

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday August 3, 2020



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering to roll call were Acting Chair-Commissioner Donna Bosold, Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Kate Deloach, and Commissioner Brian Shea.

Staff present:

Devin Tolpin, Senior Planner
Peter Morris, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on August 3, 2020.

Brian Shea motioned to approve the minutes of the July 6, 2020 meeting. Bert Bender seconded the motion. The motion carried unanimously.

Changes to the Agenda.

Application No. 1 was moved to the end of the meeting when Commissioner Kate Deloach could attend and ensure a quorum as Commissioners Bert Bender and Donna Bosold had to recuse themselves.

Applications for Special Certificate of Appropriateness

1. THE MONROE COUNTY BOCC (File 2020-093) are proposing to install additional asphalt paving, additional area of pervious parking spaces, and additional drainage line at 3501 South Roosevelt Boulevard, within the City of Key West, Monroe County, Florida. having real estate number: 00064840-000000 and legally described as:

East Upper Martello Tower located at 3501 South Roosevelt Boulevard, Key West, Monroe County, Florida. RE 00064840-000000:

EAST MARTELLO BATTERY SITE

A parcel of land located in Section 4, Township 68 South, Range 25 East, on the island of Key West, Monroe County, Florida and being more particularly described as follows: **COMMENCE** at the Northwest corner of the United States Government East Martello Tower Military Reservation as shown on a map recorded in Plat Book 1 at Page 31 of the Public Records of Monroe County, Florida and said point also being the Southwest corner of Lot 11, Block 2,

“RESUBDIVISION OF BLOCK 2, KEY ESTATES”, according to the Plat thereof, as recorded in Plat Book 3, at page 101 of the Public Records of Monroe County, Florida: **THENCE** N 77°35’02” E along the Southerly Line of said “RESUBDIVISION OF BLOCK 2, KEY ESTATES”, for 682.99 feet to the **POINT OF BEGINNING**;

THENCE S 12°28’00” E, and leaving the said Southerly Line of Key Estates a distance of 432.00 feet;

THENCE N 77°32’00” E, a distance of 530.00 feet;

THENCE S 12°28’00” E, a distance of 668.00 feet;

THENCE N 79°51’00” E, a distance of 1352.60 feet;

THENCE N 01°45’00” W, a distance of 631.97 feet to the Southerly Line of a 50 foot wide easement;

THENCE meander the said Southerly Line of the easement for the following twelve (12) metes and bounds;

THENCE S 89°30’10” W, a distance of 335.85 feet;

THENCE N 88°58’38” W, a distance of 204.30 feet to the point of curvature of a curve to the left, having: a radius of 475.00 feet, a central angle of 17°32’43”, a chord bearing of S 82°15’00” W and a chord length of 144.89 feet;

THENCE along the arc of said curve, an arc length of 145.46 feet to the point of tangency of said curve;

THENCE S 73°28’38” W, a distance of 124.00 feet to the point of curvature of a curve to the right, having: a radius of 225.00 feet, a central angle of 10°37’07”, a chord bearing of S 78°47’12” W and a chord length of 41.64 feet;

THENCE along the arc of said curve, an arc length of 41.70 feet to the point of tangency of said curve;

THENCE S 84°05’45” W, a distance of 122.92 feet;

THENCE S 81°53’40” W, a distance of 236.06 feet to a point on a curve to the right, having: a radius of 1025.00 feet, a central angle of 17°26’59”, a chord bearing of N 89°22’51” W and a chord length of 310.96 feet;

THENCE along the arc of said curve, an arc length of 312.17 feet to the point of tangency of said curve;

THENCE N 80°39’21” W, a distance of 56.37 feet to the point of curvature of a curve to the right, having: a radius of 425.00 feet, a central angle of 20°39’05”; a chord bearing of N 70°19’49” W and a chord length of 152.36 feet;

THENCE along the arc of said curve, an arc length of 153.18 feet to the point of tangency of said curve;

THENCE N 60°00’17” W, a distance of 288.91 feet;

THENCE N 23°06’58” W, a distance of 13.06 feet;

THENCE S 77°35’02” W, and along a portion of the Southerly Line of said plat of Key Estates a distance of 104.80 feet to the **POINT OF BEGINNING**.

Parcel contains 1,153,719 square feet or 26.49 acres more or less.

Commissioner Bert Bender recused himself, as Bender & Associates Architects has done work for the proposed project.

Commissioner Donna Bosold recused herself, as she is on the board of the Key West Art & Historical Society which manages this museum property.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

Tom Henry, Project Manager, explained he has recently taken this project over. He said the area of work adjoins the previously approved parking area and is behind Pines Park. They are here to get approval so the building permit can be closed out.

Public testimony

There was no public testimony.

Board discussion

Brian Shea said as this is an after-the-fact application he hopes they have conducted archaeological monitoring as required in the previous approval.

Motion

Brian Shea motioned to approve the project. Kate Deloach seconded the motion. The motion carried unanimously.

