><b>Public Comments:</b></p>

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	<p>There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is the second reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p><b>Commission Discussion:</b> The Commissioners had no additional comments or discussion.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p><b>5</b></p>	<p>Remove concrete front porch columns and railings. Remove concrete railings on second floor back porch- <b>#720 Windsor Lane- Phil Tannura (H11-01-1736) Second Reading</b></p> <p>Phil Tannura was present to address any questions about the project. Mr. Tannura stated that he did not have anything to add from the last meeting.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is the second reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p><b>Commission Discussion:</b> The Commissioners had no additional comments or discussion.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p><b>New Business</b></p>	
<p><b>6a</b></p>	<p>Extend existing sawtooth 6 feet to the back and add new shed roof- <b>#1108 Petronia Street- Robert and Patricia Gray- (H12-01-19)</b></p> <p>Robert and Patricia Gray presented the project. The Gray's stated that they are aware they already have an approved application but they do not like the design as much as they do the one submitted with this item. Ms. Gray reviewed the Guidelines inquiring as to why this design is not considered to be within the Guidelines since there are other houses in the area with designs similar to the one proposed in this package.</p> <p><b>Public Comments:</b></p>

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	<p>There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this proposal is for a six foot extension of a gable roof and the installation of a new shed roof over one half of the saw tooth's gable. Ms. Torregrosa stated that this proposed work will be done on the back of the house. Ms. Torregrosa stated that the house located on #1108 Petronia Street is listed as a contributing resource in the surveys. Ms. Torregrosa added that the two story frame vernacular structure was built in 1938. Ms. Torregrosa stated that a one story sawtooth attached to the back of the house is depicted in the 1948 and 1962 Sanborn maps. Ms. Torregrosa stated that it is staff's opinion that the proposed design does not comply with many of the guidelines. Ms. Torregrosa stated that the proposed design is not compatible with the characteristics of the original historic structure. Ms. Torregrosa stated that staff understands that the configuration of a historic roof should not be compromised due to a non-historic addition that was inappropriate constructed. Ms. Torregrosa concluded that although this sawtooth is on the back of the house it is still part of the structure's historic fabric.</p> <p><b>Commission Discussion:</b> The Commissioners discussed the fact that the Grey's already have an approved design and an approved demolition tied to that design. The Commissioners discussed the proposed design and what design changes could be made to improve the plans to bring the design within acceptable Guidelines.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Michael Miller that the item be <b>Denied</b> based on Guidelines page 37-3, 37-4, and 37-6. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<b>6b</b>	<p>Demolition of slow pitched roof- <b>#1108 Petronia Street- Robert and Patricia Gray (H12-01-19).</b></p> <p>Patricia Gray stated she had nothing to add since the design she likes was denied.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this demolition request is tied to the design presented in item #6a.</p> <p><b>Commission Discussion:</b> The Commissioners had no additional comments or discussion due to this item being tied to item #6a, which was denied.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Ms. Donna Bosold that the item be <b>Denied</b> based on Guidelines page 39-2. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman</p>

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<p><b>7</b></p>	<p>Major Development Plan- Revisions to previously approved plans, alternate 1 minor revision to rooftop performance area (relocate to work with neighbor) and color scheme- <b>#201 William Street- William Horn (H12-01-0049)</b></p> <p>Bill Horn presented an update on the project. Mr. Horn explained to the Commissioners the changes made to the plans since the plans were approved at the previous meeting. Mr. Horn reviewed the planned color scheme which includes the Wyland mural.</p> <p><b>Public Comments:</b> The following members of the public were concerned about the noise from the roof bar.</p> <ul style="list-style-type: none"><li>• Margaret Cardi – 815 Sawyer Lane</li><li>• Suzanne Mixter – 810-814 Sawyer Lane</li><li>• Barbara Bowers – 320 William Street</li></ul> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that on December 14, 2011 the Commission approved a Certificate of Appropriateness for a Major Development Plan for renovations to #201 William Street. Ms. Torregrosa added that the Commission requested at that meeting that they wanted to review a new color scheme as well as proposed signage. During that meeting the applicant mentioned that a modification to the rooftop performance area was in the works after he met with a neighbor. Ms. Torregrosa stated that this staff report is for the review of the proposed changes to the rooftop performance area as well as the new color scheme for the building. Ms. Torregrosa stated that it is staff’s opinion that the original submitted plans included architectural elements that will mitigate and reduce possible noise from the proposed performance area. Ms. Torregrosa added that acoustic elements will surround the area from the side as well as at the roof level. Ms. Torregrosa stated that moreover the applicant is proposing a sound system that will allow each table to have a speaker. Ms. Torregrosa stated that this alternate design will also be in compliance with the guidelines. Ms. Torregrosa stated that it is staff understanding that the proposed color scheme is in keeping with the character of the building and surrounding urban context and will harmonize with the two existing murals. Ms. Torregrosa added that the use of degradation of blue tones will lower the mass and scale of the east side wall, which is almost a solid one with few fenestrations. Ms. Torregrosa stated that as a Major Development Plan this project will require Planning Board and City Commission review and approvals. Ms. Torregrosa stated that the Planning Board will be reviewing specific criteria codified in the Land Development Regulations.</p> <p><b>Commission Discussion:</b> The Commissioners discussed the application and what will be done with the Wyland mural once spawling repair takes place. It was agreed that any changes to the mural should be brought back to the Commission which would allow for public input.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p><b>8</b></p>	<p>Three new wall signs copy <i>Waterfront Brewery Key West</i>- <b>#201 William Street- William Horn (H12-01-0050)</b></p>

