

Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.b.6.

Request to replace existing columns with replicas and railings from exterior porch- **#936 United Street**
Applicant: Wayne Garcia (H10-01-245) Replace porch and balcony post with 6" by 6" replicas, as to photo submitted. Replace railing with same.

- 5b7- Request to replace existing columns with replicas and railings from exterior porch- **#936 United Street- Applicant: Wayne Garcia (H10-01-245)**

Replace porch and balcony posts with 6 by 6 replicas, as photo submitted. Replace railings with same

The house located on 936 United Street is listed as a contributing resource in the surveys. The house was built circa 1905 and is a unique example of a two story wrap porch in the historic district. The house is a two story concrete block structure with a prominent two story wood porch. The porch is profusely decorated with turned balusters, spindles and turned columns. The house is located on a prominent corner on United and Grinnell Streets.

The applicant received a staff approval for the repairs of existing balusters and spindles and for painting the house. The applicant also received a staff approval for the repairs of existing shingle roof with same materials. An original application to change the existing shingles for metal v-crimp was submitted. Staff explained to the applicant that this was against the guidelines and provided with an Economic Hardship application. The applicant submitted the new application and explained to staff that his client did not meet the criteria for an Economic Hardship exemption.

The applicant has submitted a new application for replacing the existing turned columns with 6" by 6" wood posts and will replicate the original turned columns. The replicas will have a minimum profile of 4 ¾" on its smallest radius to meet with actual building code. The submitted drawings do not show the complete design of the new turned columns; the lower portion of the columns where there is an indentation will be turned as the upper indented and decorated part. The applicant had consulted with his engineer about this new proposal.

Guidelines that should be reviewed for this application;

- Entrances, porches and doors (pages 32-33);

The alteration or removal of important character defining features such as entrances, doors, doorways, and porches can damage the architectural integrity and beauty of an historical building and is not recommended. Entrances and their decorative elements should be retained, repaired and preserved because they define the historic character of a building. Important features include railings, columns, pillars, balustrades, pilasters, hardware, fanlights, transoms, sidelights, door openings, surroundings and stairs.

- Guideline 3

Entrances and porches with deteriorated portions must be repaired with materials that replicate the historic

features as closely as possible using physical or historical evidence as a guide.

Staff understands that the proposed new columns do attempt to replicate the historic columns. The new turned columns will emulate the historic ones while complying with safety matters.

- **Guideline 4**
A completely deteriorated porch may be rebuilt on a board-for-board based on physical or historic documents. The applicant will replicate balusters that are missing and damaged as well as spindles. The proposed new turned columns will look similar to the historic ones.

- **Guideline 7**
Porch reconstruction on contributing buildings must duplicate the historic entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building.

The house is listed as a contributing resource. The proposed new turned columns will be compatible with the historical columns in design and scale.

- **Guideline 16**
Replace deteriorated porch elements with new elements compatible in size, scale, design and material with historic precedents.

The proposed turned columns will be compatible with the historic columns in design and scale.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings clearly states the following;

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5

Distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

It is staffs believe that the applicant had made an effort to comply with the Historic Architectural Guidelines and the Florida Existing Building Code. This house is an important resource to the historic district and this new application presents a sensible approach to preserve the integrity of this house.

Staff recommends to this commission to **approve** the proposed application as presented. Staff understands that this proposal to change the old turned posts with new similar turned wood columns is consistent with the Historic Architectural Guidelines of the City of Key West and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Staff recommends that final shop drawings of the columns should be submitted to staff for review.

Application



CITY OF KEY WEST *File 809-3443*
 BUILDING DEPARTMENT
 CERTIFICATE of APPROPRIATENESS

APPLICATION # 10-01-245

OWNER NAME:

PETER GOMEZ

DATE:

7/30/10

OWNERS ADDRESS:

SUMMIT LAND L&L

PHONE #:

APPLICANT'S NAME:

WAYNE GARCIA

PHONE #:

305-2968003
360-1820

APPLICANT'S ADDRESS:

1123 SIMONTANT ST

ADDRESS OF CONSTRUCTION:

936 UNITED ST.

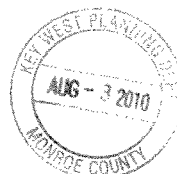
OF UNITS:

2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Replace porch AND Balcony Post with 6x6 REPLICAS, AS TO photo SUBMITTED. Replace RAILING WITH SAME.



Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:

\$ _____

Date: 7/30/10

Applicant Signature: Wayne Garcia

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

ARC Comments:

House is listed as contributing built circa 1905.
Guidelines for entrances, porches and
doors (pages 32-33)

