

Historic Architectural Review Commission

Staff Report Item 8a

Meeting Date:	October 22, 2013
Applicant:	Debra Yates, Designer and owner
Application Number:	H13-01-1517
Address:	#717 White Street
Description of Work:	Request to build a new two story house, new fences, walls, gates, detached habitable space and driveway.
Building/Site Facts:	The house located at #717 White Street is listed as a non-contributing resource to the historic district. According to the Property Appraiser's Records the house was built in 1948. The one story cbs structure is located the northeast corner lot on White and Newton Streets. The footprint of the house has not changed from the 1962 Sanborn map. This project obtained Planning Board approval variances for setbacks and detached habitable space in September 26, 2013.
Guidelines Cited in Review:	Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a. Fences and walls (pages 41-42), specific guidelines 2 and 3.

Staff Analysis

The Certificate of Appropriateness proposes the construction of two 2 story structures to replace an existing one story cbs house. The proposed design is contemporary in concept; two separated two story pavilions attached with walls that create an open yard which includes an entrance to the house, a deck and a spa/swimming pool. The design also proposes non-traditional forms and non-traditional materials for siding, gate, fencing, decks and railings. The design proposes a roof grass area over the front pavilion which faces White Street. The

green area will be surrounded with a 3' tall wire mesh and set back from White Street approximately 4'. The back pavilion will have solar panels over the roof.

The front pavilion will have a cover balcony on the second floor that will not have any columns on the corner; a gesture to recognize the corner location of the house. The front façade will have engineered wood cladding on a vertical configuration as the first story siding and stucco finish on the second floor façade. Both stories will have vertical corrugated metal panels towards the south side of the front façade. On the front façade mirror glass sliding doors are proposed. The front pavilion will also have wire mesh sliding railings. The plans include perforated metal decks on the front façade and in part of the front yard. A four feet tall fence is proposed on the front. This fence, which is recognized by the applicant as a sculpture, will have a wave footprint pattern and will be made of corten steel.

The back pavilion will have engineered wood cladding on a vertical configuration. Doors will have wire mesh railings. Towards Newton Street both pavilions will have a metal trellis for plants. Towards Newton Street a 13'-6" wall made of corrugated metal panel will serve as a connector between the two pavilions. Concrete steps will give access to a barn door. A four feet tall metal wire fence with gates is proposed in front of the back pavilion and facing Newton Street.

An engineered wood deck and spa/swimming pool are proposed between the two pavilions. These elements will not be seen from the street. The overall height of the two pavilions will be 24'-6", while the front pavilion will extend 3' more due to the proposed fence for the roof garden.

Consistency with Guidelines

1. The proposed design is contemporary in concept. The two structures will have mass, proportions and scale which will be in keeping with the surrounding urban context. Breaking one two story volume into two smaller volumes is an appropriate concept that will work on this lot.
2. The pavilions will read as two story structures and will be lower than the maximum allowed height, which is 30 feet.
3. The design proposes materials that are not compatible with Key West architectural characteristics. The use of wire mesh at the top of one of the pavilions, the use of mirror doors on the front façade, the use of vertical corrugated panels and vertical engineered wood cladding as principal siding elements (not as a detail in the siding), and the use of corten steel as a fence material are elements that will be unique to the house, which may stick out from the historic urban fabric.

It is staff's opinion that the proposed concept is consistent with guidelines for new construction regarding mass, scale and proportion in relation to its urban context. The house will be located on a prominent corner and by its own form it will be perceived as a different building from the rest of the neighboring

structures. The Historic Architectural Guidelines encourage new and contemporary designs but such new construction must harmonize with the existing historical building stock and streetscapes. It is staff's opinion that although the mass and scale of the structures are in keeping with the surroundings the design fails in compatibility, building details and relationship of materials. A contemporary design must take into account its surrounding context; not by mimicking traditional architecture but by taking into consideration the built environment to which it will be part of. The design and forms proposed for the new house are already unique and exclusive, by adding elements that are unconventional and on a prominent corner like White and Newton Street, may stand alone and will overshadow surrounding historic buildings. It is staff's opinion that the concept of pavilions is an appropriate one but the facades need to harmonize and blend with its urban context. The proposed wave art wall is another element that will stick out from the streetscape, it will not be harmonious to the urban context.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

10-04-213-011517

OWNER'S NAME: DEBRA YATES DATE: 10-4-13

OWNER'S ADDRESS: 717 WHITE ST PHONE #: 305-304-8965

APPLICANT'S NAME: DEBRA YATES PHONE #:

APPLICANT'S ADDRESS: 717 WHITE ST

ADDRESS OF CONSTRUCTION: 717 WHITE ST # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF EXISTING STRUCTURE
CONSTRUCTION OF NEW RESIDENCE, FENCES, WALLS, GATES
DRIVEWAY

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 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: Oct 4, 2013

Applicant's Signature: [Signature]

Required Submittals

☐	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
☐	TREE REMOVAL PERMIT (if applicable)
☐	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
☐	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
☐	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

User: CWALKER Type: BP Drawer:
Date: 10/09/13 Receipt no: 3223
2013 1001517

PT * BUILDING DEPARTMENT NEW
Trans number: 1.00 \$100.00
CK CHECK Date: 3944 2976398
\$100.00
Staff Approval:
Trans date: 10/09/13 Time: 0:10:30

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Apurc is listed as non-contributing but is more than 50
years old.

Guidelines for new construction (pages 37-38)
Guidelines for fences
Ordinance for demolitions.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Debra Yates, owner, 717 White Street
September 14, 2013

Sec. 102-125. Historic Architectural review commission findings precedent to issuance.

As a preface to my answering the nine questions regarding the criteria to tear down the structure existing at 717 White Street I will state my history with the neighborhood, White Street, and this house.

My Father Earl Yates bought the empty lot at 804 White Street in the late 1940's, at the same time, 1948, that the house at 717 was built.

My Dad built the building at 804 White Street to house his appliance store and refrigeration business.

I have discussed the period in which the house was built with my oldest sister who is 80 years old and grew up around 804 White Street.

We had many friends in the neighborhood including George and Ruth Carey on Petronia Street.

This neighborhood has always had an abundance of different styles of buildings with many plain large two story structures one of the plainest built by my father in what I call the Conch non-style. The house in question is plain, too small, and broken.

Now there seems to be a lot of "fake Conch" houses popping up which is not the dominate style along this Meadows, North Shore, White Street corridor.

I was raised on Von Phister Street, but I spent plenty of time on this part of White Street helping out in Yates family businesses.

I know that the house in question had no special significance during the 1950's or beyond when it became a rooming house and later a filthy slum.

The Mahogany Tree on the street side of the front sidewalk has grown very large over the years and now is encroaching on the foundation of the small house and cracking its foundation. Please see the letter verifying the compromising of the foundation by the Mahogany tree. There is no redeeming value to this house.

It would be good if the HARC Board would look at the new Architecture as an improvement to the corner and as an asset to the neighborhood and to Key West.

Question #1

The 1948 2 Bedroom, one bath structure at 717 White Street does not embody any characteristics that would merit the restoration of the house.

Question #2

717 White Street was built at the same time as my Father built the building at 804 White Street to house his businesses.

I am very familiar with this couple of blocks, I got snow cones across the street at Hilton's Sundries.

I remember this little house and I know that it has not contributed to history, local, state or national.

Question #3

The existing structure is of no significant character, interest or value.

The foundation is cracked and is continuing to cause structural damage.

There is no historical or cultural significance.

Question #4

The existing structure is not on the site of a historic event with a significant effect on society.

Question #5

The existing structure does not in any way exemplify the cultural, economic, political or historic heritage of the city.

Question #6

The existing structure does not have a distinctive architectural style.

Question #7

This existing house is not related to a square, park, or other distinctive area in the neighborhood.

Question #8

The corner of White and Newton is not a unique location and the existing house does not have a visual feature of the neighborhood and does not exemplify the best remaining architectural type of the neighborhood.

Question #9

The existing house at 717 White Street has not yielded any information important to history.

August 15, 2013

Debra Yates
717 White Street
Key West, FL 33040



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

**RE: Structural Assessment & Tree Damage
717 White Street, Key West, FL 33040**

Dear Ms. Yates:

At your request SOLARIA staff inspected the above listed property to develop a structural assessment in particular with respect to the impacts of the mahogany tree growing in along the street in front of the house in the right of way of White Street. SOLARIA's investigation were completed solely by visual inspections and no invasive or destructive testing was performed. The following is offered without prejudice.

Under the responsible charge of the undersigned SOLARIA staff inspected the subject property on August 12, 2013 at approximately 8:00 a.m. The subject mahogany tree is of specimen quality & size with a canopy diameter estimated at greater than 50'. This tree has been heavily trimmed to remain clear of KEYS Energy Service transmission lines running through the natural canopy. The tree has heaved the immediately adjacent grade as much as 2 feet, with this heaved condition radiating out toward the subject structure. The sidewalk has been lifted and the foundation of the structure has been shifted by this heaving.

