

# **Public Comments**

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:41 AM  
**To:** Patricia Henriques  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: For meeting Tuesday, 2/23

Dear Pat:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

Enid Torregrosa-Silva  
Historic Preservation Planner

City of Key West  
3140 Flagler Avenue  
Key West, Florida 330140-1109  
305.809.3973

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> -----Original Message-----

> From: Patricia Henriques [mailto:phutzee@icloud.com]

> Sent: Saturday, February 20, 2016 9:49 AM

> To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

> Subject: For meeting Tuesday, 2/23

>

> Ms. Torregrosa, please include these comments in the record for

> Tuesday's

> meeting:

>

> Dear HARC Commissioners,

> I reside on Southard Street. The reason we bought our house was due to

> the location as well as the intrinsic value of owning in a historic

> area having charming buildings and houses that would remain so.

> I am In favor of keeping Old Town old...please let's have consistent

> and uniformly applied laws, rules, and guidelines so that new

> construction blends in and keeps the character currently found in Old

> Town. We do not need the large, modern looking architecture in new

> buildings, as it totally does not fit in. Let's refurbish older

> buildings or keep consistent with the building style that previously inhabited a plot of land.

> Let's keep the history and pride that we have for Old Town alive.

> Thank you,

> Pat Henriques

>

>

> Sent from my iPad

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:42 AM  
**To:** Fred Slack  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: Dear HARC Commissioners

Dear Fred:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

Enid Torregrosa-Silva  
Historic Preservation Planner

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> -----Original Message-----

> From: Fred Slack [mailto:fslack19380@gmail.com]

> Sent: Saturday, February 20, 2016 12:03 PM

> To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

> Subject: Dear HARC Commissioners

>

> Ms. Torregrosa:

>

> Please include the following comments in your meeting of Tuesday,

> February 23rd, 2016.

>

> Although I cannot attend Tuesdays meeting, I feel it is important to

> express my feelings regarding the current enforcement and variations  
> in the existing HARC regulations.

>

> When we purchased our home here in Old Town we were very careful to

> follow the HARC guidelines regarding colors, windows, etc.

> This is part of the charm of living in this area of Key West.

>

> To my dismay, I see other structures which do not appear to follow the

> same rules and regulations or must have obtained a variance by some means.

>  
> Old Town is unique and I firmly believe every effort must be made to  
> maintain the integrity of this section of Key West.  
>  
> Please do all you can to enforce the existing code and apply the rules uniformly.  
>  
> Fred P. Slack  
>  
> 269 Southard Street  
> Key West, FL 33040  
>  
> 610-405-0858

# On The Sonny Side

*by Charles "Sonny" McCoy*

THERE IS A STORY TO BE TOLD IN THE ARCHITECTURE OF KEY WEST. The Conchs are an insular people that evolved a unique architectural fabric for this island. They were influenced by the shipwrights from New England who brought their boat building craft to constructing homes here, and there was the Cuban influence with their Spanish baroque and cigar factories. The national government and the military brought masons from Baltimore to construct forts and federal buildings, and, the Bahamians brought their own interpretations of the architecture of the Carolinas that needed downsizing to fit their new lives on these Islands.

And, if you look closely you can see the restoration of English Tudor in St. Paul's Church on Duval Street. And then there is the Gato Cigar Factory on Simonton Street and the Truman School on Truman Avenue and of course the Custom House and warehouses at Mallory Square. These structures and the hundreds of restored homes are the successes that the restoration minded people have saved for posterity. And of course there are many partial successes like East and West Martellos, Fort Jefferson and Fort Taylor

and there are, waiting in the wings, such important old structures as the Old Cigar Factory on Staples Avenue and the Harris School on Southard Street.

But then there are the many failures. These are the ones we've allowed to disappear from the island's architectural fabric; with probably the most inexcusable and deliberate mistake of all; the demolition of the Convent of Mary Immaculate. This edifice was deemed to be one of the most valuable structures to be saved in the United States, according to the American Institute of Architects. This venerable classic was not only the most imposing structure on the Island, it was also the repository of much of the history and lore of what this Island of Key West is.

