



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

July 5, 2011

Arch. William P. Horn
915 Eaton Street
Key West, Florida 33040

RE: REVISIONS TO PREVIOUS APPROVAL SHRINK BUILDING TO GET
IT OUT OF SIDEYARD SETBACK (LESS 8' IN LENGTH). ALL ELSE
REMAINS SAME
FOR: MALLORY SQUARE - HARC # H11-01-625
KEY WEST HISTORIC DISTRICT

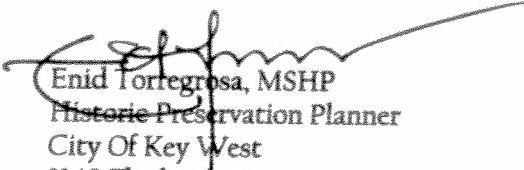
Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the above mentioned project on the public hearing held on Tuesday, June 14, 2011. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. 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

etorregr@keywestcity.com

- 5 Revision to previous approval H10-01-355. Shrink new building to get it out of side yard setback (less 8 feet in length) All else remains same- **Mallory Square- Applicant William P. Horn Architect (H11-01-625)**

The proposed revisions are for a new two story building that will be located on Mallory Square. The Commission approved the original plans on September 28, 2010. For this new application the square footage of the new proposed building is reduced by recessing the west façade approximately eight feet from its previous location. By doing this approximately 3 feet of the cable hut's wall will be exposed. Another change is with the east façade which have been moved approximately one foot forward and will be flush with the lease hold line. The proposed changes will not alter the proportions, mass or scale of the new building.

Guidelines that should be reviewed for this application- New Construction (pages 37-38):

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

The zoning requirements for this particular historic district HPS are;

Front yard- 20 ft
Street side- 10 ft
Side- 5 ft
Rear- 20 ft
Maximum height- 25 ft

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*
3. **Height** – *must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings*

must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

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.*
6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*
7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

It is staff's belief that the proposed plans will not constitute major changes to the approved design in relation to mass, scale and proportions. The proposed design is architecturally harmonious to its urban context. Staff understands that these changes are minimal to the proposed design and are consistent with the guidelines. If the plans are approved the project will still need variances.



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

October 4, 2010

Arch. William P. Horn
915 Eaton Street
Key West, Florida 33040

RE: ADD HANDICAP RAMP TO HOSPITALITY HOUSE, REPAINT EXTERIOR, NEW PAVING AND LANDSCAPING, DEMOLITION OF ALL NON-HISTORIC ADDITIONS, DECKS TO CABLE HUT STRUCTURE, ADD NEW TWO STORY RESTAURANT BUILDING
FOR: MALLORY SQUARE - HARC APPLICATION # HI0-01-355
HISTORIC DISTRICT OF KEY WEST


Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, September 28, 2010. On this meeting you submitted different elevation plans showing four types of roofline slopes, as well as the original plans. The Commission decided that the 6:12 ratio was the more appropriate roof design.

You may now apply for the necessary permits. 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

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

September 21, 2010

Arch. William P. Horn
915 Eaton Street
Key West, Florida 33040

RE: ADD HANDICAP RAMP TO HOSPITALITY HOUSE, REPAINT EXTERIOR, NEW PAVING AND LANDSCAPING, DEMOLITION OF ALL NON HISTORIC ADDITIONS AND DECKS TO CABLE HUT STRUCTURE. ADD NEW TWO STORY RESTAURANT BUILDING
FOR: MALLORY SQUARE - HARC APPLICATION # H10-01-355
KEY WEST HISTORIC DISTRICT


Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, September 14, 2010. The Commission decision was based on the documents submitted and your presentation.

