

From: Susan Cardenas <susan@keyslaw.net>
Sent: Friday, September 23, 2016 4:29 PM
To: Enid Torregrosa; Bryan Green
Subject: 1315 Olivia Street - HARC Application No. H16-03-0036

Follow Up Flag: Follow up
Flag Status: Flagged

Enid / Bryan:

My husband, Bill Belobraidich and I live at 902 Florida Street which is within one block from the above-referenced property. In my opinion, this project violates the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines for Key West's Historic District as follows:

The proposed plans represent a substantial and significant change to the defining characteristics of the prior residential structure, its site and environment. The prior structure was a historic single family home of 1,620 square feet, with no pool. The construction of two full-sized houses, with two separate swimming pools unacceptably changes both the parcel site and the surrounding environment. The proposed parking spaces, driveway, hardscaping, and other site work is excessive, inappropriate, and a radical change from the past appearance of the property.

The proposed changes are not appropriate to the site and its character. The new construction is not compatible with the historic character of the neighborhood or the surrounding historic structures. The project will inappropriately alter the massing and setback patterns of the streetscape.

This Meadows neighborhood consists primarily of single family, frame vernacular houses and bungalows. The proposed use of "fiber-cement" exterior siding is inappropriate and not recommended in the historic district. The size, scale, design, and materials of the proposed construction are incompatible with the existing homes in the neighborhood. The construction of two houses, with two pools on the property is massively out of scale with the surrounding properties, all of which contain small, single-family homes. The massing of two new houses on this lot is overwhelming and is incompatible with the historical period of the neighborhood. The proposed new structures will significantly alter the scale of the Olivia Street streetscape. The addition of two off-street parking spaces, and a driveway along the west side of the property detracts from the integrity of this historic district and constitute new elements, inconsistent with the previous site and existing conditions in the neighborhood. All of these design elements, diverge significantly from the past appearance of the property.

For all of the stated reasons, we object to the application as submitted, and ask that you deny approval.

Thank you,

Susan M. Cardenas
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Telephone: 305.294.0252, ext. 4

Facsimile: 305.292.5442
E-mail: susan@keyslaw.net
www.stonescardenas.com

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Wood, Bob & Morris, Jim

117 CHINA STREET - Key West, FL 33040

Phone: 317.601.2597

► HARC Committee

Re: #1315 Olivia Street- Michael B. Ingram
(H16-03-0036)

Chair Bryan Green and Committee

Let me start by saying that the revisions to the site plans from Michael Ingram came about without any contact to any of the neighbors. The meeting minutes from June 28, 2016 state:

“Several neighbors were in attendance with concerns about the size of the homes, being a transient rental and the 2 pools. Mr. Ingram will meet with the owners to revise the plans.”

No one in the neighborhood was contacted at any time by Mr. Ingram, in spite of the direction and strong suggestion by Chair Bryan Green that he do so.

The new plans do not fit the requirements set forth in the letter provided to Ron Saunders, from the City of Key West (dated May 20, 2010 - on file), which clearly states that the demolition of the old building due to the fire damage would allow a new structure to be built. But, **due to the “historically-contributing structure”, “listed in the Key West Historic Sites Survey”, it “may be rebuilt within the existing three dimensional footprint per section 122-28(f)...”**

122-28 (f)

Historic district. Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular as approved by the historic architectural review commission.

First, the original structure was a single structure, and therefore had a single footprint. The revised design still has two separate buildings and violates the footprint concept as stated above. The original structure had a ground floor square footage of 1,107 sq. ft., while the new revised plans have ground coverage of 1,497.5 sq. ft. This exceeds the original structural ground coverage by 390.5 sq. ft.

The second story of the original structure had a square footage of 513 sq. ft., while the revised drawings indicate a second floor of the front building at 680 sq. ft. This exceeds the original structures second floor square footage by 167 sq. ft.

Overall the new revised drawings show a total of 2,077.5 sq. ft. as opposed to the original structure's 1,620 sq. ft., an excess of 557.5 sq. ft. The front building is now the same height as the original structure, so I do not see how this plan meets the requirement to fit the three dimensional footprint of the original structure.

The original letter provided to Mr. Saunders on May 20, 2010, was done so in order to allow HARC to keep the origin of this property intact. HARC has a duty to act against blatant disregards of clear regulation and direction, in order to maintain the historic fabric of our neighborhood.