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	<p>Bill Horn presented the project. Mr. Horn explained the proposed signage and placement for the new Brewery. Mr. Horn stated that he did not have anything to add concerning the signs.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa reviewed the signs designs with the Commissioners and stated that the signs are within the Guidelines.</p> <p><b>Commission Discussion:</b> The Commissioners had no additional comments or discussion other than to state that we do need to have a Sign Workshop.</p> <p><b>Actions/Motions:</b> A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be <b>Approved</b>. The motion <b>Passed</b> by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p><b>9</b></p>	<p>Wall sign copy <i>fresh seafood daily, antipastos, Maryland style crab cakes, sandwiches, entrees, pasta, cheese steaks, subs, pizza, free delivery, indoor &amp; courtyard seating, take out, free delivery-</i> <b>#1019 White Street- Carrie D. Johnston (H12-01-54)</b></p> <p>Withdrawn by applicant prior to the meeting.</p>
<p><b>10</b></p>	<p>Nomination to the National Register of Historic Places VFW Walter R. Mickens Post 6021 and William Weech American Legion Post 168- #803 Emma Street- Florida State Historic Preservation Office.</p> <p>Ms. Millicent Weech presented the nomination and stated that she wanted to move forward the process to the State. Ms. Weech remained available to respond to questions.</p> <p><b>Public Comments:</b> There were no public comments.</p> <p><b>Staff Report:</b> Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the Florida State Historic Preservation Office has submitted copy of a proposed nomination to the National Register of Historic Places for the William Weech American Legion Post 168, The American Legion, Inc. The Commission reviewed this same document on the meetings on October 11 and November 9 of last year. The Commission also visited the building on a workshop that took place on November 2, 2011. The final outcome of those meetings was that the Commission motioned to recognize the building as a contributing resource and once the building undergoes all the necessary repairs then the nomination to the National Register could be re-submitted. Staff has been in contact with Dr. Barbara Mattick, Florida SHPO Survey and Registration Supervisor, and explained what this Commission had done with this nomination request. The State Department requested a review of the nomination, which this staff report is for.</p> <p>The building located at #803 Emma Street is a two story reinforce concrete and block</p>

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structure that was built in 1952. The Executive Committee of the William Weech American Legion Post 168 authorized the nomination. The building was first recorded in the 1976 Historic Survey and was classified as non-contributing. In the 1983 Survey was also classified as non-contributing. In the 1998 and 2004 Surveys the building was not included as a contributing resource. The building was already 50 years old in 2004.

The Florida State Historic Preservation Office understands that the building is eligible for nomination to the National Register of Historic Places under *Criterion A in the area of Ethnic Heritage: Black*. The significant period that has been stated in the nomination is for a ten year period 1952- 1962. Staff agrees that the history of events and the significance of the organization to the community indeed are eligible for nomination. Nevertheless it is staff's opinion that the integrity of the building is questionable at this point since the existing building is presenting severe structural decay on its reinforced concrete fabric. Reinforcing rebars are corroded and some of them already exposed to the elements. At this point there are no professionals monitoring the state of the structure and no actual findings as to whether this building will need to be reconstructed or restored, and if restored how much historic fabric can be retained. The final question here is how much integrity of the original structure will remain during the necessary repairs.

The National Parks Service has created a publication that is used for evaluating nominations to the National Register of Historic Places. Ms. Torregrosa stated that she used this document to review the application.

