

Staff Report

- 2 Modification to postponed item- Consideration of approval of wood or steel core replacement porch and balcony columns and gingerbread to resemble the original columns - **#936 United Street- Applicant: Peter Gomez/ Hugh J. Morgan/ James J. Reynolds (H11-01-1603)**

A Certificate of Appropriateness has been submitted for an after the fact amendment to an application that was approved by the Commission on August 31, 2010. The approved application was for the replacement of the wrap around balcony posts with replicas as to photo submitted and replace railings with same. The submitted picture for the application depicted the existing historic posts that the wrap around porch used to have. For the approval the Commission motioned that a shop drawing of the turned columns should be submitted to staff for review. Staff received a shop drawing on September 3, 2010. On September 8, 2010 Mr. Wayne Garcia, General Contractor and the owner's representative, brought to the office two of the historic columns for revisions. Staff made some annotations in the shop drawings, including that the columns were going to be tapered. Mr. Garcia also represented to staff that the columns were going to be turned on an out of town shop. Several weeks after the submitted shop drawing staff questioned Mr. Garcia why his crew was installing railings and square columns. Mr. Garcia explained that he no longer was pursuing to turn the columns in a shop; rather he was going to subcontract someone "to turn the columns on site". Because staff was unaware of such a way to turn columns, on September 23, 2010 staff addressed a letter to Mr. Garcia with such concerns and requested a visit to review a sample. Staff was never contacted by Mr. Garcia for a site visit. Mr. Garcia told staff that the building permit was good for two years and that he was still under those two years.

The number of the Certificate of Appropriateness approved on August 31, 2010 was included on a building permit issued on September 24, 2010 for *Replace twenty two (22) 6 by 6 wood columns with new 6 by 6 turned pt wood columns and porch railings as per spec's. and HARC #10-01-245 (per HARC approved shop drawings)*. A letter signed by Mr. Garcia and addressed to Mr. John Woodson for the building permit request stated that;

"This is to confirm the shop drawing that accompanies the plans submitted for 936 United St. will duplicate the finish product of said columns as per my conversation with the project engineer Jim Reynolds, on 9/22/10. Any deviation from shop drawings submitted to HARC must be first approved by the HARC coordinator".

Staff never received any drawings showing changes to the approved shop drawings before Mr. Garcia installed the existing columns.

On March 22, 2011 the Commission denied a Certificate of Appropriateness for an *after the fact amendment to porch columns alternate design*. On June 14, 2011 a new application for altering the existing columns, square in section, with decorative rings ½" half round and with one ¼" routed groove was denied by the Commission. The submitted drawing of the columns was slightly

different from the drawing reviewed by the Commission on March 22, 2011. The decorative wood elements that were originally in the upper part of the first and second floor porch were missing in the drawings. This denied application was appealed and Special magistrate Jefferson Overby affirmed the Commission's decision. This situation has become a Code Compliance case since the project has exceeded the HARC approval and the building permit.

On December 14, 2012 the Commission reviewed a new Certificate of Appropriateness that included two alternatives, alternative one is to chamfer the corners of the existing square columns, leaving the top and the bottom square. The second proposed alternative is to replace the not approved columns with 6.25" diameter round columns. According to the submitted drawing the round columns will not be tapered and will not have any indentations, as the original columns used to have. This application was postponed by the Commission and asked the applicant to revise the submitted plans to conform to the guidelines. During that meeting the Commission made several suggestions, which include the use of Dade County pine for new turned replicas.

This new revisions includes two options for columns replacements; one is pre fabricated columns, "Queen Anne" style, made of high density polyurethane with a steel core. The second option is for all columns replacements be turned and made of wood. The proposed prefabricate columns will not have the exact profile of what the original elements used to have. By the other hand new turned columns will resemble the original ones in profile, with the only difference that the lower neck of the column, close to the handrail will need to be wider in circumference since the columns needs to meet actual building codes. The revised application also includes composite spandrels and composite brackets for the second floor columns.

The house in question is listed as a contributing resource and was built circa 1905. The house was included as an architectural sample in the historic district revisions to the boundary nomination to the National Register of Historic Places. The wrap around porch and its historical architectural elements were character defining features of this unique architectural piece. The proposed plans do not include the upper porch gingerbread work that the house used to have at the top of the columns.

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.
- Guideline 4
A completely deteriorated porch may be rebuilt on a board-for-board based on physical or historic documents.
- 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.
- Guideline 16
Replace deteriorated porch elements with new elements compatible in size, scale, design and material with historic precedents.

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.

The Land Development Regulations clearly states the following with respect to the Secretary of the Interior's Standards;

Sec 102-154 Compliance with certain federal standards

The historic architectural review commission shall not approve any proposed work which will be in conflict with the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1992)

It is staff's belief that the proposing composite and high density polyurethane pre fabricate architectural elements is conflictive with the guidelines as well as with the Secretary of the Interior's Standards. It is staff's opinion that the new columns and gingerbread elements must be made of wood and must replicate, as close as possible the original in design.

**#936 United Street
HISTORY OF HARC APPLICATIONS
January 18, 2012**

HARC #	DATE RECEIVED	DESCRIPTION	COMMENTS
H10-05-13-532	May 12, 2010	New v-crimp Galvalume roof	Staff sat with applicant on May 28, 2010 and gave copy of Economic hardship application since the existing roof is covered with metal shingles. On June 7, 2010 applicant withdrew the application and submitted a new application for changing the roof with metal shingles because, according to him his client did not qualify for economic hardship.
H10- 05-13-533	May 12, 2010	Restore porch and balcony to original. Replace deco wood 6 by 6 columns with new were needed. Paint white with light blue ceiling. Remove all deco brick.	Staff approved May 28, 2010. With the original application applicant submitted plans showing 6 by 6 columns round in section. After a meeting with staff applicant submitted new plans with similar existing columns and was going to replace non historic columns with similar original ones.
H10-01-92	June 29, 2010	Repair porch and balconies. Replace wood columns as per plan submitted	The Commission denied the application on July 27, 2010. Submitted plans included 6" by 6" square in section columns.
H10-01-111	July 1, 2010	Structural support on porch and balcony.	Staff approved on July 1, 2010- Notes from staff- for emergency- secure existing wrap around porch.
H10-01-245	August 3, 2010	Replace porch and balcony posts with 6 by 6 replicas as to photo submitted. Replace railing with same.	The Commission approved the application on August 31, 2010 with note that applicant needed to submit shop drawings to staff for approval. Applicant brought to staff office two examples of original columns and staff made annotations on the shop drawings. Columns were going to be round in section and the body of the column will be tapered from 6" to 5 ½".
H 11-01-320	March 11, 2011	After the fact amendment to porch columns alternate design	The Commission denied the application on March 22, 2011. Proposed columns are the new ones, square in section, with attached trims.

#936 United Street
HISTORY OF HARC APPLICATIONS
January 18, 2012
Page 2-2

HARC #	DATE RECEIVED	DESCRIPTION	COMMENTS
H11-01-685	May 26, 2011	Alteration to existing 6" by 6" columns, from turned columns to square with added trim	The Commission denied the application on June 14, 2011, based on the guidelines for Entrances, porches and doors (pages 32-33). The Commission determination was appealed and Special Magistrate Jefferson Overby affirmed HARC decision on August 2, 2011.
H11-01-1603	November 29, 2011	Chamfer existing 5.5" by 5.5" square columns $\frac{3}{4}$ " on each corner, leaving the top and bottom sections square. In the alternative, replace the square columns with 6.25" diameter round columns. The latter option is much more costly because it means completely replacing the existing columns	The Commission motioned to postpone the item on December 14, 2011 and requested the applicant to review the design in order to comply with the guidelines. During the meeting the Commission did recommendations including the availability of Miami Dade Pine and possible fund raising. The item was included in the January 11, 2012 agenda and a request to postpone was granted by the Commission.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

RECEIVED
NOV 29 2011
By AS

APPLICATION # 11-01-1603

OWNER'S NAME: Peter Gomez DATE: Nov. 29, 2011

OWNER'S ADDRESS: 20888 2ND Avenue West PHONE #: Hugh J. Morgan, ESQ.
Cudjoe Key, Florida 33042 296-5676

APPLICANT'S NAME: Peter Gomez PHONE #: _____

APPLICANT'S ADDRESS: 936 UNITED STREET

ADDRESS OF CONSTRUCTION: 936 UNITED STREET # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: **Chamfer existing 5.5" x 5.5" square columns 3/4" on each corner, leaving the top and bottom sections square. In the alternative, replace the square columns with 6.25" diameter round columns. The latter option is much more costly because it means completely replacing the existing columns.**

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: November 29, 2011

Applicant's Signature: Peter Gomez

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
N/A	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
See scaled drawings	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

AS 55591/9115

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred ✓ 12/14/11

Reason for Deferral or Denial:

12/14/11 - postponed for applicant to make changes to
conform with guidelines. Postponed to one of 2 meetings
in January. Mr. Morgan to schedule with Ms. Gonzalez

HARC Comments:

House is listed as a contributing resource. Concrete
block house built circa 1905.

Guidelines for entrances, porches and doors (p. 32-33)
Secretary of the Interior's standards.

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

Date: 12/14/11

Signature: Ledy O'Neil

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 21, 2011

Mr. Peter Gomez
20888 2nd Avenue West
Cudjoe Key, Florida 33042

RE: CHAMFER EXISTING 5.5" BY 5.5" SQUARE COLUMNS 3/4" ON EACH CORNER, LEAVING THE TOP AND BOTTOM SECTIONS SQUARE. IN THE ALTERNATIVE, REPLACE THE SQUARE COLUMNS WITH 6.25" DIAMETER ROUND COLUMNS. THE LATTER OPTION IS MUCH MORE COSTLY BECAUSE IT MEANS COMPLETELY REPLACING THE EXISTING COLUMNS FOR: #936 UNITED STREET - HARC APPLICATION # H11-01-1603 KEY WEST HISTORIC DISTRICT


Dear Mr. Gomez:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review of the above mentioned project on the public hearing held on Wednesday, December 14, 2011. The Commissioners requested that the submitted plans be revised in order to conform to the guidelines. The Commissioners gave guidance and recommendations.

I will be including this item in the HARC meeting that will take place on Wednesday, January 11th, 2012, 6:00 pm at Old City Hall, 510 Greene Street, as confirmed by the office of Mr. Morgan.

Please do not hesitate to contact me if you have any questions. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Forregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

January 18, 2012

Mr. Peter Gomez
20888 2nd Avenue West
Cudjoe Key, Florida 33042

RE: CHAMFER EXISTING 5.5" BY 5.5" SQUARE COLUMNS 3/4" ON EACH CORNER, LEAVING THE TOP AND BOTTOM SECTIONS SQUARE. IN THE ALTERNATIVE, REPLACE THE SQUARE COLUMNS WITH 6.25" DIAMETER ROUND COLUMNS. THE LATTER OPTION IS MUCH MORE COSTLY BECAUSE IT MEANS COMPLETELY REPLACING THE EXISTING COLUMNS FOR: #936 UNITED STREET - HARC APPLICATION # H11-01-1603 KEY WEST HISTORIC DISTRICT

Dear Mr. Gomez:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review of the above mentioned project on the public hearing held on Wednesday, January 11, 2012. The Commissioners granted your request to postpone the item to the next public meeting of January.

I will be including this item in the HARC meeting that will take place on Wednesday, January 25th, 2012, 5:30 pm at Old City Hall, 510 Greene Street, as confirmed by Jim Reynolds.

Please do not hesitate to contact me if you have any questions. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a circular stamp.

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Request to Postpone
Item H-11-01-1603
#936 United Street



Enid Torregrosa <etorregr@keywestcity.com>

Gomex Columns - 936 United Street

3 messages

Jim Reynolds <reynoldsenineer@bellsouth.net>**Wed, Jan 4, 2012 at 2:50 PM**

To: etorregr@keywestcity.com

Cc: Daiwa007@aol.com, petergomez@bellsouth.net, Hugh <hugh@hjmorganlaw.com>

Enid,

Thank you for taking the time to meet with Alex Osborn, the Architect we are working with to resolve the issue regarding the replacement columns at Mr. Gomez property on 936 United street. We are looking at alternatives for Queen Ann style columns and with the recent Holidays, we could use additional time to formulate our recommendation. It is my understanding that you and Alex discussed moving our item to the January 25th HARC agenda and that would be very much appreciated. Please let me know if the January 25th meeting date is confirmed.

Thank you for your assistance,

Jim Reynolds, PE
Reynolds Engineering Services, Inc.

305-394-5987

Enid Torregrosa <etorregr@keywestcity.com>**Wed, Jan 4, 2012 at 4:39 PM**

To: Jim Reynolds <reynoldsenineer@bellsouth.net>

I will present your request.

Thank you.

Enid Torregrosa
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.808.3978 Fax

[Quoted text hidden]

