

Staff Report

- 13a Renovations and new addition to an existing single family dwelling. New wood fence. New swimming pool and rear porch. Repair existing shutters. Repair and replace existing windows to match - **#919 Southard Street- Robert M. Gurney Architects (H11-01-1586)**

This staff report is for the review of a Certificate of Appropriateness for a request for the restoration of a contributing house and for a new attached addition that will be visible from the street. The house located on #919 Southard Street is listed as a contributing resource. The historic frame house, which originally was a one and a half story structure, was built circa 1889. The Sanborn maps of 1948 and 1962 provide evidence that the actual footprint of the house has been altered through time by attached additions on the back. The house has a prominent dormer in its front façade. The front porch has been altered and a non historic exterior staircase is located on the west side and visible from the street.

The proposed plans include the restoration of the existing front porch by removing the concrete block railings and replacing them with wood railings. A new addition, with a U shape footprint will be attached to the back of the historic house. This one story addition will have gable roofs that will be lower than the historic house. The proposed footprint of the new addition will be 3 times larger than what will be left of the existing house, after proposed demolition. A courtyard will create a buffer open area between the historic house and the addition that will be visible from the street. The plans also include a new pool, a roof porch and deck, all on the back of the house.

The plans propose Marvin wood double hung windows for replacements and for the new addition. Siding will be new board and batten and roof will have metal v-crimp.

According to the Survey map part of the existing house front porch sits over the city's sidewalk. **An easement will be required for any work. The house is a non conforming structure.**

Guidelines to be reviewed for this request;

Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*

- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*
- (8) *New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed.*

Staff also understands that the guidelines for Additions and Alterations and New Construction (pages 36-38a) are applicable for the review of the plans. Under page 38 of the Historic Architectural Guidelines, new construction criteria can be found:

1. **Siting** - *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will not conform to actual setbacks for this particular historic zone district HHDR;

Front yard- 10 feet
Side yard- 5 feet
Back yard- 20 feet
Maximum height- 30 feet

A side yard setback will be required, if approved as well as an easement since part of the front porch is located over city's right-of-way.

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be*

approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case.

3. **Height** – must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new structure will be one story.

4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

It is staff's belief that the proposed new structure's mass, scale and proportions are similar to the surrounding historic buildings. The proposed design will not obscure the historic house; the new addition that will be visible from the street will be setback from the sidewalk approximately 23'-6", leaving the historic part of the house visible from its right side.

5. **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

The proposed plans depict a contemporary design. The size, design, scale and materials are compatible with the historic urban fabric that surrounds the house.

6. **Building Detail** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.

The new proposed design incorporates elements that are compatible with the surrounding historic context.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new structure will incorporate traditional building materials; nevertheless materials such as composite new shutters are not appropriate for this historic house. Staff also understands that an effort should be made in order to restore existing historic 6 over 6 windows rather than replace them with new units. If new wood window are needed in the historic part of the house they must be true divided with thin mullions.

The proposed addition will be an expansion of a non conforming structure. The proposed plans, as submitted, are consistent with many of the guidelines for addition, alterations and new construction; the scale and massing of the new proposed addition is appropriate in relation to the historic house and its urban context. Staff understands that restoring the front porch with traditional materials is an appropriate alternative.

If the design is approved the proposed addition will require variances for expanding a non conforming structure and possible variance for exceeding the 66% of the total value of the existing house. An easement will also be required prior to construction.

Application

RECEIVED
NOV 28 2011



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 11-01-1586

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Peter and SABRINA GLASS DATE: 11.23.2011

OWNER'S ADDRESS: 919 SOUTHARD street Key West, FL PHONE #: 631 495 4103

APPLICANT'S NAME: Robert M. Gurney, FAIA, Architect PHONE #: 202 237 0925

APPLICANT'S ADDRESS: 5110 1/2 MACARTHUR BVD NW Washington, DC 20016

ADDRESS OF CONSTRUCTION: 919 SOUTHARD street Key West, FL # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovation and addition to an existing single family Dwelling. Partial Demolition of Existing house. New Front porch, wood posts, and railing. Side stair to be repaired or replaced as required. New 5'-0" high Fence (wood). New Swimming pool and rear porch. New mechanical. Remove existing AC window units. Repair or replace existing shutters. Repair or replace existing windows to match existing New Roofing to match existing.

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 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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: 11.23.2011
Applicant's Signature: Robert M. Gurney

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 and 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: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building listed as contributing. frame vernacular built c. 1880
· Ordinance for demolitions.
· Guidelines for additions/alterations and
new construction (pages 34-38a)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

ROBERT M. GURNEY, FAIA
ARCHITECT



TRANSMITTAL

GLASS residence III 919 Southard Ave. Key West, FL
11/28/2011

to: Enid Torregrosa
Historic Preservation Planner
City of Key West

address: 3140 Flagler Avenue
Key West, Florida 33040

phone: 305.809.3973 Direct

contents: HARC application
(2) sets of drawings date November 23, 2011
existing photographs
Bermuda and Board and Batten Shutter Specs

Hi Enid

I've enclosed 2 sets of drawings, the application, the existing photographs, shutter specifications. Please let me know if you need anything else from us for the December 14th meeting. We made a couple minor revisions from the drawings I emailed you.

Thanks,
Sarah

Sarah Mailhot
Associate
Robert M. Gurney, FAIA
Architect

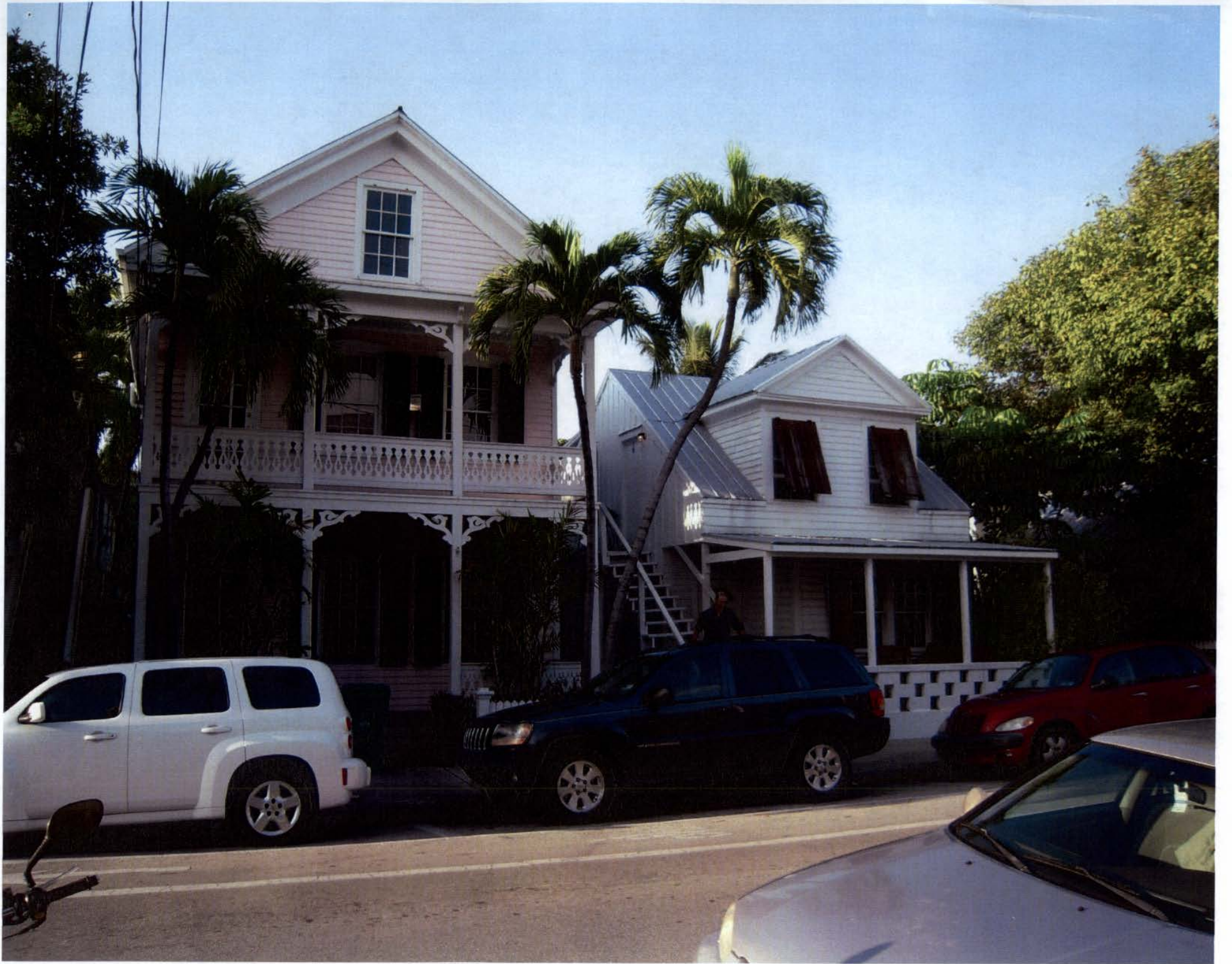
Project Photos



Photo taken by Property Appraiser's office c1965; 919 Southard Street; built c1889;
Monroe County Library









