



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**

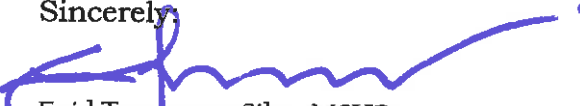
Dear Architect Pike:

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



**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 as submitted.

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

Drawn: KEYWORD SAMPLES Date: 6/2/14 5:55 Permitted by: 2014 160947

PT 2014 160947

Trans received: _____ Date: _____

Staff Use Only

Staff/Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

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:



Historic Architectural
Review Commission



REVISIONS	DATE

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

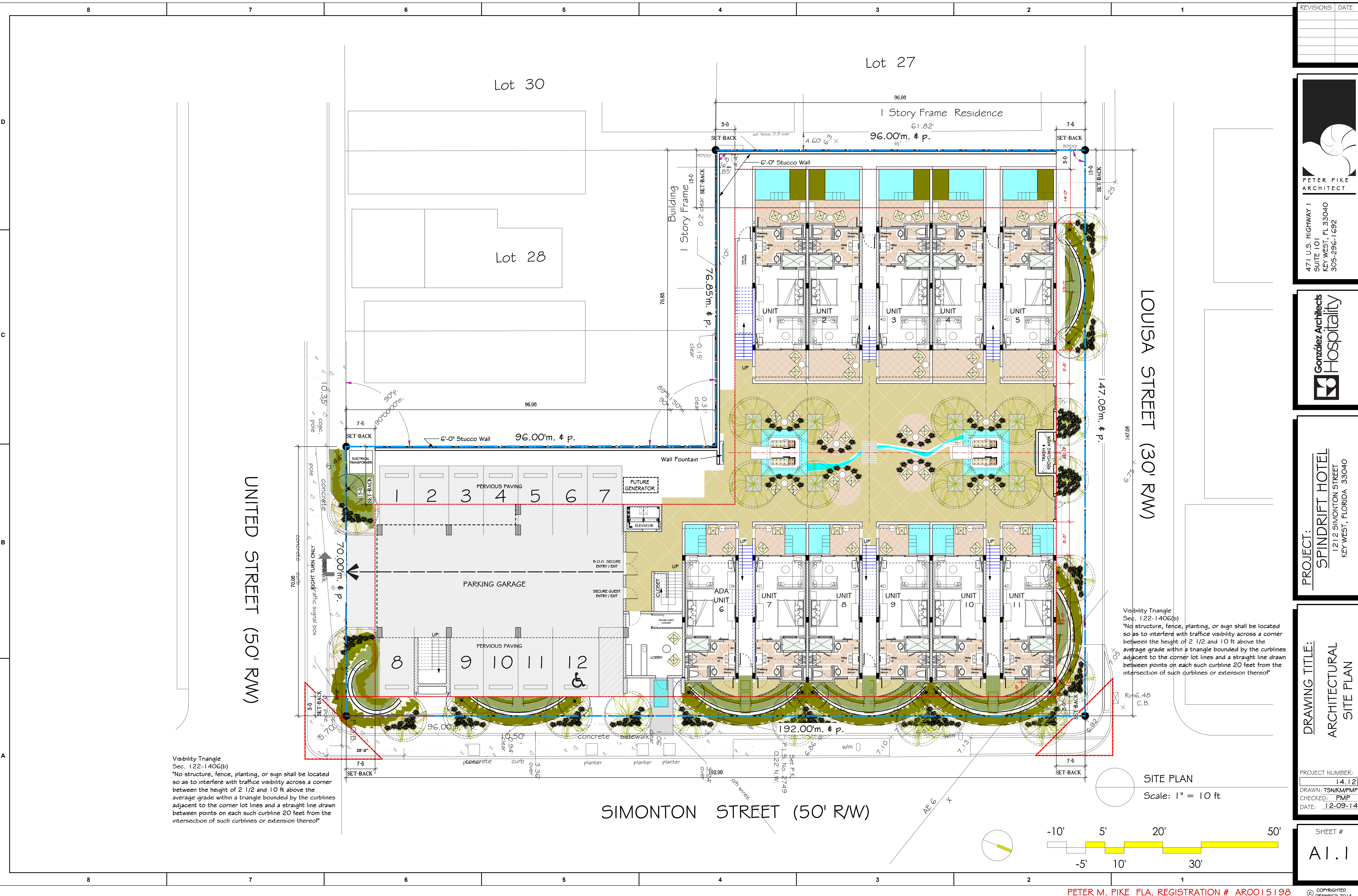
González Architects Hospitality

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

DRAWING TITLE:
 ARCHITECTURAL
 SITE PLAN

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

SHEET #
 A1.1

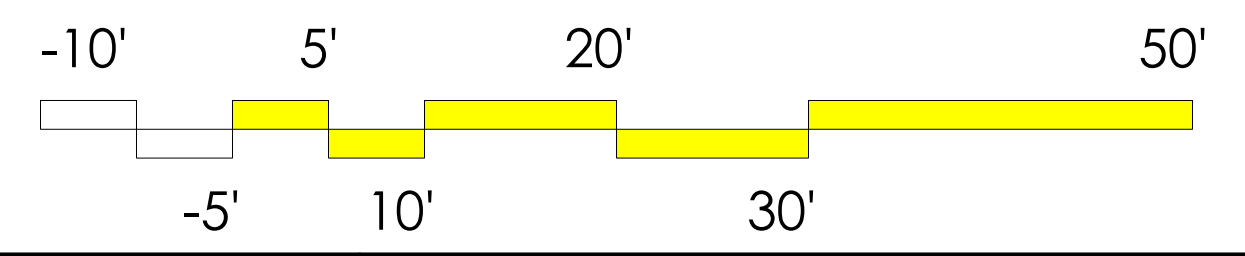


Visibility Triangle
 Sec. 122-140G(b)
 No structure, fence, planting, or sign shall be located so as to interfere with traffic visibility across a corner between the height of 2 1/2 and 10 ft above the average grade within a triangle bounded by the curblines adjacent to the corner lot lines and a straight line drawn between points on each such curbline 20 feet from the intersection of such curblines or extension thereof

