



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 16, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

**RE: NEW TWO STORY HOUSE AND NEW FENCE. DEMOLITION OF HOUSE
FOR: #914 JAMES STREET- APPLICATION NO. H12-01-345
KEY WEST HISTORIC DISTRICT**

Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **denied** the above mentioned project on Tuesday July 10, 2012. The Commissioners review the submitted application and voted to deny the application based on Article VI- Design Guidelines in Key West Historic District, particularly the following guidelines;

New construction, specifically page 38a;

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

During deliberations the Commission mentioned that there is already an approved scheme for the site, which is more appropriate than the new submitted one. The Commissioners also wanted to understand why the applicant did not submit a perspective drawing that was requested in two instances to review the design in relationship to its surrounding neighboring structures. Mr. Trepanier explained to the Commission that his client understood that a perspective drawing was not going to change the outcome of the vote. The proposed demolition of the entire house was also denied based on the fact that the proposed plans were not approved.

If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
#3126 Flagler Avenue
Key West, Florida 33041-1409

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:



Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973
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HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # **12-01006345**

OWNER'S NAME: DANIEL HARRIS DATE: 2-22-12

OWNER'S ADDRESS: 12303 BLAIR RIDGE RD, FAIRFAX, VA 22033 PHONE #: 703-609-5990

APPLICANT'S NAME: SEATECH OF THE FLORIDA KEYS PHONE #: 305-294-9993

APPLICANT'S ADDRESS: 830 CRANE BLVD, SUMMERLAND KEY, FL 33042

ADDRESS OF CONSTRUCTION: 914 JAMES STREET # OF UNITS: 1

REVISED

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING ONE STORY RESIDENCE. CONSTRUCT NEW TWO STORY RESIDENCE. CONSTRUCT NEW WOOD FENCE ALONG WEST SIDE OF PROPERTY.

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 for 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: 2-22-12
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 SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

3/28/12 - Design reviewed for building postponed	postponed
3/28/12 - Resolution reviewed postponed	postponed
5/9/12 - postponed	7/10/12 denied
5/22/12 postponed	denied
6/12/12 Postponed	denied
6/26/12 Postponed	denied

HARC Comments:

None is not listed in the surveys.
 Guidelines for New construction (ps. 34-38a)
 Ordinance for demolitions.

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

Date: 3/28/12

Signature: Judy Auler

Historic Architectural
Review Commission