919

919













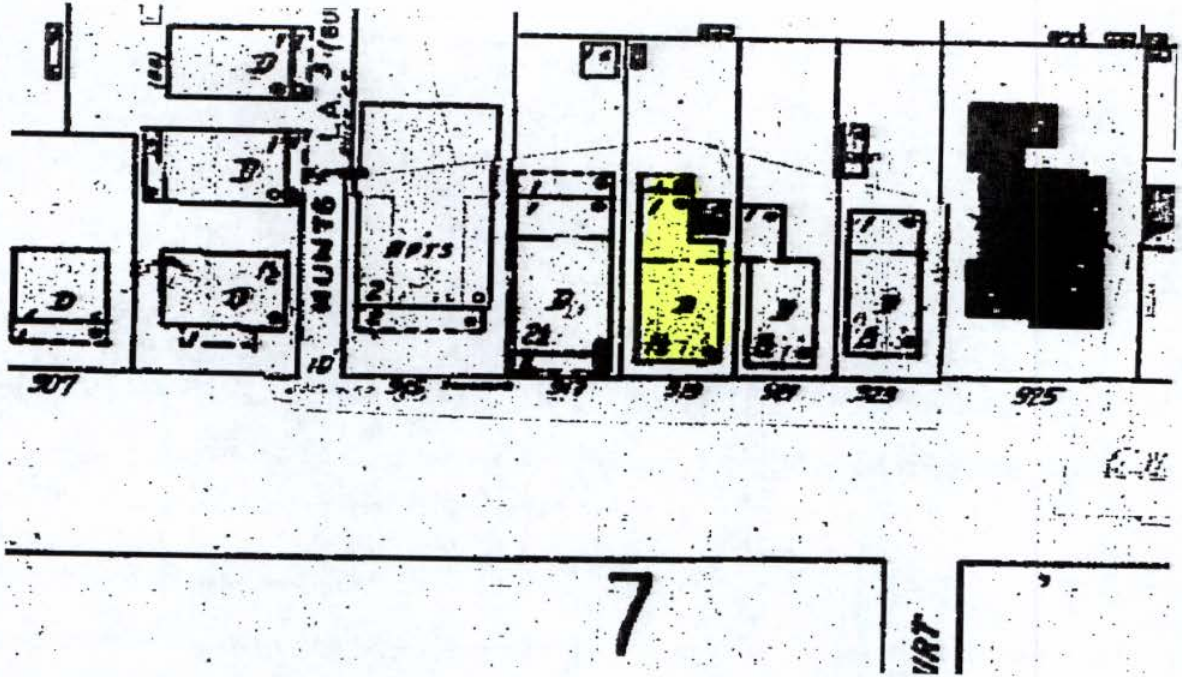




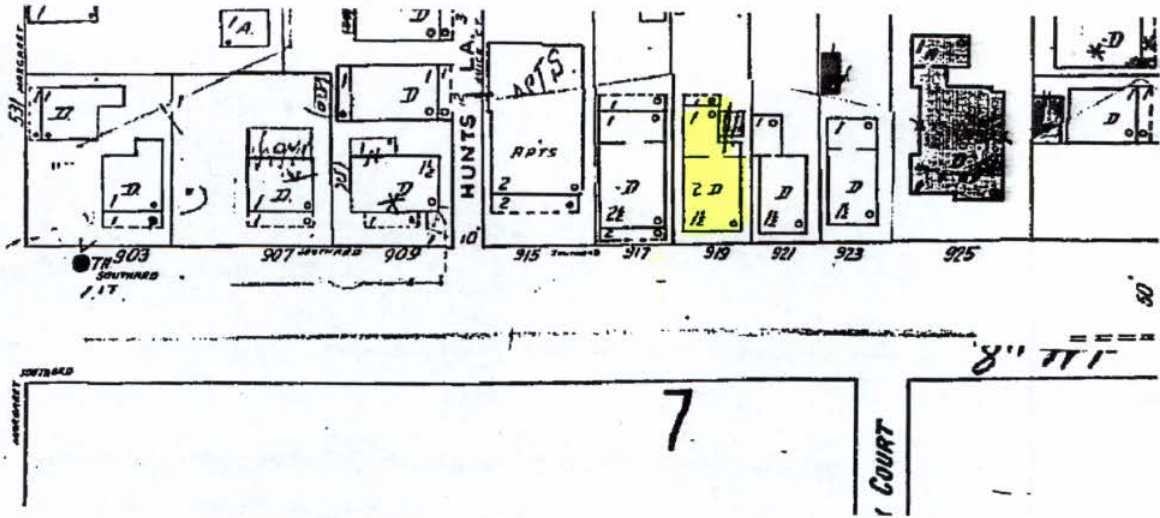




Sanborn Maps



#919 Southard Street Sanborn map 1948



#919 Southard Street Sanborn map 1962 copy

Survey

Boundary Survey Report of part of Lot 1, Square 46,
Island of Key West

NOTES:

1. The legal descriptions shown hereon were 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: 319 Southard 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: April 19, 2010.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

PARCEL #1: In the City of Key West and is Part of Lot 1, of Square 46 according to Whitehead's Map of Island of Key West delineated in February, 1829, more particularly described as follows: COMMENCING 125 feet from the corner of Grinnell and Southard Streets and running on the latter street in a Southwest direction 25 feet; thence at right angles in a Northwest direction 100 feet; thence in a Northeast direction 25 feet; thence at right angles in a Southeast direction 100 feet to the Point of Beginning.

PARCEL #1 - EXCEPTION: A parcel of land on the Island of Key West, Monroe County, Florida, and known as a Part of Lot 1, Square 46 according to William A. Whitehead's Map of the said Island, said parcel being further described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right-of-way-line (ROWL) of Grinnell Street with the NW'ly ROWL of Southard Street and run thence in a SW'ly direction and along the NW'ly ROWL of the said Southard Street for a distance of 125.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'ly and at right angles for a distance of 100.00 feet; thence SW'ly and at right angles for a distance of 1.75 feet; thence SE'ly and at right angles for a distance of 100.00 feet to the NW'ly ROWL of the said Southard Street; thence NE'ly and along the NW'ly ROWL of the said Southard Street for a distance of 1.75 feet back to the POINT OF BEGINNING.

PARCEL #2:

In the City of Key West and is Part of Lot 1, of Square 46 according to Whitehead's Map of Island of Key West delineated in February, 1829, more particularly described as follows: COMMENCING 150 feet from the corner of Grinnell and Southard Streets and running thence on said Southard Street in a Southwest direction 25 feet; thence at right angles in a Northwest direction 100 feet; thence at right angles in a Northeast direction 25 feet; thence at right angles in a Southeast direction 100 feet back to the Point of Beginning.

PARCEL #3:

A parcel of land on the Island of Key West, Monroe County, Florida, according to Whitehead's Map of said Island, delineated in February, 1829, and being more particularly described as follows: COMMENCE at the intersection of the SW'ly right-of-way-line (ROWL) of Grinnell Street and the NW'ly (ROWL) of Southard Street; thence run SW'ly along the NW'ly ROWL of said Southard Street, 175.00 feet to the POINT OF BEGINNING of said parcel of land; thence continue SW'ly along the previously described course, 2.5 feet; thence run at right angles in a NW'ly direction 100.00 feet; thence run at right angles in a NE'ly direction 2.5 feet; thence run at right angles in a SE'ly direction 100 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Peter G. Glass & Sabrina U. Glass;
TIB Bank;
Feldman Koenig Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance;

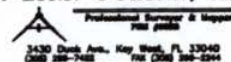
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6526

April 23, 2010

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

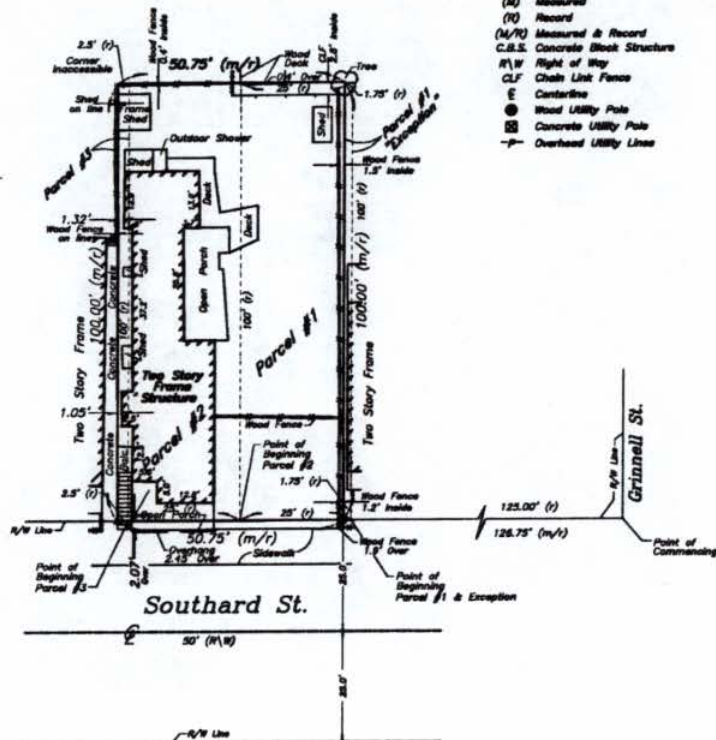


Boundary Survey Map of part of Lot 1, Square 46,
Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/loop (E298)
- ⊙ Found 1/2" Iron Rod (2683)
- ▲ Found Nail & Disc (B234)
- △ Set Nail & Disc (E298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- N/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines

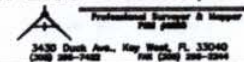


NOTE:

This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

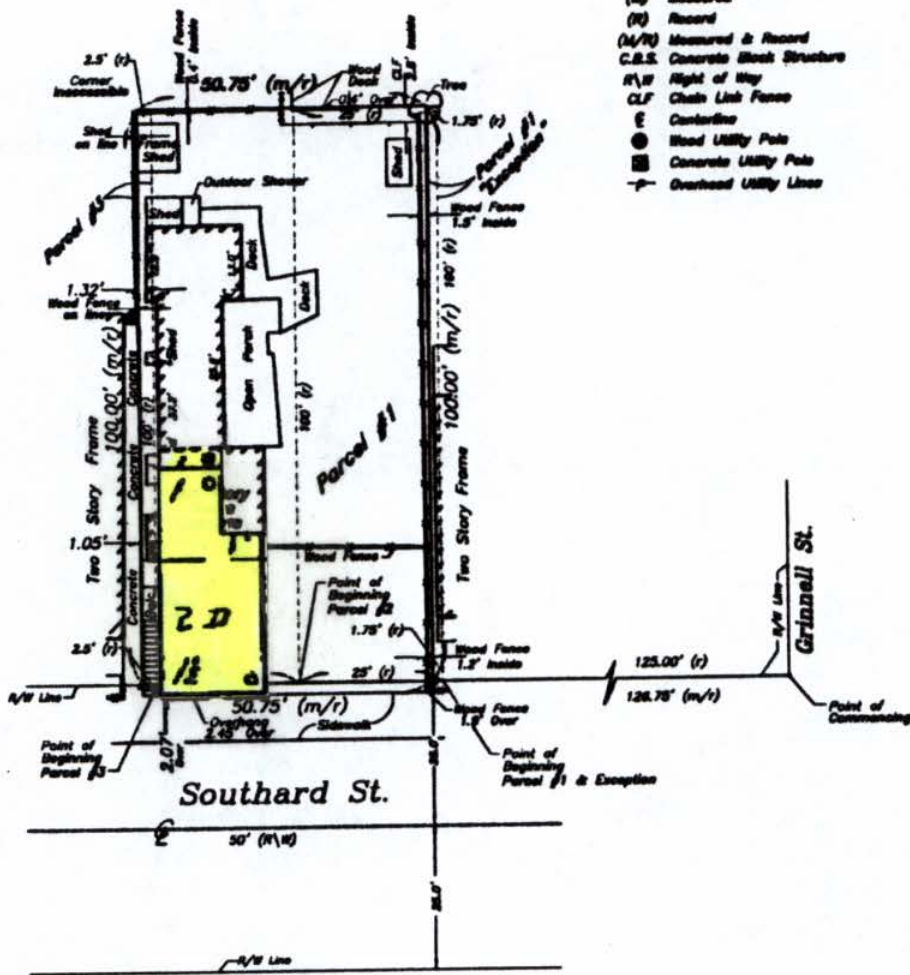


Boundary Survey Map of part of Lot 1, Square 46, Island of Key West

1" = 20'
Assumed

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (5288)
- Found 1/2" Iron Rod (2883)
- ▲ Found Nail & Disc (3234)
- ▲ Set Nail & Disc (5288)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Overhead Utility Line



Footprint of 1962 Sanborn map
over imposed on survey map.

