



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

January 30, 2015

Arch. Peter Pike
Pike Architects
#471 US Highway 1
Suite 101
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN-CONSTRUCTION OF NEW BOUTIQUE
HOTEL AND ROOFTOP POOL. DEMOLITION OF A CONTRIBUTING
STRUCTURE AND A NON-CONTRIBUTING STRUCTURE AND SEEKING A
CERTIFICATE OF NO CONTRIBUTING VALUE.
FOR: #1212/1220/ 1222 SIMONTON STREET
HARC APPLICATION # H14-01-0947
KEY WEST HISTORIC DISTRICT**

Dear Architect Pike:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the second reading for demolition of the above mentioned project on the public hearing held on Tuesday, January 27, 2015. The Commission motioned to approve the project based on the submitted documents and your presentation.

You may now apply for all building permits and require other approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregrosa@cityofkeywest-fl.gov

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

03-2014 010947

APPLICATION # _____

OWNER'S NAME:

See exhibit A

DATE: 06-02-14

OWNER'S ADDRESS:

See exhibit A

PHONE #: 202-309-1313

APPLICANT'S NAME:

Pike Architects Inc.

PHONE #: 296-1692

APPLICANT'S ADDRESS:

471 US Highway 1, Suite 101 Key West FL 33040

ADDRESS OF CONSTRUCTION:

1212 Simonton St. / 1220-22 Simonton St.

OF UNITS 22

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolition of existing "Spindrift Hotel" and Revit commercial building - Reconstruct a new 22 unit boutique hotel along with a guest check-in and roof top swimming pool. New parking structure under guest units. *Seeking Certificate of no contributing value*

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

* * * * *

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval or submission.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6-2-14

Applicant's Signature:

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Open: KEYTOR SAMPLES Type: CC Drawers:
Date: 5/20/14 15 Percent: 2023 P

2014 1000007 PT & BUILDING PERMIT NEW Staff Use Only \$100.00

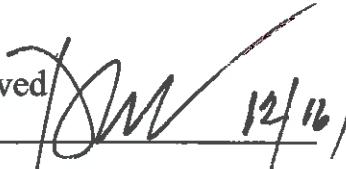
Trans number: 300532 VM VISA Date: \$100.00

Trans date: Staff Approval: Time: 10:30:40

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved



12/16/14

Denied

Deferred

Reason for Deferral or Denial:

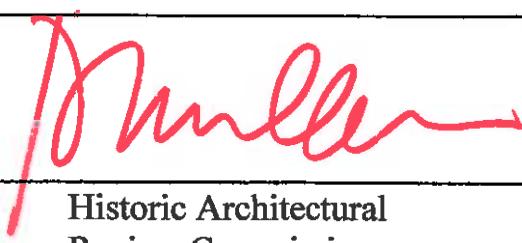
HARC Comments:

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date:

1/27/15

Signature:



Muller

Historic Architectural
Review Commission



THE UNITED STATES GOVERNMENT

SIMONTON STREET (50' R/W)

LEGEND



BUILDINGS & OTHER STRUCTURES TO BE DEMOLISHED

EXISTING TO REMAIN

— -- PROPERT

--- PROPERTY LINE

Lot 28

A hand-drawn sketch showing a rectangular planter on the left. A horizontal line extends from the right side of the planter across the page. A vertical line is drawn perpendicular to the horizontal line at its midpoint. A dashed line extends from the top of the vertical line down to the horizontal line. An angle symbol is placed near the intersection of the dashed line and the horizontal line. The text "planter" is written below the planter icon. To the right of the sketch, the text "O.22' N.W." is written vertically. Below the sketch, the text "3.24' over" is written horizontally, with "over" positioned above "3.24'". At the bottom of the sketch, there is a small drawing of a person's head and shoulders facing right, with the text "oh w" written next to it.

2.00'm. \$ p

I DEMOLITION PLAN
A1.3H Scale: 1/8" = 1'-0"

