

# **Public Comments**

27 July, 2015

To: Enid Torregrosa

Re: "residence" proposed for 616 Eaton Street

Having studied the materials presented regarding the proposed "residence" at 616 Eaton St, I have some serious concerns.

HARC's guidelines set standards for Relationship of Materials:

"Materials used on new construction shall be of similar color, dimension, Texture and appearance as historic fabrics."

Yet, in a neighborhood of historic wood houses, this structure uses stucco, metal, green glass, and a white roof.

"All new construction must be in keeping with the historic character in terms of size, scale, design materials, color and texture."

This design fails to comply on all counts save color. It is white...so far.

The huge box which attaches to the existing historic house is massive and overwhelms the existing house.

"Additions should be constructed with a scale, height, and mass that is appropriate to the original building and its neighbors."

And

"Additions should not alter the balance and symmetry of an historic structure."

This does alter that balance and symmetry .

As for the "rooftop garden" (which they would not need if they had not built on or paved over every square inch of dirt), please do not fall for the idea that this is somehow based on the Widows Walk tradition. This is NOT a place for a couple of people to gaze at the sea and the sunset. It is clearly designed as a party spot, for looking down on neighboring property and where the now elevated noise will be shared by the neighborhood.

This proposed "residence" is not in compliance with HARC guidelines and I urge you to DENY their application.

Thank you for your time and consideration.

Arlene Brush  
417 Elizabeth Street

## Jo Bennett

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**From:** Enid Torregrosa  
**Sent:** Tuesday, July 28, 2015 11:56 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton Street...new construction

**From:** Donna Carpenter [mailto:akeylimey@aol.com]  
**Sent:** Tuesday, July 28, 2015 11:47 AM  
**To:** Enid Torregrosa  
**Cc:** Kelly Perkins  
**Subject:** 616 Eaton Street...new construction

Dear members of the Historic Architecture Review Commission,

I want to voice my objection to the the proposed development plans for the property at 616 Eaton Street. I have lived one block from this property for almost twenty years, and walk by it several times a day.

What is planned in no way conforms to the HARC Guidelines for new construction. The building is not compatible with the character of neighboring historic structures. The proportions are grossly out of scale, and the proposed materials are not in keeping with other houses in the Historic District.

This new construction will permanently damage the symmetry and beauty of the Historic District, plus have a huge negative impact on neighboring properties. I love our beautiful historic neighborhood, and feel that we all need to do whatever possible to preserve its charm and visual harmony.

Please do not allow these plans, in the heart of the Historic District, to go forward.

Best Regards,

Donna Carpenter  
330 Elizabeth Street

## Jo Bennett

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**From:** Enid Torregrosa  
**Sent:** Tuesday, July 28, 2015 11:13 AM  
**To:** Jo Bennett  
**Cc:** Kelly Perkins  
**Subject:** FW: 616 Eaton

Hi Jo:

To be included under public comments. Thanks Enid

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**From:** Terri Hill [mailto:terrihill@bellsouth.net]  
**Sent:** Tuesday, July 28, 2015 10:23 AM  
**To:** Enid Torregrosa  
**Cc:** Kelly Perkins; Julio Torrado  
**Subject:** 616 Eaton

Dear Ms. Torregrosa,

I am the new pastor at Key West United Methodist Church (Old Stone) and the next door neighbor to 616 Eaton, which I have heard is on the agenda for tonight's meeting. I am trying to get there by 5:30, but I have to rearrange my schedule to accomplish that. Hopefully, I will be able to hear about our neighbor's plans.

I am looking forward to being a good neighbor to the owners of 616 Eaton and respect their desires for improving their property.

My only question at this point is about parking. How many parking places are involved in the plan? If at some point in the future it sold and became a guesthouse (if that is even possible), how would the parking be accommodated?

As you know well, parking is at a premium in the neighborhood and I am sure that impact is being considered.

Thank you for all that you do to keep the historic nature of Old Town such an amazing place to live, work and welcome visitors!

Sincerely,

Rev. Terri Hill  
Key West UMC

## Jo Bennett

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**From:** Enid Torregrosa  
**Sent:** Tuesday, July 28, 2015 9:32 AM  
**To:** jeff@cornfeldgroup.com  
**Cc:** Jo Bennett; Kelly Perkins  
**Subject:** FW: Opposition letter for 616 Eaton Street  
**Attachments:** 616 Eaton Opposition Letter.pdf

Dear Jeff:

Good morning. I am sorry I am answering your email this late but I was out of the office last Friday and yesterday. Your letter will be included in the file under citizens comments. I will be calling you this morning, as your request.