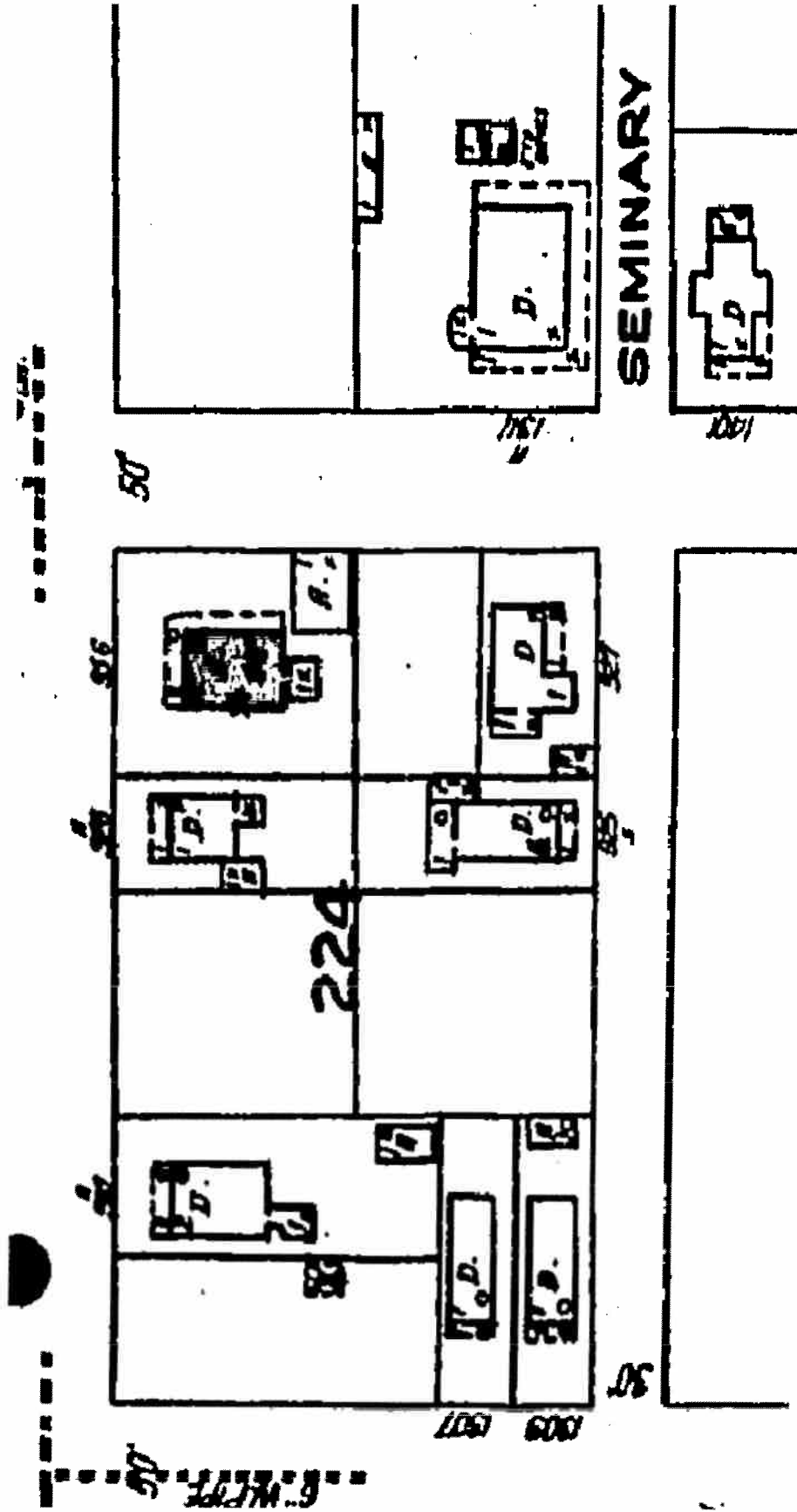
Limits of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

