

Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.a.3.

Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane- Applicant: Michael B. Ingram- MBI-K2M Architecture (H10-01-101)- #802-804 Whitehead-** removal of single story addition and replace with 35'-0" by 30'-2" by 25'-7" high addition plus single story 30'-0" by 7'-7" addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, Compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street-Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape.

Staff Report

August 10, 2010

5 a 3 –Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane Applicant: Michael B. Ingram-MBI-K2M Architecture (H10-01-101)**

#802-804 Whitehead- removal of single story addition and replace with 35'-0" by 30'-2" by 25'-7" high addition plus single story 30'-0" by 7'-7" addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street-Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape.

This is a Major Development Plan application for the demolition of non historic structures, new construction, relocation of an existing ticket booth, a two story addition to the back of a historic structure, restoration of two contributing buildings and development of the site. Two of the existing structures within the site are listed as contributing buildings; #804 Whitehead Street is a frame vernacular structure built circa 1895 and #808 Whitehead Street is also a frame vernacular structure, built circa 1890. The Historic Architectural Review Commission approved on July 27, 2010 the first reading for demolition of non historic structures.

The proposed plans include the demolition of a non historic addition attached to the back of the building on 804 Whitehead Street. Also the plans include the demolition of an existing band stand and the demolition of an exterior staircase on 324 Petronia Street. An existing trolley ticket booth will be relocated and three hat vending carts will be removed from the site. Plans include a new two story addition on the back of 804 Whitehead Street, a new exterior staircase to access the top roof of 324 Petronia Street.

After a review of the Sanborn Maps and a visual inspection of the properties it is staff understanding that the bands stand structure and the exterior staircase are not historic elements.

The structure located on 804 Whitehead Street is listed as a contributing resource and, according to the Florida Master Site File it was built circa 1895. The Sanborn maps of 1889, 1892 and 1899 presents a different footprint configuration of the building when comparing with copies of the Sanborn maps of 1912, 1926, 1948 and 1962. The latest Sanborn map, from 1962, shows a two story structure, rectangular in footprint, with a one story addition attached to the south west back portion of the building. This map also shows a two story wrap front porch facing Whitehead Street and extending to the south façade. A photo, taken around 1965, shows a similar building to what can be observed today. Interesting, this photo evidences an attached two story narrow structure on the north side of the building that no longer exists. The actual frame building is a two story with a two story wrap porch and a turret on the south east corner. The building has an addition attached to the back. It is clear that the actual building configuration differs from what the Sanborn maps illustrates prior to 1912.

Because this application includes proposed demolitions a second reading should take place in order to consider this request. 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 band stand that is proposed to be demolished is a non historic structure. Also the exterior staircase proposed to be demolished is not historic. Although the house located in 804 Whitehead Street is listed as contributing and its construction date is established as circa 1895 in the Florida Master Site Files all the evidence proves that the existing footprint of the house is not the same as the footprint shown in the 1899 Sanborn map. From the Sanborn maps it is also clear that the back portion of the house, as it stands today and which is proposed to be demolished, is not historic. Staff understands that none of the proposed structures to be demolished will qualify as to be listed contributing resources on a near future and they do not have any outstanding or significant value to the historic district.

It is staff believe that the proposed structures to be demolished are non historic, therefore this request can be considered by the commission. The applicant has included on the submitted plans a new design for the site, new additions, new construction, new landscape and proposed repairs to existing structures within the site.

Staff recommends to this commission to **approve** the request for the demolition of non historic structures and elements, as presented on the plans.

Description of the proposed design

This Major Development Plan will affect two structures that are listed as contributing resources within the historic district. According to the plans

seven existing structures will remain in the site, one of them is a ticket booth that will be relocated;

1. Building A- 804 Whitehead Street- contributing building, two story frame vernacular
2. Building B- 802 Whitehead Street- not listed in surveys, one story frame structure
3. Building C- 802 Whitehead Street rear- not listed in surveys, one story cbs and frame structure
4. Building D- 324 Petronia Street- not listed in surveys, one story cbs structure with metal railings on top roof.
5. Building E- 324 Petronia Street- not listed in surveys, one story frame structure.
6. Building F- 808 Whitehead Street- contributing building, two story frame vernacular

The project also proposes a new structure, a control pavilion (Building G). A swimming pool, parking areas, landscape as well as a surrounding fence are also new elements included in the plans.

Building A

The plans include a two story frame addition on the back of 804 Whitehead Street. This addition will be rectangular in footprint, 30'-2" wide by 34'- 6" depth and will extend 25'- 7 ¼" from grade to ridge, 1'-6" lower than the main building. On the south elevation this addition will have an attached one story structure 7'-7" wide by 30'-0" depth by 14'-0" height. The additions will have hardi plank as siding material, metal v-crimp panels as the roofing system. Six over six aluminum insulated windows.

The roof proposed for the second story addition will hide all new mechanical equipment. On the back elevation of the proposed addition, facing west, the plans include an exterior stage covered by a wood awning. This stage will be clad with lattice. Behind the stage three solid doors with painted mural by local artist will serve as a back drop.

The plans include repairs to the existing contributing building located on 804 Whitehead Street. Proposed new ramps for the north and east elevation to comply with ADA regulations are provided. Two metal handrails for the existing front steps will be installed. The main building will not have any major changes to its principal, south and north elevations.

The plans also include the installation of the existing exterior staircase that will be removed from building D. This staircase will be located on the north side of the structure and will give access to the existing rooftop deck of Building D.

Building B

This building is not listed in the surveys. According to the Property Appraisers records the structure was built in the 1990's. The plans propose a new addition attached to the back of this one story structure. The proposed addition will be 15'-4" wide by 12'-6" depth. The existing roof will extend to cover the proposed addition. The addition will have hardi plank as siding material. Existing metal hurricane shutters will enclose the structure. On the south elevation a small gable roof will connect this structure with the main building on 804 Whitehead Street.

Building C

This structure is not listed in the surveys. This structure will remain the same with the exception that the existing fenestrations on the west, north and east elevations will have lattice over wood walls. The structural posts of these fenestrations will still be exposed. A walk in cooler will be installed in the interior of the structure. The south elevation will have the entrance to the walk in cooler and a galvanized metal louver door will conceal its compressor. The plans include minor repairs to the cbs surface, including new color.

Building D

This building is not listed in the surveys. This is a one story cbs building that has a flat roof. Perimeter metal railings decorate the top portion of this structure. The plans include the removal of an existing canvas awning on the east elevation and its replacement with new one. Minor changes to the facades are proposed including new painting.

The plans also include the construction of a new exterior staircase that will replace the existing one that will be demolished. This new staircase will be located on the back of the structure and will give access to the existing rooftop deck

Building E

This building is a one story structure with clerestory louvers. The plan proposes the removal of all wood doors and minor repairs. The north side of this building will be enclosed in order to create storage. The north elevation will have three aluminum windows. Hardi plank siding will cover the exterior walls.

Building F

This two story frame structure is listed as contributing. The plans include repairs of existing siding where needed and replacement of windows with six over six true divided Marvin wood windows with smallest muntins. The plans also include the installation of 2 by 2 wood balusters on the first floor front porch; they are missing. On the back

façade, facing west two entrance porches with railings and steps will give access to a storage and mechanical room.

Building G

This is a new proposed structure that will serve as a control pavilion. The proposed frame building is rectangular in footprint, 8'-0" wide by 14'-0" depth by 11'-0" height. A hip roof will extend approximately 6 feet on the north side. This structure will have a hip roof with metal v-crimp as the roofing cover and hardi planks as wall siding. Two double metal gates, six foot height, will serve as the entrance to the swimming pool area.

Building H

This is an existing HTA trolley ticket booth. It is a one story frame structure that will be relocated next to 808 Whitehead Street, approximately five feet north from the house with an approximately 6 feet setback from the right of way. This structure will not be altered.

Site improvements

The plans include a perimeter fence. On Whitehead Street this fence will be six foot height metal with vertical elements. This fence will be set back from the right of way approximately 3'- 6". On the corner of Whitehead and Petronia Streets a six foot height metal double gate will be installed. On Petronia Street the six foot height metal fence will also be setback approximately 3'-6" forty six feet from the corner, where an existing cbs fence is located. The plans propose the installation of a metal fence over the existing cbs wall. Overall this fence will also be 6'-0" tall. An existing perimeter fence located on the south side of the lot will remain. A six foot metal fence is proposed to be installed facing Terry Lane This fence will set back approximately thirty feet from the right of way.

The design includes a large swimming pool of an organic shape on the south west area of the lot surrounded by vegetation. Refuse and gas tanks areas will be located facing Terry Lane and enclosed with a six foot metal fence. A parking space for six cars is provided on Terry Lane and delivery area is proposed on Petronia Street. Parking areas for scooters and bikes will be provided on Whitehead Street and in the area between the two contributing buildings.

Design review

Building A

The Historic Architectural Guidelines can be applied to review the proposed new design. For the proposed addition to the contributing structure located on 804 Whitehead Street guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

Additions, alterations and new construction:

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Although this building is located on a corner lot and the addition will be visible from Petronia Street, staff understands that the proposed addition is sensible to the historic fabric of the building. No character defining features will be disguised or obscure.
- (2)- *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This building is listed as a contributing structure. The proposed addition will be attached on the back side of the house and visible from Petronia Street.
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design of the new addition is compatible in its footprint form, roof line, rhythm and textures found in the contributing building as well as in surrounding historic buildings.
- (4)- *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The back new addition will be lower than the main building. The new design proposes a two story frame structure that will be harmonious with the scale, mass and height of the existing historic building and surrounding structures.
- (5)- *Additions should be attached to less publicly visible secondary elevations of an historic structure-* The existing historic building is located on a corner lot where the back and side yards are visible from the street. Although the proposed two story addition will be visible from Frances Street, these structures will be setback from the right of way approximately thirty eight feet from the right of way.
- (6)- *Additions should not alter the balance and symmetry of a historic structure-* Staff understands that the proposed addition will not alter the balance and symmetry of the historic building. The main character defining elements of this building are

found on its main and south facades, particularly its two story wrap around porch.

- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings-* The proposed addition will be attached to the back elevation of the building; therefore the main building will not be enlarged. The proposed two story addition is in scale with surrounding properties within the urban context.
- (8)-*New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed-* The new design does not mimics existing architectural elements found in the historic building such as wrap around porch. The proposed setbacks, the lower roof as well as the simple facades will make this new design a harmonious addition to the existing historic building. No character defining elements of the historic building will be destroyed, damaged or changed.

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.

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.*

According to the submitted plans the proposed addition will conform to actual setbacks for this particular historic zone district HNC-3;

Front yard- 0 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 15 ft
Maximum height 30 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.

- 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 new addition will be a two story structure.

- 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 proportions, mass and scale of the proposed new addition are similar and in keeping with the historic house and the surrounding buildings. The new design will not outsize the existing historic building or the majority of the buildings within the historic urban context.

- 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 of the two story addition is in keeping with existing historic architecture found in district. The proposed addition is compatible with materials, textures, scale and architectural design found in the existing historic house and in surrounding historic buildings.

- 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 addition does not mimics historic elements, rather incorporates similar roofline, form, building materials and solid and void rhythms which are harmonious and compatible with the historic urban fabric.

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 materials for the addition are compatible with existing materials found in the surrounding buildings.

Building B

For the non historic pavilion the plans include an attached addition to the west elevation. The existing roof will extend and no doors or windows will be installed. For reviewing this addition staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

Additions, alterations and new construction:

- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction- This structure is non historic and is not listed as a contributing resource in the surveys.*
- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes- The proposed design for the new addition is compatible in its footprint form, roof line and textures found in the surrounding buildings.*
- *(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors- The back new addition will be in keeping with the existing building's scale and mass. The roof of this new addition will be an extension to the existing one.*

- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings-* The proposed addition will be attached to the back elevation of the building. The addition has been designed in scale to the existing building and its surroundings.

Building C

For this non historic cbs structure the plans proposes to enclose the north, west and east elevations with lattice over walls. This structure will be used to install a walk in cooler. For reviewing this alteration staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-*This is a non historic structure that will be altered by the installation of wood lattice over wood panels behind existing fenestrations; the structure of the openings on the west, north and east elevations will still be exposed. This structure will have a walk in cooler and the lattice wall is for hiding the metal walls of the equipment. Staff understands that the lattice infill is in keeping with the surrounding structures.
- (2)- *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This building non historic and non-contributing.
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design of the infill lattice wall will be compatible with surrounding structures.

Building D

This building is not listed as a contributing structure. The major change that this building will have will be on its main façade. An existing canvas awning will be replaced with a new awning design. Color of the fabric has not been selected.

