



To: City of Key West
HARC: Staff Planners
CC: Planning Department
KW Fire Department: Fire Marshall

August 1, 2015

HARC: Enid Toregrossa, Kelly Perkins

**RE: HARC Design Review
1404 Olivia - Zoning Variance: Minor Amendment Approval
Plan to Reduce Zoning Impact & Move New 2nd Floor Walls inside 5' Setback**

The growing Key West family of four is seeking a house that will serve them for many years. A new addition at the rear of the Main House is fully permitted at this time.

The subject Property at 1404 Olivia Has received all necessary Variances, HARC COA, HARC Demolition Approval, and Building Department Approval as of December 2014 The Building has approved Variances, COA and Building Plans & changes are minor. Construction is set to begin in the next few weeks, so we would like to fix the problem.

Fire Department & Life Safety Approvals

As a condition of the original Variance request, the owners agreed to provide 100% Automatic Fire Suppression for the Home Plans, to create a new 2nd Floor Addition within the 5' zoning setback area.

The approved plan extends the existing 1-Story footprint upwards, to create a new 1½ Story Cape addition. The HARC Board favored this approach and approved our COA & Demolition & rebuild request.

It was suggested by the Fire Marshall, at the time, that we pull the second story inside the Zoning Setback to avoid the new NFPA Sprinkler Requirement. Since the Variances were slated to be approved, and these policy changes came late in the approval process; the owners elected to sprinkle the building and \$10,000 was added to the budget. Numerous attempts were made to procure an affordable system design.

In the end, the actual cost of the installed Sprinkler System has skyrocketed to nearly \$30,000, making this entire plan impractical for cost reasons. We would like to apply for the appropriate remedy at this time, and reduce the non-conformance below regulatory concern. Mechanical equipment will also be moved per KWFD request inside the Zoning Setback and placed next to existing equipment.

Zoning Variance Minor Amendment

The best way to fix a Zoning issue is to bring the design into more uniform compliance by reducing or eliminating the impacts of non-compliant designs. Most Planners agree with this approach, since reducing non-conformance is preferable to granting variances. This approach often saves unnecessary costs as well, which we are also seeking to do.

In response, the owners have asked me to redesign the addition, moving the new stairway into the center of the existing house & moving the new second floor walls inside the Zoning Setback. This allows us to remove the offending portion of the 2nd Floor area, and build the new addition inside the required 5' Side-Yard setback & 5' NFPA clearances. I believe the KWFD & Planning agree on this approach.

The new building footprint, 1st Floor Plan & roof coverage (dripline) remain unchanged. New building footprints were approved based on tax records & historic data. Demolition was approved by HARC to remove & replace existing shed areas. Second Floor Area is reduced by 66SF (25%) and FAR from .64 -.61 Please see Zoning Requirements Chart.

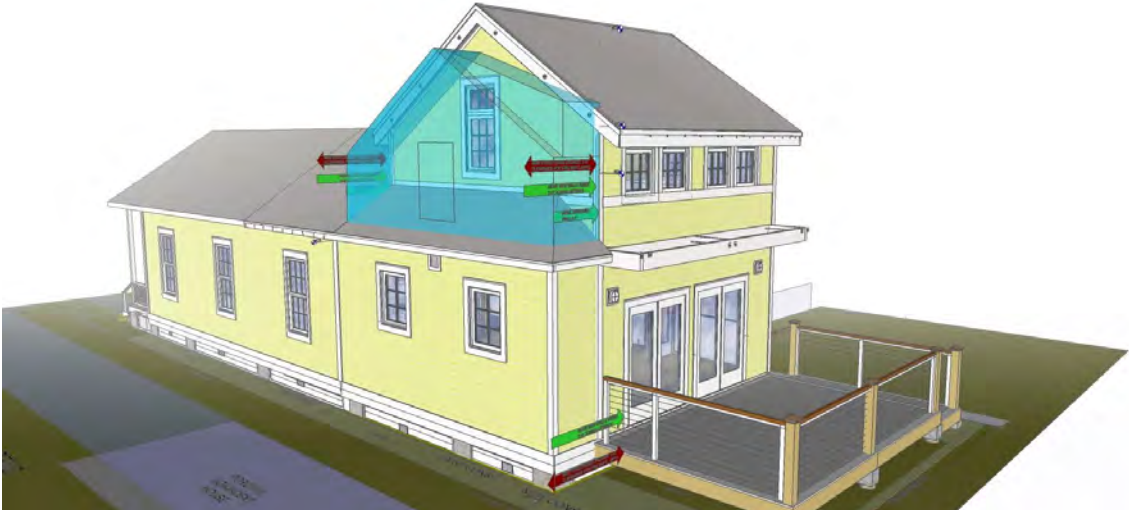
The approved ridge height is to be raised by 2'-4" to allow enough headroom to access the new second floor area. The new roof height is conforming and is well below 30' Max allowable height. All other aspects of the Design are to remain essentially the same. Two new windows were added on the west wall in the rear.