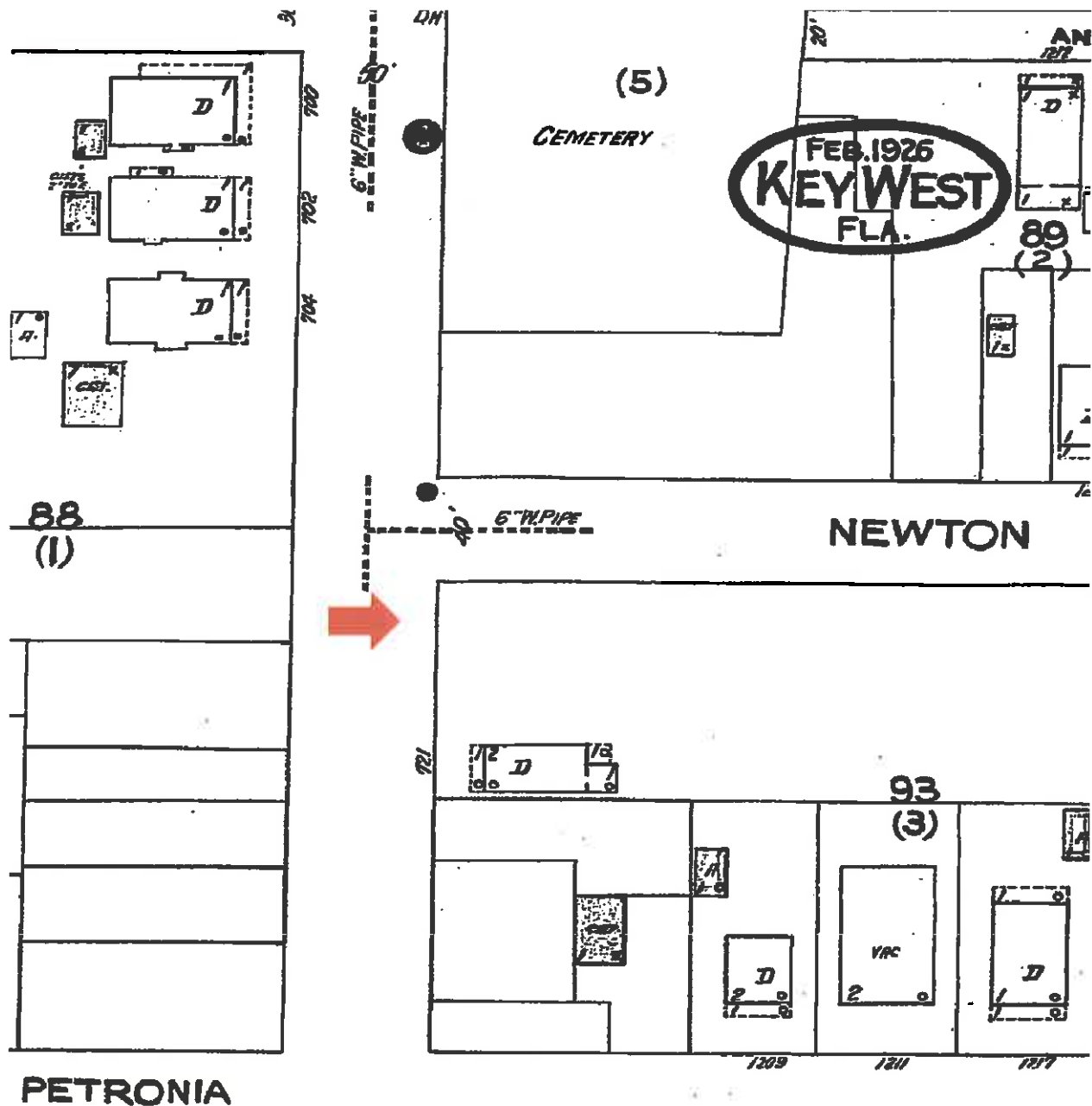
No construction, as-built or existing condition drawings of the structure were available to support this inspection. Based on Monroe County Property Appraiser's data showing an original construction date of 1947 several foundation configurations could have been used. Therefore, it is not possible to elaborate on the foundation system without excavation. The inspection evidence leads to a conclusion that the foundation and the structural integrity of the building have been compromised by the root system of the mahogany tree.

Please feel free to contact the undersigned if you have questions or are in need of further investigation.

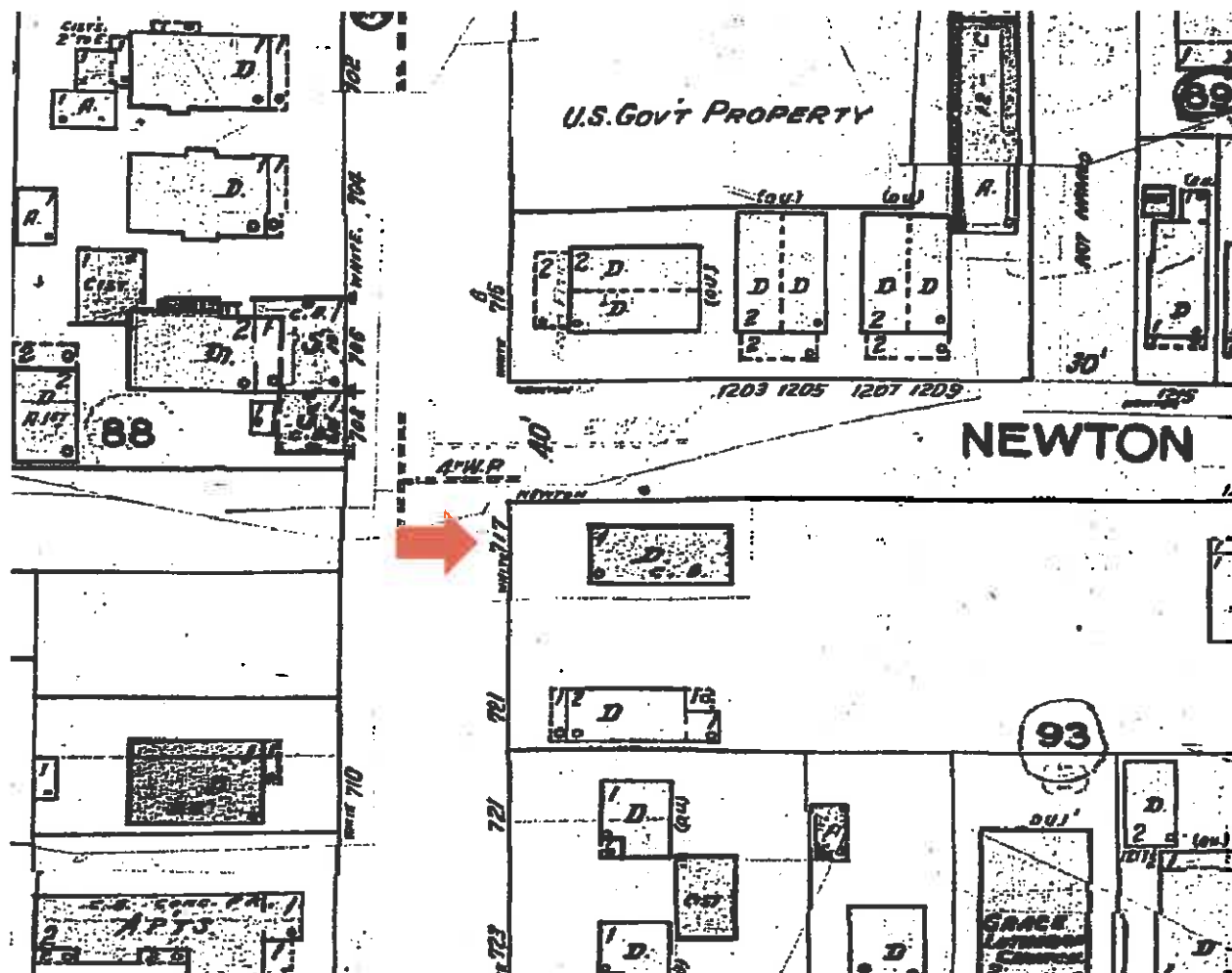
Sincerely,

Steven Grasley, PE #73110
SOLARIA Design & Consulting
President, Director of Engineering