Building E

This building is not listed as contributing structure. The plans propose for to major changes, the removal of all existing doors and the enclosure

of the north side of the building. For reviewing this alterations staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-*This is a non historic structure that will be altered by enclosing the north portion of the building. The proposed exterior walls will not change or conceal character defining elements of this non historic structure. The removal of all existing wood and glass doors will not alter the integrity of this building; the existing doors have one single glass pane.
- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This building non historic and non-contributing.
- *(3)- Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed alteration of the non historic building by enclosing the north bay will be a compatible design with surroundings structures.

Building F

The existing building located on 808 Whitehead Street is listed as a contributing structure. The plan proposes two changes to this structure, the replacement of existing jalousie windows and the construction of two open porches on the back of the house. The existing back portion of the house is not historic; according to the Sanborn maps the back portion of this building was a one story structure half of the width of the main house. The existing back portion is a two story structure with the same width of the main house. The plans also include the restitution of railings on the first floor front porch.

For the review of proposed new windows staff believe that guidelines for windows, pages 29-30, can be apply to this request;

- *(3)- Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows-* The proposed windows will be six over six true divided lights wood units with the smallest muntins. New windows will be the

same dimension as existing. Existing windows are not historic jalousie ones.

For the review of the proposed construction of two open porches on the back of the house staff believe that guidelines for Entrances, porches and doors, pages 32-33, can be applied to this request. The proposed porches will be attached to the back of a non historic portion of the historic house.

- *(8)- New porches constructed on noncontributing buildings must be compatible in scale, and design with other original porch styles on its streetscape or on similar nearby buildings- The proposed open porches will be located on the back of the building and attached to a non historic façade. Their scale and design are in keeping with surrounding structures.*

The plans also include the restitution of missing wood railings on the first floor front porch. The new railings will replicate the existing ones that are found on the second floor front porch.

Building G

The plans include a new control pavilion that will be located between the two contributing buildings and set back approximately seventy five feet from the right of way on Whitehead Street. For the review of this proposed new structure staff understands that the guidelines for new construction, pages 36-38, can apply for this particular request;

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.*

According to the submitted plans the proposed new booth will conform to actual setbacks for this particular historic zone district HMDR

Front yard- 10 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 15 ft
Maximum height 30 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.

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 pavilion will be one story height.

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 proportions, mass and scale of the proposed new pavilion are in keeping with the historic buildings and the surrounding buildings.

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 includes similar materials, textures, roof configuration and form found in buildings located within 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 pavilion incorporates architectural details which are harmonious and compatible with the historic urban context.

- 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 materials for the new construction are compatible with existing materials found in the surrounding buildings.

Building H

This structure is an existing ticket booth that will be relocated to the north side of 808 Whitehead Street. The front façade of the structure will be aligned with the main façade of the historic house and will be approximately six feet setback from the right of way.

Staff understands that the guidelines for ATMs, displays, carts, information booths, kiosks and vending machines, pages 47-48, can be applied for the review of this particular request;

- (4) *Vending booths, carts, and other merchandising displays are not permitted between the front or side elevations of any structure adjoining a public street, i.e., between the front or side façade and the public sidewalk-* This booth will not be located in front of a front elevation adjoining a public sidewalk.

It is staff believes that this booth may need to be relocated in order to conform to front setbacks for this particular historic zoning district, HMDR, which requires a minimum of 7'-5" for front yard setbacks.

Site improvements

For the proposed perimeter fence staff understands that guidelines for Fences and walls, pages 41-42, can be used to review his application. There is an iron fence located in front of 804 Whitehead Street. This fence is less than 4 feet tall and can be restored. On Petronia Street, to the east side of #324- Building D- an approximately three feet tall cbs wall exists.

- *(3) A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions-* Staff understands that the six foot tall metal fences proposed for Whitehead and Petronia Streets will not comply with this particular guideline. The six foot height gates that are proposed to be located on the corner of Whitehead and Petronia Streets are also incompatible with this guideline. It is staff believes that the existing wrought iron fence in front of 804 Whitehead Street should be restored and preserved.
- *(4) Six foot high picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence-* Staff understands that the six foot metal picket fence facing Terry Lane will be located on the rear property line.

In the plans three signs are proposed;

1. Existing Bahama Village Market sign- detached sign located on the corner of Whitehead and Petronia Streets
2. New sign on proposed addition to building A- Wall mounted sign
3. New sign on existing building D- wall mounted sign

Staff understands that the proposed signs will require a separate application that will include materials, dimensions and color.

For this application a color scheme was included;

1. For building and masonry walls for all Petronia Street structures- light aqua- SW 6936
2. For doors and window frames for all Petronia Street structures- aqua- SW 6758
3. For buildings facing Whitehead Street, including the two contributing structures- for walls- white
4. For 804 and 806 Whitehead Street- for doors and shutters dark gray-SW 6223

Staff understands that the proposed colors are compatible with the Bahama Village bright color schemes which are appropriate for this particular area in the historic district.

After reviewing the proposed Major Development Plan staff recommends to the commission to **approve the plans as submitted with the following suggestions;**

1. Fences facing Whitehead and Petronia Streets will need to comply with guidelines for fences and walls.
2. Existing wrought iron fence on Whitehead Street should be preserved.
3. Signs included in the elevations should be submitted on a separate application with requirements.
4. Revision of front setbacks for the ticket booth to be relocated in order to comply with existing setbacks.

Staff Report

July 27, 2010

5 b 2 –Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane Applicant: Michael B. Ingram-MBI-K2M Architecture (H10-01-101)**

#802-804 Whitehead- removal of single story addition and replace with 35'-0" by 30'-2" by 25'-7" high addition plus single story 30'-0" by 7'-7" addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, Compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street-Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape.

This is a Major Development Plan application for the demolition of non historic structures, new construction, relocation of an existing ticket booth, a two story addition to the back of a historic structure, restoration of two contributing buildings and development of the site. Two of the existing structures within the site are listed as contributing buildings; #804 Whitehead Street is a frame vernacular structure built circa 1895 and #808 Whitehead Street is also a frame vernacular structure, built circa 1890.

The proposed plans include the demolition of a non historic addition attached to the back of the building on 804 Whitehead Street. Also the plans include the demolition of an existing band stand and the demolition of an exterior staircase on 324 Petronia Street. An existing trolley ticket booth will be relocated and three hat vending carts will be removed from the site. Plans include a new two story addition on the back of 804 Whitehead Street, a new exterior staircase to access both 324 Petronia and the new back addition of 804 Whitehead Street.

After a review of the Sanborn Maps and a visual inspection of the properties it is staff understanding that the band stand structure and the exterior staircase are not historic elements.

The structure located on 804 Whitehead Street is listed as a contributing resource and, according to the Florida Master Site File it was built circa 1895. The Sanborn maps of 1889, 1892 and 1899 presents a different footprint configuration of the building when comparing with copies of the Sanborn maps of 1912, 1926, 1948 and 1962. The latest Sanborn map, from 1962, shows a two story structure, rectangular in footprint, with a one story addition attached to the south west back portion of the building. This map also shows a two story wrap front porch facing Whitehead Street and extending to the south façade. A photo, taken around 1965, shows a similar building to what can be observed today. Interesting, this photo evidences an attached two story narrow structure on the north side of the building that no longer exists. The actual frame building is a two story with a two story wrap porch and a turret on the south east corner. The building has an addition attached to the back. It is clear that the actual building configuration differs from what the Sanborn maps illustrates prior to 1912.

Because this application includes proposed demolitions a first reading should take place in order to consider this request. 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;

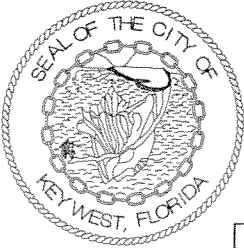
any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the band stand that is proposed to be demolished is a non historic structure. Also the exterior staircase proposed to be demolished is not historic. Although the house located in 804 Whitehead Street is listed as contributing and its construction date is established as circa 1895 in the Florida Master Site Files all the evidence proves that the existing footprint of the house is not the same as the footprint shown in the 1899 Sanborn map. From the Sanborn maps it is also clear that the back portion of the house, as it stands today and which is proposed to be demolished, is not historic. Staff understands that none of the proposed structures to be demolished will qualify as to be listed contributing resources on a near future and they do not have any outstanding or significant value to the historic district.

It is staff believe that the proposed demolitions comply with the criteria established in the Code of Ordinance section 102-218- Demolitions in the historic district. The elements that are proposed to be demolished are non historic and can be considered for demolition. The applicant has included on the submitted plans a new design for the site, new additions, new construction, new landscape and proposed repairs to existing structures within the site.

Staff recommends to this commission to **approve** the request for the demolition of non historic structures and elements, as presented on the plans. Staff recommends to the applicant to coordinate with the Landscape division for further evaluation of existing vegetation within the site. This project will require a second reading.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H10-01-101

OWNER'S NAME: BAHAMA VILLAGE MARKET LLC
OLD TOWN KW DEVELOPMENT LDD DATE: 6.25.2010

OWNER'S ADDRESS: 201 FRONT STREET K.W. PHONE #: N.A.

APPLICANT'S NAME: MICHAEL B INGRAM; MBI-K2M ARCHITECTURE PHONE #: 305.292.7722

APPLICANT'S ADDRESS: 1001 WHITEHEAD STREET

ADDRESS OF CONSTRUCTION: 804, 808 WHITEHEAD, 324 PETRONA, 809-811 TERRY LANE # OF UNITS: 4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: SEE DETAILED DESCRIPTION ATTACHED

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/25/10

Applicant's Signature: Michael Ingram

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
✓	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Two properties are listed as contributing resources:
804 Whitehead Street, frame vernacular, built c. 1855 and
808 Whitehead Street, frame vernacular built c. 1850
Remolition Ordinance, Additions, alterations & new
constuction guidelines pages 36-38.*

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

6.25.10

NARC APPLICATION: BANAMA VILLAGE MARKET L.L.C.,
OLD TOWN KEY WEST DEVELOPMENT LTD.

BANAMA VILLAGE MARKET

802/804 WHITENEAD (RE 1401-001)

324 PETRONIA (RE 1401)

806 WHITENEAD (RE 1402)

809/811 TERRY LANE (RE 1405, 1406)

OLD TOWN KEY WEST DEVELOPMENT

808 WHITENEAD (RE 1407)

FROM 2004 HISTORIC RESOURCES SURVEY

804 WHITENEAD (No 01391) FRAME VERNACULAR C 1895

808 " (No 01390) " " C. 1890s

DESCRIPTION OF WORK BY ADDRESS OR BUILDING (A-F) AS
NOTED ON SITE PLAN A.1.1 DATED 10 JUNE 2010 BY MB-K2M ARCH

802/804 WHITENEAD

BUILDING A: REPAIR OF EXISTING STRUCTURE FROM PORCH

TO POINT ±55 TOWARDS WEST AT

INTERSECTION OF SINGLE STOREY BAR AREA.

REMOVE SINGLE STORY ADDITION & REPLACE WITH

35'-0" x 30'-0" x 25'-7" HIGH ADDITION PLUS

SINGLE STORY 30'-0" x 7'-7" ADD ON AT SOUTH

ELEVATION - MECHANICAL EQUIPMENT HIDDEN

WITHIN ROOF VOLUME. (V-CRIMP GALVALUME.)

ADDITIONS TO BE SIDED WITH CEMENTITIOUS PLANK

SPACED TO MATCH EXISTING FINISH

PAINTED WHITE - SHUTTERS ~~SW~~ # 6223 STILLWATER
 ADDITION OF H.C. RAMP ON SOUTH SIDE OF
 EXISTING PORCH, RAILINGS (POWDER COATED 1 3/4' DIA
 PIPE RAILINGS @ CIRCULAR PORCH ELEMENT - WHITE)

COURTYARD ELEVATION (WEST) TO HAVE ROOF OVER
 OUTDOOR STAGE AREA WITH FLUSH DOORS. DOORS TO
 BE PAINTED WITH MURAL BY R. WORTH - TO BE
 SUBMITTED - & NOT SEEN FROM STREETS.

BUILDING B : EXISTING SALES PAVILION TO REMAIN WITH
 ADDITION OF H.C. BATHS ON WEST END.
 HARDI-PLANK TO BE SPACED TO MATCH
 EXISTING - PAINTED WHITE SEMI-GLOSS

BUILDING C : EXISTING CISTERN/BAR TO REMAIN & HOUSE
 WALK-IN COOLER. INFILL TO BE WOOD LATTICE
 (WHITE) OVER BLACK PTD. MDO. - COMPRESSOR
 EQUIPMENT HOUSED IN LOUVERED BOXED
 AREA TO ELIMINATE VISUAL CLUTTER.

324 PETRONIA STREET

BUILDING D : EXISTING BUILDING TO REMAIN - REMOVE
 PEAKED AWNING SECTION ON NORTH ELEVATION
 REPLACE WITH SECTION TO MATCH SIDE
 PROFILE: MATERIAL TO BE 'SUNBRELLA'
 COLOR # TBP

SIGNAGE AS SHOWN.