We have met with the Planning Department & talked with the Fire Marshall to initiate the plan changes, we believe are necessary to bring the structure into more uniform compliance with Zoning & NFPA Fire Access requirements. We are now requesting that the Sprinkler System condition be removed from our new Variance Amendment. We believe this more prudent design meets the requirements and spirit of the Zoning & Life Safety codes, and is sufficient to bring the new design below regulatory concern. All new portions will be fully Code Compliant. Once approved, our new plans will be updated for building department review.

The owners have welcomed a second son; since we started the approval process, and construction is slated to begin soon, we are hopeful that re-approval by HARC; and ongoing work can proceed on a timely basis, to help create the family home they desperately need.

Thanks for your all your help,

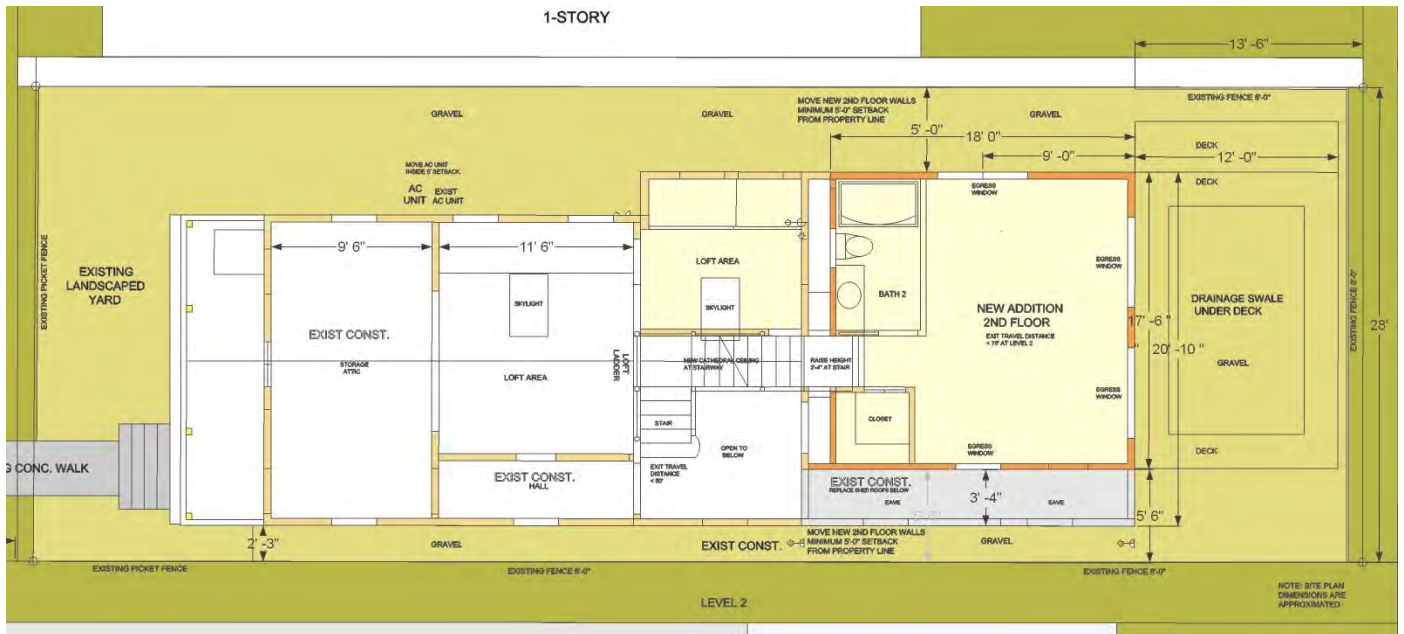
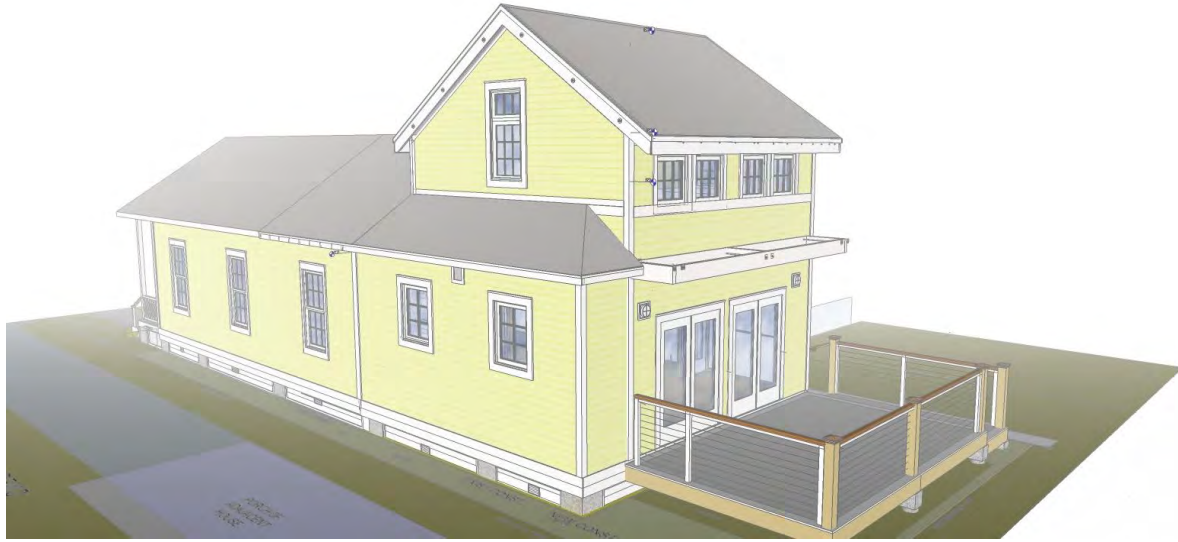
Chris Liddle,
Preservation Architect
FL AR 93860



