

**From:** Linda Grist Cunningham <lgc@keywestwatch.com>  
**Sent:** Saturday, February 11, 2017 12:22 PM  
**To:** Enid Torregrosa  
**Subject:** Letter for the record of 1315 Olivia

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning.

This email may be entered into the HARC record for the Feb. 28 application of Michael Ingram, architect, for 1315 Olivia.

Over the past several months and in the face of significant opposition to the original plans, Michael Ingram committed himself to the creation of architectural designs that would ensure 1315 Olivia would be a satisfactory addition to our neighborhood.

He has been successful with his new designs. Ed and Linda Cunningham at 1310 Olivia add our support and encourage HARC to approve Michael's plans.

We would have preferred a smaller home. And, because it is being marketed actively as an investment property, we remain concerned over its use as a monthly vacation rental, a disruptive use in our full-time residential neighborhood. However, we also recognize that the property would not remain an empty lot.

Michael has created a home that will complement the neighborhood's eclectic architecture and blend with the surrounding properties. We look forward to a successful implementation of his plans.

**lgc**

Linda Grist Cunningham

**Key West Watch Media LLC**



1310 Olivia St.  
Key West, FL 33040  
(305) 294-3066  
lgc@KeyWestWatch.com  
KeyWestWatch.com

## Enid Torregrosa

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**From:** Sheldon Davidson <sdavidson13@yahoo.com>  
**Sent:** Tuesday, February 14, 2017 5:42 PM  
**To:** mbingramarchitect@gmail.com  
**Cc:** Bob Wood; Jim Morris; Susan Cardenas; Rosi Ware; Jeff Ware; Linda Grist Cunningham; Robin; Dan Bready; Rita Linder; Rita Linder; Dan Bready; Enid Torregrosa  
**Subject:** Re: 1315 Olivia drawings

**Follow Up Flag:** Follow up  
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Thanks for your prompt reply but when looking at the drawings, we can't tell if the roof line is that of the two storey section or the porch. The front elevation indicates a roof over the porch part that seems to be missing from the streetscape schematic. We know the facade of 1317 is close to the street but our understanding of your design was that it would harmonize with the larger residence at 1311 and would be landscaped accordingly.

We continue to be in agreement with our neighbors that we want the best solution for 1315 Olivia and in supporting your efforts to bring that about.

Susan and Sheldon

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**From:** "mbingramarchitect@gmail.com" <mbingramarchitect@gmail.com>  
**To:** Sheldon Davidson <sdavidson13@yahoo.com>  
**Cc:** Bob Wood <bob.wood63@yahoo.com>; Jim Morris <jim.morris00@yahoo.com>; Susan Cardenas <susan@keyslaw.net>; Rosi Ware <rosi.ware@kantar.com>; Jeff Ware <jcwkeywest@comcast.net>; Linda Grist Cunningham <keywestwatch@gmail.com>; Robin <robinvanmater@aol.com>; Dan Bready <dbready@aol.com>; Rita Linder <senoritarita@icloud.com>; Rita Linder <linder-arnold@att.net>; Dan Bready <danielbready@icloud.com>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Sent:** Tuesday, February 14, 2017 3:59 PM  
**Subject:** RE: 1315 Olivia drawings

Dear Sheldon , Susan and neighbors,

I hope that this response will clear up any confusion in interpreting the submission to HARC that will be heard on the 28<sup>th</sup>.

As we three met after the neighbors' meeting and measured from the curb ( as the fence lines do not necessarily follow the property line ) we determined that, as shown on A1.1 of the HARC submission which includes all porches:

1. The front of the 2 story porch at 1311 is about 20' from the curb
2. The front of the single story porch of 1315 is 14' from the curb
3. The façade of 1317 is 9' from the curb
4. The two story wall of 1315 is in line with the two story porch of 1311

The proposed 1315 single family residence is designed to be a transition between the existing houses; and I believe that there is consensus from the neighbors that this will work as intended. I do not believe that the façade will “loom” over the street, nor can it be characterized as “massive”.

I am hoping that your original support remains.

Please be aware that addition reduction of the roof and building massing was sent on 2/3/17 and is now part of the amended HARC submission.

I hope that this clarifies any issue which may have developed since our last conversation. I am willing to meet again if you wish.

Michael

Sent from [Mail](#) for Windows 10

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**From:** [Sheldon Davidson](#)

**Sent:** Tuesday, February 14, 2017 2:27 PM

**To:** [Michael B. Ingram](#)

**Cc:** [Bob Wood](#); [Jim Morris](#); [Susan Cardenas](#); [Rosi Ware](#); [Jeff Ware](#); [Linda Grist Cunningham](#); [Robin](#); [Dan Bready](#); [Rita Linder](#); [Rita Linder](#); [Dan Bready](#); [Enid Torregrosa](#)

**Subject:** Re: 1315 Olivia drawings

Dear Michael,

We have looked at the new drawings sent to Linda Cunningham and we are still unsure of the front setback of the proposed residence at 1315 Olivia Street.