BUILDING TO BE PAINTED ~~SW~~ # 6936 TRIM 6758
 REMOVE CURB & EAST CURB

BUILDING E : "MARKET PLACE" PAVILION TO REMAIN
 PETRONIA STREET END TO BE ENCLOSED
 AS SHOWN - PAINTED WHITE, REMOVE
 DETERIORATED WD/GLASS DOORS & LEAVE
 OPEN.

808 WHITENEAD STREET

BUILDING F : REPAIR & REPLACE WOOD SIDING TO MATCH,
 LAP SIDING ON ORIGINAL STRUCTURE - NOVELTY
 SIDING AT EXISTING ADDITION, REPLACE
 WINDOWS WITH MARVIN WD TRUE DIVIDED
 LIGHT UNITS WITH SMALLEST MUNTIN, REPLACE
 ONE WINDOW OR DBL. W/ 4 PANEL WOOD DOOR,
 PORCH RAILINGS TO BE INFILLED WITH 2X2
 WOOD BALUSTERS - WHITE
 COLUMNS / RAILINGS / SIDING / TRIM - WHITE
 CONCRETE PORCH & 1/2 COLUMNS GREY - DOORS #6223

THIS HOUSE WILL CONTAIN 3 UNITS FOR LIVING

BUILDING G : NEW CONTROL PAVILION 11'-0" TO ROOF PEAK
 AS SHOWN - PAINTED WHITE

BUILDING H : EXISTING SALES BOOTH FOR (HTA) TROLLEYS
 RELOCATED FROM CORNER OF PETRONIA &
 WHITENEAD STREET.

TERRY LANE : RELOCATE REFUSE AREA AS SHOWN
ENCLOSE POOL EQUIPMENT, GAS & REFUSE
CONTAINER WITHIN 6'-0" HIGH PICKET
FENCE, PAINTED WHITE 10'-0" FROM
PROPERTY LINE, PROVIDE 6'-0" WHITE
PICKET FENCE @ PARKING.

REDEVELOPED PARKING AREA 809/811 TERRY LANE .
RETAIN EXISTING FENCING @ PROPERTY LINE
- PROVIDE EXTENSIVE LANDSCAPED BUFFER
- REMOVE CONC. BLK WALL AT REAR OF
808 WHITEHEAD - INSTALL POOL WITH
WATER FEATURE

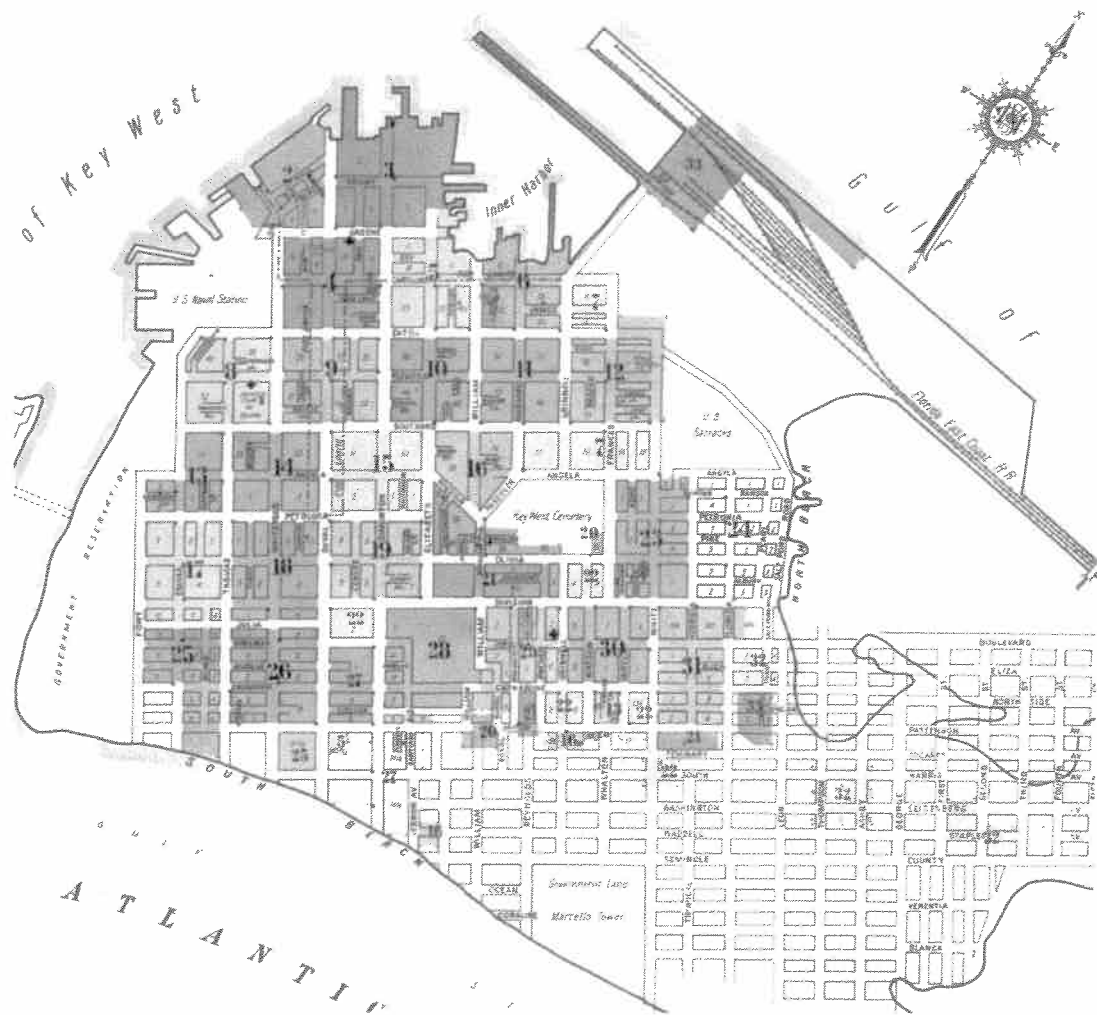
WHITEHEAD/PEYRONIA STREET FENCING : PROVIDE METAL
FENCING - BLACK
REPAINT LIGHT POLES BACK THRUOUT INCLUDING
EXISTING MATCHING WALL FIXTURES

Sanborn Map

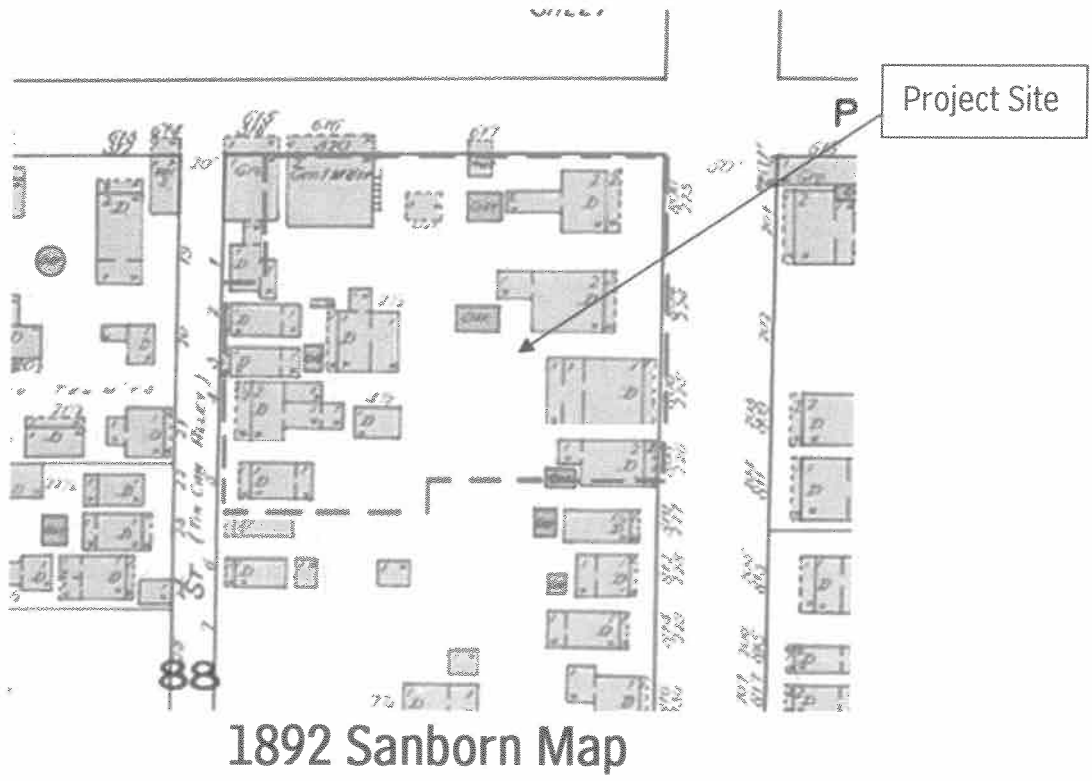
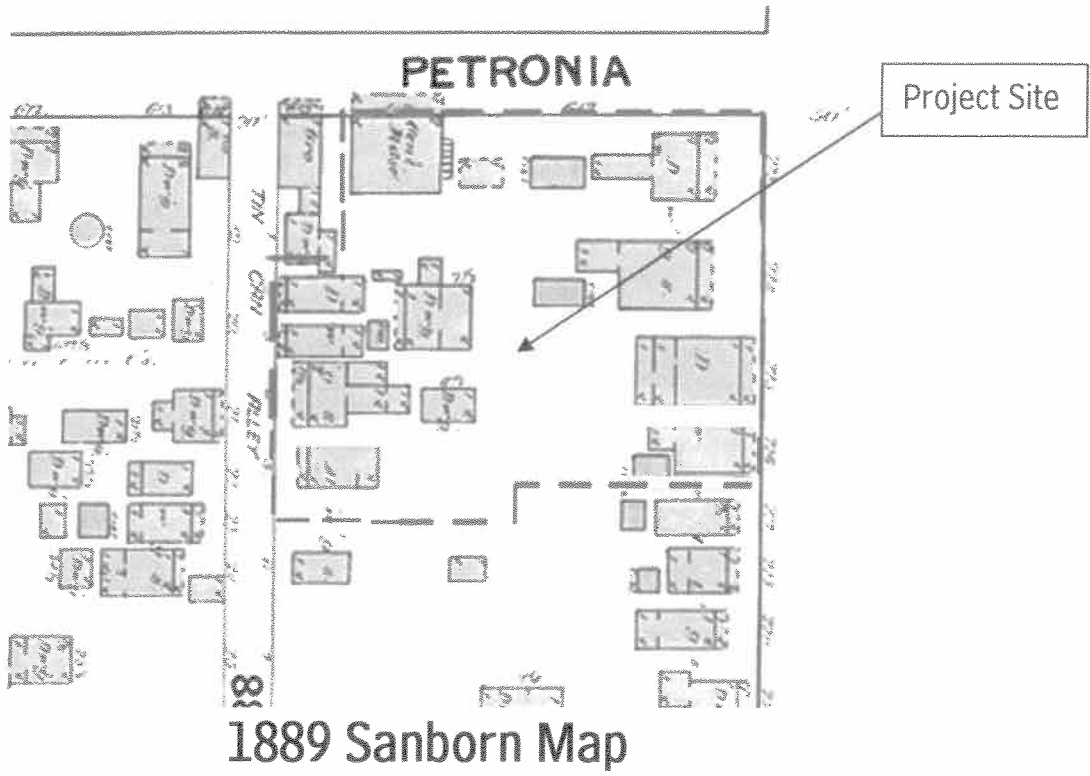
A Historical View of
802-808 Whitehead Street
and
312-324 Petronia Street
Key West, Florida 33040