Drawing shows Approved 2nd Floor Volume reduced to facilitate Fire Dept. Access



Drawing shows approved addition wall moved inside 5' Zoning Setback Line



Approved Site Plan Shown with 2nd Floor Walls moved inside Zoning & NFPA Setbacks



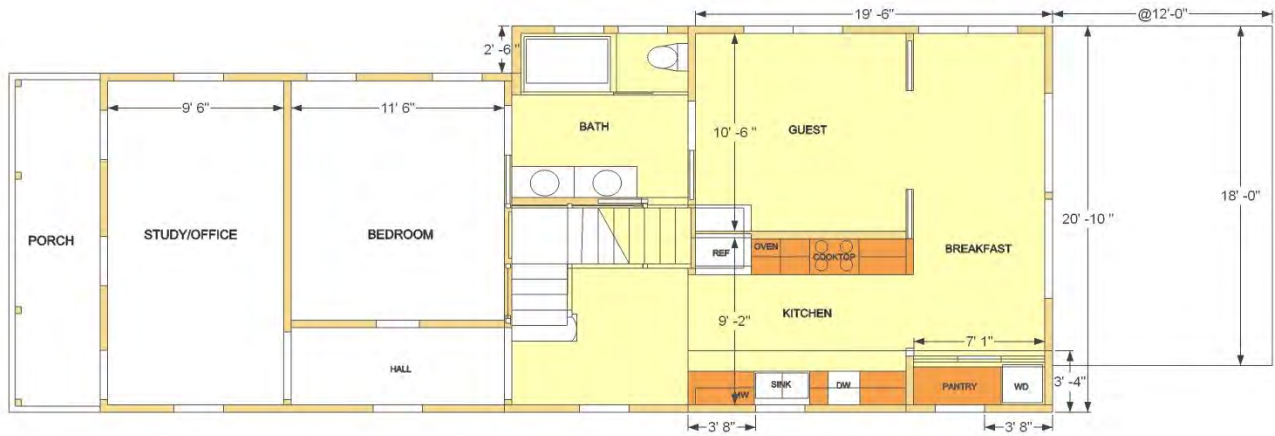
Removing encroaching 2nd Floor Building Mass creates 5' clearance for Fire Access



