

**Historic Architectural Review Commission  
Agenda Packet  
December 22, 2009 – 3:00 p.m.  
City Commission Chamber  
Old City Hall, 510 Greene Street**



**Item 6.**

**Historic Preservation Planner's Report**

**Historic Architectural Review Commission**

**Staff Executive Summary  
For the meeting of  
Tuesday, December 22, 2009**

---

**STAFF APPROVALS:**

- H09-09-21-1088 **1101 Truman Avenue, Dimitrios Kalatzis/Taste of Greece**  
One projecting sign- 5 square feet, 1-wall sign and one detached sign 32" x 26" by 29", plywood / PVC, "TASTE OF GREECE MILE 1". Lower part of projecting sign will need to be 8 feet high or more from right of way.
- H09-11-30-1343 **1405 South Street, Chris Gazzale**  
Install a handler in wine room condenser to be installed in existing mechanical room. Air condition installed over wine room.
- H09-11-30-1344 **811 Southard Street, A Plus Roofing**  
Install 1100 sq/ft, 11 squares of white 60 mil TPO single ply.
- H09-11-30-1346 **726 Caroline Street, All Keys Construction**  
Remove and replace 20" by 50" concrete slab at parking lot. Replace ADA ramp.
- H09-11-30-1347 **901 Duval Street, Gary the Carpenter**  
Revision to approved HARC #07-05-14-537 change manufacturer from Vista wall systems to Delta door store front system. No change in appearance. No changes to the plans, just manufacturer per preservation planner.
- H09-12-01-1349 **67 Sunset Key, Hurricane Shutters of Key West**  
Install hurricane panels for 4 doors and windows. 2 back doors with roll downs.
- H09-12/01-1350 **Mobile Vendor Cart, Louis Condos**  
Install signs on the Cart. Applicant will remove 2 of 4 signs. Signs should not exceed 12 sq/ft as per Sec. 18.324 see attached document per preservation planner.
- H09-12-01-1351 **1107 Angela Street, Chris Fogarty**  
Install approximately 10 lineal feet of new 4 feet wood open picket fence with a gate and with 6" by 6" posts.

- H09-12-01-1352 **416 Appelrouth Lane, Illona Mayorga**  
Paint outside of building including stairs and outside bar and center gate, same colors as existing colors. White trim, walls light yellow per preservation planner.
- H09-12-01-1353 **702 South Street, Dan Ace Roofing**  
Roofing over existing asphalt shingles with rosin paper and v-crimp 18 squares.
- H09-12-01-1354 **712 Duval Street-up (rear), FMH Builders, Inc.**  
Pressure wash, caulk, prime and paint rear of the building with existing color, siding, stairs and handrails stairs Platinum Gray, handrails-semi gloss white.
- H09-12-02-1355 **1315 United Street, Key King Enterprises Inc.**  
Replace wood deck board with Trek deck composite (brown) 700 sq/ft and repair deck joist. For the rear deck only per preservation planner 12/2/09.
- H09-12-02-1356 **400 Front Street, Keys Roofing Inc.**  
Pitch roof Grace /Ice 5-vcrimp 26g gray. Flat deck 281 B Bar sheet/ ply/180 ft modified Bitumen 15 sq/s total. Actual pitch roof has v-crimp per preservation planner 12/2/09.
- H09-12-03-1357 **716 William Street, Jeff Hagel**  
Remove 800 sq/ft of 2 by 6 decking and replace with new #1 PT 2 by 6 to be fastened with 3' ceramic screws. Remove 30' of existing wood fence, and replace with new wood fence as per drawing, fence location marked on survey. Wood deck for pool at the back of the house, fence cannot be taller than 4ft per preservation planner 12/7/09.
- H09-12-03-1358 **811 Southard Street, Thomas E. Pope, P.A.**  
Revisions to previously approved H09-07-17-794 converting existing garage into a pool pavilion and installing wood dbl hung windows behind previously approved louvers on side porch of main house. Hung windows will be behind windows. Plans proposes the removal of two double doors on the garage leaving fenestrations open per preservation planner 12/7/09.
- H09-12-03-1361 **1223 Petronia Street, Surfside Aluminum of FL Keys Inc.**  
Install 83' lineal feet of white seamless gutter, 33' front 44' back 6' right side 39' of 2" by 3" white downspout. Not listed in the survey. Front downspout should be located in a way not visible from the street per preservation planner 12/08/09.
- H09-12-03-1362 **531 Fleming Street, All Keys Construction Inc**  
Prepare and paint building Glidden-Honey Beige.