We won some and we lost some, but, at least, there were people here on this Island that preserved enough of the story. So that we need only look up at that imposing old lighthouse on Whitehead Street and just only imagine that it sparked the imagination of that storyteller that lived across the street, in the Hemingway House.

*NOTE: Sonny McCoy is a Monroe County City Commissioner.*

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:57 AM  
**To:** Karl Haffenreffer  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: HARC proposed revised guidelines

Dearest Karl and Mary:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines.

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

City of Key West  
3140 Flagler Avenue  
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**From:** Karl Haffenreffer [mailto:khaffen@gmail.com]  
**Sent:** Sunday, February 21, 2016 12:42 PM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** HARC proposed revised guidelines

Dear HARC Commissioners,

We urge you to revise your guidelines and practice so as to prevent further "modern" encroachments on and erosion of Old Town's historic character and neighborhoods.

Please include these comments in the record for your meeting on February 23rd.

Thank you.

Karl and Mary L. Haffenreffer  
525 Frances Street  
305-292-2525  
305-294-7757



## Vicky Walker

---

**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:57 AM  
**To:** Karl Haffenreffer  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: HARC proposed revised guidelines

Dearest Karl and Mary:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines.

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

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**From:** Karl Haffenreffer [mailto:khaffen@gmail.com]  
**Sent:** Sunday, February 21, 2016 12:42 PM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** HARC proposed revised guidelines

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Thank you.

Karl and Mary L. Haffenreffer  
525 Frances Street  
305-292-2525  
305-294-7757

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:57 AM  
**To:** Peggy Longshore  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: Dear HARC Commissioners/Ms.Torregrosa

Dear Peggy:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

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**From:** Peggy Longshore [mailto:kwpjl@yahoo.com]  
**Sent:** Monday, February 22, 2016 6:09 AM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** Dear HARC Commissioners/Ms.Torregrosa

Please keep old town looking good with the traditional old town look! I have lived in Key West for almost thirty years now. And, I have been nurse at the hospital here for eighteen years. Although my husband and I did not have the luxury of owning a home in old town. We could, afford a condo on the island. And, enjoy our bike and scooter rides shopping in old town. And also try to do our best by buying from local shops. Please, please keep my island looking like the place I fell in love with, in my glory days;-)

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 10:59 AM  
**To:** Janecgoble@aol.com  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: guidelines for new construction

Dear Jane and Bob:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

City of Key West  
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**From:** Janecgoble@aol.com [mailto:Janecgoble@aol.com]  
**Sent:** Monday, February 22, 2016 9:32 AM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** guidelines for new construction

Dear Ms. Torregrosa,

Please include the following comments in the record for the Tuesday, Feb. 23 meeting.

Dear HARC Commissioners,

We have owned a home in Old Town for 15+ years. The charm of Old Town is the main reason we paid a premium for our home there. Both my husband and I have professions in the architectural field and we appreciate all styles of architecture but to drop a contemporary or mid century modern structure in the midst of old, historical buildings is jarring to the eye and is totally disrespectful of the architectural character and history of Old Town. New Town is the most appropriate place for those buildings.

Best regards,

Jane and Bob Goble

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 11:01 AM  
**To:** Jim & Kathy Peck  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: NEW CONSTRUCTION GUIDELINES

Dear Jim and Kathy:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

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**From:** Jim & Kathy Peck [mailto:qtrbushel@tds.net]  
**Sent:** Monday, February 22, 2016 10:44 AM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Cc:** Craig Cates <ccates@cityofkeywest-fl.gov>; Jimmy Weekley <jweekley@cityofkeywest-fl.gov>; Samuel Kaufman <skaufman@cityofkeywest-fl.gov>; Billy Wardlow <bwardlow@cityofkeywest-fl.gov>; Richard Payne <rpayne@cityofkeywest-fl.gov>; Margaret Romero <mromero@cityofkeywest-fl.gov>; Clayton Lopez <clopez@cityofkeywest-fl.gov>  
**Subject:** NEW CONSTRUCTION GUIDELINES