Hugh <hugh@hjmorganlaw.com>**Wed, Jan 4, 2012 at 5:57 PM**

To: Jim Reynolds <reynoldsenineer@bellsouth.net>, etorregr@keywestcity.com

Cc: Daiwa007@aol.com, petergomez@bellsouth.net, burgesst@hjmorganlaw.com

Dear All,

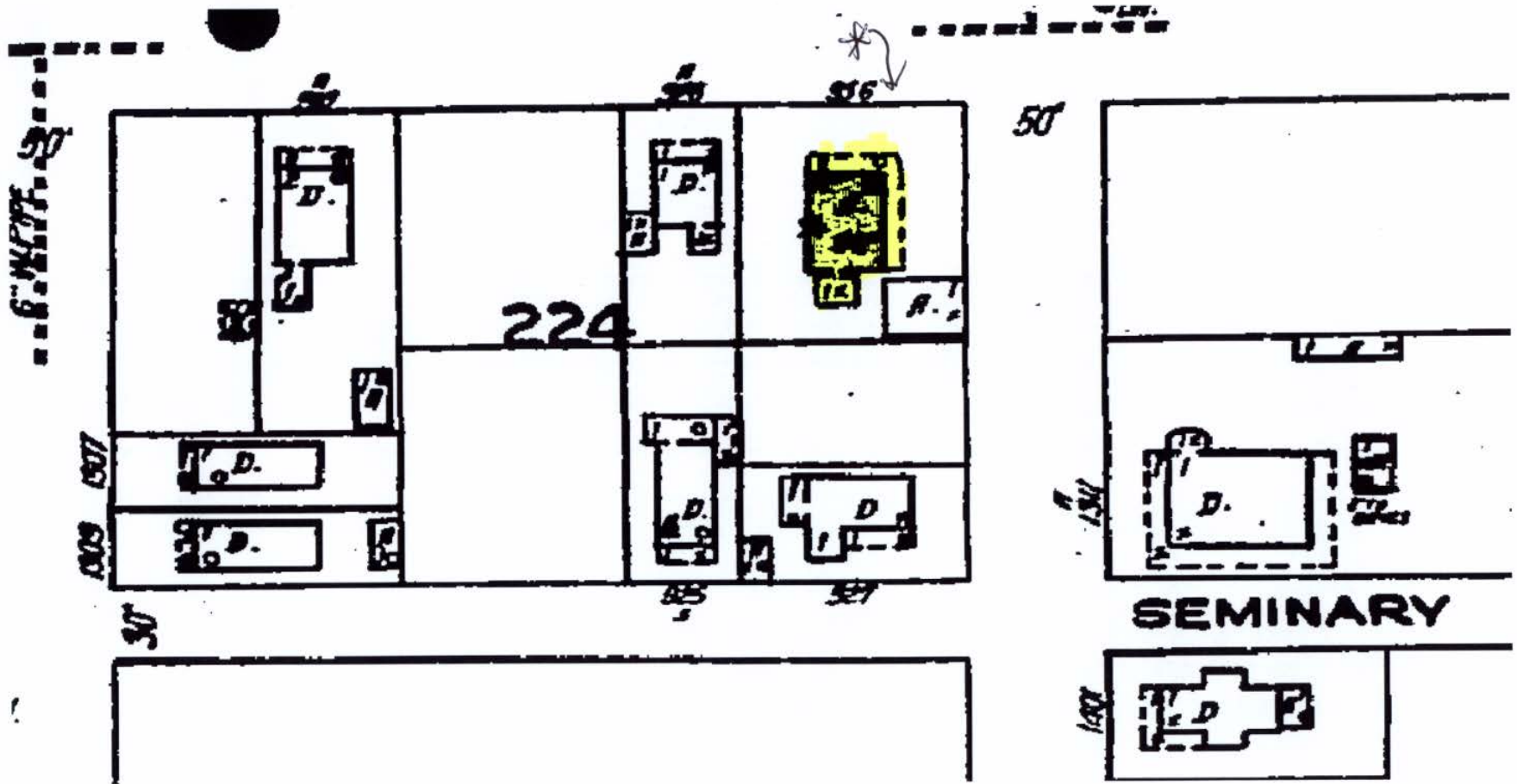
I'm out of the country until Jan.31 and have a jury trial in Federal Court on Feb. 6th. We are working on a resolution in accordance with instructions received at the last HARC meeting. Jim Reynolds has taken the lead and will continue to work toward a resolution in my absence. Those efforts include

exhausting the possibility of funding sources such as grants and other contribution sources as recommended by HARC which we are doing. I suggest a continuance while the applicant is in the process of pursuing all avenues of resolution in good faith with specific reporting dates. HARC may place the item on their agenda anytime HARC feels that the Applicant is not making a good faith effort to meet HARC's recommendations.

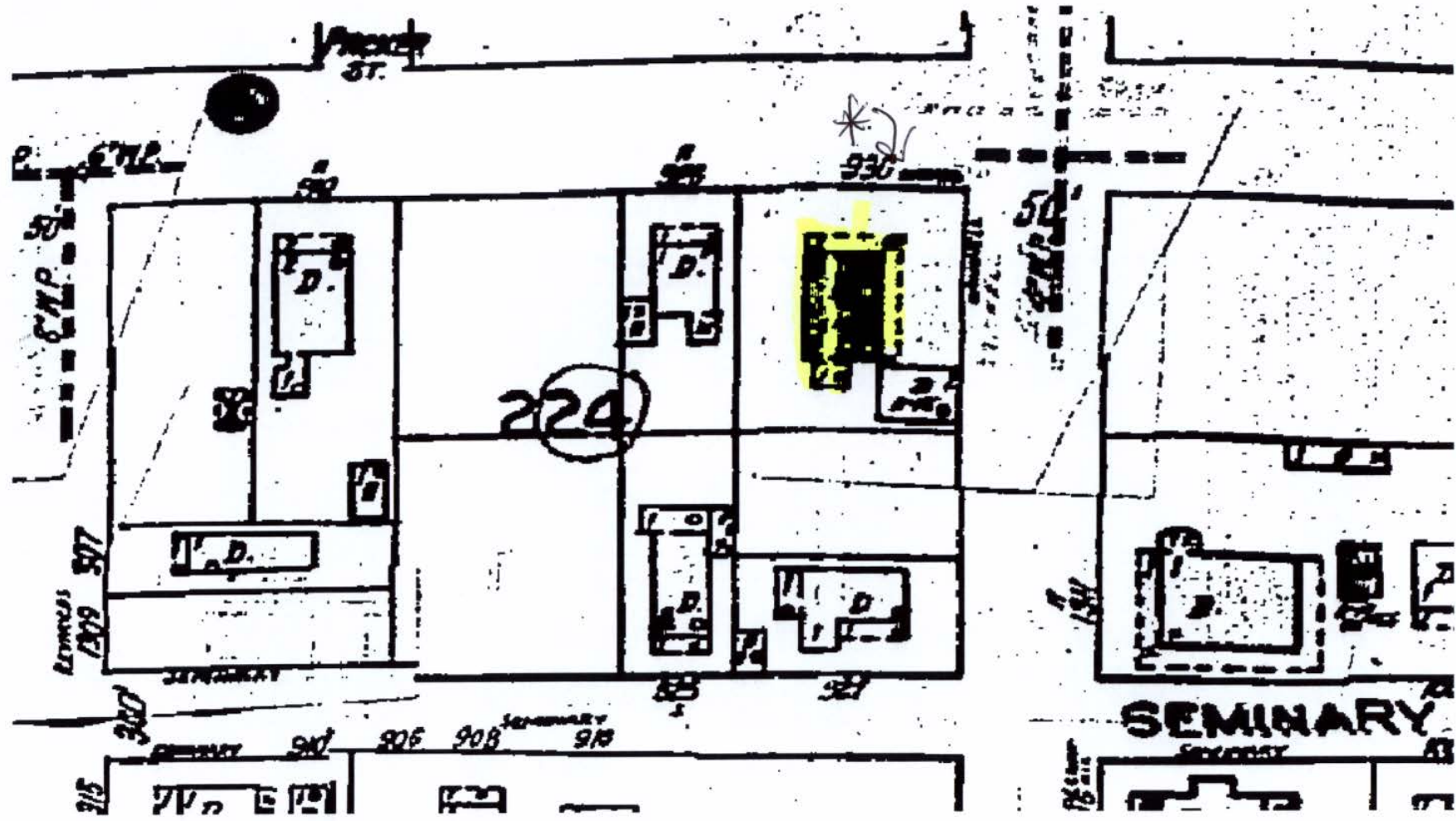
Hugh Morgan

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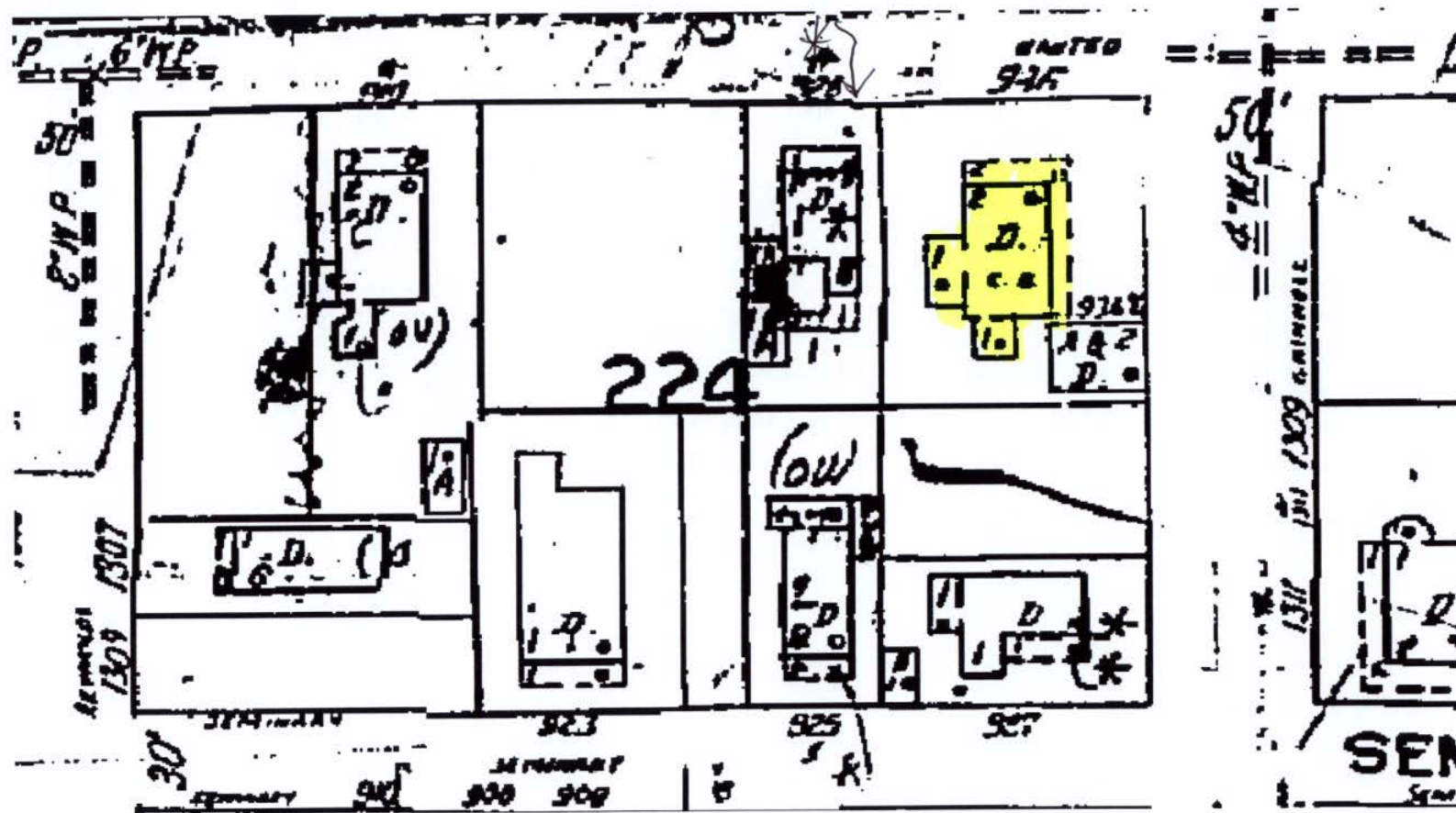
Sanborn Maps



#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





ADJACENT PROPERTIES

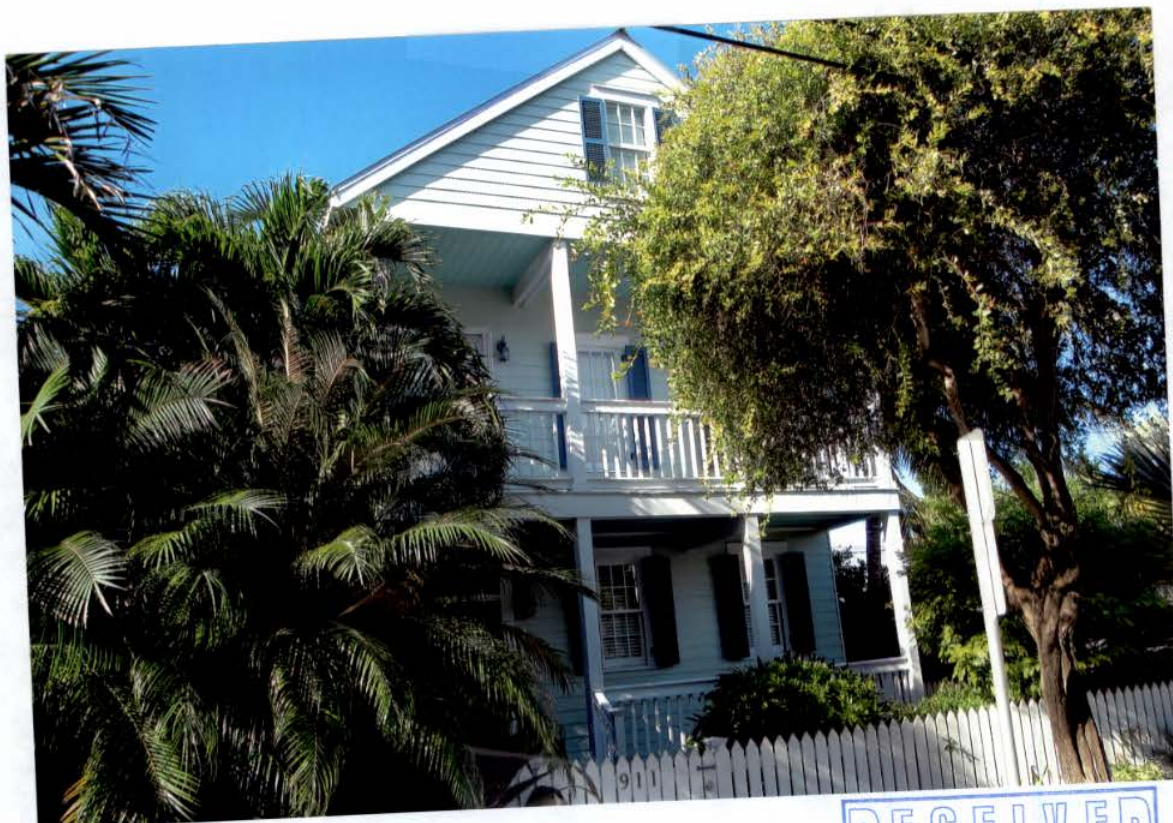
RECEIVED
NOV 9 2011
By _____



RECEIVED
NOV 29 2011
By *AS*



RECEIVED
NOV 29 2011
By G.S.



RECEIVED
NOV 29 2011
By as

**Photos of the house prior to the
removal of the historic columns**



6





936







Correspondence

JIM REYNOLDS, PE
REYNOLDS ENGINEERING SERVICES

22330 Lafitte Rd
Cudjoe Key, Fl. 33042
Phone: (305) 394-5987
ReynoldsEngineer@Bellsouth.net

November 28, 2011

Historic Architecture Review Commission
604 Simonton Street
Key West, Fl. 33040

Re: 936 United Street - Residential Balcony Repairs

Dear HARC:

It is my understanding that the original balcony and roof support columns were made of Dade County pine. The strength characteristics of that wood allowed for a turned column of narrow cross-section. As you are aware, Dade County pine is no longer commercially available. Therefore, replicating the original column design with the original wood material while meeting current building code loads is not feasible. The answer to the dilemma is to find an acceptable alternative.

Considering the building code prescribed loads from the roof, third floor dwelling, and the 2nd floor balcony, the cross-section area of the bottom columns should be no less than 23.5 square inches to be within the maximum allowable compressive strength of the wood for columns 11.8 feet long. It is my understanding that HARC has disapproved the use of square columns therefore the two feasible alternatives are chamfered or round columns. The most economically feasible alternative is to chamfer the existing columns. A 5.5" x5.5" square cross section with the corners chamfered $\frac{3}{4}$ " on each column face represents a structurally sound, feasible alternative. The other structurally sound but less economical choice is a round 6.25" diameter southern pine column. In my professional capacity I have observed that either alternative is in keeping with the historical, architectural characteristics of Key West.