- H09-12-04-1364 **513 Southard Street, Republic Builders Inc.**  
Install PGT Series 700 single hung impact windows. 1-lite panels clear glass with white frames. Total windows 10 installed as 5 double windows. Install storm panels at front doors. Building is non-conforming or listed on Hist. Reg. Building is not listed in the survey. Will require to install 6 over 6 windows instead of 1 over 1 per preservation planner 12/08/09.
- H09-12-04-1366 **512 Greene Street, Southernmost Signs**  
One wall sign 20 sq/ft and one detached sign 5 sq/ft. Wall sign red cedar, and detached sign pole red cedar and metallic channel reuse letters halo effect, "ERNESTOS" Letters less than 12' tall per preservation planner 12/07/09.
- H09-12-07-1367 **400 Duval Street, A Plus Roofing**  
Patch along parapet wall roof trim to stop leaks and patch two weak spots.
- H09-12-07-1368 **820 White Street, Mark Mayer**  
Replacing a deck (top material) 300 sq/ft around pool Grey Terex material. After the fact. Back of the house- pool deck.
- H09-12-07-1369 **126 Simonton Street, Southernmost Signs**  
One wall sign 3 square feet, wood. "INFINITY HAIR ADDITIONAL PARKING IN REAR".
- H09-12-07-1370 **503 Front Street One Call Construction Inc.**  
Remove and replace 2 rotted 6 x 6 columns and trim with cement board trim keeping same dimensions. Repaint Arch window trim w/Dutchman patch paint white. Will duplicate existing columns, building is not historic, nor listed in the survey per preservation planner 12/08/09.
- H09-12-07-1371 **137 Duval Street, One Call Construction Inc.**  
Remove window and replace with 6' high wood full light. Previously approved by the commission, will not increase fenestration dimensions per preservation planner 12/08/09.
- H09-12-07-1372 **219 Whitehead Street, L.A. Builders Inc.**  
Scrape loose paint on siding of house. Repaint same color (Benjamin Moore" Butter). Repaint trim same color (Benjamin Moore " Brilliant White).
- H09-12-07-1373 **519 Frances Street, Dan Ace Roofing**  
Remove and replace conch shingles w/same 6 squares.
- H09-12-07-1374 **1111 Varela Street, Wayne Garcia Bldg. Cont.**

Paint exterior of house and front door. See attached color chart. Walls- Juicy mango- pph-04 Behr- Yachting 90BG 12/68- Glidden for front and back door.

H09-12-08-1375 **824 Center Street, Holtkamp Construction**

Replace approx twenty 8' pieces of novelty siding on west side of building paint to match approximately 160 lineal feet. House has wood novelty siding per preservation planner 12/08/09.

H09-12-08-1376 **1209 Duncan Street, Tony's Roofing Co.**

Replace 5 v-crimp metal roof with 5 v-crimp metal roofing. V-Crimp with v-crimp not for shingle roof area per preservation planner 12/08/09.

H09-12-08-1377 **600 Frances Street, A Plus Roofing**

Install 900 square feet, 9sqsq; of PVC single ply roofing and 1500 sq/ft of 24g Galvalume Victorian metal shingles.

H09-12-08-1378 **Higgs Beach/Atlantic Blvd., Mattingly Construction Inc.**

Build cross walk according to blue prints provided. Approximately 15 feet wide by 40 feet long. Construction will be on top of existing asphalt. Removal of minor soil for new curbs per preservation planner 12/08/09.

H09-12-08-1380 **1024 Duval Street,**

Fabricate and install frame and awning around storefront over non- removable surface. See photos and drawings. Remove existing awning and replace with new frame and canvas per preservation planner 12/09/09.

H09-12-08-1381 **625 Eaton Street, M. Skoglund**

2' by 6' wood deck 28' high at rear of property.

H09-12-09-1382 **1319 Duval Street, Mc Kendry Builders**

Roofing with thatch Tiki hut, new bar top, new cabinetry and painting. Applicant needs to be careful with existing palm tree per preservation planner 12/09/09.

H09-12-09-1383 **612 William Street, Go Sun & Wind, LLC**

Install two KW PV systems on roof and one solar electric system. Applicant will talk to Terry regarding location of batteries vs. existing A/C condenser. Solar panel and batteries will be located on the back accessory building, not visible from any right of way per preservation planner 12/14/09.

H09-12-09-1384 **726 Fleming Street, A Plus Roofing**

Maintenance and silver paint of 1150 square feet of Victorian metal shingles.

H09-12-09-1386 **312 William Street, John Castro**

Replace wood deck boards around pool with composite deck-300 square feet. Back of the house per preservation planner 12/14/09.

