

732 Poorhouse Lane: It doesn't need a 2-story addition

This is a visual tour of the streetscape and houses in the area of 732 Poorhouse Lane.

- ❖ The houses that have been renovated were improved without 2-story additions. These houses are attractive, many with pools & gardens. They serve as great examples of what can be done appropriately in this historic area.
- ❖ The houses that have not been renovated are the ones that are at great risk if HARC allows a precedent to be set in this neighborhood that allows large out-of-scale additions to small cottages on narrow lots.

Poorhouse Lane (from Windsor)



Poorhouse Lane from Bill Butler Park



820 Windsor Lane

1 ½ stories: 40'x50' lot



814 Windsor

1 story house: 50'x80' lot



738 Poorhouse Lane

1 story house: 50'x40' (renovated)



735 Poorhouse Lane

1 story; 24'x100'



735 Poorhouse Lane

1 story: 40'x53' (renovated)



732 Poorhouse Lane

Subject property: 1 story, 24'x100'



733 Poorhouse Lane

1 story; 42'x100'



728 Poorhouse Lane

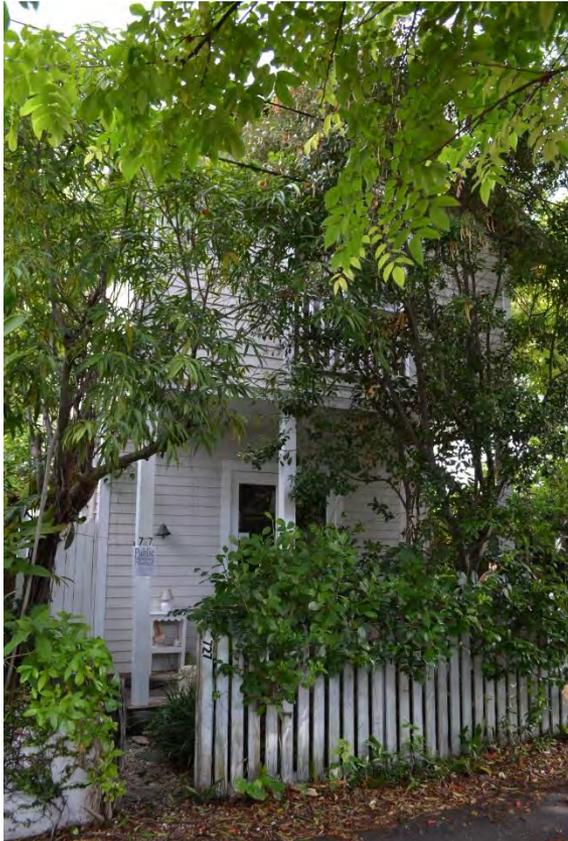
2 story; 49'x100' (renovated)



727 & 729 Poorhouse Lane

2 houses: 50'x100' lot

727: 2 story house (NEW)



729: 1 story house



726 Poorhouse Lane

1 story; 48'x100' (being renovated)



725 Poorhouse Lane

2 story; 46'x100' (new construction)



Bill Butler Park



Petronia Lane



725 Olivia

1 story house: 23' x 100'



723 Olivia

2 story; 46'x78" (being renovated)



717 Petronia Lane (AKA Poorhouse)

1 story house; 22'x73''

Renovated; has pool

Used as vacation rental



717 Petronia (AKA Poorhouse)



William Street Extension



716 William Street Ext. 1 story renovated: 94'x57'



715 William Street Extension 1 story; 56'x88' (renovated)



711 William Street Extension

1 story house; 26'x59' (renovated)



712 William Street Extension

1 story: 32'x59' (renovated)



708 William Street Extension

2 bldgs; 1 & 1 ½ stories; 94'x56' lot



710 William Street Extension

1 story house; 2 story addition 42x56



727 Olivia Street

1 story house; 21.25'x100'



729 Olivia

1 ½ story; 43'x100' (renovated)



719 Olivia Street

Renovated 1 story: 26.76'x78'



715 Olivia

renovated 1 story: 33'x50'



Dear Commissioners,

Please do not approve the plans for 732 Poorhouse Lane. The plans call for a house that is simply too large for this small lot on a tiny lane in Old Town. In addition to requiring inappropriate alterations to a historic cottage, this proposal would negatively impact the surrounding environment of our historic neighborhood made up mostly original wood one and one and a half story residences. This is not a precedent we want you to allow in our neighborhood!

