

Public Comments
1415 Eliza Street

To: HARC

Date: 02/20/2013

To Whom It May Concern;

My name is Larry Beaver and I own the property at 1413 Eliza Street next door to the now vacant lot. I am unable to attend tonights meeting, 02/26/2013, because of a prior commitment and would like this letter read into the Meeting Minutes.

"I would like to see the new structure at 1415 Eliza Street to conform with the existing structures, a Conch Style single story permanent home. I do not believe that a Modular style structure can achieve this and I am afraid it would lower the property values in the neighborhood. The home should be built on-site and "fit" the current neighborhood size and style. "

Thank you for your time and attention to this very important matter.

Respectfully,

Larry Beaver

1706 Patricia Street

Key West, Florida 33040

305-292-9712



JO Bennett <jbennett@keywestcity.com>

Fwd: Objections to HARC permit application H13-01-0091/ 1415 Eliza Street

Enid Torregrosa <etorregr@keywestcity.com>
To: JO Bennett <jbennett@keywestcity.com>

Mon, Feb 11, 2013 at 8:51 AM

To be included in the packet and sent to each commissioner.

many of them had already read the packets.

Thanks;

Enid

----- Forwarded message -----

From: **Patrick Raher** <patraher@me.com>

Date: Sun, Feb 10, 2013 at 5:44 PM

Subject: Objections to HARC permit application H13-01-0091/ 1415 Eliza Street

To: Etorregr@keywestcity.com

Please place the following objection to the above referenced application into the HARC record and provide copies to each Commissioner prior to the February 12, 2013, hearing date.

This objection is based on the total lack of any architectural compatibility of the proposed structure with the historical district and lack of sufficient detail in the application documents to even allow the Commission to consider this application. As a result, it is requested that the Commission deny the application.

HARC Guidelines at p.53 specifically provide that:

"New construction should be compatible with existing buildings and streetscapes. Building height and volume, scale, site orientation, façade proportions, window patterns, architectural details, roof form, landscaping, and fencing are elements that must be compatible with existing historic construction located near the site."

In addition to the errors and omissions noted in the staff report, the current proposal completely ignores the basic requirements of "historical compatibility" and the specific guidelines this Commission has said govern applications and its decisions.

An initial review of the application indicates that the front porch roof and massing is not compatible with the historic district. The porch roof is merely a continuation of the main roof, which adds to the "trailer look" of this proposed structure. The term "trailer look" is not used in a derogatory sense in this objection. Indeed, the very company whose plans have been submitted for consideration has many "manufactured homes" that have strong architectural detailing. In this particular application, however, there was no attempt by the applicant to specify such details that would have made the project compatible with the historic district. Instead, the most basic form available is being proposed and the result is a square box that resembles a trailer more than a home in the historic district. This is a critical decision for the Commission at this time. Certainly in the future, manufactured housing may be presented to the Commission on more numerous occasions as the industry grows in this country. If the Commission accepts such a utilitarian form as meeting the HARC requirements, it will set a precedent that will hamstring future HARC objections to other similar or larger projects. Thus, basic issues such as the incompatibility of the porch roof and massing must be carefully considered.

Not only, as noted above, is the front porch roof merely a continuation of the main roof, but the roof PITCH as proposed is not compatible with the historic district. The proposed pitch of 6:12 is significantly shallower than the more normal historic pitch of at least 8:12.

