

# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday January 7, 2019

Tavernier Fire House, 151 Marine Ave., Tavernier



### 2:00 PM Regular Meeting:

#### **Call to Order.**

#### **Roll Call.**

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Donna Bosold, and Commissioner Anne-Marie Victor-Howe.

Absent was Commissioner Kate Deloach.

#### Staff present:

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

#### **Adoption of the Minutes from the November 5<sup>th</sup>, 2018 meeting.**

Bert Bender motioned to approve the minutes of the November 5<sup>th</sup>, 2018 meeting. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

#### **Changes to the Agenda.**

Item 1 is continued to the February 4<sup>th</sup>, 2019 meeting so that there is adequate time for advertising.

#### **Applications for Special Certificate of Appropriateness**

**1. Chico Enterprises, Inc. (File No. 2018-227)** is proposing to remove and replace 37 impact windows at 91421 Overseas Highway, within the Tavernier Historic District, Monroe County, Florida having real estate number: 00477210-000000 and legally described as:

The Southwesterly 17 ½ feet of Lot 7 and Lots 8, 9, 10, 11 and 12, Block 2, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, at Page 108, of the Public Records of Monroe County, Florida.

**2. Karen Baird (File No. 2018-230)** is proposing to enclose 280 square feet of an existing elevated porch, add an aluminum stairway from the 2<sup>nd</sup> to 3<sup>rd</sup> floor, replace all windows and doors, and paint the exterior at 150 Atlantic Circle Drive, within the Tavernier Historic District, Monroe County, Florida having real estate number: 00556100-000000 and legally described as:

Lots 17 and 18, Block "B", TAVERNIER #2, according to the Plat thereof, as recorded in Plat Book 2, at Page 8, of the Public Records of Monroe County, Florida.

**Staff report**

The Commissioners reviewed the written staff report.

**Applicant presentation**

(Krissy Lynn, agent for the applicant, arrived after the HPC had discussed and approved the application).

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender pointed out that elements on the roof are not shown on the drawings but can be seen in the photographs. He said the proposed door for access to the new staircase to the roof will not open fully as shown in the drawing. It should be moved to the inside face of the column so it does not hit the fence and can open a full 90 degrees.

**Motion**

Bert Bender motioned to approve with the condition that the new door is moved to the inside face of the column so that it does not hit the fence and can open 90 degrees. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

Krissy Lynn arrived and presented another NOA for windows and a paint chip for the exterior color. This material was added to the file. Bert Bender explained that existing elements on the roof were not shown on the drawings and that the access door to the roof needed to be moved to the inside face of the column in order to function properly. Ms. Lynn said they can make those changes on the final drawings.

**Other Business:**

Discussion on the recommendations from the Monroe County Survey Update Report

Diane Silvia said work of the phase 2 Monroe County Cultural Resources Survey has begun in the upper Keys. We have made no progress with the recommendations from the first report regarding staff approvals. It went to the DRC and evidently is not going any further.

Donna Bosold asked Peter Morris if the staff approval matrix they so diligently worked on has been summarily dismissed.

Mr. Morris said I would not characterize it as dismissed by the Senior Director. While I am comfortable with the matrix, other counsel to the Senior Director is not and is concerned about the legality of it. The Senior Director has ultimate authority over this. She may still be mulling this over. They are currently dealing with 25 text amendments. The HPC should contact her individually. He reiterated his discussion on this matter from the November 5<sup>th</sup>, 2018 meeting.

Peter Morris said he wanted to make the Commissioners aware of a communication received from local Realtor Jamie Engle who was frustrated that the staff approval matrix has not been approved. The item

was delayed in going to the DRC, which is the first step in making changes to the Land Development Code, due to Irma, his maternity leave, and the departure of the Planning Director. While he is comfortable with the legality of the matrix, other counsel is not. The acting Planning Director is also concerned about the legality of the matrix, so it has not moved forward. She has the authority to make that decision.

Bert Bender asked if there is only one item on the agenda, can we attend by phone.

Peter Morris said the Attorney General has deemed this acceptable if there is a serious medical issue.

Alice Allen said she is disturbed from a discussion with a former student that plans to demolish a conch house on the bayside that dates to 1913 according to the Property Appraiser's records. She will look for the address.

Diane Silvia said twenty something buildings were recorded on the bayside and about nine on the oceanside. These have not been legally adopted by the BOCC.

**Adjournment.** Donna Bosold motioned to adjourn. Bert Bender seconded the motion. The motion carried unanimously.