Olivia Street View of Proposed Addition as modified for Variance Amendment



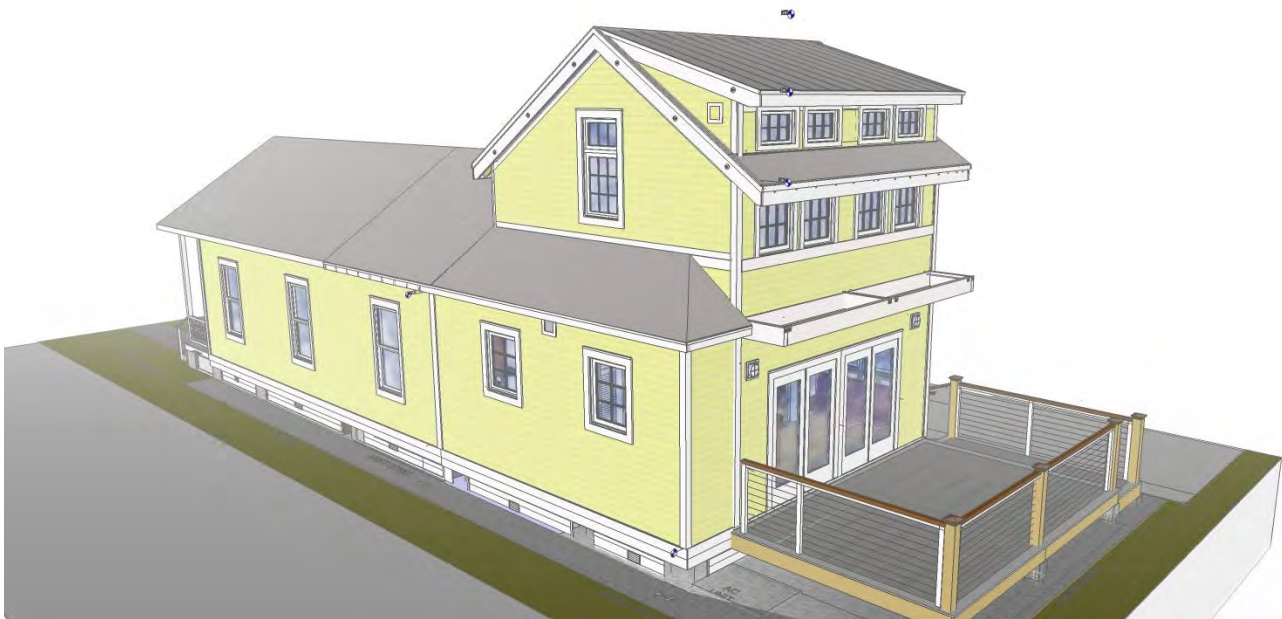
West Elevation shows changes to the roofline & new windows at the rear of building