Hope you are doing well, Enid

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**From:** Jeff Cornfeld [mailto:jeff@cornfeldgroup.com]  
**Sent:** Monday, July 27, 2015 2:48 PM  
**To:** Enid Torregrosa  
**Subject:** Opposition letter for 616 Eaton Street

Hello Enid,

I would like to discuss with you the proposed project at 616 Eaton Street. As a neighbor of the project I have high concerns regarding its impact on the neighborhood. I have attached an opposition letter which I would like to submit to the Historical Architectural Review Commission. Please confirm receipt of this email and also please call me when you have a chance to discuss further.

Thanks,  
Jeff

Jeffrey D. Cornfeld  
The Cornfeld Group  
3850 Hollywood Boulevard, Suite 400  
Hollywood, FL 33021  
(954)989-2200  
[jeff@cornfeldgroup.com](mailto:jeff@cornfeldgroup.com)

July 27, 2015

TO: The Historical Architectural Review Commission  
RE: Proposed project at 616 Eaton Street, Key West

Dear Commissioners:

We are unable to attend the Commission meeting, but felt the need to submit our opposition to the proposed renovation at 616 Eaton Street. The proposed structures are massive, imposing and out of scale with the surrounding neighborhood. It incorporates materials that are inappropriate for residential buildings in the historic district. The structures more closely resemble a modern hotel or resort and have the strong potential of one day being turned into a multi-family resort located in the middle of an historic residential neighborhood. The Eaton Street address can be misleading, as its' massive scale and character will be visible and felt from almost every property from Eaton Street to Fleming and from Elizabeth to Simonton.

HARC guidelines outline that new construction should be compatible with, but subtly different, than its surroundings. The proposed complex of buildings misses this in every respect. Its' scale and massing is out of context with the neighborhood. Its use of stucco, glass and other contemporary finishes is out of place. Its' massive structure, curved porches, glass railings and outdoor bridges are an absolute break in the natural rhythm of the neighborhood. The construction materials being utilized are more commonly found in commercial buildings. The design's radical departure is neither compatible nor subtle.

The appearance of this structure in the middle of a neighborhood protected by HARC is an insult to those of us who have renovated our homes in strict adherence to the HARC guidelines. We renovated our house, as did most of our neighbors, because we were attracted to the character of the neighborhood, and we relied on the HARC guidelines to protect this character. Acceptance of this project will have long lasting results. It will lower the bar and the required standards for future development in the historic district and minimize the effectiveness of HARC's control on future projects.

An interesting argument that we keep hearing in support of the project is that the majority of the proposed complex sits behind the original historic structure. Why should there be any significance to the fact that most people will never see the complex? It is my understanding that the HARC guidelines do NOT allow exemptions simply because of the location on a lot. The fact that the new complex will be visible only by those few people who live adjacent to the property should not impact the commission's decision. When rendering your decision, we ask that you please consider the location as if it were sitting lengthwise along the entire block of Elizabeth Street. Because location should make no difference in your ruling.

We ask the Commission to please respect the intent of the HARC guidelines and to please protect and preserve the character and integrity of our neighborhood. We ask that you please disapprove this plan.

Thank you,



Jeff and Julie Cornfeld  
426 Elizabeth Street

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Tuesday, July 28, 2015 9:22 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton Street

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**From:** Frank Kirwin [mailto:kirwin1@bellsouth.net]  
**Sent:** Monday, July 27, 2015 4:36 PM  
**To:** Kelly Perkins  
**Subject:** 616 Eaton Street

Kelly,

I was in a bit of a rush this morning to get to showings on a property I have currently listed. Now I have time to respond in slightly more depth to the issues at 616 Eaton. First I am a resident of Old Town and am shocked that the project at 616 was even submitted. It is totally out of balance and character with anything acceptable to a longtime resident here. More than that I was the realtor who represented the property owners of the 616 property in the sale; Stan and Dana Day. During the entire time the property was listed I understood and was looking for a Buyer who would renovate and add to the property in such a way that it was both acceptable to all the neighbors and the area in general. I thought that this was accomplished when the current owners stepped forward. Had they given any indication of the scope and direction of the proposed work I am absolutely certain the property would not have been sold to them. They absolutely totally mislead both myself and the previous owners as to their intentions. It seems to me after those dealings that it would be hard to put any faith into their current representations. I realize that the property is not zoned for transient use but if the project as proposed looks like anything at all it is an ultra-modern HOTEL.

