

Public Comments

-----Original Message-----

From: Bonnie Koontz [<mailto:bonniewk@comcast.net>]

Sent: Monday, January 25, 2016 1:51 PM

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

Subject: HARC Guidelines

Dear HARC Commissioners,

I am in support of the new HARC guidelines. I live where the proposed major new construction at the current Sea Shell Hostel in the Casa Marina District has been approved. This is essentially a residential area. The new approved construction will make use of the space on the roof, including a breakfast area and a pool. Likewise, it is my understanding that the new construction on Simonton, as well as 616 Eaton St., also makes use of the roof top spaces. Since these are examples of complaints that have warranted the need for new HARC guidelines, I offer the following question. Is there some way to make sure that these examples are not included when decisions are made about similar construction in the future. **For example, if new projects of this type come before HARC, can these projects be excluded from being used as precedents to facilitate approval, where approval would otherwise be denied?**
Could this question please be read into the record?

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:42 AM
To: Larry Myers
Cc: Jo Bennett; Vicky Walker
Subject: RE: revised HARC guidelines, vote 2/23/16

Dear Larry and Brooke:

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: Larry Myers [mailto:larrymyers204@gmail.com]
> Sent: Monday, February 22, 2016 3:57 PM
> To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
> Cc: ccates@cityofkeywest-fl.com; jweekley@cityofkeywest-fl.com;
> skaufman@cityofkeywest-fl.com; bwardlow@cityofkeywest-fl.com;
> rpayne@cityofkeywest-fl.com; mromero@cityofkeywest-fl.com;
> clopez@cityofkeywest-fl.com
> Subject: revised HARC guidelines, vote 2/23/16

>

> Dear Ms. Torregrosa:

>

> Please include these comments on revised HARC guidelines in the
> record for Tuesday's meeting of HARC.

>

> Dear HARC Commissioners:

>

> My wife and I have owned a house in the Old Town historic district for 16 years.
> We strongly urge HARC to make sure that any revisions to its HP
> guidelines provide the maximum protection for all structures in Old
> Town. Moreover, we urge the maximum protection of the streetscapes in

> their totality, to preserve and protect both the historic and
 > architectural charm of Old Town. New structures on vacant lots should
 > be compatible in scale and texture with their visible surroundings,
 > while allowing for sufficient differentiation to demark the new from the old, in keeping with prevailing historic
 preservation theory.
 >
 > My wife and I have lived in historic districts, renovating homes in
 > them, since 1972. We have in fact helped establish three of those
 > historic districts, always trying to obtain maximum protections for contributing structures.
 >
 > We have had the highest regard for HARC's stewardship of the HD, and
 > for the professionalism and evenhandedness of its staff. In 2005,
 > Wilma flooded our home, requiring a substantial rebuilding. We
 > worked closely with HARC, getting helpful advice on restoration. We
 > were glad that their guidelines were strict and comprehensive, because
 > we knew that our surroundings would be maintained to the same
 > standards of authenticity. HARC was in no small measure helpful in our getting a "gold star" from OIRF for our
 renovation.
 >
 > We recognize that HD guidelines need to take periodic account of the
 > perils of nature and to some extent the requirements of mortgages and insurance.
 > However, these variables should not become an excuse for laxity in
 > standards or the maintenance of the authenticity of the HD.
 >
 > Ket West is a unique historical and architectural area. The tourist
 > industry, the real estate industry, and many other local jobs depend
 > directly on the integrity of the HD. It is the chief reason people want to live here.
 >
 > We have noticed recently a few new - commercial - structures that
 > seem glaringly incompatible with their HD surroundings, even under a
 > liberal interpretation of HARC guidelines. We hope that HARC's rigor
 > and evenhandedness are not slipping. We urge the strictest possible
 > guidelines to protect Old Town.
 >
 > Sincerely,
 >
 > Larry and Brooke Myers
 > Elgin Lane

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:43 AM
To: ARK
Cc: Jo Bennett; Vicky Walker
Subject: RE: strong guidelines support

Dear Art:

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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3140 Flagler Avenue
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> -----Original Message-----
> From: ARK [mailto:artkara@comcast.net]
> Sent: Monday, February 22, 2016 4:17 PM
> To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
> Subject: strong guidelines support
>
> Dear Enid,
>
> Please forward my support of stronger guidelines to protect the
> character of Old Town.
>
> Dear HARC Commissioners:
>
> Please support revised HARC guidelines and close any loopholes to
> protect the architectural character of Old Town Key West.
>
> Thank you,
>
> Art Kara
> 918 Cornish Lane
>

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:47 AM
To: Lynda A Frechette
Cc: Jo Bennett; Vicky Walker
Subject: RE: I support STRONG Guidelines in Old Town!