At the recent neighbors' meeting, you indicated that the front elevation was parallel to that of 1311 Olivia. We did meet with you and you stated that your front porch was 13 feet from the curb and the front door 16 feet from the curb. As we are unclear to the property line of 1311 Olivia, we measured from the curb and found that the porch is 20 feet from the curb and the front door 24 feet from the curb. The schematic sent to us is unclear as to the dimensions and is confusing where the 1315 porch is in relation to 1311. Does the outline of 1311 Olivia include the front porch and does the outline of 1315 include the porch ?

We ask these questions as we are concerned with the streetscape and the mass of your proposed structure. The 2300 square feet is 50% larger than 1317 Olivia and nearly 100% larger than each of the three homes facing your project. Viewed from Olivia Street, the new residence would loom over the street and existing structures as 1311 Olivia is well set back from the vista.

We are pleased that you have cooperated so fully with our neighborhood in re-designing the property at 1315 Olivia and that it will be a single family residence which will enhance the Meadows.

We look forward to you defining the issue of the massive front elevation and a resolution to our concerns.

Sincerely,

Susan Server and Sheldon Davidson

## Enid Torregrosa

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**From:** Jim Morris <jim.morris00@yahoo.com>  
**Sent:** Wednesday, February 22, 2017 6:10 PM  
**To:** Enid Torregrosa  
**Cc:** Bob Wood  
**Subject:** HARC Meeting February 28 re 1315 Olivia Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Robert Wood and I are owners of the adjacent residence at 1317 Olivia. We appreciate the effort of the current owner/developer to address many of the neighborhood's concerns with the previous submission for 1315 Olivia. One, single-family, home will add positively to the fabric of the neighborhood. We trust that the massing of the house will fit in appropriately between our small cottage and the two-story home on the other side of the subject property.

Jim Morris  
1317 Olivia Street  
Key West, FL 33040-7222

317-442-7056  
jim.morris00@yahoo.com

## **Enid Torregrosa**

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**From:** Sheldon Davidson <sdavidson13@yahoo.com>  
**Sent:** Thursday, February 23, 2017 9:13 AM  
**To:** Enid Torregrosa; HARC  
**Subject:** 1315 Olivia Street/ Feb. 28, HARC Meeting  
**Attachments:** HARC Letter 2-22-2017.doc

Dear Ms. Enid Torregrosa, and Mr. Bryan Green,

Attached hereto is a letter regarding our concerns with respect to the proposed construction on the property located at 1315 Olivia Street, Key West, FL 33040.

Thank you for your attention to this matter, which is vital to the integrity and maintenance of the character and history of the Meadows and Old Town.

Sincerely,

Sheldon Davidson and Susan Server  
1312 Olivia Street  
Key West, FL 33040  
305-295-3560

S H E L D O N   D A V I D S O N

February 23, 2017

Enid Torregrosa, Historic Preservation Planner  
via e-mail to: [etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)  
and HARC

Att: Bryan Green, Chair  
via e-mail to: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

City Hall  
Key West, FL 33040

Re: 1315 Olivia Street

Dear Ms. Torregrosa and Mr. Green:

Along with our neighbors and full-time residents of Olivia Street and Pine Street, we are pleased that the property at 1315 Olivia Street will become a single-family home consisting of one building, one pool and one driveway cut. The new owner-investor, Michael Ingram, presented his proposed drawings at a neighborhood meeting and stated that the structure would align with 1311 Olivia and would be of intermediate size between 1311 and the adjoining property at 1317 Olivia.

Notwithstanding these comments, it was and is unclear to us from our examination of the schematic what the exact setback of 1315 Olivia is and what its purported relationship is with 1311. The roofline on 1315 of the porch does not appear on the schematic and the impression given to third parties is that 1311 and 1315 share the same or a similar setback.

Because we did not know the exact property lines, we measured from the street curb to determine the setback of 1311 Olivia. We determined that the 1311 porch was 20 feet from the street and the main building was 24 feet from the street. We then contacted Mr. Ingram and arranged a meeting.

At our meeting, he stated that the porch of 1315 would be 13 feet (a 3 foot curb plus a 10 foot setback) from the curb to the porch and that the main building would be 16 feet from the curb. (He later sent us an email stating that it was 14 feet from the curb to the porch.) In addition, he said at the meeting that the two-storey wall at 1315 was in alignment with the two-storey porch of 1311. We believe that if 1315 is built as Mr. Ingram plans, the visuals from the street will appear to be quite different.

At that point, Mr. Ingram then appeared to change positions, and suggested that the 1315 house was in alignment with the other adjacent property at 1317 Olivia. Although the porch of the smaller home at 1317 Olivia is 9 feet from the curb, its facade is quite modest compared to the proposed building at 1315, and in no way imposes on the streetscape.

The three homes across the street, including ours at 1312 Olivia, are one-storey cottages. The two large homes, 1311 and 1319 Olivia, are well set back and not visible when looking up the block. Mr. Ingram's proposed 1315 structure is 2300 square feet, twice as large as the three opposite residences (@1200sq.ft.) and 50% larger than 1317 Olivia (@1500sq.ft.). In a neighborhood of mainly two-bedroom two-bath homes, Mr. Ingram is constructing a massive four-bedroom, four-and-a-half bathroom residence.