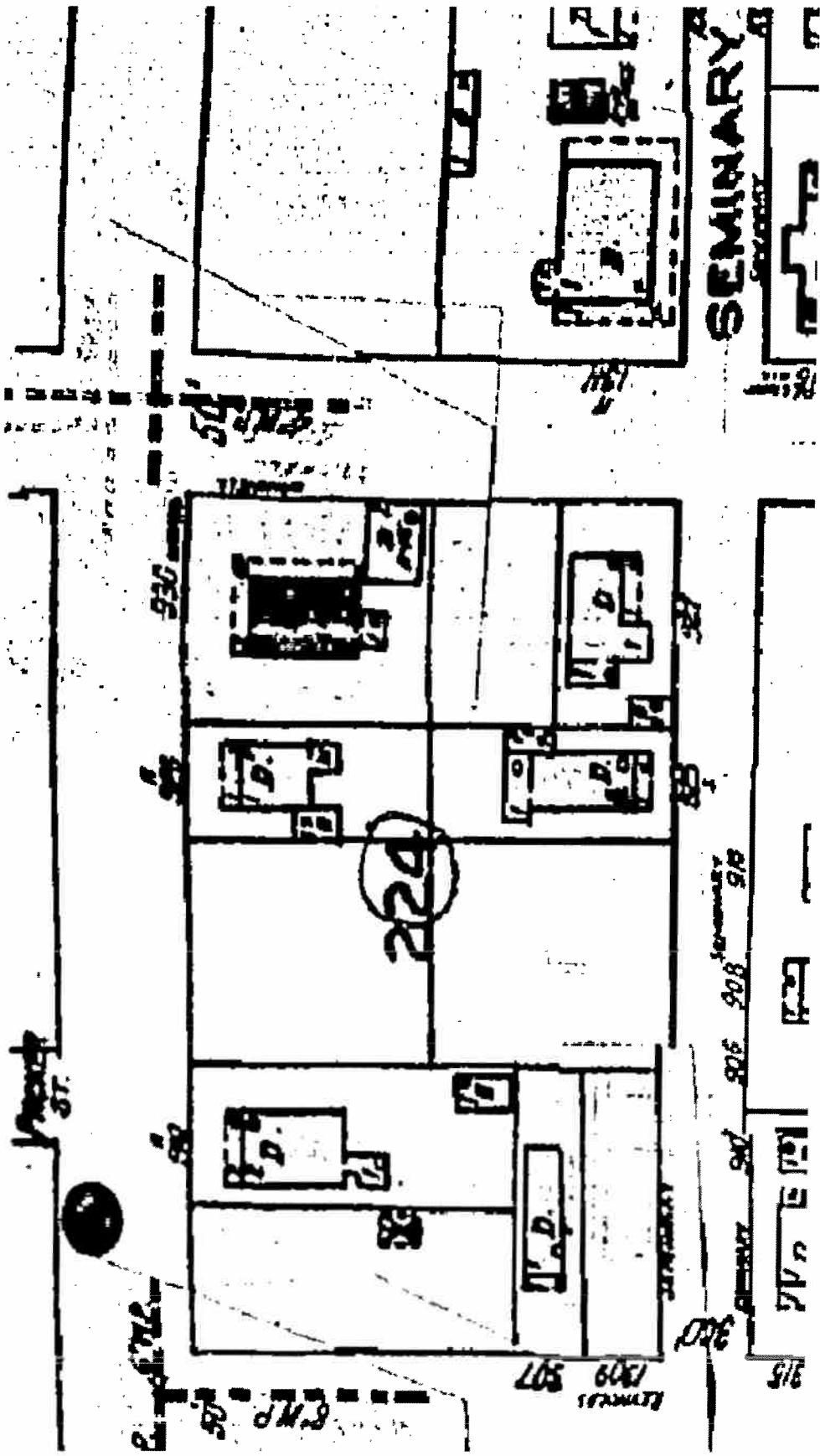
Signature: _____

Historic Architectural
Review Commission

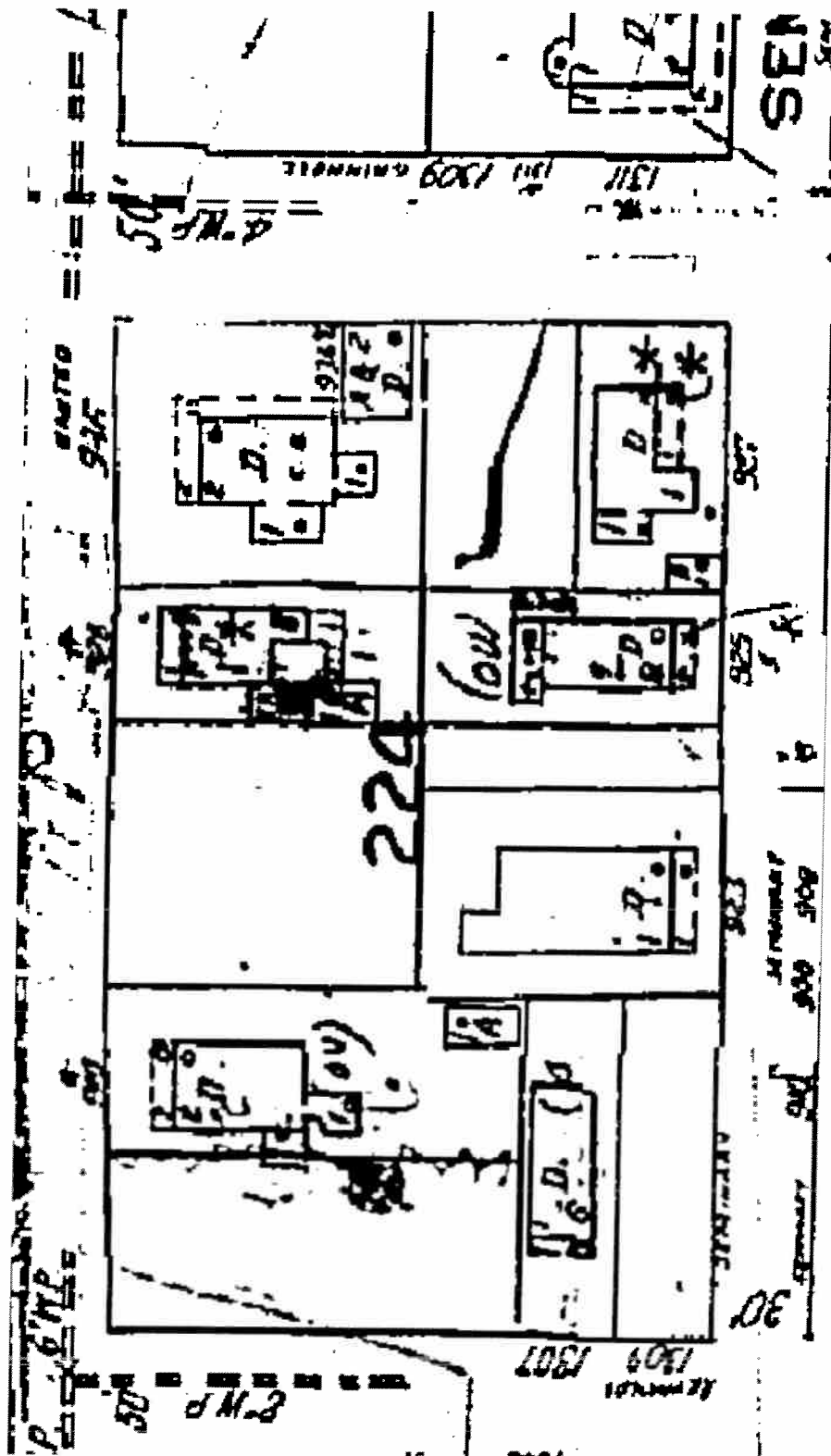
Sanborn Maps



#936 United Street Sanborn Map 1926 copy

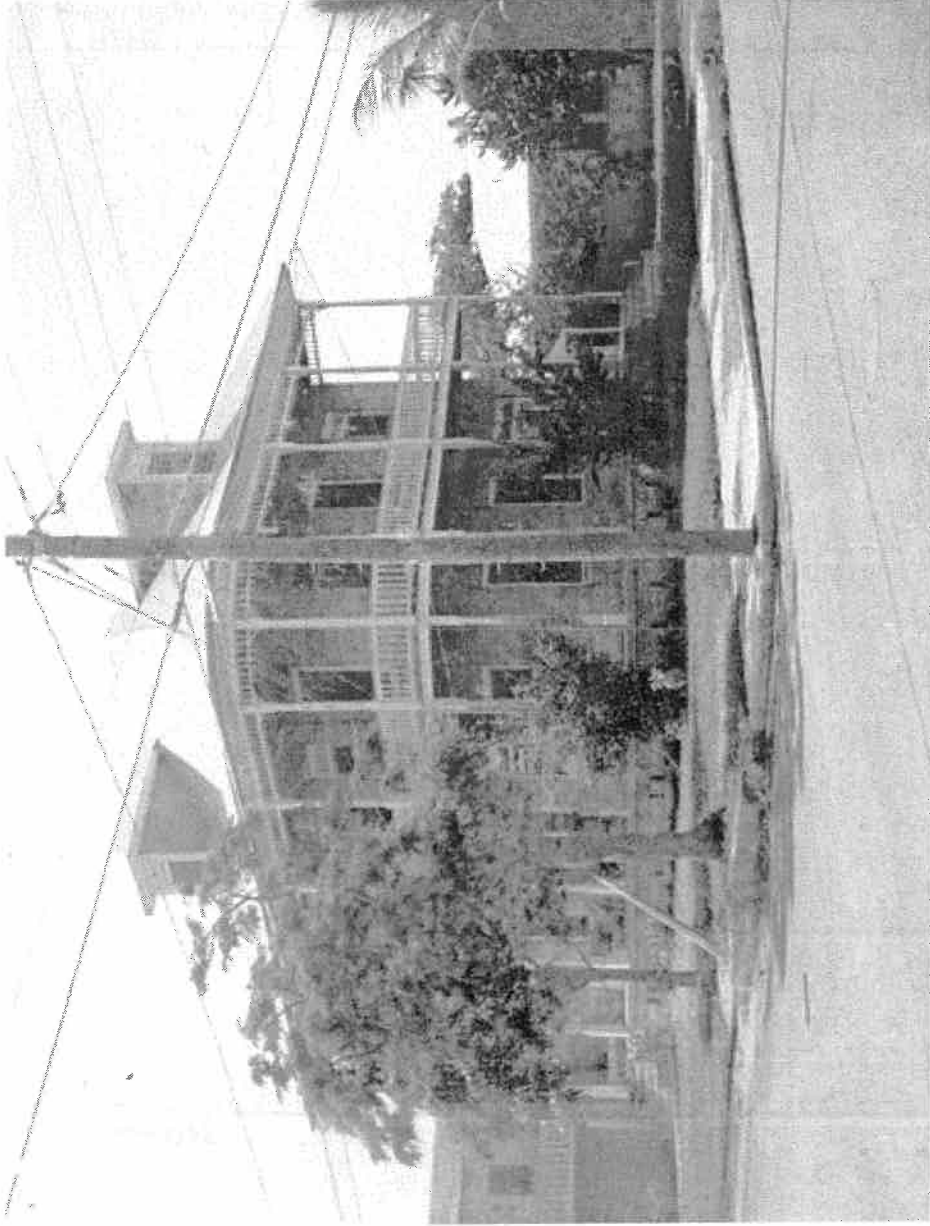


936 United Street Sanborn map 1948 Copy

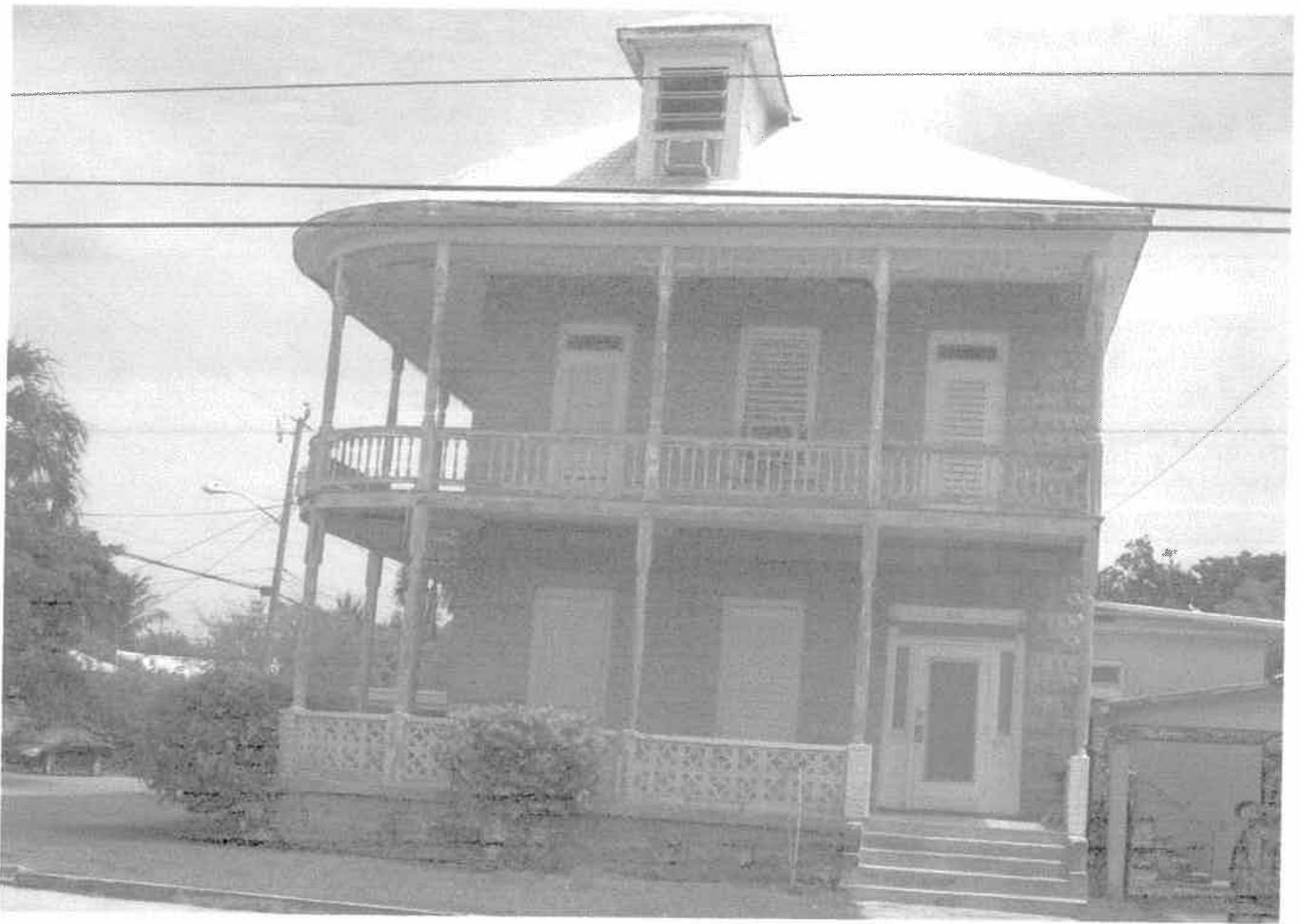


#936 United Street Sanborn map 1962 copy

Project Photos