Site Plans

GLASS residence

renovation / addition

919 southard street
key west florida 33040



DRAWING INDEX

- A1.1 COVER SHEET
- A2.0 EXISTING BOUNDARY SURVEY AND REPORT
- A2.1 EXISTING FLOOR PLANS
- A2.2 EXISTING ELEVATIONS
- A2.3 DEMOLITION FLOOR PLANS
- A2.4 DEMOLITION ELEVATIONS
- A3.0 PROPOSED SITE PLAN
- A3.1 PROPOSED FIRST FLOOR PLAN
- A3.2 PROPOSED SECOND FLOOR PLAN
- A3.3 PROPOSED ROOF PLAN
- M4.1 PROPOSED ELEVATIONS
- M4.2 PROPOSED ELEVATIONS
- M4.3 PROPOSED SECTION | ELEVATIONS
- M4.4 PROPOSED SECTION | ELEVATIONS

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040

HARC SUBMISSION

COVER SHEET

ROBERT M. GURNEY, FAIA
ARCHITECT



A1.1

NOVEMBER 23, 2011

Boundary Survey Report of part of Lot 1, Square 46,
Island of Key West

NOTES:

1. The legal descriptions shown hereon were 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: 919 Southard 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: April 19, 2010.
10. Ownership of houses is undeterminable, unless otherwise noted.
11. Adjacenters are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

PARCEL #1: In the City of Key West and is Part of Lot 1, of Square 46 according to Whitehead's Map of Island of Key West delineated in February, 1928, more particularly described as follows: COMMENCING 185 feet from the corner of Grinnell and Southard Streets and running on the latter street in a Southwest direction 85 feet; thence at right angles in a Northwest direction 100 feet; thence in a Northeast direction 85 feet; thence at right angles in a Southeast direction 100 feet to the Point of Beginning.

PARCEL #2 - EXCEPTION: A parcel of land on the Island of Key West, Monroe County, Florida, and known as a Part of Lot 1, Square 46 according to Whitehead's Map of the said Island, said parcel being further described by metes and bounds as follows: COMMENCING at the intersection of the SW^{1/4} right-of-way-line (ROWL) of Grinnell Street with the NW^{1/4} ROWL of Southard Street and run thence in a SW^{1/4} direction and along the NW^{1/4} ROWL of the said Southard Street for a distance of 185.00 feet to the POINT OF BEGINNING of the parcel of land being described hereon; thence NW^{1/4} and at right angles for a distance of 102.00 feet; thence SW^{1/4} and at right angles for a distance of 1.75 feet; thence SE^{1/4} and at right angles for a distance of 100.00 feet to the NW^{1/4} ROWL of the said Southard Street; thence NE^{1/4} and along the NW^{1/4} ROWL of the said Southard Street for a distance of 1.75 feet back to the POINT OF BEGINNING.

PARCEL #3: In the City of Key West and is Part of Lot 1, of Square 46 according to Whitehead's Map of Island of Key West delineated in February, 1928, more particularly described as follows: COMMENCING 150 feet from the corner of Grinnell and Southard Streets and running thence on said Southard Street in a Southwest direction 25 feet; thence at right angles in a Northwest direction 100 feet; thence at right angles in a Northeast direction 25 feet; thence at right angles in a Southeast direction 100 feet back to the Point of Beginning.

PARCEL #4: A parcel of land on the Island of Key West, Monroe County, Florida, according to Whitehead's Map of said Island, delineated in February, 1928, and being more particularly described as follows: COMMENCE at the intersection of the SW^{1/4} right-of-way-line (ROWL) of Grinnell Street and the NW^{1/4} (ROWL) of Southard Street; thence run SW^{1/4} along the NW^{1/4} ROWL of said Southard Street, 175.00 feet to the POINT OF BEGINNING of said parcel of land; thence continue SW^{1/4} along the previously described course, 2.5 feet; thence run at right angles in a NW^{1/4} direction 100.00 feet; thence run at right angles in a NE^{1/4} direction 2.5 feet; thence run at right angles in a SE^{1/4} direction 100 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Peter G. Glass & Sabrina U. Glass;
TID Bank;
Palomas Kossly Highsmith & Van Loom, P.A.;
Old Republic National Title Insurance;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 23, 2010

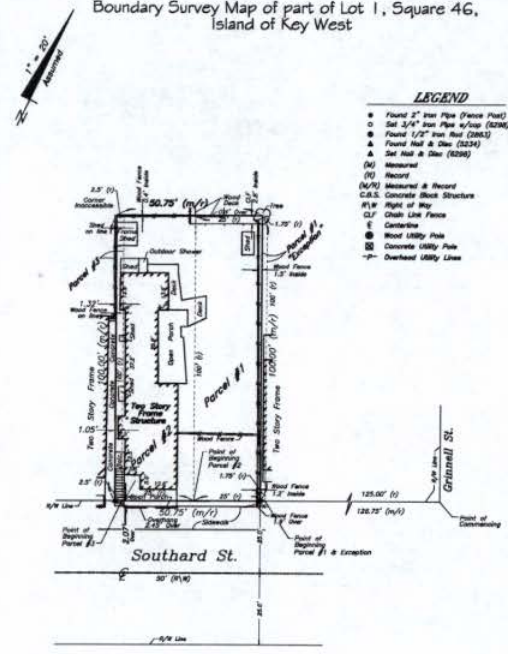
Sheet Two of Two Sheets



EXISTING BOUNDARY SURVEY REPORT

SCALE: 1"=20'

Boundary Survey Map of part of Lot 1, Square 46,
Island of Key West

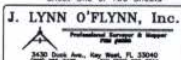


LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/Flag (6298)
- Found 1/2" Iron Nail (2882)
- ▲ Found Nail & Disc (2234)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S. Concrete Block Structure
- R/W Right of Way
- C/L Chain Line Fence
- E Centeline
- Wood Utility Pole
- Concrete Utility Pole
- - - Overhead Utility Lines

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets



EXISTING BOUNDARY SURVEY

SCALE: 1"=20'

A2.0

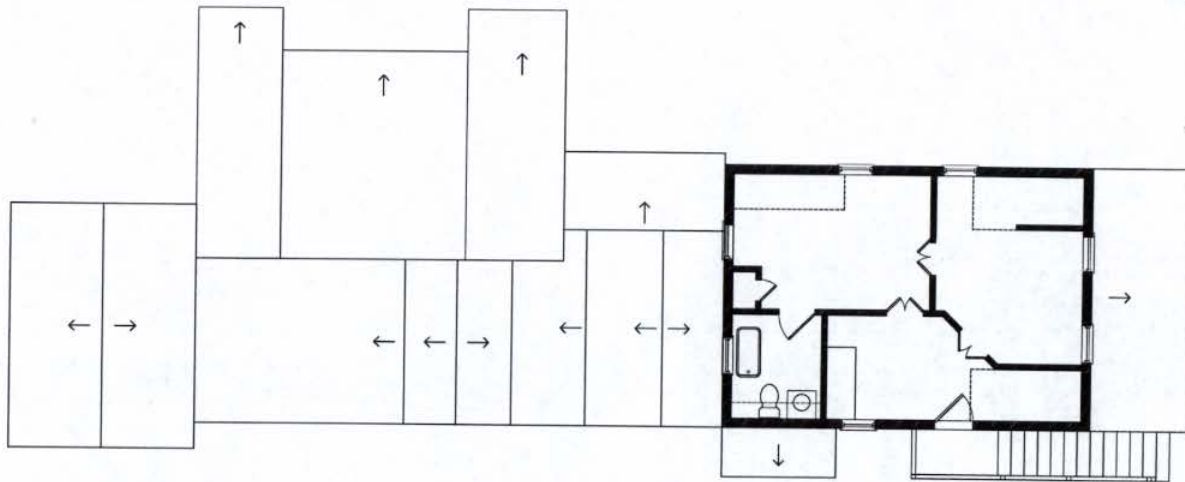
ROBERT M. GURNEY, FAIA
ARCHITECT
11156 MacArthur Boulevard NW, Washington DC 20014, 202.237.9807
www.rmgarchitect.com

EXISTING BOUNDARY SURVEY
AND REPORT

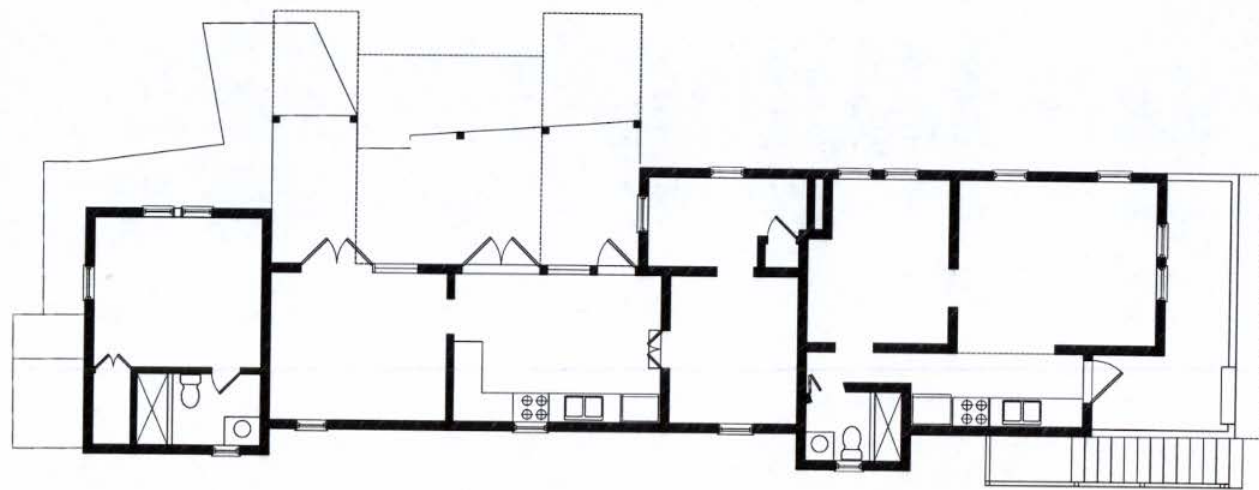
MARC SUBMISSION

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040

NOVEMBER 23, 2011



2 EXISTING SECOND FLOOR | ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

<p>HARC SUBMISSION</p> <p>GLASS RESIDENCE 819 SOUTHARD STREET KEY WEST, FLORIDA 33040</p>	<p>EXISTING FLOOR PLANS</p>	<p>ROBERT M. GURNEY, FAIA ARCHITECT</p> <p>8108 MARATHON BOULEVARD NW WASHINGTON DC 20018 L202.237.0665 L202.237.8807 www.robertmgurney.com</p> <p>A2.1 NOVEMBER 23, 2011</p>
--	-----------------------------	---



