

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday September 14, 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 (muted), Commissioner Bert Bender, Commissioner Kate DeLoach, and Commissioner Brian Shea.

Staff present:

Devin Tolpin, Senior Planner
Derek Howard, Assistant County Attorney
Diane Silvia, Preservationist

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

Brian Shea motioned to approve the minutes from the meeting on August 3, 2020. Kate DeLoach seconded the motion. The motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. BARBARA AND KONSTANTINE KOSHIVA (File 2020-129) are seeking approval for modifications to a previous approval for a newly constructed home at 142 Sunrise Drive, within the Tavernier Historic District, legally described as Lot 39, TAVERNIER COVE according to the plat thereof, as recorded in Plat Book 1, Page 103, of the public records of Monroe County, Florida, having parcel identification number 00506320-000000.

Staff presentation and recommendation

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

Applicant presentation

Jocelyn Tiedemann, agent for the owners, said she did not follow the approved plans exactly. She explained that Devin Tolpin, Senior Planner, noticed the discrepancies. She felt that a coral rock base was a more appropriate choice. Flood lights were added and if they do not follow code can be removed and covered. An additional window was installed on the west elevation so that wall would not look like a billboard. Two light fixtures were added at the front entrance which she feels look best for the home. She did not know the change in window mullions was important.

Public testimony

There was no public testimony.

Board discussion*Connection issues*

Bert Bender said the window sizes do not match those shown on the plans. He asked if the windows were already installed.

Ms. Tiedemann said the house is completely finished.

Brian Shea went through the Mr. Glass documents and read out the number of mullions for each of the proposed window types.

Mr. Bender said the elevation drawings are not correct.

Donna Bosold noted we cannot see the window dimensions on the elevation drawings.

Mr. Bender asked if anyone has seen the completed house.

Kate Deloach said she has seen it and it does not look out of proportion.

Mr. Bender said he did not want to defer this till October as he will be out of town. He feels this is worthy of discussion and we need to see what the house looks like.

Ms. Tiedemann said she is begging for approval as they want to sell the house and get a CO. She is asking for approval of the Mr. Glass plans. She did not have new elevation drawings done and thought that it was enough to cross reference the Mr. Glass plans with the existing drawings.

Mr. Shea explained the Property Appraiser's office does show a good photo of the house.

Ms. Tiedemann had that photo printed and showed it to the Commissioners. She said the house is stunning and the neighborhood loves it.

Ms. Deloach said she has walked by and the house looks beautiful.

Ms. Bosold asked if there was anything further.

Mr. Shea explained that lighting is not in the guidelines. The rock base is in the guidelines and is an appropriate treatment similar to the house next door.

Motion

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

2. JOHN STENVIK (File 2020-099) is proposing to replace two doors with impact doors at 200 Beach Road, within the Tavernier Historic District, legally described as Lots 1,2,3 and East 16 feet of Lot 4, of SUNNY HAVEN, according to the Plat thereof, as recorded in Plat Book 1, Page 185, of the Public Records of Monroe County, Florida. having parcel identification number 00557120-000000.

Staff presentation and recommendation

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

Applicant presentation

Tim Gallivan of Florida Solar & Air, Inc. represented the project. He said the proposed doors will look like the existing dormer doors. The existing doors are beyond repair.

Public testimony

There was no public testimony.

Board discussion

Bert Bender asked if these doors were on the front façade.

Mr. Gallivan said this faces the ocean. The front entrance, driveway and mailbox are on the façade perpendicular to this wall.

Diane Silvia said the doors appear to be a non-historic addition done during Jack London's ownership of the property. There is no proof as there is no building permit record.

Donna Bosold said records from that period were lost.

Mr. Gallivan said the porch/balcony was an addition.

Motion

Bert Bender motioned to approve as this work is proposed for a non-contributing addition on the second floor. Brian Shea seconded the motion. The motion carried unanimously.

Other Business:

Adjournment

Brian Shea motioned to adjourn. Bert Bender seconded the motion. The motion carried unanimously.

Derek Howard said it was a pleasure to be back with the HPC.

Diane Silvia said the next meeting is October 5th.

Bert Bender said he will be out of town at that time.