Moving from the roof pitch to the design of the roof itself, the submitted plans call for a metal roof and a

continuous ridge vent. First, the staff report indicates that the roof will be a "metal v crimp" roof. However, an initial inspection of the plans submitted for Commission approval contain no indication other than a "metal roof." A simple metal roof would not be in character with the Historic district and, accordingly, the application should be denied. In addition to the lack of a clearly specified metal roof design, there is a very clear designation that this proposed structure will have a ventilation ridge which is specified in the manufacturer's design drawings. An initial review of structures in the historic district indicate ridge vents and the resulting impact on the roof line structure are not common and will, if prevalent in the future, have an adverse impact on the historic roof line view in Key West. Accordingly for all of the reasons set forth above regarding the proposed roof structure, this application should be denied

Moving from the roof structure to the proposed windows, the proposed window proportions are not compatible with the historic architecture of Key West. There is no detail on the windows to indicate that they are consistent with the historical district and are double hung windows. This omission must be corrected. In addition, the windows show divided lites, which due to the required impact resistance will likely be provided by the manufacturer as mere fake stuck-on mullions. Plans do not indicate the manufacturer of the windows or proportions of the mullions. Very often inexpensive lines of windows have "fat" mullions that are not compatible with historic window proportions required by HARC in past decisions. Accordingly, at a minimum, more specific

information is needed on the manufacturer and exact construction of the windows and the application should be denied in its current formulation.

Moving from what is shown on the submitted plans, there are serious omissions from the plans that also require denial of the application. First, the site plan does not indicate the location for A/C equipment, fences, sidewalks, etc. Without this detail, that has been previously required for new construction, HARC cannot fulfill the requirements of the Guidelines or protect the historical district's character. Without detailed plans for the rest of the property, the application should be denied.

As demonstrated above, this proposed application presents a cookie cutter structure with no consideration what-so-ever for historic compatibility with Key West architecture. Compatibility doesn't necessarily mean everything has to match what surrounds a proposed structure or fake the conch style. However, here there is nothing in the application that suggests a contemporary style or design, nor is there any reference to the historic neighborhood or the Key West vernacular. Indeed the staff is clear in its statement that this application is "...not built in the Historic vernacular" and the comments set forth above detail the potential tragic result of this omission on the neighborhood.

As noted at the beginning of this objection, "New construction should be compatible with existing buildings and streetscapes. Building height and volume, scale, site orientation, façade proportions, window patterns, architectural details, roof form, landscaping, and fencing are elements that must be compatible with existing historic construction located near the site." One look at the structures surrounding this site, and in the neighborhood that will soon be adjacent to a new City Hall, indicates that this proposed project would be a travesty if approved by HARC.



JO Bennett <jbennett@keywestcity.com>

Objections to HARC permit application H13-01-0091/ 1415 Eliza Street

vwo333 <vwo333@gmail.com>

Sun, Feb 10, 2013 at 9:10 PM

To: Enid Torregrosa <etorregr@keywestcity.com>

Cc: jbennett@keywestcity.com

Attn: Enid Torregrosa, Jo Bennett,

Please submit the following request to the HARC members prior to the meeting on Tuesday 2/12/13 in regards to 1415 Eliza St (H13-01-0091) for the following reasons:

After reviewing the details of the replacement "modular" home for 1415 Eliza St, I feel it does not conform to the guidelines of the style of 'Old Town' Key West. Consider the long range implications of approving, essentially a 'trailer style' home in this historic neighborhood. It would not be much of a stretch to have subsequent applications approved for bonafide mobile homes once the precedent has been set. As a resident/owner on the 1300 block of Eliza, I request that you deny this application on grounds of historical incompatibility and other specific guidelines which govern such applications.

This style home might be acceptable in certain areas of Mid-town, New town or Stock Island, but is unacceptable and unwanted on our 'Old Town' historical street. I believe the correct HARC recommendation would be for a 'period appropriate' style replacement which is in compliance with the existing historic vernacular structures including appropriate window patterns, facade proportions, architectural details, etc. I am not opposed to new construction or even contemporary type home builds mixed within historic sites, as long as there is a cohesiveness in the attempt. But this design is seriously lacking the fundamental structural and aesthetic details which are necessary to elevate it to the standard of the surrounding homes.

I believe the result of this modular style, container type, railway box home, would ultimately cheapen and detract from the overall aesthetic look and feel of the neighborhood. Again, please consider my vote and opinion to deny this application in it's entirety.

Vic Olson
1316 Eliza St

