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January 29, 2016

To Whom It May Concern,

I am writing this letter on behalf of William Marraccini.

Bill has been a supporter of the Monmouth County Historical Association for over a decade. We are most appreciative of his recognition of the importance of our mission to collect, preserve and interpret the history of our county. Over the years we have had several opportunities to collaborate with the Monmouth Conservation Foundation, an organization in which he has been a leader.

We know this appreciation for history is something Bill will carry with him wherever his travels take him.

Sincerely,

Linda W. Bricker
President

HARC Commission
City of Key West
3140 Flagler Avenue
Key West, FL 33040

Re: Marraccini Residence, 6 Pinder Lane

January 27, 2016

Dear HARC Board:

As the architects for William and Victoria Marraccini, we have worked on several projects including restorations, renovations and new construction. In addition to maintaining and restoring historical structures and details, we've been called upon to create and implement new construction that is in keeping with historical elements of a property or to provide a historical foundation to existing structures which would otherwise have no significance.

I can attest that the Marraccini's have not only demonstrated the ability to appreciate historic structures and details, but have also proven the willingness to invest the requisite money to preserve and enjoy them.

The Marraccini's 111 Bowne Road, Middletown, NJ project was a circa 1926 Colonial Revival home, originally constructed by a local builder with particularly watered down architectural elements. Subsequent remodeling and wear and tear left it more valuable as a tear down. William Marraccini saw the potential in the layout of the house and grounds and devoted the energy and expense to transform the house into what could be taken for an extremely well-preserved historic house.

The following are examples from this project where expense was not spared in making choices to enhance a structure with a sense of history:

- Replacement of all windows with KSD custom design providing true divided light windows and doors having proportions in keeping with the aesthetically pleasing "golden rectangle" ratio.
- All windows and French doors glazed with medium grade restoration glass for period appropriate authenticity.
- Roofs of either wood shingle or slate. Where existing structure would not allow for weight of full slate, half-slate and reproductions were employed.
- Outdoor decorative railings were maintained at a historical 30" height by employing a hidden secondary handrail system behind it which allowed for code compliant balconies that maintained a historical feel and proportion

- Board and batten siding hand planed and painted to provide historical effect
- New interior moldings and detail elements were incorporated to augment the homes new and existing spaces. The design of these elements by historical consultant, Russell Powell of “Island House Wrights”, were based on historical elements derived from the “White Pine Series of Architectural Monographs”, a collection of measured drawings published during the 1920’s.
- The kitchen and den were designed and implemented by Kennebec of Maine, a designer of period rooms

Additionally, the prior Marraccini home was a 1910 Italianate Style home with a federal interior that they painstakingly restored throughout, both inside and out.

In closing, the Marraccini’s have demonstrated an appreciation and commitment to the preservation of valuable architecture with historical context.

I know that the Marraccini property on Pinder Lane will be executed to the highest standards both from an historical/aesthetic perspective as well as with its use of materials and craftsmanship. The investment that the Marraccini’s are prepared to make will allow this home to remain historically and aesthetically pleasing, and relevant for many more decades of enjoyment.

Thank you for understanding and consideration in review of this matter.

Sincerely,

Anderson Campanella Architects



Felicia Campanella, AIA
Principal Architect

ISLAND HOUSEWRIGHTS CORP.

Building Restoration

90 Bayview Avenue, Staten Island, NY 10309

Russell Powell: Phone and fax (718) 948-4150

Cell phone (718) 974-7459

January 27, 2016

Historical Architectural Review Commission
3140 Flagler Ave
Key West, FL 33040

Re: Exterior Renovation of 6 Pinder Lane, Key West Florida.

To whom it may concern:

My name is Russell Powell and I am the owner of Island House wrights Corp., located in Staten Island, New York and founded in 1987. We are a contracting firm that specializes in the sensitive analysis, preservation and restoration of older homes and public buildings. Our clients include historical societies, preservation organizations, houses of worship, private individuals, preservation consultants and architects.

Our main focus has been historic wood frame structures, Architectural millwork and historic masonry, as related to analysis, evaluation, restoration, conservation and replication of building fabric. Our goal is to provide the most exacting workmanship. In terms of execution, finish and historical accuracy to all projects we undertake.