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SIMONTON STREET (50' RW)

SITE PLAN
 Scale: 1" = 10 ft



REVISIONS	DATE

PETER PIKE ARCHITECT
 471 U.S. HIGHWAY 1
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 305-296-1692

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PROJECT:
SPINDRIFT HOTEL
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 KEY WEST, FLORIDA 33040

DRAWING TITLE:
FIRST FLOOR PLAN

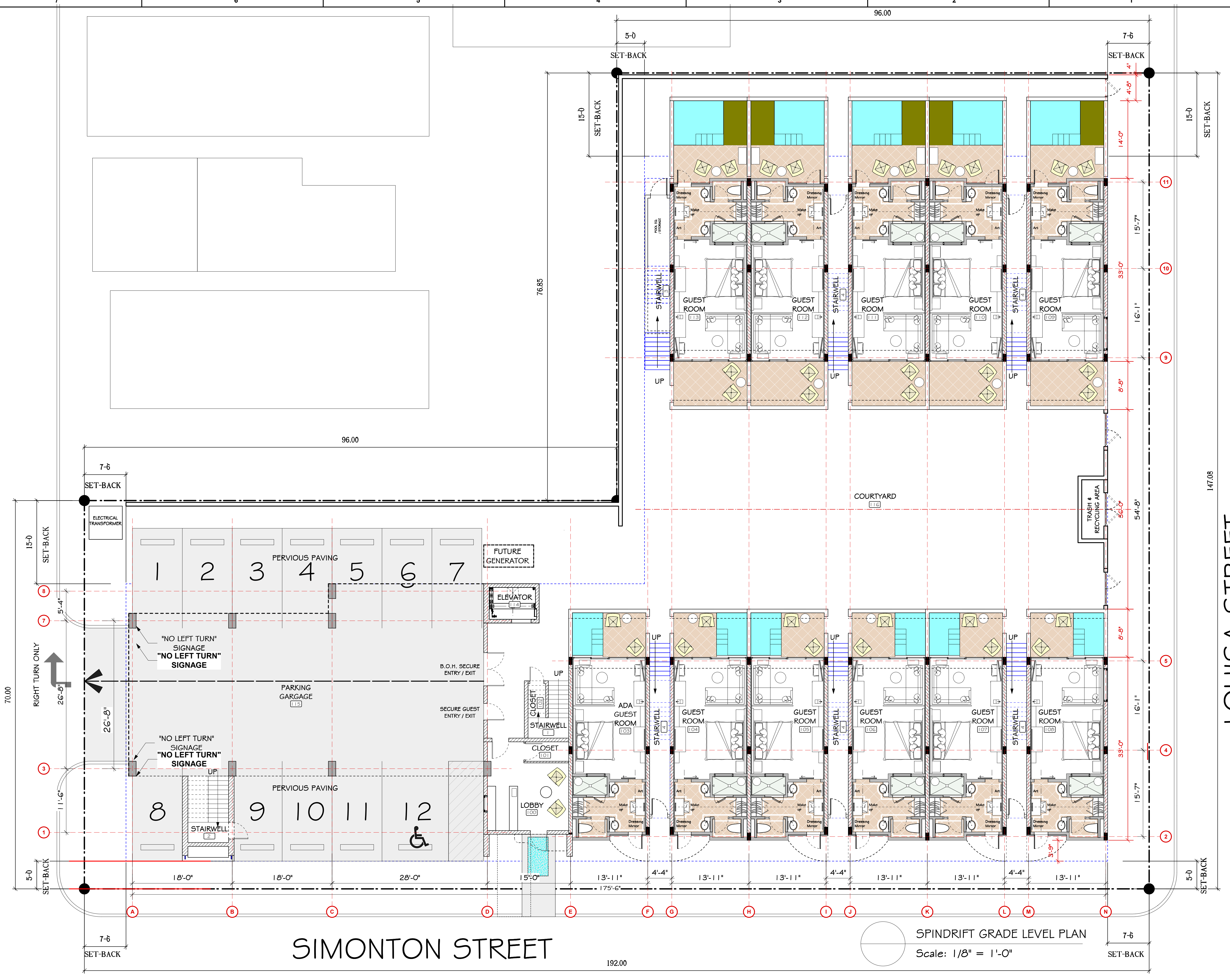
PROJECT NUMBER: 14.12
DRAWN: TSN/KMP/MP
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SHEET #
A2.1

UNITED STREET

LOUISA STREET

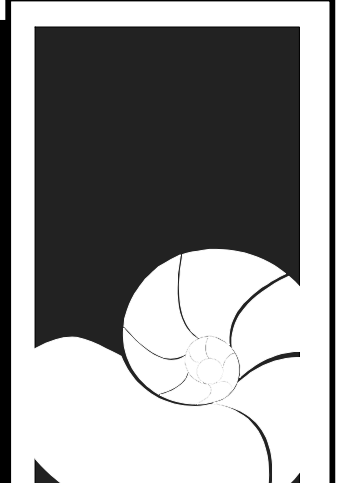
SIMONTON STREET



SPINDRIFT GRADE LEVEL PLAN

Scale: 1/8" = 1'-0"