3 EXISTING SOUTHEAST (FRONT) ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

7 EXISTING NORTHEAST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



1 EXISTING SOUTHWEST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

A2.2

NOVEMBER 23, 2011

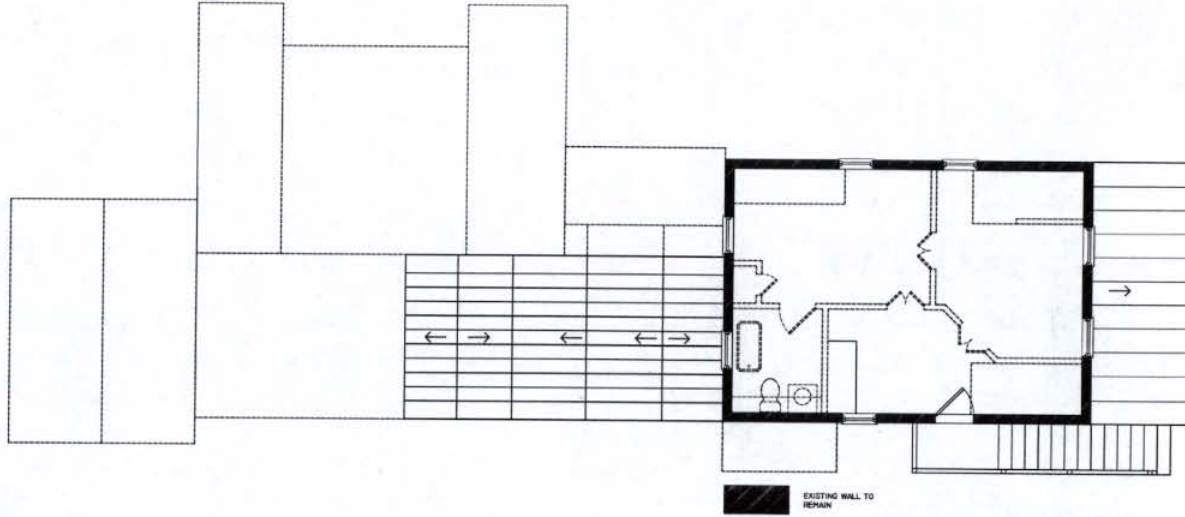
ROBERT M. GURNEY, FAIA
ARCHITECT

6105 INDEPENDENCE BOULEVARD NW WASHINGTON, DC 20015 (202) 277-6807
www.rdgfirm.com

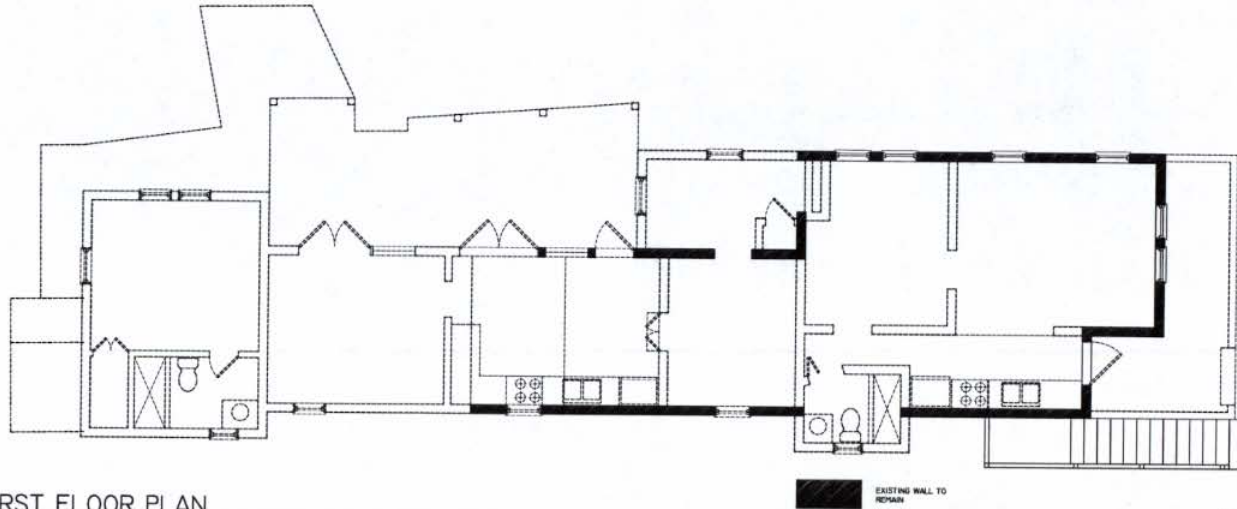
EXISTING ELEVATIONS

HARC SUBMISSION

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040



2 DEMOLITION SECOND FLOOR | ROOF PLAN
SCALE: 1/4" = 1'-0"



1 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.3

ROBERT M. GURNEY, FAIA
ARCHITECT

NOVEMBER 23, 2011
9115/10A/RT/14/BOLLENDORF/ WASHINGTON, DC 20116 USG237/065 USG237/067
www.robertmgurney.com

DEMOLITION FLOOR PLANS

HARC SUBMISSION

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040

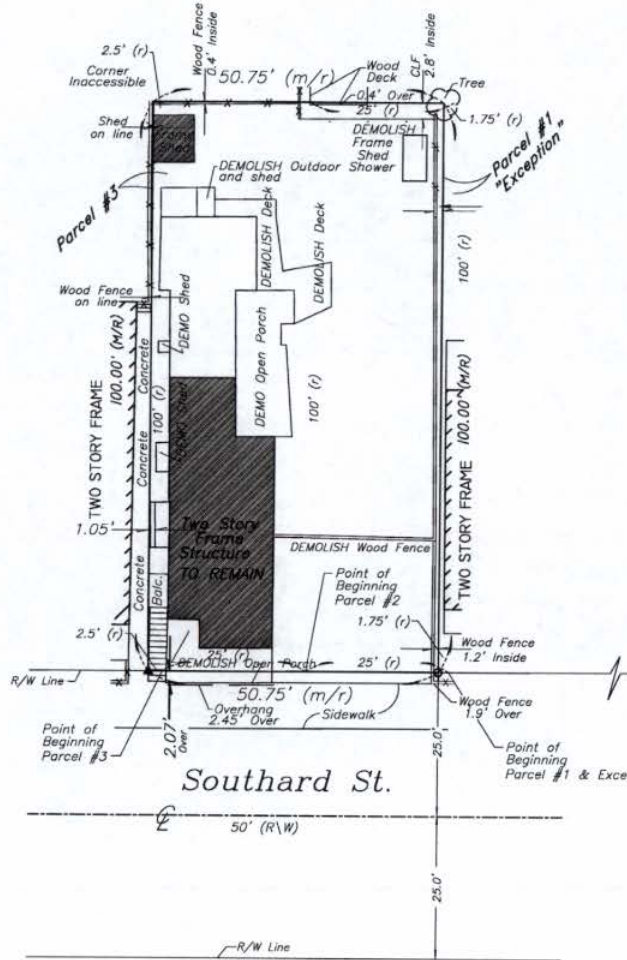


3 DEMOLITION SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

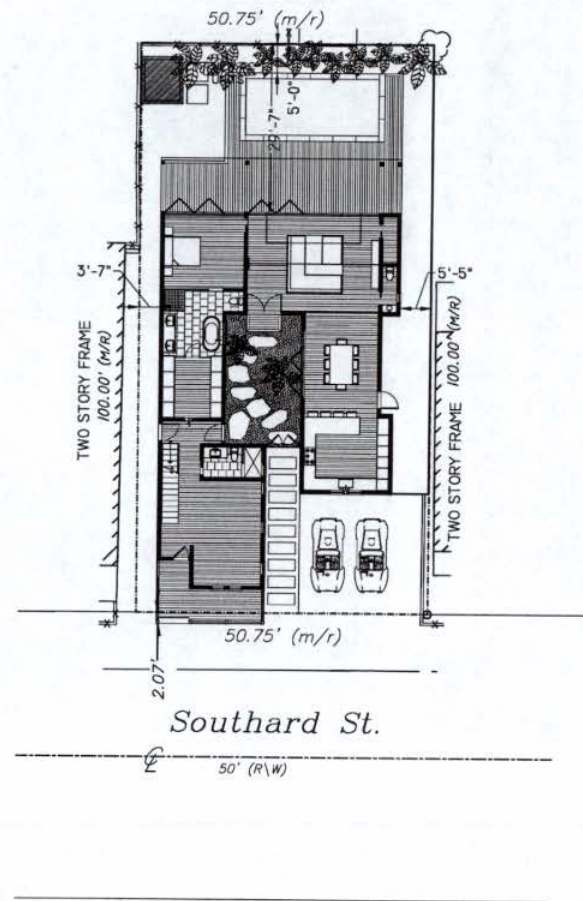
2 DEMOLITION NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION SITE PLAN
SCALE: 1"=10'