Respectfully Submitted,


James C. Reynolds, PE
Fla. License No. 46685

Cc: Mr. Peter Gomez

Miscellaneous Information

CHAPTER 11

HISTORIC BUILDINGS

SECTION 1101 GENERAL

1101.1 Intent and purpose. It is the intent of this chapter to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

1101.2 Scope. The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.

SECTION 1102 DEFINITIONS

HISTORIC BUILDING. For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida state historic preservation officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

For accessibility requirements, see the *Florida Building Code, Building*, Chapter 11, Section 11-4.1.7, Accessible buildings: historic preservation.

ADAPTIVE REUSE. The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed.

ADAPTIVE USE. A use for a building other than that for which it was originally designed or intended.

HISTORIC CHARACTER. The essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space.

HISTORIC FABRIC. Original or added building or construction materials, features and finishes that existed during the period that is deemed to be most architecturally or historically significant or both.

HISTORIC PRESERVATION. A generic term that encompasses all aspects of the professional and public concern related

to the maintenance of an historic structure, site or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time.

HISTORIC SITE. A place, often with associated structures, having historic significance.

HISTORIC STRUCTURE. A building, bridge, lighthouse, monument, pier, vessel or other construction that is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

PRESERVATION. The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic building or structure.

REHABILITATION, HISTORIC BUILDING. The act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

RESTORATION. The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features, and repair or replacement of damaged or altered features from the restoration period.

SECTION 1103 STANDARDS AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1103.1 Historic preservation goal. The historic preservation goal of this code shall be to minimize damage to and loss of historic structures, their unique characteristics and their contents as follows:

1. Maintain and preserve original space configurations of historic buildings.
2. Minimize alteration, destruction or loss of historic fabric or design.

1103.2 Historic preservation objectives.

1. Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.
2. Removal or alteration of any historic material or distinctive architectural features shall be minimized.
3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
4. A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.

5. New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be to the greatest degree possible unimpaired.
6. Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Appendix B).

SECTION 1104 EQUIVALENCY

1104.1 Equivalency. Nothing in this code shall be intended to prevent the use of systems, methods or devices of equivalent or superior quality, strength, fire resistance or effectiveness, provided that the following conditions are met:

1. Technical documentation is submitted to the building official to document equivalency.
2. The system, method or device is acceptable to the building official.

SECTION 1105 COMPLIANCE

1105.1 Strict compliance. Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent protection has been provided or that no hazard will be created or continued through noncompliance.

1105.2 Compliance option. Life safety and property conservation shall be provided in accordance with one of the following options:

1. Prescriptive-based provisions of this code.
2. Compliance alternative-based provisions of this code.
3. Performance-based provisions of NFPA 914, *Code for Fire Protection of Historic Structures*, Chapter 6, along with a structural evaluation as specified in Section 1201.4.1 of this code.

1105.3 Conditions specific to Compliance Options 2 and 3.

1. **Architect or engineer required.** The evaluation of historic structures utilizing Compliance Options 2 or 3 shall be completed by a Florida-registered architect or engineer and submitted to the building code official for review.
2. **Documentation.** Historic buildings that are determined to be code compliant through the use of Compliance Option 2 or 3 shall have copies of the architect or engineer's report kept on site and available for review by the building official.
3. **Change of report assumptions.** Any remodeling, modification, renovation, change of use or change in the established assumptions of the report shall require a

reevaluation and reapproval by the building code official.

4. **Construction safeguards.** Construction safeguards consistent with Chapter 13 and NFPA 914, *Code for Fire Protection of Historic Structures*, shall be maintained during periods of repair, alteration, change of occupancy, addition and relocation of historic buildings.
5. **Maintenance.** In addition to the requirements of Section 1004, historic buildings shall be maintained in accordance with Chapters 1, 2, 8, 9, 10 and 11 of NFPA 914, *Code for Fire Protection of Historic Structures*.

SECTION 1106 INVESTIGATION AND EVALUATION

1106.1 Investigation and evaluation report. An historic building undergoing alteration or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the building official by a Florida-registered architect or engineer. Such report shall be in accordance with the provisions of Sections 4.3.1.2 through 4.3.2 of NFPA 914, *Code for Fire Protection of Historic Structures* and shall identify each required safety feature that is in compliance with this chapter and where compliance with this or other chapters would be damaging to the contributing historic features. In addition, the report shall describe each feature that is not in compliance and demonstrate how the intent of the provisions of this or other chapters are complied with in providing an equivalent level of safety.

SECTION 1107 HISTORIC CUBAN TILE

1107.1 Historic Cuban tile is a material with distinct architectural features and unity and with examples of skilled craftsmanship. In order to preserve its use and in accordance with Section 1003.2, Historic preservation objectives, its use shall be preserved for both existing and new construction with the following requirements.

1107.2 Handmade or hand process made barrel ("C"-shaped) natural clay tile, often variegated in color, either manufactured in the Republic of Cuba prior to the imposition of the U.S. Embargo, or, in the case of antique tile, manufactured in 18th century Spain, salvaged from buildings in Cuba and imported to the United States during the 1920s and 1930s.

1. **Identification:** Final responsibility for the identification of historic Cuban tile shall rest with the building official, subject to the appeals process established by the authority having jurisdiction. Historic Cuban tile is generally identified in the following manner:

- 1.1. Tile bearing an embossed identification mark usually located on the convex side at the wide taper end of the tile, the most common of which are: "C.E. SANUDO MADE IN CUBA"; "JAIME MADE IN CUBA"; "FLORIDO"; "st ANA R.S."; "St. FELIPE"; "MIA"; "CPS"; "C"; "D"; "DD"; "DDD"; "M"; [script] "M"; [script] "JS"; "S";

“SS”; “TZ”; “Z”; “ZZ”; “*”, a nonalphabetical symbol (such as the “delta” figure created by three finger-tip impressions in a triangular position), or a distinctive physical characteristic (such as a burlap material impression over the convex surface of the tile or finger-made impression band(s) located across the end lap of the convex surface); and

- 1.2. Tile not bearing an embossed identification mark, a nonalphabetical symbol or a distinctive physical characteristic(s) listed in Item 1 above but determined by official action of the legally constituted historic preservation board or historic preservation officer of the jurisdiction to be antique Cuban tile of Spanish origin or tile manufactured in preembargo Cuba.
2. **Reapplication of historic Cuban tile – method:** When a structure which bore historic Cuban tile when originally constructed is reroofed, reapplication of historic Cuban tile, rather than replacement with new contemporary tile, is preferred and shall be encouraged by the building official. When historic Cuban tile is reapplied under the circumstances described above, except as otherwise provided herein, all of the requirements of this code, especially Chapter 15 of the *Florida Building Code, Building* relating to roof covering and application, shall apply. In addition, the following reapplication methods shall be observed:
 - 2.1. **Attachment:** Historic Cuban tile shall be mortar set or adhesive set to the deck in the same manner as other product approved handmade clay barrel tile, in accordance with RAS 120.
 - 2.2. **Use with contemporary tile:** Where, during removal, the salvage ratio of the historic Cuban tile is less than 100 percent, it is preferred that the replacement cap tile also be historic Cuban tile. Where this is not practical or possible, during reapplication, the salvaged historic Cuban tile shall be used only as cap tile, and not as pan tile. The historic Cuban tile should always be reapplied to distinctive architectural elements such as walls, parapets and chimneys. Where contemporary barrel tile is used to supplement salvaged historic Cuban tile, the contemporary barrel tile shall be Product Approved and otherwise comply with all the requirements of this code. It is preferred that the contemporary barrel tile, when used as cap tile, be handmade natural clay tile, but, in any event, it shall be the same shape, color and texture as the existing historic Cuban tile. Because the salvage ratio of pan tile is low and because pan tile is much less visible, reapplication of historic Cuban tile as a pan tile is discouraged. Rather, it is preferred that pan tile be contemporary barrel tile of either handmade clay, vitrified clay or cement.
 - 2.3. **Mixing dissimilar tiles:** Mixing dissimilar tile styles or shapes, such as an “S”-shaped tile with the “C”-shaped historic Cuban barrel tile, even on separate roofing surfaces of the same structure, shall be avoided. In no case shall dissimilar tile styles or shapes be permitted on the same roofing surface.
 - 2.4. **Double caps and/or pans on the eave roof line:** For reinforcement during routine maintenance and for aesthetic purposes, double caps, double pans or both shall be encouraged on the eave roof line, especially where extant or historical evidence of the original installation indicates the use of this historic technique.
 - 2.5. **Inspection and testing of the installation:** Installations of salvaged and reapplied historic Cuban tile, as are specifically permitted in this section, shall be subject to each and every inspection and test otherwise required in this code for a barrel tile mortar set or adhesive set installation.
 3. **Exemption from product control and testing requirements:** Historic Cuban tile, when salvaged and reapplied, as otherwise provided in this section, to a roof that historically bore such material, is exempt from the Product Approval and preinstallation physical testing requirements of this code. However, the completed installation shall be subject to each and every inspection and test otherwise required of a barrel tile mortar set or adhesive set installation, and, further, if contemporary barrel tile is used to supplement historic Cuban tile, the contemporary tile shall be product approved and comply with all requirements of this code.

**Latest application that was
denied and appealed**



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

MAY 26 2011

CERTIFICATE of APPROPRIATENESS

APPLICATION # H11-01-085

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME: PETER GOMEZ

DATE: 5/20/11

OWNERS ADDRESS:

PHONE #:

APPLICANT'S NAME: WAYNE GARCIA

PHONE #: 305-360-1820

APPLICANT'S ADDRESS: 1123 SIMONTON ST

ADDRESS OF CONSTRUCTION: 936 UNITED ST.

OF UNITS: 3

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
ALTERATION TO EXISTING 6X6 COLUMNS - FRONT TURNED TO SQUARE COLUMNS WITH ADDED TRIM AS TO SHOP DRAWINGS SUBMITTED.

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, rehab, 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: 5/20/11
Applicant Signature: Wayne Garcia

41164/116355 41122/137709

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied 06/11/2011

Deferred _____

Reason for Deferral or Denial:

33 (4) Requires exact board for board replacement.

33 (7) Fails to duplicate to original porch.

33 (16) Not compatible ~~with~~ us design with originals.

34 (3) Fails to replicate.

HARC Comments:

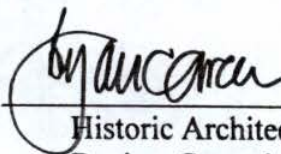
House is listed as contributing. Concrete back house built circa 1909.

Guidelines for entrances, porches and doors (p. 32-33)
Secretary of the Interior's standards.

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

Date: 06/16/2011

Signature: _____



Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

June 16, 2011

Mr. Wayne Garcia
#1123 Simonton Street
Key West, Florida 33040

RE: ALTERATION TO EXISTING 6" BY 6" COLUMNS, FROM
TURNED COLUMNS TO SQUARE WITH ADDED TRIM
FOR: #936 UNITED STREET - HARC APPLICATION # H11-01-685
KEY WEST HISTORIC DISTRICT

Dear Mr. Garcia:

This letter is to notify you that the Key West Historic Architecture Review Commission **denied** your application for your request on Tuesday, June 14, 2011. This application was to review a proposed alteration to an original turned column design that was approved by the Commission on August 31, 2010 under the Certificate of Appropriateness No. H10-01-245. The Commissioners review the submitted application and voted to deny the application based on Article VI- Design Guidelines in Key West Historic District, particularly the following guidelines;

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

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.

Guideline 4

A completely deteriorated porch may be rebuilt on a board-for-board based on physical or historic documents.

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.

Mr. Wayne Garcia
June 16, 2011
Page 2 of 2

Guideline 16

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

During the meeting the Commission presented some recommendations to you as possible alternatives and offered to postpone the item. When asked if you wanted to postpone the item you rejected the Commission's suggestion.


If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
525 Angela Street
Key West, Florida 33040

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:



Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973
etorregr@keywestcity.com

cc. Gary Addleman- Code Compliance Officer

Wayne Garcia 1123 Simonton Street

Enid Torregrosa presented her staff report.

Carlos Rojas stated he was in favor of approval of the wood deck and tent.

Carlos Rojas made a motion to approve; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, and acting chair Green

Nays: None

APPROVED

10 Alteration to existing 6" by 6" columns, from turned columns to square with added trim- #936 United Street- Wayne Garcia (H11-01-685)

Wayne Garcia presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green asked the applicant if an engineer has stated that a replica column is not possible.

Mr. Garcia stated that an engineer has not stated that. He added that the replica is too expensive for the home owner and an identical column would not be signed off by the engineer.

Bryan Green stated that the commission has no such representations from an engineer in front of them that supported this argument.

Enid Torregrosa stated that a turned column was submitted to the commission and approved, and this was the application submitted for the building permit.

Mr. Garcia clarified that they altered the original column.

Daniel Metzler stated that the arguments presented by the applicant were ridiculous and he was in favor of denial.

Daniel Metzler made a motion to deny based on the guidelines page 33 numbers 2, 4, 7 and 17; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, and acting chair Green

Nays: None

DENIED

11 Demolition of non historic attendant parking booth. No new built back- #402 Wall Street- City of Key West (H11-01-693)

**APPELLATE REVIEW OF HISTORIC ARCHITECTURAL REVIEW
COMMISSION DECISION BEFORE THE SPECIAL MAGISTRATE FOR THE
CITY OF KEY WEST**

PETER GOMEZ

Property located at 936 UNITED STREET

Appellant,

Case Number SMA-11-04

v.

SPECIAL MAGISTRATE:
JEFFERSON OVERBY

CITY OF KEY WEST,
FLORIDA, A municipal corporation,
Appellee,

_____ /

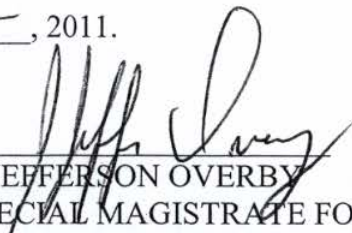
**ORDER AFFIRMING H.A.R.C. DECISION IN CASE NUMBER
H11-01-685**

This matter came before the Special Magistrate for the City of Key West on August 3, 2011, at 1:30 p.m. as an appeal of a H.A.R.C. decision in case number H11-01-685 issued pursuant to the June 14, 2011 meeting. In the underlying H.A.R.C. case, the appellant sought an approval to maintain the square porch columns instead of replacing them with turned columns that had been approved by H.A.R.C. on August 30, 2010, case # H10-01-245.

Having heard arguments, review of submitted evidence, a review of the underlying H.A.R.C. file, and being otherwise advised in the premises;

IT IS ADJUDGED; the H.A.R.C. decision in case H11-01-685 is AFFIRMED. The application of the Historic Architectural Guidelines adopted by Ordinance by the City of Key West were properly applied in this case

SO ORDERED this 31st day of August, 2011.



