

## Kathleen McDonald

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**From:** Kathleen McDonald  
**Sent:** Wednesday, March 16, 2022 5:27 PM  
**To:** Kathleen McDonald  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

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**From:** Kathleen McDonald  
**Sent:** Monday, November 29, 2021 11:23 AM  
**To:** Jess Forsythe <jess@kenna.construction>  
**Cc:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

Hello Jess,

Yes, the existing roofline (minus the rear shed addition) is what we'd consider historic. If you were to proceed with the third sawtooth option, there would be no historic demolition involved in that case. We've also had cases where the applicant proposes to frame over the existing roof in order to avoid demolishing historic elements, so it just depends on what specifically you're proposing.

Best,

**Kathleen McDonald, MHP**  
**Historic Preservation Planner II**

City of Key West at  
Josephine Parker City Hall  
1300 White Street  
Key West, Florida 33040  
305.809.3975  
[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)

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**From:** Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)>  
**Sent:** Wednesday, November 24, 2021 8:44 AM  
**To:** Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>  
**Cc:** Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

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Is the roofLINE considered the historic element and any option for reconfiguration we've mentioned, which would make us have 2 readings.

Or is the actual material of the roof (the metal) the historic element, in which case metal was replaced between '97 and 2018.. and we'd go to one meeting.

Your answer seems broad and not specific to this case.

Thanks,

Jess

On Tue, Nov 23, 2021 at 3:40 PM Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)> wrote:

Hello Jess,

That depends on the status of the variance. Projects need to receive required variances before moving forward to HARC. The application deadline for the January meeting will likely be December 28<sup>th</sup> (the 2022 schedule is being reviewed and voted on at tonight's HARC meeting).

If there is demolition of historic elements, the project will require 2 readings; if the demolition is non-historic, only 1 HARC meeting would be required.

Best,

**Kathleen McDonald, MHP**

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**From:** Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)>  
**Sent:** Tuesday, November 23, 2021 1:08 PM  
**To:** Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>  
**Cc:** Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

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Would it be approved or disapproved in January meeting? or would there be a second meeting or public notice sent out similar to what's happening in planning now...

Thanks,

Jess

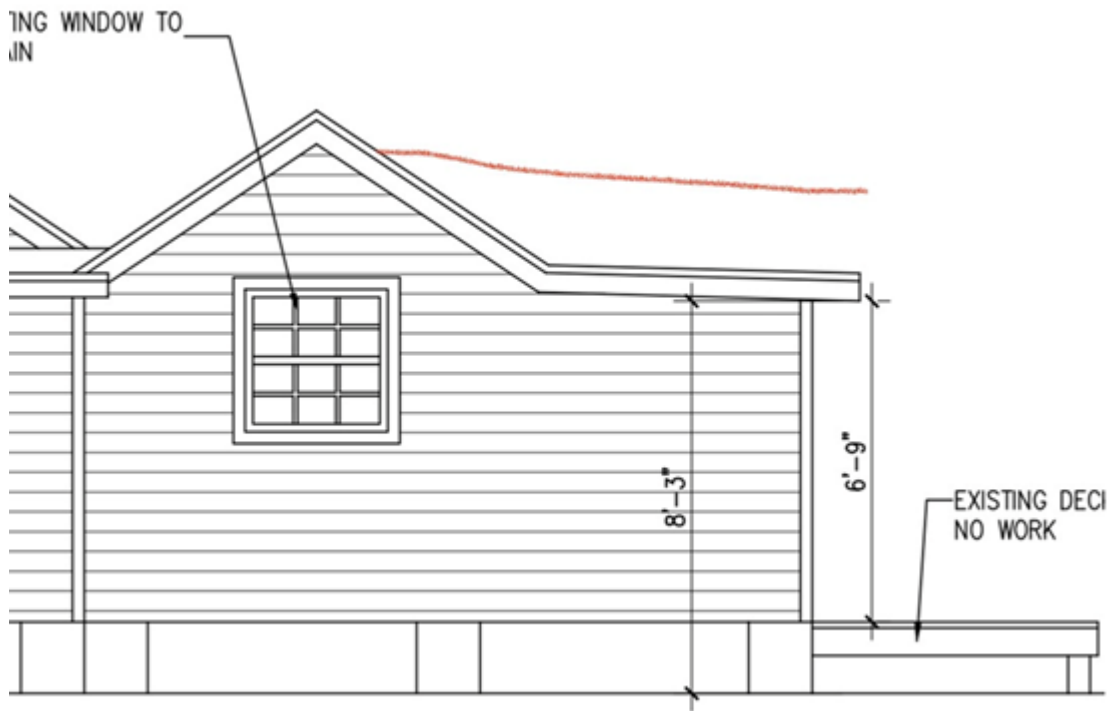
On Tue, Nov 23, 2021 at 1:04 PM Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)> wrote:

Ok thank you for the feedback. Will keep you posted.

On Tue, Nov 23, 2021 at 12:22 PM Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)> wrote:

Hello Jess,

If the third sawtooth is not an option, I believe the next best option in terms of the HARC guidelines would be the below:



Though it is not the most ideal, as I previously wrote, it is more appropriate in comparison to the other options that were proposed. The proposal from your last email would again completely alter the roofing configuration of that historic sawtooth. Though the rear sawtooths are not identical, they are both historic.

If the homeowners would prefer to proceed with one of the alternate options that you proposed, they may present their case at the HARC meeting, but they would not receive a positive report from staff.

Best,

**Kathleen McDonald, MHP**

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**From:** Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)>  
**Sent:** Monday, November 22, 2021 9:08 AM  
**To:** Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>  
**Cc:** Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

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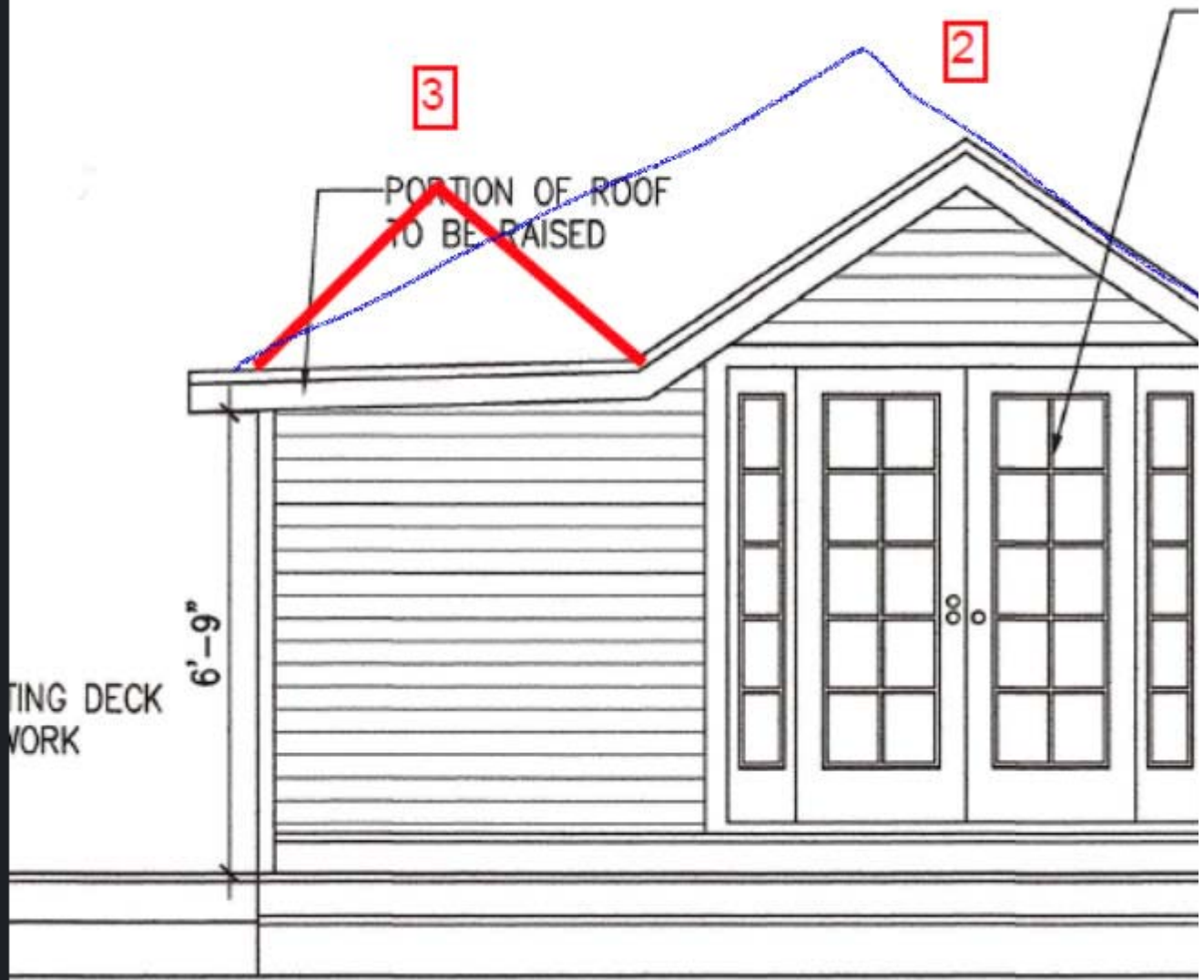
I spoke too soon.