It is staff's opinion that this is not the correct time to promote a nomination to the National Register of Historic Places for the building located at #803 Emma Street. Staff understands the need of the owners to raise money in order to stabilize and rehabilitate the building and how if the building is listed in the National Register can qualify them to compete for grants for such an effort. Nevertheless the nomination to the National Register needs to be substantiated by actual and accurate facts; at this point nobody can make a determination of how much of the integrity of the building will be retained during the must needed rehabilitation process, will it be 50%, 79%, 20%? Staff does not have that answer which is critical when making a determination of the integrity aspect of the building.

Due to the severe structural degradation, Staff recommends to the Commission to reiterate their motion of November 9, 2011. It is staff's opinion that this proposed nomination be postponed until the building undergoes rehabilitation, after the conclusion of the rehabilitation process, then the nomination can be reviewed with the understanding of how much of the integrity of the building was retained.

### **Commission Discussion:**

Mr. Miller disclosed to the Commission's attention that he had worked on plans for the rehabilitation this building. Mr. Ramsingh asked Mr. Miller if he or anyone in his family was currently in a position for financial gain form work with this building. Mr. Miller stated no not at this time. It was determined by Mr. Ramsingh, that Mr. Miller could remain part of the discussion.

Mr. Green inquired as to why this was being brought forward again since it was his memory that this was discussed in detail at the meeting the Commission voted to add the building to the City's Contributing Structure List but not submit for the National Registry until repairs to stabilize the building were completed. Mr. Green reminded Ms. Weech of the Commission's concerns that by adding the building to the National

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Registry it will slow repairs down and also cause the cost of repair to escalate due to the new regulations which would accompany being listed on the National Registry. Mr. Green also asked what it is thought would be the benefit of being listed on the National Registry. Ms. Weech stated she and the committee decided to move forward since she believes the building still holds its integrity. Ms. Weech stated that she knows the building needs to be repaired but she does not believe the integrity of the building is part of the requirements.

Mr. Metzler asked Ms. Torregrosa why she was recommending not adding the building to the National Registry. Ms. Torregrosa responded it was due to the building's integrity and the building needs to be repaired. Ms. Torregrosa stated she is concerned that once the required repairs are completed how much of the Historic fabric would remain. Mr. Metzler also asked Ms. Torregrosa if the members wanted the nomination. Ms. Torregrosa responded "yes".

Mr. Miller reviewed the history of the rehabilitation project with the Commissioners. Mr. Miller shared that the studies determined it would be too expensive to repair the building therefore it was determined to take another hybrid approach which would use the existing roof trusses. Mr. Miller stated that it is his understanding that the majority of the community will not support the refurbishing of the structure.

Mr. Molinet agreed with Mr. Green's comments stating that he thought we had come to a joint compromise when the Commission voted to add the building to the City's Contributing Structures List. Mr. Molinet stated he is concerned that Key West has many other structures that are not listed on the National Registry but should be. Mr. Molinet read into the record a segment from the U.S. Department of the Interior, National Park Service's Manual for State Historic Preservation Review Boards, which is used for evaluating nominations to the National Register of Historic Places. "Severe structural deterioration can affect eligibility of a property for listing in the National Register." Mr. Molinet reminded everyone that the building is currently condemned.

**Actions/Motions:**

A motion was made by Mr. Daniel Metzler, seconded by Mr. Theo Glorie, that the item be **Denied** due to the structurally unsound condition of the building. The motion **Passed** by the following vote:

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

No: 1 – Mr. Green

**Commissioners Comments**

Mr. Molinet inquired if any of the Commissioners had anything to add.

Mr. Bryan Green inquired as to the status on holding a Signs Workshop. Ms. Torregrosa stated that in looking at the calendar it looks like some time in the month of March will be the earliest we will be able to hold the Workshop.

Mr. Miller stated that it might be a good idea to also start planning a workshop for lighting ordinance. Mr. Miller added that many other communities have separate ordinances for signs and for other lighting. Ms. Bosold added that it is also her experience that signs and lighting are treated separately and that she agrees with Mr. Miller it would be appropriate for the Commission to proactively address lighting. Mr. Molinet agreed that having a lighting workshop would be a good idea.

**Adjournment**



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	<p><b>Actions/Motions:</b></p> <p>A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the meeting be <b>Adjourned</b>. The motion <b>Passed</b> by a unanimous vote.</p> <p>Meeting adjourned at <b>8:23 pm</b>.</p>
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**Submitted by,**

*Jo Bennett*

**Administrative Coordinator  
Planning Department**