PETER M. PIKE FLA. REGISTRATION # AR0015198

© COPYRIGHTED DRAWINGS 2014

DRAWING TITLE: _____

DEMOLITION PLAN
NOTES

PROJECT NUMBER: 14.12
DRAWN: TSN
CHECKED: PMP
DATE: 11-24-14

SHEET #

471 U.S. HIGHWAY I
SUITE 101
KEY WEST, FL 33040
305-296-1692

González Architects
Hospitality

PROJECT: SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

PROJECT NUMBER: 14.12
DRAWN: TSN
CHECKED: PMP
DATE: 11-24-14

SHEET #

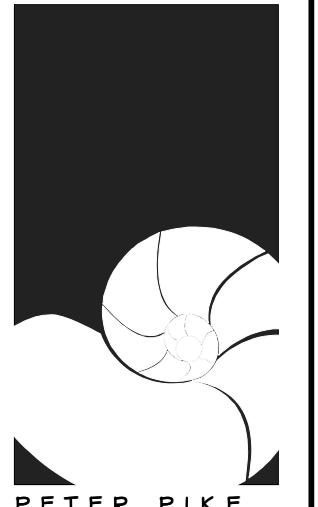
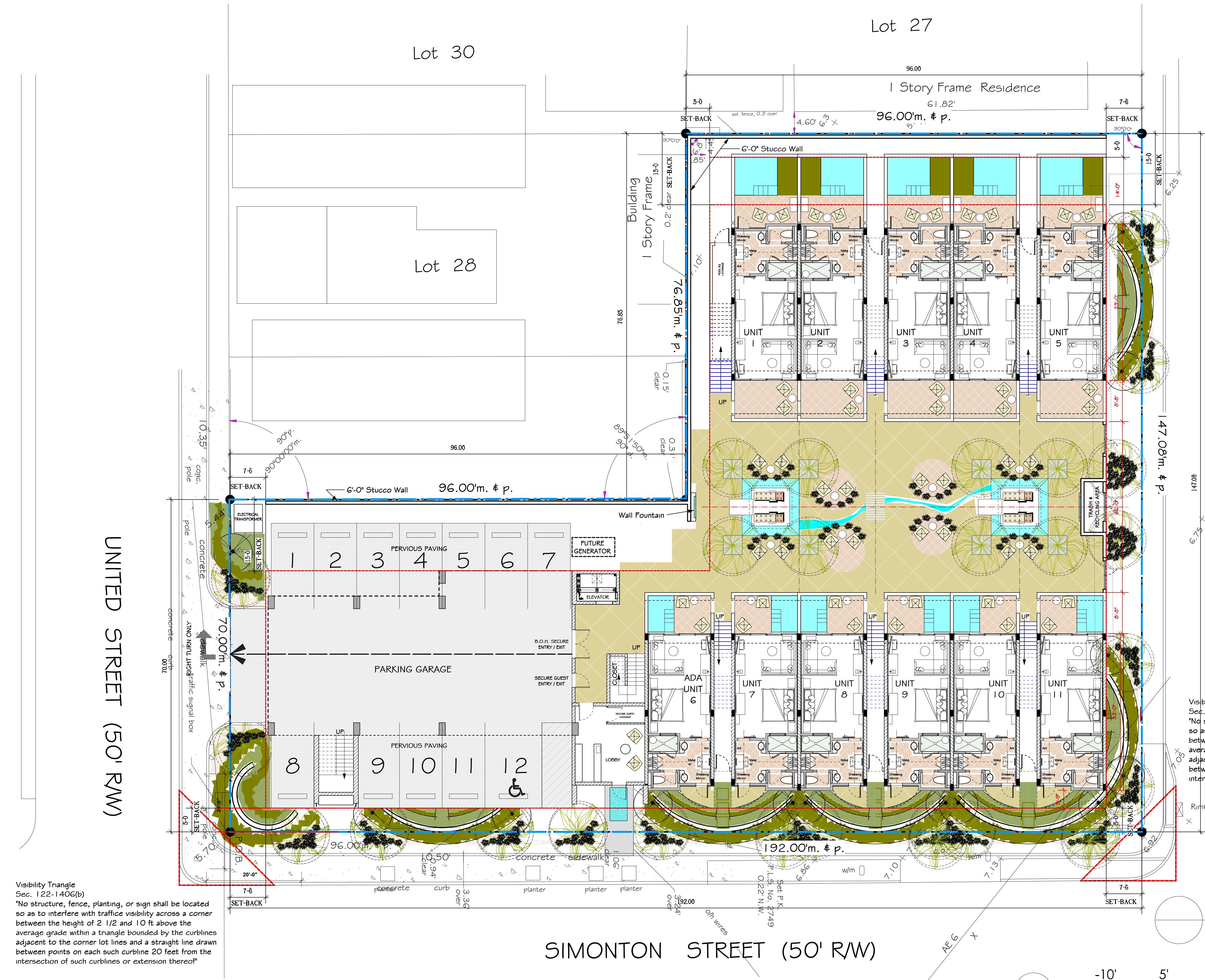
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UNITED STREET (50' RW)

Lot 30

Lot 28

Lot 27



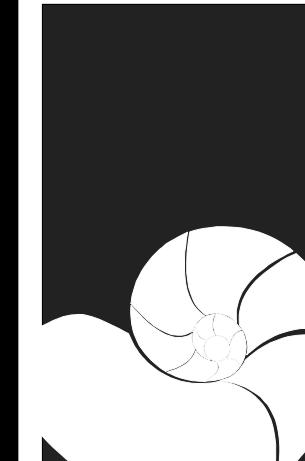
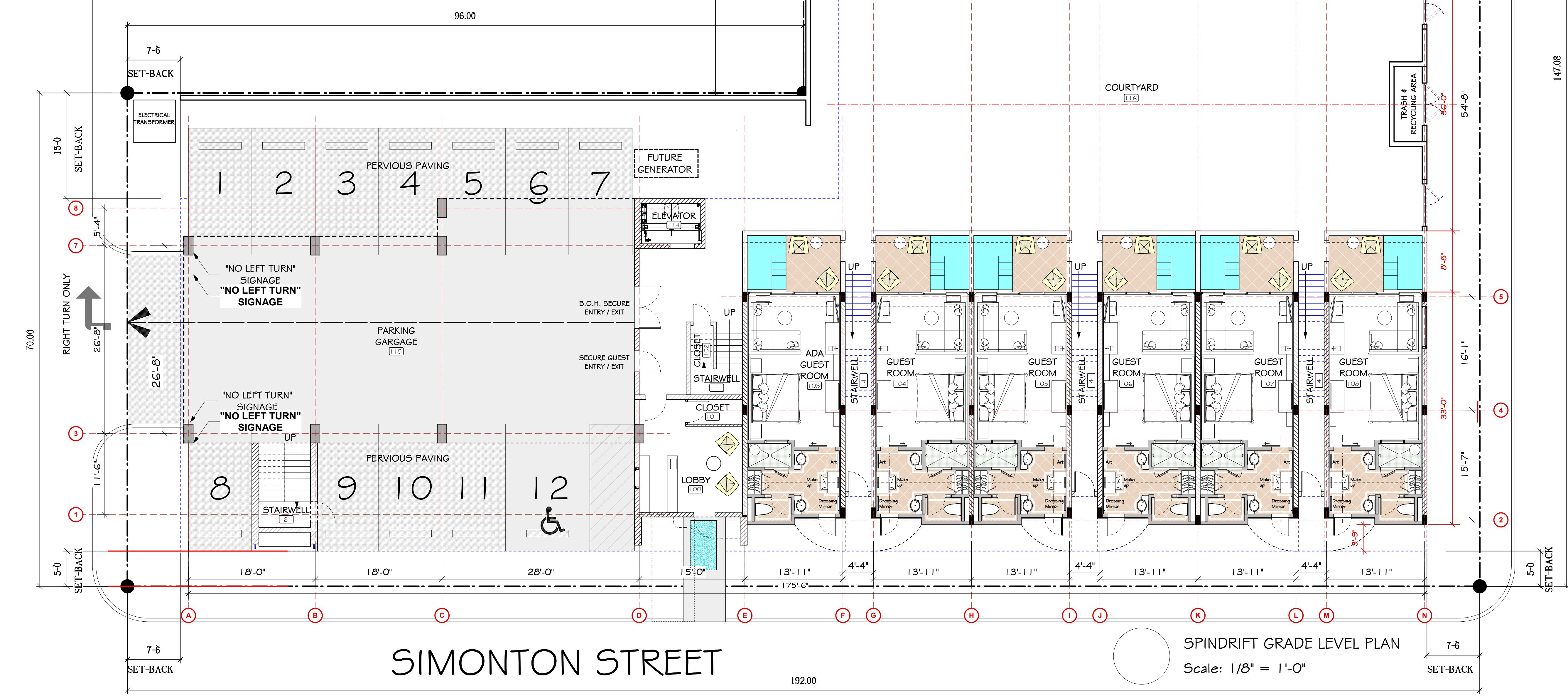
PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