Allowing even the slightest of deviations from what is indicated in that May 20, 2010 letter sets a precedence that will open the door for further exploitations.

I ask that the commissioners reject this plan, on the basis that it does not reflect the historic nature of the original structure.

Respectfully,

Handwritten signatures of Bob Wood and Jim Morris. The signature of Bob Wood is on the left, and the signature of Jim Morris is on the right. Both are written in cursive.

Wood, Bob & Morris, Jim

1316 Olivia Street
Key West, FL 33040
9/18/2016

Enid Torregrosa, Historic Preservation Planner
via e-mail to: etorregrosa@cityofkeywest-fl.gov
and HARC
Att: Bryan Green, Chair
via e-mail to: harc@cityofkeywest-fl.gov

City Hall
3140 Flagler Ave.
Key West, FL 33040

Re: 1315 Olivia Street

Dear Ms. Torregrosa and Mr. Green:

HARC is charged with enforcing the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines for Key West's Historic District. In exercising their discretion, HARC Board Members may consider issues outside of the Standards and Guidelines, but their comments and official position will always draw from the Standards and Guidelines.

In my opinion, this project violates the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines for Key West's Historic District as follows:

The proposed plans represent a substantial and significant change to the defining characteristics of the prior residential structure and its site and environment.

The prior structure was a historic single family home with no pool. The construction of two structures with two pools unacceptably changes the site and the environment. The proposed driveways, hardscaping, and site work is excessive, inappropriate, and a radical change from the past appearance of the property.

The proposed changes are not appropriate to the site and its character. The new construction is not compatible with the historic character of the neighborhood or the surrounding historic structures. The project will inappropriately alter the massing and setback patterns of the streetscape.

This Meadows neighborhood consists primarily of single-family frame vernacular houses and bungalows. The size, scale, design and materials of the proposed construction are incompatible with the existing homes in the neighborhood.

The construction of two full-sized houses, with two pools on the property is out of scale with the surrounding small, single-family homes and is incompatible with the historical period of the neighborhood. The proposed new structures will significantly alter the scale of the Olivia Street streetscape.

The addition of new curb cuts and a driveway along the west side of the property detracts from the integrity of the historic district and constitutes a new element, inconsistent with existing properties. The addition of new curb cuts and a driveway differs significantly from the past appearance of the property. The use of "fiber-cement" exterior siding is inappropriate and not recommended by the guidelines.

Thank you,

Susan H. Server
1312 Olivia Street
Key West, FL 33040
305-295-3560

Enid Torregrosa

From: Susan Server <sserver0206@yahoo.com>
Sent: Friday, September 23, 2016 2:41 PM
To: Enid Torregrosa
Cc: HARC
Subject: Corrected Letter: Letter Re: 1315 Olivia St.--HARC Hearing September 27, 2016
Attachments: Server--Harc Letter .docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Enid,

Reason for Correction: The HARC Guidelines are not attached. You already have copies.

Sincerely,

Susan

Enid Torregrosa, Historic Preservation Planner
via e-mail to: etorregrosa@cityofkeywest-fl.gov
and HARC
Att: Bryan Green, Chair
via e-mail to: harc@cityofkeywest-fl.gov

City Hall
3140 Flagler Ave.
Key West, FL 33040

Re: 1315 Olivia Street

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The prior structure was a historic single family home with no pool. The construction of two structures with two pools unacceptably changes the site and the environment. The proposed driveways, hardscaping, and site work is excessive, inappropriate, and a radical change from the past appearance of the property.

The proposed changes are not appropriate to the site and its character. The new construction is not compatible with the historic character of the neighborhood or the surrounding historic structures. The project will inappropriately alter the massing and setback patterns of the streetscape.

This Meadows neighborhood consists primarily of single-family frame vernacular houses and bungalows. The size, scale, design and materials of the proposed construction are incompatible with the existing homes in the neighborhood.

The construction of two full-sized houses, with two pools on the property is out of scale with the surrounding small, single-family homes and is incompatible with the historical period of the neighborhood. The proposed new structures will significantly alter the scale of the Olivia Street streetscape.

The addition of new curb cuts and a driveway along the west side of the property detracts from the integrity of the historic district and constitutes a new element, inconsistent with existing properties. The addition of new curb cuts and a driveway differs significantly from the past appearance of the property. The use of “fiber-cement” exterior siding is inappropriate and not recommended by the guidelines.