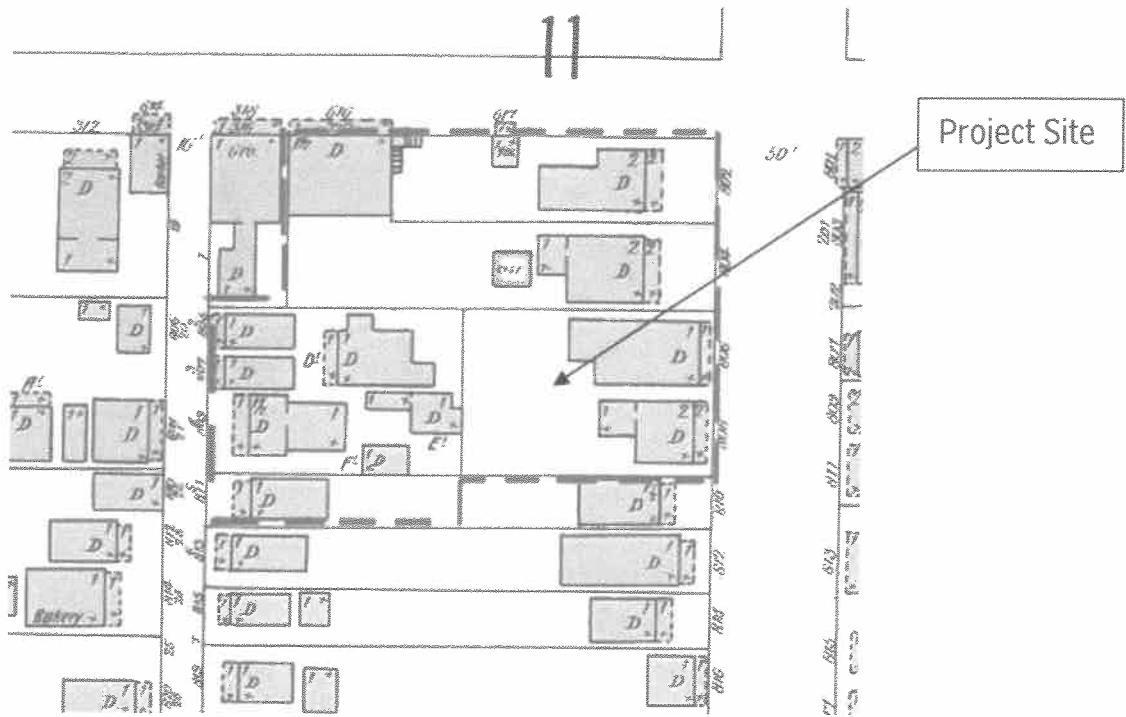


mbi | k2m Architecture, Inc.
1001 Whitehead Street
Key West, Florida 33040

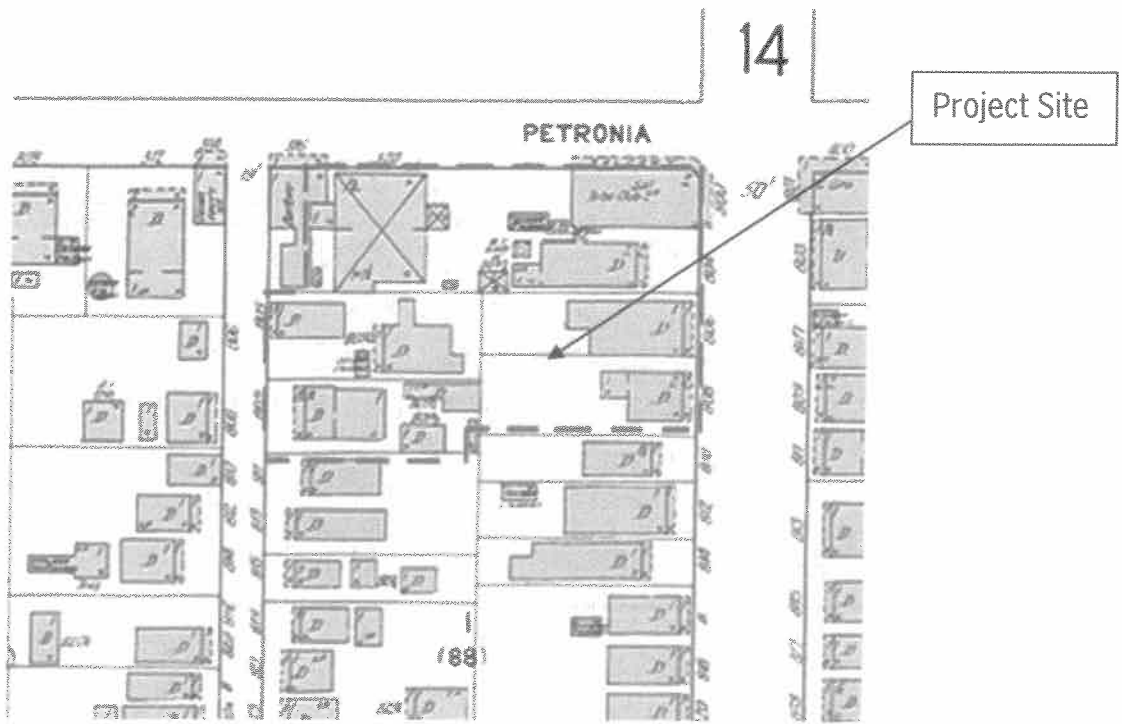


1912 Sanborn Map



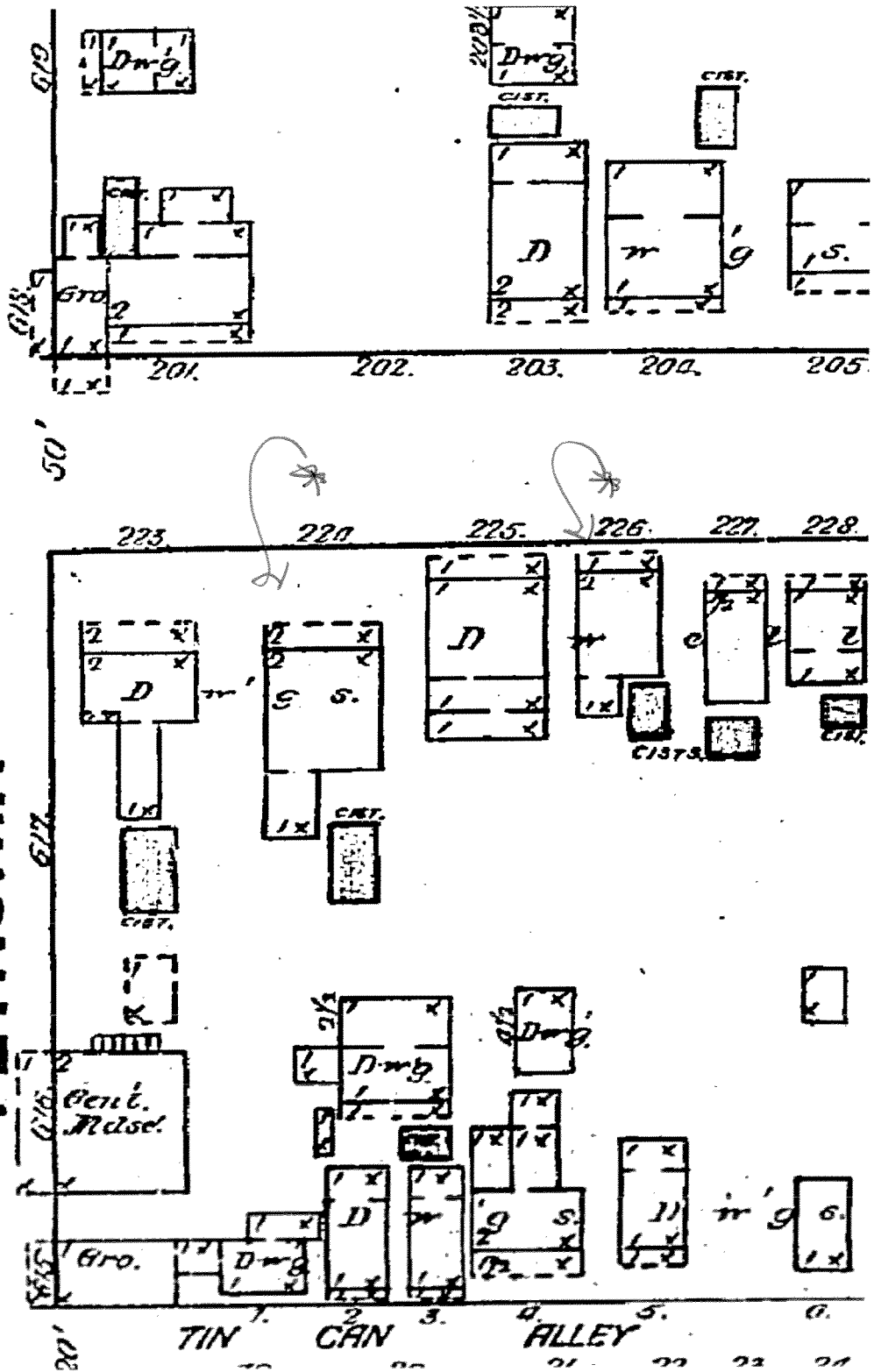


1899 Sanborn Map



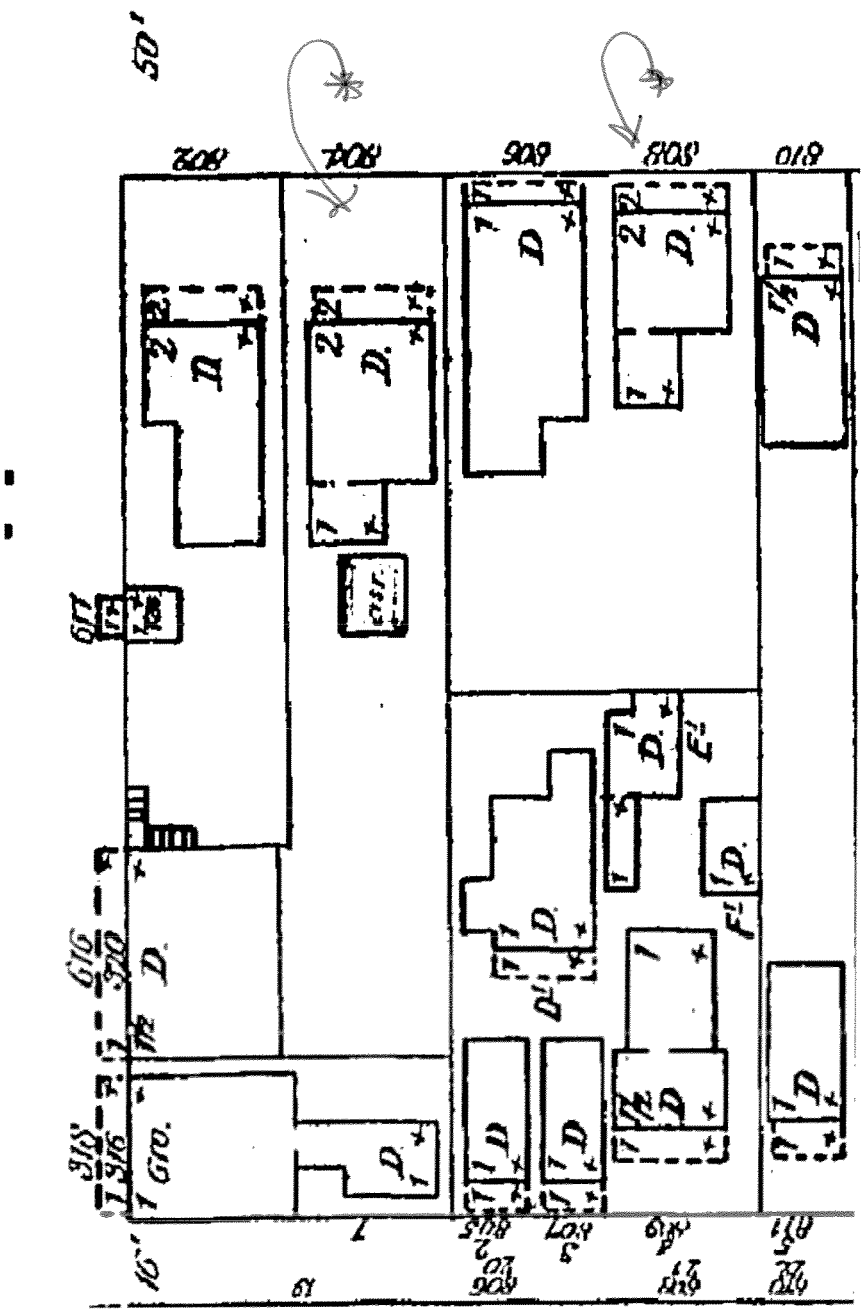
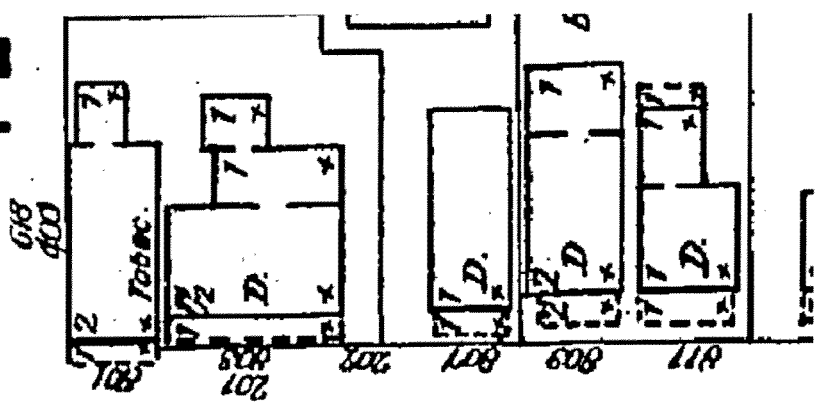
1912 Sanborn Map

