

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.1.

Request to build a covered porch addition, replacement of doors and windows, new shutters, reconstruction of fixed awning, changes to existing fence and site improvements- # **730 Fleming Street- Applicant Matthew Stratton, Architect (H10-01-198)**. Replace two metal louvered windows on front of house with wood 6 over 6 double hung windows in existing openings. Add pair of colonial style shutters to front door to match existing. Replace railings on front of altered porch to match historic railings on side. Construct new 12' by 17' covered porch addition at west side yard towards rear to replace existing canvas awning and wood stairs. Construct 180 square feet of new wood deck at rear to join main house and guest cottage. Add six 2 over 2 wood double hung windows at existing openings at cottage (two at north, two at east and two at south)- historic window openings and sills exist but are currently boarded shut. Install new 3'-0" by 6'-8" single lite wood French door at existing rear door of cottage (facing west) - opening exists but is currently boarded shut. Reconstruct fixed awning at cottage to match historic photographs. Remnants of all four historic wood brackets with mortise and tenon joinery exist. Repair damaged section of existing historic concrete retaining wall facing Fleming Street, and extend wall 10 feet west to existing off street parking area. Add new pickets between columns. Remove non-conforming and damaged concrete block retaining wall along William Street and construct new concrete wall inside property line. The first 22 feet from the corner (approximately) is to match the Fleming Street configuration, and the rear 26 feet (approximately) is to be a 24" tall concrete wall without any columns or picket infill. The existing 4 feet picket fence and 6 foot tall gate located at the rear facing William Street is to be repositioned approximately 18" to the west to sit behind the new 24" concrete wall.

- 5 b 1 Request to build a covered porch addition, replacement of doors and windows, new shutters, reconstruction of fixed awning, changes to existing fence and site improvements- # **730 Fleming Street- Applicant Matthew Stratton, Architect (H10-01-198)**

Replace two metal louvered windows on front of house with wood 6 over 6 double hung windows in existing openings. Add pair of colonial style shutters to front door to match existing. Replace railings on front of altered porch to match historic railings on side. Construct new 12' by 17' covered porch addition at west side yard towards rear to replace existing canvas awning and wood stairs. Construct 180 square feet of new wood deck at rear to join main house and guest cottage. Add six 2 over 2 wood double hung windows at existing openings at cottage (two at north, two at east and two at south)- historic window openings and sills exist but are currently boarded shut. Install new 3'-0" by 6'-8" single lite wood french door at existing rear door of cottage (facing west) - opening exists but is currently boarded shut. Reconstruct fixed awning at cottage to match historic photographs. Remnants of all four historic wood brackets with mortise and tenon joinery exist. Repair damaged section of existing historic concrete retaining wall facing Fleming Street, and extend wall 10 feet west to existing off street parking area. Add new pickets between columns. Remove non conforming and damaged concrete block retaining wall along William Street and construct new concrete wall inside property line. The first 22 feet from the corner (approximately) is to match the Fleming Street configuration, and the rear 26 feet (approximately) is to be a 24" tall concrete wall without any columns or picket infill. The existing 4 feet picket fence and 6 foot tall gate located at the rear facing William Street is to be repositioned approximately 18" to the west to sit behind the new 24" concrete wall.

The house located on 730 Fleming Street is listed as a contributing resource in the 1998 and 2004 surveys. The one and a half story frame vernacular house was built circa 1886. The site comprises of two structures, the main house which faces Fleming Street and the cottage one story structure that faces William Street. In June 14, 2005 the Historic Architectural Review Commission approved a Certificate of Appropriateness for the *demolition of later addition (after 1962) at detached building and new addition with living room and rear porch. New pool, spa, wood deck and brick deck.*

The new proposal includes a new covered wood porch that will be setback from the front property line approximately thirty six feet. The porch will have a wall on its north side, facing Fleming Street and will have a footprint of 12'-0" wide by 17'-0" depth. The proposed height of the new gable roof will be approximately 18'-3" height from grade to ridge.

The plans also include the removal of non historic jalousie windows located in the front elevation of the main house and its replacement with six over six double hung wood windows, the installation of wood colonial

shutters for all the fenestrations of the main building front façade. The design incorporates new traditional wood railings on the front porch of the main house; actual railings are non historic.

For the cottage the plans include the reconstruction of a historic wood awning, installation of two over two double hung wood windows and the installation of a single lite wood french door to be installed in the back elevation. The historic wood awning will have four wood brackets and will be roofed with metal v crimp panels.

The plans also includes the restoration of the existing concrete front wall and infill it with wood pickets. This fence will be approximately 3'-4" height. Facing William Street the plans proposes the reconstruction of approximately 20'-6" of lineal feet of the concrete wall, same as the one on Fleming Street. Wood pickets will be installed as infill. The plans include the reconstruction of the rest of the concrete wall.

The Historic Architectural Guidelines of the City of Key West includes under Article VI- Design Guidelines in Key West Historic District (o and p) Additions, alterations and new construction, pages 36-38, the following:

Guideline 1

A structure shall not be altered and/or expanded in such manner that it's essential character defining features are disguised or concealed.

Staff understands that the proposed new roof over a deck will not alter or obscure any character defining elements of any of the two historic structures.

Guideline 3

Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscape

The proposed new roof over a deck is compatible with the main characteristics observed in the buildings and surrounding structures. The addition of a wall over the new roof, facing Fleming Street, is a harmonious design solution in order to bring privacy to the new deck.

Guideline 4

Additions should be constructed with scale, height and mass that is appropriate to the original building and its neighbors.

It is staff understanding that the design is in scale and in proportion with the surrounding houses. The proposed height of the roof will be lower than the existing main house.

Guideline 5

Additions should be attached to less publicly visible secondary elevations of an historic structure.

This addition will be attached to the side of the house and set back from the right-of-way approximately 36'-6" from the right-of-way.

Guideline 6

Additions should not alter the balance and symmetry of a historic structure.

This proposed addition will not alter the balance and symmetry the house possesses. The proposed setback from the main façade makes this addition a secondary elevation.

Guideline 7

No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

The new design does not propose any alterations that may change or enlarge the existing proportions of the house.

For the review of proposed new windows staff believe that guidelines for Windows, pages 29-30, can be apply to this request;

- (3)- *Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows-* For the main house the proposed windows will be six over six true divided lights wood units. New windows will be the same dimension as existing. Existing windows are jalousie windows, which are not historic.

For the cottage the plans include the installation of 2 over 2 windows on existing openings. There are actually no windows in existence on this structure, just solid wood shutters. The proposed windows will be in keeping with the historic character of the structure. There is evidence that some type of windows used to be installed.

For the proposed perimeter fence staff understands that guidelines for Fences and walls, pages 41-42, can be used to review his application;

- (3) *A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions-* Staff understands that the proposed fences comply with this particular guideline.

Staff recommends to this commission to **approve** the plans as submitted. The proposed design complies with the City's Historic Architectural Guidelines. The proposed design is harmonious and compatible with the existing historic structures and its surrounding urban context.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-198

OWNER NAME: TODD KEMP & BRIAN BOYER DATE: 7/23/10
OWNERS ADDRESS: 730 FLEMING ST. PHONE #: (904)910-1072
APPLICANT'S NAME: MATTHEW STRATTON PHONE #: 923-9670
APPLICANT'S ADDRESS: 1403 CATHERINE ST.
ADDRESS OF CONSTRUCTION: 730 FLEMING ST. # OF UNITS: 2

Replace (2) metal louvered windows on front of house with wood 6/6 double hung windows in existing openings. Add pair of colonial style shutters to front door to match existing. Replace railings on front of altered porch to match historic railings on side. Construct new 12' x 17' covered porch addition at west side yard towards rear to replace existing canvas awning and wood stairs. Construct 180 SF of new wood deck at rear to join main house and guest cottage. Add (6) 2/2 wood double hung windows at existing openings at cottage (2 at north, 2 at east and 2 at south) - historic window openings and sills exist, but are currently boarded shut. Install new 3'-0" x 6' 8" single lite wood French door at existing rear door of Cottage (facing west) - opening exists but is currently boarded shut. Reconstruct fixed awning at cottage to match historic photographs. Remnants of all (4) historic wood brackets with mortise and tenon joinery exist. Repair damaged section of existing historic concrete retaining wall facing Fleming Street, and extend wall 10' west to existing off-street parking area. Add new wood pickets between columns. Remove non-conforming and damaged concrete block retaining wall along William Street and construct new concrete wall inside property line. The first 22' from the corner (approximately) is to match the Fleming Street configuration, and the rear 26' (approximately) is to be a 24" tall concrete wall without any columns or picket infill. The existing 4' picket fence and 6' tall gate located at the rear facing William Street is to be repositioned approximately 18" to the west to sit behind the new 24" concrete wall.

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.

Date: 7/23/10
Applicant Signature: Matthew Stratton

REQUIRED SUBMITTALS table with 4 rows: TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS; TREE REMOVAL PERMIT; PHOTOGRAPHS OF EXISTING BUILDING; PHOTOGRAPHS OF ADJACENT BUILDINGS; 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: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

This home is listed as contributing frame vernacular structure built c.1886.

Guidelines for windows, entrances and porches, fences and walls, decks and awnings.

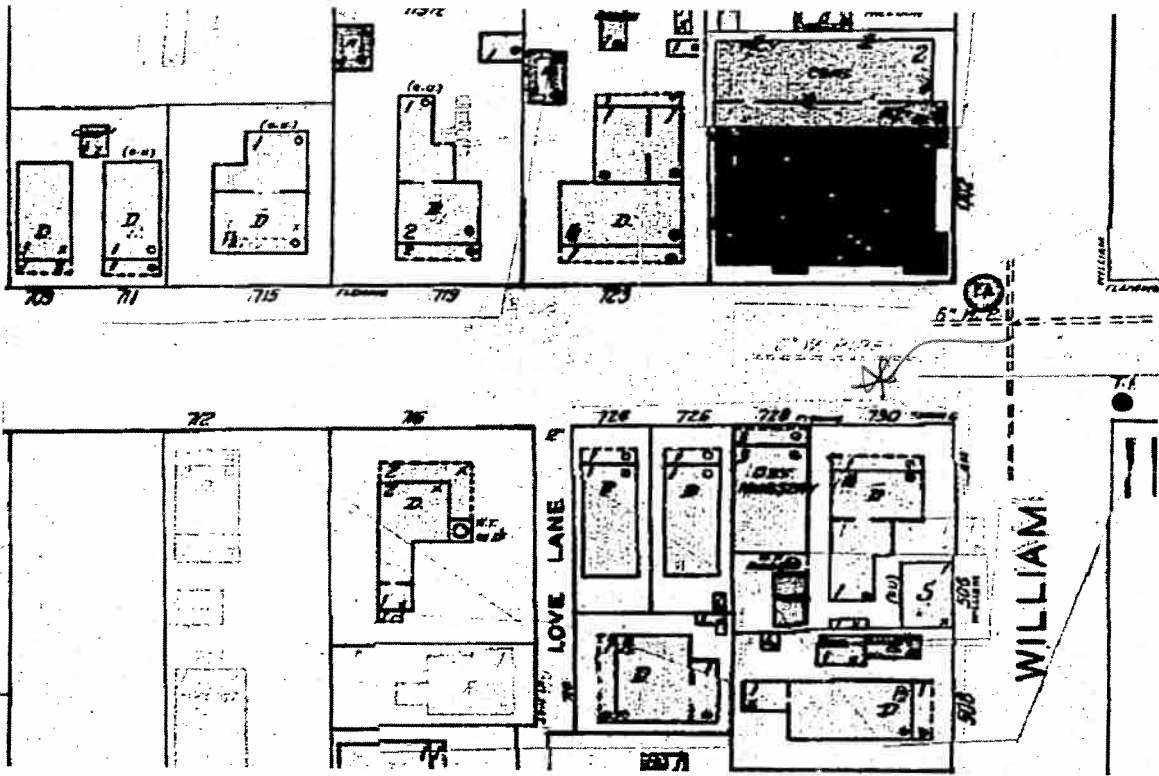
Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

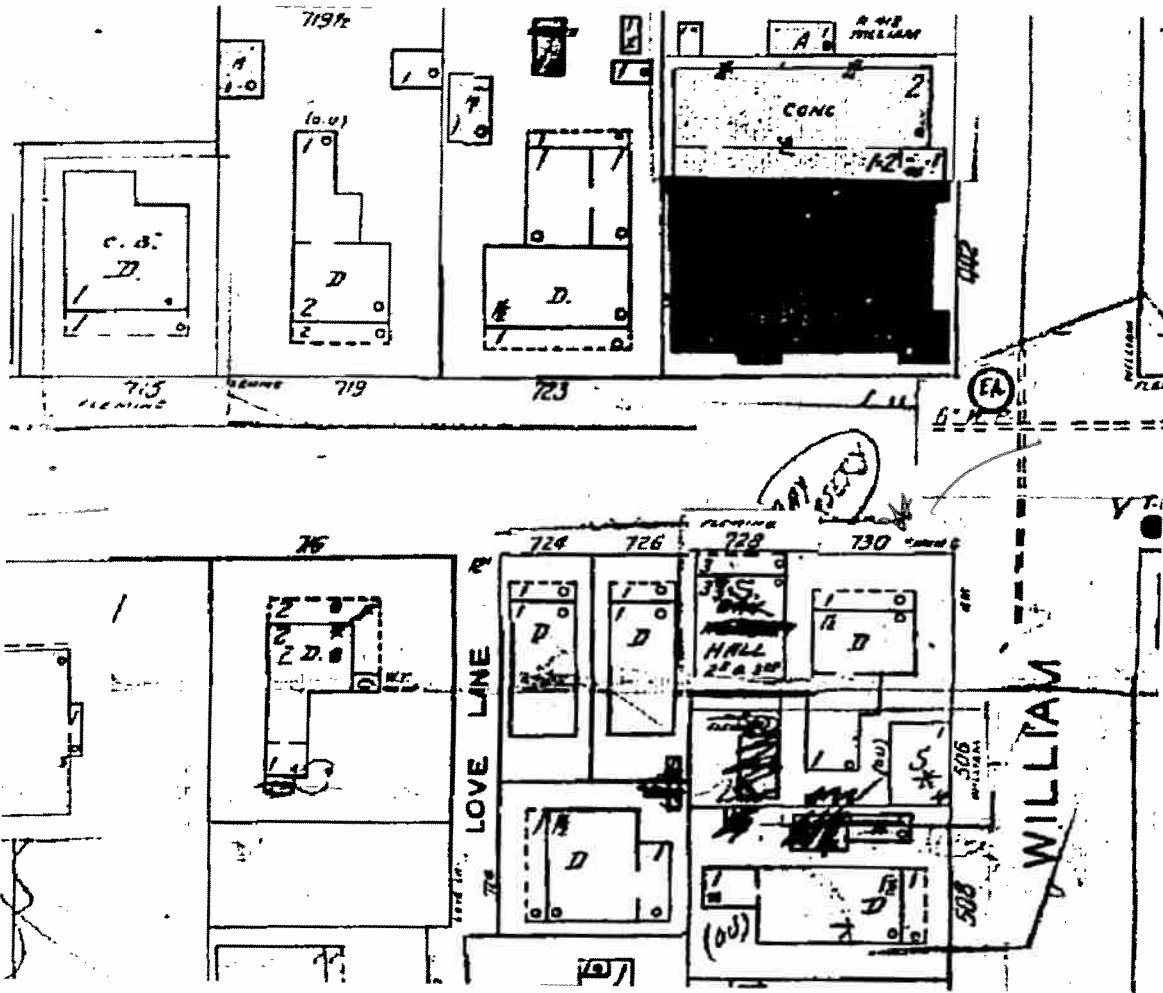
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#730 Fleming Street Sanborn Map 1948



#730 Fleming Street Sanborn map Copy 1962

Project Photos



1965







"IN THE HEART OF OLD TOWN"
730 FLEMING STREET



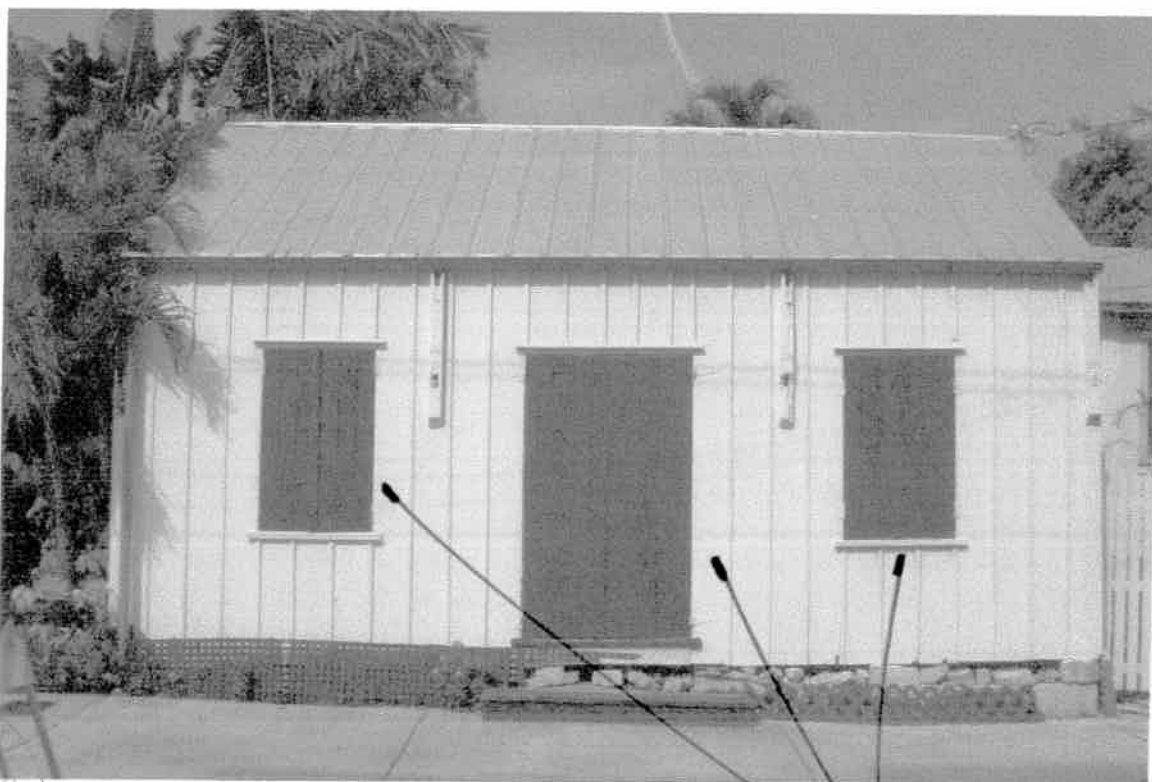
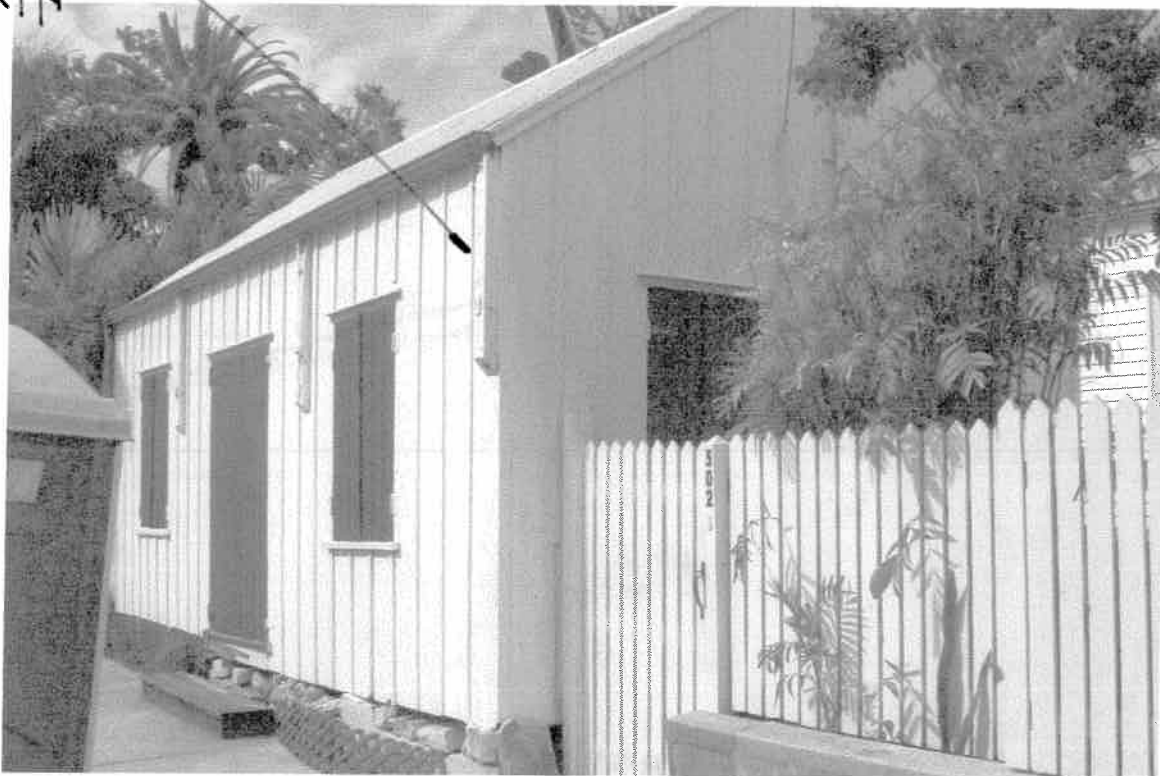
FRONT PORCH RAILING

REPLACE
FRONT RAILING TO
MATCH THIS
STYLE

REMOVE



HISTORIC AWNING
BRACKETS
REMAIN



COTTAGE

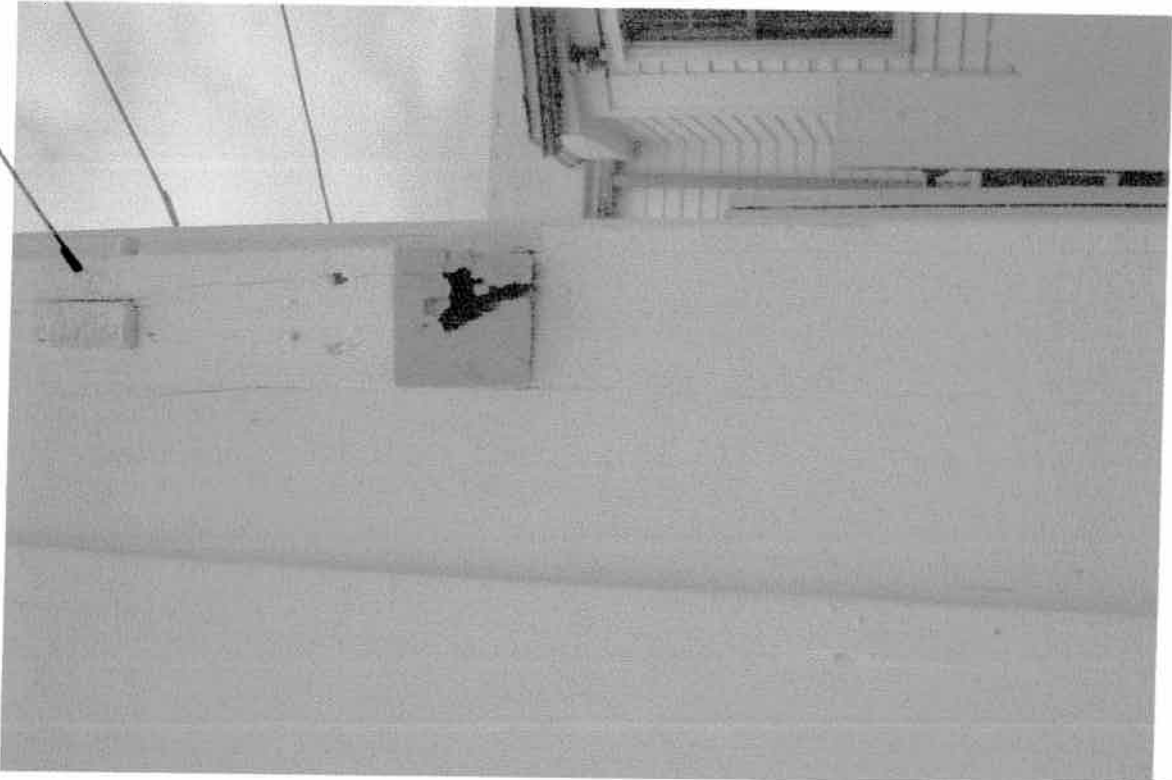
DOORS AND
WINDOWS
BOARDED SHUT



WEST SIDE A
NEW PORCH LOCATION



MORTISE AND TENON JOINERY
REMAINS



AWNING BRACKETS AT COTTAGE

WEST PLANNING DEPT
JUL 23 2010

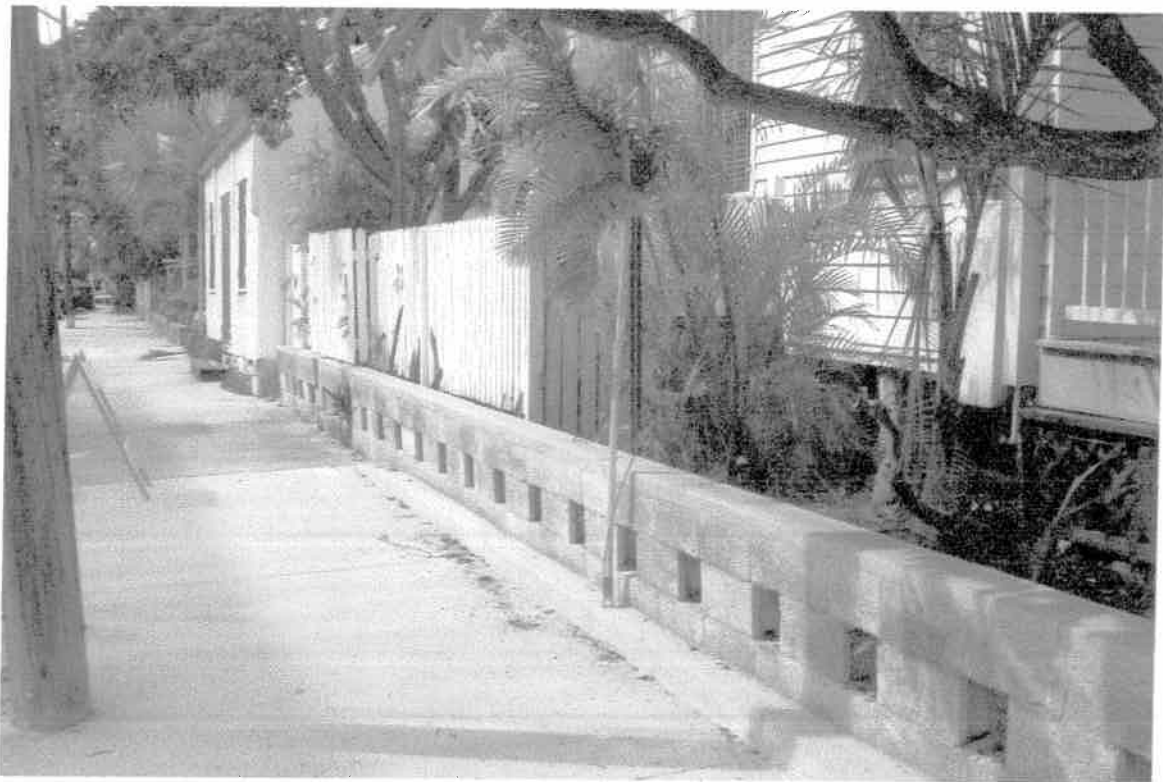


COTTAGE
REAR DOOR (WEST)



COTTAGE
NORTH SIDE ELEVATION

KEY WEST PLANNING DEPT.
JUN 23 2010
MONROE COUNTY

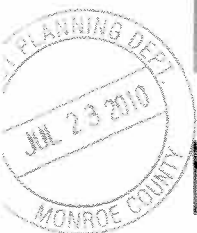


WILLIAM ST. WALL





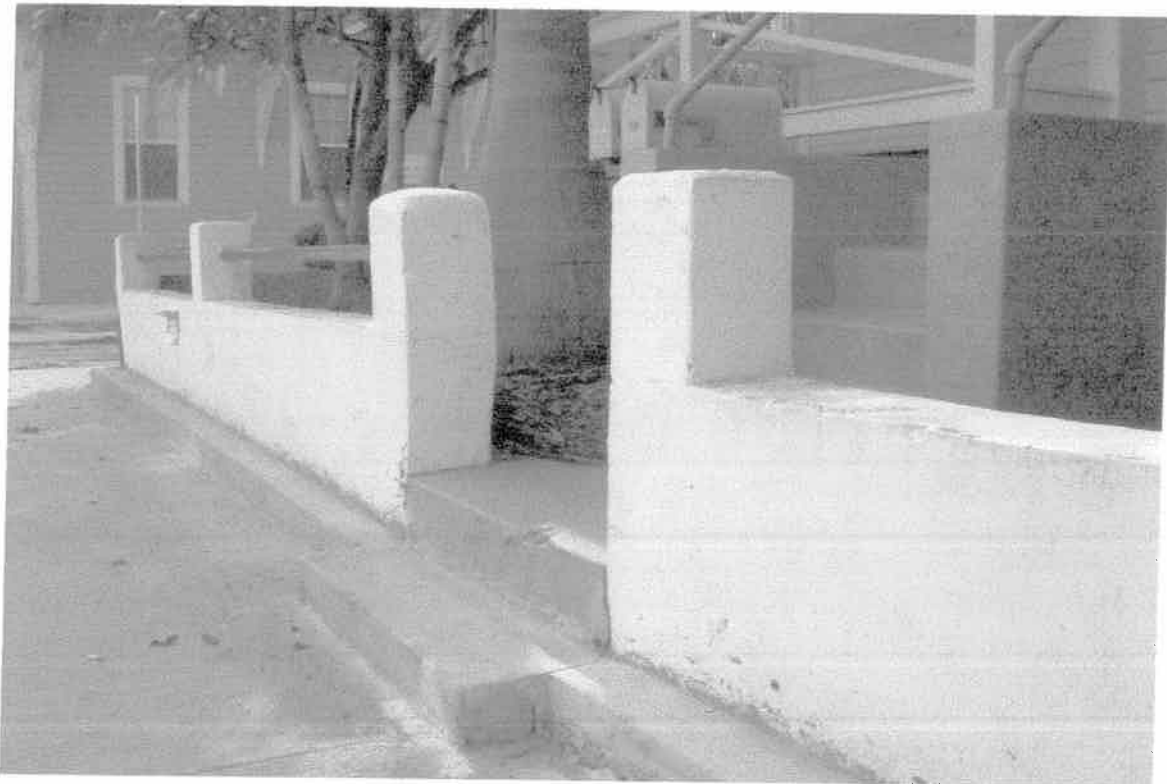
730
FLEMING
PARKING
AREA



NEIGHBOR'S WALL ON FLEMING ST.

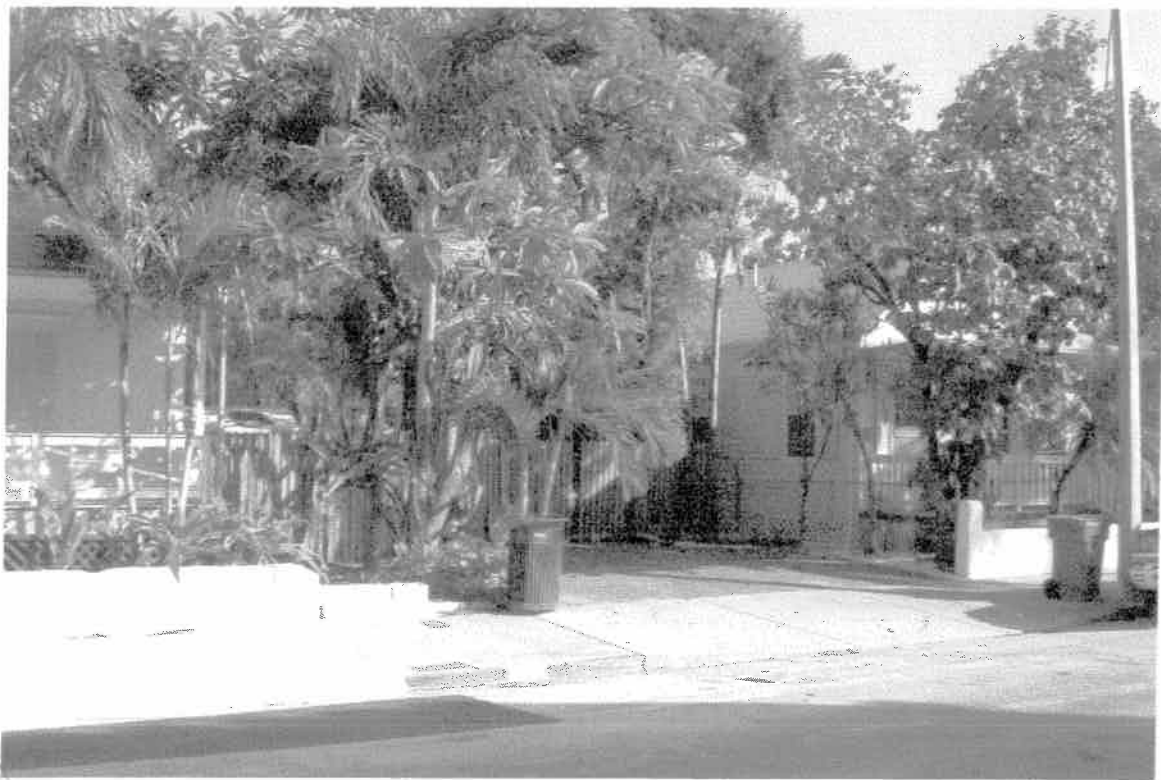
REPAIR COLUMNS

EXTEND WALL TO PARKING AREA

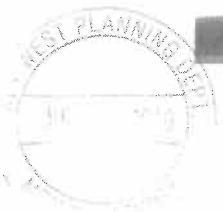


FLEMING ST. WALL





FLEMING ST. NEIGHBOR



WILLIAM ST. NEIGHBOR



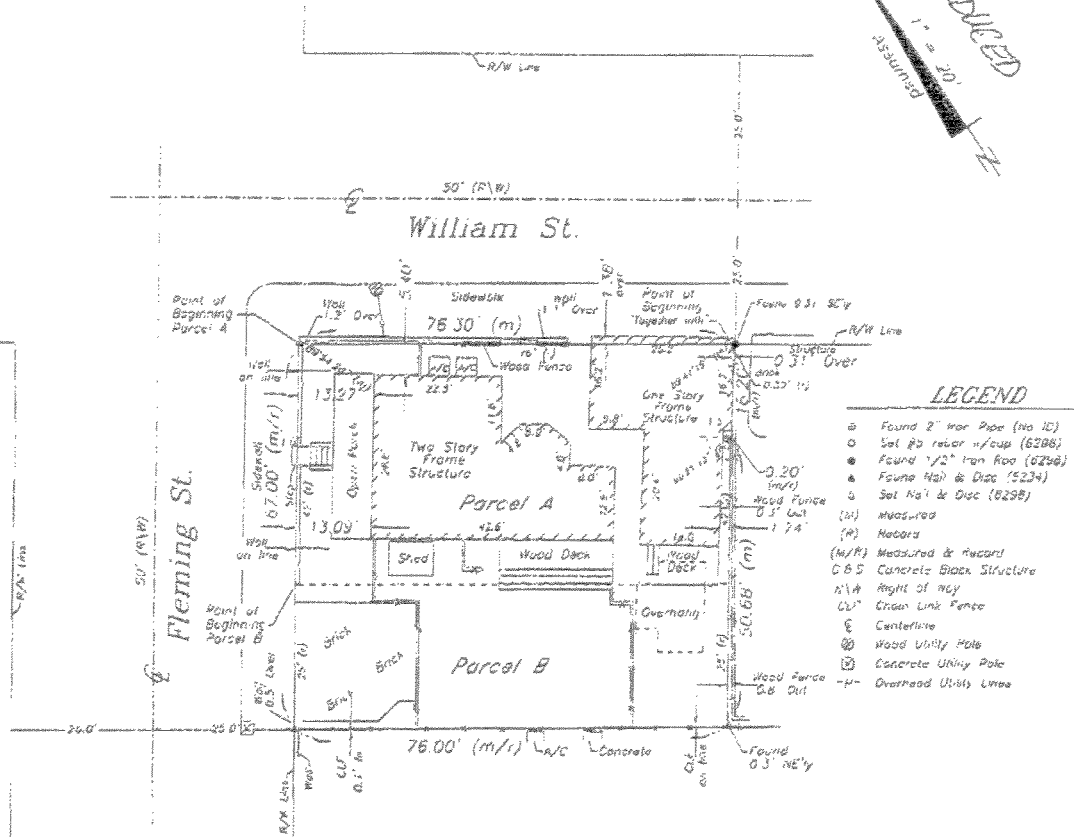
REAR NEIGHBORS



Survey

Boundary Survey Map of part of Lot 2, Square 48, Island of Key West

REDUCED
1" = 20'
Assumed



LEGEND

- Found 2" Iron Pipe (No. 10)
- Set #2 rebar w/cup (6208)
- Found 1/2" Iron Rod (6246)
- Found Nail & Disc (5234)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- N/A Right of Way
- CL' Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- - - Overhead Utility Lines

NOTES

1. The legal description shown hereon was furnished by the client or their agent
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted
4. Street address: 750 Fleming Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: June 8, 2010
10. Ownership of fences is undeterminable, unless otherwise noted
11. Adjoiners are not furnished

BOUNDARY SURVEY OF PARCEL A. On the Island of Key West, and being part of Lot 2 in Square 48 according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the corner of Fleming and William Streets, and running along Fleming Street in a Southwesterly direction 42 feet; thence at right angles in a Southeastery direction 76 feet; thence at right angles in a Northeastery direction 42 feet to William Street; thence along William Street in a Northwestery direction 76 feet to the Point of Beginning.

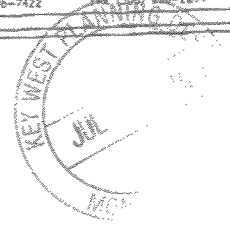
Together with: On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at a point on the West side of William Street, distant Southeastery from the corner of William and Fleming Streets Seventy-six (76) feet, and running thence Southeastery along William Street three tenths (.30) feet, thence at near right angles in a Southwesterly direction Sixteen and two tenths (16.20) feet, thence at right angle in a Northwestery direction two tenths (.20) feet, thence at near right angles in a Northeastery direction sixteen and two tenths (16.20) feet out to William Street the Point of Beginning.

PARCEL B. On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Lot 2, in Square 48. Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets and running thence along Fleming Street in a Southwesterly direction 26 feet, thence at right angles in a Southeastery direction 76 feet; thence at right angles in a Northeastery direction 26 feet; thence at right angles in a Northwestery direction 76 feet out to Fleming Street, to the Point of Beginning.

BOUNDARY SURVEY FOR: Brian K. Boyer & Charles Todd Kemp;
Citimortgage Inc.;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.
Lynn O'Flynn, PSM
Florida Reg #6298
June 8, 2010

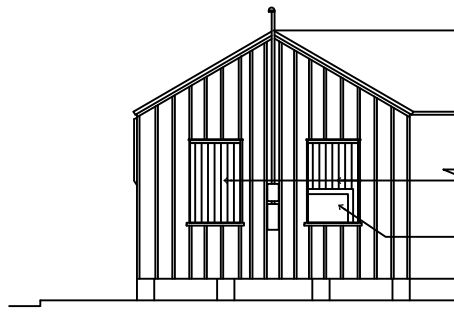
J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
P.S. #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422



Site Plans



**"IN THE HEART OF OLD TOWN"
730 FLEMING STREET**



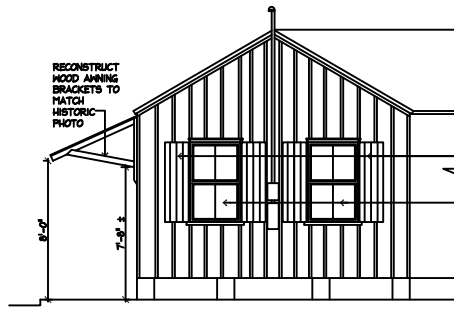
EXISTING COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

PORTION OF (4) HISTORIC AWNING BRACKETS REMAIN
FRAMED OPENINGS, SILLS AND SHUTTERS EXIST, BUT WINDOWS HAVE BEEN REMOVED (TYP.)
REMOVE EXISTING WINDOW A/C



EXISTING SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"

EXISTING CONCRETE BLOCK WALL TO BE REMOVED



PROPOSED COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

RECONSTRUCT WOOD AWNING BRACKETS TO MATCH HISTORIC PHOTO
8'-0"
7'-0"

GALVALUME V-CRIMP AWNING ROOF OVER SOLID BOARD SHEATHING OVER WOOD BRACKETS
REPAIR EXISTING SOLID BOARD SHUTTERS
NEW 2/2 WOOD D.H. WINDOWS AT EXISTING OPENINGS



PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"

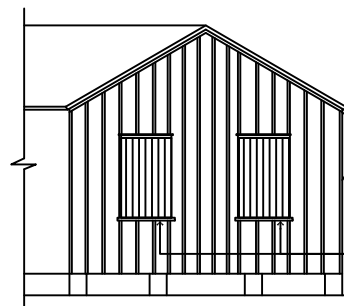
RELOCATE EXISTING WOOD PICKET FENCE AND GATE BEHIND NEW CONCRETE WALL

NEW CONCRETE RETAINING WALL

NEW CONCRETE WALL AND WOOD PICKETS TO MATCH FLEMING STREET

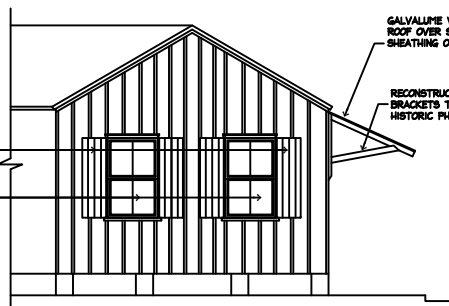
NEW RAILINGS ON FRONT OF PORCH TO MATCH HISTORIC RAILINGS ON SIDES OF PORCH

EXISTING RAILING



EXISTING COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"

REPAIR EXISTING SOLID BOARD SHUTTERS
PORTION OF (4) HISTORIC AWNING BRACKETS REMAIN
NEW 2/2 WOOD D.H. WINDOWS AT EXISTING OPENINGS
FRAMED OPENINGS, SILLS AND SHUTTERS EXIST, BUT WINDOWS HAVE BEEN REMOVED (TYP.)



PROPOSED COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"

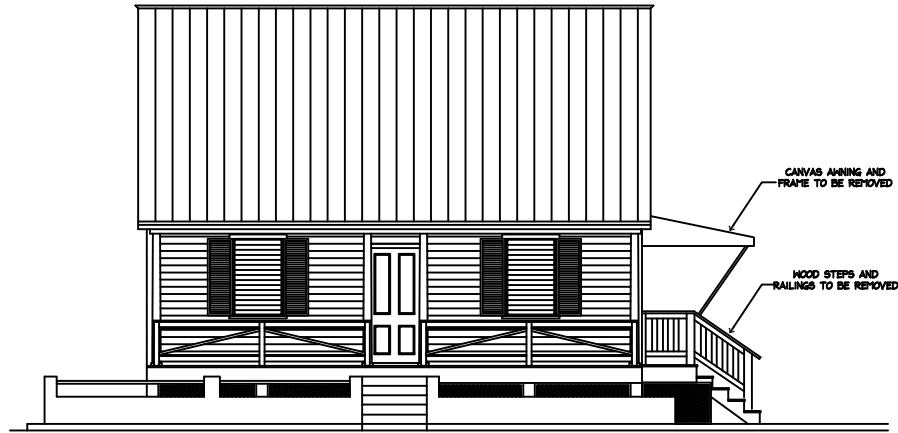
GALVALUME V-CRIMP AWNING ROOF OVER SOLID BOARD SHEATHING OVER WOOD BRACKETS

RECONSTRUCT WOOD AWNING BRACKETS TO MATCH HISTORIC PHOTO

Kemp / Boyer Residence
730 Fleming Street
Key West, FL 33040

m.stratton.architecture, pllc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

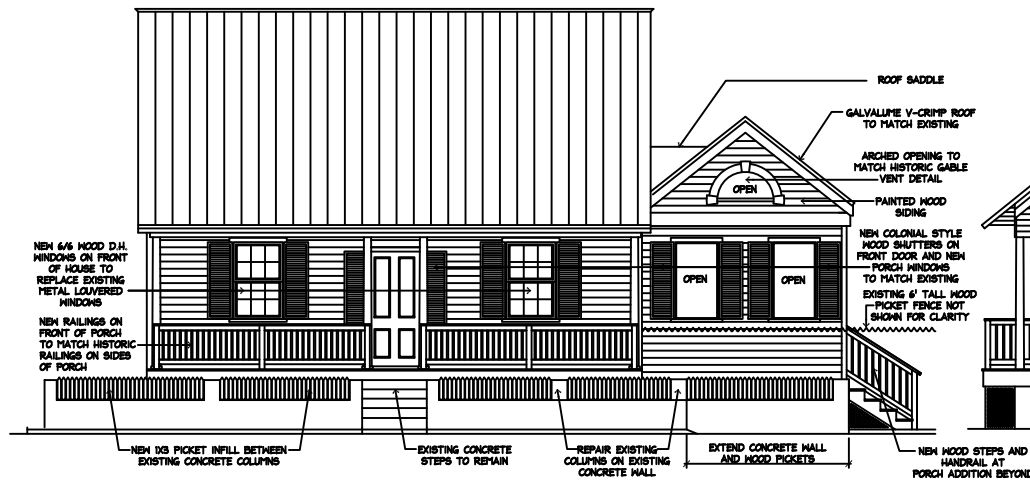
Date 7.23.10
Project # 1011



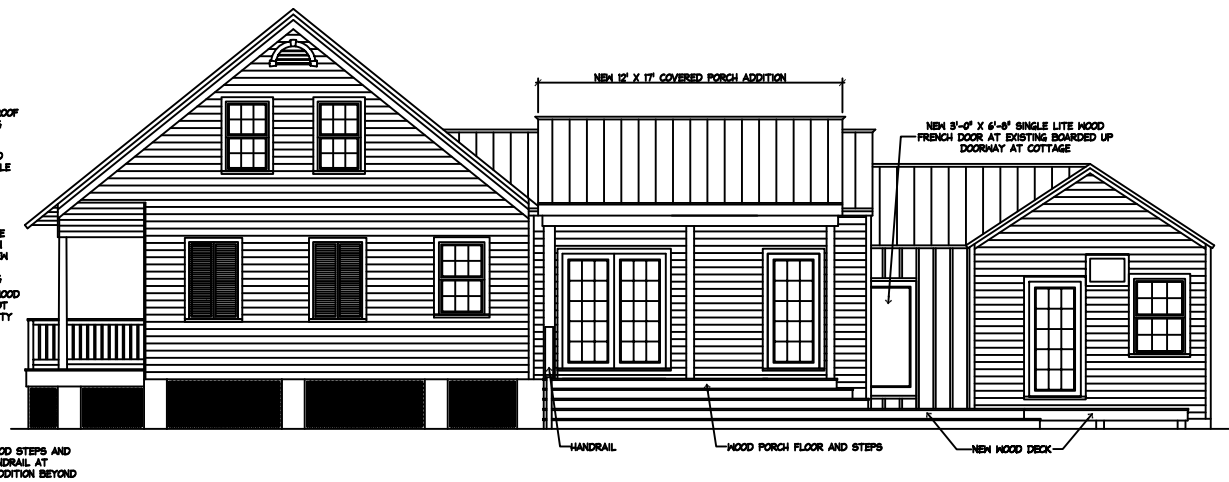
EXISTING FRONT ELEVATION (NORTH)
1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST)
1/4"=1'-0"



PROPOSED FRONT ELEVATION (NORTH)
1/4"=1'-0"



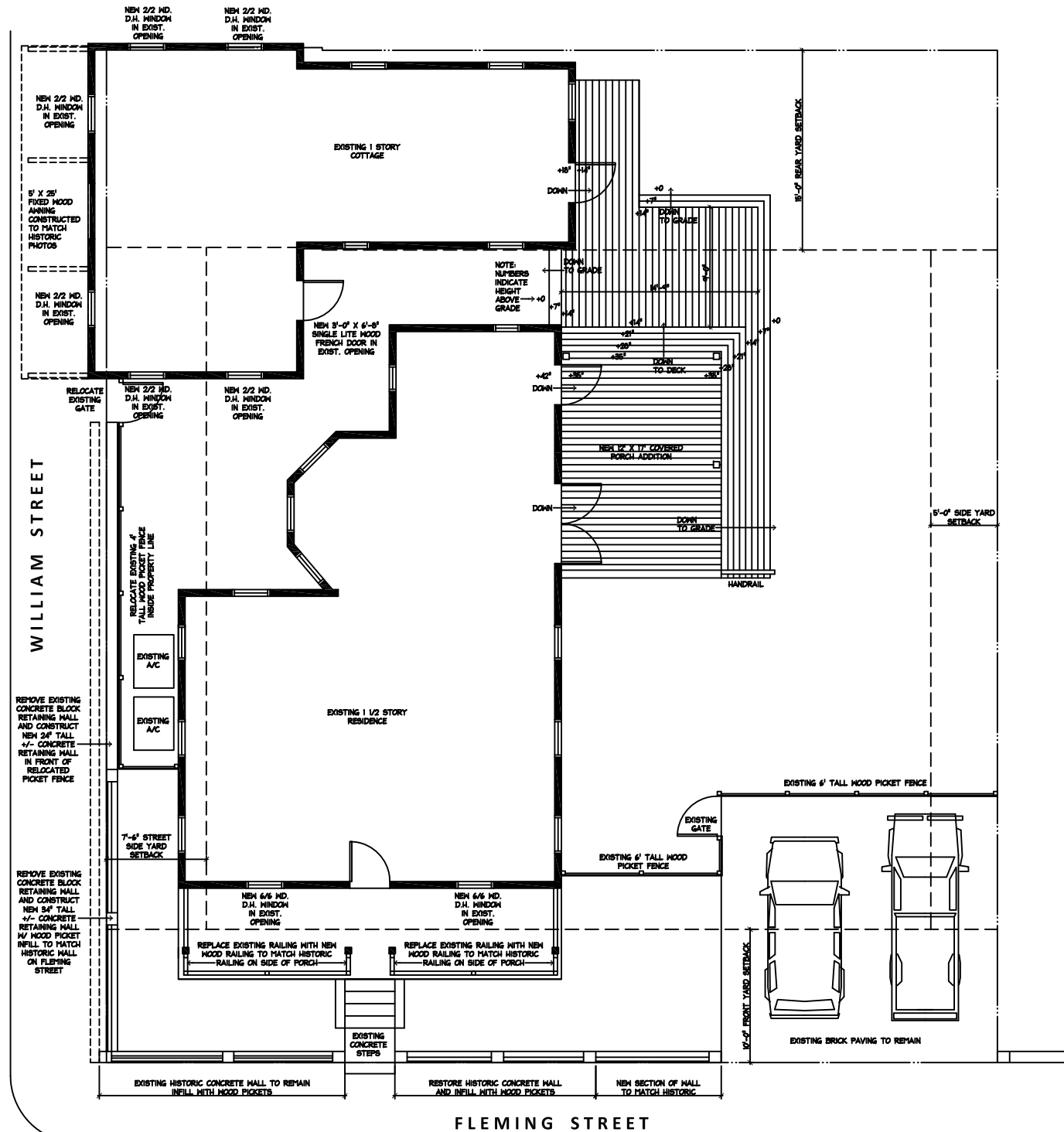
PROPOSED SIDE ELEVATION (WEST)
1/4"=1'-0"

Kemp / Boyer Residence
730 Fleming Street
Key West, FL 33040

m.stratton.architecture, pllc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 7.23.10

Project # 1011



SITE PLAN / FLOOR PLAN
1/4"=1'-0"



Kemp / Boyer Residence
730 Fleming Street
Key West, FL 33040

m.stratton.architecture.pllc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 7.23.10

Project # 1011