Frank Kirwin – Associate  
Preferred Properties Key West  
520 Southard Street  
Key West, FL 33040  
Office 305-294-3040 Cell 305-304-5253  
Realtorfrankkirwin.com

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 2:48 PM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton

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

From: Melissa [mailto:stonesoupgallery@aol.com]  
Sent: Monday, July 27, 2015 2:38 PM  
To: Enid Torregrosa  
Cc: Kelly Perkins  
Subject: 616 Eaton

Commissioners:

As a business owner in Old Town I'm very concerned about what is proposed for 616 Eaton. We all benefit, directly or indirectly, from the visitors and clients attracted by the ambiance and character of our Historic District. The proposed addition to the wonderful original house is as big or bigger than the existing structure and is not complementary as required by HARC guidelines. It compromises the integrity of the Historic District.

As for the proposed new building, it does not "incorporate design elements" anyone would want to see "repeated or echoed" to "assure the maintenance and preservation of the architectural character of the district." It sticks out like a very, very large sore thumb because of size and mass and scale and design. To repeat it would be a travesty. I would hate to see it or something similar crop up on the parking lot adjacent my business on White Street. If you allow one exception then why not the next?

Please reject this plan as not in keeping with HARC guidelines.

Thank you.

Melissa Trader  
Proprietor  
Stone Soup Gallery  
Sent from my iPhone



## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 1:16 PM  
**To:** Jo Bennett  
**Subject:** FW: Serbinski - 616 Eaton Street - new constructione

### KELLY PERKINS

HARC Assistant Planner  
City of Key West  
P: (305) 809-3975  
E: [KPerkins@cityofkeywest-fl.gov](mailto:KPerkins@cityofkeywest-fl.gov)

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**From:** Mark Jacob [mailto:[mjkeywest@aol.com](mailto:mjkeywest@aol.com)]  
**Sent:** Monday, July 27, 2015 12:17 PM  
**To:** Kelly Perkins; Enid Torregrosa  
**Subject:** Fwd: Serbinski - 616 Eaton Street - new constructione

[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)

HARC commission

Re: Serbinski - 616 Eaton Street - new construction

I've lived in Old Town for almost 25 years, and currently live and work in the same block as the subject property. I've been reviewing the planned development for 616 Eaton street, historically, it is the site of the Yrio cigar factory, and the garden of the Curry mansion at 620 Eaton. Over the years I've heard stories of Indian caves in the block, and stories of the Curry carriage house being moved forward after the cigar factory burned, and (right across the street) stories of houses being saved from the great fire by heroic methods involving sticks of dynamite! Now, with this project, the historic continuity of the block is in danger.

I urge the commission to deny the project on the grounds The project is not in keeping with historic character of the property, and does not maintain open space in the neighborhood. Project is out of scale, and is not compatible with neighboring properties. Project will detract from this historic block.

The plan in its original, or the marginally revised version currently submitted is unacceptable. The revisions do not address the neighbors concerns which lead to it being pulled from last months agenda. It attempts to fool with "colored pencils" the impact of the project. Aerial views of the project are fashioned to look as though the building is smaller then it is by highlighting only a portion of the roofs. This allows other portions of the plan to fade into the background, so as to be ignored in a cursory inspection of the plans. In doing so, the project also borrows the open spaces from neighboring properties. The misguided use of gable vents to carry the feature from the front house, to the back house, is like putting a sequin on the back of a rat (as it scurries along the skywalks.) The plan is drawn to misdirect: relabeling a side setback "fruit trees" does not an orchard make!

The design of the proposed residence / hotel is not in keeping with the neighborhood, and is detrimental and counter to the efforts of the neighbors who have labored with the city to keep the historic integrity of the block. The developers originally told neighbors they wished to build a cottage with a fountain on the property. The developers have not met directly with the neighbors after their misdirection has come to light.

Neighboring buildings at 620 & 630 Eaton Street are considered "mansions" by key west standards, and were historically large scale. This new development dwarfs them. This building will be an intrusion into this historic district, as it does not harmonize with existing building stock. It is not in keeping with the historic character in terms of design, scale or size.