PETRONIA



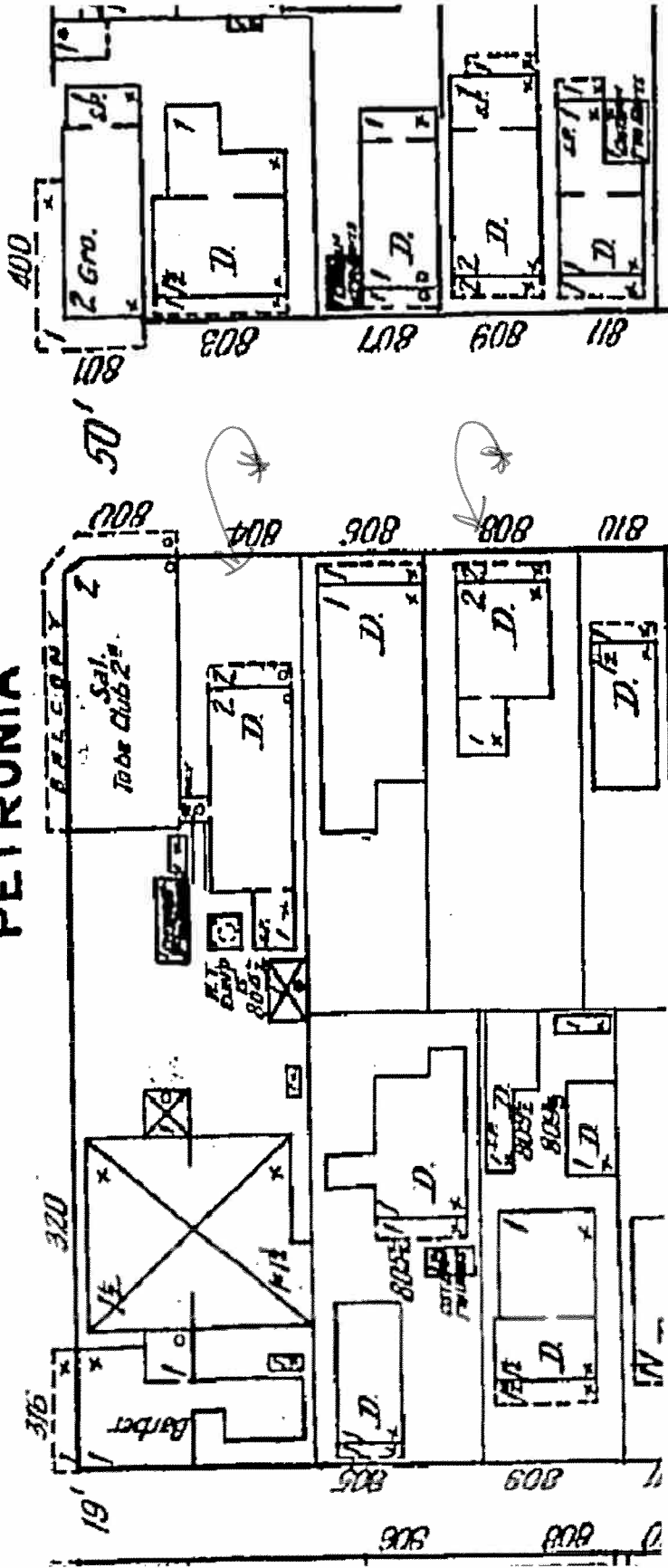
#804 808 Whitehead Street Sanborn Map 1889 Copy

PE



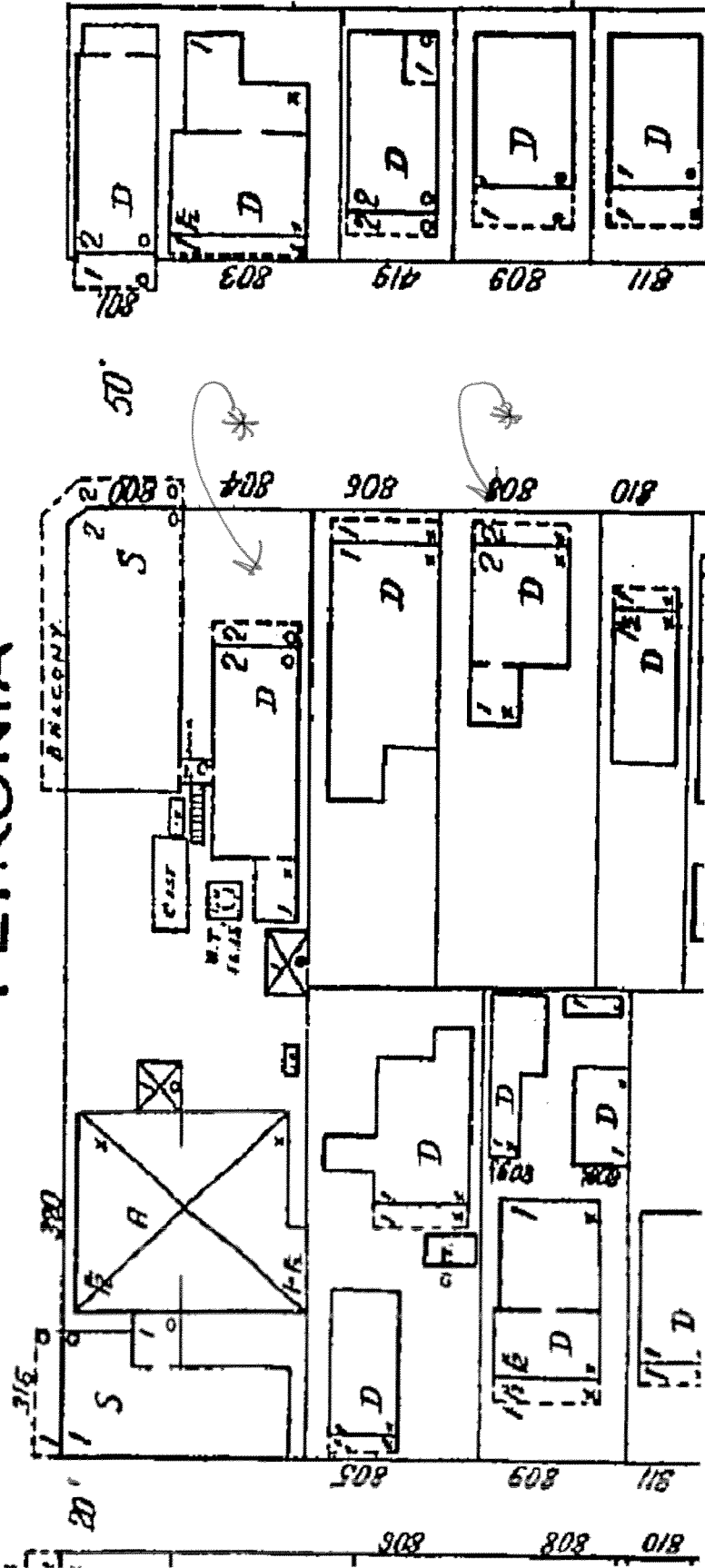
#804 808 Whitehead Street Sanborn Map 1899 Copy