1 PROPOSED SITE PLAN
SCALE: 1"=10'

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040

PLANNING SUBMISSION

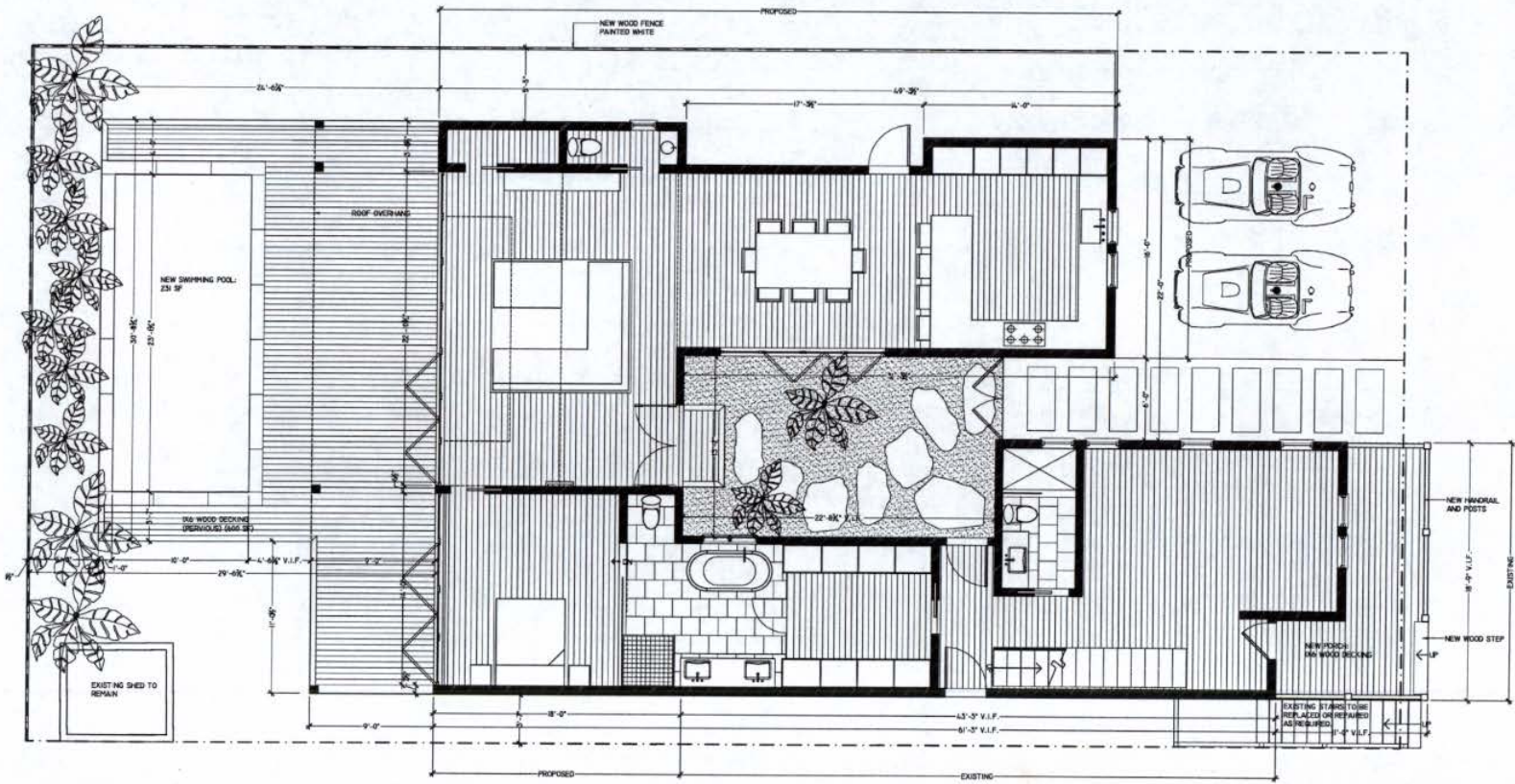
DEMOLITION AND PROPOSED
SITE PLANS

ROBERT M. GURNEY, FAIA
ARCHITECT

A3.0

NOVEMBER 23, 2011

61165 MAINTHURST BOULEVARD NW, WASHINGTON DC 20018 L202.227.6655 L202.227.6677
www.rdgdesignpartners.com



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A3.1

ROBERT M. GURNEY, FAIA
ARCHITECT

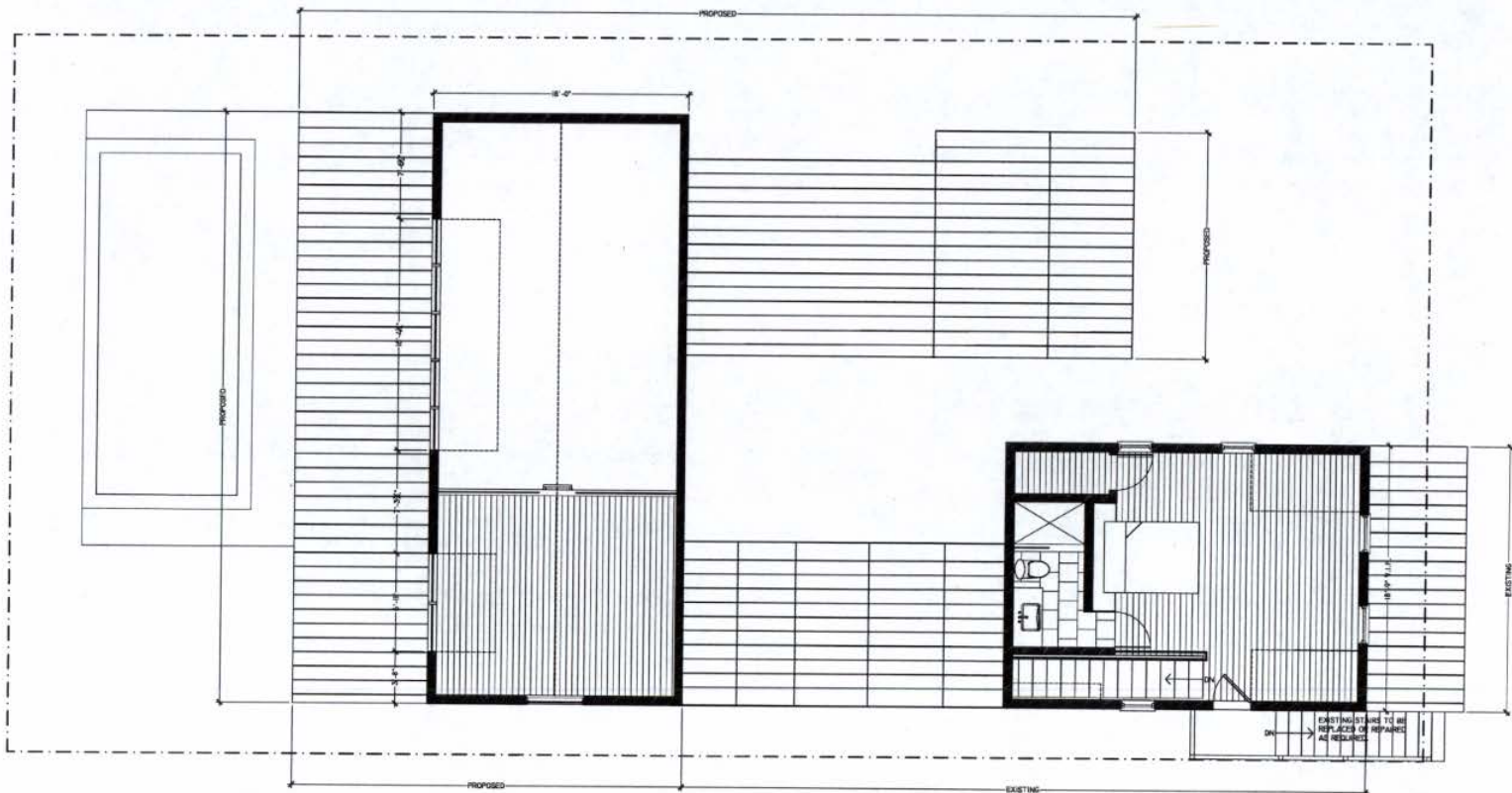
61158 MARATHON BLAUBOND HWY. WASHINGTON DC 20019 L302.837.8868 L302.237.8627
www.rmgpractices.com

NOVEMBER 23, 2011

FIRST FLOOR PLAN

HMRC SUBMISSION

GLASS RESIDENCE
819 SOUTHWARD STREET
KEY WEST, FLORIDA 33040



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GLASS RESIDENCE
 919 SOUTHARD STREET
 KEY WEST, FLORIDA 33040

HARC SUBMISSION

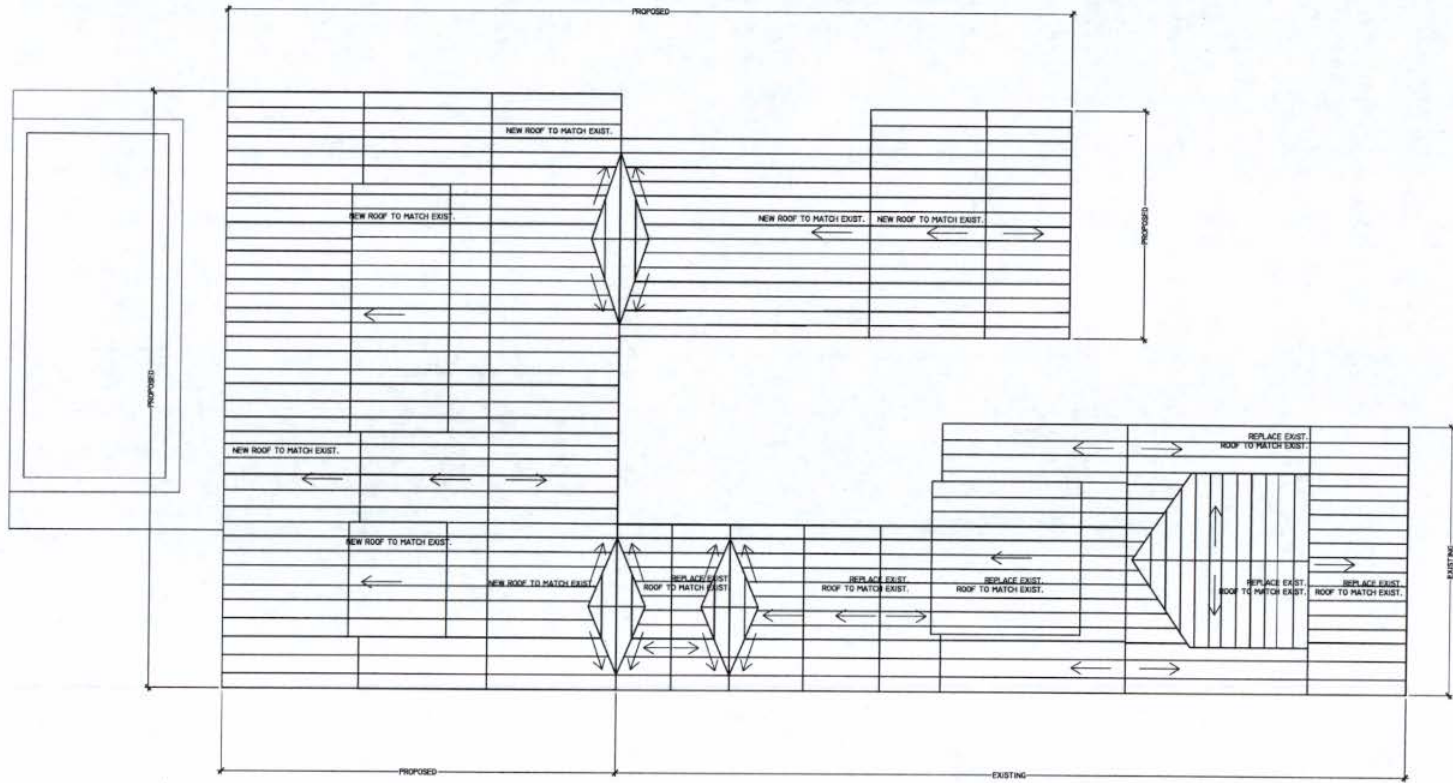
SECOND FLOOR PLAN

ROBERT M. GURNEY, FAIA
 ARCHITECT

9198 MARSHALL BOULEVARD NW WASHINGTON, DC 20148 L382.257.9685 L382.257.0827
 www.robertmurneyarchitect.com

A3.2

NOVEMBER 23, 2011



ROOF PLAN
SCALE: 1/4" = 1'-0"