Sincerely,

Mark Jacob  
408 Elizabeth Street  
Key West FL 33040

Dear members of the Historic Architecture Review Commission,

The board and membership of the Campbell Condominiums strenuously objects to the currently proposed 616 Eaton development. The Campbell Condominiums, located at 617 Fleming Street, abuts the proposed development at the rear of our property and our members would be directly impacted by this development.

As per the HARC guidelines, we object to this development on the following points laid out in the city's Historic Architectural Guidelines: [http://www.cityofkeywest-fl.gov/egov/documents/1381099724\\_44803.pdf](http://www.cityofkeywest-fl.gov/egov/documents/1381099724_44803.pdf)

As per pages 36-38a of the guidelines, we believe that:

1. The building is no way in proportion and not in scale of the surrounding existing historical buildings. If approved, this structure would be one of the largest in the historic district and will dwarf all nearby structures. It is an attempt to max out every setback and height restriction to give the largest building possible on the site. It is not subtle about it and it is not conforming.
2. The design is in no way compatible with Key West architectural characteristics. The size is grossly large. The design is incompatible and non-conforming to Key West traditional materials. The building is comprised of stucco instead of wood siding and looks like it belongs in Naples or Orlando. Traditional buildings in KW are composed of smaller roofed buildings arranged on a lot with greenspace in between. This is a single block of a building that is over 100 feet long and 30 feet high. It looks like a shopping mall.
3. The proposed structure has no details which are compatible to the historic district. The building is basically flat-roofed, with a tiny 'hat' of metal roofing, which is a lame gesture to our traditional metal roofing. The stucco walls are not predominantly used for houses in the historic district. The windows are grossly oversized in relation to the historic district, especially the gigantic curtain of window and glass balcony that will be 20' from the neighbor's property line. If this is approved as is, our property will be graced with a 30 foot high wall, set 15' from our property line. Our association will be in the shadow of this 30' high structure all afternoon.
4. In the plans you have been presented with, none of the adjacent buildings on the block our shown – because if they were you would see exactly how ridiculously out of proportion the structure is and how it absolutely dwarfs everything else on the block. You would also note how most neighbors would be graced with a 30' wall exactly 15' from their property.
5. Additionally the completely non-conforming upper balconies, glass "sky bridges" and flat rooftop gardens will be looking directly down onto other properties and cause a complete loss of privacy for those of us living in the neighborhood.

The board and membership of the Campbell Condominium Association submit that this is basically an attempt to build a hotel in the middle of the block. We believe this obese shopping mall structure's true purpose is to serve as a mega vacation rental.

It is obvious from both the design and layout that the structure is for large rental party entertainment that will grossly impact the quality of life in our neighborhood.

This is exactly the kind of development the Historic Architecture Review Commission and its guidelines were designed to prevent.

It is so comically non-conforming and violates so many rules and guidelines and is so blatantly ugly there really isn't much chance it would pass in its current form. Our fear is that as this process moves along, the

developers will come back to your commission with a few Key Westey tweaks here, the removal of a sky bridge there and a change of stucco to wood – and expect you to approve this hugely massive building on the same footprint and height.

As a commission do not be fooled by the real issue here - this project is designed to max out every setback and height restriction to give the largest building possible on the site. The development would dwarf every other structure and be one of the largest buildings in the historic district.

The board and membership of the Campbell Condominiums strenuously objects to the currently proposed 616 Eaton development and urges the commission not approve any development on the property that includes such a massive structure dwarfing historic buildings.

Thank you for your consideration,

The Campbell Condominium Association Board and membership

Michael Peltier, President

Walter Szot, Treasurer

Eric Detwiler, Secretary

Dear members of the Historic Architecture Review Commission,

I would like to voice my opposition to the development at 616 Eaton Street.

As per the HARC guidelines, I object to this development on the following points laid out in the city's Historic Architectural Guidelines on pages 36-38a.

[http://www.cityofkeywest-fl.gov/egov/documents/1381099724\\_44803.pdf](http://www.cityofkeywest-fl.gov/egov/documents/1381099724_44803.pdf)

The building is in no way proportional or in scale of the surrounding historical structures. It is of a size and scope that would dwarf adjacent buildings and seems to be an attempt to build the largest structure possible on the lot.