PROJECT NUMBER: 14.12
DRAWN: TSN/KMP/PMP
CHECKED: PMP
DATE: 12-09-14

SHEET # A1.1
Copyright Drawings 2014

UNITED STREET



471 U.S. HIGHWAY 1
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305-296-1692



PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
FIRST FLOOR PLAN

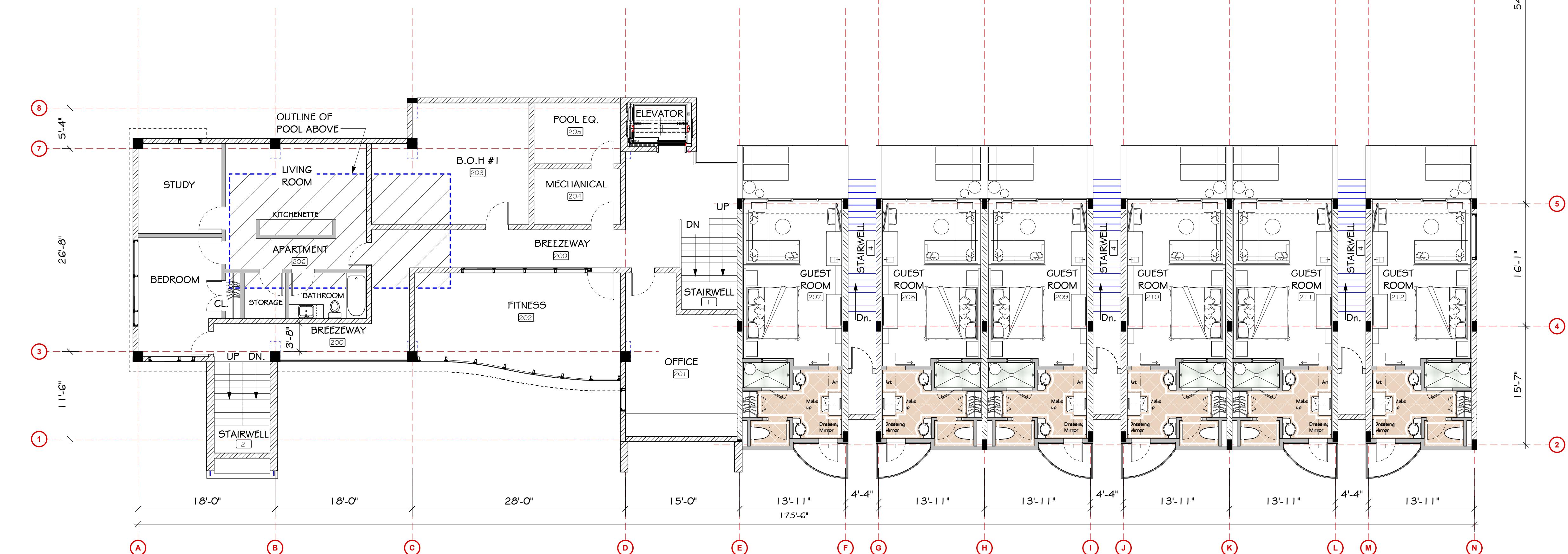
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14.12
DRAWN: TSN/KMP/PMP
CHECKED: PMP
DATE: 12-09-14

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C

B

1



SPINDRIFT 2ND | FVFI PLAN

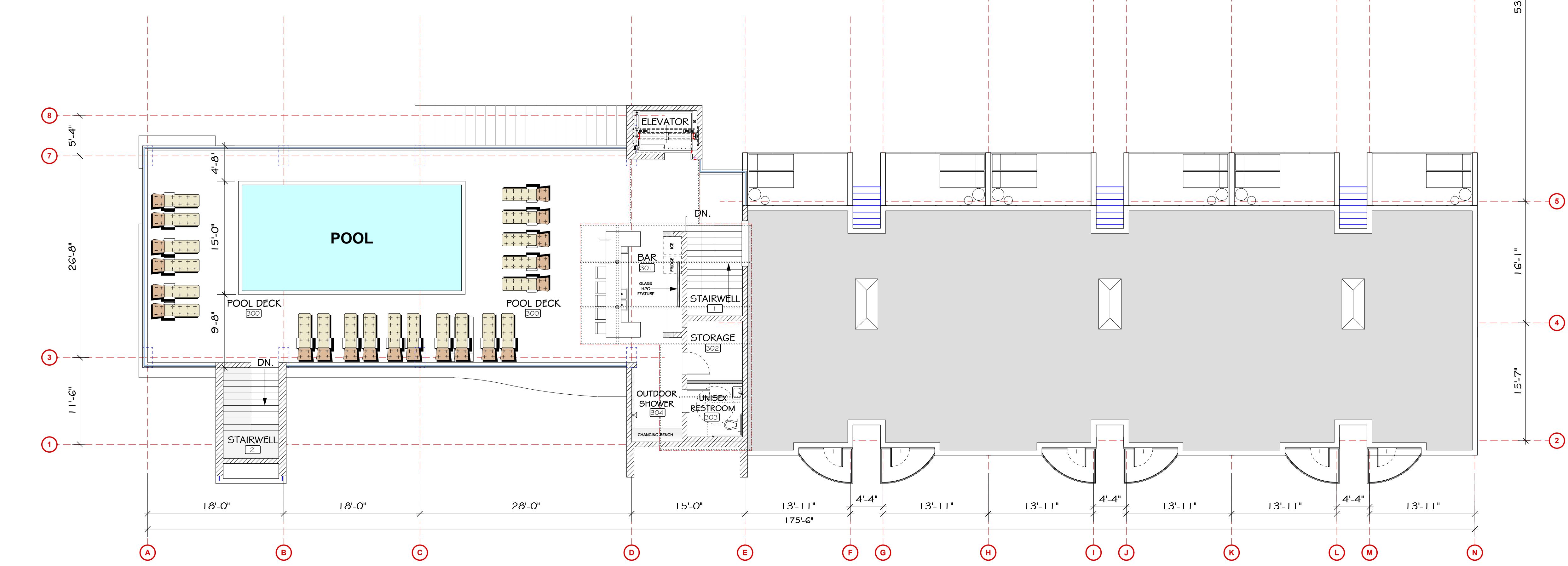
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SHEET #