When the applicants first submitted a plan to rebuild the small wood house they purchased in 2013, they were met with opposition to their variance requests by many neighbors and withdrew their application earlier this year after postponing the item on the Planning Board agenda five times. The neighbors and the planning staff opposed the plan to replace about half of the existing house with a massive two-story addition. The two-story addition would have blocked light, air and sky views from the neighboring properties. This plan was just too massive and too tall for a 24' wide lot!

The plans now being considered by HARC are modified from the original ones, but the resulting structure would still block light, air and westerly views from our home and others close to the subject. Like their previous plans, the applicants' proposed product will be too large and tall for their small lot. The new house would be out of scale for the location and out of place for this historic neighborhood. The new two-story addition being proposed is larger in scale and mass than the existing historic house and all of its neighbors. The side setbacks are nonconforming to today's code requirements, and the two-story addition would increase the height of the new part of the house by more than 10 feet (to 20'3"). This project is not supported by the guidelines that HARC uses to preserve the character, integrity and appearance of our historic houses and neighborhoods. The alterations are inappropriate for all the reasons pointed out by HARC staff and more.

The plan calls for demolishing two one-story additions that were made to the house after 1962 and are not historic. These low profile additions to the original wood cottage are said to not represent any distinctive characteristics of a type, time or period. The applicant says that the new two-story addition will align with the adjacent neighborhood aesthetic along Poorhouse Lane. Please consider that small bedroom additions for growing families in the wood cottages on narrow lots in Old Town are certainly characteristic of a period here. A massive two story, flat-roofed addition to a small cottage is not part of any aesthetic in this neighborhood. The existing small additions and storage shed have little impact on neighbors or to the street view. This proposed project would have a negative impact to streetscape and neighbors' quality of life, and offers no improvement to the current structure's existing historic integrity, aesthetic, setbacks, lot coverage or scale.

Please do not approve the plans for this project that fails to satisfy the HARC requirements for improvements to historic houses in our Old Town neighborhood.

Thank you for considering our point of view.

~Amy Lachat Lynch & Matthew Lynch
Owners/Residents: 822-824 Windsor Lane

From: David Govus DGovus@elijah.com
Subject: re: 732 Poorhouse Lane
Date: September 14, 2015 at 8:51 AM
To: etorregrosa@cityofkeywest-fl.gov
Cc: asernc@mbi-k2.com, chicktrax@me.com

Ms. Torregrosa

I am writing to voice my opposition to the building plans for 732 Poorhouse Lane now before the Planning Department for consideration. The proposed 2 story addition looks like a giant box dropped from the sky that somehow landed behind the modest house that the owners purchased . The initial staff opinion says it better than I can.

: "It is the Staff's opinion that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, proportion and scale with the original historic house."

If the owners wanted a much larger house they should have purchased one rather than attempting to build one on a 24' wide lot. One additional objection that I have is the congestion and noise that will result from a construction project of this size in a crowded neighborhood that has absolutely no parking or extra space. I own a house at 823 Galveston Lane and provide off street parking for myself and my tenants . Despite this I often cannot exit my driveway on the Poorhouse lane/ Bill Butler Park side of my property as the parking lot adjacent to my driveway sometimes is overflowing with construction vehicles though it is posted as residential parking only . My neighbor on the corner of Petronia Lane and Poorhouse Lane currently is merely trying to repair his house (which he has a perfect right to do) and this has resulted in even more congestion with Poorhouse lane often blocked. I can only imagine what the effect on the neighborhood will be of a project that is essentially building a large new house on a tiny lot on a very narrow lane.

Regards

David Govus

September 9, 2015

Esteemed Commissioners:

We all have our story of falling in love with the charm of Key West, and we all want to protect that charm from people who want to expand it until it's lost.

We all live in the area of Bill Butler Park, and there are many properties here in danger of being exploited. One of these is at 732 Poorhouse Lane. We all agree that this plan being presented for your judgment does not respect the HARC guidelines, because, "the new addition to the rear is larger than the historic structure in the front. In fact, your staff found that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, proportion, and scale with the original historic house."

We do not want you to set this precedent for the many renovations that will come before you in the future.

This design also has a flat roof, which is not allowed by HARC's guidelines. It is plain ugly, and the sort of expansion that will not benefit our community.

We urge you to deny this project in the interest of maintaining the integrity of our small historic district.



Gail Miller, 728 Poorhouse Lane

Donna Froehlich, 738 Poorhouse Lane

Amy Lynch, 822 Windsor Lane

Matt Lynch, 822 Windsor Lane



Nancy Gore, 823 Elizabeth St.



Ed Gore, 823 Elizabeth St.