Thank you,

Susan H. Server
1312 Olivia Street
Key West, FL 33040
305-295-3560

Greg and Kristen Wheeler
1307 Pine Street
Key West, FL 33040

September 23, 2016

Enid Torregrosa-Silva
City of Key West
3140 Flagler Avenue
Key West, Florida 33040-1109

RE: Proposed Development at 1315 Olivia Street

Dear Ms. Torregrosa-Silva,

We appreciate the revisions made on 1315 Olivia, but remain in opposition to the development.

It will negatively affect the character and appearance of the neighborhood having a two-story structure plus a second large structure on a lot where there used to be a single one-and-a-half story home. The Meadows is a mixture of large and small homes. Will everyone be able to build up to the maximum?

As has been mentioned, a decision can't be made based on what many believe the intent to be as a vacation rental. Whether or not that is true, the two swimming pools will add unnecessary noise to a very quiet neighborhood. Our 92-year-old neighbor has lived in her home her entire life and I can't imagine how difficult it will be for her to deal with such a change.

We are also concerned about the parking and the two curb cuts and ask that there be one. The additional curb cut will remove more than one space from the street, which is already crowded. Visitors and workers at guest houses on White Street routinely park in the neighborhood, often forcing residents to park even further down the street.

HARC is tasked with making decisions on the appearance of homes, even right down to the construction of the windows in the back of a home. So, it doesn't make sense that something of this size and scope be allowed. We ask that the property be built on the same footprint and height as the previous structure, with no more than one pool and one curb cut.

Sincerely,



Greg and Kristen Wheeler

Enid Torregrosa

From: Sheldon Davidson <sdavidson13@yahoo.com>
Sent: Thursday, September 22, 2016 10:52 AM
To: Enid Torregrosa; HARC
Cc: Planning
Subject: 1315 Olivia Street
Attachments: Harc Letter 9-22-2016.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Enid Torregrosa, Mr. Bryan Green and Mr. Thaddeus Cohen,

Attached hereto is a letter regarding our vigorous objections to the proposed construction of multiple buildings on the property located at 1315 Olivia Street, Key West, FL 33040.

We object to such construction on various grounds, as more fully delineated in the letter, and adopt and endorse the comments and arguments of all the neighbors and residents on Olivia Street and Pine Street , who have or will send letters and who intend to speak against this construction at the next HARC meeting on Tuesday, September 27.

Thank you for your attention to this matter, which is vital to the integrity and maintenance of the character and history of the Meadows and Old Town.

Sincerely,

Sheldon Davidson and Susan Server
1312 Olivia Street
Key West, FL 33040
305-295-3560

S H E L D O N D A V I D S O N

September 22,2016

Enid Torregrosa, Historic Preservation Planner
via e-mail to: etorregrosa@cityofkeywest-fl.gov
and HARC
Att: Bryan Green, Chair
via e-mail to: harc@cityofkeywest-fl.gov

City Hall
3140 Flagler Ave.
Key West, FL 33040

Re: 1315 Olivia Street

Dear Ms. Torregrosa and Mr. Green:

As resident-owners of a home directly across the street from 1315 Olivia St., Susan Server and I are opposed to the design, as recently revised, of the two new structures proposed to be built on that vacant lot. Had the architect complied with, rather than ignoring, HARC's direction to meet with the neighbors, perhaps an accommodation could have been reached without need for formal protest. However, neither Mr. Ingram nor the owner has seen fit to do anything more than submitting a revised plan that doesn't address our concerns, which arise from the proposed design of two separate buildings, each with a pool.

We have two related objections to the revised application. First, contrary to the hand-written statement on page 4 of the revised plans that "No variance [is] required", the proposed construction of two new buildings to replace the one house previously located on this site does require a variance. The allocated density of applicant's platted lot is less than 2 units¹, rendering the previous and proposed density of 2 units nonconforming. Although LDC Section 122-28, titled "*Replacement or reconstruction*", grants the applicant the right to replace the demolished nonconforming two-unit residence within its "existing nonconforming density, location and three-dimensional building envelope," that's not what the applicant proposes to do. Rather, the applicant proposes to build two separate residential structures, extending beyond the footprint of the original building envelope, to replace the one structure that was demolished. Because the "proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate allowed density, a variance shall be required for the additional building or structure." LDC §122-28 (b). No such variance has been granted; accordingly, the proposed two-building design does not conform to the regulations governing replacement of the demolished building.

