



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final Historic Architectural Review Commission

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Tuesday, August 31, 2010

3:00 PM

Old City Hall

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**ADA Assistance:** If you are a person with a disability who needs special accommodations in order to participate in this proceeding, including requesting materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), or information on access available to individuals with disabilities, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m. If you are hearing or voice impaired, please call 305-809-1000.

### Call To Order

3:00 pm

### Roll Call

**Absent** 1 - Mr. Metzler

**Present** 4 - Mr. Galvan, Mr. Rojas, Mr. Muench, and Chairman Molinet

### Pledge of Allegiance

### Approval of the Agenda

### Approval of Minutes

1 HARC July 13, 2010 Minutes

**Attachments:** [HARC July 13, 2010 Minutes](#)

**Passed**

2 HARC July 27, 2010 Minutes

**Attachments:** [HARC July 27, 2010 Minutes](#)

**Passed**

### Action Items

### Old Business

- 3 Request for demolition of back portion and new construction - **#313 Truman Avenue - Applicant: Carlos Rojas, Architect (H10-01-77)** - Demolish non contributing second addition and replace with two story addition.

**Attachments:** [HARC Item 5a1 - 313 truman](#)

**Passed**

- 4 Request for demolition of non historic structures, new construction and restoration of historic house- **# 911 Watson Street- Applicant: Matthew Stratton, Architect (H10-01-94)** - Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a “pop-up” rooftop structure, a free standing pool house on north corner of property, a free standing 16’ by 24’ gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation include: replacement of french doors with pair of wood 6 over 6 double hung windows, replace front door with solid 4 panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24’ (+/-) of structure, utilizing salvaged historic rafters from rear 12’ of structure. Install new Galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace three existing doors at historic window opening locations on side elevations with new wood windows. Add 650 sq. ft. addition to south side of historic structure, 232 sq. ft. addition at rear of historic structure, and 1,000 sq. ft. addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10’ by 10’ cabana and observation tower, a 4’ tall curved concrete garden wall, 8’ tall louvered garden walls, louvered panels and gates at existing carport, tiered 6’-12” concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway

**Attachments:** [Agenda Packet](#)

**A motion was made by Chairman Molinet, seconded by Mr. Muench, that the Action Items be Passed. The motion carried by the following vote:**

**Absent:** 1 - Mr. Metzler

**Yes:** 4 - Galvan, Mr. Rojas, Mr. Muench, and Chairman Molinet

- 5 Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane- Applicant: Michael B. Ingram- MBI-K2M Architecture (H10-01-101)**- #802-804 Whitehead- removal of single story addition and replace with 35’-0” by 30’-2” by 25’-7” high addition plus single story 30’-0” by 7’-7”

addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, Compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street-Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape

**Attachments:** [Agenda Packet](#)

**Postponed**

## New Business

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Request to build a covered porch addition, replacement of doors and windows, new shutters, reconstruction of fixed awning, changes to existing fence and site improvements- # 730 Fleming Street- Applicant Matthew Stratton, Architect (H10-01-198). Replace two metal louvered windows on front of house with wood 6 over 6 double hung windows in existing openings. Add pair of colonial style shutters to front door to match existing. Replace railings on front of altered porch to match historic railings on side. Construct new 12' by 17' covered porch addition at west side yard towards rear to replace existing canvas awning and wood stairs. Construct 180 square feet of new wood deck at rear to join main house and guest cottage. Add six 2 over 2 wood double hung windows at existing openings at cottage ( two at north, two at east and two at south)- historic window openings and sills exist but are currently boarded shut. Install new 3'-0" by 6'-8" single lite wood French door at existing rear door of cottage (facing west) - opening exists but is currently boarded shut. Reconstruct fixed awning at cottage to match historic photographs. Remnants of all four historic wood brackets with mortise and tenon joinery exist. Repair damaged section of existing historic concrete retaining wall facing Fleming Street, and extend wall 10 feet west to existing off street parking area. Add new pickets between columns. Remove non-conforming and damaged concrete block retaining wall along William Street and construct new concrete wall inside property line. The first 22 feet from the corner (approximately) is to match the Fleming Street configuration, and the rear 26 feet (approximately) is to be a 24" tall concrete wall without any columns or picket infill. The existing 4 feet picket fence and 6 foot tall gate located at the rear facing William Street is to be repositioned approximately 18" to the west to sit behind the new 24" concrete wall