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040

HARC SUBMISSION

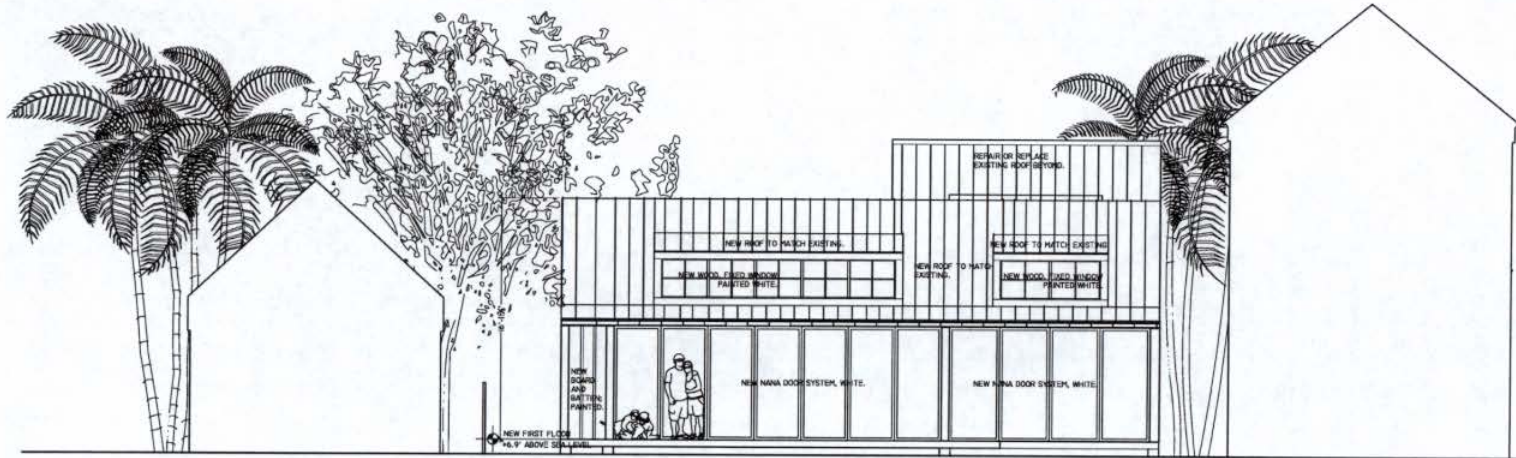
ROOF PLAN

ROBERT M. GURNEY, FAIA
ARCHITECT

6115E MARSHFIELD BOULEVARD NW WASHINGTON DC 20016 1202.277.8606 1202.277.8627
www.rmgarchitect.com

A3.3

NOVEMBER 23, 2011



1 PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



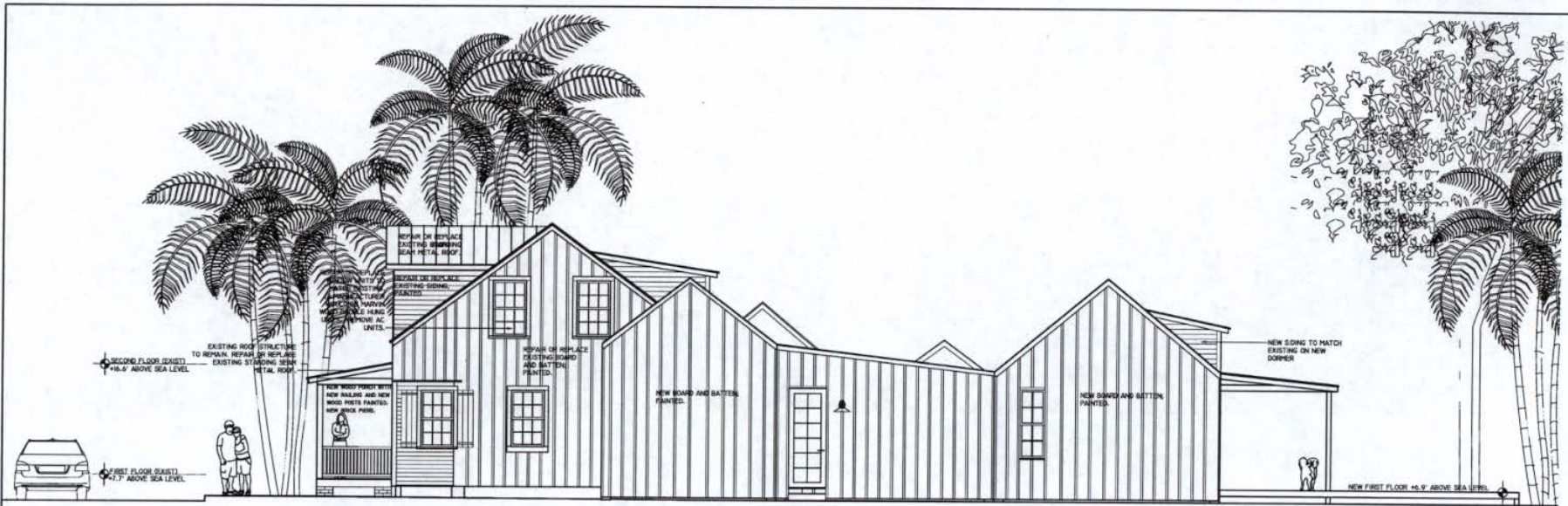
1 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

A4.1
NOVEMBER 23, 2011
ROBERT M. GURNEY, FAIA
ARCHITECT
81108 HAMMATHUR BOULEVARD NW WASHINGTON, DC 20719 L302.237.8800 L302.237.8827
www.robertmgurneyarchitect.com

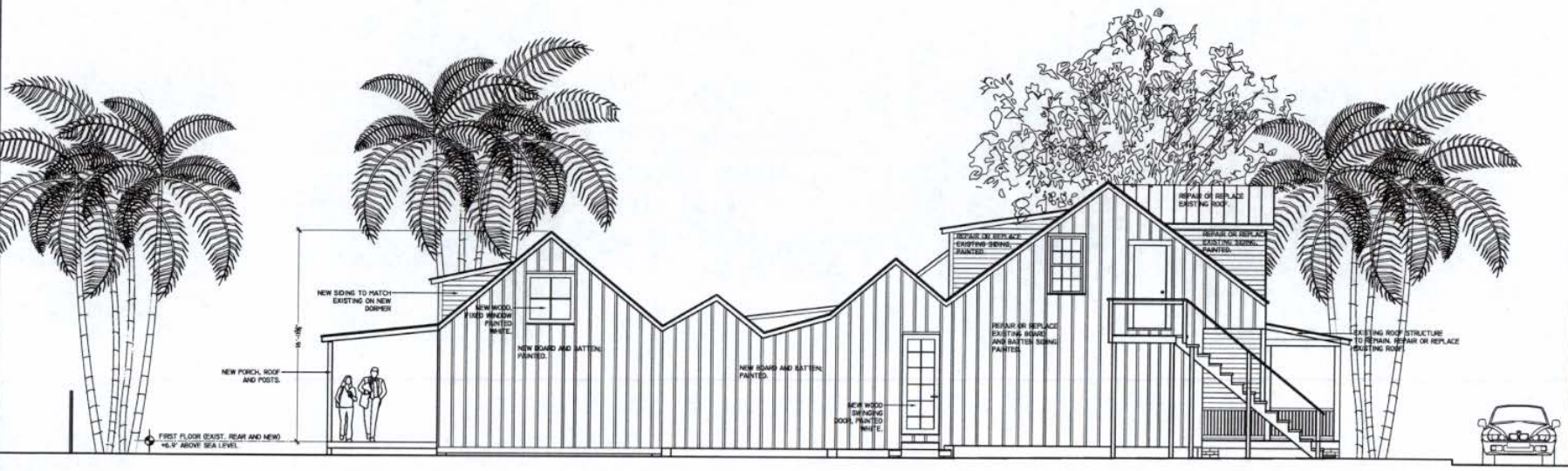
PROPOSED ELEVATIONS

HANG SUBMISSION

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040



PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

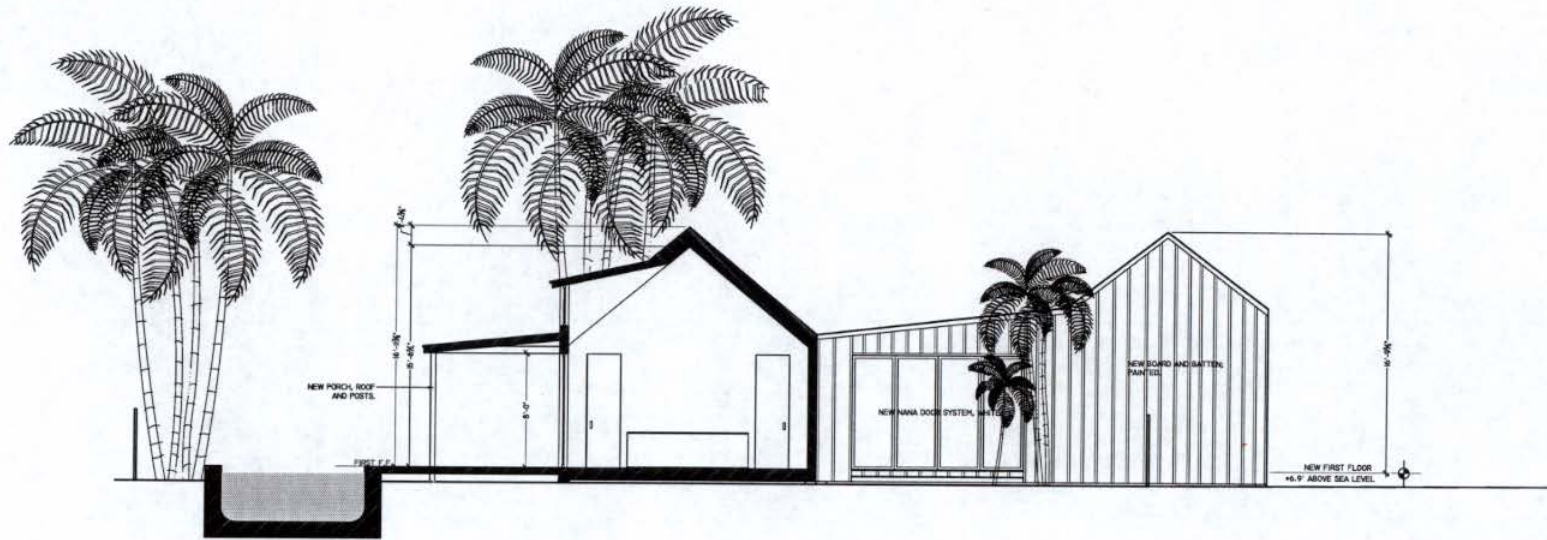
A4.2
ROBERT M. GURNEY, FAIA
 ARCHITECT
 81126 MANAYUNK BOULEVARD NW WASHINGTON DC 20018 202.237.8800 202.237.8827
 www.robertmurgury.com

PROPOSED ELEVATIONS

HARC SUBMISSION

GLASS RESIDENCE
 919 SOUTHWARD STREET
 KEY WEST, FLORIDA 33040

NOVEMBER 23, 2011



2-2 PROPOSED SECTION THRU COURTYARD LOOKING NORTHEAST
SCALE: 1/4" = 1'-0"



1-1 PROPOSED SECTION THRU COURTYARD LOOKING NORTHWEST
SCALE: 1/4" = 1'-0"

A4.3

NOVEMBER 23, 2011

ROBERT M. GURNEY, FAIA
ARCHITECT

9115E MARSHALL BOULEVARD NW WASHINGTON DC 20714 202.237.8625 202.237.8627
www.rmgurneyarchitect.com

PROPOSED SECTION I
ELEVATIONS

HARC SUBMISSION

GLASS RESIDENCE
919 SOUTHARD STREET
KEY WEST, FLORIDA 33040



2 PROPOSED SECTION THRU COURTYARD LOOKING SOUTHWEST
SCALE: 1/4" = 1'-0"



1 PROPOSED SECTION THRU COURTYARD LOOKING SOUTHWEST
SCALE: 1/4" = 1'-0"

A4.4
NOVEMBER 23, 2011

ROBERT M. GURNEY, FAIA
ARCHITECT
1115 N. MARSHALL BOULEVARD, W. WASHINGTON, DC 20014
L382.377.0005 L382.377.0007
www.rmgurneyarchitect.com

PROPOSED SECTION |
ELEVATIONS

MARK SUBMISSION

GLASS RESIDENCE
819 SOUTHWARD STREET
KEY WEST, FLORIDA 33040

Miscellaneous Information

B a h a m a

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

Our Bahama Shutters are hand-assembled with historically correct mitered corners from marine fiberglass components. Built without any unsightly mechanical fasteners, they are designed to withstand fierce weather like the unrelenting sea-spray of coastal climates.



standard



additional rails



additional vertical mullion

Architect



ctural

Hurricane Storm-rated Shutters

With Atlantic Premium Shutters, you don't have to sacrifice design appeal, even in the heart of hurricane zones. When the wind whips fiercely, the rain hardens and debris becomes airborne, Atlantic's Hurricane Storm-rated shutters protect your coastal home. All while providing the same unmatched beauty for which all Atlantic shutters are known.

Our Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural and Classic Collection shutters in Louver, Raised Panel or Board and Batten styles (does not apply to arch and radius top shutters, cutouts, or combination styles).

When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm. Only you will know how extremely tough your beautiful Atlantic shutters really are.

The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics.

A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter.

With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.



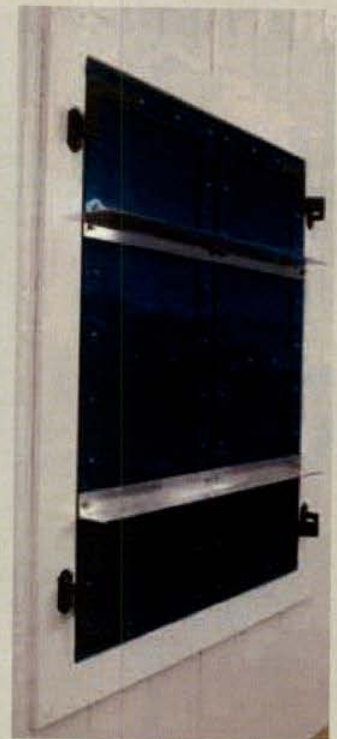
Architectural Collection, Bahama and Raised Panel



Bahama Storm System
Locks from the outside.



"U" Locking Storm Bar System
Locks from the inside.



Horizontal Storm Bar System
Locks from outside.

Board and **B**atten

With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include Z-bars, extra battens and arch or radius tops. To ensure historical accuracy vertical grooves are approximately every 4 inches.



standard



z-bar



extra batten



no battens



arch or radius top

Classic



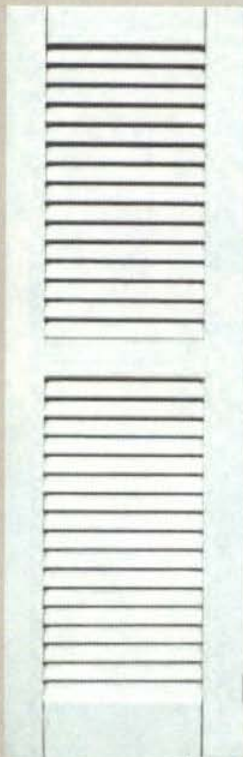
The choice for versatility, custom color, and outstanding charm

Atlantic's new ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, bend, crack or split. These shutters are factory-primed only and ready to receive any bold color with a high-quality exterior paint of your choice.

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength. Our specially-formulated adhesive allows clean construction with no unsightly fasteners.

Each ProSeries shutter is machine-sanded and finished with a single coat of marine-grade primer, significantly reducing your time in applying a finish coat of paint. Shutters need only be scuffed with fine 600 grit sandpaper prior to receiving the finish paint coat.

Versatile ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 96" in half-inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications. ProSeries Shutters are backed by a 3-year structural warranty.



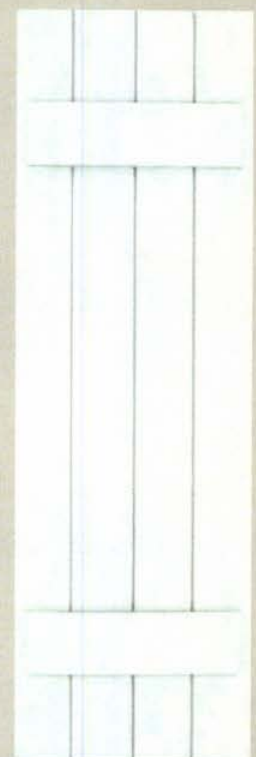
louver



raised panel



flat panel



board and batten



Colors

Colors are representative only and vary from the actual product. For accurate color selection please see a paint color chart.



Black 632



Pewter 646



Cascade 647



Rookwood Med. Brown 658



Tricone Black 670



Roycraft Mist Gray 664



Canyon 648



Walnut 641



Charleston Green 653



Chelsea Gray 662



Redwood 636



Craftsman Brown 659



Rookwood Shutter Green 654



Plum Creek 643



Roycraft Copper Red 668



Hammered Silver 661



Roycraft Bottle Green 655



Midnight Sky 639



Board & Batten Red 650



Sand 642



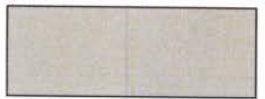
Evergreen 638



Deep Sea Blue 637



Wineberry 634



Driftwood 649



Rookwood Dark Green 656



Tempest Blue 666



Garnet 669



Weathered Shingle 660



Forest Green 633



Stratford Blue 665



Bordeaux 640



Wicker 672



Pine 644



Hamilton Blue 667



Federal Brown 635



Classical White 671



Roycraft Pewter 663



Harbor 645



Polished Mahogany 657



White 631

Report No: 02-042

21 December 2002

Test Dates: 23& 24 October, 1 & 2 November 2002

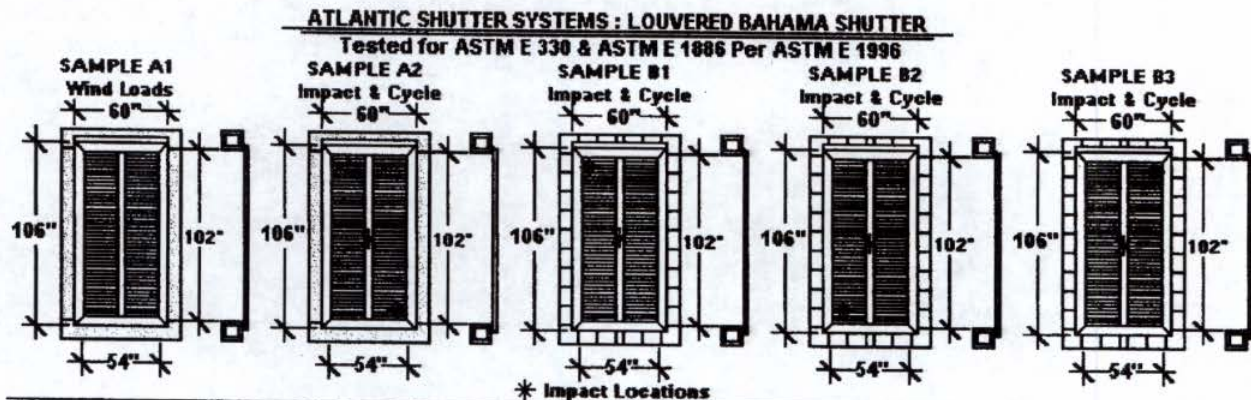
SUMMARY OF TESTING : LOUVERED BAHAMA SHUTTERS

Client:

Atlantic Shutter Systems

3239 HWY 301 NORTH
LATTA, SC 29565

Phone: 877-437-0608 Fax: 843-752-0111



WIND LOADS: Specimen A1 was wind loaded in accordance with ASTM E 330-97. Positive wind loading verified a Design Load of 60.0 PSF and was discontinued to preserve the specimen for negative wind loads. Negative wind loading verified a Design Load of -60.0 PSF, loading was continued until the specimen's anchorages failed (DL +/- 62.4 PSF, proven but not taken advantage of during the required cyclic wind load testing).

IMPACTS: Specimen A2, B1, B2 & B3 were impacted in accordance with ASTM E 1886-97 per specification ASTM E 1996-02 at Missile Level D. None failed as a result of impacts.

CYCLIC WIND LOADS: Specimen A2, B1, B2 & B3 were subjected to cyclic wind loads in accordance with ASTM E 1886-97 per specification ASTM E 1996-02, Table 1. All specimen successfully completed the cyclic wind loads to verified a Design Load of +/- 60 PSF.

CONCLUSION: Following testing all specimen were disassembled. No failures were observed in the shutters, the fastenings or anchorages, except as noted in specimen deliberately tested to failure, descriptions of these follow the relevant data. The shutter product here in and in the accompanying drawings complies with Standard Specification for Performance of... Storm Shutters Impacted by Windborne Debris in Hurricanes for a Design Load of +/- 60 PSF at Missile Level D.

Respectfully submitted,

CONSTRUCTION TESTING CORPORATION
(Miami-Dade Certification # 01-0212.01)
(SBCCI Certification # TL-9741)

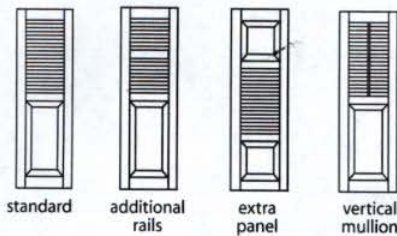
Report by George Dotzler:

Test witnessed & report reviewed

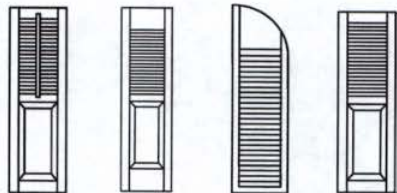
By Yamil G. Kuri, P.E.:

DEC 26 2002
Reports pertain to the samples tested only and
may not be reproduced without permission.

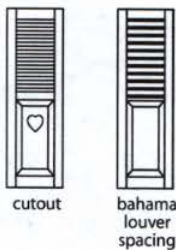
Architectural Collection - Combination



standard additional rails extra panel vertical mullion



faux tilt rod custom top or bottom rail solid panel arch top rabbeted edge



cutout bahama louver spacing

Rails: Structural PVC with smooth outer skin.
Panels: Structural PVC with smooth outer skin.
Louvers: Pultruded Structural Fiberglass
Stiles: Pultruded Structural Fiberglass
Paint Finish: Two-part Urethane
Thickness: 1 1/4"

Width: 12"-36" (in 1/8" increments)

Rail widths, if specified, may vary slightly due to louver/slat positioning. Vertical mullion or faux tilt rod required at every 30".