PETRONIA

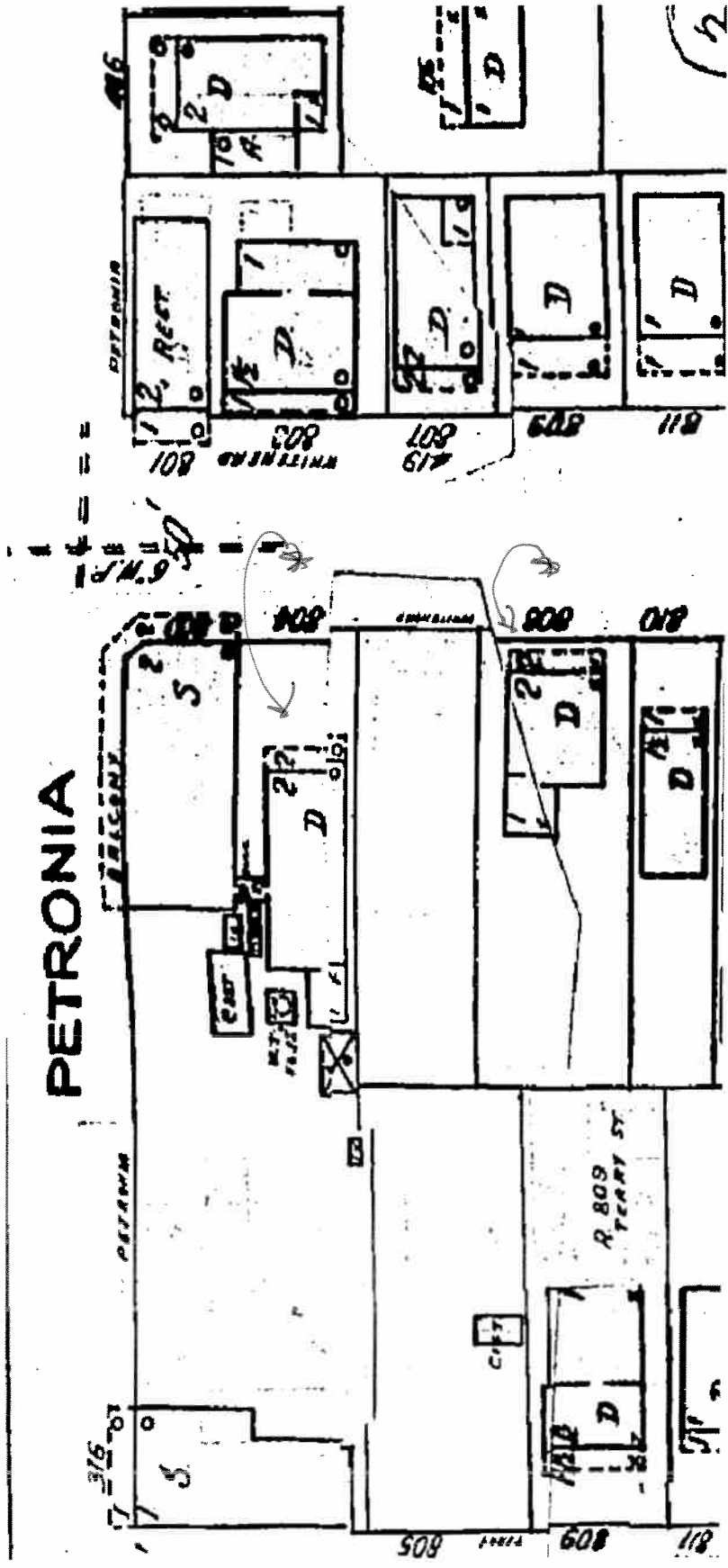


#804 808 Whitehead Street Sanborn Map 1912 Copy

PETRONIA

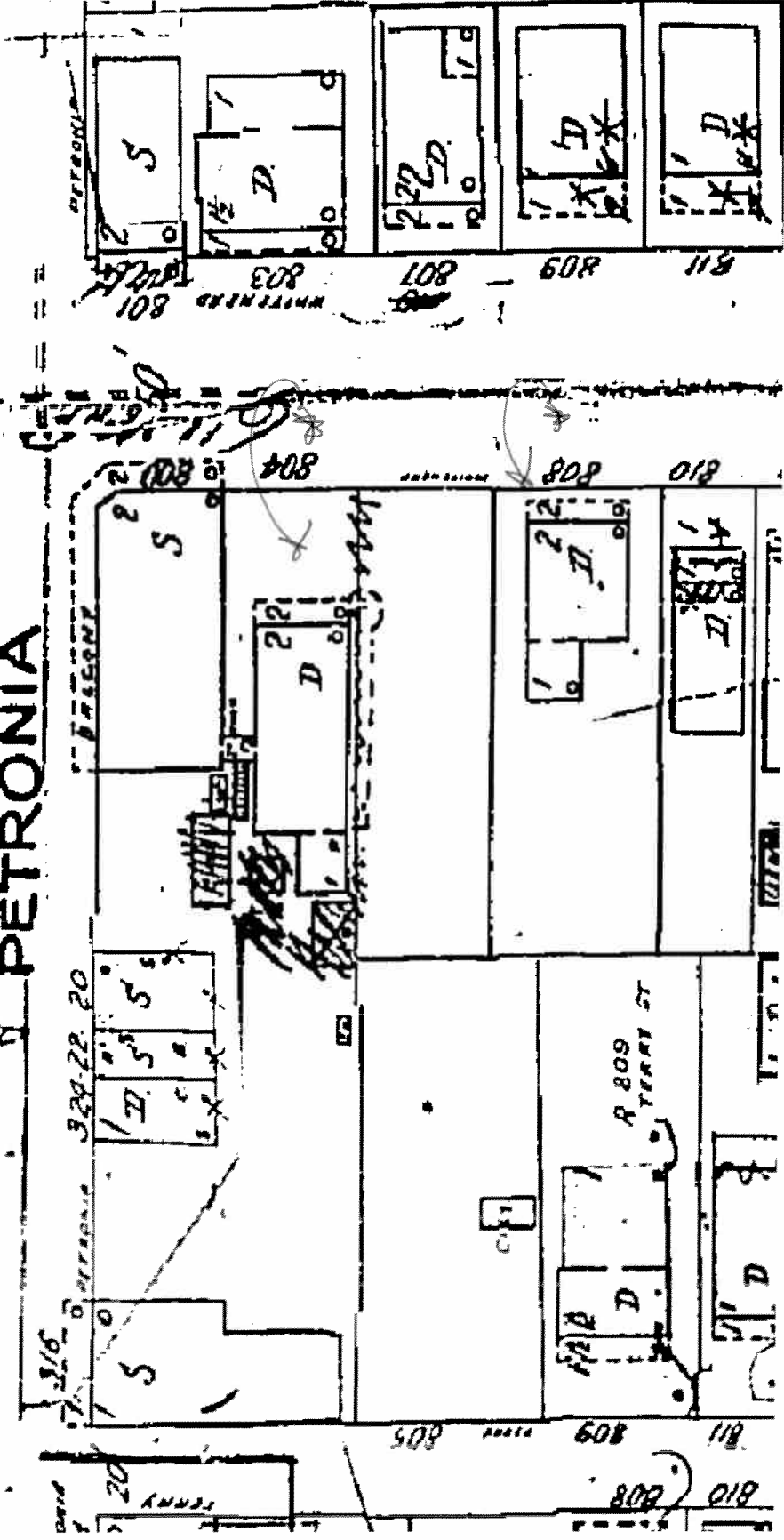


#804 808 Whitehead Street Sanborn Map 1926 Copy



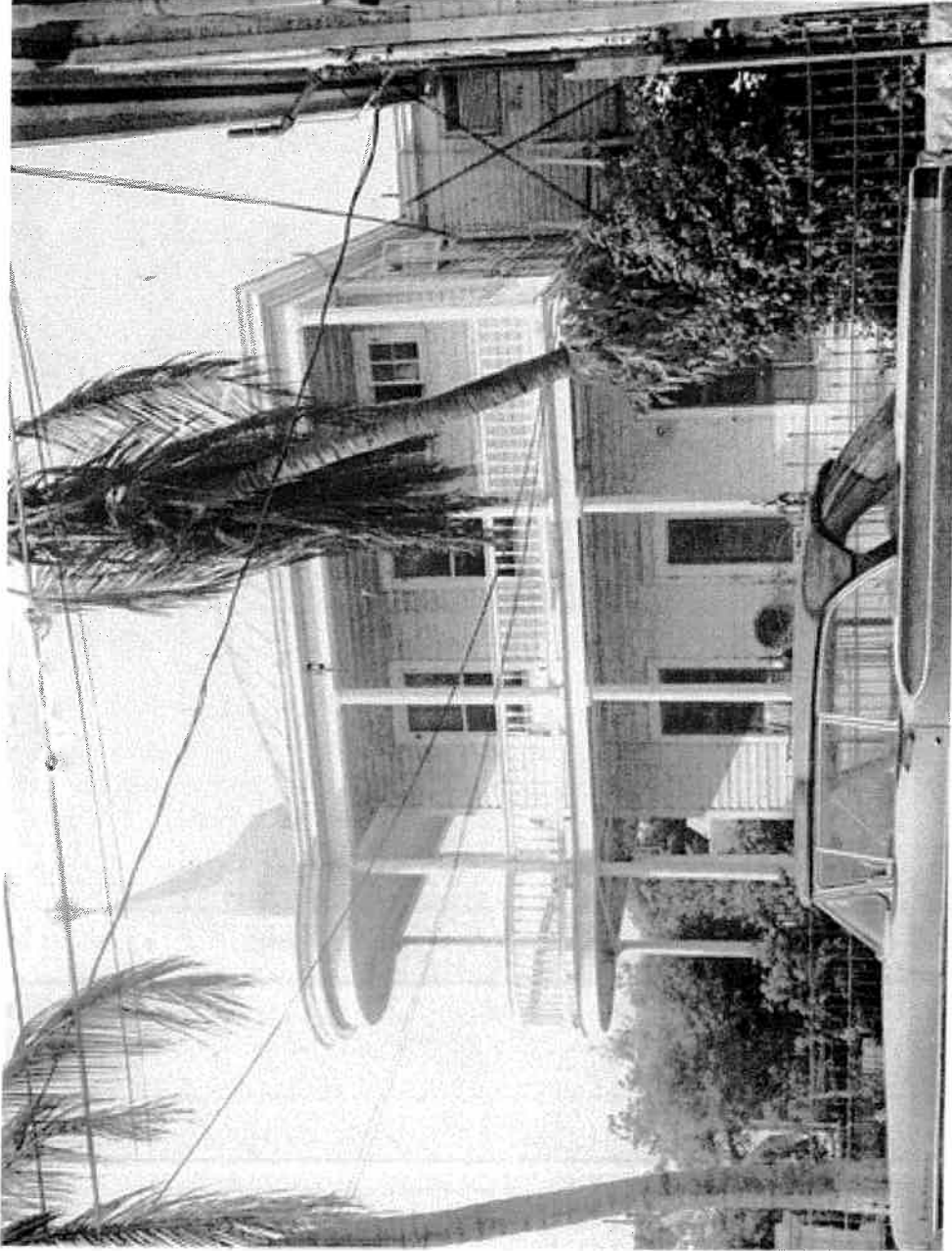
#804 808 Whitehead Street Sanborn map 1948 Copy

N PETRONIA

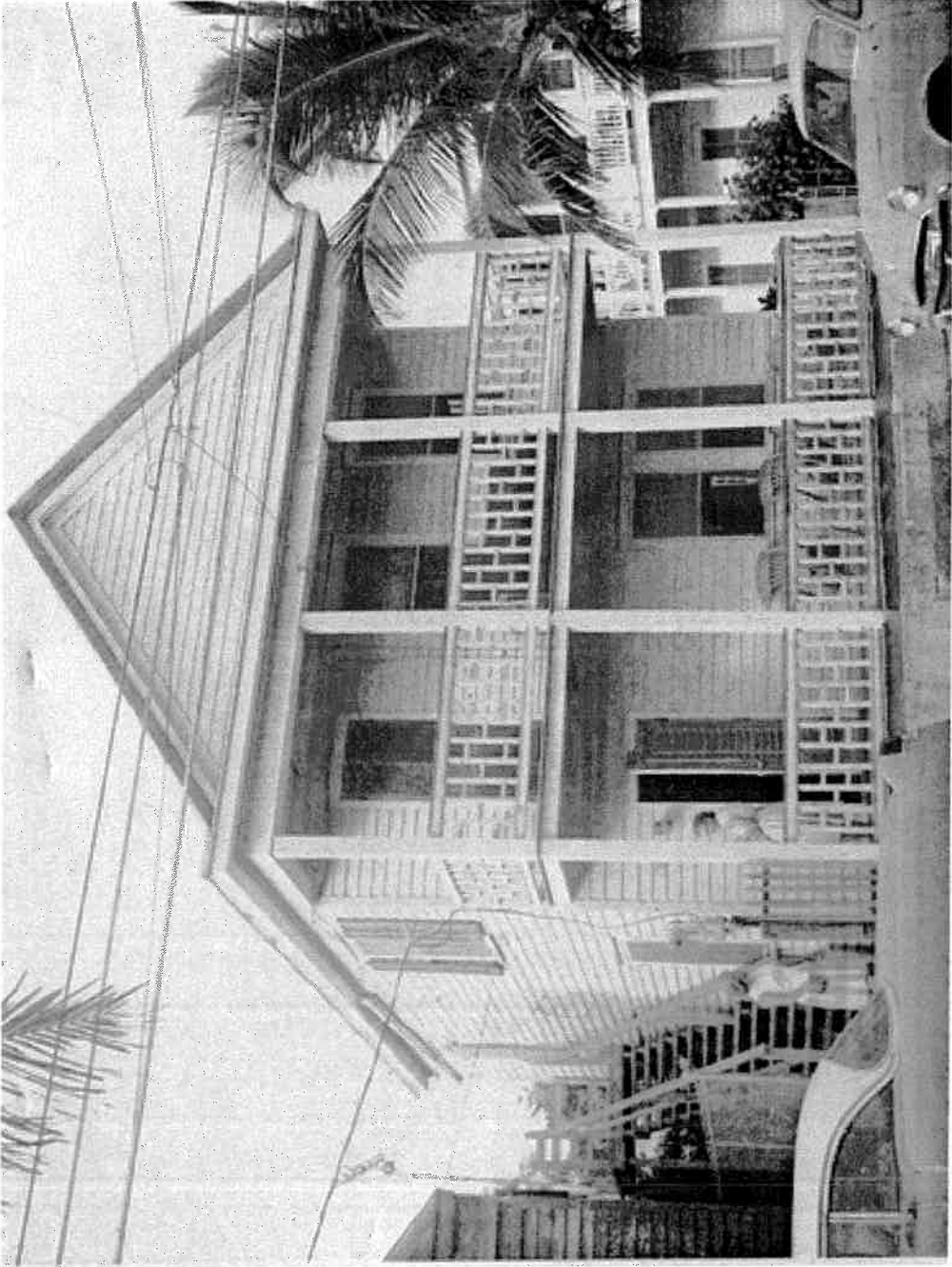


804 808 Whitehead Street Sanborn map 1962 Copy

Project Photos



804 Whitehead Street Monroe County Library photo circa 1965



808 Whitehead Street- Monroe County Library photo circa 1965

The Area Around
802-808 Whitehead Street
and
312-324 Petronia Street
Key West, Florida 33040
As It Appears Today



Project Site



808 Whitehead Street (project area)



804 Whitehead Street (project area)



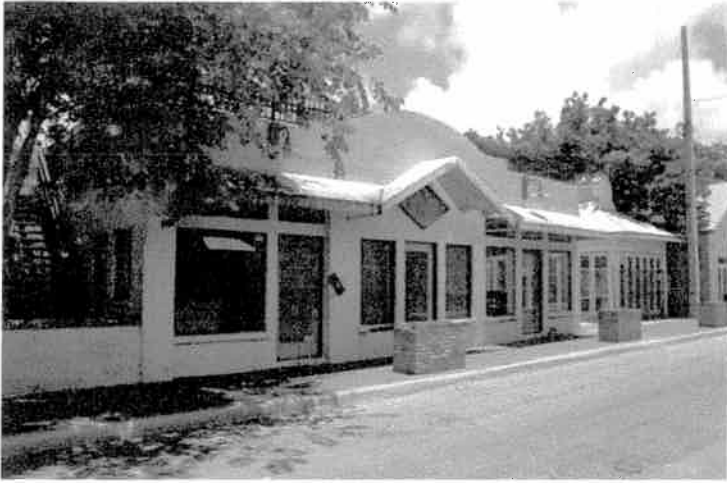
Corner of Whitehead and Petronia Streets (project area)



Trolley parking zone in front of 804 Whitehead Street



Looking Southwest on Petronia (project area)



324 Petronia Street (project area)



318 Petronia Street (project area)



316 Petronia Street (adjacent property)



310-314 Petronia Street (neighboring property)



309 Petronia Street (neighboring property)



315 Petronia Street (neighboring property)



323 Petronia Street (neighboring property)



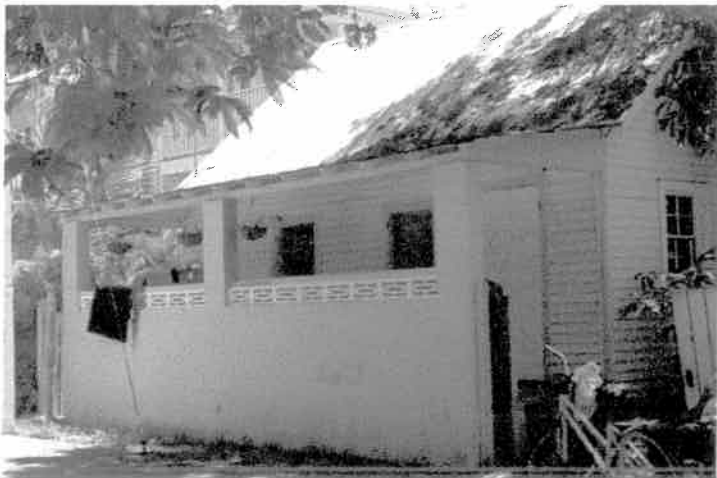
Looking Southeast on Terry Lane from Petronia Street



Parking lot off Terry Lane (project area)



817 Terry Lane (adjacent property)



808 Terry Lane (neighboring property)



810 Terry Lane (neighboring property)



812 Terry Lane (neighboring property)



816 Terry Lane (neighboring property)



826 Terry Lane (neighboring property)



Looking Southeast on Whitehead Street at Petronia Street



810 Whitehead Street (adjacent property)



812 Whitehead Street (neighboring property)



811-813 Whitehead Street (neighboring property)



809 Whitehead Street (neighboring property)



807 Whitehead Street (neighboring property)



803 Whitehead Street (neighboring property)



801 Whitehead Street at Petronia Street (neighboring property)



Looking Northwest on Whitehead Street at Petronia Street



733 Whitehead Street (neighboring property)



729 Whitehead Street (neighboring property)



725 Whitehead Street (neighboring property)



723 Whitehead Street (neighboring property)



Housing Authority on Whitehead Street (neighboring property)



COVERS 6.25.10

BAHAMA VILLAGE MARKET REDEVELOPMENT

PERTRONIA AND WHITEHEAD STREET
KEY WEST, FLORIDA 33040

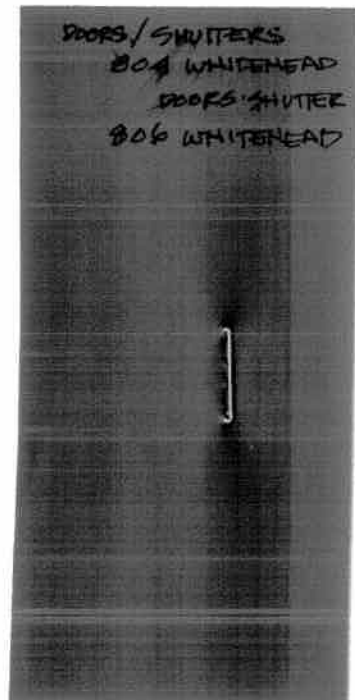
ISLAND INNOVATIONS of KEY WEST

711 Duval Street, Key West, Florida 33040

DOORS
& WINDOW FRAMES
PETRONIA ST.