#936 United Street- Monroe County Library- Property Appraisers files circa 1965



ST PLAN

4106

UNITY

0102















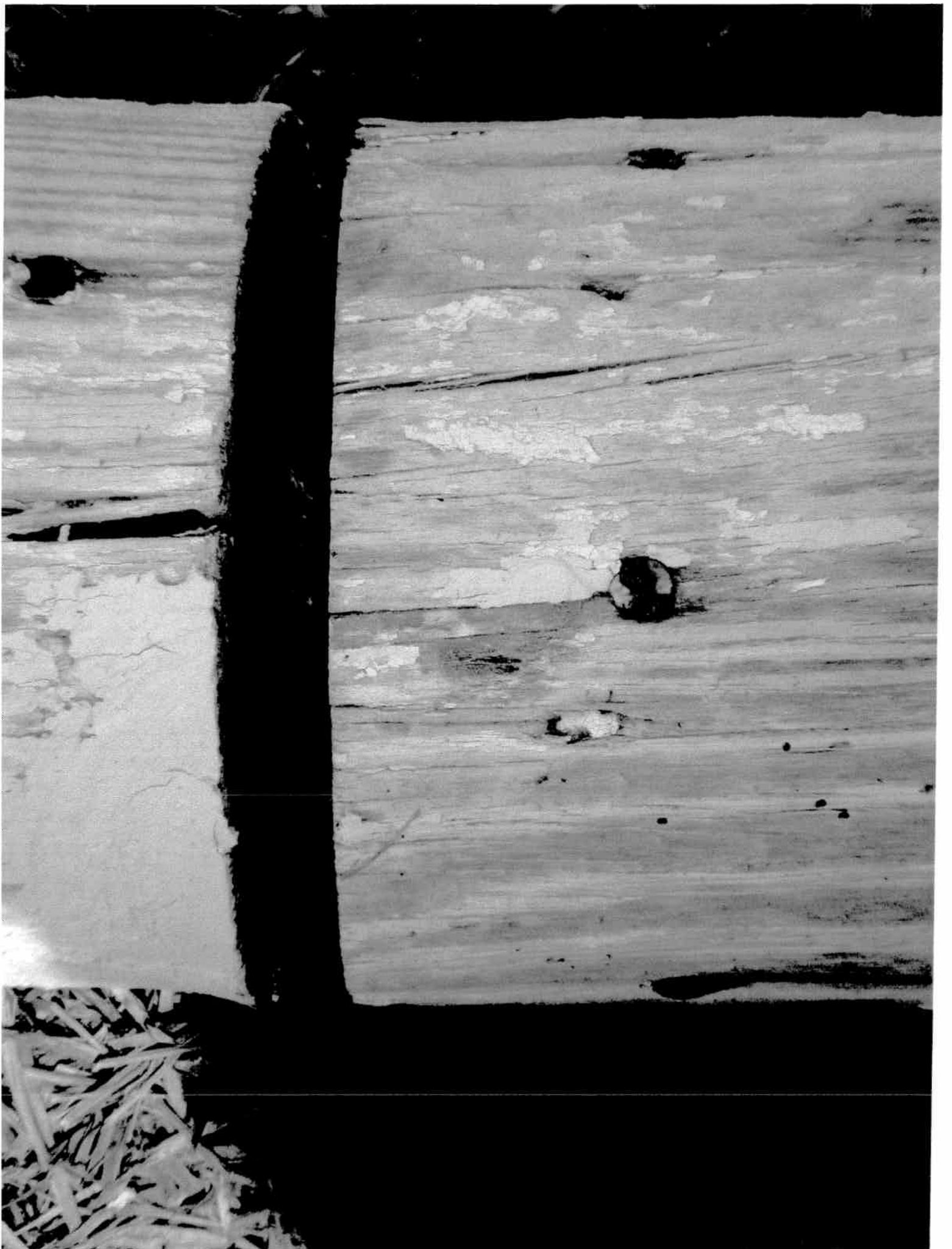


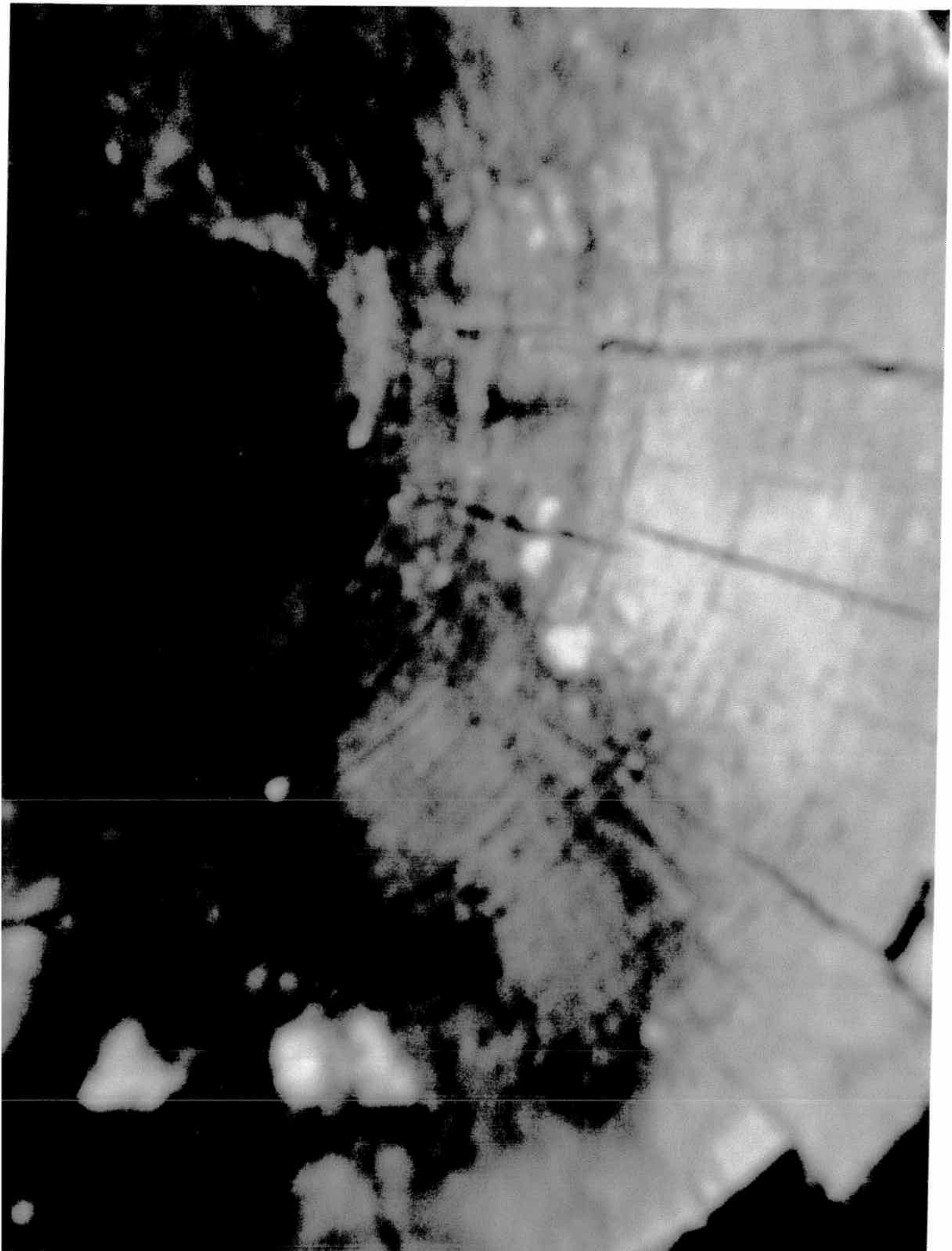




936





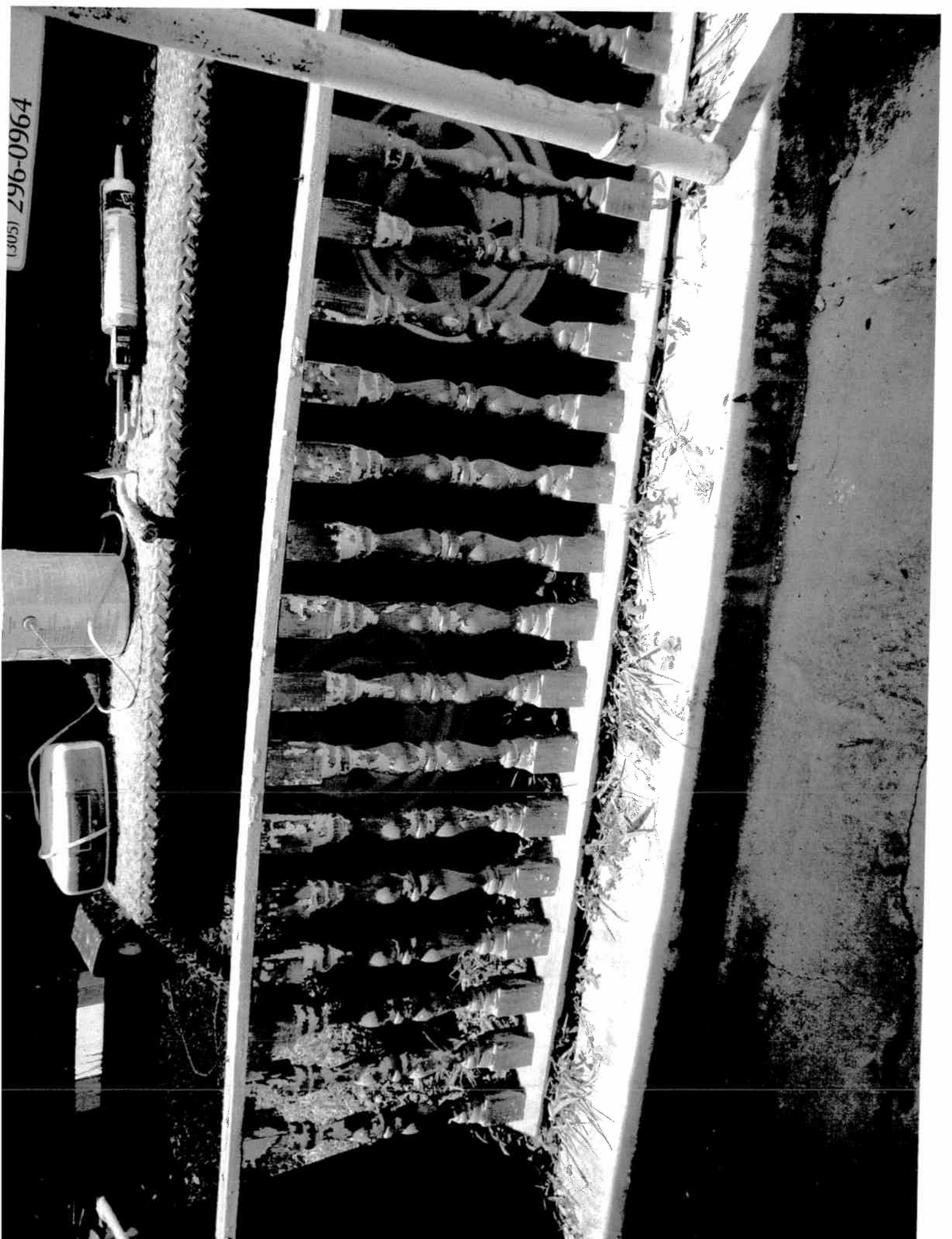








(305) 296-0964



Site Plans

GENERAL NOTES AND SPECIFICATIONS

1.0 GENERAL ENGINEERING AND CONSTRUCTION

Design and construction shall be in compliance with the latest edition of the 2007 Florida Building Code, and the specific requirements of The City of Key West.

1.1 General: Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.

1.2 Construction Loads: Structural members as shown in the working drawings have been designed to carry the code required service loads only. The structural design of this project has not considered loads imposed during construction. Construction loads may exceed the service design loads. The Contractor shall be responsible for engaging the necessary construction engineering and design, determining and employing the methods necessary to support all loads during construction.

1.3 Construction Coordination: The contractor shall coordinate all work required by the architectural, structural, mechanical, plumbing and electrical working drawings, and shall verify all dimensions, elevations, and the location and sizes of all chases, inserts, openings, sleeves, finishes, depressions, and other project requirements not shown on the structural working drawings.

1.4 Conflicts: Wherever conflicts, discrepancies, or ambiguities exist in the structural drawings, schedules, or notes, they shall be brought to the attention of the Engineer for correction and/or clarification.

