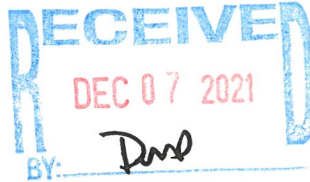


November 7th, 2021



**RE: Peary Court
Major Development Proposal
Architectural Narrative**

Existing Context:

Currently the Peary Court Development consists of 49 buildings that were originally constructed as a mix of 2-unit, 3-unit, and 4-unit principal structures. Each principal structure has a corresponding number of covered carports. The carports are a mix of two car shelters and one car shelters. The majority of existing principal structures are (2) stories above grade with an average height of approximately 31'-0".

All versions of the existing buildings, regardless of unit quantity, are designed to resemble large singular structures with limited detailing to visually indicate the number of units within each building (aside from typical entry and exit points). Each building utilizes one roof assembly that is supported by the outer envelope (exterior walls) and the exterior facades have minimal variation in depth across the vertical surface. This approach is consistent with many multifamily building designs, but it is not a typical building typology found within the Historic District of Key West.

The exterior of the existing buildings are finished with cementitious lap siding, metal roofing, and all exterior windows are single hung without applied muntins (1 over 1). These materials are consistent with materials commonly found on buildings within the Historic District of Key West that are not categorized as historic structures.

The three streets bordering the Peary Court Property are Palm Avenue, White Street, and Angela Street. The Peary Court property and adjacent neighborhoods to the West and South are located within the Historic District of Key West and are zoned HSMDR, HNC-2 and HMDR respectively. The property to the North of Peary Court is zoned M (Trumbo) and PS. Along the White Street corridor (opposite Peary Court) there is a mix of commercial and residential properties. These properties consist of single story, 1-1/2 story, and two-story wood framed structures and there are at least two commercial masonry buildings (Sun Beam & Blossoms). Along the Angela Street corridor (opposite Peary Court) there is a mix of single story, 1-1/2 story, and two-story wood framed residential structures and at least one commercial masonry building (the Moose Lodge). Along the Palm Avenue corridor (opposite Peary Court) the majority of buildings are two-story masonry structures that are multifamily or institutional. The Palm Avenue side of Peary Court accounts for more than 30% of the total street frontage surrounding the Peary Court development.

Proposed Development Design Methodology:

Our proposed development inserts 9 building sites within the existing Peary Court development. These structures consist of (1) 2-unit structure, (2) 3-unit structures, (5) 4-unit structures, and (1)

5-unit structure. There will also be 15 conversions that modify existing two-bedroom units into one bedroom units.

Building Site Locations:

The proposed building site locations were chosen to limit their exposure to the adjacent neighborhoods. As you will see in our proposed siteplan, building sites 5, 6, 7, 8 & 9 are placed well within the existing Peary Court Property and have extremely limited exposure to view from any of the adjacent streets or properties. Building sites 1 & 2 are moved away from White Street by a minimum of 80'-0" which also significantly limits the impact of these building sites on White Street. Building Site 3 places the street side elevation of the building 35'-0" from the property line which is 25'-0" beyond the required 10'-0" setback established for the property and Building Site 4 places the street side elevation 30'-0" from the property line which is 22'-6" beyond the required 7'-6" setback established for the property. The distance these new building are placed from the property boundaries will significantly reduce the impact of the development on adjacent properties.

Mass and Scale:

In addition to siting the building locations to have limited impact on the adjacent neighborhood, we have also addressed the composition of the individual buildings to better manage the scale and mass of the multifamily structures. Our primary objective with the proposed design of the structures was to 'break-up' the scale that is typical of this building type.

To avoid the formation of large-singular roof structures that span across the outer envelope of each building the proposed design provides each dwelling unit within a building a 'localized' roof structure giving the buildings an appearance of multiple attached structures. This approach reduces the overall height of the roof at each building and decreases the amount of visible roof area from the public right-of-way. Furthermore, the proposed design alternates the height of each unit within a building. Rather than all units being two stories, every other unit within a building is established as a 1-1/2 story structure. This further reduces the massing of the roof and introduces a classic historic building form into each building site.

All proposed roof slopes are 8:12 which is a reduction in slope from the current Peary Court buildings (9:12) but is a slope common to the Historic District compared to typical multifamily buildings which often have roof slopes in the range of 4:12 which would not be appropriate within the Historic District. For reference, the maximum height of the proposed new buildings is 27'-0" above finished adjacent grade compared to the 31'-0" of the existing buildings.