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We urge you to deny this project as not in compliance and not in the interest of maintaining the integrity of our small historic district.

Gail Miller, 728 Poorhouse Lane

Donna Froelich
Donna Froelich, 738 Poorhouse Lane

Amy Lynch, 822 Windsor Lane

Matt Lynch, 822 Windsor Lane

Printer not working but here is my signature.

From: Donna Froelich froelichkw@me.com
Subject: Re: HARC LETTER
Date: September 23, 2015 at 3:55 PM
To: Gail Miller dancekeywest@mac.com



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September 22, 2015

Esteemed Commissioners:

We all have our story of falling in love with the charm of Key West, and we all want to protect that charm from people who want to expand it until it's lost.

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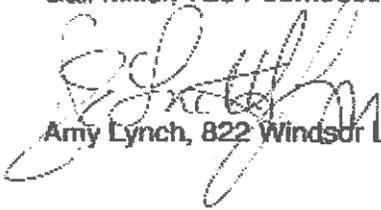
We do not want you to set a bad precedent for the many renovations that will come before you in the future.

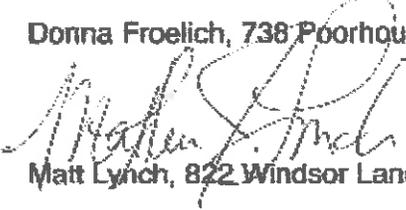
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Gail Miller, 728 Poorhouse Lane

Donna Froelich, 738 Poorhouse Lane


Amy Lynch, 822 Windsor Lane


Matt Lynch, 822 Windsor Lane

Lynn Marie Chamberlin
712 William St.


Dianne Zolotow
708 William St.

Brewster Chaimberlin
712 William St.


David Zolotow
708 William St.

Nadine Gogg
735 Poorhouse Lane

Jason Goldfarb
735 Poorhouse Lane

Gabriela Wisniewski
725 Poorhouse Lane

Jennifer Cornell
725 Poorhouse Lane

John Martini
810 Galveston Lane

Darene Cahill
(Address)

Mrs. David Govus
(Address)

David Govus
(Address)

Lynn Marie Chamberlin
712 William St.

Brewster Chamberlin
712 William St.


Dianne Zolotow
708 William St.


David Zolotow
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John Martini
810 Galveston Lane

Darene Cahill
812 Galveston Lane

David Govus (Separate letter)
823 Galveston Lane

Lynn Marie Chamberlin
712 William St.

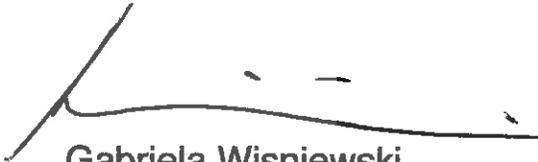
Brewster Chamberlin
712 William St.

Dianne Zolotow
708 William St.

David Zolotow
708 William St

Nadine Gogg
735 Poorhouse Lane

Jason Goldfarb
735 Poorhouse Lane

A handwritten signature in black ink, appearing to read 'Gabriela Wisniewski', with a long horizontal stroke extending to the right.

Gabriela Wisniewski
725 Poorhouse Lane

A handwritten signature in black ink, appearing to read 'Jennifer Cornell', with several large, overlapping loops.

Jennifer Cornell
725 Poorhouse Lane

John Martini
810 Galveston Lane

Darene Cahill
812 Galveston Lane

David Govus (Separate letter)
823 Galveston Lane

Gail Miller, 728 Poorhouse Lane Donna Froelich, 738 Poorhouse Lane

Amy Lynch, 822 Windsor Lane Matt Lynch, 822 Windsor Lane

Nancy Gore, 823 Elizabeth St. Ed Gore, 823 Elizabeth St.

John Martini

A handwritten signature in black ink, appearing to be 'John Martini', with a long horizontal flourish extending to the right.

Lynn Marie Chamberlin
712 William St.

Brewster Chamberlin
712 William St.

Dianne Zolotow
708 William St.

David Zolotow
708 William St

Nadine Gogg
735 Poorhouse Lane

Jason Goldfarb
735 Poorhouse Lane

Gabriela Wisniewski
725 Poorhouse Lane

Jennifer Cornell
725 Poorhouse Lane

John Martini
810 Galveston Lane

Darene Cahill
812 Galveston Lane

A handwritten signature in cursive script that reads "Darene Cahill". The signature is written in black ink and is positioned below the printed name and address of Darene Cahill.

David Govus (Separate letter)
823 Galveston Lane