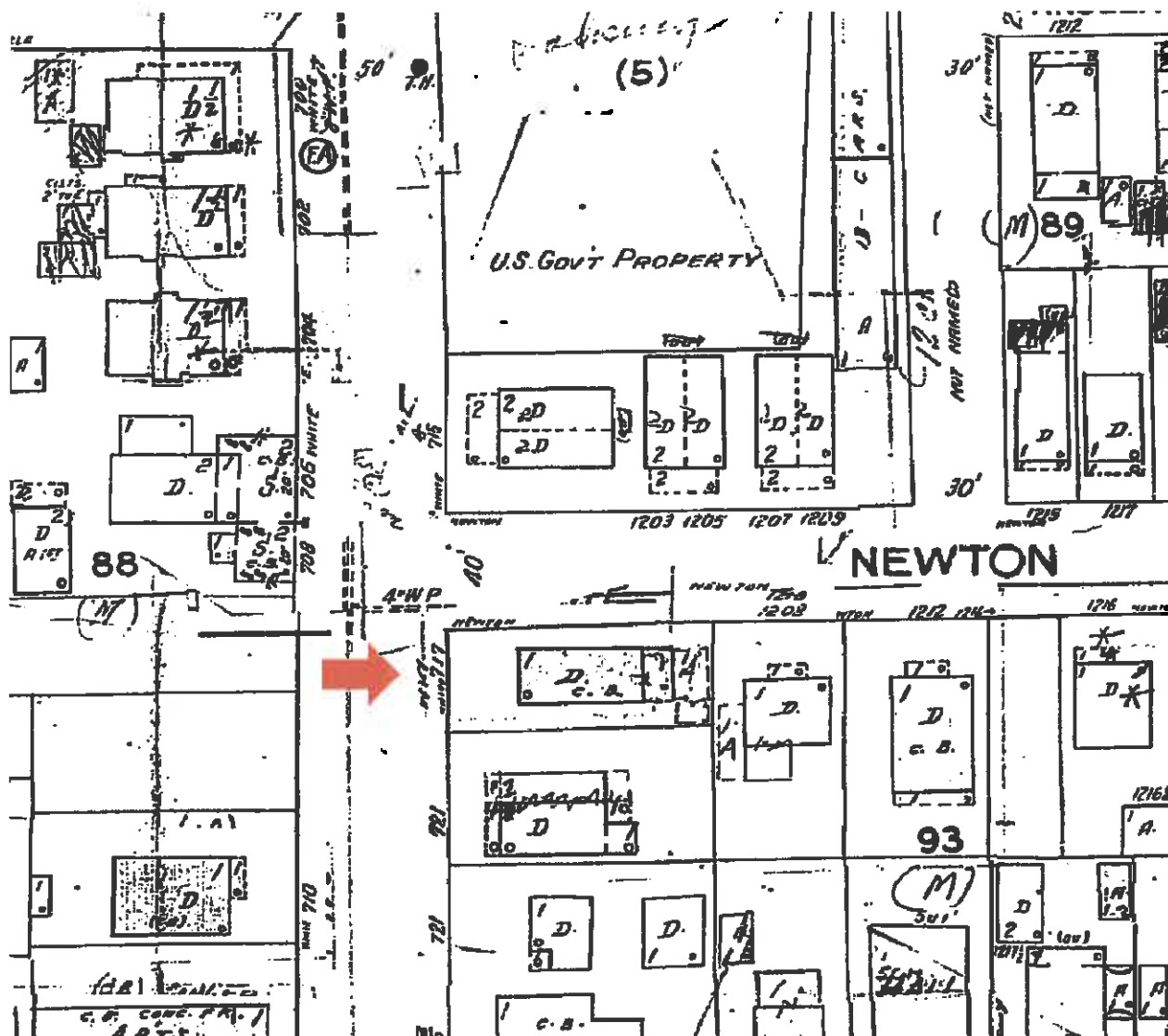
Sanborn Maps



#717 White Street Sanborn map 1926



#717 White Street Sanborn map 1948



#717 White Street Sanborn map 1962

Project Photos

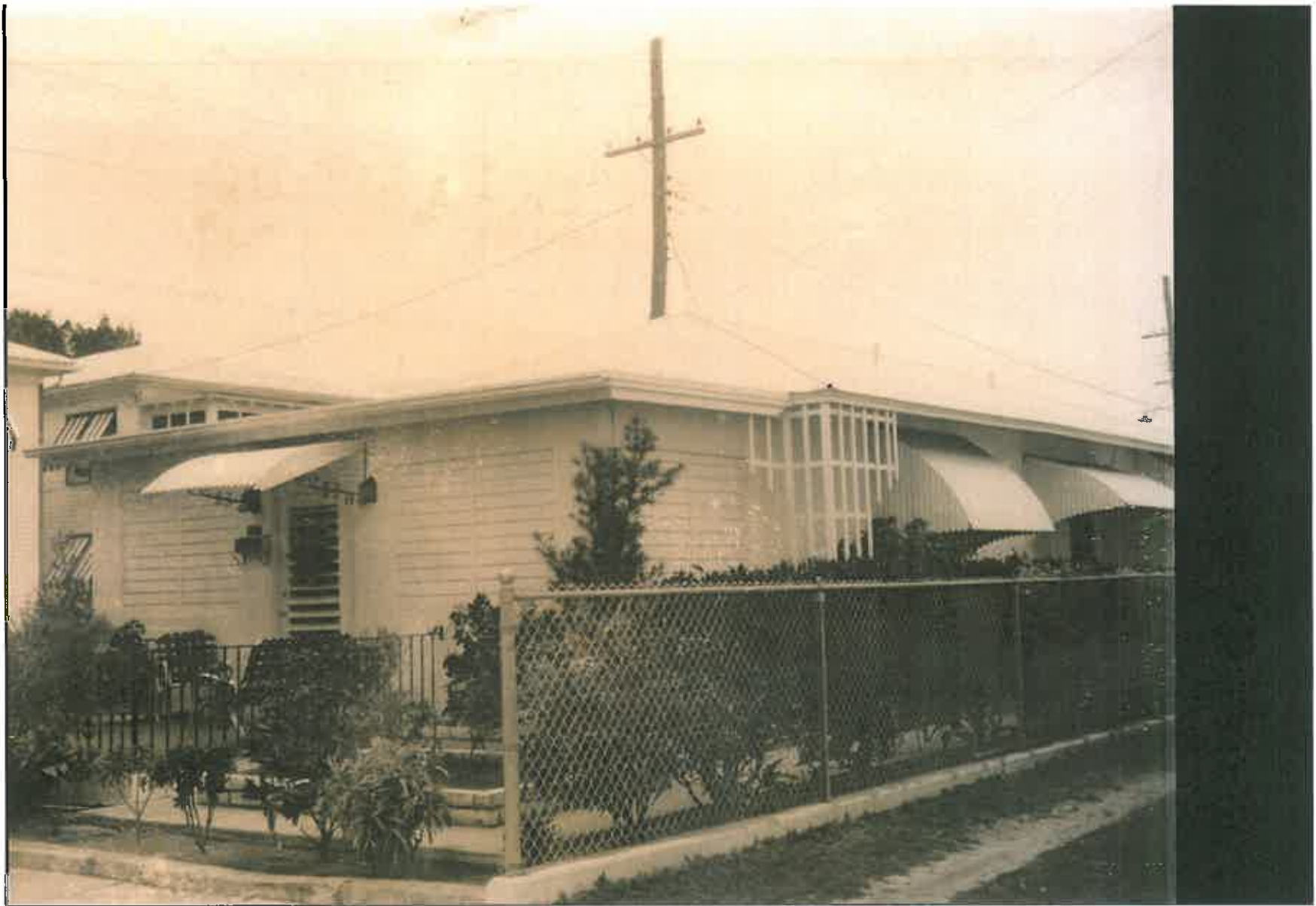


Photo taken by the Property Appraiser's office c1965; 717 White St. Monroe County Library



TREE RAISING
SIDEWALK
OCTOBER 2012



CRACKED WALL
NOW REMOVED



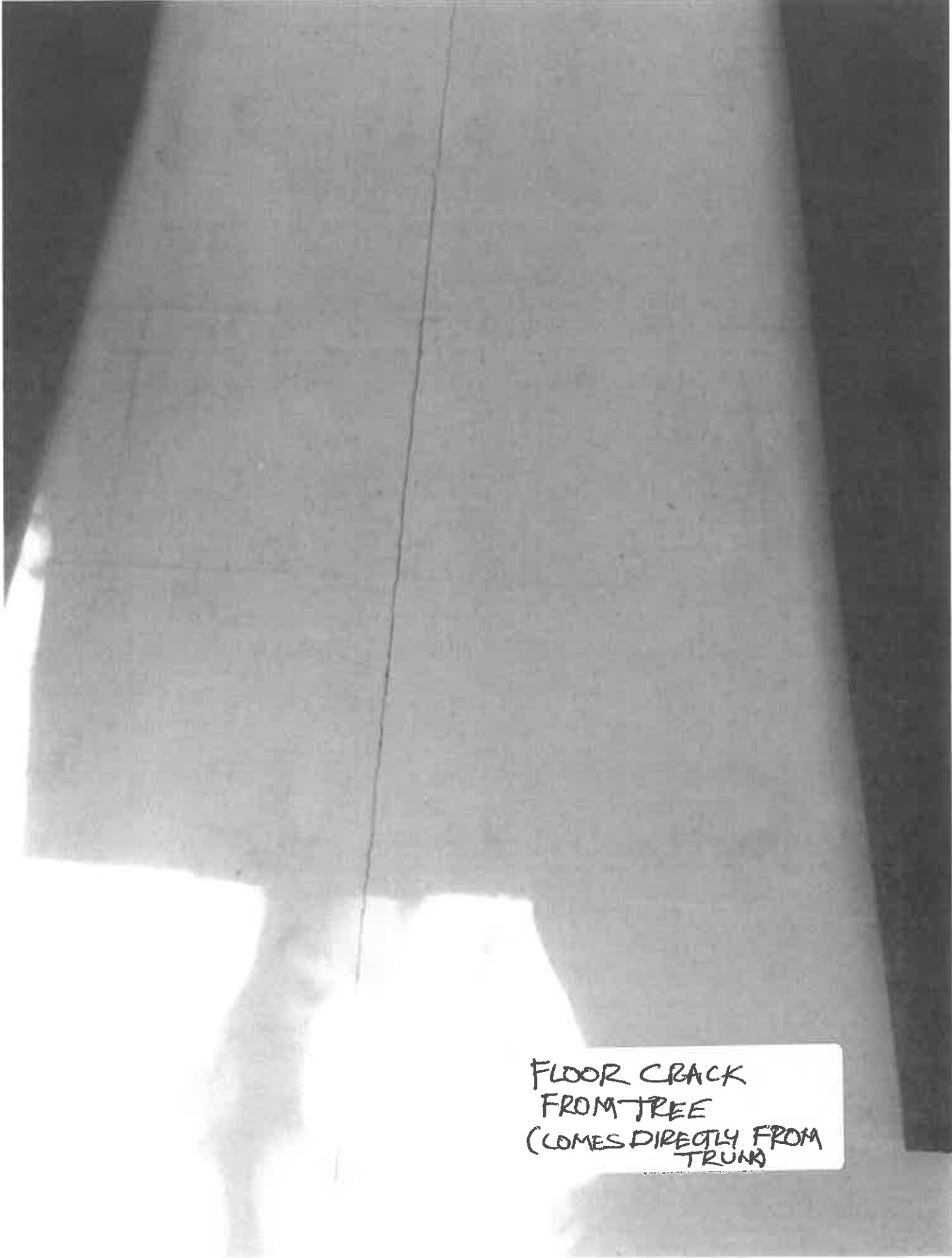


Seven Seventeen

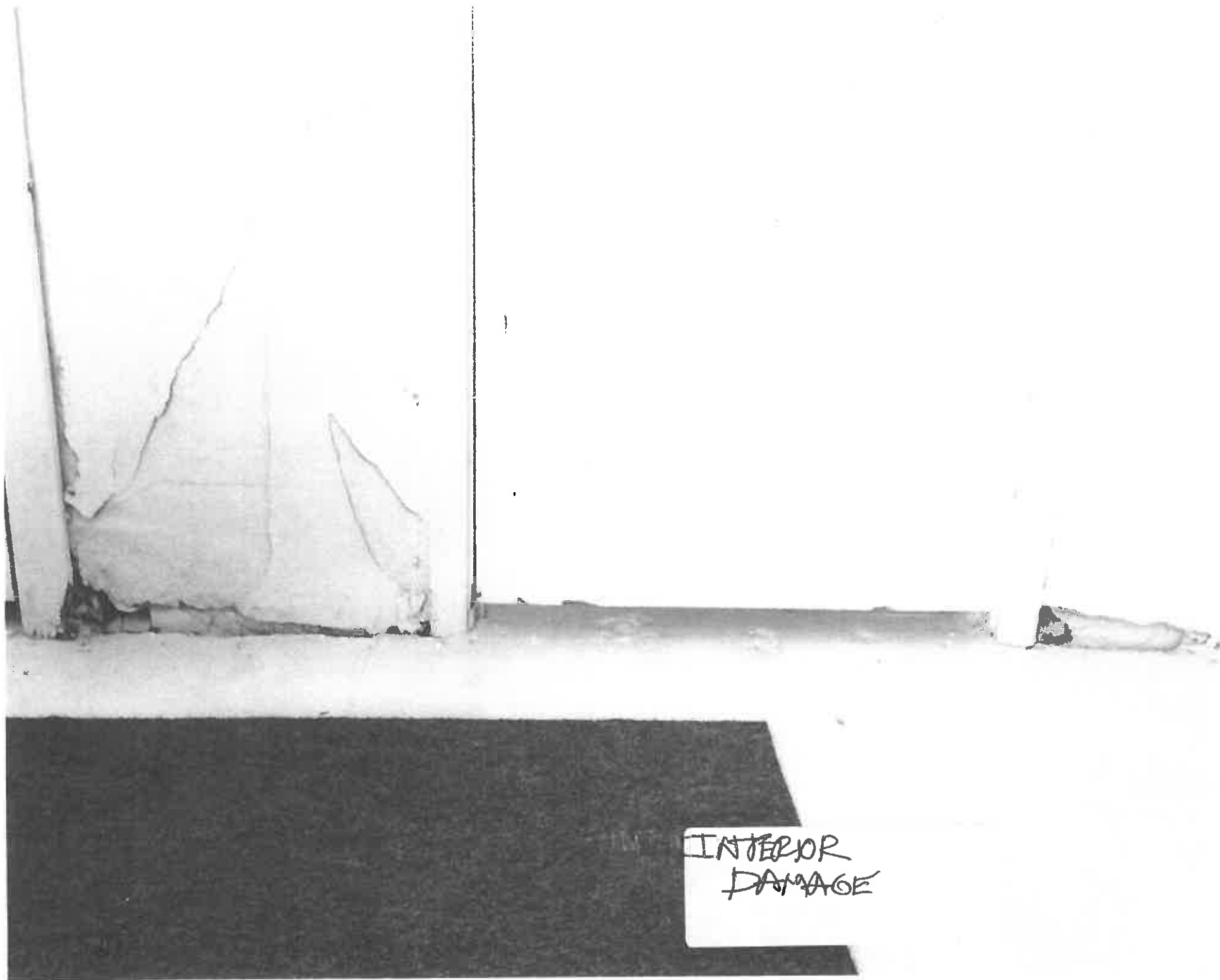
BEAM CRACKS
CAUSED BY
TREE HEAVING



INTERIOR CRACK



FLOOR CRACK
FROM TREE
(COMES DIRECTLY FROM
TRUNK)