A2.2

PETER M. PIKE FLA. REGISTRATION # AROO15198

D



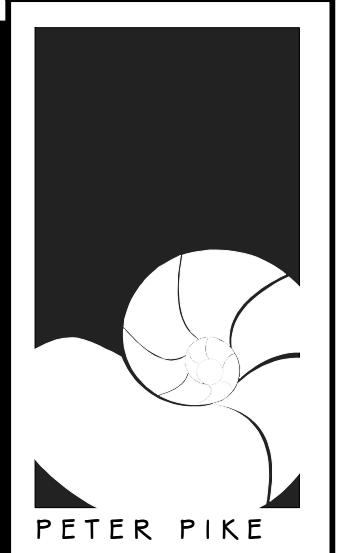
PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
ROOF DECK PLAN &
ROOF PLANS

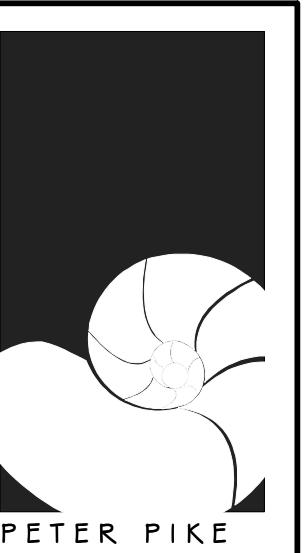
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CHECKED: PMP
DATE: 12-09-14

SHEET #
A2.3

PETER PIKE
ARCHITECT
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692



REVISIONS | **DATE**



PETER PIK
ARCHITECT

**47 | U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692**

5

González Architecture
Hospitality

PROJECT: SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE: ELEVATIONS

PROJECT NUMBER:	
14.12	
DRAWN:	TSN/KM/PMP
CHECKED:	PMP
DATE:	12-09-14

SHEET #
A3.1

This architectural cross-section diagram illustrates the building's facade along Simonton Street, featuring a street entry element waterfall to cascade, down tiled back drop, and glass fins. The building has a curved metal roof with 6" round upright steel tubes - silver. A 4x4 window system is located at the exercise room. A restroom wall is made of 12 x 12 white tile. The facade includes a 3 foot relief notch finish material stucco, storefront door & spandrel glass, and tall Washingtonian palm or equal uplighted. The building is surrounded by hedge screening and palm trees. Various dimensions are indicated, such as 5'-6" for the eye brow trim, 3'-6" for the height of the glass railings, and 23'-0" for the total height of the building. The diagram also shows sections labeled A3.1, A3.2a, and A3.2b.

STREET ENTRY ELEMENT WATERFALL TO CASCADE
DOWN TILED BACK DROP
GLASS FINS - SEE SIDE ELEVATION

CURVED METAL ROOF
WITH 6" ROUND UPRIGHT
STEEL TUBES - SILVER

RESTROOM WALL
12 X 12 WHITE TILE

WHITE 4" CONCRETE
EYE BROW TRIM

4X4 WINDOW SYSTEM
AT EXERCISE ROOM

GLASS RAILINGS FLUSH
WITH WHITE STUCCO

3 FOOT RELIEF NOTCH
FINISH MATERIAL STUCCO

STOREFRONT DOOR
& SPANDREL GLASS

TALL WASHINGTONIAN
PALM OR EQUAL
UPLIGHTED

WHITE STUCCO WITH
STRIKE LINES

HEDGE SCREENING

H2O

art

10'-6"

12'-10"

9'-0"

3'-6"

5'-6"

23'-0"

9'-0"

9'-0"

9'-0"

9'-0"

10'-6"

12'-10"

9'-0"

3'-6"

5'-6"

23'-0"