Additionally, it is completely bereft of architectural elements that would be compatible in the historic district.

As such, HARC should not approve this development.

Sincerely,

Eric Detwiler

617 Fleming Street

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 8:41 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton Street APP # H15-01-0842

**From:** dawnszot@verizon.net [mailto:dawnszot@verizon.net]

**Sent:** Sunday, July 26, 2015 9:15 AM

**To:** Enid Torregrosa

**Cc:** Kelly Perkins

**Subject:** 616 Eaton Street APP # H15-01-0842

Dear Ladies and Gentlemen,

I am writing to express my deep concern about the plans that have been submitted to HARC for a new house behind the existing house at 616 Eaton Street. The plans for said house (that I have seen on-line) do not adhere to the Architectural Guidelines and Design Principles as I understand them for the Historic District of Key West. Nothing I have seen, to date, is in support of the Historic District's unique urban fabric. Design guidelines in Key West's Historic District are intended to preserve and protect the architectural environment and unique character of the historic neighborhoods of the Key West Historic District. They are in place to prevent the loss of our historic architectural heritage. I am in great fear that the 616 Eaton project will prove to be a great loss to our Historic District's architectural heritage and future preservation. As hard as I look I can find nothing in this plan that contributes to our historic preservation. Quite the contrary, I find the plans harmful to preserving this integrity.

The structure is massive in scale and proportion to the other buildings in the vicinity and to the property itself. The roof form, ultra modern style and detailing are incompatible with the surrounding properties and much of Old Town, for that matter. Traditional buildings in Key West are composed of smaller roofed buildings arranged on a lot of green spaces in between. This, on the other hand, is one massive structure consuming most of the green space. There is precious little left. On the contrary, 8 Heritage Trees, one Sea Grape and 1 Sandbox were cut down and will be replaced with clusters of lesser palms. From the look of the plans, it would appear that most of the space will be consumed by an ultra modern massive building, leaving little space for replanting to heritage scale. This ultra modern, massive building will not only impact on the historic look of Old Town, it will impact on 3 blocks of residents imposing unsightly huge walls in their landscapes that will block light and precious breeze.

HARC has long been a bastion of and for preserving the very best of Old Historic Key West by strictly enforcing their Historic Architectural Design Principles and Guidelines. To allow such a nonconforming, massive, ultra modern structure is harmful to the integrity of Old Historic Key West and sets a precedent for future nonconforming projects. That strikes fear in my heart and the hearts of many who will be negatively impacted by this historically harmful project.

Thank you for the opportunity to express my very deep concerns.

Dawn Szot  
Concerned Citizen/  
Home Owner

Friday, July 24, 2015

Commissioners:

Last month I submitted a letter addressing the building the Serbinskis propose for their property at 616 Eaton. Your staff recommended against their original proposal and it was withdrawn from the June 23 agenda. The resubmitted design is essentially unchanged: massive and out of scale with neighboring structures, incorporating inappropriate materials and finishes and still aggressively intruding on neighbors privacy. The minor modifications do very little to alter the building's mass and scale – it is actually longer now with the garage moved farther from the center portion of the building. Only in comparison with last month's offering can this month's seem an improvement. I submit that if the current plans were originally offered then they, too, would have been rejected by your staff.

The most recent report notes how the reconfigured roofline visually divides the building into "three, separate two story masses" thereby highlighting the fact that the new structure is not really a single residence but three separate livable spaces. The south "guest wing has it's own living area with wet bar and refrigerator: the guest quarters above the garage include a kitchenette. The property has two ROGO permits. The proposed design should require four. That said, these are not separate buildings although that illusion is created when viewing the aerial rendering of the block. The new building alone is approximately 149 feet long; comparable to the Ocean Key Resort that has approximately 150 feet of frontage along Duval Street. This *is* a resort proposal. The interior plans show a master suite that can be locked off from the guest wings on either side. The new building with the existing house and its addition are designed to house crowds of transients in the absence of a host or hostess.

Your staff observes that several neighboring lots have multiple structures, many of which have two stories. This is true on the Simonton Street side of the 616 property. On the Elizabeth Street side are the single story condominiums of Campbell Court, our single story pool house and yard and the rear yard of 620 Eaton. The Serbinski's proposed building is oriented lengthwise on the 616 lot. It's balconies, terraces, picture windows, third floor garden and living spaces all face toward Elizabeth Street with sight lines that clear fences and neighboring single story structures. This is a huge structure designed to take advantage of an expansive view over water or from the side of a mountain or similar. Lacking a scenic vista, the Serbinski's propose to incorporate the yards and private spaces of their Elizabeth Street neighbors into their view.