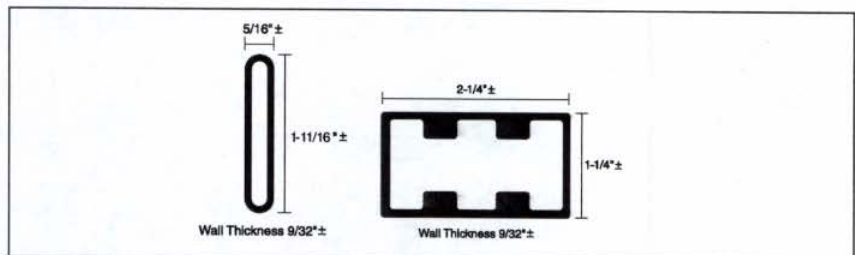
Height: 24"-120" (in 1/8" increments)

Vertical Stile: 2 1/4"

Top Rail: 3"

Middle Rail: 3"

Bottom Rail: 4"

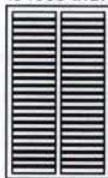


Architectural Collection - Bahama

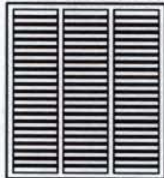
less than 30"



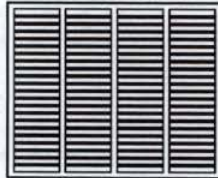
30" to less than 60"



60" to less than 90"



90" to less than 120"



Rails: Pultruded Structural Fiberglass

Slats: Pultruded Structural Fiberglass

Stiles: Pultruded Structural Fiberglass

Paint Finish: Two-part Urethane

Width: 12"-119" (in 1/8" increments)

Thickness: 1 1/4"

Height: 18 1/2"-119" (in 1-1/2" increments)

Maximum Shutter Size: 120" w x 96" h or 96" w x 120" h

Vertical Stile: 2 1/4"

Top Rail: 2 1/4"

Middle Rail: 2 1/4"

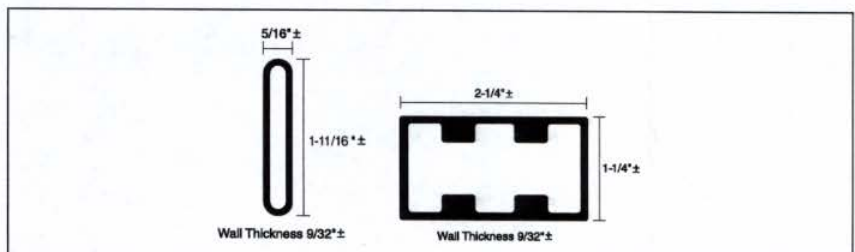
Bottom Rail: 2 1/4"

Widths from 30" - 59.875" require 1 vertical mullion which is automatically added.

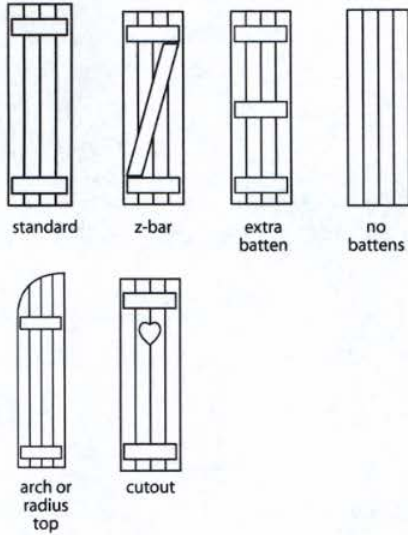
Widths from 60" - 89.875" require 2 vertical mullions which are automatically added.

Widths from 90" - 119.875" require 3 vertical mullions which are automatically added.

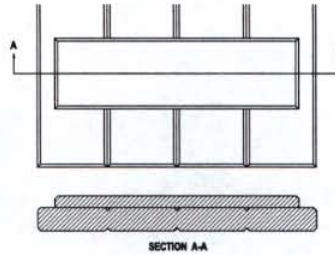
Additional vertical mullions, rails and colonial louver spacing available upon request.



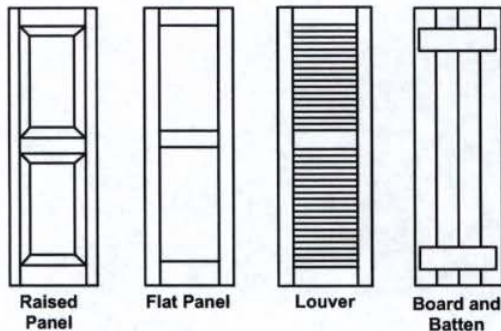
Classic Collection - Board and Batten



Rails: Proprietary Exterior Grade Composite Wood
Panels: Proprietary Exterior Grade Composite Wood
Stiles: Proprietary Exterior Grade Composite Wood
Primer: Marine Grade
Paint Finish: Two-part Urethane
Thickness: 1 1/2"
Width: 9"-30" (in 1/8" increments)
Height: 13 1/2"-96" (in 1/8" increments)
Batten Height: 4"
Batten Width: Panel width - less 1 1/2"
Board Width: Grooves are cut approximately every 4"



ProSeries



ProSeries shutters are available in four different styles

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on Raised Panel, Flat Panel, Louver, and Board and Batten Shutters.

ProSeries shutters are available in the following sizes.

- Widths 12" to 24" in half inch increments.
- Heights 30" to 96" in half inch increments.

ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine 600 grit sand paper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.

ProSeries shutters are backed by a 3 year structural warranty.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., December 14, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND NEW ADDITION TO AN EXISTING SINGLE FAMILY DWELLING. NEW WOOD FENCE. NEW SWIMMING POOL AND REAR PORCH. REPAIR EXISTING SHUTTERS. REPAIR AND REPLACE EXISTING WINDOWS TO MATCH. PARTIAL DEMOLITION OF EXISTING HOUSE

#919 Southard Street

Applicant- Robert M. Gurney -Application Number H11-01-1586

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1008010 Parcel ID: 00007730-000000

Ownership Details

Mailing Address:
GLASS PETER S AND SABRINA U
919 SOUTHARD ST
KEY WEST, FL 33040-7175

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 919 SOUTHARD ST KEY WEST
Legal Description: KW PT LT 1 SQR 46 G47-18/20/21/23/24/25/26 OR153310/11 OR552-599/601 G11-318 G46-140/41 OR571-1570/79AFFD OR1680-1766/68 OR1838-603/05 OR2272-2265ORD OR2358-1627ORD OR2461-206/10 OR2472-1533/34

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	51	100	5,075.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1637
 Year Built: 1929

Building 1 Details

Building Type R3
 Effective Age 19
 Year Built 1929
 Functional Obs 0

Condition A
 Perimeter 294
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 27
 Grnd Floor Area 1,637

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.
 Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

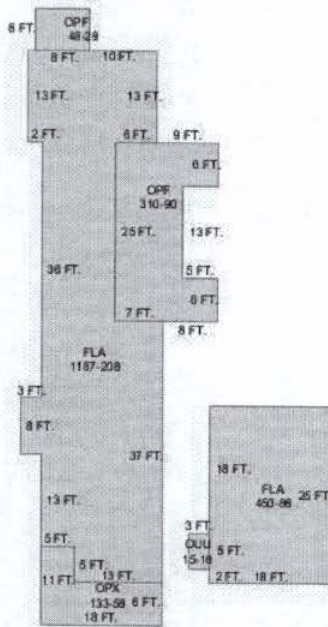
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 4

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1991	N	N	0.00	0.00	133
2	FLA	2:B & B	1	1991	N	N	0.00	0.00	1,187
3	OPF		1	1991	N	N	0.00	0.00	310
4	OPF		1	1991	N	N	0.00	0.00	48
5	FLA	2:B & B	1	1991	N	N	0.00	0.00	450
6	OUU		1	1991	N	N	0.00	0.00	15

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	65 SF	0	0	1984	1985	1	40
2	FN2:FENCES	168 SF	0	0	1984	1985	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1987	1988	2	20
4	FN2:FENCES	180 SF	6	30	1996	1997	2	30

Appraiser Notes

2003-05-05 - ASKING \$625,000 AS OF 050202 3 UNITS W/2 ELECTRIC METERS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942634	08/01/1994	12/01/1994	2,700		HURRICANE PANELS
	A951477	05/01/1995	09/01/1995	5,875		5 SQS V CRIMP ROOFING
1	9801140	05/13/1998	01/01/1999	700	Residential	REPLACE PICKET FENCE
1	9801791	05/26/1999	08/13/1999	750	Residential	INTERIOR REPAIRS
	03-0935	03/18/2003	09/25/2003	1,150		REPLACE SEWER LINE
	03-1360	04/22/2003	09/25/2003	1,500		ELE. PANEL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	184,639	945	196,951	382,535	382,535	0	382,535
2010	206,796	970	140,054	347,820	347,820	0	347,820
2009	232,658	989	385,736	619,383	619,383	0	619,383
2008	213,967	1,021	507,500	722,488	722,488	0	722,488
2007	243,591	1,054	837,375	1,082,020	1,082,020	0	1,082,020
2006	435,867	1,087	482,125	919,079	919,079	0	919,079
2005	435,867	1,114	380,625	817,606	817,606	0	817,606

2004	247,838	1,153	355,250	604,241	604,241	0	604,241
2003	337,154	1,180	177,625	515,959	515,959	0	515,959
2002	271,714	1,231	177,625	450,570	450,570	0	450,570
2001	156,654	1,287	177,625	335,566	335,566	0	335,566
2000	165,722	1,433	96,425	263,580	263,580	0	263,580
1999	134,116	1,456	96,425	231,997	213,704	25,000	188,704
1998	117,780	897	96,425	215,103	201,732	25,000	176,732
1997	108,231	884	86,275	195,390	187,884	25,000	162,884
1996	81,855	751	86,275	168,880	168,880	25,000	143,880
1995	78,823	771	86,275	165,869	165,869	25,000	140,869
1994	66,696	693	86,275	153,664	153,664	0	153,664
1993	66,696	730	86,275	153,702	153,702	0	153,702
1992	81,370	773	82,025	164,169	164,169	0	164,169
1991	94,494	0	85,850	180,344	180,344	0	180,344
1990	65,856	0	82,063	147,919	147,919	0	147,919
1989	58,400	0	80,800	139,200	139,200	0	139,200
1988	45,830	0	65,650	111,480	111,480	0	111,480
1987	45,381	0	37,706	83,087	83,087	0	83,087
1986	45,615	0	36,330	81,945	81,945	0	81,945
1985	44,534	0	20,350	64,884	64,884	0	64,884
1984	41,457	0	20,350	61,807	61,807	25,000	36,807
1983	41,457	0	20,350	61,807	61,807	25,000	36,807
1982	42,341	0	20,350	62,691	62,691	25,000	37,691

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/18/2010	2472 / 1533	560,000	WD	02
3/10/2010	2461 / 206	100	WD	11
11/25/2002	1838 / 0603	600,000	WD	Q
7/1/1993	1267 / 1593	154,500	WD	Q
2/1/1976	684 / 843	39,500	00	Q

This page has been visited 9,025 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176