Dear Lynda 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

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From: Lynda A Frechette [mailto:kwlynda@bellsouth.net]
Sent: Monday, February 22, 2016 5:05 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: I support STRONG Guidelines in Old Town!

Dear HARC Commissioners,

We would agree that this letter be included in the record for Tuesday's Meeting.

We join with so many in our special town, in pleading with you to support strong guidelines to protect the character and integrity of Old Town. We cannot believe that some of the ultra modern designs have passed through

HARC and have been approved. We thought HARC was supposed to protect this very special area in Key West....and yet look what is happening! It is appalling. Please do not let this continue to occur. We support revised HARC guidelines. It is imperative that we KEEP OLD TOWN OLD!!!

It breaks our hearts that these design schemes have infiltrated Old Town. I cannot believe that our commissioners are not united in stopping these buildings from happening around Key West.

Thank you.

Lynda and Bob Frechette
330 Caroline St.
Key West, FL 33040

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:51 AM
To: Jarrett Nyschick
Cc: Jo Bennett; Vicky Walker
Subject: RE: Keep Old Town's Character and Heritage Intact

Dear Jarrett:

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: Jarrett Nyschick [mailto:jln102570@gmail.com]

> Sent: Monday, February 22, 2016 8:13 PM

> To: jweekly@cityofkeywest-fl.gov; Craig Cates

> <ccates@cityofkeywest-fl.gov>; Enid Torregrosa

> <etorregrosa@cityofkeywest-fl.gov>

> Subject: Keep Old Town's Character and Heritage Intact

>

> Dear HARC Commissioners,

>

> I am writing to express my opinion that I support strong guidelines in

> new building construction in Old Town Key West. Let's keep Old Town's

> character. It is what makes Key West, especially Old Town Key West, so

> unique and what brought me here. I also feel there should be strong

> limits on the number and types of chain restaurants allowed to move

> into old town, especially on Duval Street. There aren't many yet and

> that is good in my opinion; but I had heard rumors of trying to bring

> in the big chain restaurants to Duval Street. I hope that is just a

> rumor because I think that would take away so much from what Duval Street Key West is today!

>

> Thank you for your attention to these matters.

>
> Sincerely,
>
> Jarrett L. Nyschick
> 900 White Street #2
>
> Sent from my iPhone

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:51 AM
To: Bonnie Koontz
Cc: Jo Bennett; Vicky Walker
Subject: RE: HARC Guidelines

Dear Bonnie:

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: Bonnie Koontz [mailto:bonniewk@comcast.net]

> Sent: Monday, February 22, 2016 8:17 PM

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

> Subject: HARC Guidelines

>

> Once again I would like to urge the members of HARC to pass the new

> guidelines for new construction, renovations and additions set forth.

> In fact, I wish the new guidelines did need leave room for "creative

> design" as this opens the door to interpretation that is at odds with the design and scale of Old Town, Key West.

>

> Please read my opinion into the written record.

>

> Thank you,

>

> Bonnie Koontz

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 8:59 AM
To: beechwood4@aol.com
Cc: Jo Bennett; Vicky Walker
Subject: RE: HARC guidelines

Dear Rob:

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: beechwood4@aol.com [mailto:beechwood4@aol.com]
Sent: Monday, February 22, 2016 9:15 PM
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: HARC guidelines

Enid, please ensure that my comments that follow be included in the record for HARC's meeting Tuesday, February 23, 2016. Thank you.

=====
Dear HARC Commissioners,

My grandparents, Maurice and Adele Saul, bought their Key West home, 618 Grinnell St, in 1937, having been enticed here by their dear friend and Pennsylvania neighbor Townsend Morgan. They were active in the community until my grandmother's passing in 1988. We grandchildren sold the house in 2012, and were thrilled that the new owners took great care to see that their renovations were in keeping with Old Town's historic standards.

My grandparents would be distraught, as am I, with how those historic standards are being circumvented/degraded today. Please, PLEASE, take this opportunity to initiate and implement the strongest guidelines imaginable to preserve and protect the extraordinary character of Old Town that seems to be under attack from every which way.