Second, because a variance is required, HARC review of the plans is premature until the Planning Board has considered and granted a variance to allow construction of an additional building to accommodate the nonconforming second (nonconforming) residential unit.

¹ Lot area: 4,001 sq. ft. (.09185 acre). HMDR density: 16 units /acre.
16 x .09185 = 1.47 units allocated density.

September 23, 2016

We respectfully request that HARC indefinitely postpone review of this item until applicant either submits a revised design that would accommodate both units within the building envelope of the demolished structure, or obtains Planning Board approval of the variance required for construction of a second residential structure.

Sincerely,

Sheldon Davidson

Cc: Thaddeus Cohen
Director
Planning Department
3140 Flagler Ave.
Key West, FL 33040

Enid Torregrosa

From: Sheldon Davidson <sdavidson13@yahoo.com>
Sent: Friday, September 23, 2016 3:40 PM
To: Enid Torregrosa
Cc: HARC
Subject: Fw: 1315 Olivia Street proposed two structures

Dear Enid,

I wanted to bring this to your attention. I sent a copy of my email to the City Planner.

This is the response to my email. I think that HARC should be award of the Palnning Dept.'s position.

Thank you.

Sheldon Davidson

----- Forwarded Message -----

From: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
To: "sdavidson13@yahoo.com" <sdavidson13@yahoo.com>
Sent: Friday, September 23, 2016 3:31 PM
Subject: 1315 Olivia Street proposed two structures

Good afternoon Sheldon,

I am writing you in regards to 1315 Olivia Street and the proposed two structures. The Planning Department wrote a build back letter in 2010 after the building was damaged by the fire and before it was demolished. The information available to the Planning Department appears that there were two residential units on the property. The property owner has two options when they receive a Build back letter.

The first option, is that they may rebuild in the existing three-dimensional footprint per Section 122-28 (f).

The second option, is that they may propose a new design as long as it complies with all of the dimensional requirements in the their zoning district. Otherwise it will require variances. The proposed design that was submitted to HARC for 1315 Olivia Street complies with all of the dimensional requirements in the HMDR zoning district for the City of Key Wests Land Development regulations.

The Planning Department sees no planning issues for this project.

Please feel free to contact me if you have any further questions.

Respectfully,
Melissa Paul-Leto
Planner Analyst
The City of Key West Planning Department
P.O. Box 1409

3140 Flagler Avenue
Key West , Florida 33041
<http://www.cityofkeywest-fl.gov/>
305-809-3724

Enid Torregrosa

From: Daniel Bready <danielbready@icloud.com>
Sent: Tuesday, September 20, 2016 2:05 PM
To: Enid Torregrosa
Subject: Re: Submission to HARC meeting September 27, 2016 P

Here you go...thanks

Dan

HARC Committee

#1315 Olivia St
Key West, FL

H16-03-0036

HARC Committee-

In reference to the application to build these structures please know that every neighbor I am in contact with is in opposition to the size and scope of the plans Mr Ingram and the owners have submitted for your review. In addition, the following directions from HARC in previous meetings have not been met-

The meeting minutes from June 28, 2016 state:

"Several neighbors were in attendance with concerns about the size of the homes, being a transient rental and the 2 pools. Mr. Ingram will meet with the owners to revise the plans."

No one in the neighborhood was contacted at any time by Mr. Ingram, in spite of the direction and strong suggestion by Chair Bryan Green that he do so.

The new plans do not fit the requirements set forth in the letter provided to Ron Saunders, from the City of Key West (dated May 20, 2010 - on file), which clearly states that the demolition of the old building due to the fire damage would allow a new structure to be built. But, **due to the "historically-contributing structure", "listed in the Key West Historic Sites Survey", it "may be rebuilt within the existing three dimensional footprint per section 122-28(f)..."**

122-28 (f)

Historic district. Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular as approved by the historic architectural review commission.

By allowing this project to continue as proposed will certainly change the dynamics of our wonderful Meadows neighborhood. Overcrowding and overbuilding is going to be a true detriment to our neighborhood and I ask that you reject this plan and insist that the developer and Architect resubmit with reflection of the original structure.

Dan Bready

1319 Olivia St Key West FL 33040

On Sep 20, 2016, at 2:03 PM, Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov> wrote:

Sorry but I am not able to open the attachment.

