

HPC

Monroe County Historic Preservation Commission MINUTES

Monday July 10, 2017

Tavernier Fire House, 151 Marine Ave., Tavernier



1:00 PM Special HPC Workshop for Realtors & General Public interested in the Tavernier Historic District:

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, Commissioner Kate DeLoach, and Commissioner Anne-Marie Victor-Howe

Staff present: Devin Rains, Principal County Planner
Peter Morris, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of Minutes from the April 10, 2017 and June 5, 2017 meeting.

Bert Bender motioned to approve the minutes from the April 10, 2017 meeting. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

Bert Bender motioned to approve the minutes from the June 5, 2017 meeting. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS is proposing the following renovations on The Old Tavernier Schoolhouse:

Exterior: (1) install impact resistant windows with historic profiles, (2) new white membrane roofing, (3) new roof flashing, (4) removal of wall units, (5) new six foot (6') white wood fence to enclose trash area, (6) demolition of existing ramp & installation of new concrete ramp, (7) new concrete walkways, (8) removal of existing shutters and installation of wood shutters, (9) removal of concrete stairs on west side of front façade, (10) new HVAC condenser platform, (11) new parking lot, (12) add two removable infill of two walls, and (13) temporary office

trailer at 148 Georgia Street, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00479000-000000 and legally described as:

Lots Fifteen (15), Sixteen (16), Seventeen (17), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) of Block Three (3) of Tavernier, a subdivision in the NW 1/4 Section Thirty-four (34), Township Sixty-two (62) South, Range Thirty-eight (38) East, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at page 105, in the office of the Clerk of the Circuit Court in and for Monroe County, Florida.

Staff presentation and recommendation

Diane Silvia read the staff report into the record, noting the applicable standards.

Applicant presentation

William Horn, Architect, and David Tegreen, Project Construction Manager for Monroe County, were representatives for the project.

William Horn explained he went up on the roof and feels it is best if he installs the insulation on the ceiling rather than on the roof to protect the historic exterior profile of the building. The ceiling inside is historic but they must add insulation for the HVAC system. They plan to use steel framed impact windows to resemble the historic windows. The historic doors will be restored and the one non-historic door will be replaced with a proper egress door. Two small removable infill wall segments will be added at the rear of the building. He reviewed a revised drawing, sheet A2 with the Commissioners.

Board discussion

Alice Allen said that she remembers these little alcoves as important observation points when the building served as a storm shelter.

Bert Bender asked if they planned to paint the building.

Mr. Horn said it does not appear to have been painted.

Mr. Bender agreed, you can see the texture of the poured concrete.

Ms. Allen said it was painted. It was a light tan thin paint.

Mr. Horn agreed to apply a thin light tan paint so the board/concrete pattern shows through.

Mr. Bender said you know there is the one historic steel framed window left on the building with an air conditioning unit cut into it, are you going to replicate that?

Mr. Horn said they plan to replicate that window with all new steel impact windows to match as closely as possible.

Donna Bosold said her main concern was adding the insulation to the roof.

Ms. Allen brought several historic photos depicting the building with wood side-hinged shutters. She asked if they could install wood shutters, even if they were just decorative.

Mr. Horn said that would be fine, but he would rather they be operational as they would give an added measure of protection for the building.

Anne-Marie Victor-Howe said they should be as close to the original as possible.

Mr. Bender said he would also like to see the shutters operational.

Public testimony

There was no public testimony

Motion

Bert Bender motioned to approve the proposed project as shown on the plans and revised drawing sheet A-2, with the insulation on the interior ceiling and the addition of wood shutters. Donna Bosold seconded the motion. As there were no objections, the motion carried.

2. MARINERS HOSPITAL, INC. is proposing demolition of the existing structure (including slab and foundation), asphalt, parking curbs from parking area, shrubs and any storm drainage structures/utilities of the commercial building at 91605 Overseas Highway, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00506940-000000 and legally described as:

Property Appraiser's Numbers: 00506860-000000, 00506890-000000, and 00506940-000000.

Lots 1, 2, 3, 4, 5, 6, less the Northwesterly 36 feet of Lots 1, 2 and 3, TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida.

TOGETHER WITH:

Lots 37, 38, 39, 40, 41, 42, and 43, SINGLETON'S ADDITION TO TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 135 of the Public Records of Monroe County, Florida.