There is a concern that if we add another sawtooth, structurally we would have to add a support beam inside where the new sawtooth would start and it would defeat the purpose of this change altogether to raise the already very low interior ceiling.

Homeowners wanting to know if we made the existing sawtooth to be one larger proportioned one, would that be allowed. The rear two that are existing are not exact, not identical, neither in height or pitch.. see picture below with blue line.

Let me know your thoughts. Thank you.

Jess



On Sat, Nov 20, 2021 at 9:33 AM Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)> wrote:

Hey Kathleen,

We had not thought of that as an option but after discussing with the homeowners they are fine with that design. I will revisit with engineer and send you a revised drawing to review.

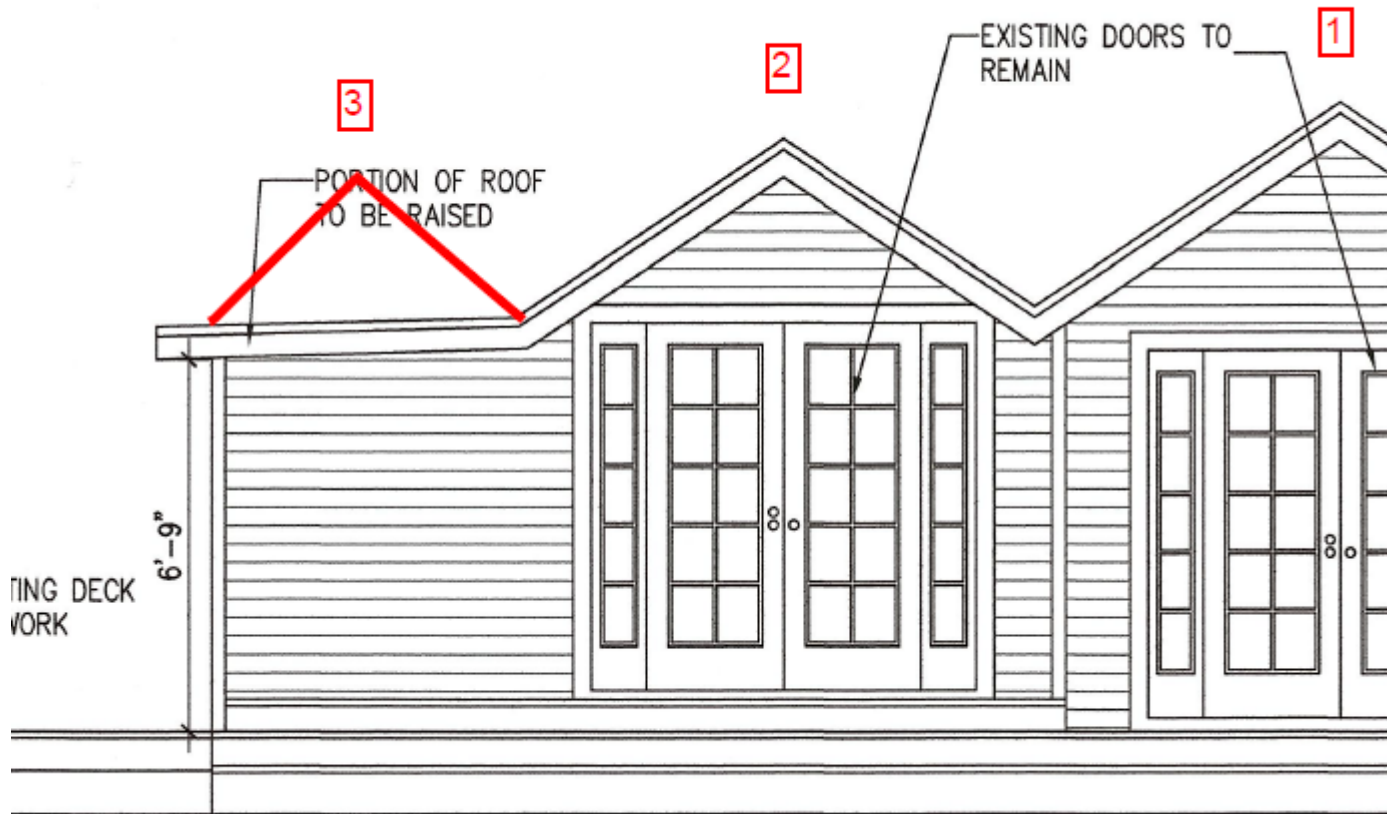
Thank you Kathleen! Happy weekend.

