

Public Comments

Jo Bennett

From: Kelly Perkins
Sent: Thursday, September 24, 2015 4:40 PM
To: Jo Bennett
Subject: FW: re: 732 Poorhouse Lane

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Hi Jo,

Can you please upload this? Thanks!

From: David Govus [mailto:DGovus@elijay.com]
Sent: Monday, September 14, 2015 8:54 AM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: FW: re: 732 Poorhouse Lane

From: David Govus [<mailto:DGovus@elijay.com>]
Sent: Monday, September 14, 2015 12:51 PM
To: 'etorregrosa@cityofkeywest-fl.gov'
Cc: 'asarno@mbi-k2.com'; 'chicktrax@me.com'
Subject: re: 732 Poorhouse Lane

Ms. Torregrosa

I am writing to voice my opposition to the building plans for 732 Poorhouse Lane now before the Planning Department for consideration. The proposed 2 story addition looks like a giant box dropped from the sky that somehow landed behind the modest house that the owners purchased . The initial staff opinion says it better than I can.

: "It is the Staff's opinion that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, proportion and scale with the original historic house."

If the owners wanted a much larger house they should have purchased one rather than attempting to build one on a 24' wide lot. One additional objection that I have is the congestion and noise that will result from a construction project of this size in a crowded neighborhood that has absolutely no parking or extra space. I own a house at 823 Galveston Lane and provide off street parking for myself and my tenants . Despite this I often cannot exit my driveway on the Poorhouse lane/ Bill Butler Park side of my property as the parking lot adjacent to my driveway sometimes is overflowing with construction vehicles though it is posted as residential parking only . My neighbor on the corner of Petronia Lane and Poorhouse Lane currently is merely trying to repair his house (which he has a perfect right to do) and this has resulted in even more congestion with Poorhouse lane often blocked. I can only imagine what the effect on the neighborhood will be of a project that is essentially building a large new house on a tiny lot on a very narrow lane.

Regards

September 23, 2015

Ms. Kelly Perkins
HARC Assistant Planner
P.O. Box 1409
Key West, FL 33040

RE: 732 Poorhouse Lane – Compliance Issues

Dear Kelly,

Gail Miller, who owns 728 Poorhouse Lane, objects to the proposed design for 732 Poorhouse Lane. She has asked me to represent her in this matter.

I have reviewed the application, and determined that 732 Poorhouse Lane is not in compliance with the HARC Guidelines or the City LDR's. This report, with the attached photos and diagram, depict the areas where the project is out of compliance. These documents are for distribution to the HARC commissioners prior to the meeting on September 29th.

Analysis:

The proposed design is out of compliance with the Guidelines and the Land Development regulations in at least the following areas.

1. The project proposes to demolish non-historic rear additions. Once this is done, the existing zoning violations must be brought into compliance. The lot is 24 feet wide with required side yard setbacks of 5 feet. This reduces the allowable width of the rear addition to 14 feet, but submittal shows a larger structure. A 14 foot wide building is more than adequate, as the attached photos show.
2. The design proposes a two story rear addition with a flat roof that is taller than the historic house. This violates the HARC Guidelines in the following areas:
 - a) Height: (Pg. 38a) "The height of all new construction must be based upon the height of existing structures..." Under this guideline, the height of the new addition should not exceed the height of the existing building.
 - b) Additions: (Pg. 37) states:
 1. *A structure shall not be altered and/or expanded in such a manner that its essential character-defining features are disguised or concealed.*
 2. *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
 3. *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
 4. *Additions should not alter the balance and symmetry of an historic structure.*
 5. *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
 6. *Additions should not alter the balance and symmetry of an historic structure.*
 7. *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

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8. *New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed.*

In order to preserve the integrity of the Historic District, a number of design criteria have been developed by which individual structures may be compared and evaluated. The intent in developing these criteria has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural character of the district.

These criteria will become the working tools for the developer, architect and builder. Ideally, they should be studied and evaluated before design development work begins so that the desired relationships can be established as design objectives, properly relating individual buildings to the total environment.

The intent is clear. Under 3) compatibility with the characteristics of the original structure will lead to an addition that does not exceed the historic envelope profile, i.e., a gable roofed structure that is no taller than the original and reflects the historic gable roof slope and height. In layman's terms, an addition behind the historic house would not extend beyond the historic facades profile. Under 4) "...constructed with a scale, height and mass that is appropriate to the original..." would encourage the same approach, i.e., to match, or be no larger than, the historic building envelope. Under 6) to "...not alter the balance and symmetry of the historic structure" will lead to a solution that is no larger than the historic envelope.

I have attached documents that describe these concepts: a sketch over the 732 Poorhouse demolition elevations and photographs of contemporary spaces that are the same scale as those that will result from this approach. A 14 foot wide rear addition will meet the code required setbacks and create a very livable space. The attached photos of 619 Elizabeth are of 14 foot wide, or smaller, elements. Clearly this size space is adequate. A variance to the zoning regulations or the HARC Guidelines should not be allowed.