HARC guidelines specifically require materials used on new construction be of similar color, dimension, texture and appearance as historic fabrics and go on to note the predominant exterior finish in the historic zones is wood. This building is stucco, traditionally used only for commercial buildings. The roof is still white.

Green glass remains. It does not harmonize with pre-existing structures as the guidelines mandate.

Like others, my husband and I purchased here because we were attracted to the character of the neighborhood and appreciated the existence of rules to maintain it. We renovated and built on our property all the while complying with HARC guidelines and respecting the community aesthetic. We sold 616 Eaton to the Serbinskis relying on their misrepresentations but with the HARC guidelines as back up in case they sought to build something inappropriate. No one who lives in our Historic District should be expected to look at the Serbinski's proposed structure. It may not be readily visible to tourists and visitors but it will be a daily assault on their neighbors. The guidelines do not permit exceptions simply because of location on a lot.

The Serbinskis described very different plans for the 616 property to us and other neighbors. We must all now rely on the Commission to preserve the integrity of our neighborhood by enforcing the guidelines and disapproving this plan.

Thank you.

Dana Day  
416 Elizabeth Street



## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 10:00 AM  
**To:** Jo Bennett  
**Subject:** FW: HARC

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**From:** Frank Kirwin [mailto:kirwin1@bellsouth.net]  
**Sent:** Monday, July 27, 2015 9:48 AM  
**To:** Richard McChesney  
**Cc:** Enid Torregrosa; Kelly Perkins  
**Subject:** FW: HARC

Richard, Enid and Kelly,  
Forwarding an answer from Dana Day, a neighbor to 616 Eaton, that I got due to my e-mail of inquiry to her. Points are good and the projected construction really beyond all reasonable requests.

Frank Kirwin – Associate  
Preferred Properties Key West  
520 Southard Street  
Key West, FL 33040  
Office 305-294-3040 Cell 305-304-5253  
Realtorfrankkirwin.com

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**From:** Dana Day [mailto:danalday@earthlink.net]  
**Sent:** Monday, July 27, 2015 9:36 AM  
**To:** Frank Kirwin  
**Subject:** Re: HARC

Oh yes, I'm in town and moments away from submitting another letter. Yes! Anyone and everyone who can send a note to HARC objecting to the plan is helpful.

I know you aren't in the sightline so points that can be made by anyone and everyone are:

1. We all live in Old Town and we live here because we like the neighborhood aesthetic.
2. We all follow the rules when we construct additions and otherwise make alterations
3. We rely on HARC to enforce the rules for everyone.
4. This doesn't comply with the guidelines for new construction on pages 36-38A of the guidelines in that it doesn't "harmonize with the existing historical building stock and streetscapes" nor is it "in keeping with the historic character in terms of size, scale, design, materials, color and texture" all as required by the guidelines.
5. Please reject the proposal for 616 Eaton

If this is allowed to fly then next it could be anyone's neighbor, any of the few remaining vacant lots or whatever. We all have a stake in stopping this. Most not as great as ours but everyone has an interest. Ann Kampeter (620 Eaton) is in town for the meeting with four others and I know Campbell Court is rallying the troops. Letters and meeting attendance is pretty much all we can do.

Thanks!

-Dana

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**From:** Frank Kirwin <[kirwin1@bellsouth.net](mailto:kirwin1@bellsouth.net)>

**Date:** Mon, 27 Jul 2015 09:09:16 -0400

**To:** Dana Day <[danalday@earthlink.net](mailto:danalday@earthlink.net)>

**Subject:** HARC

Dana,

I've been busy with the marlin tournament for the last five days but finally got a chance to look at the HARC agenda for tomorrow's meeting. 616 is on again. Are you in town? Is there anything I can do?