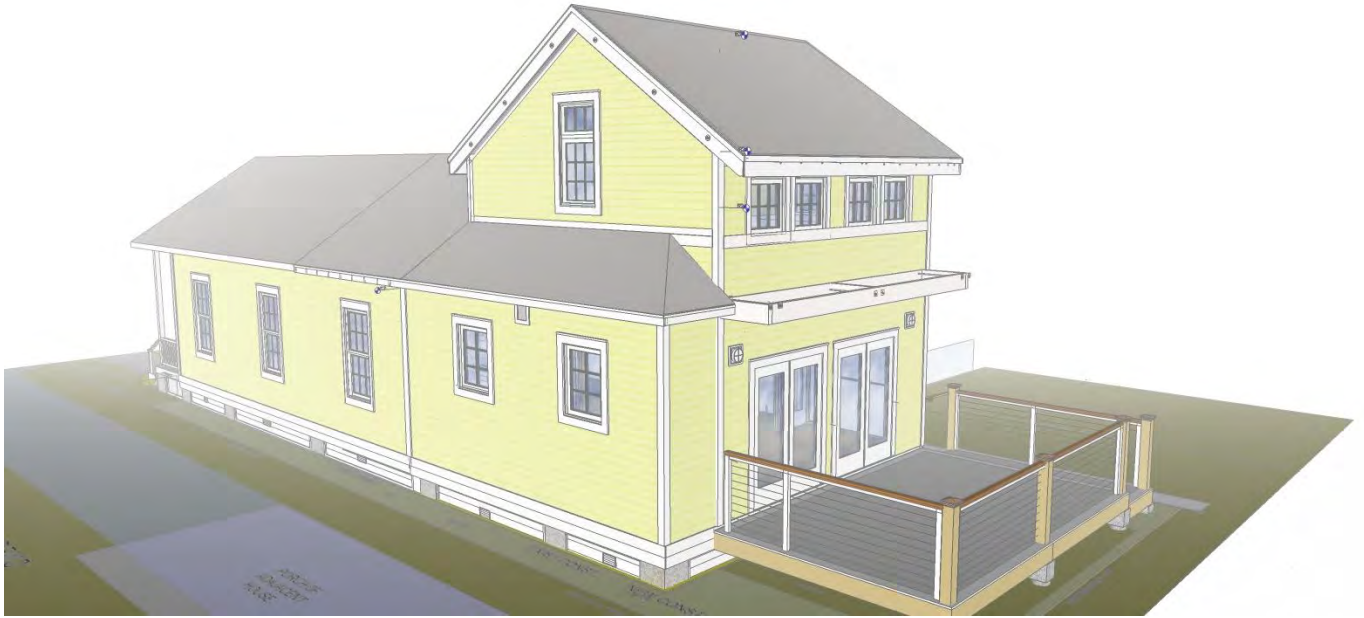
Revised Plan L1 shows Main House on left & New Addition replacing sheds. Approved Building wall above is moved 3'-4" Shed roofs rebuilt over kitchen area.



Revised Plan L2 shows New Building wall inset 5'-0" from Property Line.
Grey Area shows L2 Plan Area removed to bring building envelope inside 5' Setback



Approved Shed-style Dormer in rear is removed as part of the Variance Amendment



The decrease in 2nd Floor Building mass on both sides creates a more modest profile

HARC Design Approval of Variance Amendment

The new gable roof form was worked out in cooperation with HARC Staff, and was considered preferable to a placing a new dormer on the street side to get stair headroom. Because we are seeking to further reduce the overall mass of the building, we are also planning to remove the already approved large Shed-Style Dormer in the rear. The rear windows are now somewhat larger and are tucked under the main gable.

The gable addition in the rear is designed to harmonize with the scale and mass of the adjacent properties. The new roof configuration is more simple & elegant, presenting a plain unadorned roof to the street beyond & stepping down to the rear yard. The cross-gable of the addition mirrors the larger cross gable on the historic house next door, and contrasts appropriately with the axis of the existing historic house in front. The modest scale is in keeping with the original home in style, form, scale and proportion.

The materials and detailing of the addition are designed to closely match the existing structure, down to the trim & clapboard exposure. To differentiate the new from the old, smaller cottage-style windows with divided lights are used in pairs on the new addition.

To reflect the original historic structure's design, detailing & proportions; we are requesting that the original approved roof overhangs, which project 12" into the setback be maintained in the Amended Variance. This will create a more compatible, harmonious and appropriate aesthetic response to the original structure, in keeping with

the goals of the HARC Guidelines. If this cannot be done, we will revert to the 3 ½" overhangs now shown on enclosed plans, to stay within the Zoning Setback.

History of Existing HARC Approvals

We have received permission for removal of deteriorated sheds on the property at the rear of the principle contributing structure. Entitlements have already been granted to add a 2- level addition in the rear of the main house.

We have assured the HARC that the original contributing structure will be retained and given historic treatment. The new addition is set back 18" from the main house, so that the integrity of the entire original roof structure will remain intact. Work performed on the main house will be fully reversible. Remaining Interiors will be preserved as well.

The new structure will begin at rear wall of existing house structure, replacing all existing sheds in rear as shown on plans. The sheds as built are not contributing structures. The HARC Board agreed with our assessment of their relative merit.

To enable the reconstruction, the rear wall of the historic house will be incorporated into the new 1/1/2 story addition. Removal of the existing rear bathroom wall has also been approved. Any Dade County Pine removed during construction will be re-incorporated.

The project received approval to use noncombustible Hardi-Board siding & trim closely matching the appearance & scale of existing siding & trim, details and appearance.