BUILDINGS &
MASONRY WALLS
PETRONIA STREET

DOORS / SHUTTERS
804 WHITEHEAD
DOORS / SHUTTER
806 WHITEHEAD



Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 27 2010, at City Hall Conference room, Habana Plaza 3140 Flagler Avenue, Key West, Florida. The purpose of the hearing will be to consider a request for a

MAJOR DEVELOPMENT PLAN- DEMOLISH NON HISTORIC ADDITION AND EXTERIOR STAIRCASE AND CONSTRUCTION OF NEW FRAME BUILDING ADDITION, NEW EXTERIOR STAIRCASE, RESTORATION OF EXISTING STRUCTURES, NEW SWIMMING POOL

AND SITE IMPROVEMENTS-APPLICATION NO. H10-01-101

#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane

Applicant: Michael B. Ingram/ MBI-K2M, Architecture

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com .

Site Plans

ISLAND INNOVATIONS

REDEVELOPMENT

Drawing Index

SURVEY

Existing Site Survey

ARCHITECTURAL

A0.1.1 - Cover

AD1.1.1 - Demolition Site Plan and Elevations

A1.1.1 - Proposed Site Plan

A2.1.1 - Building A First Floor Plan

A2.1.2 - Building A Second Floor Plan

A2.2.1 - Buildings B, C, D, and G First Floor Plans

A2.3.1 - Buildings E and F Floor Plans

A3.0.1 - Overall Site Elevations

A3.1.1 - Building A Exterior Elevations

A3.1.2 - Building A Exterior Elevations

A3.2.1 - Building B Exterior Elevations

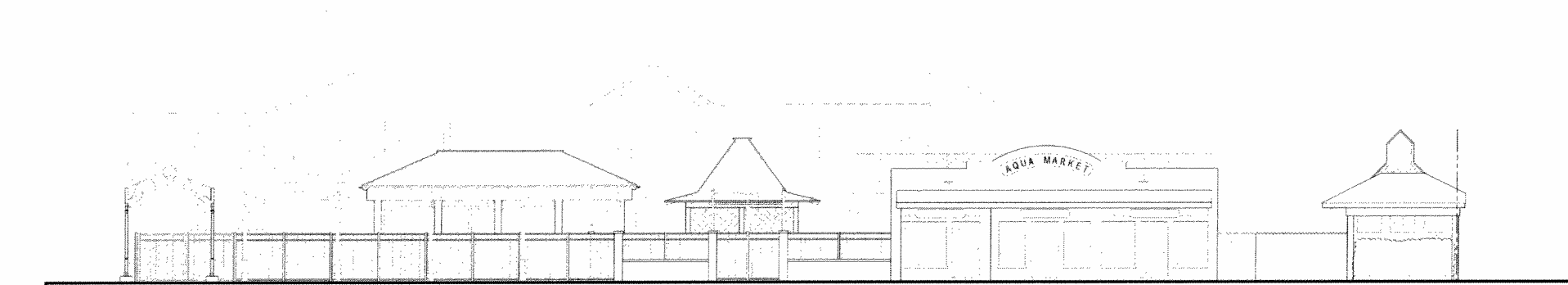
A3.3.1 - Building C Exterior Elevations

A3.4.1 - Building D Exterior Elevations

A3.5.1 - Building E Exterior Elevations

A3.6.1 - Building F Exterior Elevations

A3.7.1 - Building G Exterior Elevations



CORNER of PETRONIA AND WHITEHEAD STREETS

HARC SUBMISSION

JUNE 25, 2010

Historic Tours of America

CIVIL ENGINEER
201 Front Street, Suite 207
Key West, FL 33040
tel: 305.293.3263
fax: 305.293.4899
Mr. Richard J. Milelli

Elizabeth Newland
Landscape Architecture, LLC

LANDSCAPE ARCHITECT
73 North Conch Avenue
Marathon, FL 33050
tel: 305.481.6301
Ms. Elizabeth Newland

mbi | k2m
ARCHITECTURE, INC.

1001 Whitehead Street
Key West, Florida 33040
Tel: 305.292.7722
Fax: 305.292.2162
Email: info@mbi-k2m.com
URL: www.mbi-k2m.com
Mr. Michael B. Ingram

SUBMISSIONS

2010.06.25 HARC Submission

BAHAMA VILLAGE MARKET
REDEVELOPMENT

Project No. MK-10043 Phase: Design Development

COVER SHEET

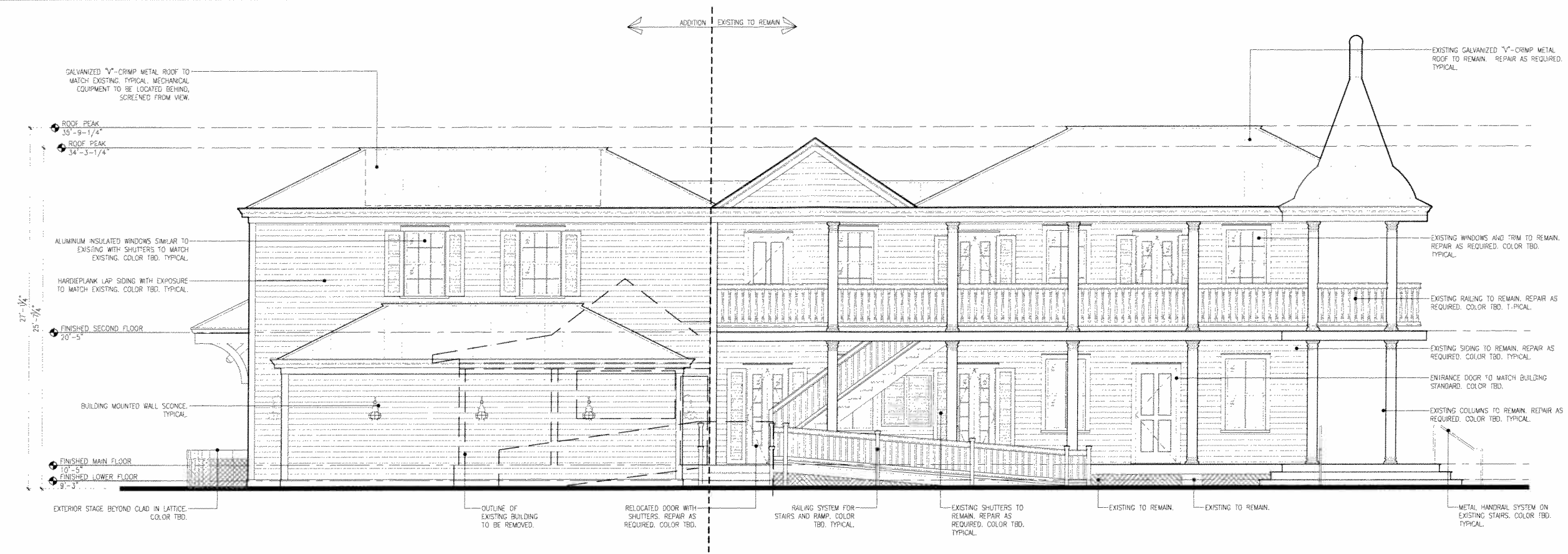
A0.1.1

DATE: June 25, 2010

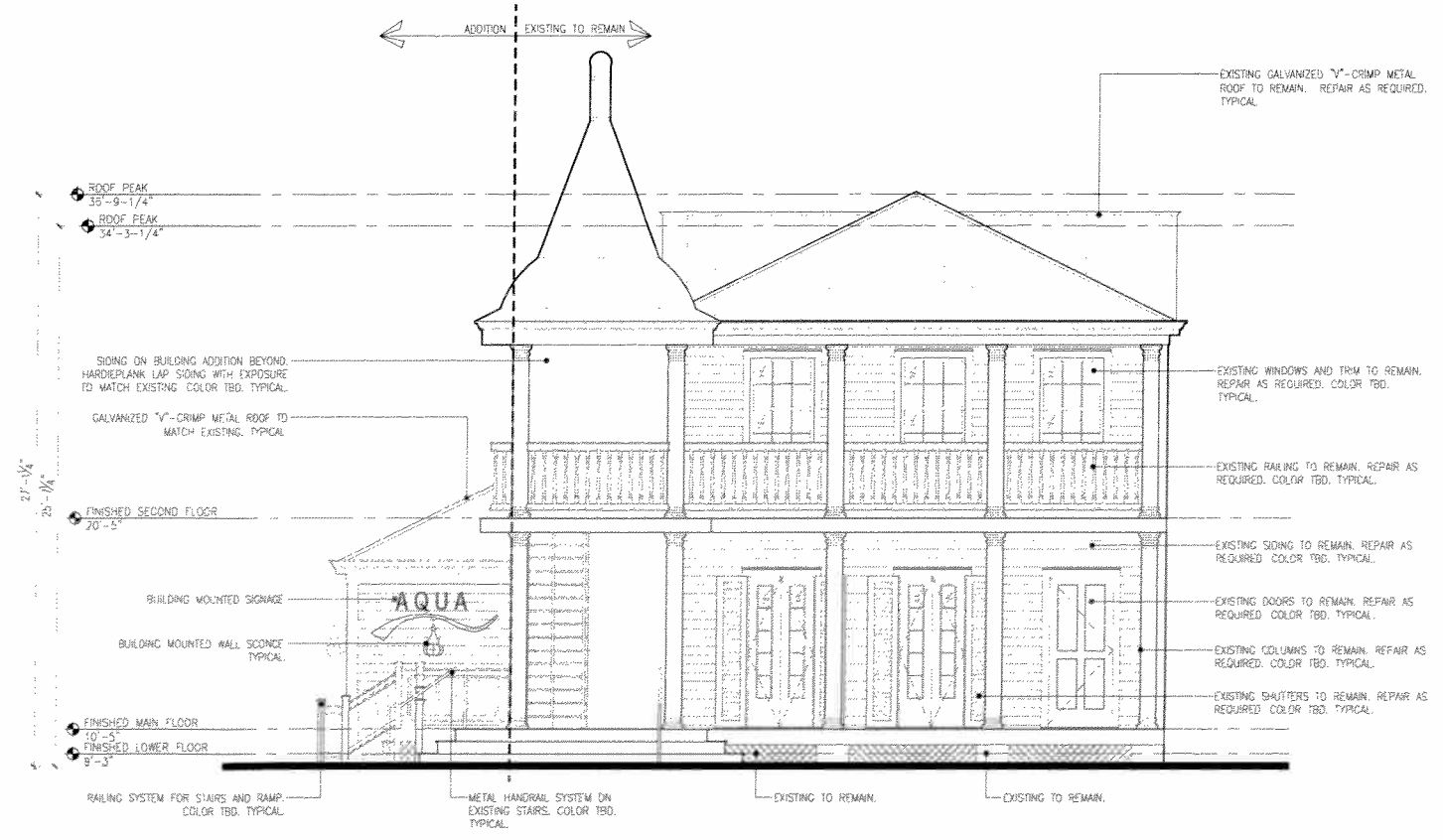
Seal:

Consultants:
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

Revisions:
2010.06.25 MARK SUBMISSION



02
A3.1.1 BUILDING A - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



01
A3.1.1 BUILDING A - EAST ELEVATION (WHITEHEAD STREET)
SCALE: 1/4"=1'-0"



ISLAND INNOVATIONS REDEVELOPMENT
 CORNER OF PERTRONIA AND WHITEHEAD STREETS
 KEY WEST, FLORIDA 33040
ISLAND INNOVATIONS of KEY WEST
 711 Duval Street, Key West, Florida 33040

PLOTTED: 6/28/2010 12:18 PM
Drawing Size: 24x36 Project #: 10043
Drawn By: AOS Checked By: MBI

Title:
BUILDING A EXTERIOR ELEVATIONS

Sheet Number:
A3.1.1

Date: June 25, 2010
©2010 by mbi | k2m Architecture, Inc.

