



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

October 3, 2012

Ms. Cheryl Smith
City Clerk, City of Key West
3126 Flagler Avenue
Key West, FL 33050

2012 OCT -3 PM 2:07
KEY WEST, FLORIDA

Subj: 300 Front street applicaton # H12-01-1491 replace windows with operable windows.

Dear Ms. Smith:

This letter is to formally appeal the HARC board decision on the item stated above when it met on September 29, 2012. I appeal this decision pursuant to Sec 90-428 of the code of ordinance of the city of Key West.

The reasons for objection are as follows;

This is a simple request to change out 3 fixed windows with operable ones on a non historic and non contributing building. The material, color, texture and everything else will remain the same. Visually, all that will change is that there will be a center sash in each of the windows.

Commercial storefronts and signage page 46 has 6 items and none of them apply to this project. This is a simple request to change out 3 fixed windows with operable ones on a non historic and non contributing building. The part of the guideline cited by the HARC board is the preamble and does not give either direction, permission, nor specifically deny what is proposed by this application.

HARC further cites item (5) on page 38a. This part of the guideline refers to compatibility and design. Replacing 3 fixed storefront windows to operable windows is compatible with the historic district and is in keeping with the historic character. All windows were made operable in the days before air conditioning.

2012 ROOSEVELT DRIVE
KEY WEST, FLORIDA 33040
(305) 292 4870



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Lastly, and incredibly, HARC cites Windows on page 29, which refers to windows on historic residences, not commercial storefronts. It states that replacement windows on non-contributing buildings may be of a different style. Visually, all that will change is that there will be a center sash in each of the windows. The material, color, texture and everything else will remain the same. This code, even if applied to storefront windows, actually allows changing window style thereby bolstering the argument to grant this appeal.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'CR', followed by a long horizontal line extending to the right.

Carlos O. Rojas, Jr. AIA