J. JEFFERSON OVERBY
SPECIAL MAGISTRATE FOR
THE CITY OF KEY WEST

cc. City of Key West
Wayne Garcia

**Packet presented on March 22, 2011
for
#936 United Street**

Staff Report

11 After the fact amendment to porch columns alternate design – #936 United Street- Applicant: Manuel Garcia, Wayne Garcia (H11-01-320)

A Certificate of Appropriateness has been submitted for an after the fact amendment to an application that was approved by the Commission on August 31, 2010. The approved application was to replace porch and balcony posts with 6 by 6 replicas as to photo submitted and replace railing with same. The submitted picture depicted the existing historic posts that the wrap around porch used to have. For the approval the Commission motioned that a shop drawing should be submitted to staff for review. Staff received a shop drawing on September 3 and on September 8 Mr. Wayne Garcia brought to the office two of the historic columns for revisions. Staff made some annotations in the shop drawings, including that the columns were going to be tapered. Mr. Garcia also represented to staff that the columns were going to be turned on an out of town shop. After questioned by staff why his crew was installing railings and square columns Mr. Garcia explained that he no longer was pursuing to turn the columns in a shop, rather he was going to subcontract someone "to turn the columns on site". Because staff was unaware of such a way to turn columns, on September 23, 2010 staff addressed a letter to Mr. Garcia with such concerns and requested a visit to review a sample. Staff was never contacted by Mr. Garcia for a site visit.

The Certificate of Appropriateness approved on August 31, 2010 was used for a building permit issued on September 24, 2010 for *Replace twenty two (22) 6 by 6 wood columns with new 6 by 6 turned pt wood columns and porch railings as per spec's. and HARC #10-01-245 (per HARC approved shop drawings).*

The submitted new application is for columns, square in section, with decorative rings.

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.
- Guideline 4
A completely deteriorated porch may be rebuilt on a board-for-board based on physical or historic documents.

- **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.

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

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.

The Land Development Regulations clearly states the following with respect to the Secretary of the Interior's Standards;

Sec 102-154 Compliance with certain federal standards

The historic architectural review commission shall not approve any proposed work which will be in conflict with the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1992)

This is an after the fact application.

**#936 United Street
HISTORY OF HARC APPLICATIONS
March 17, 2011**

HARC #	DATE RECEIVED	DESCRIPTION	COMMENTS
H10-05-13-532	May 12, 2010	New v-crimp Galvalume roof	Staff sat with applicant on May 28, 2010 and gave copy of Economic hardship application since the existing roof is covered with metal shingles. On June 7, 2010 applicant withdrew the application and submitted a new application for changing the roof with metal shingles because, according to him his client did not qualify for economic hardship.
H10-05-13-533	May 12, 2010	Restore porch and balcony to original. Replace deco wood 6 by 6 columns with new were needed. Paint white with light blue ceiling. Remove all deco brick.	Staff approved May 28, 2010. With the original application applicant submitted plans showing 6 by 6 columns round in section. After a meeting with staff applicant submitted new plans with similar existing columns and was going to replace non historic columns with similar original ones.
H10-01-92	June 29, 2010	Repair porch and balconies. Replace wood columns as per plan submitted	The Commission denied the application on July 27, 2010. Submitted plans included 6 by 6 square in section columns.
H10-01-111	July 1, 2010	Structural support on porch and balcony.	Staff approved on July 1, 2010- Notes from staff- for emergency- secure existing wrap around porch.
H10-01-245	August 3, 2010	Replace porch and balcony posts with 6 by 6 replicas as to photo submitted. Replace railing with same.	The Commission approved the application on August 31, 2010 with note that applicant needed to submit shop drawings to staff for approval. Applicant brought to staff office two examples of original columns and staff made annotations on the shop drawings. Columns were going to be round in section and the body of the column will be tapered from 6" to 5 1/2".

Application



CITY OF KEY WEST *Fast 809-3978*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H-11-01-320

OWNER NAME: PETER GOMEZ DATE: 3/10/11

OWNERS ADDRESS: BUSH CREEK KEY PHONE #:

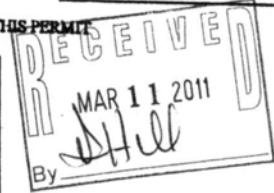
APPLICANT'S NAME: MANUEL GARCIA / WAYNE GARCIA PHONE #: 305-360-1820

APPLICANT'S ADDRESS: 510 WHITEHEAD ST.

ADDRESS OF CONSTRUCTION: 936 UNITED ST. # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: AFTER THE FACT (AMENDMENT) TO PORCH COLUMNS ALTERNATE DESIGN AS PER SHOP DRAWING AND PHOTOS.



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: 3/10/11
Applicant Signature: M. Garcia / Wayne Garcia

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Home is listed as contributing. Built circa 1905.
Guidelines for entrances, porches
and doors (pages 32, 33).
Secretary of Interior's standards.*

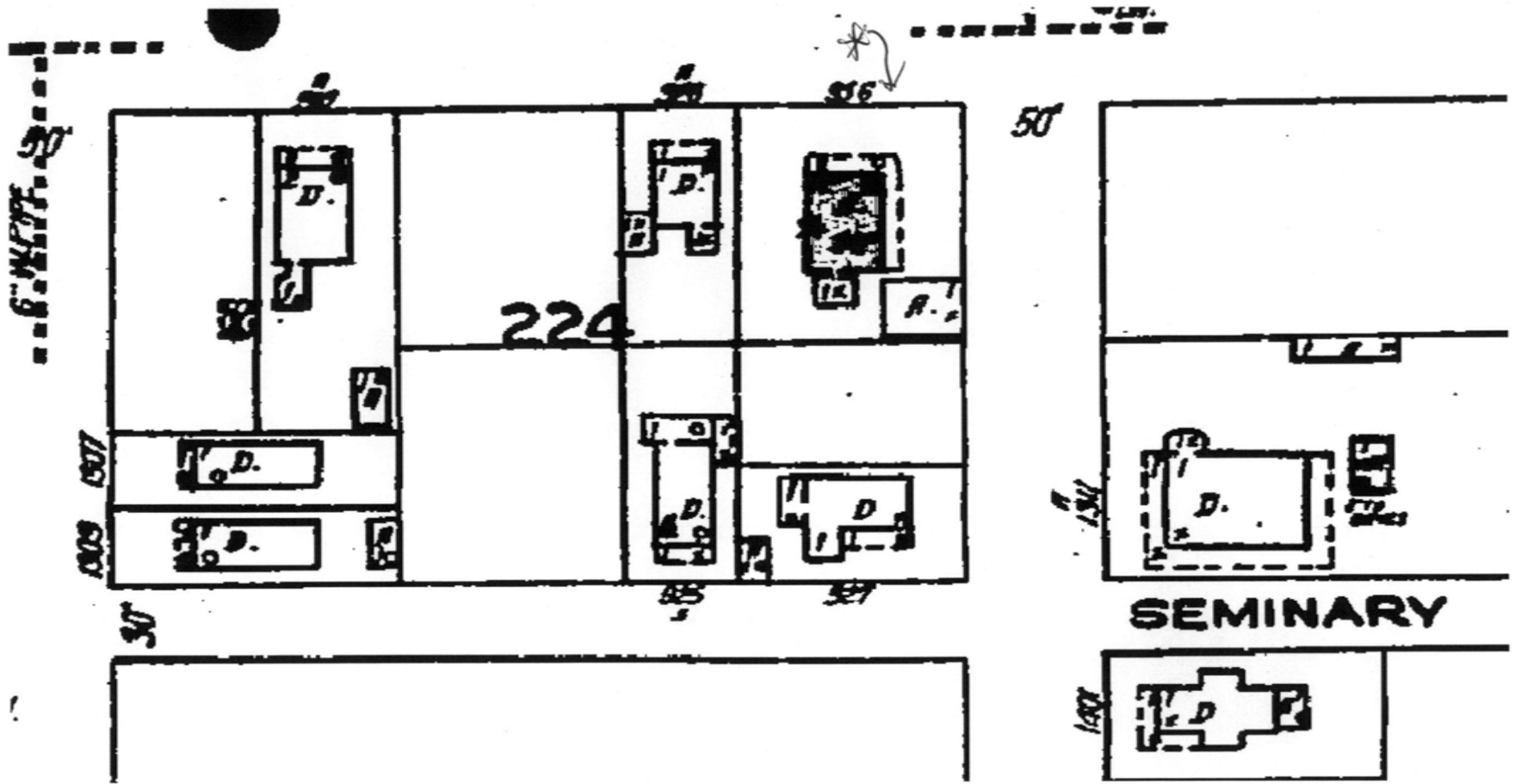
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

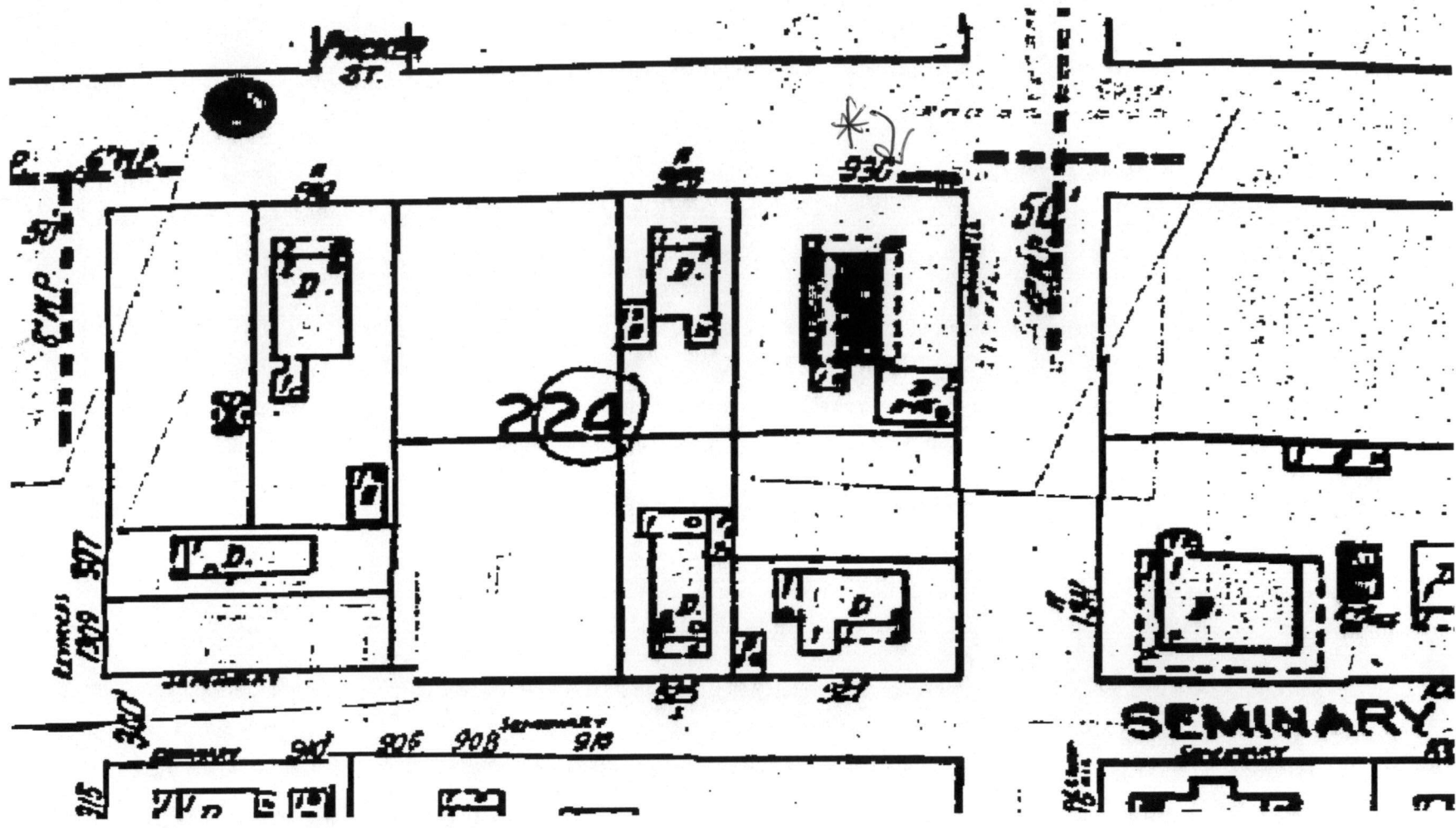
Signature: _____

Historic Architectural
Review Commission

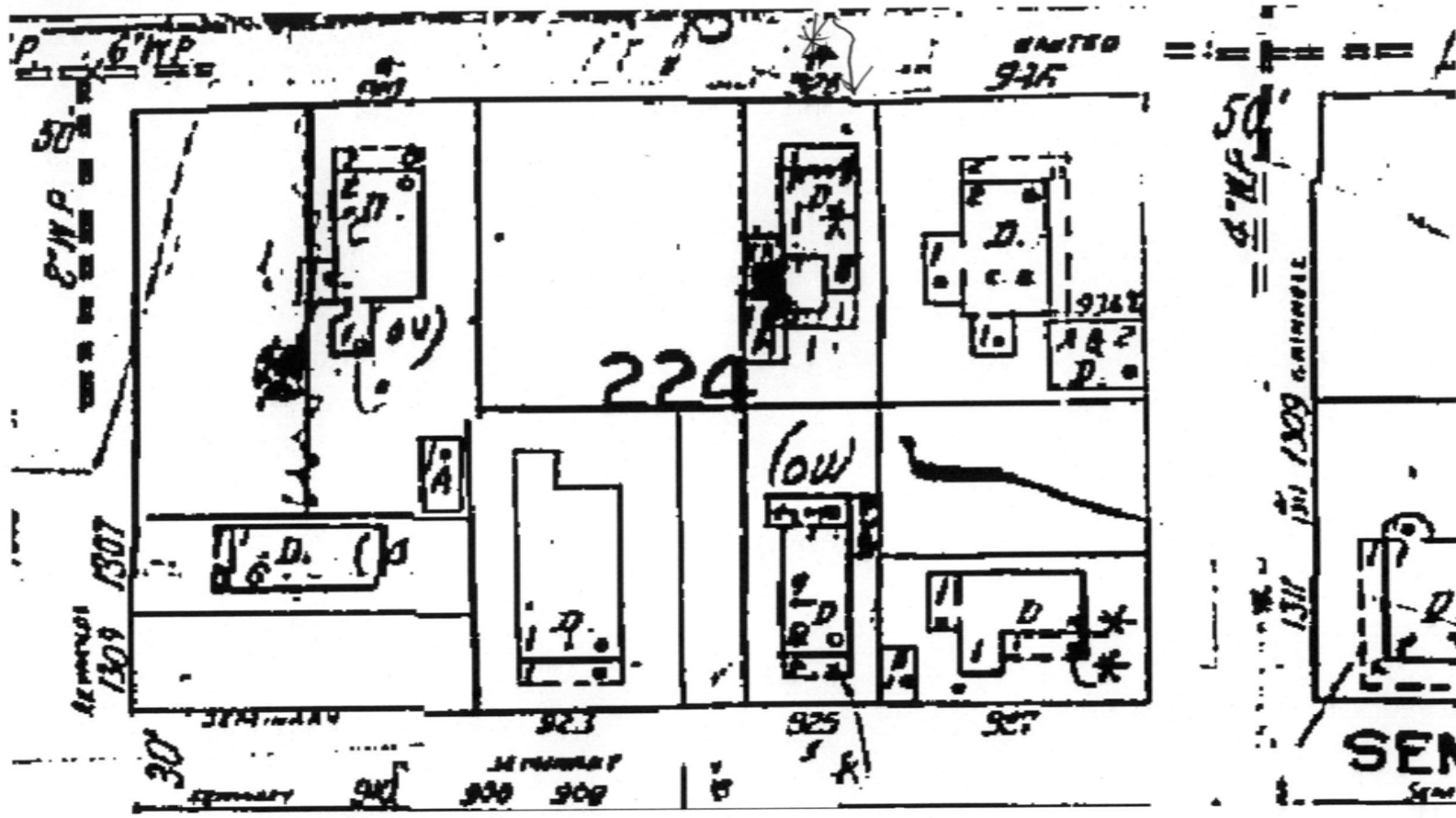
Sanborn Maps



#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

RECEIVED
MAR 11 2011
By *[Signature]*



936 UNITED ST

936 UNITED



RECEIVED
MAR 11 2011
B. J. [Signature]