Because this project includes a demolition request a second reading will take place on September 28, 2010 at Old City Hall. 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

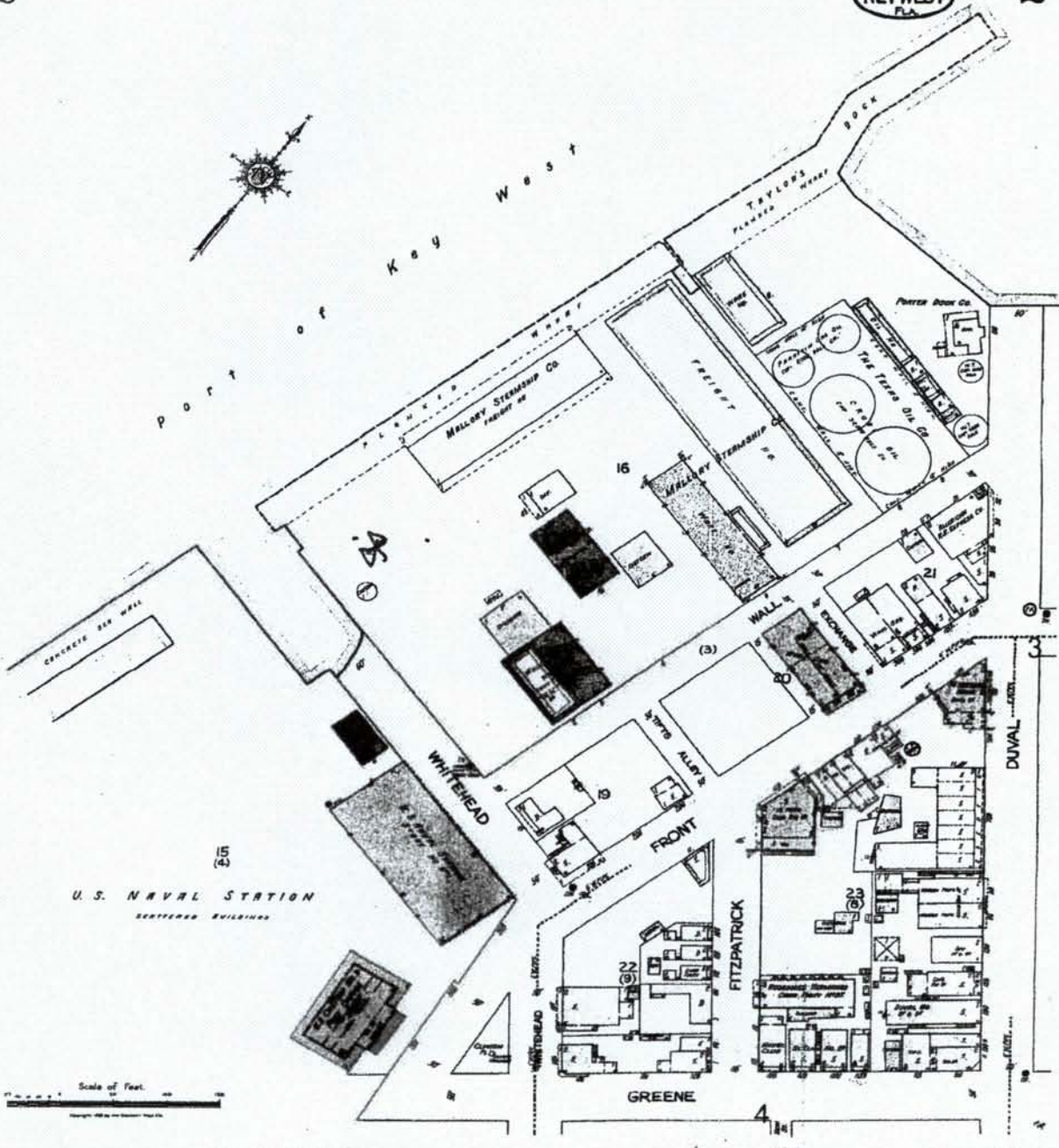
etorregr@keywestcity.com

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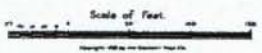
FEB. 1925
KEY WEST
FLA.