**Ms. Torregrosa -- Please include the following comments in the record for Tuesday's, Feb. 23, meeting.**

Dear HARC Commissioners:

We are asking you to KEEP OLD TOWN OLD! There is new construction going on in Old Town that does not conform to Old Town architecture (2 Oceans Inn, 616 Eaton Residence and two others). We're not sure why these designs were approved and permits issued and they're too far along to stop construction now, but please do not approve any future building permits for this kind of architecture. The character of Old Town is what makes Key West the unique town that it is. The millionaires and billionaires seem to want to introduce all this new, modern architecture to this area but it does not belong here. We're not against their building; it just that the style needs to blend with the style of Old Town. Take these designs to Stock Island or any of the other Florida Keys, but not Old Town Key West.

Please keep Old Town “OLD” and stop anymore of these modern design schemes from being approved. We support strong guidelines to protect the character of Old Town.

Thank you.

Jim and Kathy Peck  
Big Coppitt Key  
[gtrbushel@tds.net](mailto:gtrbushel@tds.net)

February 22, 2016

Dear HARC Commissioners

Although unable to attend your meeting February 23<sup>rd</sup>, we wish to make our strong feelings known regarding 616 Eaton St. and other projects that threaten Key West's visual integrity.

We are residents of Key West who are subject to HARC guidelines for our own home, and we support efforts to maintain the unique character of Key West. This means that we toe the line on color, roof shingles, windows, solar panels etc etc etc. We do so because Key West's architectural character is one reason we choose to live here. It is tragic to see that fall to development pressures that are out of sync with Key West's uniqueness.

Eaton Street is a critical component of the architecture of Key West. The proposed design for 616 is out of scale and ill-suited to the character of the street, which still maintains substantial design consistency and the authentic feel of Old Town. Please do not allow this proposed construction.

If we don't preserve the unique built heritage and the visual integrity of Key West, we lose the very thing that attracts people to live and visit here.

Nancy Johnson  
1416 Petronia St.

## Vicky Walker

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**From:** Enid Torregrosa  
**Sent:** Monday, February 22, 2016 11:39 AM  
**To:** Ken Herriott  
**Cc:** Jo Bennett; Vicky Walker  
**Subject:** RE: Construction Guidelines in Old Town

Dear Ken:

Good morning! Thanks for your email! I will include your comments as part of the file for review.

Jo and Vicky, please include this comments under item 20- New Guidelines

Thanks!

**Enid Torregrosa-Silva**  
Historic Preservation Planner

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**From:** Ken Herriott [mailto:haleyken@msn.com]  
**Sent:** Monday, February 22, 2016 10:54 AM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** Construction Guidelines in Old Town

Please include the following comments in the record for Tuesday's meeting-

Dear HARC Commissioners,

We completely restored a simple 1892 Conch home which we purchased from the original owners in 2007. Though familiar with Monroe County building codes, we necessarily hired a known architect to assist us with Key West's HARC and city building processes. We spent over \$13,000 and waded through a 7-month period of innumerable meetings, building department and FEMA regulations, 3 levels of historical approvals, and trip after trip to the courthouse with notarized documents. We spent a considerable amount and took 5 years to do everything "by the book" to preserve the nature of our home. Now we walk around Old Town and see "reconstruction" and "remodeling" projects that we would not even consider pursuing because we knew the they would not meet HARC specifications. We were unaware that HARC had changed many of its guidelines, but the appearance of Old Key West began to noticeably change about 2 years ago. In particular, we see properties being "improved" in ways prohibited to us and unbefitting one of the nation's densest historical districts. Although we consider the procedures we had to endure as unreasonable and unnecessarily



time-consuming, we also respect the intent to maintain the historical significance of our town. What now has changed besides charging many more and much higher fees? Did the hearing committees waive requirements, were the building inspectors on vacation, or do we just not care anymore?

Margaret-Haley S. Herriott  
5 Hunt's Lane, Key West FL 33040