H09-12-10-1390 **601 Front Street, Sub Zero Inc.**

Change out of a 7 ½ ton and 8 ½ ton a/c condenser.

H09-12-11-1392 **1018 Elgin Lane, William Cimino**

Repainting house, trim, jalousies, and door white. After the fact.

H09-12-11-1393 **804 Truman Avenue, Roberta Fine**

Replace 6 metal windows with six 6 over 6 true lite divided wood windows. Code Compliance case since 2007, after the fact.

H09-12-11-1394 **619 Thomas Street, Paul Cox**

Change gravel driveway to concrete driveway. Revision to permit 09-477 HARC #H09-01-3095. Will not extend to the Right of way per preservation planner 12/12/1109.

H09-12-11-1395 **1310 Seminary Street, Steve & Kristi Gollish**

Installation of 6' foot wood fence inside property line. Fence sets back 10 feet from property line. Four foot white wood picket electric gate at drive way. Applicant will lower existing posts on front picket fence to 4 ft high. Will remove orange plastic per preservation planner 12/14/09.

H09-12-14-1396 **400 Duval Street, A. Arnold Masonry**

Re-stucco roof parapet, pressure wash bond scratch coat and finish coat. Interior of parapet wall per preservation planner 12/14/09.

H09-12-14-1397 **1414 White Street, H.E. Goodley, Inc.**

Replace deteriorated porch column. Install clear Hurricane panels for 26 window and two doors. Post for new column will be wood with same profile as existing and same measurements. Hurricane panels are removable per preservation planner 12/14/09.

H09-12-14-1398 **#6 Charles Street, Gaston Breton**

Install a concrete pad 36" by 36" X 10" for propane tank.

**Old Business- Tabled Items**  
**Second Reading for demolition**

MDP1- **Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)** - Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

The project proposes the demolition of four apartment buildings, the relocation of a one and one half story frame vernacular building and the construction of twelve unit condo villas. The plans also propose site improvements.

On November 24, 2009 the Historic Architectural Review Commission approved the first reading for the demolition of the following buildings;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

Similar plans that are submitted for this application were approved by the Historic Architectural Review Commission on November 14, 2006. There was no building permit application after the approval of the Certificate of Appropriateness, therefore the approval expired. This project is considered to be a Major Development Plan. Nevertheless, and according to the HARC Minutes of August 22, 2006 public hearing, the applicant presented the project to HARC as a Minor Development Plan. For that public hearing no public notices were posted as required by the Code of Ordinances Sec. 90-139. The Code of Ordinance, under Sec. 90-139, states the following;

*...The historic architectural review commission shall not accept or take action on any application for a certificate of appropriateness for work requiring planning board approval of a major development plan pursuant to sections 108-165 and 108-166, unless the historic architectural review commission first finds that the applicant has, for the two weeks preceding the historic architectural review commission meeting, posted on the work site a public notice showing the date and time of the historic architectural review commission meeting at which the application is considered...*  
(Ord. No. 97-10, § 1(1-2.7(F) (7)), 7-3-1997)

For this new application staff advertised the project as a Major Development Plan. Public notice has been posted in all buildings as required by the Land Development Regulations.

The complex is under one parcel ID number and the address is 715 Seminole Avenue. In order to understand the project staff is making reference to the Property Appraiser's notes under the property records. The proposed buildings to be demolished are the following;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

A frame vernacular one and a half story structure, located on the corner of Seminole and Alberta Avenues, will be relocated to a new site, on the east corner of Seminole Avenue and William Street. None of the four buildings that are proposed to be demolished, or the one and a half story frame house that will be relocated, are listed in the historic survey of 1998 or 2004. Staff reviewed the Sanborn Maps of 1948 and there is no evidence of these five buildings, nevertheless in the 1962 Sanborn Map similar footprints of all the buildings can be observed in the map. According to the Property Appraiser's property records the construction dates of the buildings are as follows;

- *Building 1- #715 Seminole Avenue- year built 1948*
- *Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953*
- *Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948*
- *Building 6- #724 Waddell Street- year built 1953*
- *Building 7- #721 Seminole Avenue- year built 1948.*

For the review of the proposed demolitions the Code of Ordinances, 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 of ordinances 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 buildings that are proposed to be demolished meet the criteria of historic structures; according to the Property Appraiser's documents they were built more than 50 years ago and they are located in a historic zoning district (HMDR). Staff requested to the applicant information regarding when these buildings were built and the only information they have is the same records from the property appraiser's website.