Enid Torregrosa-Silva
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 330140-1109

305.809.3973

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Daniel Bready [<mailto:danielbready@icloud.com>]
Sent: Tuesday, September 20, 2016 12:28 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: Submission to HARC meeting September 27, 2016 P

Enid Torregrosa-Silva
Historic Preservation Planner

Please submit to the HARC meeting September 27, 2016.



Sept. 19, 2016

TO: Historic Architecture Review Commission
RE: 1315 Olivia site plans

The Meadows is a residential neighborhood made up primarily of full-time homeowners and full-time tenants. The neighborhood offers the proximity, lifestyle and architecture that make Old Town a prime real estate, tourist and vacation rental destination – but, until now, without the short-term rentals that are transforming Key West from a town of single family residences into a vacation rental community.

Over the past decade, the vacation-rental transformation has moved inexorably across White Street and into our full-time residential neighborhood.

That we would push back against the seemingly cavalier disregard of our historic neighborhood should not have surprised either the architect or the property owner. And, yet, they did, indeed, disregard both the culture of our neighborhood and the sense of place we who live here intend to preserve.

We understand that the property will not remain a vacant lot. We understand the property owner has the right to rebuild for all allowable purposes. We do not accept that these plans, either the originals nor the revised, are anything but a full-on intent to encourage monthly vacation rentals.

Two pools where none existed before? Two driveway curb cuts, where only one exists today? Two structures in a single family neighborhood? Those are the hallmarks of the most in-demand monthly vacation rentals in Key West. We are not inclined to let our neighborhood become a haven for the commercial ventures that are vacation rentals.

I admire the energy going into the attempt to portray this out-sized, property-dominating, neighborhood-shifting building plan as suitable for this area of the Meadows. It takes a certain contempt for the neighbors to believe that we would be so gullible.

We accept that HARC and the city planners must make decisions within their specific guidelines, but HARC is charged with ensuring that the sense of place of our historic neighborhoods is preserved. That means more than just the “look-and-feel” of the front façade. It means protecting the culture of the community as well.

These new plans do not conform to either the city’s 2010 instructions or HARC’s guidelines. We respectfully ask that HARC re-instruct the architect and the property owner. We, the neighbors of 1315 Olivia St., live here, work here and have no intention of backing away from our opposition to changing what was a single-structure property into a vacation rental for commercial purposes.

Sincerely,
Ed and Linda Grist Cunningham
1310 Olivia St., Key West, FL 33040

September 22, 2016

TO: Historic Architecture Review Committee

RE: 1315 Olivia Street, Key West

Thank you very much for allowing the neighbors of 1315 Olivia Street to voice our concerns over the proposed design. I have reviewed the revised plans of the above mentioned property and while the new design lowers the rear structure from a two story to a one story home, I believe the project is not beneficial to our neighborhood.

Twenty years ago after viewing numerous properties throughout Key West, I chose to purchase in Old Town, specifically in The Meadows. One of the primary reasons for buying my home was the ambiance of the neighborhood and the lot size. Neighbors still chat over fences; we sit on our front porch in the evening with a drink and socialize; we know who is sick or on vacation; we know the names of various pets who saunter down the sidewalks from time to time; we pull each other's trash cans in on garbage day and help each other when needed; but most important we respect each other. When I purchased my home I KNEW what surrounded our property. I felt I was an informed buyer, a fortunate buyer.

As you are aware, the property located at 1315 Olivia Street was allowed to become a derelict property. The property owners were notified on numerous occasions about trespassers and vagrants living in the property. One of "the neighbors" biggest concerns was the possibility of the home catching or being set on fire. Unfortunately, our concerns were realized. The home caught fire and was partially destroyed. Although it could have been restored it was demolished instead.

APPRAISER NOTES:

2010-03-02 IMPROVEMENT SUFFERED FIRE DAMAGE. FIELD CHECK CONFIRMED. FIRE CONTAINED TO MOSTLY 2ND FLOOR.IMPROVEMENT ALREADY IN POOR CONDITION.DKRAUSE

BUILDING PERMITS:

10-1679	05/26/2010	06/18/2010	5,000	DEMO OF SFR 1570 FT
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My home at 1320 Pine Street is located directly behind the subject property and was referred to by Mr. Ingram as "the unassuming structure". My home was renovated, keeping within the original footprint. I had contemplated putting a second floor on the rear of the home but decided against this as it would be too intrusive to my neighbors. If this project is allowed to go through as proposed, it will greatly diminish the quiet enjoyment of my home and could potentially impact on the value of my home. A home that I have lived in and paid taxes on for twenty years.