By *[Signature]*
RECORDED
MAR 11 2011

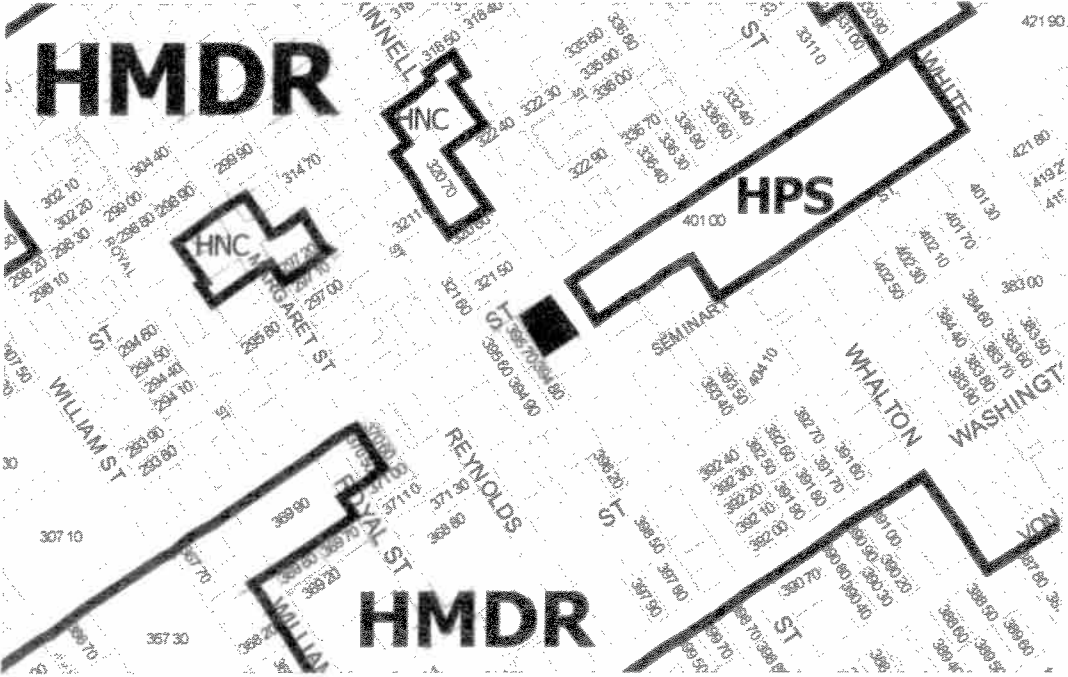
936 UNITED ST.

Revisions to Proposal

January 17, 2012

HISTORIC PRESERVATION

936 UNITED STREET
KEY WEST, FLORIDA
33040



THE SCOPE OF WORK FOR THESE DRAWINGS ENGAGES THE REPLACEMENT OF EXISTING, NON-HISTORIC PORCH POSTS. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY.



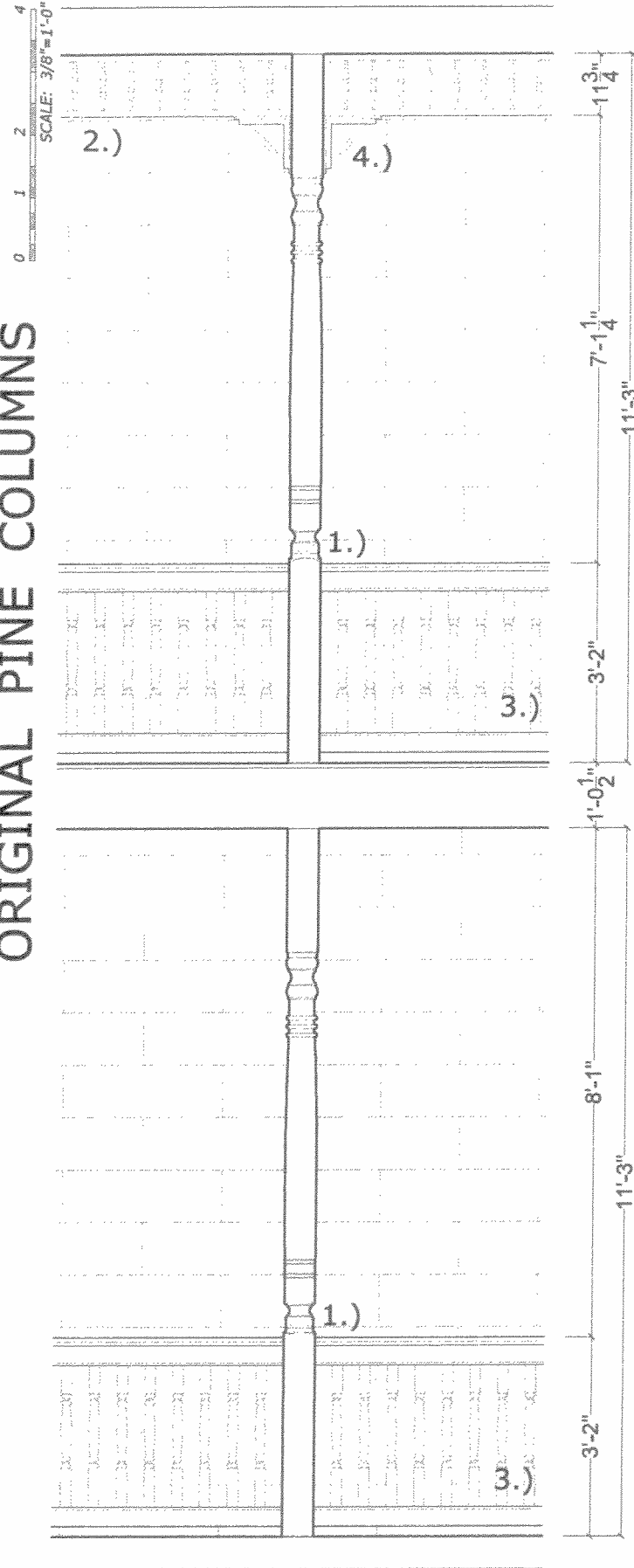
JAMES C. REYNOLDS, P.E.
FL LIC No. 46685



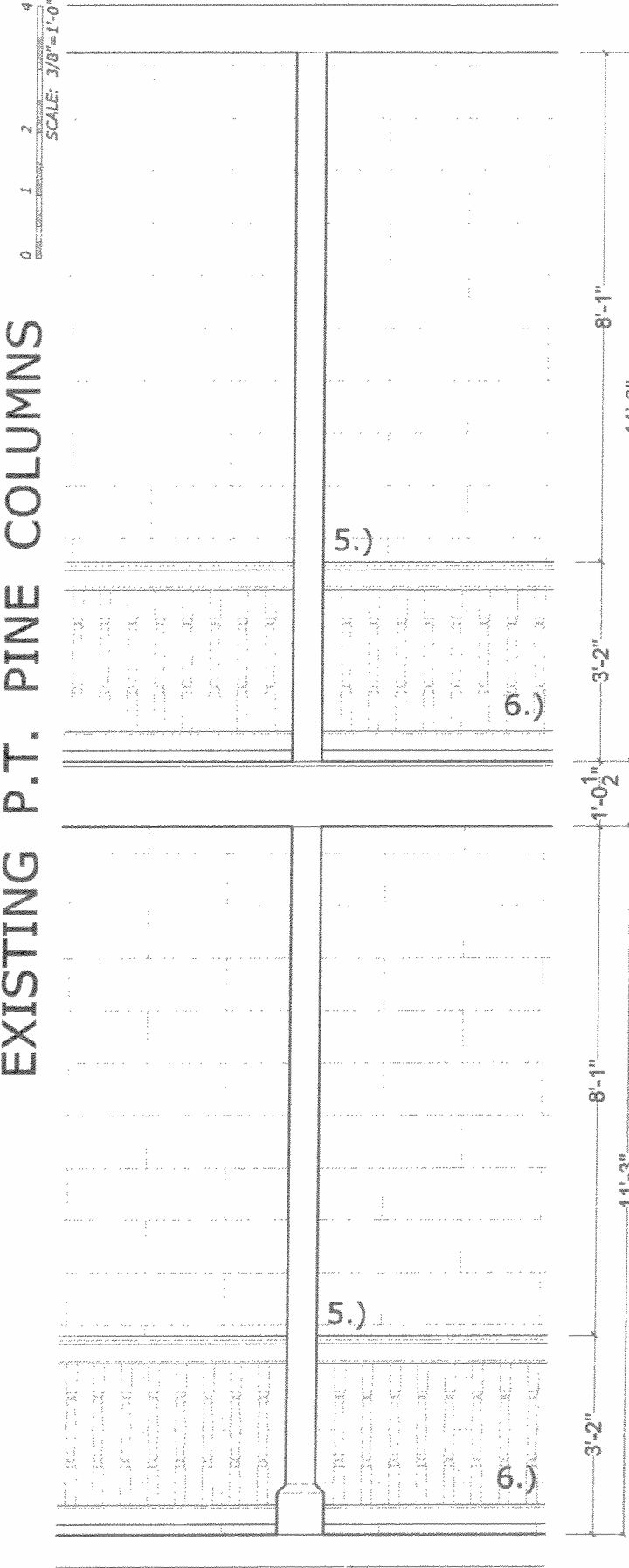
305.797.2309

no. 6. Jan 17, 2012

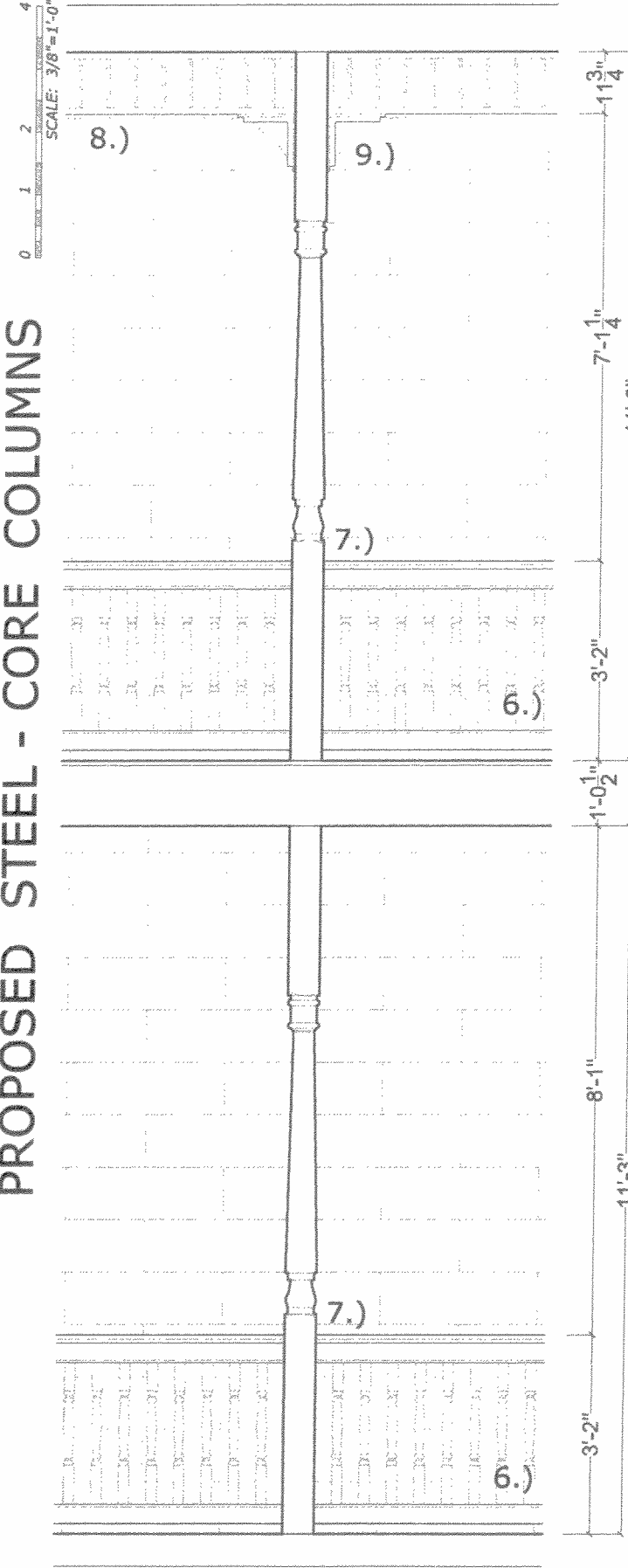
ORIGINAL PINE COLUMNS



EXISTING P.T. PINE COLUMNS



PROPOSED STEEL - CORE COLUMNS



- 1.) TRUE 6X6 DADE - COUNTY HEART PINE, TURNED - PORCH COLUMNS.
- 2.) DADE - COUNTY PINE SPANDREL FENESTRATION.
- 3.) DADE - COUNTY PINE HANDRAILS AND BALUSTRADES.
- 4.) DADE - COUNTY PINE SPANDREL BRACKETS.
- 5.) 6X6 P.T. PINE PORCH COLUMNS.
- 6.) P.T. PINE HANDRAILS AND BALUSTRADES.
- 7.) STEEL - CORE 6X6 QUEEN ANNE - STYLE COLUMNS.
- 8.) COMPOSITE SPANDREL FENESTRATION.
- 9.) COMPOSITE SPANDREL BRACKETS.

HISTORIC PRESERVATION

GOMEZ RESIDENCE
936 UNITED STREET
KEY WEST, FL 33040

SHEET:

OF:

2
2

01. 16. 2012

REYNOLDS ENGINEERING SERVICES
22330 LAFITTE DRIVE
CUDJOE KEY, FL
33042

PH: 305.394.5987
FL CA No. 28597



JAMES C. REYNOLDS, P.E.
FL LIC No. 46685

Handwritten notes: 2/6/2012, .1.

