

Public Comments

Jo Bennett

From: Enid Torregrosa
Sent: Monday, June 22, 2015 1:27 PM
To: Kelly Perkins; Jo Bennett
Subject: FW: 616 Eaton Street

Dear Kelly:

FYI. Should send it to Bill.

Jo:

Can you please upload under citizens comments, item 12 a and 12 b 616 Eaton Street
Thanks! Enid

-----Original Message-----

From: Jessica Johnson [mailto:jessicabjohnson@yahoo.com]
Sent: Monday, June 22, 2015 1:09 PM
To: Enid Torregrosa
Subject: 616 Eaton Street

We've reviewed the plans and read the staff report regarding the proposed building at 616 Eaton Street. We are concerned because the proposed building is grossly out of proportion and character compared to the other homes in the neighborhood -- which is in the heart of historical Key West. We urge you not to approve these plans as proposed.

Concerned neighbors,
Mike and Jessica Downer
411 Elizabeth St, Key West

Jo Bennett

From: Kelly Perkins
Sent: Monday, June 22, 2015 9:52 AM
To: Jo Bennett
Subject: FW: 616 Eaton Street HARC Application/ Please Forward to HARC

From: Bender & Associates [mailto:blbender@bellsouth.net]
Sent: Sunday, June 21, 2015 11:39 AM
To: Enid Torregrosa; Kelly Perkins; Bryan Green; Bryan Green; Bryan Green
Cc: Dana Day; 'Stan Day'; Bert Bender
Subject: 616 Eaton Street HARC Application/ Please Forward to HARC

Good morning Enid and Kelly,

The email below is from Dana Day and is a protest of the 616 Eaton Street project being considered at the next HARC meeting. Please distribute it to the HARC Commissioners for their consideration. I have copied Commission Chair Bryan Green.

Dana is in Chicago and will be arriving in Key West on Wednesday. I know that the meeting is Tuesday and the subject property is the last item on the agenda. Let me know if you feel that representation at the meeting is required and I will be able to fill in for her. Alternately, the Commission may choose to table the project to a future meeting to allow the parties to mediate a resolution.

Thanks,

Bert L. Bender, Architect

Bender & Associates Architects, P.A.
410 Angela Street
Key West, FL 33040
305-296-1347
305-296-2727 fax
blbender@bellsouth.net
www.benderarchitects.com

From: Stan Day [mailto:sday@sram.com]
Sent: Saturday, June 20, 2015 6:57 PM
To: Bert Bender
Cc: Dana Day
Subject: Please Forward to HARC

Commissioners:

For weeks and months I've monitored the HARC agendas anticipating a submittal from the owners of 616 Eaton ("Owners"). My husband and I are adjacent neighbors and the most recent sellers of the property. Our buyers expressed a desire for more privacy than their current Old Town corner home offered and an interest in an expansive garden. They seemed ideal candidates to restore the existing historic structure and to create a thoughtful oasis sensitive to the neighbors and neighborhood while remaining respectful of the Historic District. Imagine our shock and dismay when at last the plans were posted on Friday evening. The behemoth

depicted has no place on our block or in the Historic District for reasons almost too numerous to mention.

Your staff has aptly noted:

“ Although the house is located in the rear of the property, it is massive and out of scale compared to the neighboring historic structures. Therefore the new residence is inconsistent with the guidelines in regards to proportion, scale, and mass and compatibility.”

This epitome of understatement is both entirely accurate and woefully inadequate to describe the building(s) submitted for approval. Certainly the mass and scale are wildly disproportionate to neighboring structures and properties. As large as the new home appears in the drawings it is nevertheless minimized by the exclusion of nearby structures from the rendering. What appears as a grassy lawn in the color renderings is the location of our one room pool house. I submit that if one could see the new house and the existing structure over which it will loom then the inconsistency of mass and scale would be even more apparent. HARC submissions require graphic depictions of the adjacent structures to show the design in it's context, which are missing here.

Compounding the size issue is the matter of materials, color and texture of the building. which are to be compatible with the Historic District per HARC guidelines. While I understand new construction and additions are meant to be sufficiently distinct so as not to appear to be masquerading as vintage, the guidelines require respect for the historic context. HARC guidelines note specifically the impropriety of tinted glass in a rehab yet this structure seeks to use green tinted doors, windows and railings. Similarly, the finish is stucco, a material used in Key West chiefly for commercial buildings, not residences in the Historic District. The roof is proposed white metal and projects at angles not seen for blocks in any direction. Surely the neighbors should be able to rely on HARC to protect our views of gabled metal roofs painted silver intermixed with the stepped parapets of commercial structures.

Although the Historic District does have its widows walks and upper porches ,it is a neighborhood where residents primarily spend their social and private time at elevations no higher than a front stoop. This structure employs multiple terraces and balconies, an open second story walkway and even a roof garden above second floor bedrooms. The panoramic views of neighbors' gardens, pools and porches are grossly intrusive.

We've watched the neighbors we thought sought a garden remove a number of trees from the property since purchasing. The proposal before the Commission appears to eliminate almost everything that remains. The lot is covered almost in its entirety by building, decks, pools and drives. All that's left uncovered are setback areas and the front yard neither of which can be touched. The view over our pool house would no longer include any canopy trees, only the upper reaches of the neighboring building unshielded by any vegetation.



These plans make perfect sense if one recognizes the building for what it is – a hotel. Whether or not owners charge their guests, the property is built to function for transient residents. The mass and scale make sense when considered in that context. The original house operates as a stand alone property and the new house is readily divided into three sub-units.

My husband and I urge you to reject this proposal outright because it is out of proportion to the neighborhood in terms of mass and scale. It is also incompatible with the Historic District in myriad other ways as noted.

Thank you for your consideration.

Dana Day
416 Elizabeth Street