INTERIOR
DAMAGE



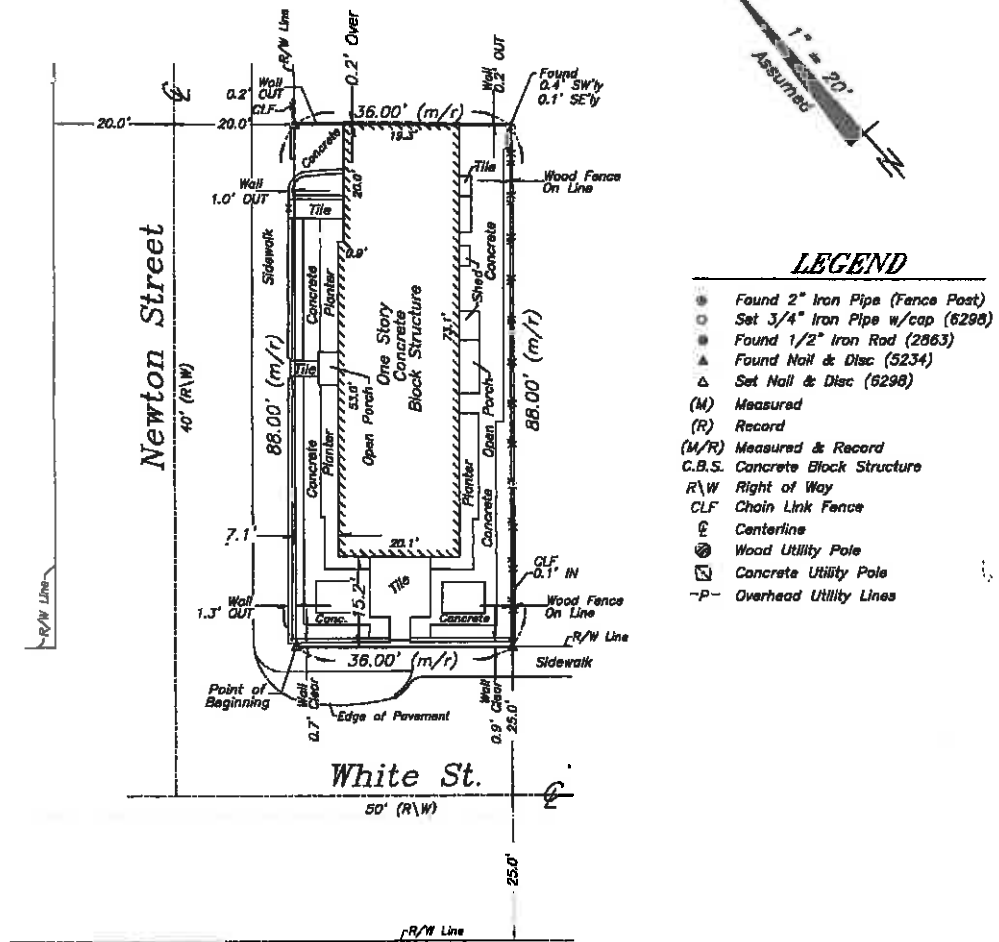
INTERIOR FLOOR
CRACKS CAUSING
WALL DAMAGE



NEIGHBORING
30'H STRUCTURES

Survey

Boundary Survey Map of part of Lot 1, Square 3,
Tract 7, Island of Key West, FL



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 717 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 15, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Seven (7) but better known and described as a part of Lot One (1) in Square Three (3) of James A. Waddell's Subdivision of a part of said Tract Seven (7). Said part of said Lot One (1) being described by metes and bounds as follows: Commences at the corner of White and Newton Streets and run thence along the line of White Street Southeasterly Thirty-six (36) feet; thence Northeasterly Eighty-eight (88) feet; thence Northwesterly Thirty-six (36) feet; thence Southwesterly along the line of Newton Street Eighty-eight (88) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Debra Yates;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 20, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

New Revised Rendering



Proposed Plans



BURLEY YATES DESIGN

BENDING
OPEN CORNER



SCALED MODEL
OPEN CORNER

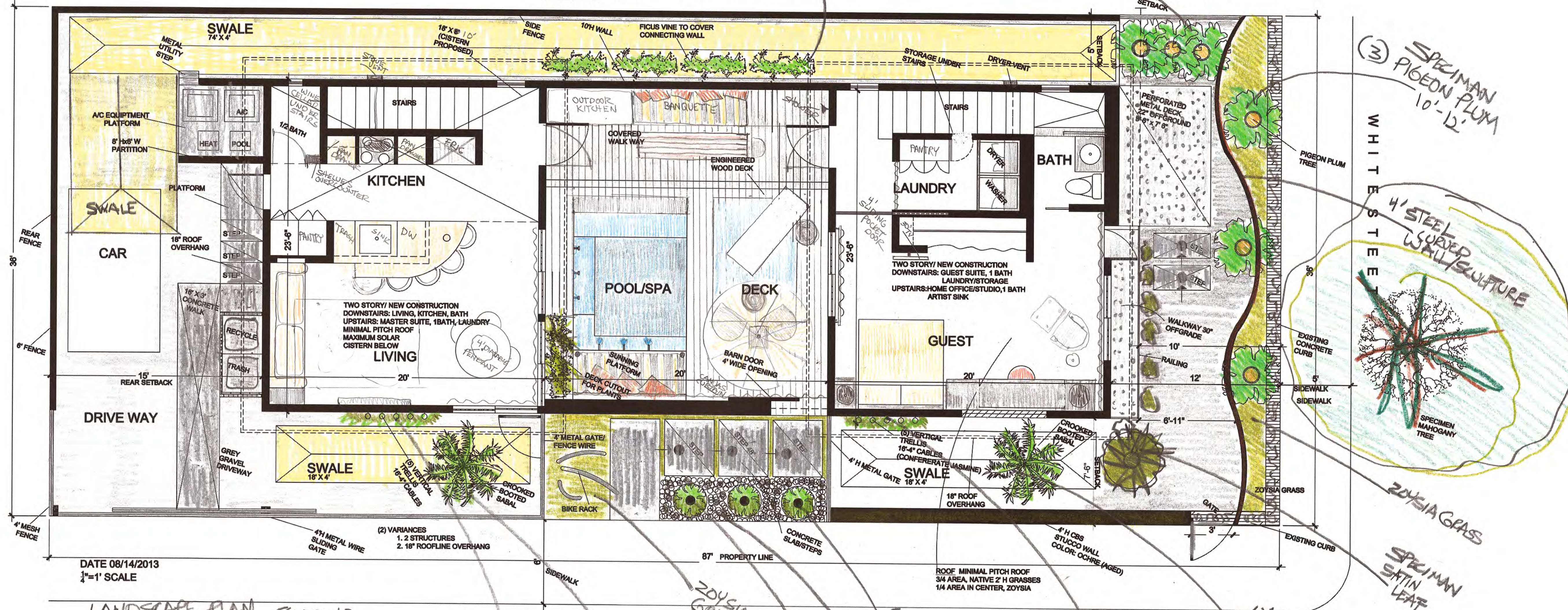


FENCE SETBACK 3'
FACADE SETBACK 2'

717 WHITE STREET
LOT SIZE 38' X 87'
TWO STORY | NEW CONSTRUCTION

HDMR
FRONT - 10'
STREET SIDE - 7'-6"
SIDE - 5'
REAR - 15'
MAX HEIGHT - 30'

TWO STORY - NEW CONSTRUCTION - HEIGHT 28'
THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL / LANDSCAPE / INTERIOR DESIGN



LANDSCAPE PLAN 8.22.13

BURLEY-YATES
DESIGN

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



BURLE-YATES
DESIGN

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



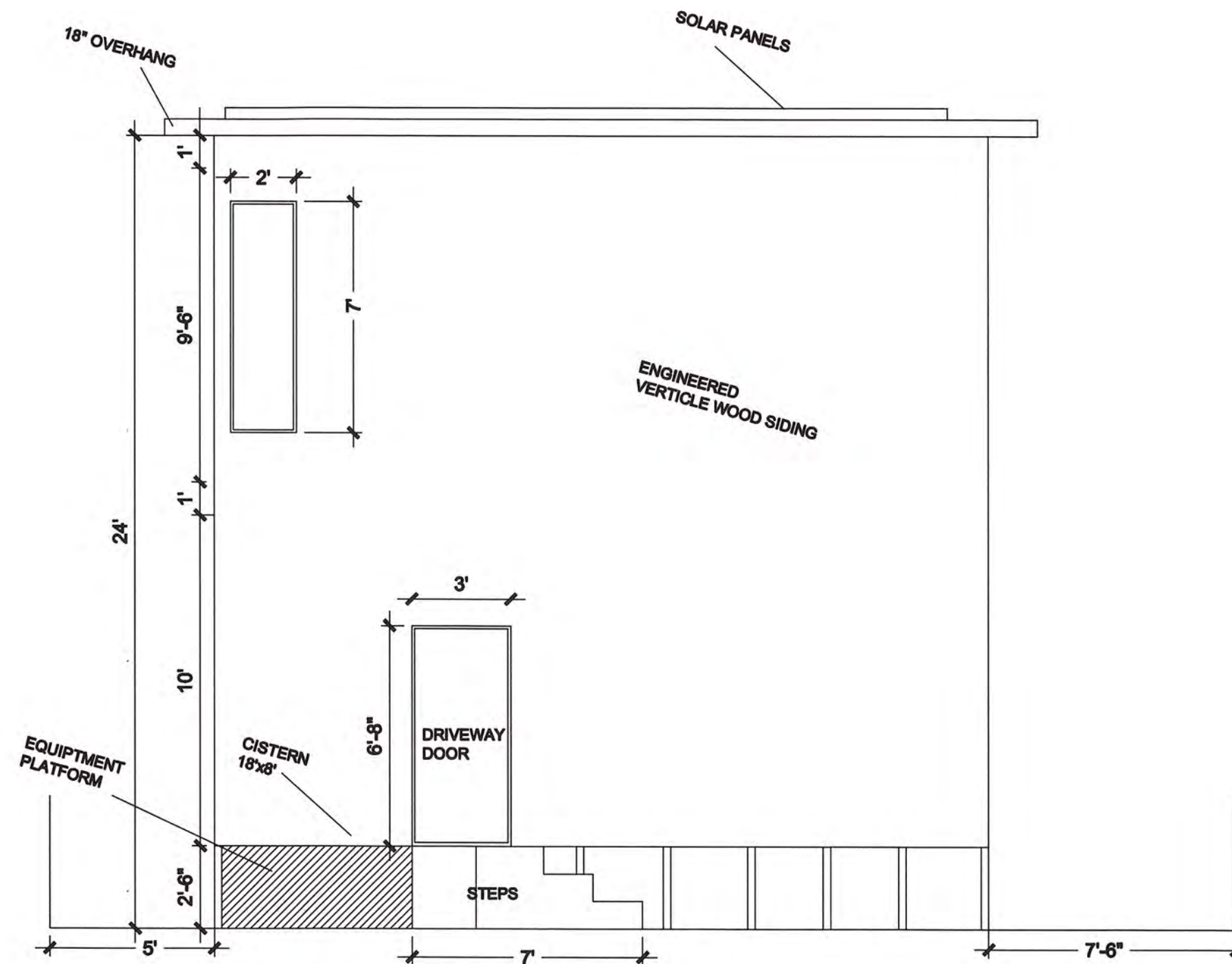
DATE 08/14/2013
 1/4" = 1' SCALE

NEWTON STREET ELEVATION

**BURLE-YATES
 DESIGN**

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
 debrayates.com debrayatesart.com

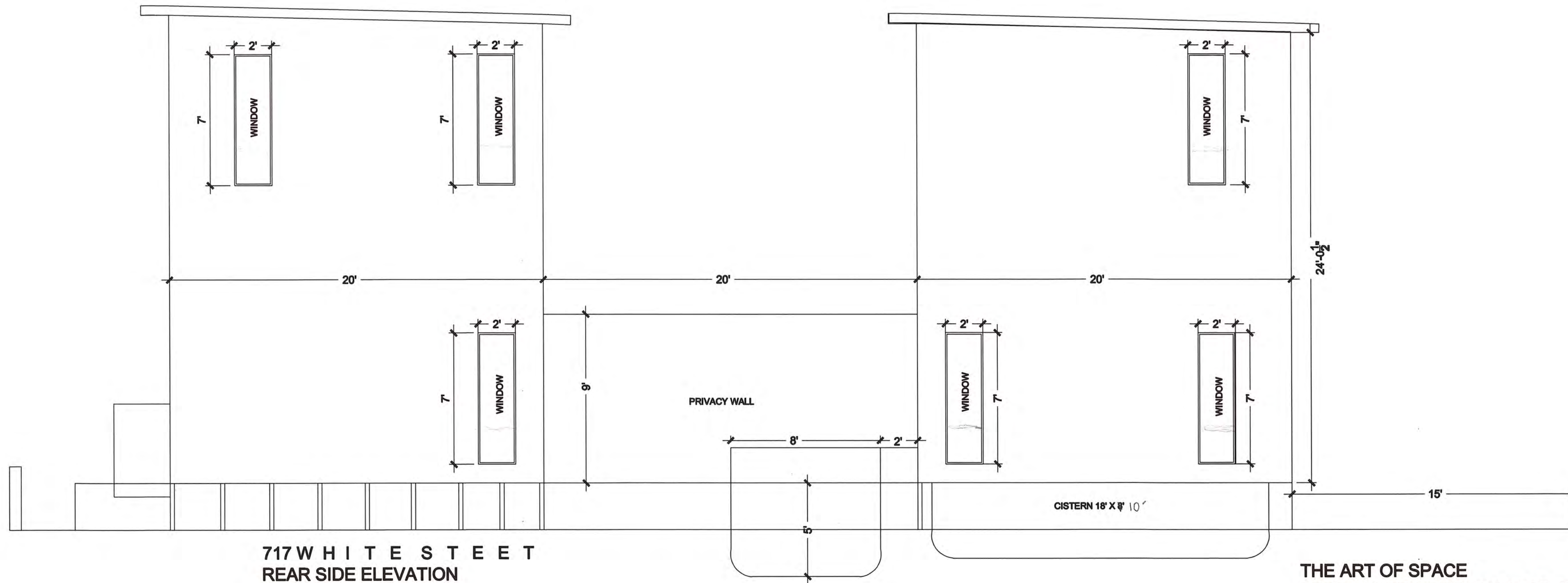
TWO STORY - NEW CONSTRUCTION - HEIGHT 28'
 THE ART OF SPACE
 SUBTROPICAL MODERNISM
 ARCHITECTURAL / LANDSCAPE / INTERIOR DESIGN



717 WHITE STREET
 REAR ELEVATION
 SCALE $\frac{1}{4}" = 1'$

BURLE-YATES
DESIGN

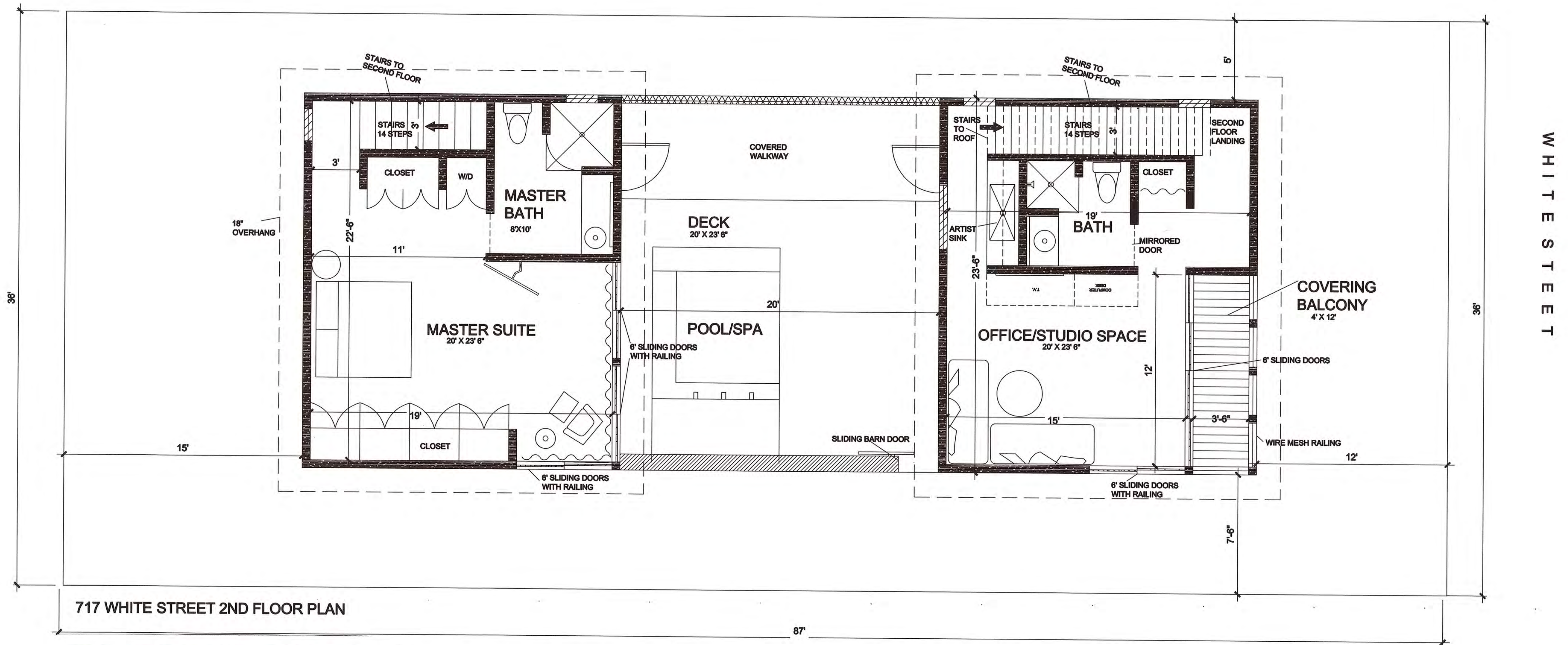
MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
 debrayates.com debrayatesart.com



717 WHITE STREET
REAR SIDE ELEVATION
SCALE $\frac{1}{4}" = 1'$

THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL/LANDSCAPE/ INTERIOR DESIGN
DEBRAYATES.COM - 305.304.8965

BURLE-YATES
DESIGN
MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



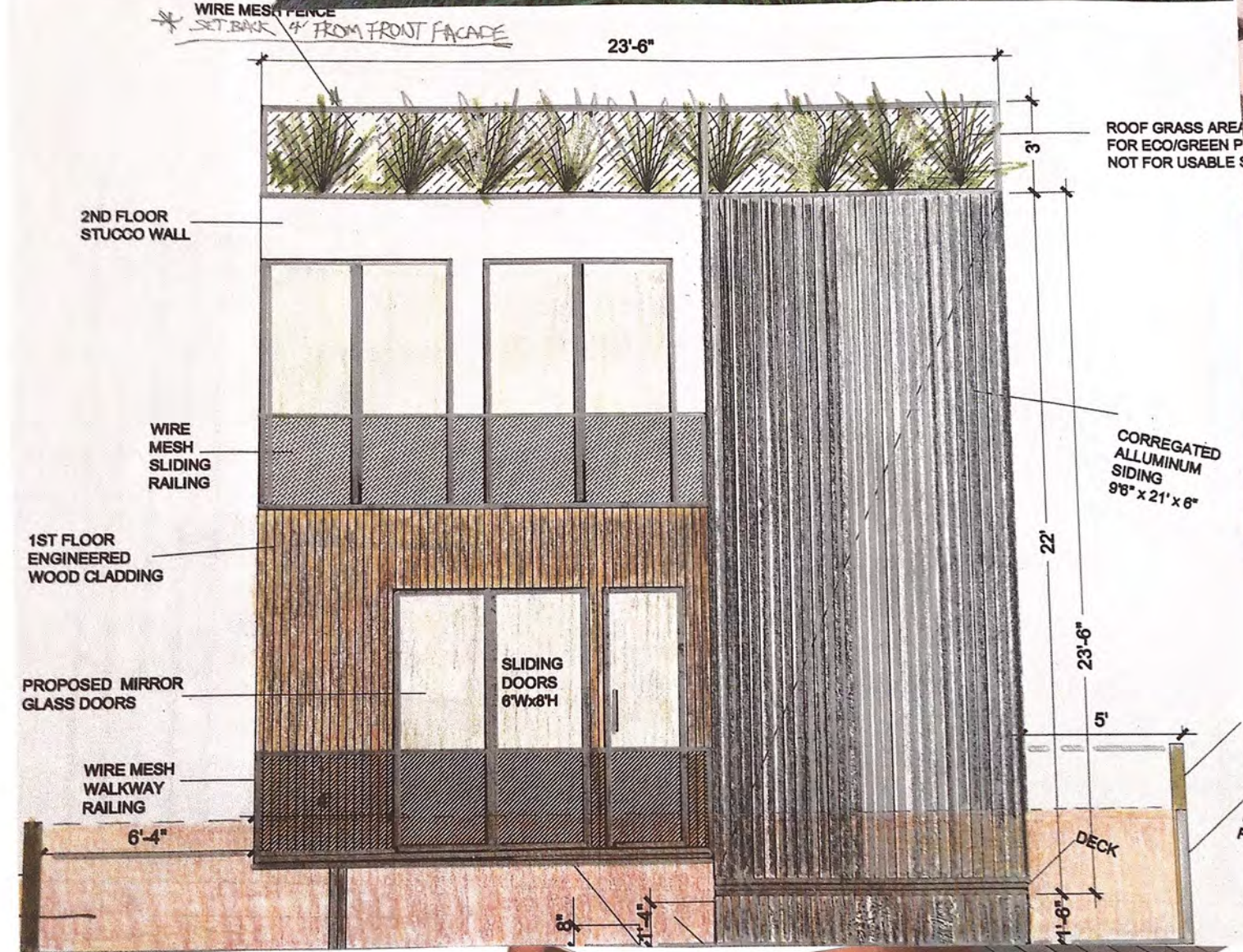
**BURLE-YATES
DESIGN**

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com

NEWTON STREET



ROOF GRASSES



EXTERIOR WALLSIDING



CORTEN STEEL SCULPTURE WALL

FENCING/RAILINGS

DECK BOARDS



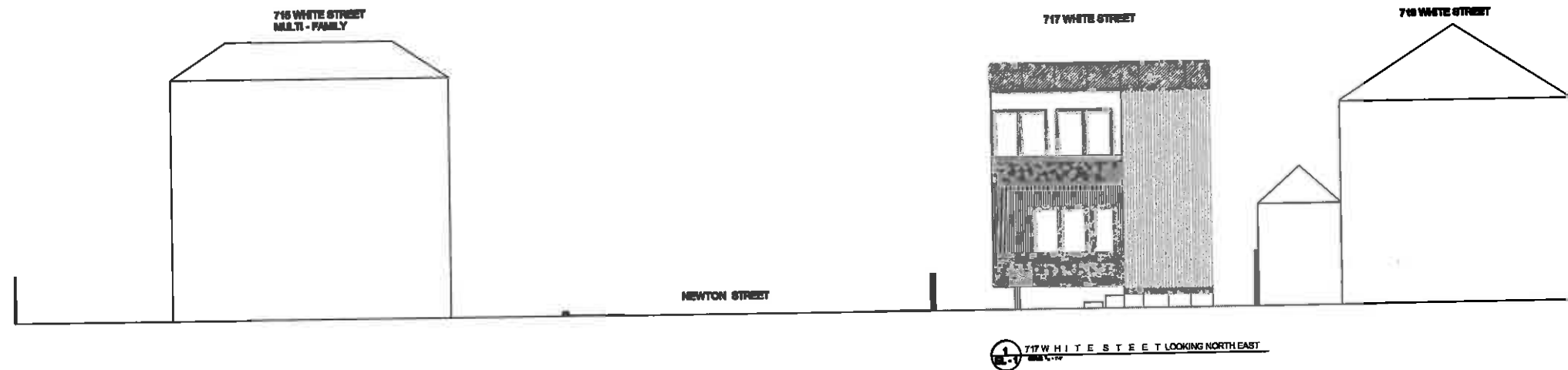
GALVANIZED METAL



STAINLESS FRAMED DOORS





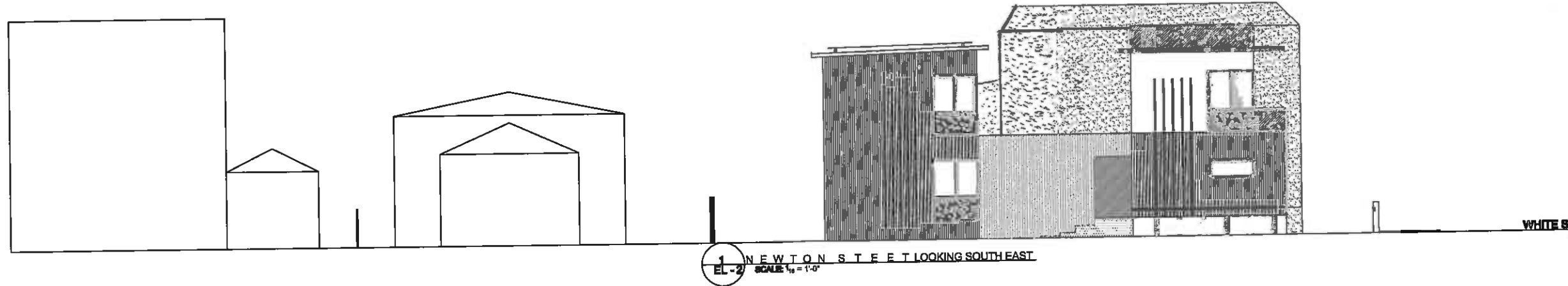


WHITE STREET LOOKING NORTHEAST

1212 NEWTON STREET

1208 NEWTON STREET

719 WHITE STREET



NEWTON STREET LOOKING SOUTHEAST

Public Comments



Enid Torregrosa <etorregr@keywestcity.com>

717 White Street - Question

3 messages

Bruce Baumann <bbaumann47@gmail.com>

Thu, Aug 22, 2013 at 11:34 AM

To: etorregr@keywestcity.com

Enid

I recently received a card from the planning committee concerning a variance for the subject house. I was only able to go on line today to view the request and the proposed new structure. I am not as concerned about the variance for the footprint of the home as I am about the exterior structure of the proposed new house. It would appear to be sided with corrugated steel (some painted black) and then mirrored front doors. This is to be a new 2 story structure – I think that corrugated steel would not be appropriate as there are really no other homes with this type material on the exterior.

I am not sure of the various steps in getting the permits and perhaps the meeting on this property tonight is just for the footprint variance. Could you enlighten me on the steps – i.e. when does HARC get involved?

Thank you

Bruce Baumann

1219 Newton St.

Enid Torregrosa <etorregr@keywestcity.com>

Thu, Aug 22, 2013 at 11:56 AM

To: Bruce Baumann <bbaumann47@gmail.com>

Dear Bruce:

Thank you for your email. Projects that are proposed to be done within the historic district that requires Planning Board approval will first need to go through the Planning Board and, if approved, then to HARC. If the Planning board approves it tonight it is more certain that the project will be included in the next HARC Agenda, which will be September 24.

Hope this clarifies your questions.

Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax
[Quoted text hidden]

Bruce Baumann <bbaumann47@gmail.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Thu, Aug 22, 2013 at 2:10 PM

Yes and thank you –

Bruce

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]
Sent: Thursday, August 22, 2013 11:56 AM
To: Bruce Baumann
Subject: Re: 717 White Street - Question

[Quoted text hidden]



Enid Torregrosa <etorregr@keywestcity.com>

717 White Street

1 message

Debra Yates <debra@debrayates.com>

Tue, Sep 24, 2013 at 3:51 PM

To: FrewKey@aol.com

Cc: Brendon Cunningham <bcunning@keywestcity.com>

Bcc: etorregr@keywestcity.com

Dear Bill,

It is unfortunate that my design does not fit your aesthetic style. Believe me when I tell you that the residence that I have designed for this site will be an asset to the neighborhood and will protect the roots of the stately Mahogany tree.

I love this corner having grown up playing in the neighborhood. My plan is to set back the property line fence in the front by 3 feet, creating a feeling of space surrounding the tree and making the sidewalk seem wider for the constant usage of bike traffic. The exterior will be mostly gray siding. Even though the architecture is bold in design I plan for it to seem nestled behind the tree branches. The structure will be smaller and shorter than the surrounding two story peaked roof structures. There will be NO bright colors. The railings are designed to seem to disappear.

The native trees will be planted full sized and will soften the hard edges. There will be no trees planted on your side of the property to cause you problems. The Newton Street entry will be open to the street for 20' without any fencing so as to feel unconfined and create "breathing room" on the narrow street. I feel that even though this is a modern design it is in keeping with the mixed usage White Street corridor. I also feel strongly regarding the placement of ersatz Conch style buildings in the Historic District. I have worked hard to find a site that would warrant this project and I promise that you will be happy with the result as I will oversee every detail. I wish you the best and I hope to not have hard feelings whenever you are on the island. I have respected all of the vacation renters that inhabit your house.

Kind Regards,

Debra Yates

**BURLEYATESDESIGN
THE ART OF SPACE**

INTERIOR | LANDSCAPE | GARDEN | RESORT | DESIGN

design website: www.debrayates.comart website: www.debrayatesart.comfacebook page: <https://www.facebook.com/pages/Debra-Yates-Great-Space-Inc/190041324370003>houzz: <http://www.houzz.com/pro/debrayatesgreatspace/debra-yates-great-space-inc>e-mail: debra@debrayates.com

phone: 305.304.8965

MIAMI | KEY WEST

This email is confidential and privileged material for the sole use of the intended recipient from Debra Yates Great Space, Inc. Distribution by or to others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.



Enid Torregrosa <etorregr@keywestcity.com>

717 White Street

4 messages

Keywestspd <keywestspd@aol.com>

Wed, Oct 2, 2013 at 10:35 AM

To: jbennett@keywestcity.com, etorregr@keywestcity.com

Cc: Bonjones@bellsouth.net, ccckw@hotmail.com., LHDUNN@comcast.net, roxanne fleszar@gmail.com, mglassman33@aol.com, spkrrm16@aol.com, shmofel@aol.com, najagirard@yahoo.com, kwseashell@att.net, KdeB8@yahoo.com, kelly@avinparadise.com, TSDUNN@comcast.net, nellakw@bellsouth.net, Donna.bosold@att.net, bbaumann47@gmail.com, HHouse33@aol.com, michel@michelappellis.com, kielsgard2@aol.com, keywestjane@keywestjane.com, arthbkw@aol.com, rte1@bellsouth.net, Tropicalquests@gmail.com, MGILB70327@aol.com, janedawk@aol.com, personnel@kwdiamond.com, lpsonger@yahoo.com

October 2, 2013

Dear Enid Torregrosa and Jo Bennett:

The proposed new building at 717 White Street goes against all that our Old Town part of Key West represents. The 717 design presents two ultra modern, artistic glass and metal square boxes. It remains possible to build new homes in our area based on traditional Conch designs. A good example is the Bauer's new home at 1219 Newton Street.

Even the current house at 717 White Street there now looks strange. Why do tall glass mirrors outside lean against its walls?

Please add our names to those who oppose the current proposed design. Thank you.

Respectfully, Jane H. Dawkins and Stephen P. Dawkins
1212 Angela Street
Key West

Enid Torregrosa <etorregr@keywestcity.com>

Thu, Oct 3, 2013 at 9:38 AM

To: Keywestspd <keywestspd@aol.com>

Dear Jane and Stephen:

Thank you for your email. I will include your comments in the file packet once we receive a HARC application.