REVISIONS	DATE



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ARCHITECT

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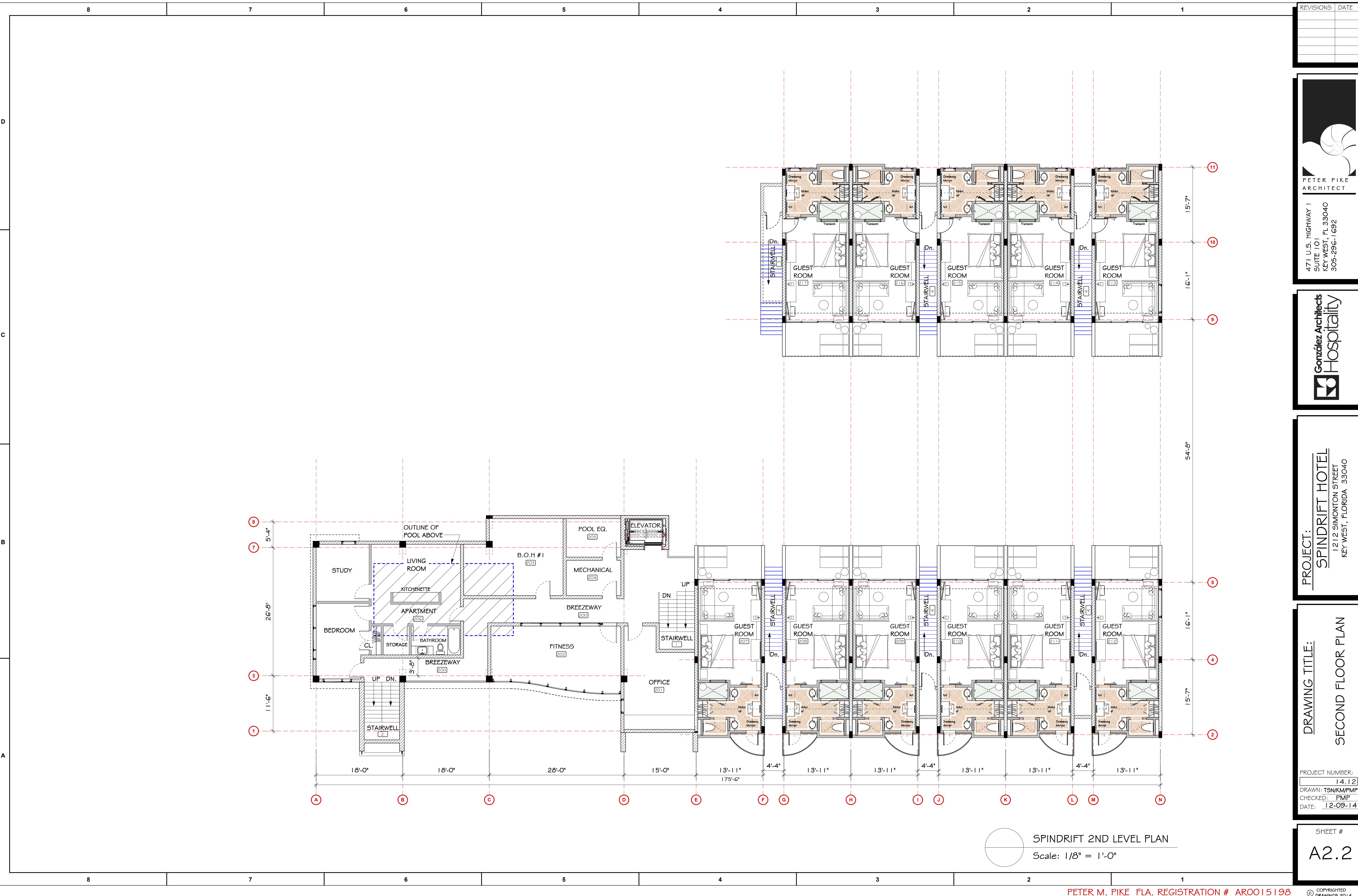
González Architects
Hospitality

PROJECT:
SPINDRIFT HOTEL
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DRAWING TITLE:
SECOND FLOOR PLAN

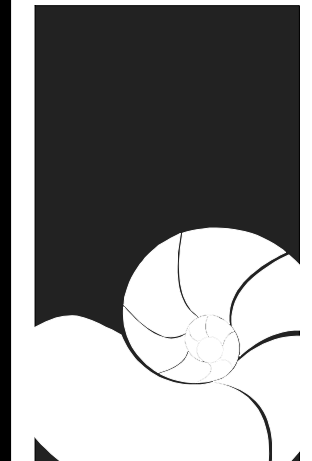
PROJECT NUMBER:
14.12
DRAWN: TSN/KMP/MMP
CHECKED: PMP
DATE: 12-09-14

SHEET #
A2.2



SPINDRIFT 2ND LEVEL PLAN
Scale: 1/8" = 1'-0"