Another concern we have addressed, regarding multifamily buildings within the Historic District, is the expansive and uniform elevations typical of this building typology. Our proposed design alternates the position of the individual unit floor plans within each building and is coordinated with the alternating roof forms to 'break-up' the exterior facades. Also, each unit within a building contains front and rear covered porches at the first-floor level that provides additional 'relief' along the main elevations of each building. Overall, this approach further reinforces the

identification of individual units within each building envelope and effectively reduces the visual scale relative to the existing buildings.

Utilizing these design strategies to address the mass and scale of the exterior envelopes allows us to achieve a more historically appropriate building profile than the typical multifamily structure. This approach establishes a middle ground with our proposed structures that, in terms of mass and scale, falls between the existing Peary Court Buildings and the surrounding neighborhood.

The proposed conversion of the two-bedroom units into one-bedroom units is done by adding one new entrance door to the units that will be converted. No other exterior changes are proposed to accomplish the conversions. The new entrance door allows the first floor and second floor of the existing units to be accessed separately converting a two-bedroom two-story unit into two one-bedroom units; one second floor unit and one first floor unit. The new entrance door locations are proposed at existing first floor window locations. This alteration is minor and effectively has no impact to the existing building composition.

Orientation:

Building Site 3 and Building Site 4 are the only two locations of the proposed development that have a direct relationship with adjacent street frontage (albeit significantly further removed from the streets than required). Per discussions with H.A.R.C. staff we have oriented Building Site 3 so that the front elevation of the building is facing White Street. This connects, visually, the new structure to White Street creating more cohesion between this location of Peary Court and White Street which was absent when that location was occupied by the original Peary Court building at this same location (demolished after significant fire damage). Building Site 4 is located near Angela Street between two existing Peary Court Buildings. The existing Peary Court building are turned away from Angela Street with their side elevations exposed as the street frontage. Our design orients the new building so that the rear elevation is facing Angela Street. This elevation much more closely resembles a typical street front elevation than the existing Peary Court building orientations along Angela Street. Placing the rear elevation along Angela Street, as opposed to the front elevation, also takes into consideration the repeated concerns of the neighboring property owners who do not want to see the Peary Court property 'opened' to Angela Street (expressed numerous times during previous development proposals).

Materials:

The exterior materials and fenestration products proposed for the development are consistent with the allowable material as specified within the City of Key West's Historic Architectural Guidelines. All exterior siding will be lap siding, all roofing will be 5V-crimp metal roofing, all windows will be single hung, and all main entry doors will be multi-panel and opaque (4 or 6 panel). As this will be new construction the material composition of these elements will be contemporary with all siding done in cementitious board and all glazed fenestration done utilizing aluminum frames. These material choices will blend with both the existing Peary Court buildings (in most cases matching these building) as well as the neighboring properties which also contain similar material compositions.

Site Improvements:

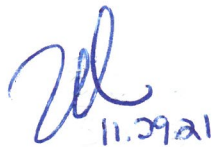
Integrated into the proposed development plan is new landscaping and hardscape installations. All proposed building site locations will incorporate substantial planting of both shade trees and ground cover of which 70% will be native species and 100% will be drought tolerant. The proposed development plan also includes the improvement of existing buffer yards around the perimeter of Peary Court regardless of their relationship to the proposed new building sites. Additional landscaping will be installed at both entrance areas to the Peary Court property improving the presence of both areas as seen from the public rights-of-way (Palm Avenue and White Street).

In addition to providing new pedestrian paths throughout the new building site locations, new bike paths will be marked throughout the property to improve bicycle access within Peary Court as well as to the adjacent public rights-of-ways (Palm Avenue and White Street).

Conclusion:

Our design methodology for this development was entirely focused on reducing the impact of the development on the surrounding neighborhoods. To accomplish this goal, we have located the proposed building sites away from the perimeter of the Peary Court Property and ‘deconstructed’ the individual buildings so they represent multiple units within a larger envelope. These two approaches significantly reduce the impact of the development on adjacent properties and, where visual impact may remain, the mass of each building has been reduced to provide a transitional scale that represents a ‘middle ground’ between the existing Peary Court Buildings and the adjacent neighborhood.

With these design strategies incorporated into the development proposal this project will add a much needed 33 two-bedroom housing units to our community with minimal long-term impact on the adjacent neighborhoods.



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