HEDGE SCREENING

STOREFRONT DOOR
& SPANDREL GLASS

SIMONTON STREET

Scale: 1:75

A3.1

A3.2a

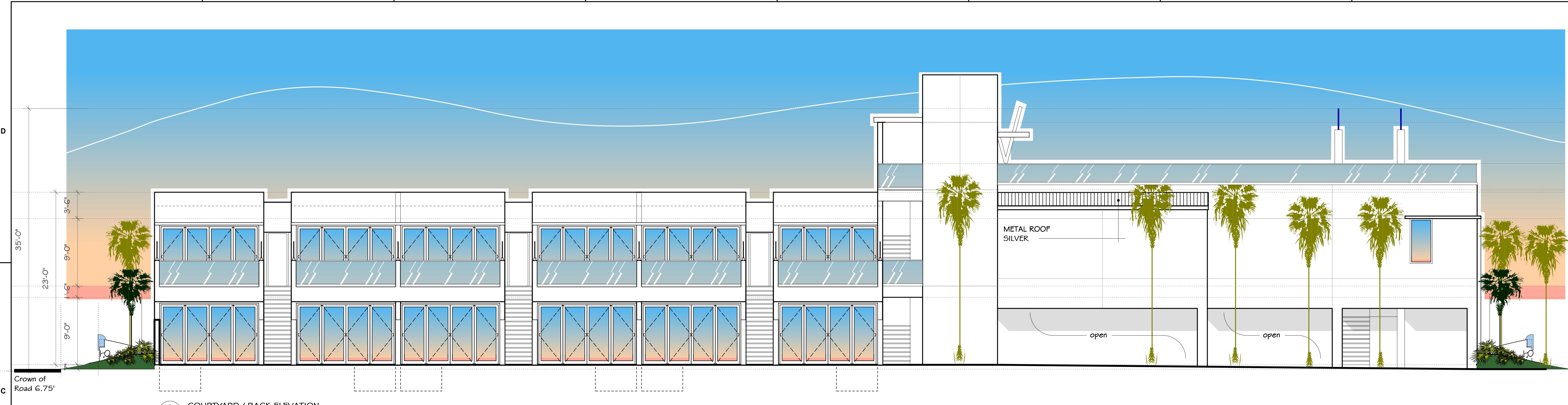
A3.2b

This architectural cross-section diagram illustrates the elevation of a building facade on Louisa Street. The vertical axis shows height levels from 6'-0" to 35'-0". The building features a grid of windows and doors, some with blue-tinted glass. A central entrance is highlighted with a blue rectangle. The facade includes a metal gate at the base. The ground level is marked as 'Crown of Road 6.75' with a black horizontal line. The diagram is annotated with labels such as 'LOUISA STREET' and 'METAL GATE, SILVER'. A scale bar at the bottom indicates 'Scale: 1:75'.

2 LOUISA STREET
A3.1 Scale: 1:75

Crown of Road 6.75'

METAL GATE, SILVER



PETER PIKE
ARCHITECT

471 U.S. HIGHWAY 1
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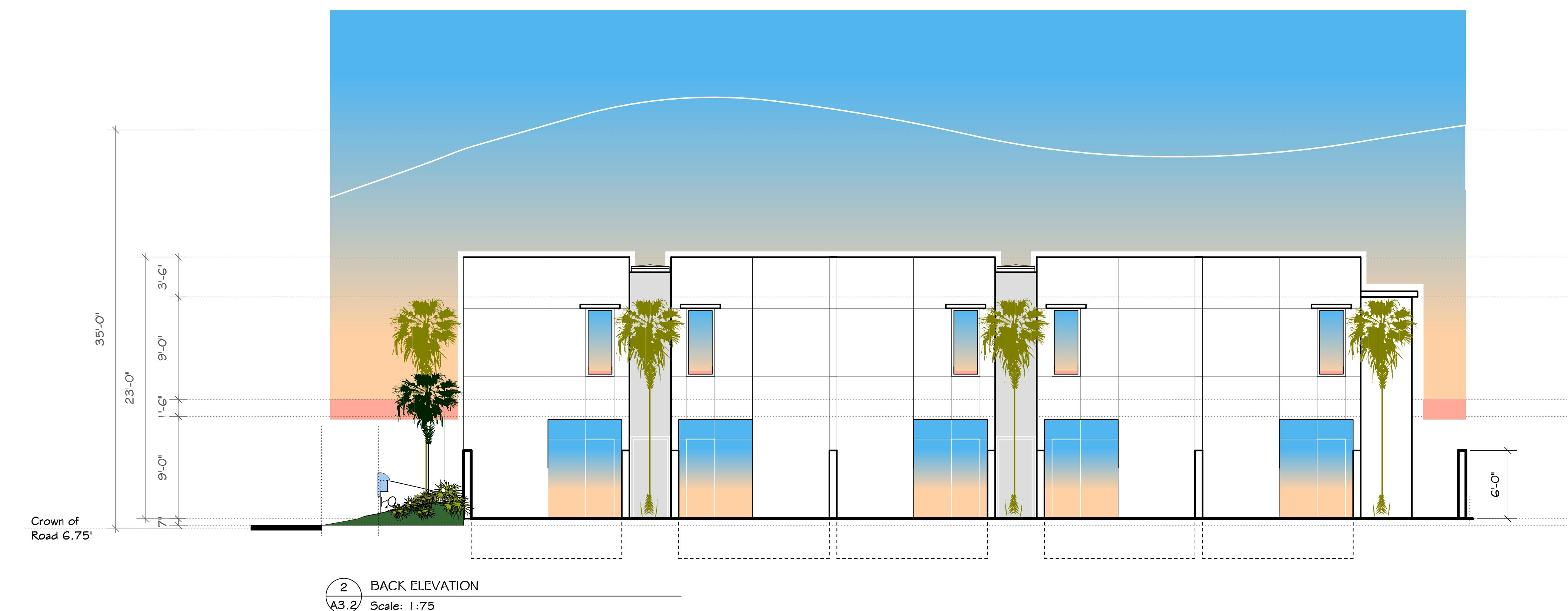
González Architects
HOSPITALITY

PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER:
14.12
DRAWN: TSN/KMP/PMP
CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.2