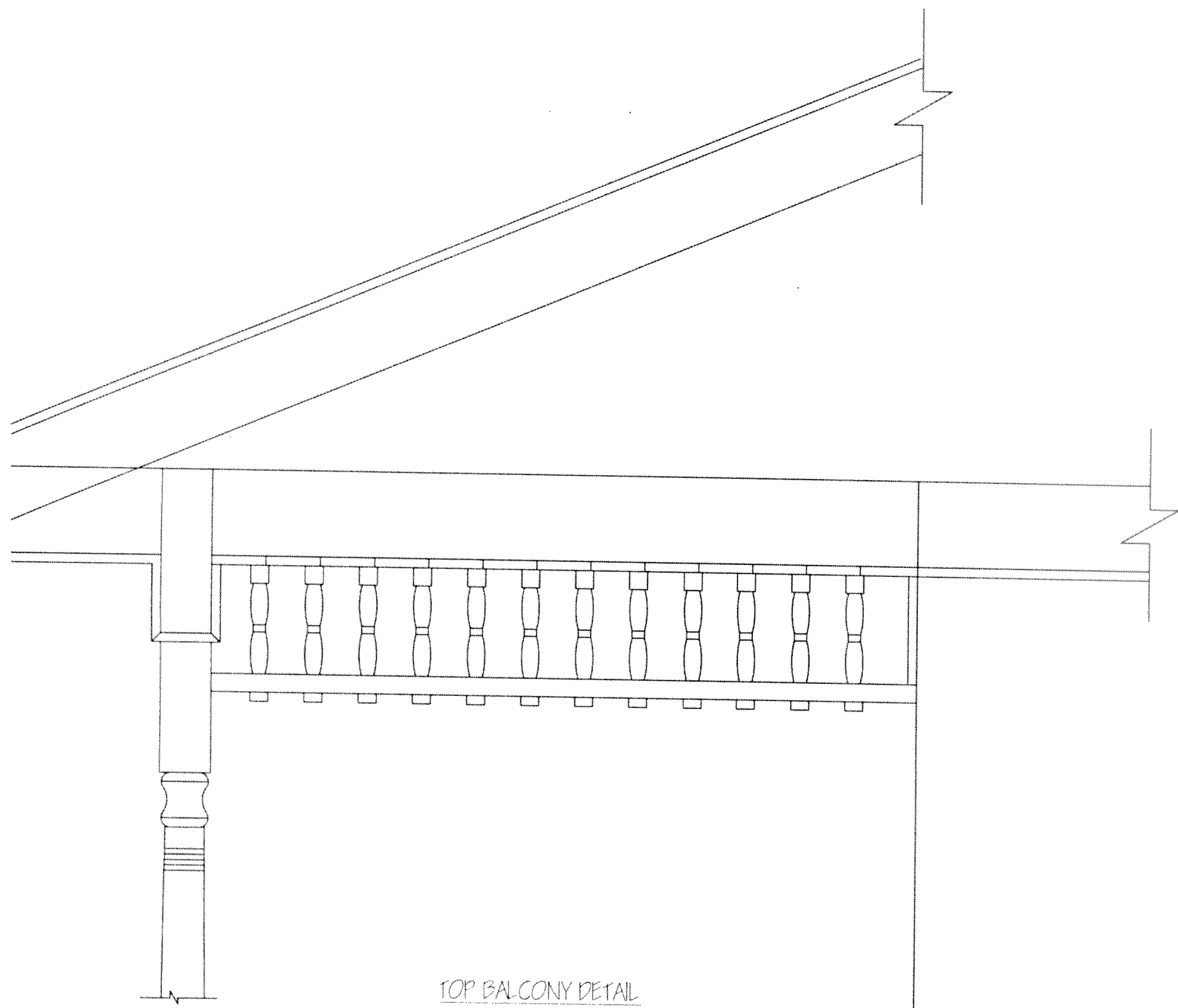
1.5 Engineer's Limitation of Responsibility: The Engineer shall not be responsible for the quality of composition of materials, shop drawings, fabrication, construction inspection, supervision, or review, special inspection, or the quality or correctness of construction. The Engineer shall not be responsible for site and construction safety and/or the safety of the workers. Site and construction safety is the responsibility of the contractor. The contractor shall be responsible for the safety of his employees and the safety of the employees of all subcontractors on site.

1.6 Engineer's Statement of Compliance: To the best of the Engineer's information, knowledge, and belief, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

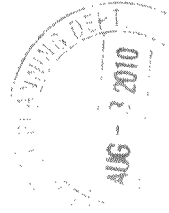
2.0 BASIS of DESIGN

Design Loads:	ASCE 7
Wind Velocity:	150 MPH, 3 Second Gust
Exposure:	C
Importance Factor:	1
Structure Type:	R3 - Residential; Category II
Int. Pressure Coefficient:	-0.18
Balcony Live Load:	100 lbs/sf

ALL EXISTING BALCONY
 FLOOR,
 BALCONY TO BE REPLACED
 CHECK SHOWN ON NEXT SHEET,
 PRESSURED TREATED,
 BE GALVANIZED,
 DOUBLE PLATE FASTENER TO BE
 CONNECTIONS (OR EQUAL)
 RAILING AND SPINDLES TO BE
 INSTALLED.



TOP BALCONY DETAIL



WAYNE GARCIA BUILDING CONTRACTOR

1123 SIMONTON ST., KEY WEST, FL

JAMES C. REYNOLDS PE
 FLA. LIC. # 46685
 22530 CAFFITE DR.
 CUD JOE KEY, FL 33042

BALCONY REPAIRS TO:

936 UNITED STREET KEY WEST

DRAWN BY:
 ANDREA GALLARDO

DATE:
 5/25/10

PAGE: