

# **Public Comments**

I am Bill Frew and I live at 719 White Street, a 2 story conch 4 square private residence which abuts 717 White Street. My wife and I searched a long time to locate our home which received a Preservation Award from the Historic Florida Keys Foundation in 2006.

While the amended proposed construction at 717 White Street is very green and contemporary it is the antithesis of the surrounding historic district contrary to the Staff Report.

I realize the proposed project looks to demolish what may be considered a nonconforming building, but the proposed replacement structures DO NOT preserve and protect the architectural environment and character of our historic neighborhood.

The Design Guidelines states that “all new construction ... should have features that are compatible with the lines of historic architecture.”

Having reviewed the proposed amended plans I will address some of the numerous items in the application which I believe violate the Design Guidelines:

- The current structure has a silver metal hip roof which conforms to the neighborhood. The proposed 2 structures have flat roofs, 1 covered with solar panels visible from the street.
- The proposed exterior is primarily made up of engineered or artificial wood cladding which does not conform to the existing Guidelines for building exteriors.

- Facing White Street are 2 sets of frosted glass, 8 foot by 8 foot sliding doors, and similar frosted glass 8 foot by 8 foot sliding doors facing Newton Street. Also, the windows on four (4) sides of the two (2) structures are not compatible with the character of the neighborhood. The existing structure has casement windows and jalousie windows which were recently removed.
- There are wire mesh railings both at the street level and the second floor facing White Street and wrapping around to Newton. Further, there is a wave footprint pattern fence of wrought iron pickets facing White Street. All of which are nonconforming to the neighborhood.
- There is a perforated metal deck in the **Front** of the property facing White Street.

The plans have an 18 inch roof overhang which encroaches on our 5 foot side yard setback and a 10 foot high by 20 long **dark gray** colored wall extending from one building to the other, 5 feet from our property line. Both of which will negatively effect the sun light our property receives and our sight level.

To say the least the proposed plans for 717 White Street pushes the envelope to the extreme and will permanently violate the integrity and historical architecture heritage of our neighborhood. Further, the financial values of our homes will suffer dramatically from such an intrusion in the historic district.

I respectfully request that the members of HARC reject this application.

On Tue, Dec 10, 2013 at 11:43 AM, Pat Cummings <[blollywoodkw@gmail.com](mailto:blollywoodkw@gmail.com)> wrote:  
Please add this to the public comments section in the HARC case file:

*I write in support of the redevelopment of 717 White Street. Ms. Yates has imagined a charming site-specific design that suits both current-day living and the character of our neighborhood, now known as "The Meadows".*

*A large part of the appeal of our corner of Key West is the wide diversity of building styles. Although a plat had been drawn by 1874 and some streets cut by 1884, not much was built here before the end of the 19<sup>th</sup> Century. Lots were filled in with construction over a wide period of time, as the local economy boomed and busted, some lots staying vacant until the end of the 20<sup>th</sup> Century. As a result, it is a patchwork of houses from many different eras.*

*Within this historic context, and the mixed residential/commercial nature of White Street, a home of contemporary design is appropriate. Moreover, the house scheduled for demolition is a most mundane concrete box style; others like it in "The Meadows" have since been transformed through modernization and additions.*

*In addition, I would like to commend Ms. Enid Torregrosa for correctly citing the relevant guidelines regarding compatible scale and massing and recommending that this project move forward.*

*By approving this design, HARC will also avoid a common pitfall that the NPS guidelines caution against – the creation of a false history by too closely replicating structures of the past in new construction.*

"New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development."

- NPS, Technical Preservation Services, **"Planning Successful Rehabilitation Projects**
- **New Construction"**
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Pat Cummings  
1403 Pine Street

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New Jersey, Florida and  
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December 9, 2013

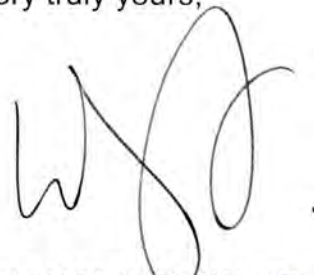
HARC  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

Re: HARC  
717 White Street

To Whom It May Concern:

Please use this as authorization for Jennifer Reed to represent me before your commission concerning the application regarding the demolishing and plans to build a new two - two story structures, etc. at the referenced premises.

Very truly yours,



WILLIAM J. FREW, JR.

WJF:jat  
cc: Ms. Jo Bennett - via email  
Ms. Enid Torregrosa-Silva, MSHP - via email  
Ms. Jennifer Reed - via email



JO Bennett <[jbennett@keywestcity.com](mailto:jbennett@keywestcity.com)>

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## 717 White Street

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Deanne frew <[frewdee@aol.com](mailto:frewdee@aol.com)>

Fri, Dec 6, 2013 at 1:36 PM

To: [jbennett@keywestcity.com](mailto:jbennett@keywestcity.com)

Hi Jo,

Due to time constraints for reviewing the amended plans for 717 White Street, do you think that HARC would agree to an adjournment until next month so that we could better review the new plans? Please advise. Thank you.

Deanne Frew

719 White Street

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Sent from my iPad

## RE: 717 White Street

As an artist myself, I can empathize with Ms. Yates and appreciate the efforts she has put into the creation of this project. However this proposed two building structure does not look like any other in this historic neighborhood. Although it is an interesting design, it would be much better suited elsewhere - not in Old Town.

When my husband and I purchased our home five years ago, we were thrilled to be in Old Town and own a home that had been awarded the prestigious star from the Historic Florida Keys Foundation. We were also very much aware of HARC and its efforts to preserve the integrity of the architecture of the Key West Historical District. We learned that we needed to go before HARC if we wanted to change the color of our exterior, that we had to keep our picket fence white and a list of design requirements - which we welcomed - because we knew that not much would change in the years to come.

Contrary to staff analysis, I fail to see how frosted glass sliders, wire mesh railings, perforated metal decks, a barn sliding door and a wavy patterned wrought iron picket fence will fit in with the surrounding buildings in structure, material and design, nor do they meet this commission's Design Guidelines.

This proposed new home does not look like ANYTHING around it. It appears to be anything but a home, and looks more like a commercial property or an office building!

These proposed architectural details are not compatible with existing historic construction - and will look quite out of place next to my hundred year old cigar maker's home.

I fear the loss of my property value as this project will interfere with the essential form and integrity of my home if it is allowed to move forward.

To quote Mr. Molinet, 'Key West's historic district is a national treasure. It is the economic driver of this community.'

I question what if every single rebuild were to look like this proposal? What would Key West look like?

This is an important and prominent corner in Old Town, and I urge HARC to protect it. I respectfully request that HARC deny this application.

Deanne Frew  
719 White Street  
Key West, Florida