

Historic Architectural Guidelines



City of Key West Lighthouse and Keeper's Quarters, illustration by Vincent Mancini, City of Key West

City of Key West

WINDOWS



Historical structures in Key West traditionally had wooden 6/6 double-hung sash windows. However, 2/2 double-hung sash windows were also common and some 20th century buildings used 1/1 or 3/1 double-hung sash. Window design is an important component of architectural design, and particular care must be taken to prevent not to change, damage or destroy character-defining materials or features in the process of rehabilitation. Stained glass was rarely found in residential or commercial buildings in Key West with the exception of small transom windows of cranberry or ruby glass over the main doorway.

1. Original windows should be repaired by patching, stripping, reinforcing or rebuilding to prevent replacement of historical windows whenever possible.
2. Historical window features including frames, sashes, thin muntins, glazing, sills, jambs, and moldings should be preserved. *In-kind replacement of deteriorated features is recommended* whenever feasible. For example, most historic structures in Key West had putty-glazed windows. Contemporary double hung replacement windows with thick muntins are not appropriate. (Manufacturers specifications are required with submittal).
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.
4. Replacement windows on non-contributing buildings may be of a different style that is compatible with the character of the building and its neighborhood.
5. The addition of new window openings on primary elevations of contributing buildings is not appropriate unless documentation exists showing historic appropriateness.
6. HARC may allow the addition of new window openings on secondary elevations as long as the historic visual integrity of the structure or the surrounding district is not adversely affected.
7. Window glazing shall be *clear and transparent untinted*, nonreflecting glass. Replacement glazing on contributing structures should match the original as closely as possible.

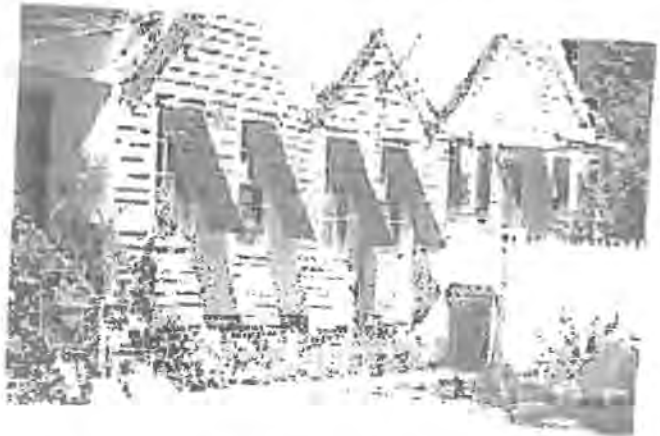
8. The use of *laminated impact-resistant glass, wind resistant films, glass or Plexiglas*, which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.
9. *Stained glass* may not be used on the primary or publicly visible elevations of a building unless it can be documented as historically original. The use of *stained glass on primary facades is usually inappropriate* because it was not historically used in Key West with the exception of church window installations.
10. *Original windows, transoms or sidelights* may not be moved, changed in size, shape or design, boarded up or bricked over.
11. *Wood or metal жалousies may be appropriate* if proportioned properly with respect to the façade and if they are historically appropriate to the design of the building. Aluminum windows are generally inappropriate on contributing structures.

SHUTTERS

Exterior features such as shutters and blinds are an integral part of Key West architecture and should be preserved and/or replaced accurately to retain the full beauty of the architecture. Wooden shutters are significant features that define the historic character of many Key West buildings. Historically, shutters in Key West were operable wood-louvered, solid board, or steel. Both top-hinged Bahama style shutters and side-hinged shutters were common.



1. *Historic shutters should be retained, repaired and preserved whenever possible.*
2. *If existing shutters are too deteriorated to repair, they should be replaced on an in-kind basis with functional shutters of similar design made of rot-resistant woods such as cedar, cypress or pressure-treated pine in proportion to the design of the window openings.*
3. *The design of replacement shutters should be based on physical evidence of original shutters or photographic documentation of the specific building or buildings of a similar style.*



4. *Replacement shutters should be designed to fit the proportions of the window openings.*

5. In addition to traditional shutters, *removable hurricane and storm panels* that are stored when not in use are an allowed and preferred alternative for insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors.

6. *Roll-down and accordion hurricane shutters* may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.

AWNINGS

Canvas awnings were an important design element in traditional storefronts, serving as a transition between the storefront and its upper stories. They added needed shade and color to a business district. Traditional striped awnings were sometimes used historically in Key West's residential neighborhoods as well as on commercial streetscapes. Retention or replacement of historic awnings is recommended. Replacement awnings should replicate the original design.



1. The installation of *awnings on residences* should not obscure character-defining features of a contributing structure. If dated historical photo documentation over fifty years old can be produced that demonstrates awnings existed on the structure or a similar building, *awnings in a style similar to those depicted* may be considered appropriate and approved.

2. Canopies extending over walkways from the entrances or fronts of buildings to the public sidewalk will be reviewed on a case-by-case basis.

3. A *standard street awning* should be mounted below the cornice so that the valance is eight feet above the sidewalk elevation and projects out no more than two-thirds of the width of the sidewalk.

4. *Awning covers and canopies* shall be made of canvas or other compatible materials; aluminum or other metal awning coverings and canopies are not appropriate in historic districts.

5. The awning should *reinforce the frame of a storefront* but not cover the space between the second story windowsills and the storefront cornice.

6. If a *flat canopy* exists, it can be dressed with a one to two-foot awning valance.