2. THE MONROE COUNTY BOCC (File 2020-095) is proposing to repair two existing one-story wood frame historic buildings at Pigeon Key, Monroe County, Florida, having real estate number: 00106120-000000 and legally described as:

The subject property is physically located at 44800 Overseas Highway and is legally described as: All of the lands heretofore deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by deed dated November 9, 1936, and recorded in Deed Record G-6, Pages 46 to 55, both inclusive, Monroe County, Florida, Public Records excepting therefrom all lands which have been deeded by said Overseas Road and Toll Bridge District and which deeds are of record as of the date of this conveyance to Monroe County, Florida, and also excepting the strip of land One Hundred feet (100') wide being Fifty feet (50') in width on each side of the center line of the right-of-way of the former Florida East Coast Railway, as same was constructed and operated between the center line dividing Sections Twenty-one (21) and Twenty (20) in Township 64, South of Range 36 East, to the Section Line between Sections Twenty-five (25) and Twenty-six (26) in Township 66, South of Range 29 East, including all trestles, structures, bridges and riparian rights, all in Monroe County, Florida, being part of the lands deeded to the Overseas Road and Toll-Bridge District by deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, both inclusive, Monroe County, Florida, Public Records,

or AKA:

All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55,

and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

Commissioner Bert Bender recused himself as Bender & Associates, Architects has done the work for the proposed project.

Commissioner Bert Bender recused himself, as Bender & Associates Architects has done work for the proposed project.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

Jordan Salinger, Project Manager, explained this is a much needed repair project. They are hoping to begin work before the beginning of the new year.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

There was no board discussion.

Motion

Brian Shea motioned to approve the project with the condition that archaeological monitoring is conducted in areas of sub-surface disturbance. Alice Allen seconded the motion. The motion carried unanimously.

Peter Morris said the resolution for this item should reflect that Bert Bender recused himself.

3. JAS520, LLC (File 2020-107) is proposing to reroof a single-family residence at 102 Albury Lane, within the Tavernier Historic District, Monroe County, Florida, having real estate number: 00090000-000000 and legally described as:

Parcel "A"

From a point where the dividing Line between Lots 3 and 4 intersects the Westerly boundary lines of said Lots, according to the Plat thereof prepared by Lester Preu, registered engineer and surveyor, and filed of record on January 25, 1930 in Plat Book 2, at Page 9, of the Public Records of Monroe County, Florida, run Southeasterly along said dividing line a distance of 93 feet for a Point of Beginning; thence run North 27 degrees 23' East a distance of 67.36 feet; thence run South 61 degrees 37'30" East a distance of 70 feet; thence run South 23 degrees 55' West a distance of 75 feet to a point on the dividing line between Lots 3 and 4, aforesaid; thence run Northwesterly

along said dividing line a distance of 75 feet to the Point of Beginning.

Parcel “B”

A parcel of land being part of Lot 4, according to the Lester Preu Plat as recorded in Plat Book 2, at page 9, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commencing at a point where the dividing line between Lots 3 and 4 intersects the Westerly boundary of said lots according to the Plat prepared by Lester Preu and recorded on Plat Book 2, at Page 9, of the Public Records of Monroe County, Florida thence South 55 degrees 54’ East for 168.0 feet to the Point of Beginning of the Parcel hereinafter described; thence continue South 55 degrees 54’ East for 23.29 feet; thence North 28 degrees 22’30” East for 77.09 feet; thence North 61 degrees 37’30” West for 29.00 feet; thence South 23 degrees 55’ West for 75.00 feet to the Point of Beginning.

Parcel “C”

Commencing at a point where the dividing line between Lots 3 and 4 of the said LESTER PREU PLAT intersects the Westerly boundary of said Lots according to the Plat prepared by Lester Preu, and recorded in Plat Book 2, at Page 9, of the Public Records of Monroe, Florida; thence South 55 degrees 54’ East for a distance of 191.29 feet to the Point of Beginning of Parcel “A” herein described; thence run North 28 22’30” East for a distance of 77.09 feet; thence run South 61 degrees 37’30” East for a distance of 20.00 feet; thence run South 28 degrees 28’39” West for a distance of 79.02 feet to a point on the dividing line between Lots 3 and 4; thence run North 55 degrees 54’ West for a distance of 20.00 feet to the Point of Beginning.

Together with an easement for ingress and egress being described as the Northerly 15 feet of the Westerly 210 feet of Lot No. 4, according to the LESTER PREU PLAT, as recorded in Plat Book 2, at Page 9, of the Public Records of Monroe County, Florida, excepting therefrom that portion of aforescribed easement being occupied by the Right-of-Way of Old State Road 905 S.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

Ian Mount, property owner, said his application is sufficient to explain his proposed roof project. He has tenants at the property and the roof is leaking.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

There was no board discussion.

Motion

Bert Bender motioned to approve the project as planned. Brian Shea seconded the motion. The

motion carried unanimously.

Other Business:

Donna Bosold asked Peter Morris if we will continue to hold Zoom meetings.

Mr. Morris said the latest executive order extends the allowance of virtual meetings into September and he will let us know if there are any updates.

Ms. Bosold said this virtual Zoom meeting helped today by allowing us to have a quorum and better serve the public.

Bert Bender asked Peter Morris if a person should step down from the table when they recuse themselves. He said Donna Bosold participated on the East Martello application.

Mr. Morris said the rules are different depending on whether it is an elected or appointed position. In this case the HPC Commissioners are appointed and depending on the circumstances might be able to participate in the discussion but not vote. To err on the side of caution it is best not to participate at all.

Mr. Morris said, Ms. Bosold did not participate in the discussion or the vote on the East Martello application. She just called the parliamentary procedure.

Mr. Bender said he just wanted to make it clear for the record that Ms. Bosold did not participate or vote on that item.

Adjournment

Brian Shea motioned to adjourn. Bert Bender seconded the motion. As there was no other business, the motion carried unanimously.