TOGETHER WITH:

Lot 35, SINGLETON'S ADDITION TO TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 135 of the Public Records of Monroe County, Florida, LESS a portion of said Lot 35, and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 35, run South on the East boundary of said Lot

35, a distance of 50 feet to the Point of Beginning of the portion hereinafter described; thence continue South on the East line of Lot 35 for a distance of 50 feet to the Southeast corner of said Lot 35; thence West on the South boundary line of said Lot 35, a distance of 76.9 feet

to the Southwest corner of said Lot 35; thence Northeasterly on the dividing line between Lots 35 and 36 a distance of 48.3 feet; thence East with an interior angle with the last described course of 114 degrees, 42 minutes, a distance of 60.4 feet to the Point of Beginning.

TOGETHER WITH:

Lot 36, SINGLETON'S ADDITION TO TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 135 of the Public Records of Monroe County, Florida, LESS a portion thereof, being more particularly described as follows:

Beginning at the Southwest (most Westerly) corner of said Lot 36; thence run Northeasterly on the Northwestern boundary of said Lot 36, a distance of 41.5 feet; thence Southeasterly with an interior angle with the last described course of 94 degrees, 06 minutes, a distance of 60.4 feet to the dividing line between Lots 35 and 36, according to said SINGLETON'S ADDITION TO TAVERNIER COVE; thence Southwesterly on the said dividing line, a distance of 48.3 feet to the Southeast (most Southerly) corner of said Lot 36; thence Northwesterly on the Southwesterly boundary line of said Lot 36, a distance of 75.7 feet to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

Luis Ramudo of Mariners Hospital, Inc., presented the project. He explained that at this time they are just asking for complete demolition of the existing facilities.

Public testimony

Maxine Boerner, a neighbor at 118 Sunrise Drive, asked how the property will be accessed during the demolition activity.

Mr. Ramudo said they have two entrances, so the vehicles will enter from one and go out the other.

John Howe, a neighbor at 149 Sunrise Drive said traffic is a concern and asked how long the project will take. Another concern is loose materials during hurricane season.

Mr. Ramudo said Toppino, the contractor, is saying two weeks but it will probably be longer. Some of the material will be re-used on another construction site.

Bert Bender said Toppino & Sons worked on the Glenn Archer School project and they were very good about watering down the site for dirt and dust and washing truck wheels before going on the street.

Donna Bosold said Toppino is very competent and worked quickly on a sensitive project she was involved with.

Peter Morris said this is covered in the code.

Mr. Howe asked if they were leaving the little wooded area.

Mr. Ramudo said yes.

Ms. Boerner asked about site lighting.

Mr. Ramudo said there is a lighting requirement for parking lot safety.

Board discussion

Bert Bender then discussed the rendering submitted with the application for discussion. He asked why they were putting the building on stilts. It looks completely out-of-scale and elements like lattice and a tower are out of place.

Anne-Marie Victor-Howe asked if hazardous materials were involved.

Mr. Ramudo said Freon from the AC units will be removed by a mechanical contractor.

Mr. Morris said this is all regulated by the Federal Government. There will be a specialty hauler. This is beyond the authority of the HPC.

Dr. Victor-Howe was concerned about water contamination.

Devin Rains noted Federal and State regulations are in place to deal with this. If you as a citizen see anything, you can report it to Code Enforcement or the Building Department.

Ms. Bosold asked why they are demolishing the building now when there are no new plans.

Mr. Ramudo said it is because of life safety, a portion of the building is collapsing.

Ms. Bosold asked if they were taking it down to grade.

Mr. Ramudo said yes and then adding gravel.

Alice Allen asked if the wall was going to remain.

Mr. Ramudo said yes.

Ms. Bosold reaffirmed that the rear vegetation will remain.

Mr. Rains noted that the fill will also have to be permitted.

Motion

Bert Bender motioned to approve. Kate Deloach seconded the motion. As there were no objections, the motion carried.

Other Business:

Discussion on the recommendations from the Monroe County Survey Update Report

The Commission discussed the approval matrix as one of the recommendations from the survey update report.

Mr. Morris said with this you would be giving up some regulatory authority.

Kate Deloach asked if staff could still refer items to the HPC they were uncomfortable with.

Diane Silvia handed out a condensed matrix and said that is referred to on the last line.

Mr. Rains said it is written in the Code that allows staff to refer items to a board or commission.

Mr. Morris said everyone should review this now that we are all present.

The Commissioners agreed that the matrix looked good.

Mr. Morris said they will review this further with staff.

Ms. Allen said the Mariner's building is much latter than 1968, either late 70's or early 80's.

Adjournment.

Bert Bender motioned to adjourn. Kate Deloach seconded the motion. As there were no objections, the motion carried.