So now, we are faced with the possibility of two homes, two pools, two driveways, two air conditioning systems, two pool systems, too much traffic and too many people occupying a lot that measures approximately 46' x 86'.

While I recognize the rights of the property owner to develop their lot, I'm compelled to ask you "what about my rights and the rights of my neighbors to peaceful enjoyment of our homes?"

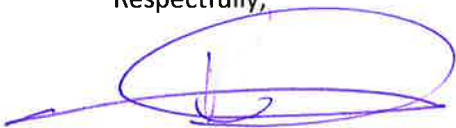
To the best of my knowledge, none of us has been contacted by either Mr. Ingram or the property owners for feedback or input into the design process. There appears to be little to no regard for our opinions.

I respectfully request the members of HARC reject the current design proposal and require any new design to be restricted to the footprint of the original structure.

According to Wikipedia:

The original concept of an American historic district was as a protective area surrounding more important, individual historic sites. As the field of [historic preservation](#) progressed, those involved came to realize that the structures acting as "buffer zones" were actually key elements of the historic integrity of larger, [landmark](#) sites. Preservationists came to the view that districts should be more encompassing, blending together a mesh of structures, streets, open space and landscaping to define the historical character of a historic district. ^[31]

Respectfully,

A handwritten signature in blue ink, appearing to be 'Robin Van Mater', written over a horizontal line.

Robin Van Mater
Albert Gonzalez
1320 Pine Street,
Key West FL 33040
305-797-6784

1314-1318 Olivia Street, LLC
c/o Rita Linder
1216 Petronia Street
Key West, FL 33040
Phone: 305-296-3517

► **HARC Committee**

**Re: #1315 Olivia Street-
Michael B. Ingram (H16-03-
0036)**

September 22, 2016

Dear HARC Commissioners:

My husband and I own the property located at 1314-1318 Olivia Street, directly across from the proposed new structure.

Unfortunately, we are traveling and will be unable to attend the HARC meeting on September 27th. We do object to the proposed design and would ask that this letter be read into the record so stating.

The meeting minutes from the June 28, 2016 HARC meeting reflect the following:

“Several neighbors were in attendance with concerns about the size of the homes, being a transient rental and the 2 pools. Mr. Ingram will meet with the owners to revise the plans.”

The revisions to the site plans from the architect came about without any outreach to the neighbors by Mr. Ingram, even though Chair Bryan Green strongly suggested that he make such a conciliatory effort.

The new plans do not fit the requirements set forth in the letter provided to Ron Saunders, from the City of Key West (dated May 20, 2010 - on file), which clearly states that the demolition of the old building due to the fire damage would allow a new structure to be built. But, **due to the “historically-contributing structure”, “listed in the Key West Historic Sites Survey”, it “may be rebuilt within the existing three dimensional footprint per section 122-28(f)...”**

122-28 (f)

Historic district. Notwithstanding any other subsection contained in this section, if a non-complying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance **so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular** as approved by the historic architectural review commission. [Emphasis added]

The original building was a single structure, and therefore had a single footprint. The revised design still has two separate buildings and violates the footprint concept as stated above. The original structure had a ground floor square footage of 1,107 sq. ft., while the new revised plans have ground coverage of 1,497.5 sq. ft. This exceeds the original structural ground coverage by 390.5 sq. ft.

The second story of the original structure had a square footage of 513 sq. ft., while the revised drawings indicate a second floor of the front building at 680 sq. ft. This exceeds the original structures second floor square footage by 167 sq. ft. Overall the new revised

drawings show a total of 2,077.5 sq. ft. as opposed to the original structure's 1,620 sq. ft., an excess of 557.5 sq. ft.

Additionally, the new plans indicate that the exterior cladding of the buildings will be of a fibre cement material which is certainly not built in the "historic vernacular" as required by Section 122-28[f] referenced above.

I will not speculate on the intentions of the owners of the property but it is difficult to understand how this plan with a second structure, additional square footage, the addition of two swimming pools (where none existed previously), two driveways and additional decking meets the requirement of fitting within the original structure's three-dimensional footprint.