REVISIONS	DATE



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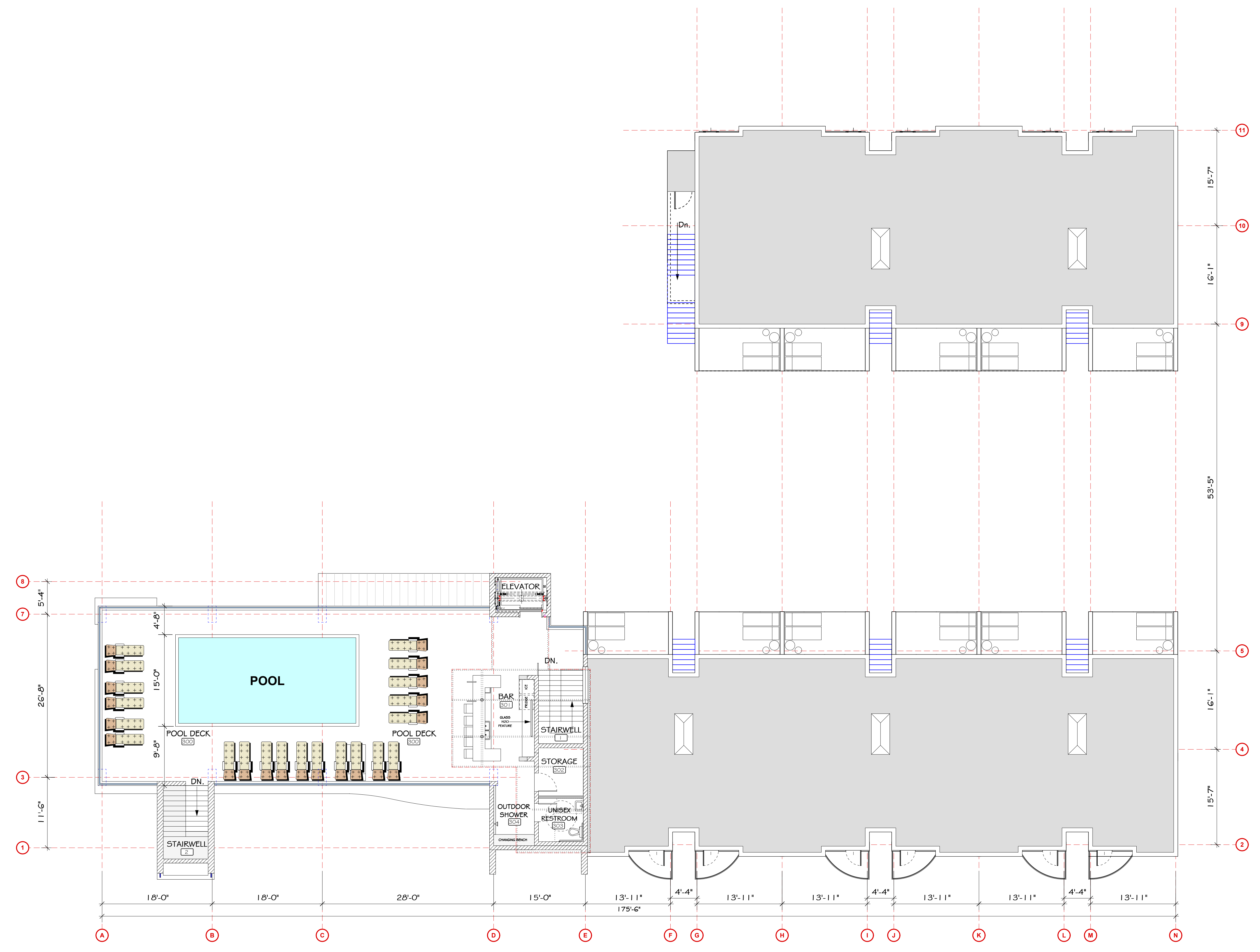
González Architects Hospitality

PROJECT:
SPINDRIFT HOTEL
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DRAWING TITLE:
ROOF DECK PLAN & ROOF PLANS

PROJECT NUMBER: 14.12
 DRAWN: TSN/KMP/MMP
 CHECKED: PMP
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SHEET #
A2.3



SPINDRIFT 3RD LEVEL PLAN & PARTIAL ROOF PLAN
 Scale: 1/8" = 1'-0"

REVISIONS	DATE

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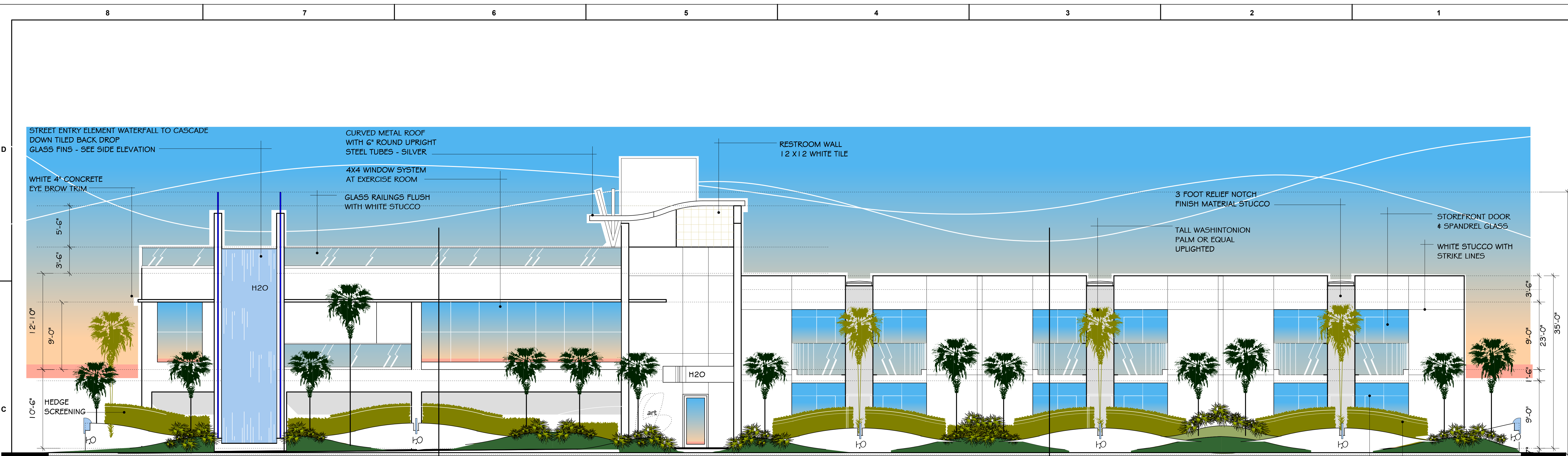
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PROJECT:
SPINDRIFT HOTEL
 1212 SIMONTON STREET
 KEY WEST, FLORIDA 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER:
 14.12
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SHEET #
A3.1