I have worked extensively with the New York City Landmarks Preservation Commission, the New York Landmarks Conservancy and many regional New Jersey preservation organizations. I am the owner of a designated New York City landmark, the J. W. Ellsworth house, an 1880 Italianate example.

I have been friends with Bill Marraccini for many years and I have assisted as a consultant and contractor in the renovation of his two most recent residences. In each instance I have been encouraged by Bill to research and focus on accurate historic precedents for the choices that were made for each and every detail. His personal willingness to engage in this process, and his level of involvement is unique, in my experience. I am extremely proud of the work we have done together.

After purchasing 6 Pinder Lane, Bill invited me to come down to Key West to see the property. On the bike ride to 6 Pinder I was immediately taken in by the quantity and variety of 19th century homes in Old Town.

My initial impression when first seeing 6 Pinder Lane was that the building and grounds in its secluding setting was unique to say the least.

Closer inspection revealed to me an older renovation that had not held up well. I also noted a lack of architectural identity when compared to the houses I had seen touring through town. Much of the exterior windows, doors, and porch details appeared to date, I believe from the 1970's or 1980's. Many of these elements are nearing the end of their useful lifespan. On this trip, I did basic measurements of the house and took numerous photographs of the building, grounds and neighboring houses. To assist in our evaluation of the existing conditions, we were given basic floorplans and elevations by Tom Pope.

As has been the case with my previous work with Bill, planning the design for renovating this building has been very much a team effort. Working together with Bill, his New Jersey architects, Anderson Campanella, Tom Pope and myself, we collaborated through a series of design concepts to arrive at the Plans we are submitting to the Commission. Our design choices have been based almost exclusively on existing buildings found in Old Town as well as reference books related to Key West architecture.

Selections for new exterior windows, shutters, doors and porch details have been made with the intent to bring to 6 Pinder Lane, the warmth and character I have seen in local buildings while biking around town. The addition of Victorian architectural details to the existing wrap around porch will be in my opinion, a significant asset. It would be my hope that future walks down the winding path and through the gate to 6 Pinder Lane will reveal a house and grounds that fit seamlessly with the history and charm of Key West.

Thank you,



Russell Powell

ISLAND HOUSEWRIGHTS CORP.

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90 Bayview Avenue, Staten Island, NY 10309

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To: William Marraccini

From: Russell Powell

Description of the Exterior Renovations to 6 Pinder Lane, Key West Florida

WINDOWS

New windows will replace non-historic units that were most likely installed in the 1970's or 1980's. These new units will be constructed of mahogany with a painted exterior, using true divided lights in a six over six configuration. Windows will be balanced by weights and chains. Glass size will be period correct.

Windows will have painted exterior shutters, also constructed of mahogany, these shutters will be operable and will be modeled on historic examples.

DOORS

The existing front door is most likely less than thirty years old, and is constructed in a modern, generic style.

The new front entry door is modeled after observed local 19th century examples and includes a glass transom above. This unit will be constructed of mahogany.

Existing patio doors are non-historic and badly deteriorated in places. Proposed new patio doors will be constructed of painted mahogany and include true divided lights.

PORCH

The existing porch and stair appears to have been rebuilt within the last thirty years.

Framing members are exposed construction lumber in most cases. There are visible straps and fasteners that detract from the overall appearance. The columns are modern, solid six by six members with a small chamfered edge. These columns interface with the roof structure in an awkward, unfinished manner. The existing porch deck is constructed using pressure treated two by six lumber. This material is split and buckling and at the end of its lifespan.

The proposed treatment for the porch renovation is to replace the decking with full five-quarter by four tongue and groove painted wood. The staircase will be constructed using painted mahogany treads and risers. There will be painted wood newel posts at the base of the stair.

We propose to box in the exposed porch girder with a painted wood frieze and soffit. Proposed columns will be all wood, painted and modeled after local examples using period details and molding profiles. Proposed Porch brackets are styled after designs found in a 19th century millwork pattern book.

Rossie Powell

1.27.16