Staff also reviewed Sec. 102-125 (1) through (9) to establish if the proposed buildings to be demolished meet any of the criteria established in the section;

*Sec. 102-125. Historic architectural review commission findings precedent to issuance.*

*Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:*

*(1) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;*
- (3) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*
- (4) Is not the site of a historic event with a significant effect upon society;*
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;*
- (7) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*
- (8) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*
- (9) Has not yielded, and is not likely to yield, information important in history.*

*(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)*

It is staff understanding that at least criteria (1), (6) and (9) are opposite of what three out of four buildings represent. It is staff believes that Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953, Building 6- #724 Waddell Street- year built 1953 and Building 7- #721 Seminole Avenue- year built 1948 are examples of apartment buildings of post Second World War. These buildings were simple in design, utilitarian with minimum decorative elements. Building 4 and 5 are made of cinder blocks and concrete, with wood extended eaves and exposed rafters, clay tile roof and symmetric fenestrations on both stories. On each pediment a round ornamental grilles adorns this part of each building.

Building 7- #721 Seminole Avenue is a one story frame apartment building, rectangular in shape. The structure has a hipped roof covered with asphalt shingles and three small dormer windows on the back side of the building. The structure is simple in character; three projecting front wooden porches are part of the main façade.

Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948, is a one story cinder block and concrete structure with a flat roof. The structure is a utilitarian building. The building does not present any architectural elements or features that make this building a fine example of its time and has been altered through time.

It is staff believes that three of the structures that are proposed to be demolished, buildings 4, 6, and 7 comply with the criteria of historic structures. Staff also understands that the existing buildings exhibit evidence that, by virtue of their design, they are examples of the architectural period they were built. Post WWII buildings are part of the history of this city; they are evidence of an architectural period that needs to be preserved in the historic urban fabric.

Staff understands that, **if there is evidence that these buildings are irrevocably compromised by extreme deterioration, then this will be criteria to be considered for approving the demolition of the four historic structures.**

The applicant submitted a written statement indicating that a renovation of the four buildings proposed for demolition, would require a Level 3 alteration per the Florida Building Code. On the statement the applicant declared;

*To comply with current building code criteria relating to wind loading design alone, this type of renovation would be prohibitive in nature and makes compliance infeasible. The buildings would require complete dismantling in order to perform the extensive upgrading that would be required to the foundations, sheathing and strapping, only to name a few of the components. It would be difficult to demonstrate to the building official, as required by code, that the continued use of these buildings does not create or continue a hazard.*

*These buildings are of no contributing value to the district and meet the criteria of Section 102-125 cited below.*

The project also proposes the relocation of a frame vernacular one and one half story structure, located at 715 Seminole Avenue, on the east corner of Seminole and Alberta Avenues. According to the Property Appraisers Property Record #715 Seminole Avenue, or building 1, was built in 1948. The project proposes the relocation of the structure to the east corner of Seminole Avenue and William Street. The building will be oriented facing the corner. The future site is a vacant corner with a stone floor and a perimeter concrete block fence. A free standing tent was observed in the site.

In order to review the proposed relocation of the building staff studied the Code of ordinances. The Code of Ordinances establishes requirements for building relocation. Under Sec. 102-252, Requirements precedent to relocation, it clearly states the following;

Sec. 102-252. Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is

embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E) (3) (b)), 7-3-1997)

It is staff understanding that this building is more than fifty years, therefore is historic. The building is not listed in the National Register of Historic Places. The relocation of the structure will be within the actual building's neighborhood and will be within the same historic district zone. The proposed orientation of the building's main facade will be the same as its actual orientation. Applicant clarified that the height of the new foundations will be eight inches height due to FEMA requirements.

Based on the submitted plans, the information received from the applicant and the historic urban context of the area it is staff believe that the proposed relocation meets the criteria stated on Sec. 102-252-Requirements precedent to relocation.

According to Article VII- Historic Architectural Design Principles, of the Historic Architectural Guidelines, particularly section VI- Demolitions and moving of buildings in historic districts (page 54) clearly states the following;

*(Appropriate standards 1-10 may apply, see page 39) A Certificate of Appropriateness must be issued before the demolition or moving of a building can be approved by HARC. HARC will consider the relationship of the building to its surroundings and to the fabric and character of the historic district as a whole. Historic and architectural significance are considered as is the building's structural condition. HARC refusal to grant a Certificate of Appropriateness must be supported by a written statement describing the public interest that the HARC seeks to preserve. The Certificate of Appropriateness may be approved only after the conclusion of two regular HARC meetings regarding the application, which shall be at least 14 days apart.*

**Staff recommends to this honorable commission that the applicant should provide evidence of the actual buildings' structural condition in order to make a decision based on factual documents.**

For the new design of the twelve units staff reviewed the submitted plans. The proposed design includes twelve three stories structures, which are divided into three clusters; units 1, 2 and 3 are located in the southeast side of the urban block, facing Seminole Avenue, units 4,5,6,7 and 8 are located on the southwest side of the urban block, facing the corner of Alberta and Seminole Avenues, and units 9, 10, 11 and 12 will face Waddell Avenue.

