

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 1 of 11

Call Meeting To Order

Chairman Bryan Green called the Key West Historic Architectural Review Commission (HARC) Meeting of **June 12, 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, Maggie Gutierrez, Daniel Metzler, Michael Miller, and Vice Chairman Bryan Green acting as Chair.

Commissioners absence include: Rudy Molinet

Also, present from City Staff: Assistant City Attorney Ron Ramsingh, Historic Perseveration Planner Enid Torregrosa, IT Mike Riveria, and Recording Secretary Jo Bennett.

Approval of Agenda

Chairman Bryan Green inquired as to any changes to the agenda. Enid Torregrosa stated that item number 1 (minutes from the May 09th meeting were not ready for review) and that item number 7 (paint – 500 Truman Avenue was withdrawn by the applicant prior to the meeting). Chairman Green stated that numerous attendees were present for item number 9 (525 Angela Street – Fire Station) and suggested that moving that item to earlier in the agenda would be prudent. The Commissioners agreed with Chairman Green's suggestion.

Actions/Motions:

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

Approval of Minutes

1 May 09, 2012

Actions/Motions:

A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Daniel Metzler, that the Minutes be **Postponed**. The motion **Passed** by a unanimous voice vote.

2 May 22, 2012

Actions/Motions:

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

HARC Planner's Report

3 HARC Applications Monthly Reports

Ms. Torregrosa presented the HARC Applications Monthly Reports for May, which were included in the meeting package. Ms. Torregrosa highlighted the application statistics:

- 925 HARC applications have been processed to date this year.
- 200 were received in May.
- Of the 200 applications processed in May, 140 have been Staff approved.
- This is 312 over the last fiscal year.

Ms. Torregrosa reported that she submitted a HARC Minimum Required Submittals document for the Commissioners to review and supply any suggested changes or additions. Ms. Torregrosa asked the

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 2 of 11

	Commission to plan to vote on these minimum requirements to be included as a Guidelines revision at the next HARC Meeting. Once the document is approved then it will be taken to the Planning Board and then the City Commission for approval.
Assistant City Attorney's Report	
	<p>Mr. Ramsingh reported on the results from the Code Hearing, which was held earlier in the day.</p> <p>730 Southard Street admitted to the violation of the demolition of the historic chimney and requested the minimum fines. Mr. Ramsingh stated that Judge Overby is considering the case and will give his ruling at the next hearing in July.</p> <p>The Appeal of the HARC approval for the hotel development at 223 Elizabeth was dismissed per Mr. Ramsingh's request.</p>
9	<p>Major Development Plan Revisions- New three bay Fire Station with second story living quarters and site development for public use- #525 Angela Street- City of Key West/ Michael B. Ingram (H12-01-776)</p> <p>Mr. Miller recused himself because he had worked on drawings for an alternative plan.</p> <p>Michael Ingram presented the project. Per the Commission's request, Mr. Ingram explained the turning radius impacts from the different potential locations on the property for the new structure. Mr. Ingram also shared pictures of other older civic buildings in order to explain the potential mass and scale impact of the proposed project on the neighborhood. Mr. Ingram along with Liz Newland explained the developing landscape plan and planned park like environment. Mr. Ingram remained to respond to questions from the Commissioners.</p> <p>Public Comments:</p> <p>There were no public comments.</p> <p>Staff Report:</p> <p>Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that on September 22, 2009 the HARC Commission approved a Major Development Plan for a new City Hall, Fire Station and parking garage for #525 Angela Street site. Ms. Torregrosa stated that on July 12, 2011, a Building permit was issued to demolish City Hall Annex building, one of three proposed demolitions under the Major Development Plan. Ms. Torregrosa stated that on May 22, 2012, the Commission motioned to postpone the review of the plans. Since the HARC approval of the original plans, City Commission had made changes in the location of the New City Hall and has directed Staff towards the construction of a new Fire Station. Ms. Torregrosa stated that City Commission also approved the location of the building in the site and proposed amenities of this new proposal on their public meeting on February 22, 2012. The actual two-story CBS structure that houses the Fire Station is a sick building and was approved for demolition, as part of the master plan. The new revised plans for the Fire Station will be a freestanding structure that will include dormitories on its second floor. Other amenities included in the revised plans are public restrooms and waiting areas for private and public transportation on the south façade of the building. Ms. Torregrosa stated that the architects have been diligent by working with the Fire Department with the site analysis as well as the program requirements. Ms. Torregrosa stated that the existing fire station must be kept in place during the construction phase of the new one since this is the best location in Old Town to access any emergency response within the area in a timely manner. Ms. Torregrosa stated that therefore, the existing fire station cannot be demolished until the new construction is finish.</p> <p>Ms. Torregrosa stated that it is Staff's opinion that the proposed plans comply with the Guidelines for new construction and that the proposed design for the new fire station will not have an adverse</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 3 of 11