Respectfully,
Rob Sprogell

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 10:14 AM
To: Eric Mealus
Cc: Jo Bennett; Vicky Walker
Subject: RE: Support for Proposed HARC New Construction and Addition Guidelines

Dear Eric:

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: Eric Mealus [mailto:eric.mealus@gmail.com]
Sent: Monday, February 22, 2016 10:12 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Cc: Jo Bennett <jbennett@cityofkeywest-fl.gov>
Subject: Support for Proposed HARC New Construction and Addition Guidelines

Enid,

Please send on my support to the proposed HARC New Construction and Addition Guidelines to HARC. I am unfortunately not going to be in town on Tuesday, 23 February, or I would appear in person and voice my support for these guidelines.

- What is old and historic should look historic
- Buildings should represent and be distinctive to the time they were built
- If we want everything to look of a certain time and never change, then we should also consider:
 - Dressing up when we leave the house. Key West people, at the turn of the 20th century, dressed up in (Ladies) dresses and (Men) suit and ties. Flip flops, shorts, and short sleeve shirts should be outlawed
 - Outlaw all motorized vehicles. Horse drawn street cars were operating in Key West in 1899. Let's bring those back
 - Disconnect mainland water and let us live by cistern and well water

- Outlaw electricity, or at least air conditioning

Humans are adaptive. History should be preserved where it's worth preserving. New items should, however, look new.

Kind regards,

Eric Mealus

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 10:16 AM
To: Joel Cognevich
Cc: Jo Bennett; Vicky Walker
Subject: FW: Letter.pdf
Attachments: Letter.pdf

Dear Joel:

Hi! 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

Hope you are doing well! I saw the site yesterday and cannot wait for construction to start!

Enid

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From: Joel Cognevich [mailto:joel.cognevich@gmail.com]
Sent: Tuesday, February 23, 2016 3:14 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: Letter.pdf

Enid,

While I am unable to attend the HARC meeting in person, please find attached, my letter expressing my support for the proposed HARC guideline changes for new construction.

Kind regards,

Joel

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 10:26 AM
To: Jack Anderson
Cc: Jo Bennett; Vicky Walker; Kelly Perkins
Subject: RE: Comments for HARC Meeting 2.23.16

Dear Jack:

Good morning! Thanks for your email and for your kind words. 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: Jack Anderson [mailto:JAndersonNYC@aol.com]
Sent: Tuesday, February 23, 2016 9:33 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>; Clayton Lopez <clopez@cityofkeywest-fl.gov>; Margaret Romero <mromero@cityofkeywest-fl.gov>; Richard Payne <rpayne@cityofkeywest-fl.gov>
Subject: Comments for HARC Meeting 2.23.16

Dear Enid,

I cannot attend the February 23rd meeting, but I would like to have the following comments read into the record:

Dear HARC Commissioners:

I am in receipt of a flyer from KOTO appealing for my support of changes to HARC guidelines governing new construction in Old Town. I was deeply disturbed by what I saw in the flyer, and it has moved me to offer some comments.

While I do support any efforts to clarify confusing or conflicting language in the guidelines, I emphatically reject any attempts to arrest the development of non-historic architecture. As a proud homeowner of a 108-year-old house in Old Town, I wholeheartedly endorse the concept of preservation to maintain the character and historic fabric of our Old Town homes. However, as much as I love my house, and for as much time and effort as I have invested in restoring the old wooden porch, Dade County Pine siding, and glazed wooden windows, I would be appalled to have new construction built in my neighborhood that tried to mimic what is truly historic. Of course mass and scaling should fit the neighborhood, but “Disney-fying” Old Town is a disservice to the spirit of the national guidelines and an abomination to the character of Key West!

I purchased an old house because it is my taste; I am admittedly not a fan of more modern architecture. However, that does not mean it shouldn’t exist, and that there shouldn’t be a place for it in Key West. The new Seven Fish building on Truman Avenue, which KOTO so reviles in their propaganda flyer, makes for an interesting contrast to the historic buildings in its neighborhood, rather than being a slavish, boring, and unimaginative copy.