D

C

B

A

8

7

6

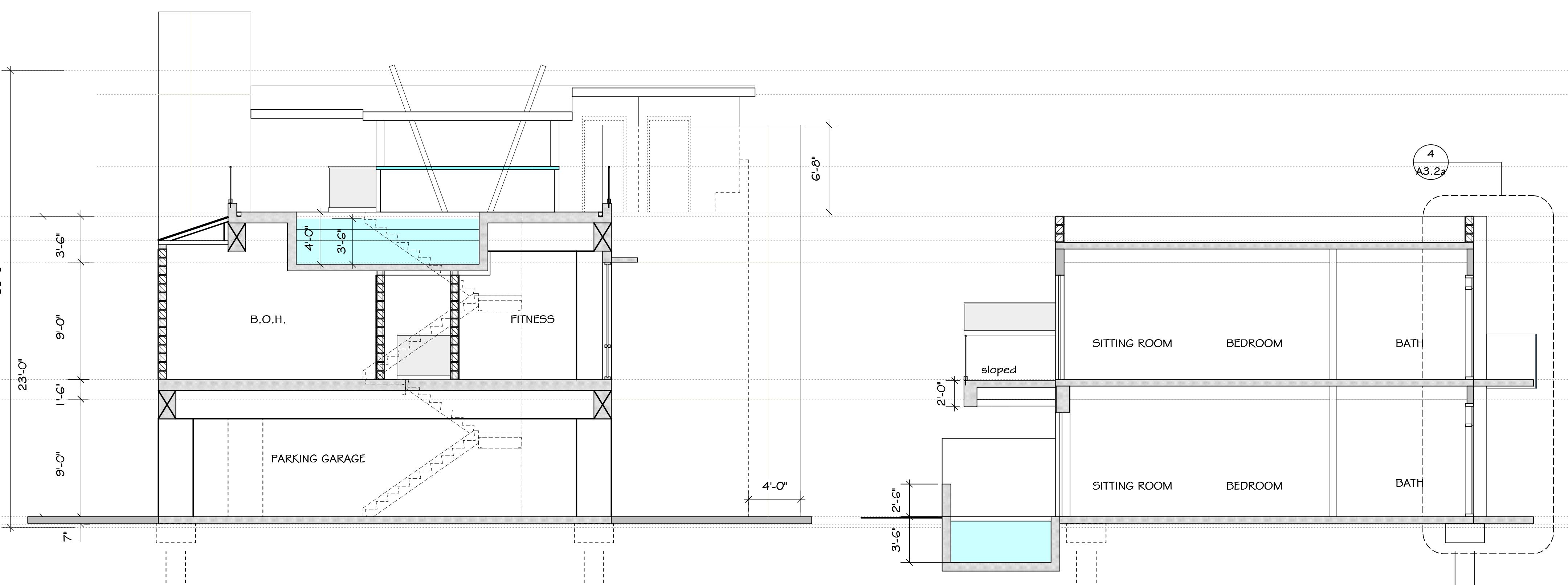
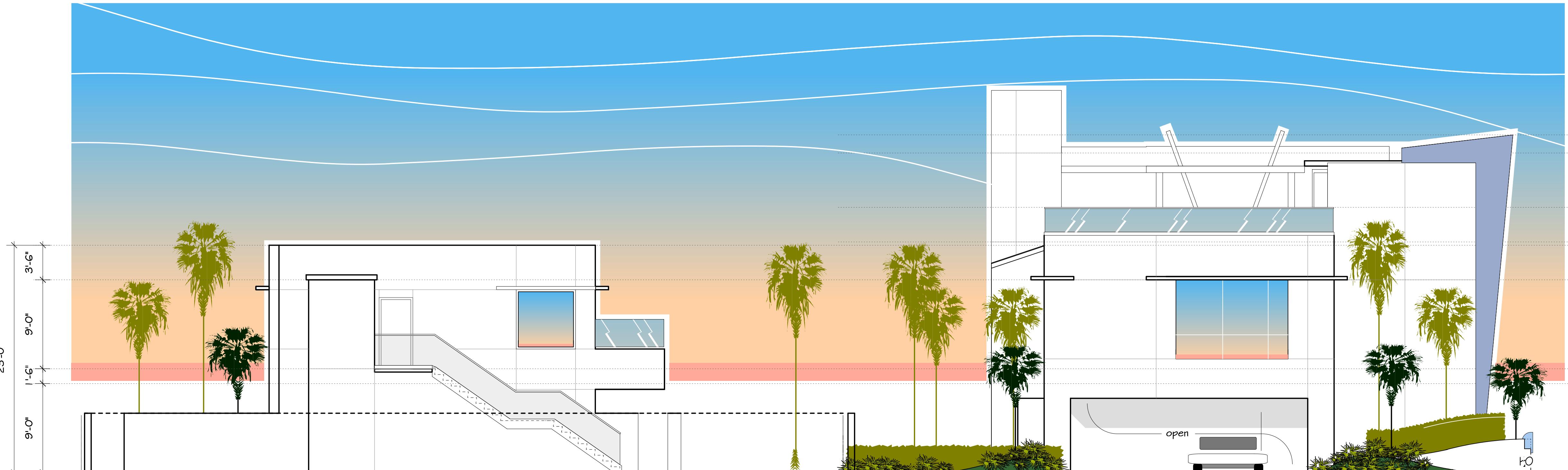
5