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Port of Key West



U.S. NAVAL STATION
SEVENTH BUILDING



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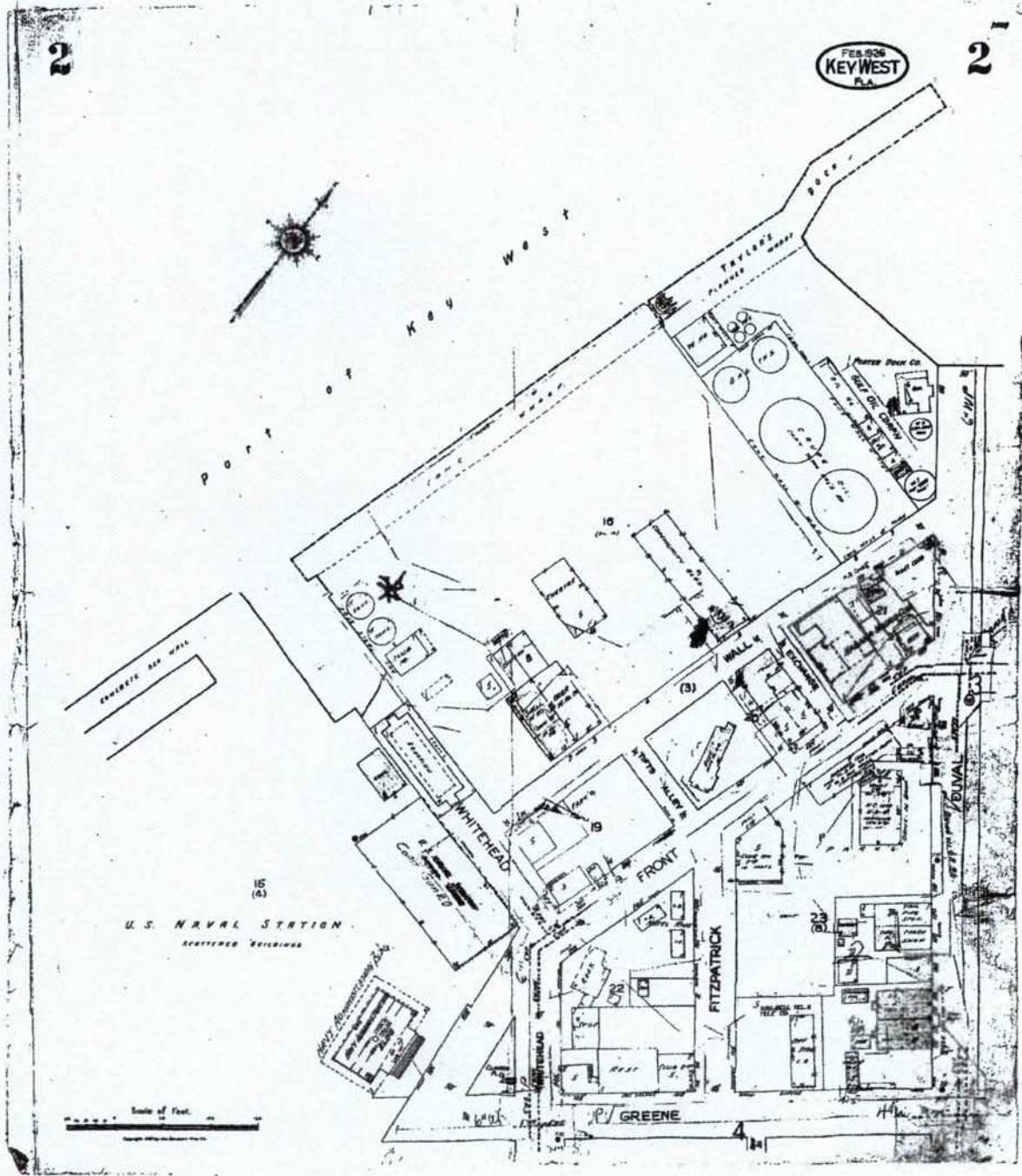
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FEB. 1906
KEYWEST
FLA.

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The Sanborn Library, LLC

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5b-10- Request to demolish existing one story restaurant and historical cable hut and built a new two story restaurant building- **Mallory Square- Applicant Architect William P. Horn (H10-01-300)** Add handicap ramp to hospitality house, re paint exterior, new paving and landscaping. Demolition of existing one story restaurant building, including removal of the non-contributing but historic cable hut structure and removal of the non historic additions. Add new two story restaurant building.

The application includes the demolition of an existing concrete tank, attached frame structures and a wood deck. The application also includes plans for a new two story restaurant. There are two concrete tanks in Mallory Square, this project proposes the demolition of the southernmost one. The plans also include some site design and improvements to the existing Hospitality House. This staff report is for the review of the proposed demolition of the concrete tank and non historic frame additions to it.

According to the Sanborn map of 1962 both concrete tanks are shown in the same location the existing ones are. The Historic Architectural Surveys of 2004, 1998 and 1976 do not include this particular structure as contributing resource; nevertheless the tank next to it, is listed as contributing.