I am also concerned the KOTO movement is not so much a noble cause, as a perversion of preservation to suit its own NIMBY agenda. It is noteworthy to remember when considering the hoopla around these new guidelines that the leaders of the KOTO movement began their crusade after the new owners of 616 Eaton Street were granted approval to build a family compound on the site which had been marketed in 2013 as a “RENOVATOR’S DREAM. PERFECT PROPERTY FOR A FAMILY COMPOUND OR CORPORATE RETREAT” by the previous owners. If one is to believe what is posted on the Monroe County Appraiser’s website, the bitter irony is that the previous owners of 616 Eaton also happen to own 416 Elizabeth Street. Apparently they weren’t too concerned about the historic integrity of 616 Eaton when they bought it in 2012, lopped off 2500 square feet to add to their own yard on Elizabeth Street, allowed it to further fall into disrepair, and then flipped it for \$150,000 more than they paid for it. The moral outrage and the public hand-wringing only began when their slick marketing technique actually brought the plan home to roost – literally – in their backyard. Rather than live with the consequences of the deal they advertised, they launched a smear campaign and vilified the HARC commission in the press, through social media, and now backhandedly through this mass-mailing in order to raise public ire and deflect blame away from a situation of their own creation.

It is important to remember that the HARC commissioners are volunteers, some of whom are professional architects, and they are doing commendable yet thankless work for the City. Though we may not always agree with their decisions, the Commission, Enid Torregrossa, and her staff deserve our praise and admiration for taking on the impossible task of balancing history, practicality, and the wildly divergent personalities in the City of Key West. Regardless of where one stands with respect to these new guidelines, let us also remember to have respect for these dedicated public servants, and dispense with the self-serving mudslinging from a well-funded vocal minority.

Sincerely,

Jack Anderson

1109 Varela Street

Key West

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 10:26 AM
To: Mary Parsons
Cc: Jo Bennett; Vicky Walker
Subject: RE: Historic Preservation "Old Town Key West"

Dear 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
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From: Mary Parsons [mailto:mlparsons52@hotmail.com]
Sent: Tuesday, February 23, 2016 9:48 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: Historic Preservation "Old Town Key West"

Dear Ms. Torregrosa,

We encourage and support stronger guidelines for "New Construction" to Protect the Magical Character and Charm of "Old Town Key West".

There are 6 new buildings under construction right now, that do not have the Magical Character or Charm "Old Town Key West"!! WHY??

They look like something you would find in Miami, Dallas or even Los Angeles, But not here in "Old Town Key West"!

We're so dumb founded why this type of Construction was approved!

Please re consider New Stronger Guidelines and bring back the Historic Character and Charm in "Old Town Key West".

It needs to be preserved for Generations after Generations to come!

My husband and I lived here from 1974 to 1977, when my husband was in the U.S. Army with the "Hawk Missiles" on Turbo Annex.

We lived on Elizabeth St., in an Old Conch Home. We love the architecture Character and Charm of "Old Town Key West".

We have returned to Key West many times, in fact we bought a home here in 2013.

We don't want "Old Town Key West" to lose its Magical Character and Charm.

This new modern construction doesn't fit in here.

Ms. Torregrosa, we would like our comments to be included in the records for Tuesday's Meeting February 23, 2016.

Thank You for your time
Kindly
Mary and Monte Parsons

Vicky Walker

From: Enid Torregrosa
Sent: Tuesday, February 23, 2016 10:49 AM
To: Mark Jacob
Cc: Jo Bennett; Vicky Walker
Subject: RE: New HARC guidelines for new construction

Dear Mark:

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: Mark Jacob [mailto:mjkeywest@aol.com]

> Sent: Tuesday, February 23, 2016 10:31 AM

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

> Subject: Fwd: New HARC guidelines for new construction

>

>

>

> Dear HARC commissioners

>

> I've been in Key West for nearly Twenty Five Years, and I know that

> the historic look of old town is an important part of the draw for both tourists and locals.

>

> As I said at the last HARC meeting, the new HARC guidelines for new

> construction, are well written and easy to understand. Structured so

> you understand the thought process behind each guideline, they help

> the layman understand what may already understood by the historic

> planners. They provide observations about the historic district that

> can elude the casual observer and they formulate a plan to preserve

> the asset that is "Old Town." I believe they will help to retain Key West's unique flavor for generations to come.

>

> I was happy to see how many people went to the workshop, to give input
> and support to a revision of the guidelines. I look forward seeing
> them formally adopted soon.
>
>
> Mark Jacob
> 601 Fleming Street Key West FL 33040