4

3

2

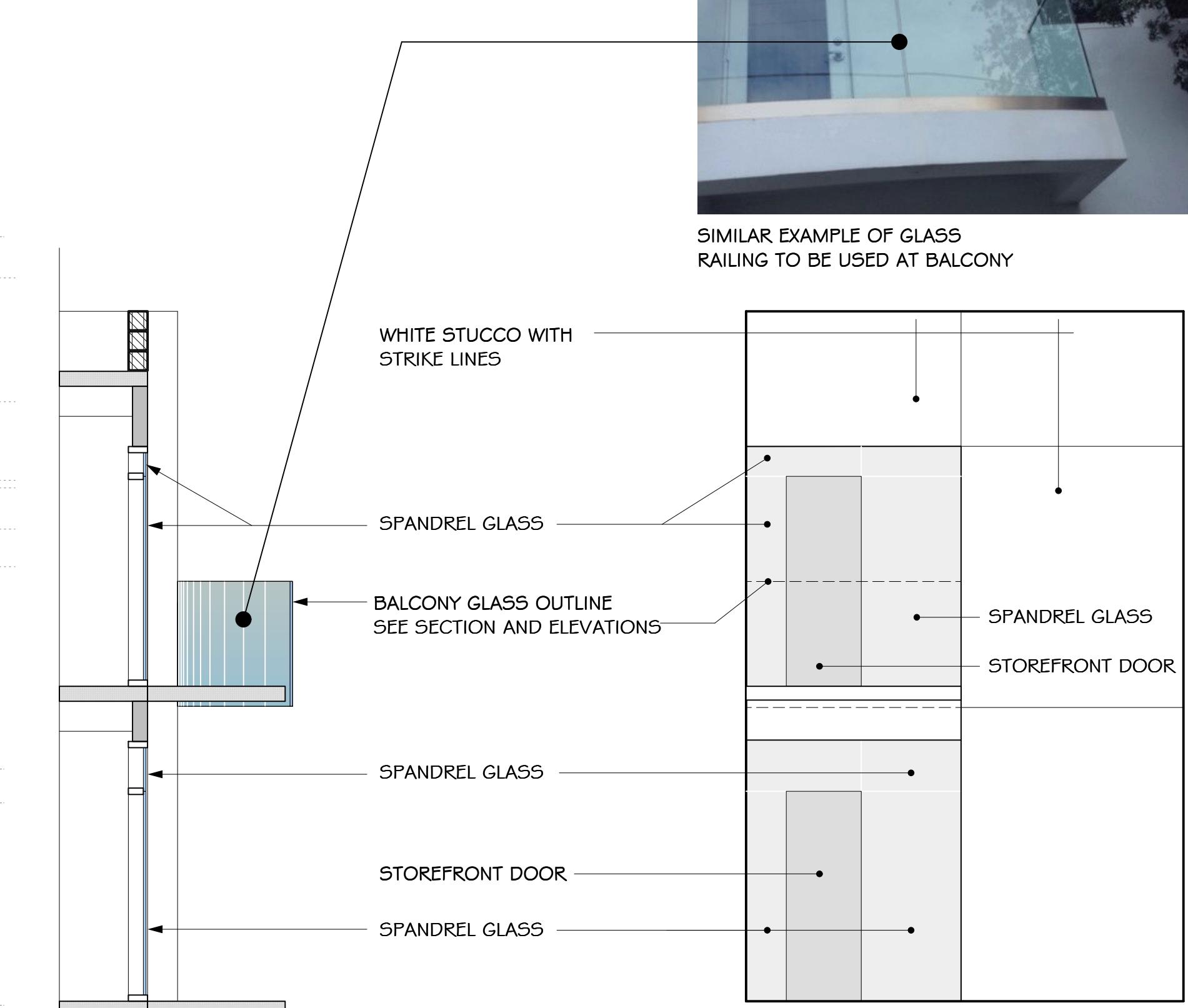
1



3 BUILDING SECTION
A3.2a Scale: 3/16" = 1'-0"

Wall Section

WALL SECTION & PARTIAL ELEVATION
A3.2a Scale: 1/4" = 1'-0"

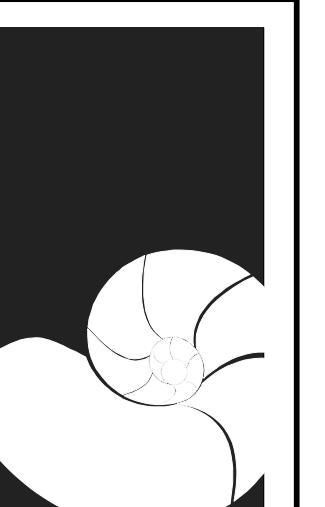
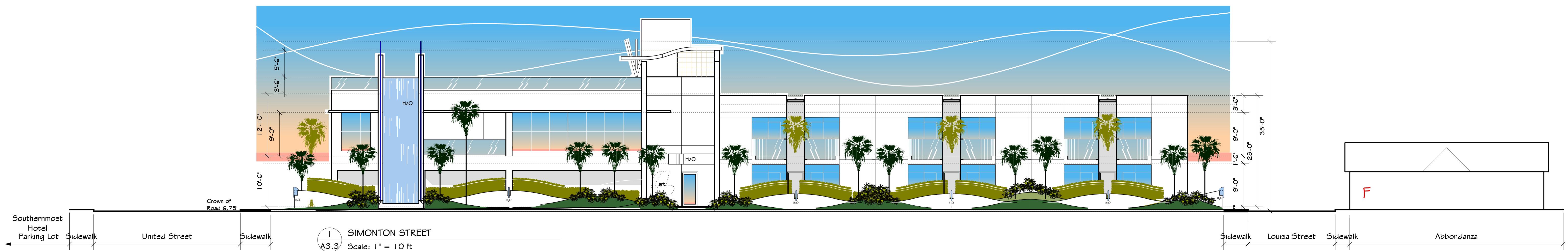


Elevation Glass Detail SEE GLASS SAMPLES

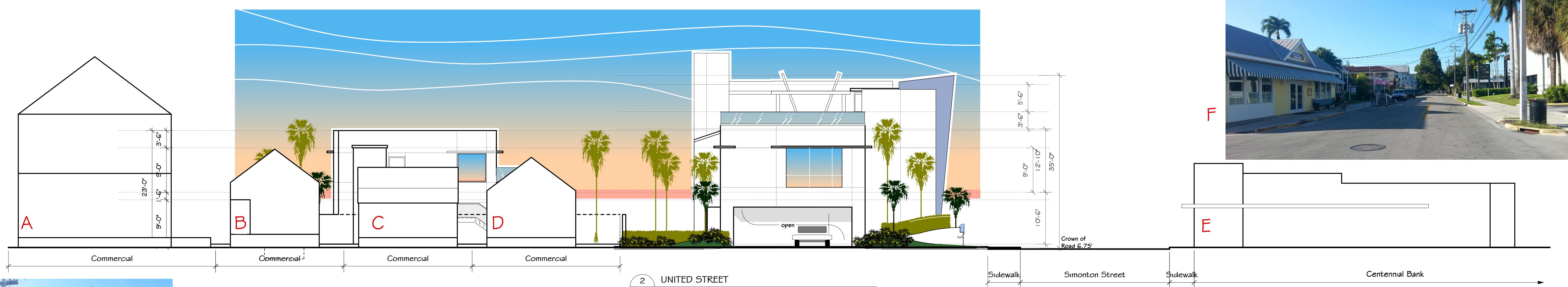
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14.12
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CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.2A