effect in the historic fabric. Ms. Torregrosa stated that there is an imminent need for a new fire station since the existing one is in poor conditions. Ms. Torregrosa stated that our fire fighters need decent and well-equipped facilities on Angela Street. Ms. Torregrosa stated that the proposed building will be sensible to the historic urban context and will fit well on it. The design proposes adequate heights, proportions, massing, and scale that are in keeping with its site as well as with its building typology. This project will require Planning Board and City Commission review since it is a Major Development Plan.

Commission Discussion:

Theo Glorie asked for an additional explanation as to why the building cannot be moved closer to the ATT Building. Mr. Ingram responded stating that it is all due to safety reasons and the site has already been approved by the City Commission. Mr. Ingram concluded summarizing that the reasons are to allow the Fire Department to remain in the existing building while the construction is taking place, save the large tree at the front of the building, and turning radius / safety reasons.

Daniel Metzler stated that he does not mind the design of the building but is concerned about the placement of the building in the center of the property. Mr. Metzler stated that his concern is the future use of the site.

Donna Bosold inquired concerning the extra height (almost 40') of the building if there any consideration of office space at the top. Mr. Ingram responded that the top of the building is being designed to conceal the mechanical equipment only – no habitable space.

Maggie Gutierrez asked about the visibility issues as posed by Mr. Metzler. Mr. Ingram explained the equipment is tall enough to look over the hedge but the blind spots caused by the building is another issue. Mr. Ingram added that another factor at the existing location is the fact that the road is wider in that area.

Actions/Motions:

A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Theo Glorie, that the item be **Approved**. The motion **Passed** by the following vote:
Yes: 4 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Green
No: 1 – Mr. Metzler
Recuse: 1 – Mr. Miller

Old Business

4a New two story house and new fence-#914 James Street – Seatech of the Florida Keys (H12-01-345)

Bill Horn presented the project. Mr. Horn explained the history of the project. Mr. Horn outlined the changes he made to the project to adjust the structure so it would better fit the neighborhood yet also suit the needs of the owner. Mr. Horn reviewed the two proposed options for the project. Mr. Wright discussed the mass and scale of the project in relation to the other buildings in the neighborhood. Mr. Horn and Mr. Wright remained to respond to questions from the Commission.

Public Comments:

There were no public comments.

Staff Report:

Design:

Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that this is a request for the construction of a new two-story house. Ms. Torregrosa stated that the plans propose the demolition

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 4 of 11

of a one story non-contributing house. Ms. Torregrosa reminded the Commission that on February 8, 2012 the Commission approved the design of the "restoration" of the historic portion of the house and a new two-story addition. Ms. Torregrosa added that on March 28 a new application was postponed by the Commission for the demolition of the entire house and the new construction of a two-story structure. Ms. Torregrosa stated that on May 9, revised plans were submitted and the project was, again, postponed. Ms. Torregrosa stated that it is Staff's opinion that both proposals are inconsistent with many of the guidelines for new construction. Ms. Torregrosa stated that Staff understands that although the building will be setback from the sidewalk approximately 13', due to the proposed side main gable roof it will be perceived taller than the non historic house on the east side. The main façade of the East side house is also setback from the sidewalk, but approximately 15'. Ms. Torregrosa added that the scale of the proposed house would not be in keeping to the scale and massing of the existing historic houses on that urban block. Ms. Torregrosa stated that Staff understands that most of the historic urban context on this part in town has been lost but what is still left as historic should be protected. Ms. Torregrosa stated that it is Staff's opinion that, although the applicant had tried to lower the main façade's scale by incorporating hip roofs, the massing and scale of the entire house is not appropriate when reviewing what still standing as historic fabric.

Demolition:

Ms. Torregrosa stated that it is Staff's opinion that what will be left of the historic part of the house once demolition takes place will be the West side of the house and the roof. Ms. Torregrosa stated although the historic part of the house is not irrevocably compromise by extreme deterioration it has been altered through time and there is not much left of the historic fabric.

