

**From:** Bert Bender <bbender@benderarchitects.com>  
**Sent:** Tuesday, August 22, 2017 9:02 AM  
**To:** Enid Torregrosa  
**Cc:** Ronald Ramsingh; Bert Bender  
**Subject:** FW: August HARC

Please add this email to the public comments for all applications.

**Bert L. Bender, Architect**

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347

**Email:** [bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)




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**From:** Dana Day [mailto:[danalday@earthlink.net](mailto:danalday@earthlink.net)]  
**Sent:** Monday, August 21, 2017 9:28 PM  
**To:** Bryan Green; Bert Bender; Richard McChesney  
**Subject:** August HARC

Greetings Gentlemen:

I've done my HARC homework and added a disclaimer. You will need to manage without me this month because I am in Chicago. Try to be brave and forge ahead. See you next month.

-D

#2. 724 Caroline. 2<sup>nd</sup> reading. Concur with staff

#3 & #4. 415 Frances Street. I thought the addition of the dormer at the rear of this eyebrow house was fine as originally designed. Staff acknowledges the dormer is not visible to the public and further recognizes the back of the house has already been subject to extensive changes. It seems this owner is being held to a standard not generally applied to others if he is not allowed to construct an addition that is a) invisible from the public ROW and 2) does not intrude on neighbors' privacy. I would approve.

#5. 1212 Georgia. Concur with staff – this application defies multiple guidelines. Moreover, the adjacent neighbor objects. Note the application claims construction costs of \$1,000 for a 288 square foot deck with approximately 48 linear feet of railing. At a conservative \$15 per square foot for the deck and \$10 per lineal foot for the railing the cost would be \$4,800.

#6 & #7. 922 Thomas Court. Concur with staff. Ample room to re-orient this addition lengthwise on

the parcel. The adjacent houses at 910 and 916 Thomas also have rear additions visible from the street; however, those additions are minimized by fences and plantings. Here, the front door is moving to the addition thus making the addition more prominent than others on the street. Window air conditioners should come out as well.

#8 & #9. 803 Emma. Concur with staff.

#10. 315 Catherine. I don't mind the idea of a common wall but think the design could be modified to escape the mirror image, townhouse appearance. For example, a shared front door with interior vestibule could allow for the appearance of a single-family home. The front parking pad is problematic. Guideline p38-g ". . . not appropriate to create new parking areas on front or side street yards." Mass and scale exceed the neighboring residences with the exception of 313 Catherine. Concur with staff that 313 should be referenced only as an example of what should be disallowed in the historic districts.

#11. 901 White Street. Concur with staff – nice to see the historic windows restored.

#12. 306 Peacon Lane. Concur with staff – Guideline p38-g ". . . not appropriate to create new parking areas on front or side street yards."

**Disclaimer:** The views and opinions herein expressed are mine alone. I am not acting on behalf or at the request of any applicant or otherwise interested party nor am I receiving compensation from any applicant or other interested party. I have no financial interest in any agenda item upon which I have made comment and will not incur any private gain or loss due to any determination made by the Historic Architectural Review Commission with respect to said agenda items. I offer my views and opinions on the HARC agenda solely as a member of the community interested in preserving the character and appearance of Key West's historic districts.