Staff understands that the guidelines for Additions and Alterations and New Construction (pages 36-38) are applicable for the review of the submitted plans. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

*The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.*

*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**- According to the submitted plans the proposed buildings will conform actual setbacks for this particular historic district zone- HMDR;
  - Front yard- 10 ft
  - Street side- 7.5 ft
  - Side- 5 ft
  - Rear- 15 ft
  - Maximum height 30 ft
2. **Height**- The proposed buildings will exceed 2.5 stories. The plans show three stories buildings; the finished floor area of the third stories exceeds one half the floor area of the floor immediately below. The proposed height of the buildings is 30 feet from crown of the road to the ridge. Across Alberta Avenue there are three wood frame buildings, two of them three stories and, on the corner of Alberta and Waddell Avenue a two and a half stories contributing resource is located. Across Waddell Avenue there are four frame houses, three of them are two stories and one is one story. On the same urban block, facing Waddell Street there are two one story houses. Across Seminole Avenue the recent addition of the Casa Marina Hotel can be observed. This is a four stories + building.
3. **Proportion, scale and mass**- *Massing, scale and proportion should be similar to that of existing historical buildings in the historical zone.* The proposed units will read as three buildings, since the units were designed in clusters. It is staff believes that although the addition of Casa Marina is a four + continuous wall with fenestrations, the historic urban context of this particular block has buildings with smaller scale and mass. In the historic urban context each building reads as an object; the proposed project presents a design where the units are clustered, creating three buildings that are larger in scale than a typical building found in the historic urban context
4. **Compatibility**- *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 clay tile roofs and finish stucco walls, which is compatible with the historic building known as Casa Marina. Nevertheless the proposed design, scale and size are not in keeping with the historic urban context that will surround this proposed project. The design presents six foot walls with a gate on the front of each unit. These walls will be facing Seminole, Alberta and Waddell Avenues. Staff understands that six foot solid

walls are not compatible with the historic character of the neighborhood. Furthermore front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.

5. **Building detail**-The design is based on Mediterranean Revival characteristics found in the historic Casa Marina hotel. This unique hotel has stucco finished walls and red clay tile roofs. Two of the existing buildings that are proposed for demolition also have stucco finished walls and red clay tile roofs
6. **Relationship of materials**- As mentioned before the new design incorporates materials that can be found in the historic Casa Marina Hotel. The immediate surroundings buildings, with the exemption of three structures, two of them that are proposed to be demolished, #1425 Alberta Street and #724 Waddell Street, are wood frame buildings with shingles or v crimp metal roofs.

It is staff believes that the proposed design is inconsistent with many of the guidelines for new construction. Staff understands that the project, as presented, will have an **adverse effect on the historic urban fabric**; the scale, mass, the use of six foot walls on the front yards, as well as the proportions of the proposed clusters are not in keeping with the surrounding historic fabric. Staff recommends to this honorable commission to **deny** the proposed project.

T1- Request **for changing siding materials- #1208 Watson Street, Heidi Golightly (H09-12-01-1348)**

Replace current siding with hardi siding.

This house is not listed in the surveys. The building is a two stories frame structure and was built in 1987. The applicant is requesting the removal of all wood novelty siding and its replacement with harditrim planks. These siding boards will have smooth finish and will be painted using the same existing color, which is light gray.

Guidelines that should be reviewed for this application;

- Building exteriors- wood- page 24:

*(2) Non-wood sheathing materials such as fiber-cement siding, "hardi-board" or other non- traditional cladding may be used only on new structures, non contributing structures or non-historic additions to contributing structures if the dimensions of these materials are compatible with the dimensions of the*

*original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain. Exterior siding should be painted-* This building was built in 1987 and it is not listed in the survey as a contributing resource. The proposed hardi plank board will be smooth in appearance, will have the same dimensions of the existing wood novelty siding and will be painted. The neighboring house located on the north side of the building, 1206 Watson Street, is listed as a contributing resource. It is a one story; two saw tooth frame vernacular structure, built circa 1890.

Staff understands that the proposed project will have no effect to its urban context. Staff also understands that the proposed replacement of wood siding with hardi plank, in this particular case, is in compliance with the Guidelines; the house was built 22 years ago. Staff recommends to this honorable commission to **approve** the request as presented.