Commission Discussion:

Michael Miller stated that he does not like for the Commission to be presented with "options". Mr. Miller stated that he does not think it is the Commissions job to choose. Mr. Horn responded that if the applicant has to choose between the two options then Option B is the preferred option. Mr. Miller also noted the elevations can be deceiving and suggested a scale would be most helpful. Mr. Miller stated that he is going to support the project since the house really is not that large.

Maggie Gutierrez stated that strongly she agrees with Staff Report and cannot support either of the options. Ms. Gutierrez stated that she is very familiar with the area and that she cannot support a two-story structure at this site.

Theo Glorie stated that when looking at the first set of approved plans and asked if the applicant had considered dropping back to that set of plans.

Daniel Metzler stated that he would be voting in favor of the project option B.

Donna Bosold stated that she cannot support the proposal.

Bryan Green stated that he cannot support the application due to the mass and scale of the structure in relation to the neighborhood. Mr. Green added that having the second floor set back might make the overall design

Actions/Motions:

A motion was made by Ms. Maggie Gutierrez, seconded by Ms. Donna Bosold, that the item be **Denied** based on Guidelines 4 and 5 of page 38a. The motion **Failed** by the following vote:

Yes: 3 – Ms. Bosold, Ms. Gutierrez, Mr. Green

No: 3 – Mr. Glorie, Mr. Metzler, Mr. Miller

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 5 of 11

	<p>A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Failed by the following vote: Yes: 3 – Mr. Glorie, Mr. Metzler, Mr. Miller No: 3 – Ms. Bosold, Ms. Gutierrez, Mr. Green</p> <p>A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be Postponed. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green</p>
4b	<p>Demolition of entire house- -#914 James Street - Seatech of the Florida Keys (H12-01-345)</p> <p>In an effort to expedite the meetings all discussion took place during the discussion of item 4a.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be Postponed. The motion Passed by a unanimous voice vote.</p>
5	<p>Partial demolition of entry canopy- #325 Julia Street- J.D.S. of North America Inc. (H12-01-676) - Second reading</p> <p>Joel Dos Santos presented the project. Mr. Dos Santos stated he had nothing to add from the last discussion.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that it is Staff's opinion that the Commission can consider the second reading of a request for demolition, as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green</p>
6	<p>Removal of aluminum canopy and concrete columns that encroaches city's right-of-way approximately 4.18'-#325 Julia Street- City of Key West (H12-01-744) - Second reading</p> <p>Item 6 was read into the record and discussed as part of item number 5.</p> <p>The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Ms. Donna Bosold that the item be Approved. The motion Passed by a unanimous voice vote.</p>
7	<p>Paint door trim and mullions red- #500 Truman Avenue- Trepanier and Associates (H12-01-</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 6 of 11

	<p>719)</p> <p>Project was withdrawn by the applicant prior to the meeting.</p>
8	<p>Removal of non permitted roof trusses- After the Fact- #525 Frances Street- Karl Haffenreffer (H12-01-769) - Second reading</p> <p>Commissioner Miller recused himself from the discussion because he is working on plans for the re-build of the roof.</p> <p>Karl Haffenreffer presented the project. Mr. Haffenreffer stated he had nothing to add to the discussion from the last meeting.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that it is Staff's opinion that the Commission can consider the second reading of a request for demolition, as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Theo Glorie, that the item be Approved. The motion Passed by the following vote: Yes: 5 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Green Recused: 1 – Mr. Miller</p>
10	<p>Demolition of concrete front porch- #828 Thomas Street- William P. Horn (H12-01-791) - Second reading</p> <p>Bill Horn presented the project. Mr. Horn stated that he had nothing to add to the discussion that took place at the last meeting.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that it is Staff's opinion that the Commission can consider the second reading of a request for demolition, as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions:</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 7 of 11