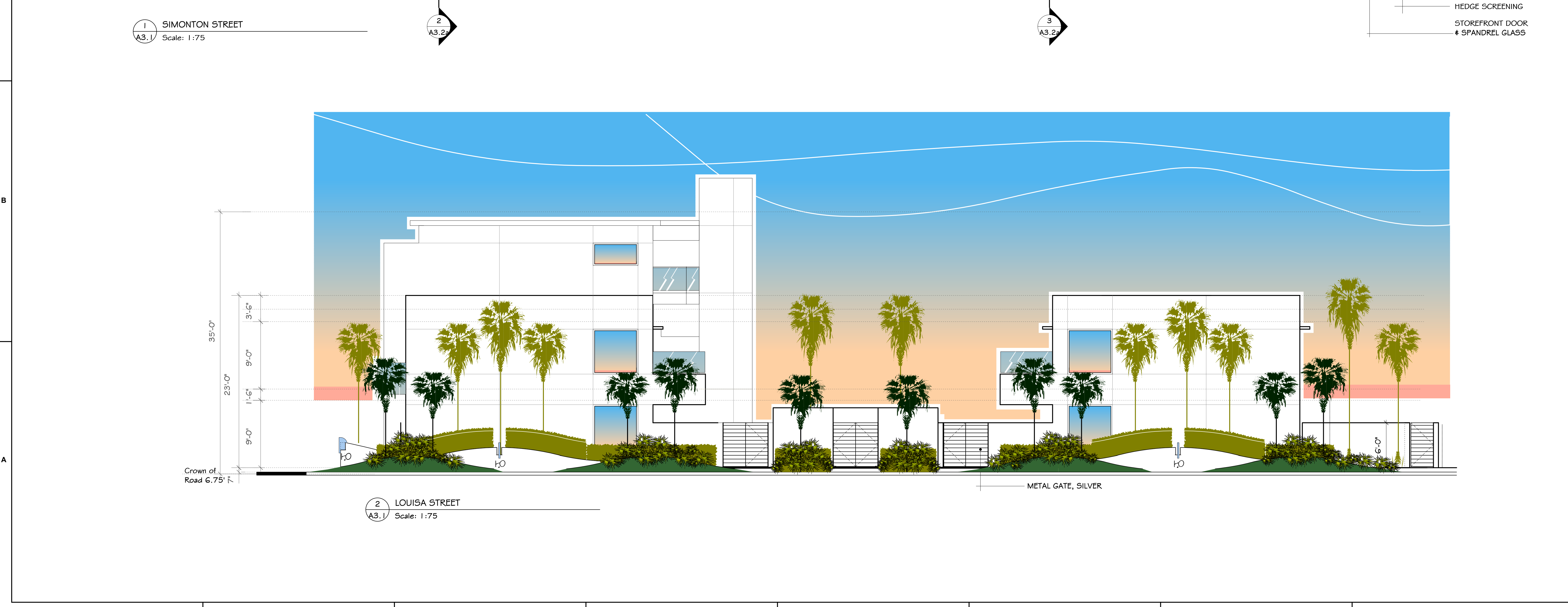


1 SIMONTON STREET
 A3.1 Scale: 1:75

2 A3.2

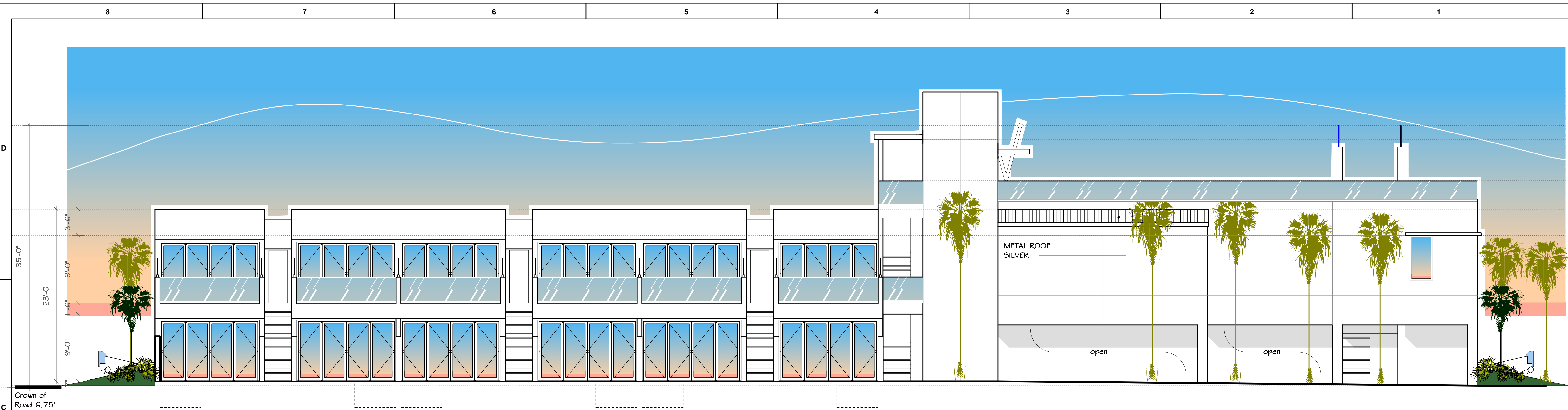
3 A3.2

HEDGE SCREENING
 STOREFRONT DOOR
 # SPANDREL GLASS

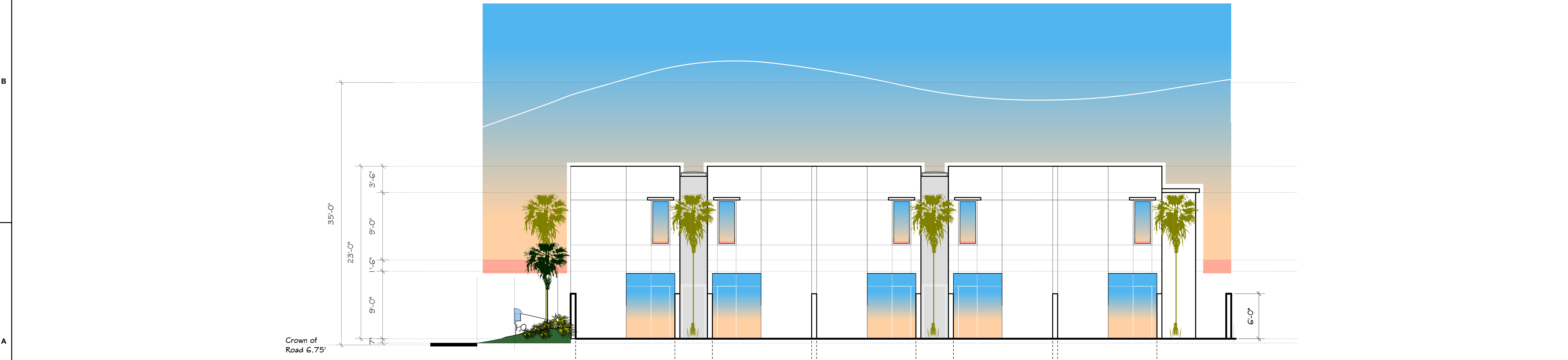


2 LOUISA STREET
 A3.1 Scale: 1:75

METAL GATE, SILVER



1 COURTYARD / BACK ELEVATION
A3.2 Scale: 1:75



2 BACK ELEVATION
A3.2 Scale: 1:75

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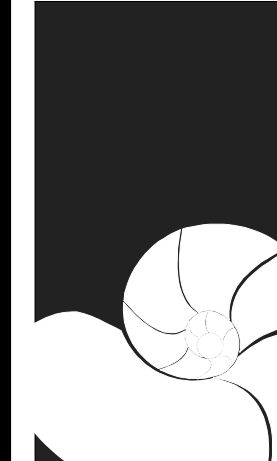