On Fri, Nov 19, 2021 at 4:25 PM Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)> wrote:

Hello Jess,

Any reconfiguration of the roof will require HARC Commission. The 1<sup>st</sup> option that you provided would not be supported by staff, as it would completely alter the roofing configuration by raising the historic sawtooth addition.

The 2<sup>nd</sup> option that you provided I explained in my previous email: “Coming in below the ridgeline with a new shed roof would be more typical, but you would still be partially concealing the original roofline of the historic sawtooth, which would still not be ideal. The goal would be to distinguish historic portions of the house from non-historic/new additions, and so the historic sawtooth should still be readable as its own element. Have you thought on the possibility of creating a third sawtooth with the new roofline? That would be the ideal option, which we could support as long as it’s proportioned correctly.” When I said “third sawtooth” I meant something similar to the below:



Have you thought on this possibility?

Best,

**Kathleen McDonald, MHP**

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**From:** Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)>

**Sent:** Friday, November 19, 2021 1:20 PM

**To:** Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>; Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>

**Subject:** [EXTERNAL] Re: [EXTERNAL] 6 Fletchers Lane

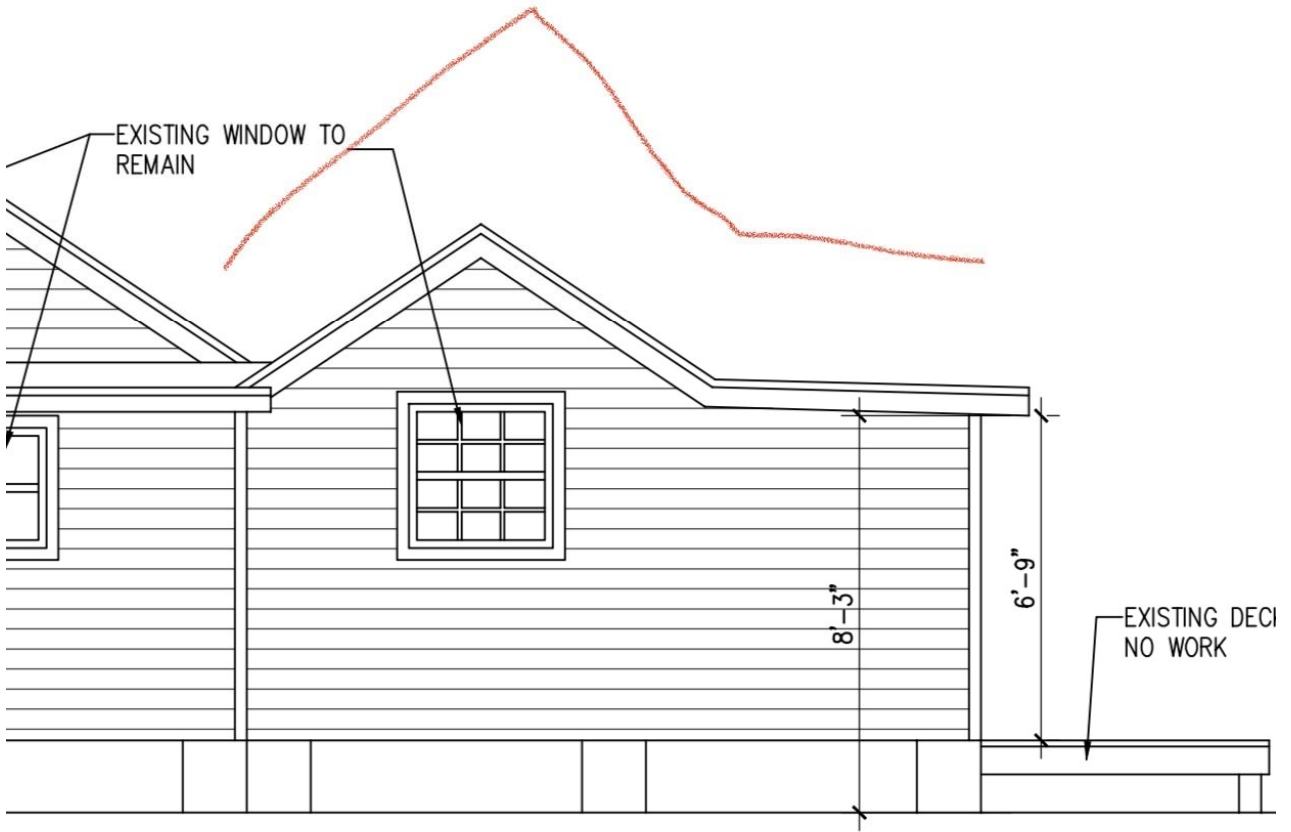
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If we went with one of these options: could we not go to harc commission? Pictures below.

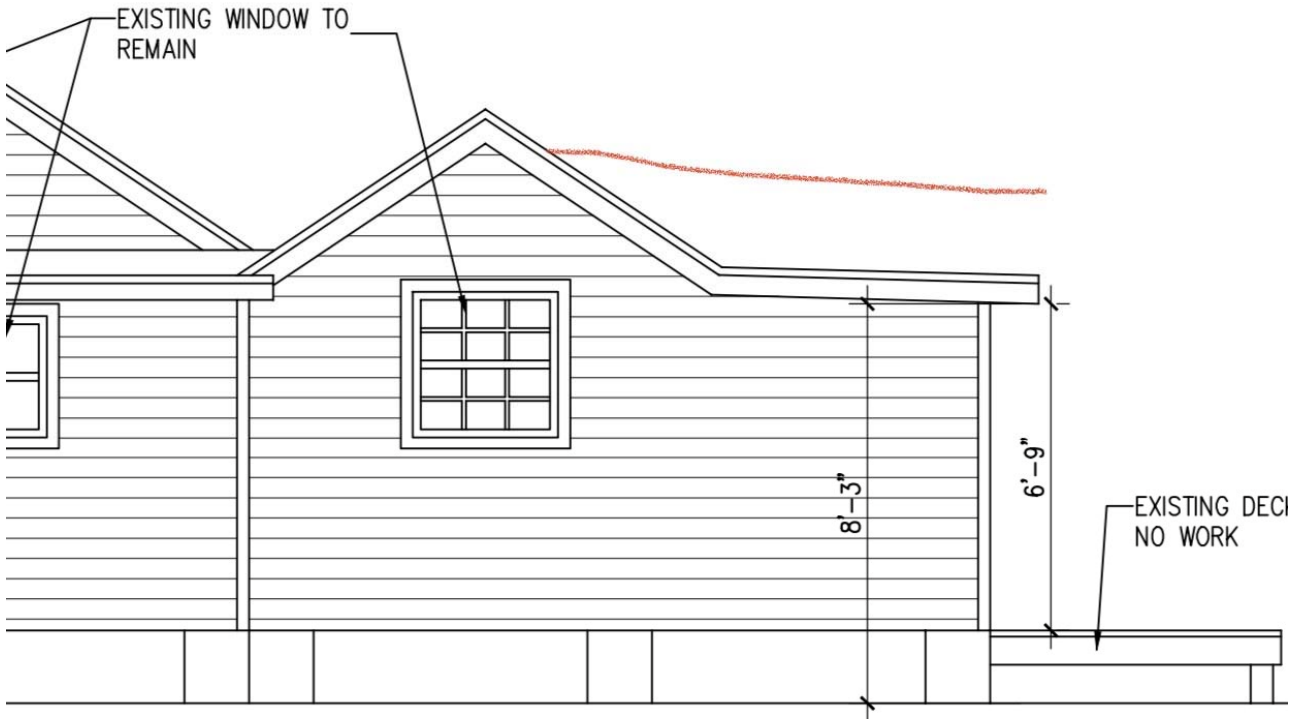
1.) Raise the ridge completely and sawtooth completely, leaving as is just higher.