Frank Kirwin – Associate

Preferred Properties Key West

520 Southard Street

Key West, FL 33040

Office 305-294-3040 Cell 305-304-5253

Realtorfrankkirwin.com

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 10:27 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton Street future construction

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

From: christine fifer [mailto:cfiferbeach@gmail.com]  
Sent: Monday, July 27, 2015 10:22 AM  
To: Enid Torregrosa  
Cc: Kelly Perkins  
Subject: 616 Eaton Street future construction

Dear Enid and Kelly,

I am writing you in regards to the plans for future development of the 616 Eaton property. They sadden me greatly. As a year round resident of this Old Town community and someone who literally lives within one block of this property, I am appalled to think these ridiculous designs/plans are even being considered. The proposed building is enormous, and certainly not in keeping with our beautiful historic houses in either size, materials, or style.

As a full time artist here in the community, I appreciate everyone's need to express themselves, but it would be foolhardy to think these designs wouldn't set some awful precedent for the downfall of our lovely and unique historic area that we are all so proud of. Please register my voice in the "complaint" column, and know that any opportunity for this to continue will lead us down the path of shiny bright modern McMansions, such as those that destroyed the charm of many a town up and down the eastern seaboard.

Please do not allow this to happen here in our beloved town.

With best regards that your board will make the responsible choice, Sincerely,

Christine S. Fifer  
316 Elizabeth Street  
Key West, FI 33040

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, July 27, 2015 8:40 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton St.

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**From:** wszot@comcast.net [mailto:wszot@comcast.net]  
**Sent:** Saturday, July 25, 2015 6:25 PM  
**To:** Enid Torregrosa  
**Cc:** Kelly Perkins  
**Subject:** 616 Eaton St.

After receiving incomplete information very late in this process, I would like to raise my concerns of proposal for 616 Eaton St. I object to violating Item 4: of HARC Guidelines. The building is not in proportion in scale to the surrounding historical buildings. Item 5: The design is in no way compatible with Key West old town architectural characteristics.

More information and time is needed to fully understand this project. I must object to current plans shown on the web site.

Walter Szot  
617 Fleming St.  
Key West

## Kelly Perkins

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**From:** Janine Keller <janinekeller14@gmail.com>  
**Sent:** Friday, July 24, 2015 1:13 PM  
**To:** Enid Torregrosa; Kelly Perkins  
**Subject:** 616 Eaton Street

Good afternoon,

Please allow this email to serve as my family's protest to the proposed development at 616 Eaton St. Please add our comments to the public comment and distribute to all HARC members for:

**Application Number:** H15-01-0842

**Address:** #616 Eaton Street

My husband and I live at 617 Fleming St. #9. This is the third property we have purchased in Key West, and we want it to be the last. However, with the proposed property development at 616 Eaton, our back deck view and privacy will both become non-existent.

We find the proposed building at 616 Eaton to be grossly out of proportion with the rest of the neighborhood. Even with the slight changes, it resembles a hotel in Naples or Miami. This fact and the massive windows and stucco are in direct conflict with HARC guidelines on pages 36-38a.

As neighbors to 616 Eaton, we hope you take our comments under advisement.

Best regards,

Dave & Janine Keller  
617 Fleming St. #9

Sent from my iPhone

## Jo Bennett

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**From:** Enid Torregrosa  
**Sent:** Monday, June 22, 2015 1:27 PM  
**To:** Kelly Perkins; Jo Bennett  
**Subject:** FW: 616 Eaton Street

Dear Kelly:

FYI. Should send it to Bill.

Jo:

Can you please upload under citizens comments, item 12 a and 12 b 616 Eaton Street  
Thanks! Enid

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

**From:** Jessica Johnson [mailto:jessicabjohnson@yahoo.com]  
**Sent:** Monday, June 22, 2015 1:09 PM  
**To:** Enid Torregrosa  
**Subject:** 616 Eaton Street

We've reviewed the plans and read the staff report regarding the proposed building at 616 Eaton Street. We are concerned because the proposed building is grossly out of proportion and character compared to the other homes in the neighborhood -- which is in the heart of historical Key West. We urge you not to approve these plans as proposed.

Concerned neighbors,  
Mike and Jessica Downer  
411 Elizabeth St, Key West

## Jo Bennett

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**From:** Kelly Perkins  
**Sent:** Monday, June 22, 2015 9:52 AM  
**To:** Jo Bennett  
**Subject:** FW: 616 Eaton Street HARC Application/ Please Forward to HARC

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**From:** Bender & Associates [mailto:blbender@bellsouth.net]  
**Sent:** Sunday, June 21, 2015 11:39 AM  
**To:** Enid Torregrosa; Kelly Perkins; Bryan Green; Bryan Green; Bryan Green  
**Cc:** Dana Day; 'Stan Day'; Bert Bender  
**Subject:** 616 Eaton Street HARC Application/ Please Forward to HARC

Good morning Enid and Kelly,

The email below is from Dana Day and is a protest of the 616 Eaton Street project being considered at the next HARC meeting. Please distribute it to the HARC Commissioners for their consideration. I have copied Commission Chair Bryan Green.