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SHEET #
A3.2

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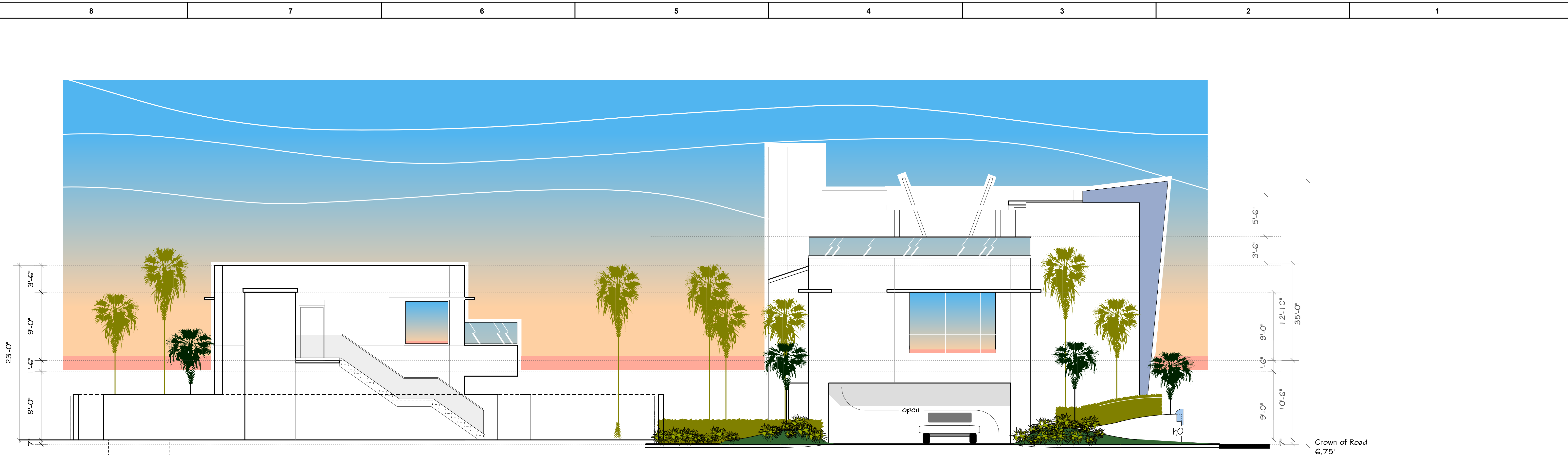
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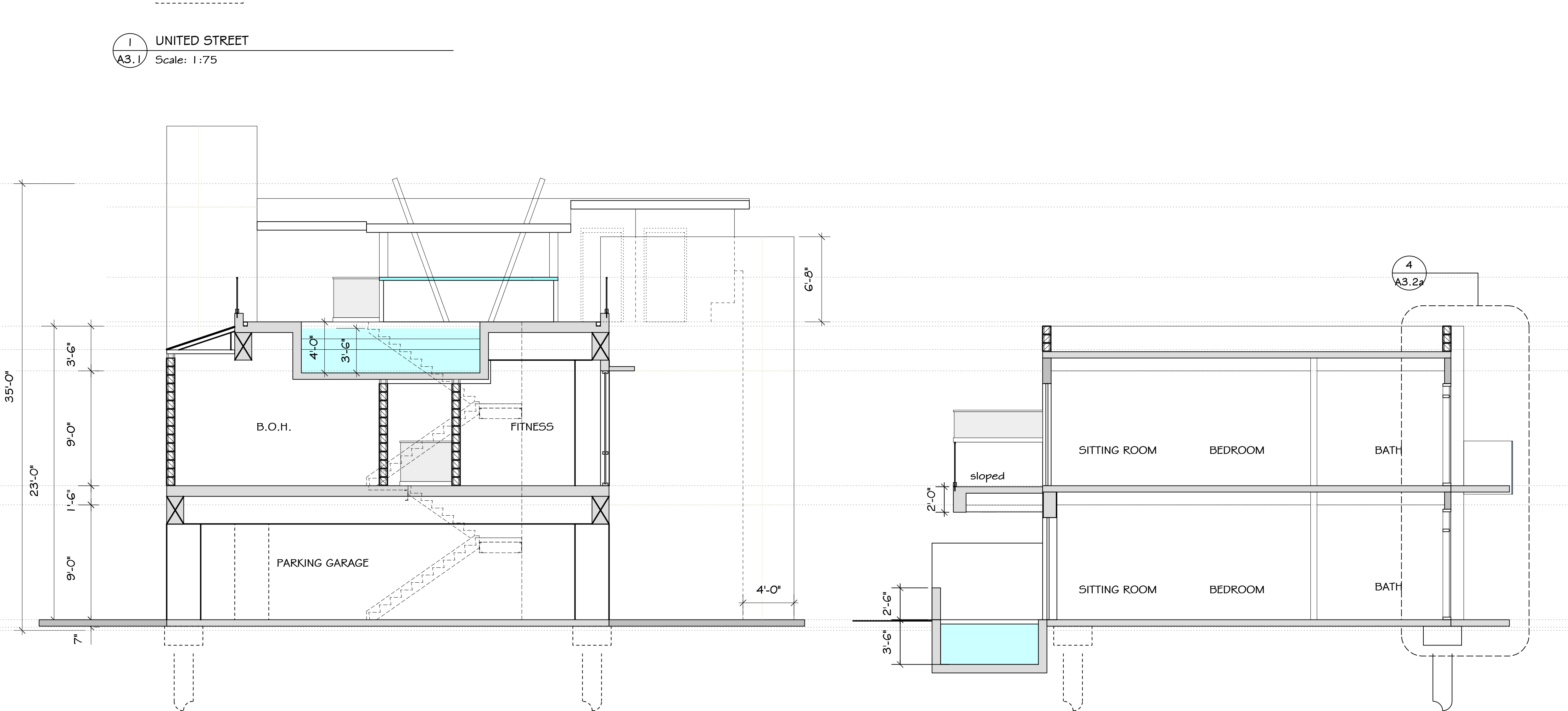
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PROJECT NUMBER: 14.1.12
 DRAWN: TSN/KMP/MMP
 CHECKED: PMP
 DATE: 12-09-14