Search

PRODUCT CATEGORIES [Home](#) > [Products](#) > [Porches & Porch Parts](#) > [Porch Posts](#) > [Polyurethane Porch Posts - STEEL Core](#) > [Poly Porch Posts - Steel Core, pg 2](#)

- Appliques
- AZEK Brand PVC
- Balusters (Spindles)
- Beadboard & V-Groove
- Blocks, Corner/Base
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- Corbels
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- Signs
- Small Parts
- Spandrels
- Stair Parts, Interior
- Sunburst Fans
- Vents, Louvered
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- Gift Certificates
- HELP DESK
- Product Options

Poly Porch Posts - Steel Core, pg 2
 # d(varies)SP-PP2(caf)

[< Previous Page](#)

High Density Polyurethane (the only kind we sell) feels, sounds, installs, and paints just like wood... but that's where the similarities end! [Read more about Polyurethane...](#)

To view PRICES, scroll below graphic on *this* page and select from the dropdown option.

Model	Height	Top Section	Middle Section	Bottom Section
PP 3204	97 1/2"	30 1/2" SQUARE	41" ROUND	56 1/2" SQUARE
PP 3205	97 1/2"	30 1/2" SQUARE	41" ROUND	56 1/2" SQUARE
PP 3206	97 1/2"	30 1/2" SQUARE	41" ROUND	56 1/2" SQUARE
PP 3207	97 1/2"	45 1/2" SQUARE	40 3/4" ROUND	51 3/4" SQUARE
PP 3208	97 1/2"	14 1/2" SQUARE	33 1/4" ROUND	37 1/4" SQUARE

LP 3700

- 5 1/2" Bottom
- 3 1/2" Top
- 96" Height

Lamp posts come with a 3" O.D. galvanized steel pipe extending 1 3/4" from the top to attach the light fixture to. (light fixture not included)

- Shipped with hardware kit and trim collars similar as shown on the bottom of PP 3204 and PP 3205.
- Load bearing porch post with 2 7/8" O.D. galvanized steel pipe encased in polyurethane.
- Maximum safe load 12,000 pounds.
- O.D. refers to outside diameter.

Made with 2-7/8" (outside diameter) galvanized steel pipe encased in polyurethane. Each Post is rated for a 12,000 pound load. Posts can be trimmed to length prior to installation and top and/or bottom square portions can be lengthened by special

Rec. Jan 17 2012

Ordering Info

Shipping & Returns

Misc. Help Topics

FAQ

Our Company

order. **Includes Hardware Installation Kit, Trim Collar** (similar to that shown on PP3204), and [Installation Instructions](#).

[Half Posts](#) are available with a non-structural PVC center pipe. Half Posts on this page require ordering two Halves which are not returnable unless defective.

Lamp Post LP 3700 is not structural and should not be used as a Porch Post. For a similar design that is structural, please see our [Polyethylene Posts](#).

[Important Additional Info](#) [Important Shipping Info](#)

Quantity Discounts Available - Please Inquire

OVERSTOCK (SALE) LIST:

Online price will not show a discount, but we will discount the price on your **mailed** invoice or quote if you order an Overstock Item listed immediately below.

PP 3208 Full - 3 available at 50% discount 1211-310
(More of the above available at regular prices.)

Please select Post Design to display price:

Post Design:

Overstock Item ? :

Price: \$412.50

Special Packaging: Required for safe shipment - \$5.00

Total Unit Price: \$417.50

Quantity: 1

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[Polyethylene Porch Posts](#)



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[Post Face Appliques](#)

POLY

[Polyurethane Products](#)

BRACKETS : QTY - 22

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- [The Bargain Room!](#)
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- HELP DESK**
- [Product Options](#)



11" - 12 Ball Fan Bracket
1330

[< Previous Page](#)

11" x 11" with 1" balls. Moulded frames are 3/4" deeper than thickness selected below.

Dimensions list horizontal measurement first and are correct for 3/4" and 1" thick framed Brackets (as shown). For 1-1/4" and 1-1/2" thick Brackets, please add 1/2" to both width and length.

[Product Details](#)

[View Larger Image](#)

Please select options to calculate Price:

Material:

Scrollwork Thickness:

Quantity:

Price: \$51.83

[Add to cart](#)

RELATED PAGES



[Bracket Info](#)



[Fan Spandrels](#)

rec. Jan. 7
2012
E.L.
1/16/2012

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SPANDREL : QTY - 10
\$195.00

Search

PRODUCT CATEGORIES [Home](#) > [Products](#) > [Spandrels](#) > [Classic Spandrels](#) > [Ball & Dowel Classic Spandrels](#)

Appliques

Ball & Dowel Classic Spandrels

[< Previous Page](#)

AZEK Brand PVC



Free upgrade: All Classic Spandrel Top & Bottom Rails are available in Premium Western Red CEDAR for the same price as Poplar and Pine! [Read more about Cedar](#). Classic Spandrel RAILS are also available in [AZEK Brand Cellular PVC](#). That's perfect for Spandrels used outside!

Balusters (Spindles)

When [Brackets](#) are to be installed under Spandrels, the Bracket's frames should be no wider than the Spandrel Rail they're used under. We can change standard Railing size on any of our Spandrels. **Turned parts are of light-colored, smooth hardwoods, regardless which Spandrel material type is ordered.**

Beadboard & V-Groove

[Click a Spandrel for a larger view](#)

Blocks, Corner/Base

Brackets

Ceiling Medallions

Columns

Corbels

Corner Guards (Beads)

Cornices

Deck Components

Entrance Systems

Finials, Drops & Spirals

Gable Decorations

Gallery Rails

Headers

Mantels

Mouldings, Blocks, etc.

Newel Posts

Niches, Wall

Panels/Medallions, Fret

Plain Boards

Polyurethane Products

Porches & Porch Parts

Porch Posts

Rails

Running Trim

Screen/Storm Doors

Shingles, Cedar

Shutters

Signs

Small Parts

Spandrels

Stair Parts, Interior

Sunburst Fans

















Vents, Louvered

The Bargain Room!

Gift Certificates

HELP DESK

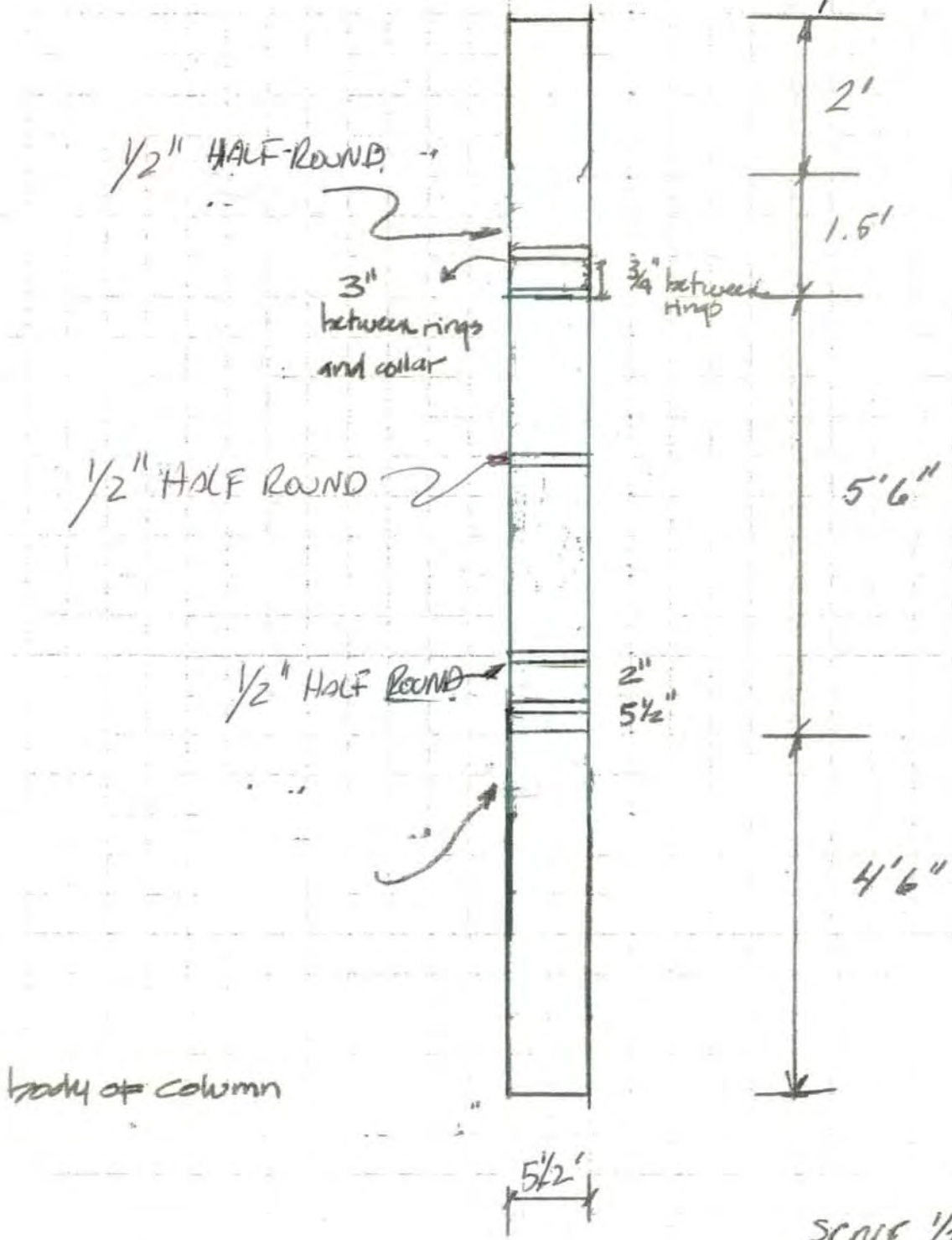
Product Options

 <p>3-1/2" Spandrel # 4144 3-1/2" overall height 3/4" hardwood balls</p>  1/2" x 3/4" standard Rails	 <p>4-1/2" Spandrel # 4106 4-1/2" overall height 1" hardwood balls</p>  3/4" x 3/4" standard Rails Some are on sale. See Overstock List below.
 <p>5" Spandrel # 4131 5" overall height 3/4" hardwood balls</p>  1/2" x 3/4" standard Rails Some are on sale. See Overstock List below.	 <p>6" Spandrel # 4103 6" overall height 1" hardwood balls</p>  3/4" x 1-3/4" Moulded Rails .
 <p>7" Spandrel # 4120 7" overall height 1-1/2" hardwood balls</p>  3/4" x 1-3/4" Moulded Rails . Some are on sale. See Overstock List below.	 <p>7-1/2" Spandrel # 4179 7-1/2" overall height 3" hardwood balls</p>  1" x 1-3/4" Beaded Rails . Some are on sale. See Overstock List below.
 <p>8-3/4" Spandrel # 4117 8-3/4" overall height 1-3/4" hardwood balls</p>  3/4" x 1-3/4" Moulded Rails . Some are on sale. See Overstock List below.	 <p>9" Spandrel # 4101 9" overall height 1" hardwood balls</p>  3/4" x 1-3/4" Moulded Rails .

Site Plans

SHOP DRAWING.

SQUARE COLUMN W/ DECORTIVE RINGS

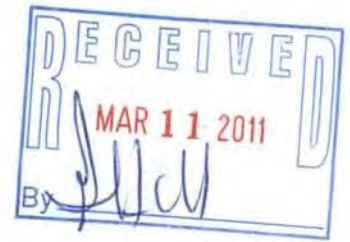


SCALE 1/2" = 1'



Correspondence

JIM REYNOLDS, PE
REYNOLDS ENGINEERING SERVICES



22330 Lafitte Rd
Cudjoe Key, Fl. 33042
Phone: (305) 394-5987
ReynoldsEngineer@Bellsouth.net

July 20, 2010

Mr. John Woodson, Chief Building Official
City of Key West
Key West, Fl. 33040

Re: Balcony repairs - 936 United Street

Dear Mr. Woodson:

Please accept this letter as further documentation regarding the deteriorated condition and questionable structural integrity of the existing balcony support columns at the referenced residence.

As shown on the following pictures, at least two of the columns were replaced at some time in the past and are a different shape than the remaining original columns. The original columns are weathered and cracked with at least one of the columns showing evidence of having been repaired. These two examples alone lead me to reasonably conclude that the original columns have been an issue in the past, and due to the unsupported length of the columns coupled with the narrow cross-section are most likely structurally inadequate to safely support the balcony as designed.



Mr. John Woodson
July 20, 2010
Page 2

Column Base
Repair Splice



In my opinion, the columns must be replaced to safely support the balcony load in accordance with the Florida Building Code.

Respectfully Submitted,

James C. Reynolds, PE
Fla. License No. 46685

Cc: Wayne Garcia Construction



Previous Approved Plans



CITY OF KEY WEST *File # 809-3975*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-245

OWNER NAME: PETER GOMEZ DATE: 7/30/10

OWNERS ADDRESS: SUMNER LOND RD. 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: _____

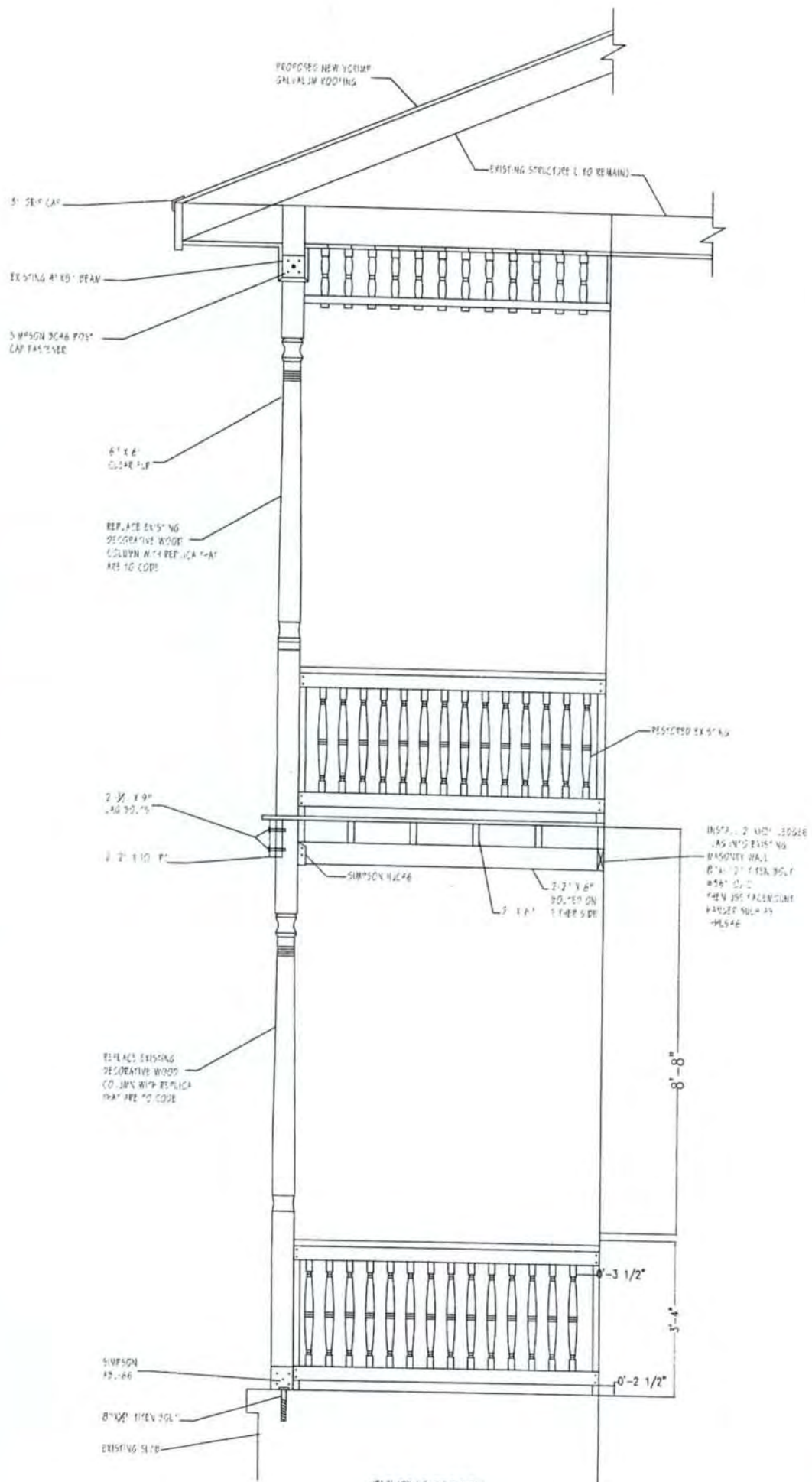
Staff Approval: _____

Fee Due: 00
\$ 50

Date: 7/30/10

Applicant Signature: Wayne Garcia

HISTORIC ARCHITECTURAL REVIEW APPLICATION



NOTE
 1-DI
 2-S
 3-AL
 4-AL
 5-S
 6-S
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BUILDING SECTION
 SCALE 1/2" = 1'-0"

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.