The letter provided to Mr. Saunders on May 20, 2010, was ostensibly written in order to allow HARC to keep the origin of this property intact. It is the mission of HARC to maintain the historic fabric of our neighborhoods. Allowing any deviation from what is permitted by that May 20, 2010 letter sets a dangerous precedent.

Respectfully,

1316 Olivia Street, LLC
By: Rita Linder, Member
1216 Petronia Street
Key West, FL 33040

To HARC Committee members:

I am Albert Hall IV and I own and live at 1204 Pine Street in the Meadows as a homesteaded resident. I write, asking for further investigation into the project proposed on 1315 Olivia St. What I have seen proposed causes great concern to me in regards to maintaining the culture, character, integrity and appearance of the Meadows. Please accept my letter into record as objecting to the increase in curb cuts and changing a single family property into a multi-family property with two pools. A fire is no reason to allow this project to move forward, and a Preservation Brief¹ would show that what is proposed does not replace the size and scope of the previous home.

Has a Preservation Brief been done to understand the historic value of 1315 Olivia St according to the Department of Interior (DoI) standards as referred to in the Introduction of the HARC land development regulations? I have discussed with Ms. Lenora Lopez, who resides at 1309 Pine Street, details about the 1315 Olivia Street project. She is a 92 year old neighbor who was born at her 1309 Pine Street home and has lived there her entire life. She is a wealth of information in regards to the 1315 Olivia Street property and its neglect leading to the fire. She has, and can verify, facts of the house never being a multifamily property. Yes, a kitchen was added to the second floor, but it was added as more of a peace keeping between family members and never used as rental property. In the event of a Preservation Brief being completed, Ms. Lopez's first-hand knowledge would be critical in determining an accurate representation of the property's historical usage and attributes. It would be professionally inexcusable for a Preservation Brief to be completed without Ms. Lopez's authentication of the property's historical character, integrity and appearance.

The property at 1315 Olivia Street was never used as, or intended to be, a multi-family dwelling. Said property has never had two curb cuts, nor did it have a pool, much less TWO! This project, as proposed, moving forward will change the property as it fit into the neighborhood. The proposed design conflicts with the very culture the HARC committee was formed to preserve in the first place. I firmly believe that if the property owners can provide a Preservation Brief to satisfy the Department of Interior's standards, it will show there were never two pools, never two curb cuts, and was never a multi-family property. If the property owners can submit a new design that coincides with the HARC rules, which maintain character, integrity and appearance, supporting the historic culture of 1315 Olivia Street and its neighborhood, then I think the land should be developed.

HARC rules were set up to preserve and protect the unique character of historic neighborhoods. This neighborhood was named "The Meadows" for a reason. Please follow the preservation of historical properties investigation guidelines used by the Department of Interior. As mentioned earlier, DoI grants provide funding to HARC with the intention of protecting the largest historical area in the state of Florida. I firmly believe that a proper investigation provided by a Preservation Brief would prove that the proposed project in question does not uphold HARC / DoI's intention of maintaining the character, integrity, and appearance of the

neighborhood. If the neighborhood felt that the project “fit in” then why would there be any objection letters?

I would like to thank the HARC committee for allowing me to express my concerns about changing our historical neighborhood. After renting multiple homes in the Meadows over the span of a decade, the neighborhood made me feel like I wanted to stay and buy a home here. One of the major contributing factors in my decision to buy was that the City of Key West supported many committees that would protect my investment of purchasing a home here. I feel if the HARC committee gives approval of the project as proposed, I would question why there is any need for a Historical Architectural Review Committee. This project as proposed introduces an extremely slippery slope. All one has to do to skirt around HARC is allow their property to become derelict and burn down. That person can then propose a new project to completely reinvent what was originally there. Please require the developer to provide the “Preservation Brief” so the neighborhood can be preserved.

It is truly a tragedy to witness a historical property, such as the one in question, reduced to the derelict state we saw. The tragedy is compounded exponentially when the property - and the historical evidence of what once was – is destroyed by fire. In my opinion it would behoove HARC to establish specific guidelines which protect the historical integrity of the neighborhood when a tragedy such as this occurs.

Sincerely, a true Meadows Citizen,
Albert Hall IV & Barbara K Hall
1204 Pine St
Key West, Florida

1.
“Preservation Brief” Investigation as taken from the Department of Interior, who’s original grant started HARC

Source:

<https://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm#purpose>

Both the purpose and scope of investigation need to be determined before formulating a particular approach. For example, investigation strictly for research purposes could produce information for an architectural survey or for an historic designation application at the local, state or national level.