SHEET #
A3.2A

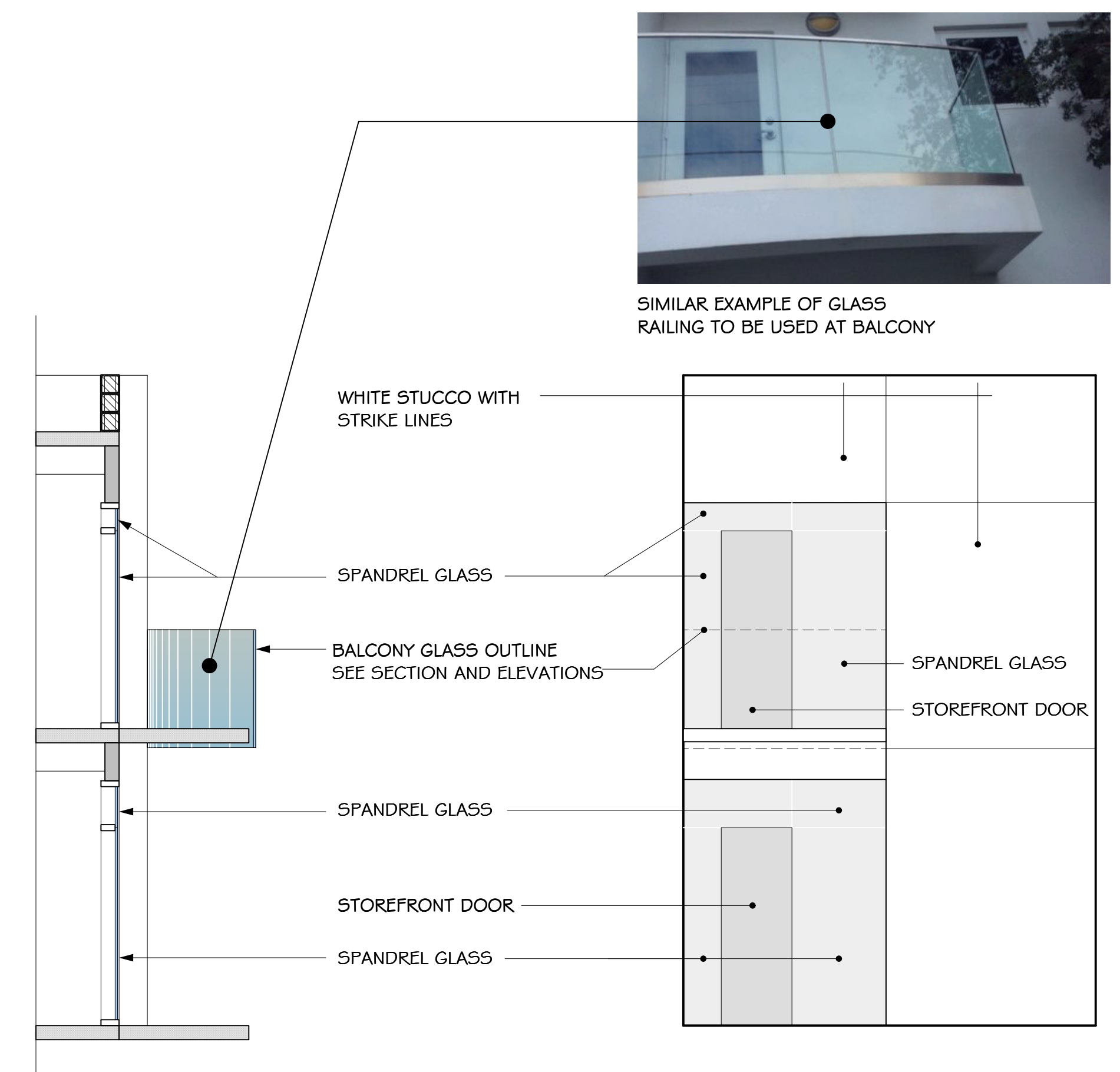


1 UNITED STREET
 A3.1 Scale: 1:75



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

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



Wall Section

Elevation Glass Detail
 SEE GLASS SAMPLES

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

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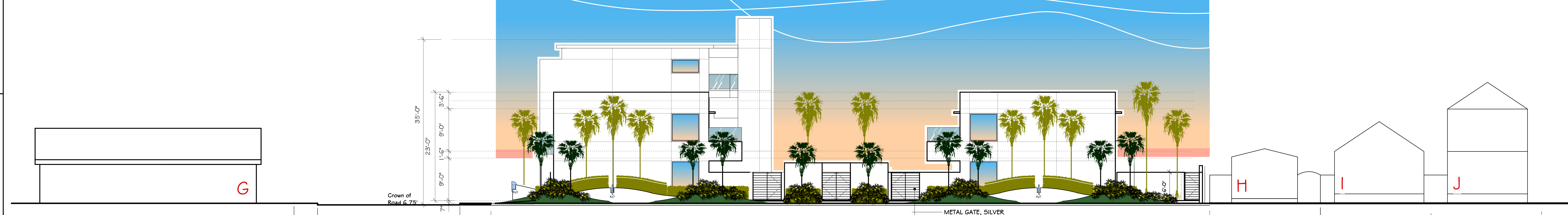
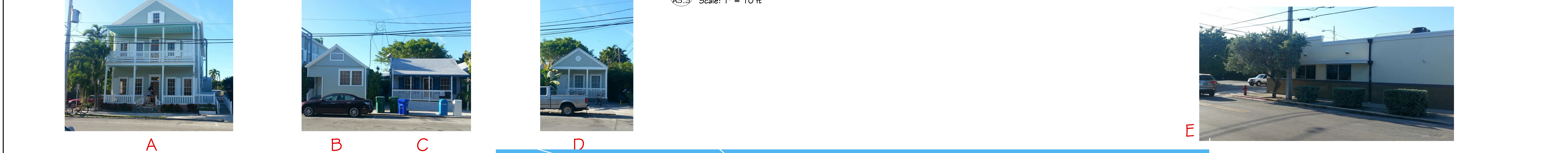
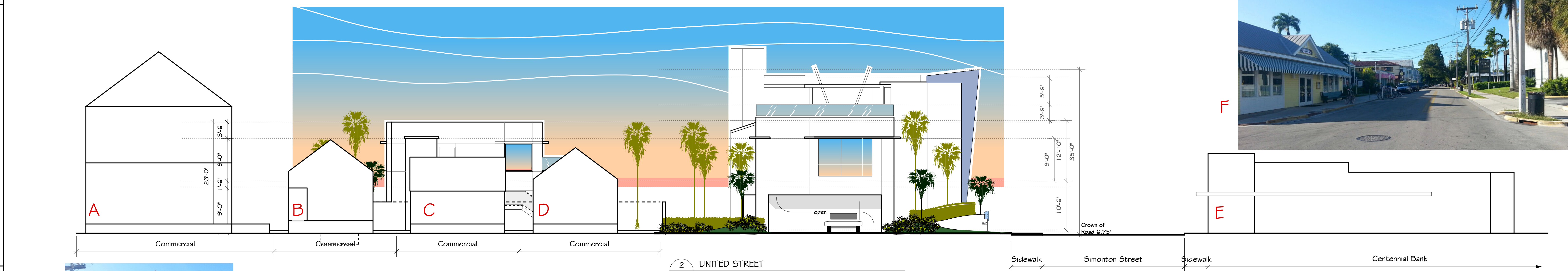