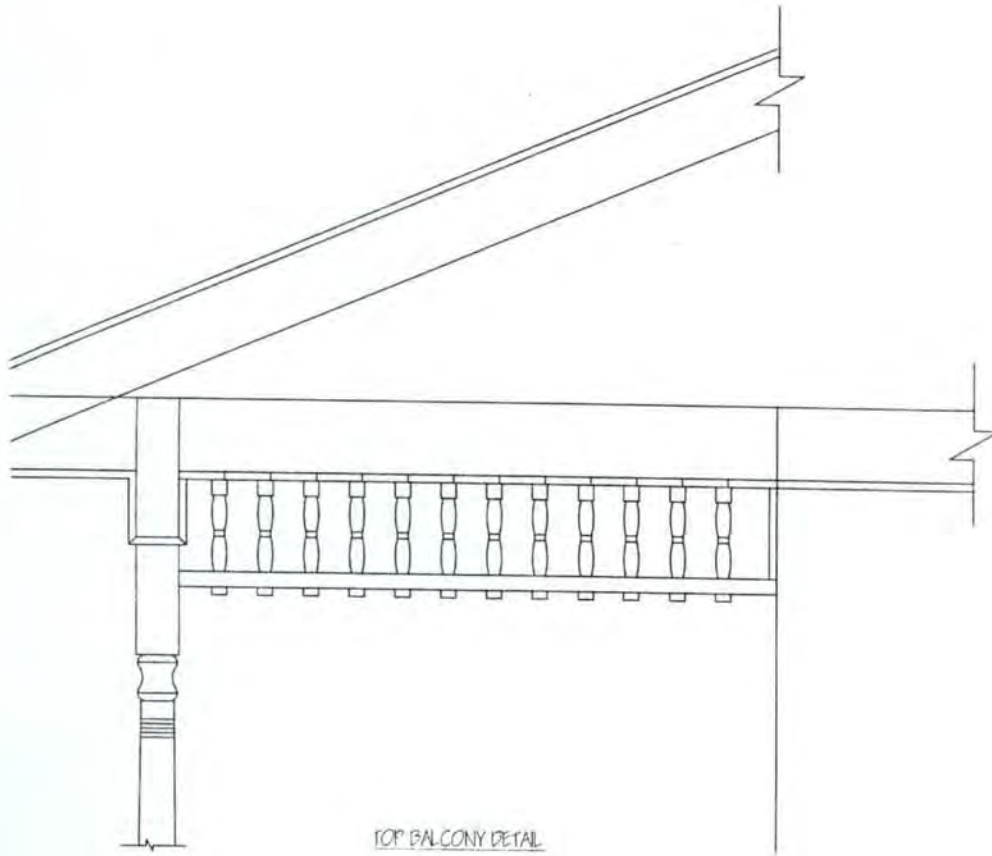
1.5 Engineer's Limitation of Responsibility: The Engineer shall not be responsible for the quality of composition of materials, shop drawings, fabrication, construction inspection, supervision, or review, special inspection, or the quality or correctness of construction. The Engineer shall not be responsible 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
 OOR.
 CONY TO BE REPLACED
 CK SHOWN ON NEXT SHEET,
 RESSURED TREATED,
 SE GALVANIZED.
 ! DOUBLE PLATE FASTENER TO BE
 CONNECTIONS (OR EQUAL)
 ING 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
 2235-50 CAFFEE DR.
 CRESTVIEW KEY, FL 33042

BALCONY REPAIRS TO:
 936 UNITED STREET KEY WEST

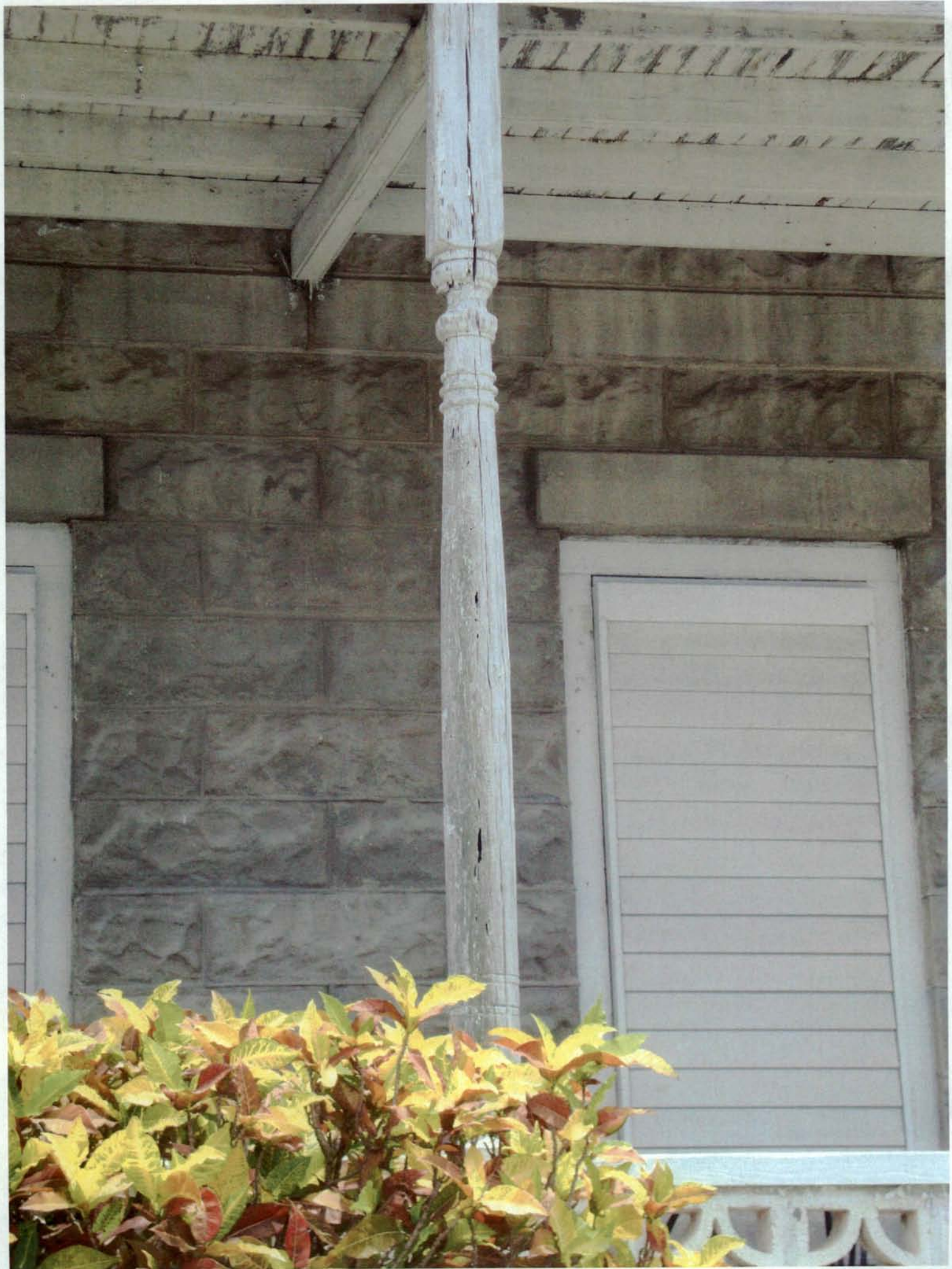
DRAWN BY:
 ANDREA GALLARZI
 DATE:
 5/25/10
 PAGE:



WAYNE GARCIA
Construction
Masonry Carpentry
General Contracting
P.O. BOX 10
PHONE: (808) 296-8003 FAX: (808) 380-1500

LOT #
AREA





(305) 296-0964





City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

September 7, 2010

Mr. Wayne Garcia
1123 Simonton Street
Key West, Florida 33040

RE: REPLACE PORCH AND BALCONY POST WITH 6" BY 6"
REPLICAS, AS TO PHOTO SUBMITTED. REPLACE RAILING WITH
SAME.
FOR: #936 UNITED STREET - HARC APPLICATION # H10-01-245
HISTORIC DISTRICT OF KEY WEST

Dear Mr. Garcia:


This letter is to notify you that the Key West Historic Architecture Review Commission **approved with condition** the application for the above mentioned project on the public hearing held on Tuesday, August 31, 2010. The Commission requested that shop drawings should be submitted for staff approval. The Commission decision was based on the documents submitted and your presentation.

Staff received the shop drawings on September 3, 2010. As per our phone conversation we will meet on Wednesday September 8 during the morning to review the shop drawing on site.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

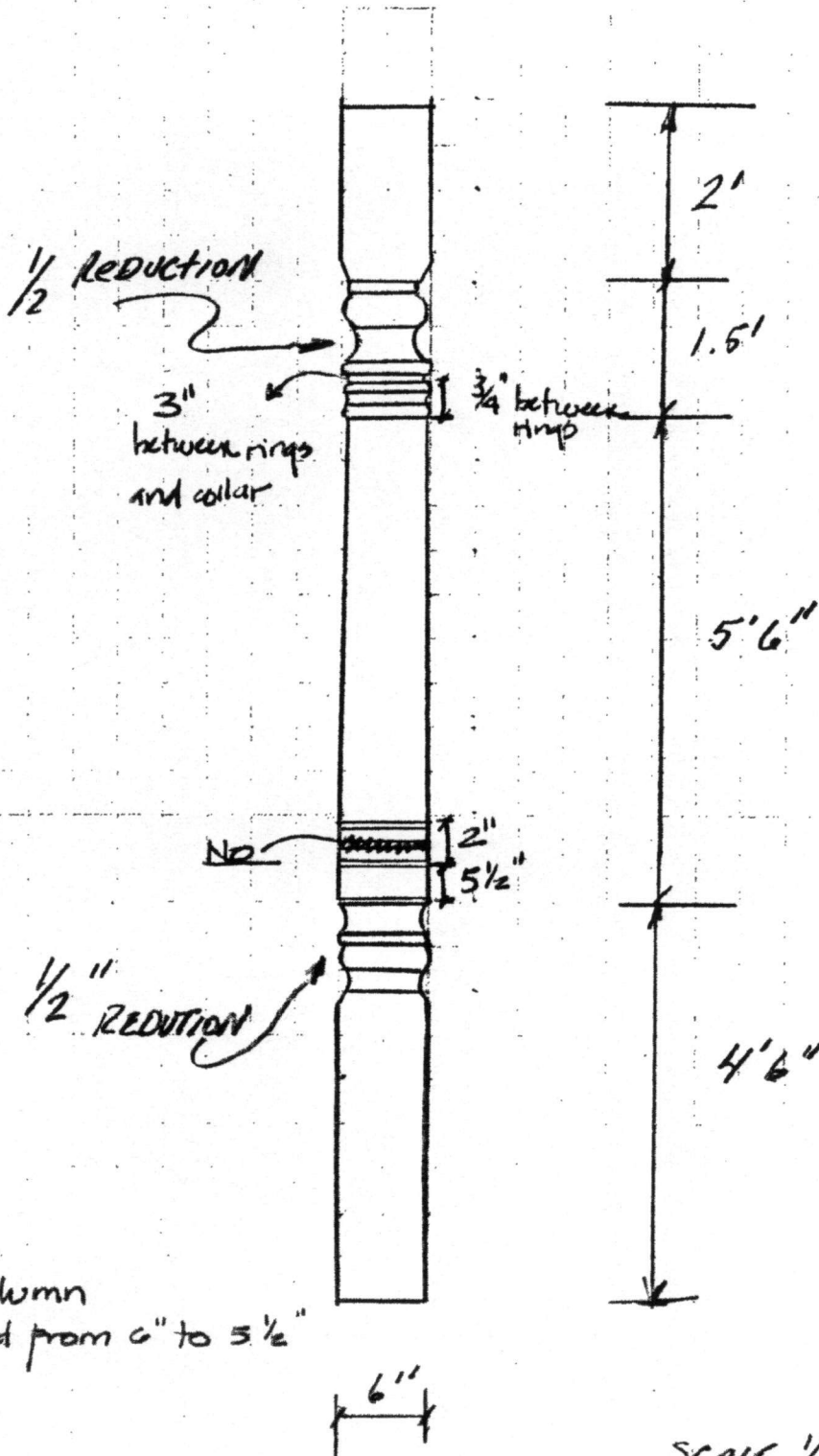
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

SHOP DRAWING.



body of column
will be tapered from 6" to 5 1/2"

SCALE 1/2" = 1'

RECEIVED
207
SEP 03 2010
By A.D.



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

September 15, 2010

Mr. Wayne Garcia
1123 Simonton Street
Key West, Florida 33040

RE: REPLACE PORCH AND BALCONY POST WITH 6" BY 6"
REPLICAS, AS TO PHOTO SUBMITTED. REPLACE RAILING WITH
SAME.
FOR: #936 UNITED STREET - HARC APPLICATION # HI0-01-245
HISTORIC DISTRICT OF KEY WEST

Dear Mr. Garcia:


Thank you for bringing to the office one of the old turned columns for inspection. Enclosed please find the drawing that you submitted with some annotations I did after measuring the historic column.