Dana is in Chicago and will be arriving in Key West on Wednesday. I know that the meeting is Tuesday and the subject property is the last item on the agenda. Let me know if you feel that representation at the meeting is required and I will be able to fill in for her. Alternately, the Commission may choose to table the project to a future meeting to allow the parties to mediate a resolution.

Thanks,

***Bert L. Bender, Architect***

Bender & Associates Architects, P.A.  
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305-296-1347  
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**From:** Stan Day [mailto:sday@sram.com]  
**Sent:** Saturday, June 20, 2015 6:57 PM  
**To:** Bert Bender  
**Cc:** Dana Day  
**Subject:** Please Forward to HARC

Commissioners:

For weeks and months I've monitored the HARC agendas anticipating a submittal from the owners of 616 Eaton ("Owners"). My husband and I are adjacent neighbors and the most recent sellers of the property. Our buyers expressed a desire for more privacy than their current Old Town corner home offered and an interest in an expansive garden. They seemed ideal candidates to restore the existing historic structure and to create a thoughtful oasis sensitive to the neighbors and neighborhood while remaining respectful of the Historic District. Imagine our shock and dismay when at last the plans were posted on Friday evening. The behemoth

depicted has no place on our block or in the Historic District for reasons almost too numerous to mention.

Your staff has aptly noted:

“ Although the house is located in the rear of the property, it is massive and out of scale compared to the neighboring historic structures. Therefore the new residence is inconsistent with the guidelines in regards to proportion, scale, and mass and compatibility.”

This epitome of understatement is both entirely accurate and woefully inadequate to describe the building(s) submitted for approval. Certainly the mass and scale are wildly disproportionate to neighboring structures and properties. As large as the new home appears in the drawings it is nevertheless minimized by the exclusion of nearby structures from the rendering. What appears as a grassy lawn in the color renderings is the location of our one room pool house. I submit that if one could see the new house and the existing structure over which it will loom then the inconsistency of mass and scale would be even more apparent. HARC submissions require graphic depictions of the adjacent structures to show the design in it's context, which are missing here.

Compounding the size issue is the matter of materials, color and texture of the building. which are to be compatible with the Historic District per HARC guidelines. While I understand new construction and additions are meant to be sufficiently distinct so as not to appear to be masquerading as vintage, the guidelines require respect for the historic context. HARC guidelines note specifically the impropriety of tinted glass in a rehab yet this structure seeks to use green tinted doors, windows and railings. Similarly, the finish is stucco, a material used in Key West chiefly for commercial buildings, not residences in the Historic District. The roof is proposed white metal and projects at angles not seen for blocks in any direction. Surely the neighbors should be able to rely on HARC to protect our views of gabled metal roofs painted silver intermixed with the stepped parapets of commercial structures.

Although the Historic District does have its widows walks and upper porches ,it is a neighborhood where residents primarily spend their social and private time at elevations no higher than a front stoop. This structure employs multiple terraces and balconies, an open second story walkway and even a roof garden above second floor bedrooms. The panoramic views of neighbors' gardens, pools and porches are grossly intrusive.

We've watched the neighbors we thought sought a garden remove a number of trees from the property since purchasing. The proposal before the Commission appears to eliminate almost everything that remains. The lot is covered almost in its entirety by building, decks, pools and drives. All that's left uncovered are setback areas and the front yard neither of which can be touched. The view over our pool house would no longer include any canopy trees, only the upper reaches of the neighboring building unshielded by any vegetation.





These plans make perfect sense if one recognizes the building for what it is – a hotel. Whether or not owners charge their guests, the property is built to function for transient residents. The mass and scale make sense when considered in that context. The original house operates as a stand alone property and the new house is readily divided into three sub-units.

My husband and I urge you to reject this proposal outright because it is out of proportion to the neighborhood in terms of mass and scale. It is also incompatible with the Historic District in myriad other ways as noted.

Thank you for your consideration.

Dana Day  
416 Elizabeth Street