Staff did some research at the Monroe County Library and found aerial photos of 1930's and 1961 showing the two concrete tanks. In the photos both tanks do not have structures attached to them, they are free standing. Staff was also provided with a copy of an article that Mr. Tom Hambright wrote in 1991 which makes reference to the history of these concrete structures. According to the article wrote by Mr. Hambright, *Key West & Cuba become link for international communications*, these concrete structures were built for storing telephone line cables. The cables by that time were known as *gutta percha* cables; the cables needed to be preserved underwater. The tanks provided the necessary environment to protect the cables while were in storage. Mr. Hambright wrote in his article:

"American Telephone and Telegraph Co. (AT&T) built the cable storage tanks on Mallory Docks. The tanks were needed to support the underwater telephone lines to Cuba. AT&T built the first tank in the early 1920's when the first phone line to Cuba opened and built the second in 1930 to support the six channel telephone cable laid that year."

It is staff understanding that probably the southern most of the two tanks was not included as contributing due to many structures that had been attached to it and that the original structure have been altered through time. Staff also believes that because the structure was not included in the Sanborn Maps of 1926 and 1948 it was not considered contributing. Nevertheless the structure still remains standing.

As part of the application an Engineer Report done by Paul R. Semmes was included for review. On this report Mr. Semmes concludes that;

"The Cable Storage Building is in poor condition. The floor framing system presents an imminent danger for injury, the roof framing system has deteriorated to the degree that the serviceability and structural integrity of the system has been compromised and the concrete walls have been partially demolished without any compensation for the loss of the wall sections, thus compromising the structural integrity of the structure. The building is Substantially Damaged as defined by the 2007 Florida Building Code, Existing Building.

The building repairs required as described in this report are in excess of the 50% limitation exacted by the requirements of the Federal Emergency Management Act (FEMA). The repairs are estimated to be approximately \$75K and the value of the building is \$92K as established by the Monroe County Property Appraiser.

The building is unsafe and should be provided with adequate barriers to prevent any entry into the building until the unsafe conditions have been remedied."

Staff reviewed the FEMA regulations and this structure can not be considered an exception to the 50% limitation for reconstruction since it is not listed on a local, state or individually listed in the National Register of Historic Places.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

*(1) If the subject of the application is a contributing or **historic** building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the concrete tank that is proposed to be demolished meets the criteria of a historic structure. According to historic photos from the 1930's and 1961 and the Sanborn Map of 1962 this structure was built more than 50 years ago and is located in a historic zoning district. Staff has not found evidence that the wood frame additions or the wood deck are historic; the 1962 Sanborn Map shows both tanks with no attached additions. Staff does not have evidence that the concrete tank condition is irrevocably compromised by extreme deterioration, but an opinion from an engineer states that the structure is *Substantially Damaged*. Staff also wants to bring to the commission's attention that this structure is located within the coastal flood v zone of the FEMA map and FEMA requirements apply since the structure is not listed in the surveys as a contributing resource.

Staff also reviewed Sec. 102-125 (1) through (9) to establish if the proposed buildings to be demolished meet any of the criteria established in the section;

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

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

- (1) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*
- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;*
- (3) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*
- (4) Is not the site of a historic event with a significant effect upon society;*
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;*
- (7) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*
- (8) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*
- (9) Has not yielded, and is not likely to yield, information important in history.*

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

It is staff understanding that, although the existing concrete tank has too many attached non historic additions, it is a historic resource. The history of the resource differs with criteria (2), (3), (4), (5), (7) and (9) of Sec 102-125. According to documents from the Monroe County Library this concrete tank was one of two structures that provided storage space for telephone cables that connected Key West, and the United States with Cuba. Although staff understands that the structure was built for just a utilitarian purpose and does not have any architectural or visual qualities there is history behind it.

After reviewing the entire application it is staff understanding that the proposed demolition of the concrete covered tank is inconsistent with the City of Key West Ordinance and Guidelines. Nevertheless the proposed demolition of the structures that are attached to the tank, as well as the wood deck can be considered for demolition by this commission since these structures are not historic and are not significant elements to the historic resource.

