



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

July 16, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

RE: NEW TWO STORY HOUSE AND NEW FENCE. DEMOLITION OF
HOUSE
FOR: #914 JAMES STREET- APPLICATION NO. H12-01-345
KEY WEST HISTORIC DISTRICT

Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **denied** the above mentioned project on Tuesday July 10, 2012. The Commissioners review the submitted application and voted to deny the application based on Article VI- Design Guidelines in Key West Historic District, particularly the following guidelines;

New construction, specifically page 38a;

4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.
5. **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

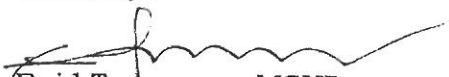
During deliberations the Commission mentioned that there is already an approved scheme for the site, which is more appropriate than the new submitted one. The Commissioners also wanted to understand why the applicant did not submit a perspective drawing that was requested in two instances to review the design in relationship to its surrounding neighboring structures. Mr. Trepanier explained to the Commission that his client understood that a perspective drawing was not going to change the outcome of the vote. The proposed demolition of the entire house was also denied based on the fact that the proposed plans were not approved.

If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
#3126 Flagler Avenue
Key West, Florida 33041-1409

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 historic heritage.

Sincerely:



Enid Torregrosa, MSHP
Historic Preservation Planner
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