

HPC

Monroe County Historic Preservation Commission MINUTES

Monday June 3, 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 Donna Bosold, Commissioner Kate Deloach and Commissioner Brian Shea. Commissioner Bert Bender attended via telephone.

Staff present:

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

Peter Morris explained that one member may vote by phone in the case of hardship. He then asked if any of the Commissioners present or if the public had any objection to Bert Bender's participation by phone. There were no objections to Mr. Bender's participation.

Adoption of the Minutes from the May 6th 2019 meeting.

Brian Shea asked that the fact that Bert Bender abstained from voting on item 3, regarding roofing at the Assistant Bridge Tender's house, should be included in the minutes. With that addition, Mr. Shea motioned to approve the minutes of the May 6th, 2019 meeting. Kate Deloach seconded the motion.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. Anna P. Grassia (File No. 2019-070) is proposing to replace roofing with standing seam metal and modified bitumen at 130 Lowe Street, within the Tavernier Historic District, Monroe County, Florida having real estate number: 00566140-000000 and legally described as:

Block 1, Lot 26, TAVERNIER BEACH, Amended Plat, as recorded in Plat Book 1, Page 201, of the Public Records of Monroe County, Florida, a/k/a,

One (1) parcel of land situate in Sec. 34, Township 62 South, Range 38 East, and being part of the land described as Block 1, TAVERNIER BEACH, Amended Plat, recorded in Plat Book 1, P. 201,

Monroe County, Florida, Public Records; the said parcel being more particularly described as follows: FROM a point where the Westerly side of Lowe Street intersects the former Overseas Hwy, run Southeasterly along the Westerly side of Lowe Street 450' to a POB; thence at right angles in a Southwesterly direction 100' to a point; thence at right angles in a Southeasterly direction 50' to a point; thence at right angles in a Northeasterly direction 100' to a point; thence at right angles in a Northwesterly direction 50' back to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

Lori Solitto of Keys Roofing, Inc. and agent for the applicant, was there to represent the project.

Public testimony

There was no public testimony.

Staff response

There was no staff comment.

Board discussion

Bert Bender said we had a similar case in Key West where an owner wanted a white roof on a contributing structure. The Historic Architectural Review Commission denied the request. Their decision was appealed to a Special Master who finally ruled in favor of the property owner.

Donna Bosold remembered that case as well and that it took many months to resolve.

Brian Shea noted there is nothing in the guidelines that would preclude a white roof.

Diane Silvia asked Lori Solitto why the owner wanted a white roof finish as historic houses generally have a mill/galvalume finish.

Ms. Solitto said that is what the applicant asked for.

Ms. Silvia said people often request white for energy efficiency and that is why the Special Master overturned the decision in Key West as the Florida Statutes allow for elements that increase efficiency.

Motion

Kate Deloach motioned to approve. Donna Bosold seconded the motion. The motion carried unanimously.

Ms. Solitto asked Devin Tolpin asked how long it would take to process the approval.

Ms. Tolpin said 3 to 4 weeks as a resolution must be prepared, approved, and signed and that Planning would let her know as soon as it was available.

Other Business:

Diane Silvia said the draft report for the Monroe County Cultural Resources Survey, Phase II has just been submitted to the State for review. She will give everyone a copy when the report is approved and in final form.

Adjournment.

As there was no other business, the meeting was adjourned.