	<p>A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Theo Glorie, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Green Absent: - Mr. Miller</p>
11	<p>Demolition of concrete front porch-#525 Grinnell Street- Seatech of the Florida Keys (H12-01-807) - Second reading</p> <p>Patrick Wright presented the project. Mr. Wright stated that he had nothing to add to the discussion that took place at the last meeting.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that it is Staff's opinion that the Commission can consider the second reading of a request for demolition, as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Ms. Donna Bosold, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green</p>
New Business	
12	<p>Remove two existing storefront windows and replace with two fixed windows at bottom and two single hung windows above- #300 Front Street 1- Gary the Carpenter (H12-01-870)</p> <p>Ray Louvell presented the project. Mr. Louvell explained why they want to change the windows, which is to allow the smells to drift out to the sidewalk to entice customers to enter the store.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that the applicant is proposing the removal of two existing storefronts and their replacement with two operable aluminum single hung windows. Ms. Torregrosa stated that the lower portion of the fenestration would have two fixed windows. Ms. Torregrosa stated that it is Staff opinion that removing storefronts and replace them with operable windows will alter the configuration of what commercial buildings in the historic district are about; they have storefronts and business is conducted in the interior of the structure. By adding operable windows on the main façade of a building, this creates a different and non-traditional mean of business operation. Ms. Torregrosa stated that storefronts are the long established way to promote merchandise in commercial buildings in Old Town. Ms. Torregrosa stated that the removal of the storefronts would also create asymmetry in the building's facade. Ms. Torregrosa stated that installing operable windows will adversely change the streetscape and will be incompatible with neighboring structures. Ms. Torregrosa stated that if this project is approved it may create a</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 8 of 11

	<p>precedent in which other structures may want to change their storefronts to windows, creating more clutter on city's sidewalks.</p> <p>Commission Discussion:</p> <p>Theo Glorie stated that he thinks the change will be an asset. Mr. Glorie reminded the Commission that it is important to be open-minded.</p> <p>Michael Miller asked for clarification of the style of the window and asked the applicant if they considered casements or other approaches to the window design. Mr. Miller also asked for clarification that there would not be any service through the window.</p> <p>Actions/Motions:</p> <p>A motion was made by Mr. Theo Glorie, that the item be Approved. The motion Failed due to a lack of a second.</p> <p>A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler that the item be Denied based on Guidelines page 46 and page 38a - 3. The motion Passed by the following vote:</p> <p>Yes: 5 – Ms. Bosold, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green No: 1 – Mr. Theo Glorie</p>
13a	<p>Construction of new residence- #1133 Von Phister Street- David Knoll (H12-01-871)</p> <p>David Knoll presented the project. Mr. Knoll handed out a prepared tip sheet for the project and reviewed the document with the Commission. Mr. Knoll remained to respond to questions.</p> <p>Public Comments:</p> <p>There were no public comments.</p> <p>Staff Report:</p> <p>Design:</p> <p>Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that the construction of a new house after the demolition of a one story structure. Ms. Torregrosa stated that the existing buildings on the site are not listed in the surveys. Ms. Torregrosa stated that the plans include a CBS structure that will have a tall parapet wall facing Von Phister Street. Ms. Torregrosa stated that behind the parapet wall there is a shed roof that will cover the entire house. Ms. Torregrosa added that on its highest peak the shed roof is way above the second floor top plate. Ms. Torregrosa stated that the house would have a front wall, 10' tall with gates that will lead to a garage and to the main entrance of the house. Ms. Torregrosa stated that this wall will be set back from the front property line approximately 10'. Ms. Torregrosa stated that the front façade has a small porch on its second floor that is connected to part of the garage's roof. Ms. Torregrosa stated that the garage also has a parapet wall. The house will have a back porch on its second floor and will have asymmetric fenestrations on both side elevations. Ms. Torregrosa stated that the plans propose metal one pane windows and one pane hurricane rated doors. Ms. Torregrosa stated that the roof would have metal v-crimp. The plans show the new building elevated for FEMA requirements; the building will be located on an AE 6 flood zone. Ms. Torregrosa stated that it is Staff's opinion the proposed design is inconsistent with many of the guidelines. Ms. Torregrosa stated that although the Guidelines promote contemporary designs in the historic district and that Staff understands that the proposed new structure must recognize its historic urban context and surrounding structures. Ms. Torregrosa added that the new design must be harmonious to its context. Ms. Torregrosa stated that existing elevations of the surrounding buildings would give a better sense of the interaction of this new design with its urban context. Ms. Torregrosa stated that Staff understands that the use of a tall wall in front of the new house as the first layer that will be seen in the site is not an appropriate feature</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 9 of 11