Within the framework of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, investigation is crucial for "identifying, retaining, and preserving the form and detailing of those architectural materials and features that are important in defining the historic character" of a property, whether for repair or replacement. A rehabilitation project, for instance, might require an investigation to determine the historic configuration of interior spaces prior to partitioning a room to meet a compatible new use. Investigation for preservation work can entail more detailed information about an entire building, such as determining the physical sequence of construction to aid in interpretation. Investigation for a restoration project must be even more

comprehensive in order to re-capture the exact form, features, finishes, and detailing of every component of the building.

Whether investigation will be undertaken by professionals-architects, conservators, historians-or by interested homeowners, the process is essentially comprised of a preliminary four-step procedure: historical research, documentation, inventory, and stabilization.

Historical Research

Primary historical research of an old building generally encompasses written, visual and oral resources that can provide valuable site-specific information. Written resources usually include letters, legal transactions, account books, insurance policies, institutional papers, and diaries. Visual resources consist of drawings, maps, plats, paintings and photographs. Oral resources are people's remembrances of the past. Secondary resources, comprised of research or history already compiled and written about a subject, are also important for providing a broad contextual setting for a project.

Historical research should be conducted well in advance of physical investigation. This allows time for important written, visual, and oral information to be located, transcribed, organized, studied and used for planning the actual work.

A thorough scholarly study of a building's history provides a responsible framework for the physical investigation; in fact, the importance of the link between written historical research and structural investigation cannot be overestimated. For example, the historical research of a building through deed records may merely determine the sequence of owners. This, in turn, aids the investigation of the building by establishing a chronology and identifying the changes each occupant made to the building. A letter may indicate that an occupant painted the building in a certain year; the courthouse files contain the occupant's name; paint analysis of the building will yield the actual color. Two-dimensional documentary research and three-dimensional physical investigation go hand-in-hand in analyzing historic structures. The quality and success of any restoration project is founded upon the initial research.

Documentation

A building should be documented prior to any inventory, stabilization or investigative work in order to record crucial material evidence. A simple, comprehensive method is to take 35 mm photographs of every wall elevation (interior and exterior), as well as general views, and typical and unusual details. The systematic numbering of rooms, windows and doors on the floor plan will help organize this task and also be useful for labeling the photographs. Video coverage with annotated sound may supplement still photographs. Additional methods of documentation include written descriptions, sketches, and measured drawings.

Significant structures, such as individually listed National Register properties or National Historic Landmarks, benefit from professional photographic documentation and accurate measured drawings. Professionals frequently use *The Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standards*. It should be remembered that the documents created during investigation might play an unforeseen role in future treatment and interpretation. Documentation is particularly valuable when a feature will be removed or altered.

Inventory

The historic building and its components should be carefully inventoried prior to taking any action; premature clean-up of a structure or site can be a mistake. A careful look at all spaces in and around a building may reveal loose architectural artifacts, fragile evidence or clues to historic landscape features. This thorough observation includes materials and features which have fallen off due to deterioration, fragments removed and stored in basements, attics or outbuildings, and even materials which have seemingly been discarded.

In the beginning, anything that seems even remotely meaningful should be saved. A common mistake is to presume to know the value of artifacts or features at the beginning of a project. Even if the period of significance or interpretation is known from the beginning, evidence from all periods should be protected. Documentation for future study or use includes labeling and, if possible, photographing prior to storage in a secure place.

Stabilization

In many cases, emergency stabilization is necessary to ensure that a structure does not continue to deteriorate prior to a final treatment or to ensure the safety of current occupants, investigators, or visitors. Although severe cases might call for structural remedies, in more common situations, preliminary stabilization would be undertaken on a maintenance level. Such work could involve installing a temporary roof covering to keep water out; diverting water away from foundation walls; removing plants that hold water too close to the walls; or securing a structure against intruding insects, animals and vandals.

An old building may require temporary remedial work on exterior surfaces such as reversible caulking or an impermanent, distinguishable mortar. Or if paint analysis is contemplated in the future, deteriorated paint can be protected without heavy scraping by applying a recognizable "memory" layer over all the historic layers. Stabilization adds to the cost of any project, but human safety and the protection of historical evidence are well worth the extra money.