2.) Put sawtooth slightly down from ridge.. 12",16"??

Thanks Kathleen!



WEST ELEVATION



WEST ELEVATION

On Fri, Nov 19, 2021 at 11:45 AM Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)> wrote:

Hello Jess,

Because the main house and the two rear sawtooth additions are historic and contributing elements (see below 1962 Sanborn overlay), we have to take that into consideration when applying the guidelines. Though the below overlay is done with the 1962 Sanborn, the footprint is the same dating back to the 1926 Sanborn, and the house was built ca. 1923.



Guideline 4 under Roofing states, “The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.” The proposal to come straight off the ridgeline of that sawtooth is not really typical or appropriate to that historic addition.

Coming in below the ridgeline with a new shed roof would be more typical, but you would still be partially concealing the original roofline of the historic sawtooth, which would still not be ideal. The goal would be to distinguish historic portions of the house from non-historic/new additions, and so the historic sawtooth should

still be readable as its own element. Have you thought on the possibility of creating a third sawtooth with the new roofline? That would be the ideal option, which we could support as long as it's proportioned correctly.

With how historic those rear sawtooths are, and this being a change in roof form on a contributing building, this will require HARC Commission review. Guideline 17 does state that, "Roof forms of contributing buildings cannot be altered if that portion of the roof is visible from any street." Since the portion of the roof in question would not be visible, you could argue that point at HARC, but support from staff depends on the form of roof that you decide to go with.

At this point, I'd suggest trying to see if a third sawtooth form might work, since that is what staff would see as the most appropriate option.

Best,

**Kathleen McDonald, MHP**

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**From:** Jess Forsythe <[jess@kenna.construction](mailto:jess@kenna.construction)>

**Sent:** Friday, November 19, 2021 9:25 AM

**To:** Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>; Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>

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Thanks for taking a look at this for us. We would like to get a feel for what the HARC commission will want so in the meantime while we're waiting for Public Notices to go out and time to pass we are taking necessary next steps to keep this project in motion.

I had one more question as you're discussing this.. just trying to educate myself.. always:)

The new roofline that we are proposing is not seen from any street, even the dead end of Fletchers Ln.

Is this design that we are proposing to come straight off of the existing ridge line similar to say windows. In that- metal windows are sometimes allowed in the rear because they are not seen from the street....

Would this design be similar because you cannot see it?

From a construction standpoint putting another seam in a roof just seems unnecessary and potentially lessening the strength integrity of the roof when you can keep it straight from the ridge. Maybe I'm wrong, just thinking out loud.

But ultimately we are open to suggestions and advice on how to meet HARC's wishes for STAFF approval and hopefully avoid a HARC commission meeting.

Thank you,

Jess Forsythe

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