Our concern is that this new structure does not comply with the new HARC guidelines regarding streetscape and compatibility when approving new buildings. In reviewing these new HARC guidelines and paying special attention to the statements covering setbacks, compatibility, massing and streetscapes, we believe that some modifications should be made for 1315 to come into compliance. The following new Guidelines seem most pertinent:

“New buildings shall not overshadow the historic properties around it.”

“New development can achieve compatibility with nearby architecture through setback....”

“When formulating design proposals, consider, for example, the buildings in the immediate vicinity.... Are they setback the same distance from the sidewalk?”

“...will be compatible and designed ....in context ...not to be jarred by the look of the new building.”

“For residential development, acceptable proposals must be located on the site no further forward than the front façade set back on adjacent [comparable] property.”

“When designing a new building, the historic settlement patterns and context must be respected.”

We are concerned that by placing this very large home so close to the street, we will be confronted with a structure overwhelming in mass and volume. The qualities that make our neighborhood distinctive (to again quote the Guidelines) will be compromised. We know Mr. Ingram will not be a neighbor as he has already posted the property for sale before HARC approval.

In sum, we appreciate Mr. Ingram’s outreach to our neighborhood and find his new conch-style design to be most attractive. Our only request is that the residence and the porch be set back several additional feet from the front property line so as to be more compatible with the facades and sizes of the other Olivia Street homes.

We have only this opportunity to encourage Mr. Ingram to leave us with a home that will appeal to purchasers who appreciate the charming and historic character of the Meadows.

Sincerely,

Sheldon Davidson and  
Susan Server



## Enid Torregrosa

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**From:** Sheldon Davidson <sdavidson13@yahoo.com>  
**Sent:** Thursday, February 23, 2017 4:52 PM  
**To:** Michael B Ingram  
**Cc:** Enid Torregrosa  
**Subject:** Response to Michael Ingram's email of 2/23 Re: 1315 Olivia street

Dear Michael,

Our concern is that considering the very large home you are proposing, it will not be compatible with the streetscape of Olivia Street , according to the new HARC guidelines.. We have re-measured the adjacent properties to 1315 Olivia with regard to the setbacks. We feel that your building, given its size and mass, should be setback enough to harmonize not only with 1311 and 1317 Olivia but with the properties across the street. Your design with a setback of only 10 feet from the property line (13 feet from the street curb) will overwhelm the homes on the adjoining properties and the small cottages (@1200sq.ft.) directly opposite.

We have determined that the measurement from the street curb to the front porch of 1311 Olivia is 20 feet. The porch is 6 feet wide; therefore, the main building wall is 26 feet from the curb. The front porch of 1317 Olivia ( a cottage of @1550 sq.ft.) is 9 feet from the curb and the main building wall is just shy of 17 feet from the curb. Our figures approach a 50% differential from yours.

We appreciate the economies of building a 2300 sq.ft. house in Key West. We want to ensure that such a residence does not dominate our charming Meadows neighborhood and that our streetscape retains its historic character. We ask that you consider a deeper setback still retaining your proposed design.

If you believe that an additional conference prior to the HARC meeting on February 28, please call us at 305-295-3560 to set up a meeting.

Susan Server and Sheldon Davidson

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**From:** Michael B Ingram <mbingramarchitect@gmail.com>  
**To:** Sheldon Davidson <sdavidson13@yahoo.com>  
**Cc:** Linda Grist Cunningham <lgc@keywestwatch.com>  
**Sent:** Thursday, February 23, 2017 11:51 AM  
**Subject:** Olivia street

Sheldon ,

I am sorry that our several meetings has still left you and Susan unclear as to street setbacks. I my previous communications you were told that the new project is ten feet from the property line. The hours to the left is , as best measured from the curb , approximately 15 feet and the house the the

right 5 feet .

I understand that your confusion remains despite earlier statements to the contrary.

I have offered to meet with you - and as there was no response, I took that to mean all had been cleared .

Michael

Sent from my iPhone

## Enid Torregrosa

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**From:** Michael B Ingram <[mbingramarchitect@gmail.com](mailto:mbingramarchitect@gmail.com)>  
**Sent:** Thursday, February 23, 2017 6:47 PM  
**To:** Enid Torregrosa  
**Subject:** Fwd: 1315 Olivia

FYI  
M

Sent from my iPhone

Begin forwarded message:

**From:** Robert Wood <[bob.wood63@yahoo.com](mailto:bob.wood63@yahoo.com)>  
**Date:** February 23, 2017 at 5:01:51 PM EST  
**To:** "[mbingramarchitect@gmail.com](mailto:mbingramarchitect@gmail.com)" <[mbingramarchitect@gmail.com](mailto:mbingramarchitect@gmail.com)>  
**Subject:** 1315 Olivia  
**Reply-To:** Robert Wood <[bob.wood63@yahoo.com](mailto:bob.wood63@yahoo.com)>

Michael,

I believe you have all of the support from the neighbors that you will need, with the exception of one home.

You should not have to accommodate anything that HARC does not deem necessary.

Good luck to you, I will be singing for dollars at Aqua!

Bob