HARC Amendment to Certificate of Appropriateness

Once our project has qualified for the necessary Amendments to our existing variances, we are re-submitting our plans for HARC review to receive a new Certificate of Appropriateness (COA) for the intended design. We have addressed staff concerns about building mass, & scale as it relates to the new ridge height, which is now slightly higher than the approved design. Please see new drawings depicting these responses.

We have provided new 3D view of the historic home & the two adjacent structures to further clarify our design intent. These drawings show how the original home is much smaller in scale than surrounding structures. Streetscape Views show that the existing home & addition tuck nicely between the two taller neighbors. The addition itself can barely be seen from Olivia Street in front of the house. Mature landscaping & fences further screen the rear of the property from public view. We have requested that the Roof overhangs from the original design be retained to better match the main home.

Preservation Notes: General

- Listed on Historic Resources Index Pre 1954; Possible Contributing Structure
- Does not appear in 1890s Sanborn Maps
- Appears on 1912 Sandborn Map: Main Structure
- Main House Remodeled in 1940s to current 18' x 32'-8" - Plus 5' Porch at Street
- Record Plans Show: Rear Sheds Modified Through 1960s into 1970s
- Contributing Structure: Wood-Frame Vernacular Building, Historic Streetscape

- Rear Sheds; Non-Contributing, Non- Conforming, Past Useful Economic Life
- Original Structure may have been moved to this site.
- Sheds in rear are Non- contributing structures due to continuous replacement remodeling, and cobbling of sub- standard materials & deteriorated state

Documentation:

Historic Survey Page: MO 00724A Pre 1954

Possible Contributing Structure- Wood Frame Vernacular @1906

Sandborn Maps: 1892, 1899, 1912

Aerial View Neighborhood Context: 2014

Record Plans @ 1970s –Ongoing Modifications of rear sheds- Non Contributing

Survey- Engineered -Existing

Property Record Card

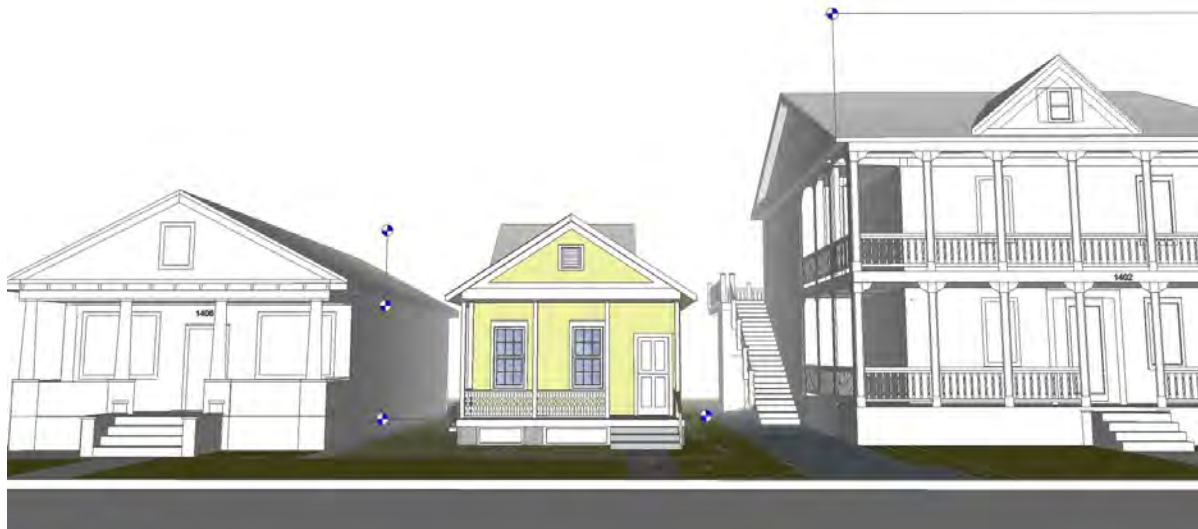
Building Photos-Context Photos

Site Plans S1, S2, S3

Architectural Plans: A101- A111



Streetscape: NE View shows scale and proportions of adjacent structures



Views from Olivia St.: House tucks between taller homes & addition & is barely visible



Mass & Scale of addition relates to larger adjacent structures as well as main house



Rooftop Views: Similar roof forms relate to scale of nearby structures & Main House