Staff understands that the non historic wood frame structures that surround the historic concrete tank can be recommended to be demolished. Staff understands that the Commission will need to review all the documents attached to the application and make a determination of the proposed demolition of the concrete tank.

This application will require a second reading.

11. Request for demolition of non historic structures and new construction-
Mallory Square- Applicant William P. Horn Architect (H10-01-355)

Add handicap ramp to hospitality house, re paint exterior, new paving and landscaping. Demolition of all non historic additions and decks to cable hut structure. Add new two story restaurant building.

This is a new application that incorporates in the interior of the new proposed building the existing historic cable hut tank. The application also includes a request for demolition of **non historic** frame structures that are attached and surrounds the historic cable hut. The submitted plans propose a new two story restaurant as well as some site design and improvements to the existing Hospitality House.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

*(1) If the subject of the application is a contributing or **historic** building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure is;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the proposed demolition of the structures that are attached to the tank, as well as the wood deck can be considered by this commission since these structures are not historic and are not significant elements to the historic resource or to the urban context. This request will require a second reading.

Design Review

The applicant has been working very close with staff during the past three months. Preliminary drawings were presented and after review of the guidelines the submitted plans are submitted for review. As mentioned before, the plans integrate the existing historic cable hut as part of the interior experience. The new plan for the site includes a two story structure for restaurant use. The proposed structure is rectangular in shape 48'-10" wide by 65'-3" depth and will have a maximum height of 34'-8 1/2" from ridge to crown of the road.

The plans also include the restoration of the Hospitality House and the addition of a ramp to comply with ADA requirements. Landscape design is also integrated in the plans as well as site improvements.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

For this particular site it is important to remember that, although still in the historic district, this new design is proposed for Mallory Square which is an open space and a waterfront site. Commercial use is allowed and promoted for this particular area.

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

The proposed new design will require a height variance. The zoning requirements for this particular historic district HPS are;

Front yard- 20 ft
Street side- 10 ft
Side- 5 ft
Rear- 20 ft
Maximum height- 25 ft

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*

This will not be the case. Interesting, due to the location of the site, on a costal zone, FEMA requirements are very specific regarding what is allowed to be installed on a new structure in the first 12 feet over the crown of the road. This is the reason of why the structure needs to be two story.

3. **Height** – *must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

The proposed building will be a two story structure. The structure will be approximately six feet taller than the Hospitality House.

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.

The scale and massing of the proposed building has been lowered by the use of mixed rooflines and by the incorporation of similar proportions from the Hospitality House to the new design. Although the new building reads as a commercial building the front façade, facing Mallory Square, shows architectural forms that resemble the old house, while keeping its commercial appearance. The use of intercepting gables reduces the scale of the two story building.

The main façade incorporates transparent elements close to the existing contributing cable hut. This façade also has a horizontal band under the large window that coincides with the lower part of the eaves of the cable hut. In a way this band visually connects the new building with the historic cable hut while gives a more pedestrian scale.

On the west elevation the design incorporates a full façade porch on the second floor that gives another layer to the façade. The use of different façade layers breaks the mass and volume of the structure.

The design strategies incorporated in the new design creates a structure compatible with the mass and scale of surrounding structures. The design incorporates proportions that will be harmonious with the historic Hospitality house.

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.*

The proposed design is contemporary while keeping traditional elements found in Old Town. The proposed size and scale are well balanced with the existing Hospitality House and its surroundings. The materials and textures proposed, although contemporary, are harmonious to the historic urban context.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed building features traditional forms, textures and materials compatible to surrounding buildings. Although the design is contemporary it integrates many traditional elements found in the historic district like gable roofs, second floor porches, awnings and rhythm between solids and voids.

7. ***Relationship of materials*** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction integrates new materials that are appropriate to new construction in Old Town. Proposed textures and overall appearance are in keeping with the historic urban context as well as with commercial buildings within the surrounding area.

It is staffs believe that the proposed new restaurant is consistent with the guidelines. The proposed contemporary design will create a harmonious balance with the existing urban fabric. The proposed improvements to the Hospitality house as well as new landscape and site design will enhance this part of Mallory Square that is in need of rehabilitation and re use. The incorporation of the cable hut to the interior space as a backdrop to the bar will bring a new experience to patrons and new life to the secluded historic resource. A second hearing is required for this project.