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax
[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: Debra Yates <debra@debrayates.com>

Thu, Oct 3, 2013 at 9:39 AM

Dear Debra:

Good morning. I am forwarding to you another email I received regarding your proposed design.

Hope you are well;

Enid

Debra Yates <debra@debrayates.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Thu, Oct 3, 2013 at 9:44 AM

Hi Enid,
This second e mail letter did not show up on your e mail.
I received the first one that you sent today just fine.
Debra

[Quoted text hidden]

BURLEYATESDESIGN
THE ART OF SPACE

INTERIOR | LANDSCAPE | GARDEN | RESORT | DESIGN

design website: www.debrayates.com

art website: www.debrayatesart.com

facebook page: <https://www.facebook.com/pages/Debra-Yates-Great-Space-Inc/190041324370003>

houzz: <http://www.houzz.com/pro/debrayatesgreatspace/debra-yates-great-space-inc>

e-mail: debra@debrayates.com

phone: 305.304.8965

MIAMI | KEY WEST

This email is confidential and privileged material for the sole use of the intended recipient from Debra Yates Great Space, Inc. Distribution by or to others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.



Enid Torregrosa <etorregr@keywestcity.com>

I like 717 White St.

4 messages

Roxanne Fleszar <roxannefleszar@gmail.com>

Wed, Oct 2, 2013 at 10:52 AM

To: etorregr@keywestcity.com, jbenett@keywestcity.com

Surprise, surprise...someone in the neighborhood actually supports the design at 717 White Street. I understand that you do not want all new homes to be "conch-alikes". Conch houses that are historic and should be maintained as such. But I do believe the new structures can reflect the era in which they are built.

Please allow the design to go forward as proposed.

Best regards,

Roxanne Fleszar
1414 Newton Street

Enid Torregrosa <etorregr@keywestcity.com>

Thu, Oct 3, 2013 at 9:41 AM

To: Roxanne Fleszar <roxannefleszar@gmail.com>

Dear Roxanne:

Thank you for your email. I will include your comments in the file packet once we receive a HARC application.

Hope you are well;

Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>

Thu, Oct 3, 2013 at 9:42 AM

To: Debra Yates <debra@debrayates.com>

Dear Debra:

I am forwarding to you a new email I received regarding your proposed project.

Hope you are doing well;

Enid

[Quoted text hidden]

Debra Yates <debra@debrayates.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Thu, Oct 3, 2013 at 9:45 AM

I have it now, never mind.

[Quoted text hidden]

 **BURLEYATESDESIGN**
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INTERIOR | LANDSCAPE | GARDEN | RESORT | DESIGN

design website: www.debrayates.com

art website: www.debrayatesart.com

facebook page: <https://www.facebook.com/pages/Debra-Yates-Great-Space-Inc/190041324370003>

houzz: <http://www.houzz.com/pro/debrayatesgreatspace/debra-yates-great-space-inc>

e-mail: debra@debrayates.com

phone: 305.304.8965

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Enid Torregrosa < etorregr@keywestcity.com>

Debra Yates proposed house

Priscilla Derven < pderven@mac.com>

Wed, Oct 2, 2013 at 8:58 AM

To: jbennett@keywestcity.com

Cc: etorregr@keywestcity.com

Dear Jo Bennett and Enid Torregrosa:

We think Debra Yates' proposed project at 717 White St. on the corner of Newton might work on Von Phister or Johnson but not on this corner in this neighborhood. While the houses on the south side of Newton St. from Gonzales Lane to White were all rebuilt after a fire in the 1950s before there was historic preservation in Key West, we still think any tear-downs and re-builds should be done within historically acceptable lines.

Please add our names to those who are opposed to Debra Yates' building project.

Sincerely,

Priscilla Derven
Stephen MacDonald
1215 Newton St.
Key West



Enid Torregrosa <etorregr@keywestcity.com>

717 White

Philip Morrow <2philipm@gmail.com>

Thu, Oct 3, 2013 at 4:42 PM

To: jbenett@keywestcity.com

Cc: etorregr@keywestcity.com

I think the proposed looks very contextual, by that I mean, it is two story, everything around it is two story, it has a 'sense' of porch and balustrade, it has windows facing the street, the form is broken so the massing is reduced, I like it very much. It's 'okay' to let certain buildings go, and the building which currently occupies 717 White is nothing special, it is not historic. Let's embrace some fresh ideas in Key West...perhaps this NEW house will add a bit of spark to the Conch Tour Train Chatter.

Philip Morrow



Enid Torregrosa <etorregr@keywestcity.com>

717 White Street

Bruce Baumann <bbaumann47@gmail.com>
To: jbenett@keywestcity.com, etorregr@keywestcity.com

Tue, Oct 8, 2013 at 9:27 AM

To Enid Torregrosa and Jo Bennett:

I have reviewed the artist's conception of the house proposed at the corner of Newton and White St as well as following the planning meetings on line. The house is beautiful if built in New York perhaps, but does NOT fit the type homes built in Key West. It is not often that a house can be torn down and rebuilt in the Meadows or Old Town, and when it is done, I believe, the new home should fit in the neighborhood.

I have no ax to grind with the interior or even the roof lines but the exterior and design of the proposed home just does not fit the rest of the neighborhood either on White St or on Newton St. I know and respect the influence of HARC on the building or remodeling of homes in Key West. I hope that the members of the HARC board will agree that the proposed structure just does not fit the design of homes for this area and will reject this design.

Thank you

Bruce & Becky Baumann
1219 Newton St
Key West, FL



Enid Torregrosa <etorregr@keywestcity.com>

Fwd: Neighborhood cocktail hour / 717 White Street Plans

Debra Yates <debrayatespace@gmail.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Sat, Oct 12, 2013 at 2:29 PM

Another response.

Sent from my iPhone

Begin forwarded message:

From: Lee Dunn <LHDUNN@comcast.net>
Date: October 12, 2013, 8:52:36 AM EDT
To: Debra Yates <debra@debrayates.com>
Cc: Dunn Tharon <tsdunn@comcast.net>
Subject: Re: Neighborhood cocktail hour / 717 White Street Plans

Hi Debra.

Thanks for reaching out to us neighbors and for inviting us over on Sunday. We won't be making the move down to Key West until sometime in November, so we won't be able to attend, but we are very interested in your project.

As a former builder and architect in Nantucket, MA., I am intimately familiar with the issues your design philosophy raises in an historic setting. I agree with you that historic architect cannot be recreated, and in fact usually cheapens existing neighborhoods. We are painfully aware of the this reality in the current Peary Court proposals, and see it everywhere around Key West, Nantucket, and the U.S. We are also painfully aware of what it takes to comply with HARC and other local historic review boards when renovating an existing contributing structure, as we did in 2005 with our home renovation at 701 Florida Street.

Your thoughtful design for 717 certainly looks interesting, but whether this is the suitable structure for that corner for the next 100 years, I don't know. These are big, tricky issues, and the more I think about them, the more confused I become. So do the various urban planning and design schools around the world. We will get in touch or otherwise review you plans when we arrive, and will be watching your progress with great interest.

Thanks again and best of luck,

Lee & Tharon Dunn
701 Florida Street

On Oct 11, 2013, at 5:29 PM, Debra Yates wrote:

Sunday Cocktail Hour Meeting to view plans for 717 White Street

This letter is being written to ease concerns of any North Beach, (Meadows), neighbors that are concerned that a "Bizarre" (as per Steve Dawkins), house is going to be built at 717 White Street.

That is not the truth.

I grew up playing in this neighborhood and feel strongly about preserving the historic structures in Old Town Key West.

I also do not approve of "fake Conch" architecture being placed next to a lovely eyebrow or cigar makers house.

Ersatz, "conchalike", houses take away from the historic beauty of the real thing.

There are many different types of houses in this neighborhood which adds to its diversity and charm. Unfortunately, many of the more recent structures have been built trying to copy the old but it just cannot be duplicated.

The residence that I have designed will be built 2 1/2 feet off the ground to protect the

Historic Mahogany tree on the corner. This will be a Green, LEED Certified, modern house that will blend in with the surroundings. The exterior will be a warm gray so that it will disappear and the tree will stand out and be softly lit at night.

There will be specimen full sized native trees and Sabal Palms planted to soften the perimeter.

The front of the property fence will be set back 3' to give the huge tree a more gracious space and an open grassy corner and wider sidewalk bike lane.

The front of the house is setback 2' more than is required.

The Newton Street side will have a 20' length of open space with no fencing, to create a grassy unfenced open feel. The height of the structure will be 6' below the 30' guidelines.

The design will not feel big.

It will have 2, two story vine trellis that will hide much of the Newton Street Side with

confederate jasmine adding fragrance to the corner.

It will NOT look like a Conch house but the architecture is designed to blend in.

The gray engineered wood cladding will appear worn.

Please Google Debra Yates to view my websites and my design projects.

The White Street Corridor is diverse and will continue to have interesting new design and renovation.

My Father Earl Yates bought the empty lot at 804 White Street in the late 1940's at the same time 1948 that the existing 717 was built.

My Father built the building at 804 White Street in 1948 to house his appliance store

and refrigeration business.

Both of my parents were born here in the early 1900's.

I have a great grandmother that was born here.

all four of my grandparents are buried in the cemetery here.

The last thing that I want to do is ruin this lovely corner.

Before any more letters of criticism regarding my design for 717 White street are written to

the city staff, I would appreciate the opportunity to show the plans, the model, the sketches,

the colors, the landscape plan and the surfaces.

Please drop in to my studio at 717 White Street this Sunday Afternoon from 6 to 8 to

discuss my plans for this important corner in our neighborhood.

if you cannot make the Sunday cocktail hour please feel free to call me and set up another time

to view the plans. I work here and am available most of the time.

I look forward to meeting with all of the concerned neighbors and to have the opportunity to

show you my plans.

Kind Regards,
Debra Yates 305-304-8965

--

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INTERIOR | LANDSCAPE | GARDEN | RESORT | DESIGN

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art website: www.debrayatesart.com

facebook page: <https://www.facebook.com/pages/Debra-Yates-Great-Space-Inc/190041324370003>

houzz: <http://www.houzz.com/pro/debrayatesgreatspace/debra-yates-great-space-inc>

e-mail: debra@debrayates.com

phone: 305.304.8965

MIAMI | KEY WEST

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<717_01.jpg><717_02.jpg><717_03.jpg>



Enid Torregrosa <etorregr@keywestcity.com>

Fwd: 717 White Street

4 messages

Stacy Gibson <sgibson@keywestcity.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Tue, Oct 8, 2013 at 1:37 PM

Enid:

FYI. He was the only public speaker at the September 26th Planning Board meeting. He opposed the 717 White St. plans.

Thank you.