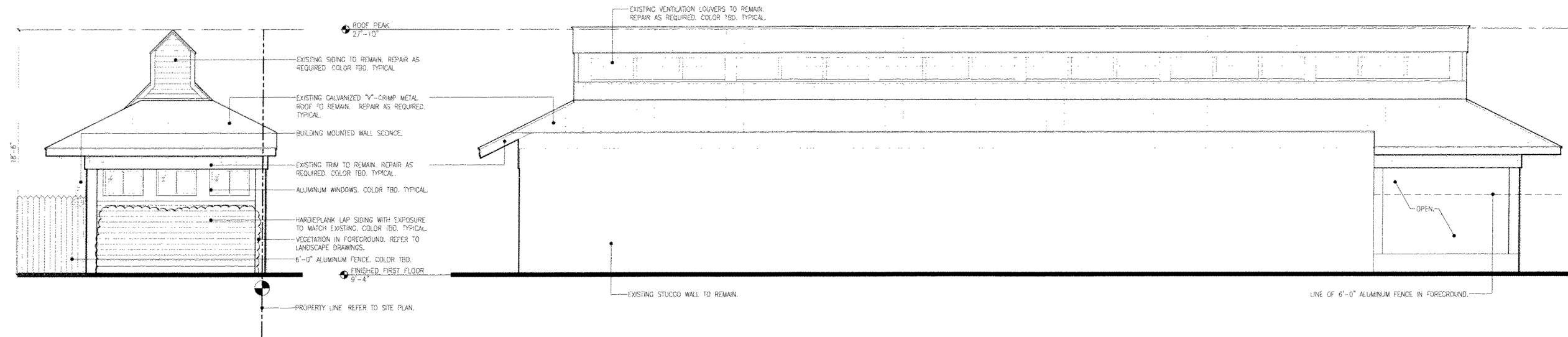
Seal:

Consultants:

LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

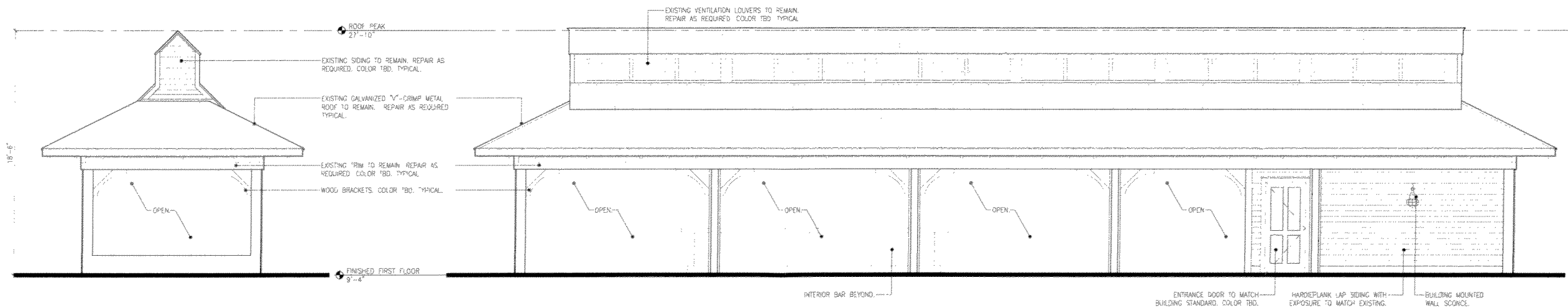
Revisions:

2010.06.25 HVAC Supplement



04 BUILDING E - NORTH ELEVATION
A3.5.1 SCALE: 1/4"=1'-0"

02 BUILDING E - WEST ELEVATION
A3.5.1 SCALE: 1/4"=1'-0"



03 BUILDING E - SOUTH ELEVATION (PETRONIA STREET)
A3.5.1 SCALE: 1/4"=1'-0"



01 BUILDING E - EAST ELEVATION (COURTYARD)
A3.5.1 SCALE: 1/4"=1'-0"

ISLAND INNOVATIONS REDEVELOPMENT
CORNER OF PETRONIA AND WHITEHEAD STREETS
KEY WEST, FLORIDA 33040
ISLAND INNOVATIONS of KEY WEST
711 Duval Street, Key West, Florida 33040

PLOTTED: 6/28/2010 11:47 AM

Drawing Size: 24x36 Project #: 10043
Drawn By: ASB Checked By: MB

Title: BUILDING E EXTERIOR ELEVATIONS

Sheet Number: A3.5.1

Date: June 25, 2010
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Seal:

Consultants:

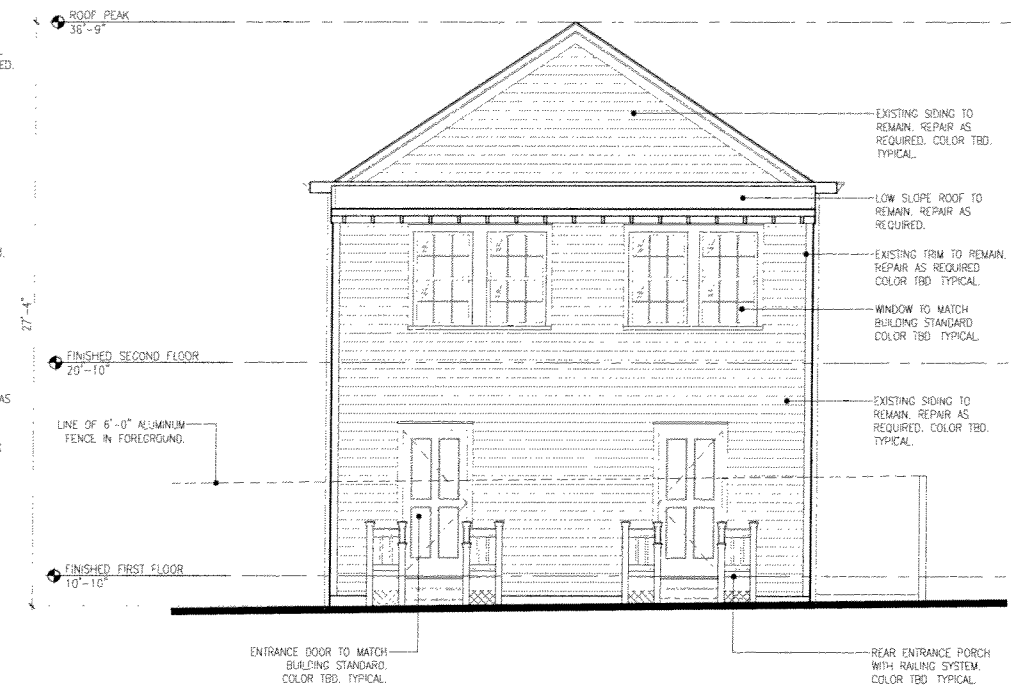
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

Revisions:

2010.06.25 mbi-k2m



04
A3.6.1 **BUILDING F - SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



02
A3.6.1 **BUILDING F - WEST ELEVATION**
SCALE: 1/4"=1'-0"



03
A3.6.1 **BUILDING F - NORTH ELEVATION**
SCALE: 1/4"=1'-0"



01
A3.6.1 **BUILDING F - EAST ELEVATION (WHITEHEAD STREET)**
SCALE: 1/4"=1'-0"



ISLAND INNOVATIONS REDEVELOPMENT
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ISLAND INNOVATIONS of KEY WEST
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Drawing Size: 24x36 Project #: 10043
Drawn By: ADS Checked By: MBI

Title:
**BUILDING F
EXTERIOR
ELEVATIONS**

Sheet Number:
A3.6.1

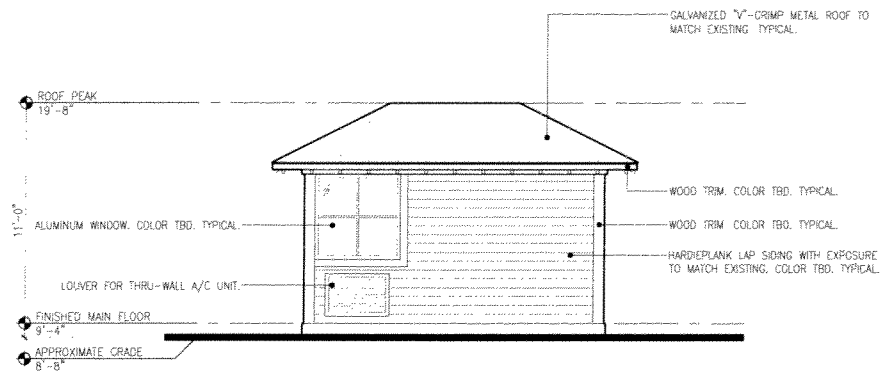
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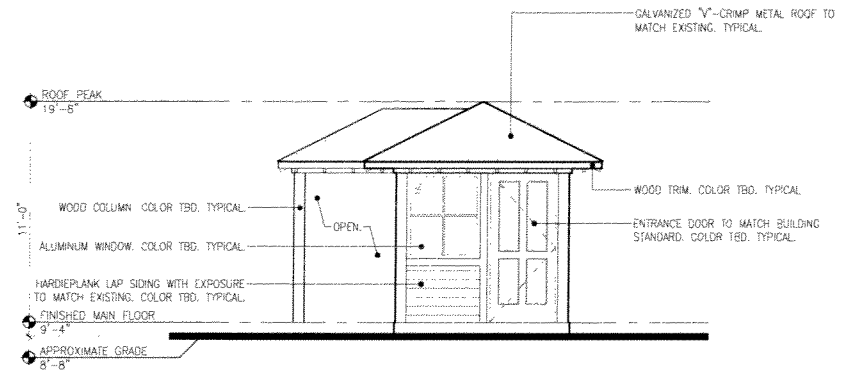
Consultants:
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
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Revisions:

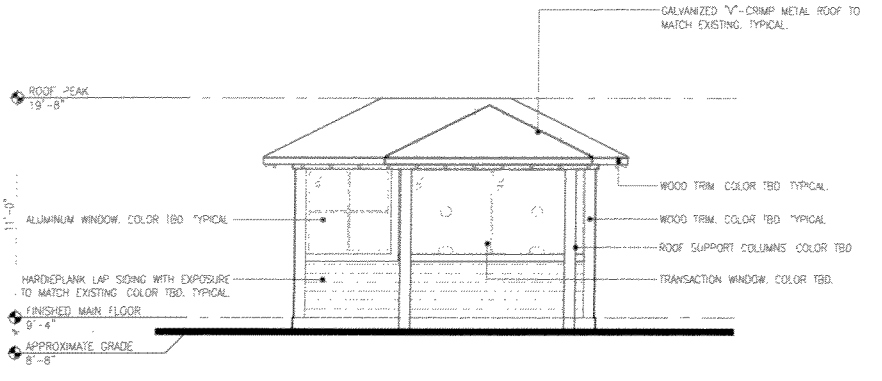
2010.06.25 MARG Bismann



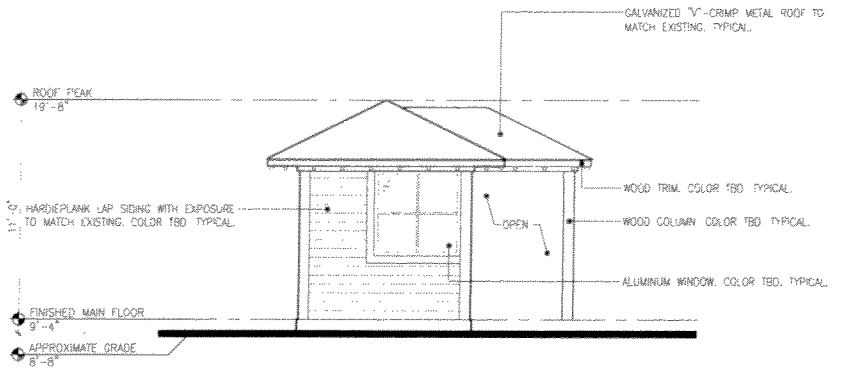
04 BUILDING G - SOUTH ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



02 BUILDING G - WEST ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



03 BUILDING G - NORTH ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



01 BUILDING G - EAST ELEVATION (WHITEHEAD STREET)
A3.7.1 SCALE: 1/4"=1'-0"



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Table:
BUILDING G
EXTERIOR
ELEVATIONS

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