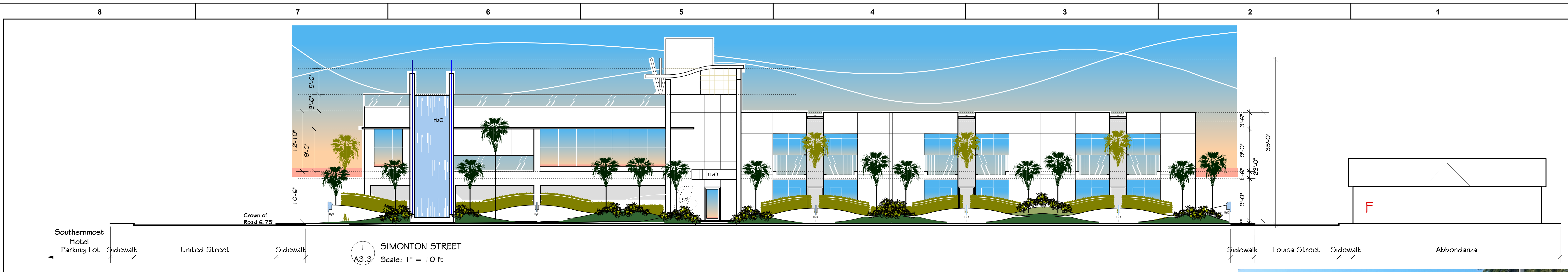
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A3.3



REVISIONS	DATE



1
A3.4

SIMONTON STREET

PETER PIKE ARCHITECT

471 U.S. HIGHWAY 1
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DRAWING TITLE:
**EXISTING SPINDRIFT
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SHEET #
A3.4



1
A3.5 SIMONTON & LOUISA STREET CORNER



2
A3.5 LOUISA STREET



3
A3.5 UNITED STREET

REVISIONS	DATE

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A3.5