Stacy L. Gibson
Administrative Assistant II
City of Key West Planning Department
3140 Flagler Avenue | Key West, FL 33040
Phone 305.809.3764 | Fax 305.809.3978
sgibson@keywestcity.com | www.keywestcity.com

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

From: **Keywestspd** <keywestspd@aol.com>

Date: Tue, Oct 8, 2013 at 12:29 PM

Subject: 717 White Street

To: Bonjones@bellsouth.net, ccckw@hotmail.com., LHDUNN@comcast.net, roxannefleszar@gmail.com, mglassman33@aol.com, spkrrm16@aol.com, shmofel@aol.com, najagirard@yahoo.com, kwseashell@att.net, KdeB8@yahoo.com, kelly@avinparadise.com, TSDUNN@comcast.net, nellakw@bellsouth.net, Donna.bosold@att.net, bbaumann47@gmail.com, HHouse33@aol.com, michel@michelappellis.com, kielsgard2@aol.com, keywestjane@keywestjane.com, arthbkw@aol.com, rte1@bellsouth.net, Tropicalquests@gmail.com, MGILB70327@aol.com, janedawk@aol.com, personnel@kwdiamond.com, lpsonger@yahoo.com, KdB8@yahoo.com
Cc: jbenett@keywestcity.com, sgibson@keywestcity.com

The owner of 717 White Street, Debra Yates, has submitter her request to HARC for approval. Note the attachment. I spoke against her plan at the Planning Board meeting at Old City Hall on September 26. Only Ms. Yates and I spoke, each of us representing opposing views.

She has now submitted her application to HARC for permission to take down her current residence and replace it with the model attached. The presentation will take place at Old City Hall on October 22. I oppose such a bizarre house in our old town

neighborhood. If you share that view, please write an email to: Jo Bennett at the City Planning Commission:
jbennett@keywestcity.com and copy

Stacy Gibson at
sgibson@keywestcity.com.

and also copy me at keywestspd@aol.com and anybody else whom you know supports rejection of the 717 plan.

Then at some point before October 22, we should get together to make plans.

Your thoughts, please.

Steve Dawkins
1212 Angela Street



717_White_St_small.jpg
2970K

Enid Torregrosa <etorregr@keywestcity.com>
To: Debra Yates <debra@debrayates.com>

Tue, Oct 8, 2013 at 1:56 PM

Debra:

I am forwarding an email I just received regarding your application.

Hope you are doing well.

Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax
[Quoted text hidden]



717_White_St_small.jpg
2970K

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

Tue, Oct 8, 2013 at 3:05 PM

FYI...

Jo Bennett

City of Key West Planning Department
305-809-3723 Office
305-809-3978 FAX
eMail: jbennett@keywestcity.com
website: keywestcity.com

Please consider the environment before printing this eMail

Please note: All mail sent from the city is public record and may be accessed by the general public upon request.

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

From: **Keywestspd** <keywestspd@aol.com>

Date: Tue, Oct 8, 2013 at 12:29 PM

Subject: 717 White Street

To: Bonjones@bellsouth.net, ccckw@hotmail.com., LHDUNN@comcast.net, roxanneffleszar@gmail.com, mglassman33@aol.com, spkrrm16@aol.com, shmfel@aol.com, najagirard@yahoo.com, kwseashell@att.net, KdeB8@yahoo.com, kelly@avinparadise.com, TSDUNN@comcast.net, nellakw@bellsouth.net, Donna.bosold@att.net, bbaumann47@gmail.com, HHouse33@aol.com, michel@michelappellis.com, kielsgard2@aol.com, keywestjane@keywestjane.com, arthbkw@aol.com, rte1@bellsouth.net, Tropicalquests@gmail.com, MGILB70327@aol.com, janedawk@aol.com, personnel@kwdiamond.com, lpsonger@yahoo.com, KdB8@yahoo.com
Cc: jbennett@keywestcity.com, sgibson@keywestcity.com

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request to HARC for approval. Note the attachment. I spoke against her plan at the Planning Board meeting at Old City Hall on September 26. Only Ms. Yates and I spoke, each of us representing opposing views.

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jbennett@keywestcity.com and copy

Stacy Gibson at
sgibson@keywestcity.com.

and also copy me at keywestspd@aol.com and anybody else whom you know supports rejection of the 717 plan.

Then at some point before October 22, we should get together to make plans.

Your thoughts, please.

Steve Dawkins
1212 Angela Street

717_White_St_small.jpg
2970K



Rita A Linder <senoritarita@icloud.com>
To: Enid Torregrosa <etorregr@keywestcity.com>
Cc: Debra Yates <debra@debrayates.com>

Tue, Oct 15, 2013 at 1:51 PM

Dear Ms. Torregrosa:

I am writing to support the application of Debra Yates for new construction on her property at 717 White Street, Key West. I am very familiar with Debra's work as she is a personal friend and was hired as the spatial designer for our house and landscape renovation at 1216 Petronia Street. I have spoken in detail with Debra regarding her plans for the property at the corner of White and Newton and have seen the plans, model and design sketches for the proposed structure. While I obviously share her modern aesthetic, I am also confident that her design is respectful of The Meadows historically evolved architecture and that the proposed building will blend in with the mixed use structures along the White Street corridor.

Her plan is for a "green," contemporary and sensitively landscaped residence which should not be offensive to any neighbors and certainly appropriate in mass and scale for its location. Please feel free to read this letter into the record when this project comes before the HARC board.

Sincerely,

Rita Linder
410-207-3875 Mobile
305-296-3517 Home

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REQUEST TO BUILD A NEW TWO STORY HOUSE, NEW FENCES, WALLS, GATES, DETACHED HABITABLE SPACE AND DRIVEWAY. REQUEST TO DEMOLISH EXISTING STRUCTURE.

FOR- #717 WHITE STREET

Applicant- Debra Yates

Application # H13-01-1517

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1023574 Parcel ID: 00022780-000000

Ownership Details

Mailing Address:
YATES DEBRA
717 WHITE ST
KEY WEST, FL 33040-7166

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section: 05-68-25
Township-Range:
Property Location: 717 WHITE ST KEY WEST
Legal Description: KW WADDELLS SUBDIVISION PB1-28 LOT 1 SQR 3 TR 7 G23-408/410 G65-80/81 OR645-385L/E OR1180-474/475L/E OR1607-1185D/C OR1607-1166/70 OR1607-1171/73 OR1618-2012/14 OR2024-1856/57 OR2579-1777/78



Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY

36

88

3,168.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1535
 Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 41
 Year Built 1948
 Functional Obs 0

Condition G
 Perimeter 226
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 40
 Grnd Floor Area 1,535

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

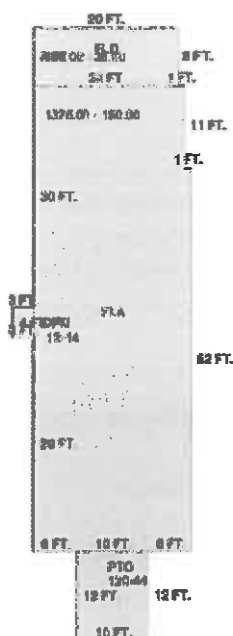
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	5:C.B.S.	1	1947	N	N	0.00	0.00	1,375
2	PTO		1	1947			0.00	0.00	120
3	FLD	5:C.B.S.	1	1947	N	N	0.00	0.00	160
4	OPU		1	1997			0.00	0.00	12

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	115 SF	0	0	1961	1962	5	30
2	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
3	PT3:PATIO	189 SF	0	0	1984	1985	2	50

Appraiser Notes

2004-08-23 SOLD FOR \$609,000 ON 06/28/04= 91%-SKI

2012-04-24 MLS \$299,000 3/2 VERY UNIQUE PROPERTY, IN GREAT LOCATION, MEADOWS HOME WITH GOOD BONES. A CBS, HIGH CEELINGS, GORGEOUS CUBAN TILE FLOORS, CURB CUT IN A PLACE FOR A OFF-STREET.

2004-03-01 THE PARCEL IS BEING OFFERED FOR \$670,000 FROM THE KW CITIZEN ON 02-29-04-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3122	09/13/2012	0	Residential	DEMOLISH EXISTING CONCRETE WALL THAT IS CRACKED AND BROKEN ON CITY PROPERTY (SEE SURVEY) NO REPLACEMENT UNTIL DESIGNED AND HARC APPROVED.
9903989	12/08/1999	12/27/1999	4,000		NEW ROOF
0000002	01/03/2000	08/16/2000	2,000		INTERIOR PAINTING
0000089	01/11/2000	08/16/2000	1,100		ELECTRICAL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	114,700	1,285	333,026	449,011	214,133	25,000	189,133
2012	116,611	1,316	252,690	323,550	323,550	0	323,550
2011	167,154	1,346	246,468	414,968	414,968	0	414,968
2010	169,098	1,376	308,468	478,942	478,942	0	478,942
2009	187,957	1,406	468,872	658,235	658,235	0	658,235
2008	174,540	1,436	491,040	667,016	667,016	0	667,016
2007	182,789	1,467	538,560	722,816	722,816	0	722,816
2006	325,334	1,497	300,960	627,791	627,791	0	627,791
2005	345,324	1,527	190,080	536,931	536,931	0	536,931

2004	247,759	1,557	190,080	439,397	439,397	0	439,397
2003	280,794	1,588	88,704	371,086	371,086	0	371,086
2002	184,256	1,618	70,488	256,362	256,362	0	256,362
2001	108,690	1,668	70,488	180,846	180,846	0	180,846
2000	108,690	1,537	57,024	167,251	167,251	0	167,251
1999	70,481	168	57,024	127,673	104,362	25,000	79,362
1998	65,474	156	57,024	122,654	102,719	25,000	77,719
1997	59,697	143	50,688	110,527	101,002	25,000	76,002
1996	51,994	124	50,688	102,806	98,061	25,000	73,061
1995	47,372	113	50,688	98,173	95,670	25,000	70,670
1994	42,365	101	50,688	93,155	93,155	25,000	68,155
1993	41,203	615	50,688	92,506	92,506	25,000	67,506
1992	41,203	615	50,688	92,506	92,506	25,000	67,506
1991	41,203	615	50,688	92,506	92,506	25,000	67,506
1990	39,052	615	40,392	80,059	80,059	25,000	55,059
1989	35,502	559	39,600	75,661	75,661	25,000	50,661
1988	29,004	559	36,432	65,995	65,995	25,000	40,995
1987	28,705	559	21,701	50,965	50,965	25,000	25,965
1986	28,861	559	20,909	50,329	50,329	25,000	25,329
1985	27,830	559	12,514	40,903	40,903	25,000	15,903
1984	26,070	559	12,514	39,143	39,143	25,000	14,143
1983	26,070	559	12,514	39,143	39,143	25,000	14,143
1982	26,607	559	12,514	39,680	39,680	25,000	14,680

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/10/2012	2579 / 1777	275,000	WD *****	38 *****
6/28/2004	2024 / 1856	609,000	WD *****	Q *****
11/23/1999	1607 / 1166	199,000	WD *****	Q *****

This page has been visited 43,384 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176