**Attachments:** [Agenda Packet](#)

**Passed**

- 7 Request to demolish second floor and left side of existing building, build a second floor addition and renovate existing building- **#710 Bakers Lane rear- Applicant: Michael Skoglund Architect (H10-01-230)**. Demolish second floor of existing building. Demolish left side of structure. Renovate existing building as per enclosed drawings into a single family residence

Attachments: [Agenda Packet](#)

**Passed**

- 8 Request to extend previously approved application and revision to plans- **#522 Grinnell Street- Applicant: Sea Tech of the Florida Keys Inc. (H10-01-041)** Revisions to previously approved application H08-05-09-587. New pitched roof to replace existing flat roof at rear of house

Attachments: [Agenda Packet](#)

**Passed**

- 9 Request to replace existing garage door, open boarded fenestrations and install new storefront and windows. New color scheme and new fence- **#1114 White Street Applicant: Mike Marino (H10-01-242)** Change existing storefront glass to impact rated, windows and doors with white frames. Replace existing garage door at storefront with the same impact rated windows as above. Existing garage door art will be saved and used inside. Replace double doors in rear of building with impact rated overhead door. Replace jalousie windows along right side of building with impact rated fixed windows. Reopen old window openings and add impact rated windows (4) along left side of building. Repair spalling concrete as needed. Request to add architectural details as shown on attached elevation drawing. Paint exterior. Replace existing chain link fence with white picket fence with working gates

Attachments: [Agenda Packet](#)

**Passed**

- 10 Request to remove two non historic additions and built a new two story addition- **#513 Truman Avenue Applicant: Dar Castillo Affiliated Design and Construction Management (H10-01-243)** Remove two non historic additions on rear and construct a two story rear addition

Attachments: [Agenda Packet](#)

**Passed**

- 11 Request to replace existing columns with replicas and railings from exterior porch- **#936 United Street Applicant: Wayne Garcia (H10-01-245)** Replace porch and balcony post with 6" by 6" replicas, as to photo submitted. Replace railing with

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**Attachments:** [Agenda Packet](#)

**Passed**

- 12 Request to replace metal shingles with v-crimp- **#509 Louisa Street- Applicant: Tony's Roofing and Wayne Garcia (H10-01-262)** 5 V crimp metal roof on cbs building

**Attachments:** [Agenda Packet](#)

**A motion was made that the Action Items be Denied. The motion carried by the following vote:**

**No:** 1 - Galvan

**Absent:** 1 - Mr. Metzler

**Yes:** 3 - Mr. Rojas, Mr. Muench, and Chairman Molinet

- 13 Request to install two signs- **#830 Truman Avenue- Applicant: Southernmost Signs (H10-01-283)** One wall sign of aluminum fabrication 14 square feet free standing letters reading *Silver Palms Inn* and one double faced pole sign 22 square feet, 120 inches tall by 68 inches wide, stucco textured exterior finish with aluminum palm logo and letters reading *Silver Palms Inn* with *parking* and *vacancy* double faced panels.

**Attachments:** [Agenda Packet](#)

**Postponed**

- 14 Request to replace existing back stairs and built new deck on second floor and stairs- **#313 Amelia Street- Applicant Sea Tech of the Florida Keys Inc. (H10-01-299)** Replace existing rear stairs and landing with new stairs and wood deck

**Attachments:** [Agenda Packet](#)

**Postponed**

- 15 Request to demolish existing one story restaurant and historical cable hut and built a new two story restaurant building- **Mallory Square- Applicant Architect William P. Horn (H10-01-300)** Add handicap ramp to hospitality house, re paint exterior, new paving and landscaping. Demolition of existing one story restaurant building, including removal of the non-contributing but historic cable hut structure and removal of the non historic additions. Add new two story restaurant building

**Attachments:** [HARC Item 5b10 Mallory Square](#)

**A motion was made by Mr. Muench, seconded by Chairman Molinet, that the Action Items be Denied. The motion carried by the following vote:**

**No:** 1 - Mr. Rojas

**Absent:** 1 - Mr. Metzler

**Yes:** 3 - Galvan, Mr. Muench, and Chairman Molinet

## **Historic Preservation Planner's Report**

### **Adjournment**

**Adjourn**