I look forward to discussing these concepts with you and the Commission.

Sincerely,



Bert L. Bender, Architect

BLB/ddk

cc: Enid Toregrossa
Gail Miller
Bryan Greene, HARC Chair
All HARC Commissioners

619 ELIZABETH ST., KEY WEST, FL.



THE CENTRAL FIRST FLOOR ELEMENT IS THE 14 FOOT WIDE LIVING ROOM. THE BUILDING TO THE RIGHT IS A 12' X 12' MOTHER-IN-LAW GUEST COTTAGE.

619 ELIZABETH ST, KEY WEST, FL.

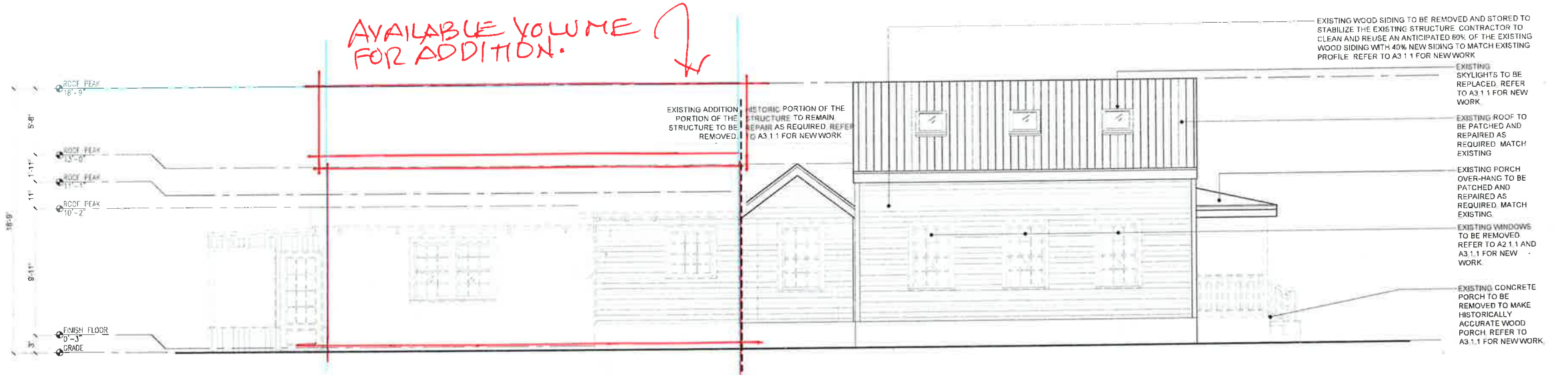


THE LIVING ROOM IS 14' WIDE OVERALL WITH AN INTERIOR WIDTH OF JUST OVER 13 FEET

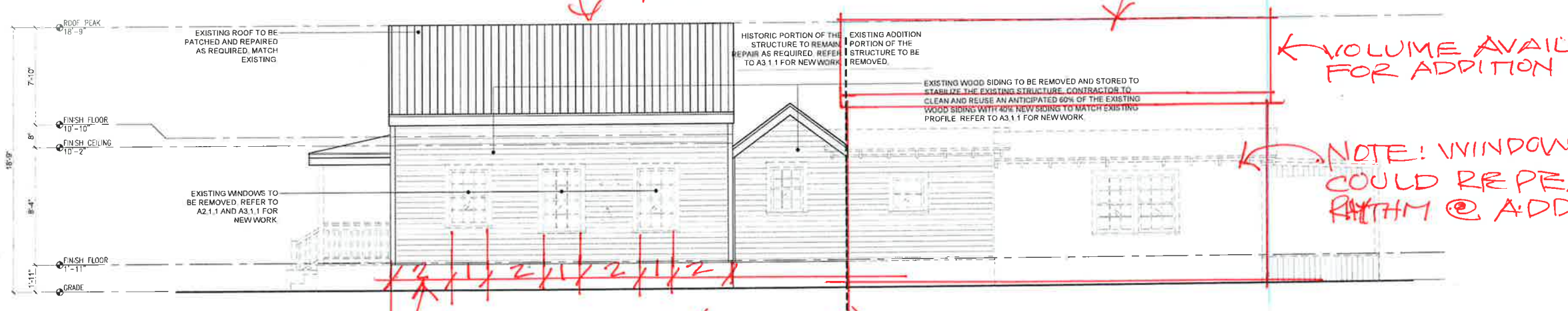
619 ELIZABETH ST., KEY WEST, FL.