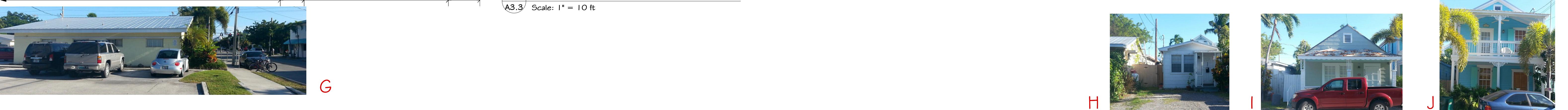
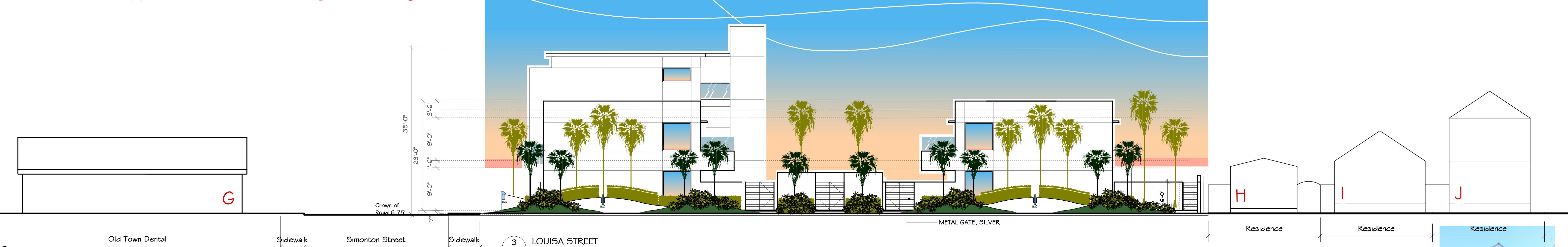
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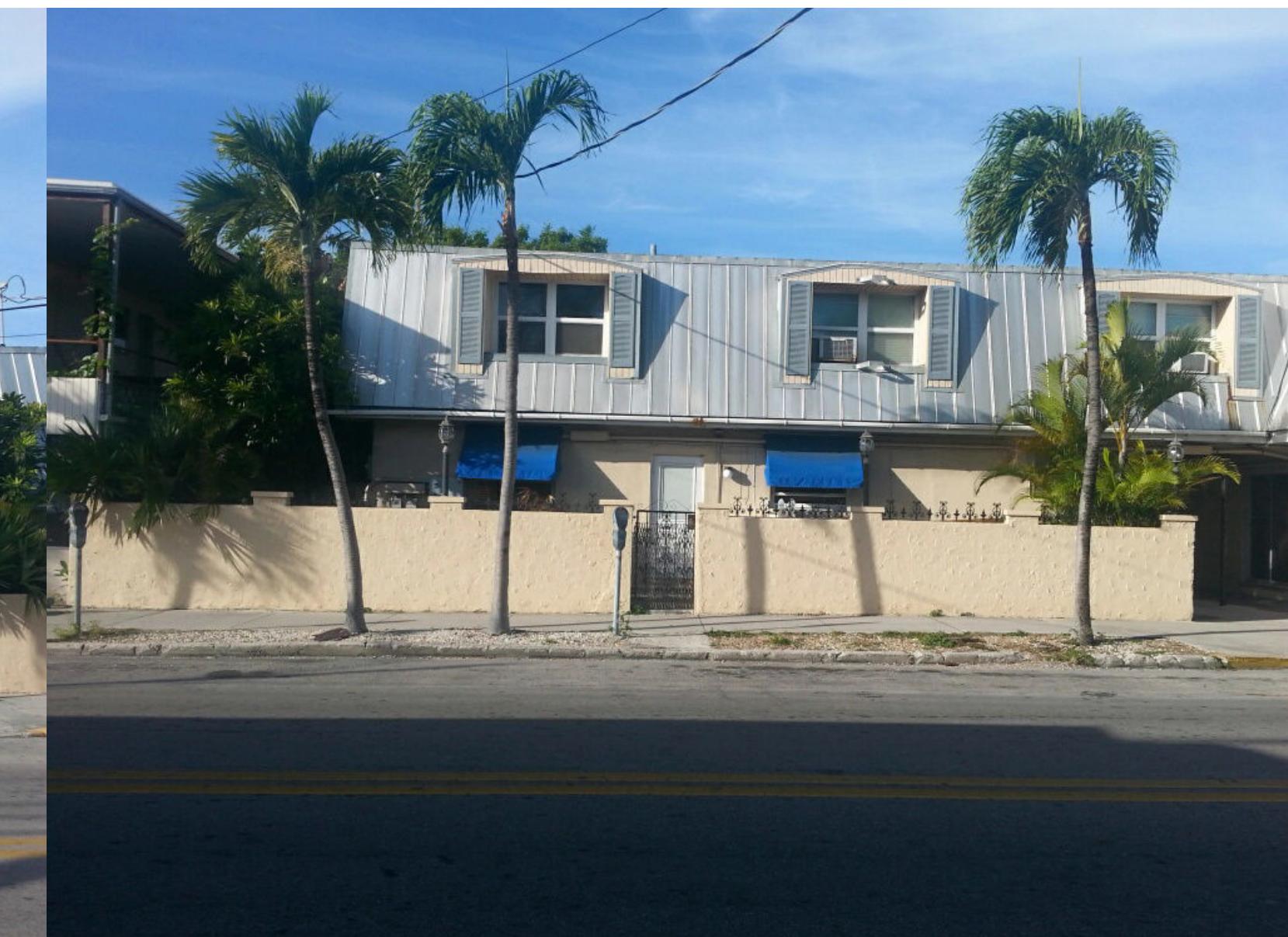


PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040



PROJECT NUMBER:
14.12
DRAWN: TSN
CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.3



SIMONTON STREET

1
A3.4

PETER PIKE
ARCHITECT

471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

González Architects
HOSPITALITY

PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
EXISTING SPINDRIFT
ELEVATIONS

PROJECT NUMBER:
14.12
DRAWN: TSN
CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.4

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I
SIMONTON & LOUISA STREET CORNER
A3.5



2
LOUISA STREET
A3.5



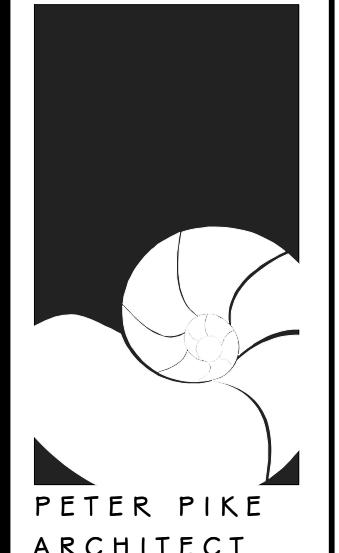
3
UNITED STREET
A3.5

PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
EXISTING SPINDRIFT
ELEVATIONS

PROJECT NUMBER:
14.12
DRAWN: TSN
CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.5



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