	<p>for the historic district.</p> <p>Demolition: Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that it is Staff's opinion that the proposed structures to be demolished are not historic. Ms. Torregrosa stated for the main house it is staff's opinion that if the old carport is part of the existing structure, it has been altered through time that there is not integrity left. If the demolition is approved a second reading will be requested.</p> <p>Commission Discussion: Michael Miller asked Mr. Knoll about the elevations. Mr. Miller stated that it is hard for him to determine the elevations from the drawings. Mr. Knoll assisted Mr. Miller to locate the drawing he needed to review. Mr. Miller stated that it appears to be a classic Townhouse scheme.</p> <p>Daniel Metzler stated that the design is fine but he agrees with Staff that it is too tall.</p> <p>Donna Bosold stated that the design would be more appropriate on a bigger lot. Mr. Knoll responded that he did not think that you would design a structure like this if you had a larger lot. Ms. Bosold stated that she also needs more information to be able make a decision on the project.</p> <p>Maggie Gutierrez agrees with staff that they need more information.</p> <p>Theo Glorie asked how close the doors of the garage from the street. Mr. Knoll responded 10 feet – on the 10-foot setback line.</p> <p>Bryan Green stated that there is not enough info and that they need to see context before they can make any decisions.</p> <p>The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Ms. Donna Bosold, that the item be Postponed. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green</p>
13b	<p>Demolition of existing structures in the site, demolition of deck and part of existing fence- #1133 Von Phister Street- David Knoll (H12-01-871)</p> <p>In an effort to expedite the meetings all discussion took place during the discussion of item 13a.</p> <p>Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Ms. Donna Bosold, that the item be Postponed. The motion Passed by a unanimous voice vote.</p>
14	<p>Second floor addition of bedroom and porch at rear of existing house- #513 Margaret Street- Michael Miller (H12-01-895)</p> <p>Michael Miller presented the project. Mr. Miller introduced the owners of the property Paul and Heather Mansour. Mr. Miller stated the reason for the new addition is due to the Mansour's having five children and only three and a half bedrooms. Mr. Miller reviewed the project plans with the Commissioners. Mr. Miller remained to respond to questions.</p> <p>Public Comments: There were no public comments.</p>

Minutes of the Key West Historic Architectural Review Commission

June 12, 2012

DRAFT

Page 10 of 11

Staff Report:

Enid Torregrosa presented her Staff report. Ms. Torregrosa stated that the proposed second floor would be located over the back portion one story attached structure. Ms. Torregrosa stated that the addition will be rectangular in footprint and will be lower in height than the main house. Ms. Torregrosa stated that the proposed construction materials would match existing ones; novelty wood siding and metal v-crimp roof. Ms. Torregrosa stated that the doors and windows will be reused and new units will match existing ones. Ms. Torregrosa stated that it is Staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. Ms. Torregrosa stated that the proposed new addition would be in keeping with the mass and scale of the existing structure and surrounding buildings. Ms. Torregrosa stated that if approved this project may require Planning Board review.

Commission Discussion:

Daniel Metzler other than the roof being lowered what is going to happen to the siding. Mr. Miller responded stating that it will be lap siding with corner boards.

Bryan Green inquired if there should not have been a demolition portion of this item. Ms. Torregrosa responded that it should and that it could be added for discussion at the next meeting.

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, Ms. Gutierrez, Mr. Metzler, Mr. Green

Recuse: 1 – Mr. Miller

Commissioners Comments

Mr. Glorie inquired as to when we were going to do the Signage Workshop. Mr. Glorie stated that more and more banners are showing up all over. Ms. Torregrosa responded that she has been very busy working on the Survey and suggested Mr. Glorie forward any concerns to Code Compliance, which is what she would have to do.

Mr. Miller stated that he is concerned with the applicant having to post the Posting Notices and thinks that Staff should be doing the postings. Mr. Miller added that he thinks this will cause the cost of the projects to increase for the owners. Mr. Miller concluded stating that he thinks we need more discussion concerning having the applicant do the postings.

Mr. Glorie inquired as to the status of 936 United since he had been by there and did not see anything going on with the replacement columns. Ms. Torregrosa stated that it was her understanding that the owner is waiting for the fabrication of the replicas. Mr. Glorie stated he thinks we should obtain a proof of deposits made to the mill.

Mr. Glorie stated that part of protecting the Historic District should cover litter, project trucks, pedestrian friendly, taking trashcans away from the curb. Mr. Green responded that he thinks those things are stretching what HARC was established to deal with. Mr. Ramsingh responded stating that it comes down to the LDRs vs. life safety vs. policy issues.

Adjournment

Actions/Motions:

A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Daniel Metzler, that the meeting be **Adjourned**. The motion **Passed** by a unanimous vote.

Meeting adjourned at **7:50 pm**.

Minutes of the Key West Historic Architectural Review Commission
June 12, 2012

DRAFT

Page 11 of 11

Submitted by,

Jo Bennett

Administrative Coordinator
Planning Department