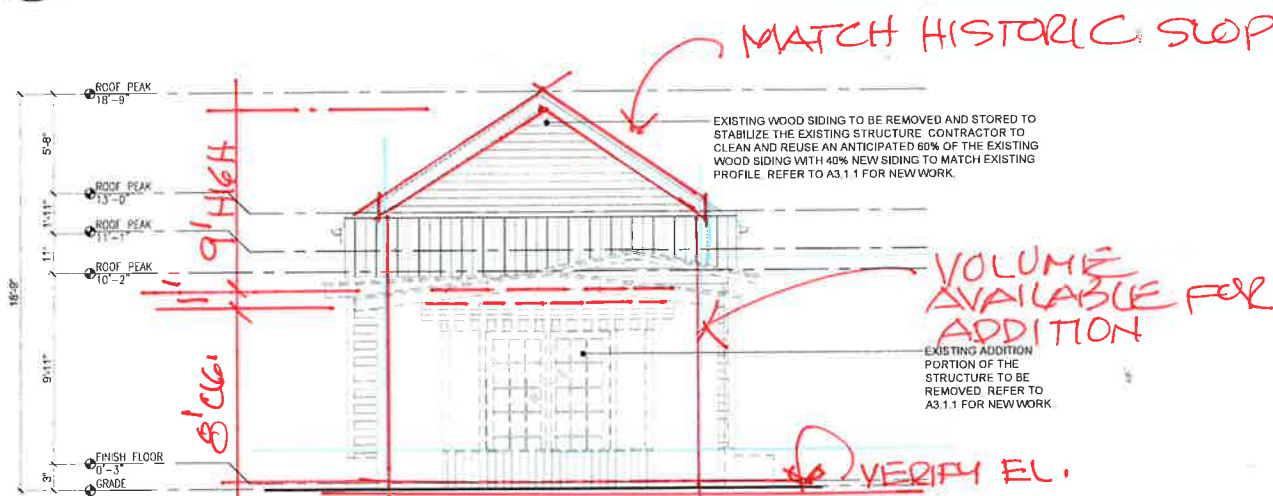
THE KITCHEN IS 12 FEET SQUARE INCLUDING EXTERIOR WALLS.



4 DEMOLITION WEST ELEVATION
SCALE: 1/4"=1'-0"



3 DEMOLITION EAST ELEVATION
SCALE: 1/4"=1'-0"



2 DEMOLITION NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 DEMOLITION SOUTH ELEVATION
SCALE: 1/4"=1'-0"



14' IF SETBACKS ARE HONORED @ 619 ELIZABETH (BENDER RESIDENCE) IS 14 FEET WIDE.

NOTE: THE LIVING ROOM/DINING ROOM/STUDIO/DEN SPACE @ 619 ELIZABETH (BENDER RESIDENCE) IS 14 FEET WIDE.

FEMA AE 6 FLOOD ZONE

September 22, 2015

Esteemed Commissioners:

We all have our story of falling in love with the charm of Key West, and we all want to protect that charm from people who want to expand it until it's lost.

We all live in the area of Bill Butler Park, and there are many properties here in danger of being exploited. One of these is at 732 Poorhouse Lane. We all agree that this plan being presented for your judgment does not respect the HARC guidelines, because, "the new addition to the rear is larger than the historic structure in the front. In fact, your staff found that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, proportion, and scale with the original historic house."

We do not want you to set a bad precedent for the many renovations that will come before you in the future.

This design also has a flat roof, which is not appropriate for this property by HARC's guidelines.

We urge you to deny this project as not in compliance and not in the interest of maintaining the integrity of our small historic district.

Gail Miller, 728 Poorhouse Lane Donna Froelich, 738 Poorhouse Lane

Amy Lynch, 822 Windsor Lane Matt Lynch, 822 Windsor Lane

Nancy Gore, 823 Elizabeth St. Ed Gore, 823 Elizabeth St.

Lynn Marie Chamberlin
712 William St.

Brewster Chamberlin
712 William St.

Dianne Zolotow
708 William St.

David Zolotow
708 William St

Nadine Gogg
735 Poorhouse Lane

Jason Goldfarb
735 Poorhouse Lane

Gabriela Wisniewski
725 Poorhouse Lane

Jennifer Cornell
725 Poorhouse Lane

John Martini
810 Galveston Lane

Darene Cahill
812 Galveston Lane

David Govus (Separate letter)
823 Galveston Lane

Jo Bennett

From: Kelly Perkins
Sent: Thursday, September 24, 2015 8:35 AM
To: Jo Bennett
Subject: FW: LETTER TWO OF TWO FROM DAVID GOVUS TO THE HARC COMMISSION RE 732 POORHOUSE LANE

Follow Up Flag: Follow up
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Please upload this to public comments. Thanks!

From: chicktrax@me.com [mailto:chicktrax@me.com]
Sent: Wednesday, September 23, 2015 10:51 PM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: LETTER TWO OF TWO FROM DAVID GOVUS TO THE HARC COMMISSION RE 732 POORHOUSE LANE

David Govus
732 Poorhouse Lane
September 14, 2015 at 8:11 AM

Ms. Torregrossa

I am writing to voice my opposition to the building plans for 732 Poorhouse Lane now before the Planning Department for consideration. The proposed 2 story addition looks like a giant box dropped from the sky that somehow landed behind the modest house that the owners purchased . The initial staff opinion says it better than I can.

: "It is the Staff's opinion that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, proportion and scale with the original historic house."

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Regards

David Govus

Gail Miller
dancekeywest@me.com