As you mentioned to me the supplier will provide with the final shop drawing. I find that by giving one of the original columns to your sub contractor will be very helpful in the reproduction process. Turning new columns that resemble the existing ones is an art and I am confident that the final result will be of very similar columns. I will like to see the final shop drawings that your sub contractor will provide for your final approval.

You may now proceed with your permitting process. If you have any questions please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

ctorregr@keywestcity.com



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

September 23, 2010

Mr. Wayne Garcia
1123 Simonton Street
Key West, Florida 33040

RE: REPLACE PORCH AND BALCONY POST WITH 6" BY 6" REPLICAS,
AS TO PHOTO SUBMITTED. REPLACE RAILING WITH SAME.
FOR: #936 UNITED STREET - HARC APPLICATION # H10-01-245
HISTORIC DISTRICT OF KEY WEST

Dear Mr. Garcia:

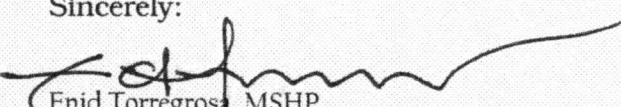
Enclosed please find copy of the letter for the above mentioned project. In our last conversation you explained to me that you are no longer pursuing to turn the columns on shop. Instead you will be shaping the existing new posts to resemble the old ones. Because of this new change of reproducing turning columns I have some concerns about how the final product may look.

I am aware of your commitment to preserve the integrity of this important historic resource. The porch columns of this home are an integral part of what make this building so unique to the historic district. I am available to review a first sample to assure that the column is consistent with what was approved by the Historic Architectural Review Commission.

Please advice when this visit can be schedule.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

CC. HARC members

RECEIVED
JUL 19 2010
JUL 7 7:45 A.M.

Application For Building Permit

(OFFICE USE ONLY)

10-2368

THE CITY OF KEY WEST

604 Simonton St. Key West FL 33040
Phone: 305-809-3956 Fax: 305-809-3978

Notes: All owner builders must apply in person and be present at time of all inspections
At Time of submittal a \$50 application fee is due.

Street Address of proposed construction: 936 UNITED ST.

Property owners name as appears on deed: PETER GOMEZ Phone #: _____

Property owner's mailing address: Coiba Key E-mail: _____

Contractors name: Wayne Garcia Phone #: 296-8003

Contractor's address: 1123 Simonton St E-Mail: _____

Architect/Engineer's Name: James Reynolds Phone#: _____

Architect/Engineer's Address: Summer Land Key E-mail: _____

Describe proposed construction in detail including quantities and square footage:
Replace 22 6x6 wood columns with new 6x6 turned pt. wood columns as per HARC approval and post railing to approved specs. Shop drawing submitted. Per HARC approved Shop Drawing

Estimated Cost of Work \$ 11,600.00

Number of Dwelling Units 2

Type of work. Circle all that apply

New Construction	Commercial
Addition	After The Fact
Demolition	Interior
Renovation/Repair	Extend
Hurricane Shutters	Permit Card (PC)

(HARC Applied For) H 10-01245

HARC # XXXXXXXXXXXX

Warning to owner Your failure to record a notice of commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.

I as owner or contractor of record for this project agree that I will comply with the provisions of Florida Statute 469.003 and to notify the Department of Environmental Protection of my intent to demolish/renovate a structure and remove asbestos, when applicable, in accordance with state and federal law.

I hear by certify that I have read and examined this application and know that same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any local, state or federal laws regulating construction or the performance of construction.

Notice: In addition to the requirements of this permit, there may be DEED RESTRICTIONS and/or additional restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other government entities such as water management districts, state agencies or federal agencies.

Chapter 837.08 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

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.

Owner: Peter G. Gomez

Signature: [Signature]

State of Florida County of Monroe
Sworn to and scribed before me this 16 day of July 2010

by [Signature]
Notary Public State of Florida
Claudia Balmaceda
My Commission DD633139
Expires 01/25/2011

Personally known or Produced identification [Signature]

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.

Contractor Qualifier: Wayne Garcia

Signature of Qualifier: [Signature]

State of Florida County of Monroe
Sworn to and scribed before me this 16 day of July 2010

by [Signature]
Notary Public State of Florida
Claudia Balmaceda
My Commission DD633139
Expires 01/25/2011

Personally known or Produced identification [Signature]

Building Official, Assistant Building Official or Plan Reviewer
Reviewed for issuance of permit

Cost of Permit: \$ 2.00

9/2/10

288.00
50.00
340.00

\$ 290.00

(office use only)

Oper: CHALKER Type: BP Drawer: 1
Date: 7/20/10 50 Receipt no: 91900
2010 2368
PT * BUILDING PE 1 \$50.00
Trans number: 2510085 \$50.00
CK CHECK 7090

Trans date: 7/20/10 Time: 8:07:43

4166-Pd
16555-MC

*Wayne Garcia, Bldg Contractor
1123 Simonton St
Key West, FL 33040
(305) 296-8003
(305) 360-1820*

*To: City Of Key West
Attn: John Woodson
3140 Flagler Ave
Key West, FL 33040*

Attn: Mr. Woodson

Ref: 936 United St.

This is to confirm the shop drawing that accompanies the plans submitted for 936 United St. will duplicate the finish product of said columns as per my conversation with the project engineer Jim Reynolds, on 9/22/10. Any deviation from shop drawings submitted to HARC must be first approved by the HARC coordinator.

Best Regards,

Wayne Garcia
Wayne Garcia

Meeting Minutes

Historic Architectural Review Commission

Meeting Agenda

August 31, 2010 – 3:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street
Key West Florida



The Key West Historic Architectural Review Commission will hold a public hearing on **Tuesday, August 31, 2010 at 3:00 p.m.**, in the **City Commission Chamber located at Old City Hall, 510 Greene Street, Key West Florida.**

1. **Roll Call** Board members present included Rudy Molinet, Nils Muench, Carlos Rojas, and Chairman George Galvan.
2. **Pledge of Allegiance**
3. **Approval of Agenda** Enid Torregrosa noted that the applicant for agenda Item 5 had requested to be postponed. She added that Item 15 has been requested to be moved to the first item under New Business at the request of city staff. Nils Muench made a motion to approve the agenda; it was seconded by Carlos Rojas. Motion carried.
4. **Approval of Minutes**
HARC Meeting Minutes – **July 13, 2010**
Rudy Molinet mad a motion to approve the minutes; it was seconded by George Galvan. Motion carried.

HARC Meeting Minutes – **July 27, 2010**

Carlos Rojas made a motion to approve the minutes; it was seconded by Rudy Molinet

5. Items for Public Hearing

a. Old Business

1. Request for demolition of back portion and new construction – **#313 Truman Avenue – Applicant: Carlos Rojas, Architect (H10-01-77)** – Demolish non contributing second addition and replace with two story addition.

Carlos Rojas recused himself from dais. Carlos Rojas presented the project. He stated that this is the second reading for demolition. He explained that the structure being demolished is a non-historic addition, and the new addition was going to replicate the historic structure as far as materials. He added that he kept the height of the addition as low as possible.

No public comment.

Enid Torregrosa reviewed her staff report. She stated that there is currently construction taking place at the site, and the non-historic portion of the house has been cut without the board's approval.

Nils Muench made a motion to approve the demolition; it was seconded by Rudy Molinet for discussion.

Rudy Molinet asked the applicant to explain what work had taken place on the property in recent days.

Carlos Rojas stated that the contractor may have made the cut to fix the foundations, but he is unsure on exactly why the cut was made.

with impact rated overhead door. Replace jalousie windows along right side of building with impact rated fixed windows. Reopen old window openings and add impact rated windows (4) along left side of building. Repair spalling concrete as needed. Request to add architectural details as shown on attached elevation drawing. Paint exterior. Replace existing chain link fence with white picket fence with working gates.

Mike Marino presented the project.

No public comment.

Enid Torregrosa reviewed her staff report. She stated that the changes to the façade complied with HARC guidelines. She added the only issue with the plans was an existing mural on the garage door. Staff contacted Frank Gardner, the chair of Art in Public Places; he informed staff there are no guidelines for protecting the mural. The applicant stated that he would keep the mural inside of the building.

Nils Muench made a motion to approve; it was seconded by Rudy Molinet. Motion carried.

APPROVED

5. Request to remove two non historic additions and built a new two story addition- **#513 Truman Avenue Applicant: Dar Castillo Affiliated Design and Construction Management (H10-01-243)** Remove two non historic additions on rear and construct a two story rear addition.

City Commissioner Terry Johnston presented the project.

No public comment.

Enid Torregrosa reviewed her staff report, she stated that this was the first reading for demolition. She stated that the demolition is on a non-historic, non-contributing portion of the house.

Nils Muench made a motion to approve. It was seconded by Carlos Rojas. Motion carried

APPROVED



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.

Wayne Garcia presented the project.

No public comment.

Enid Torregrosa reviewed her staff report. Staff recommended approval with the condition that final shop drawings of what is going to be turned be given to staff for final approval.

Carlos Rojas made a motion to approve with staff's recommendation; it was seconded for discussion by Rudy Molinet. He asked for clarification on the motion that the approval is for all the columns both first floor and second floor.

Nils Muench asked the applicant if the design intent was to turn the columns down to a cylindrical shape.

The applicant confirmed that was his intent.

Rudy Molinet asked the applicant if all columns were being replaced.

The applicant stated all would be replaced.

Enid Torregrosa stated that the first floor railings were compromised in the past. The new columns will replicate the originals as best as possible.

Nils Muench asked if the wood was going to be pressure treated.

Wayne Garcia stated that it would be treated wood.

Motion carried.

APPROVED

7. Request to replace metal shingles with v-crimp- **#509 Louisa Street- Applicant: Tony's Roofing and Wayne Garcia (H10-01-262)** 5 V crimp metal roof on cbs building.

Wayne Garcia presented the project. He reviewed a brief history of Key West roofs.

No public comment

Enid Torregrosa stated that the house is listed as contributing. She stated that the front porch has metal v-crimp roofing; however the rest of the main house has metal shingles. Mrs. Torregrosa stated that an economic hardship affidavit was given to the applicant, and the applicant explained to her that the owner did not qualify. Staff recommended denial.

Carlos Rojas asked the applicant what the pitch of the roof is

Wayne Garcia stated that the pitch of the roof is 6/12.

Carlos Rojas asked staff if the roof was visible from the street.

Mrs. Torregrosa stated that it was visible from the street.

Carlos Rojas stated he believed that there was only partial visibility from the street, and he recommended the board have leniency.

Nils Mench stated that he did not recommend any leniency on guideline interpretation. He made a motion to deny based on page 26 of the guidelines.

Rudy Molinet stated that it is important to follow the guidelines on a contributing structure.

Carlos Rojas debated whether the roof was visible from the street in the photographs given to staff.

Nils Muench believed the photograph was misleading.

Ron Ramsingh reviewed the provision for alternative roofing materials in the code.

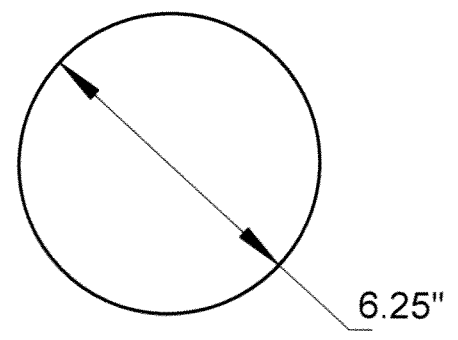
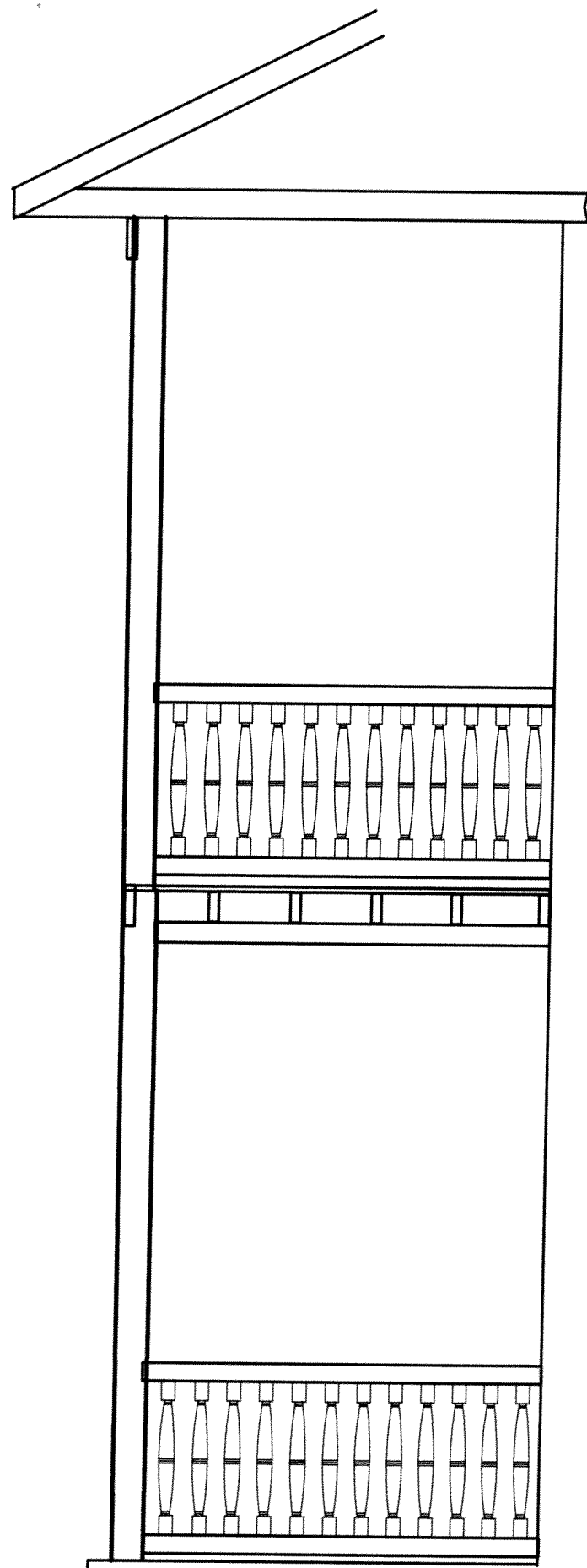
Rudy Molinet clarified that the owner could not meet the economic hardship criteria.

The Chairman requested the Clerk call the roll.

Yeas: Commissioners Molinet, Muench, and Rojas

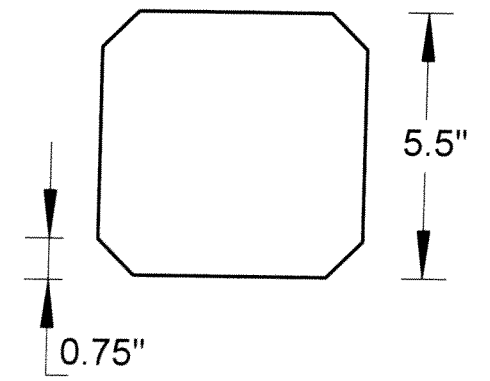
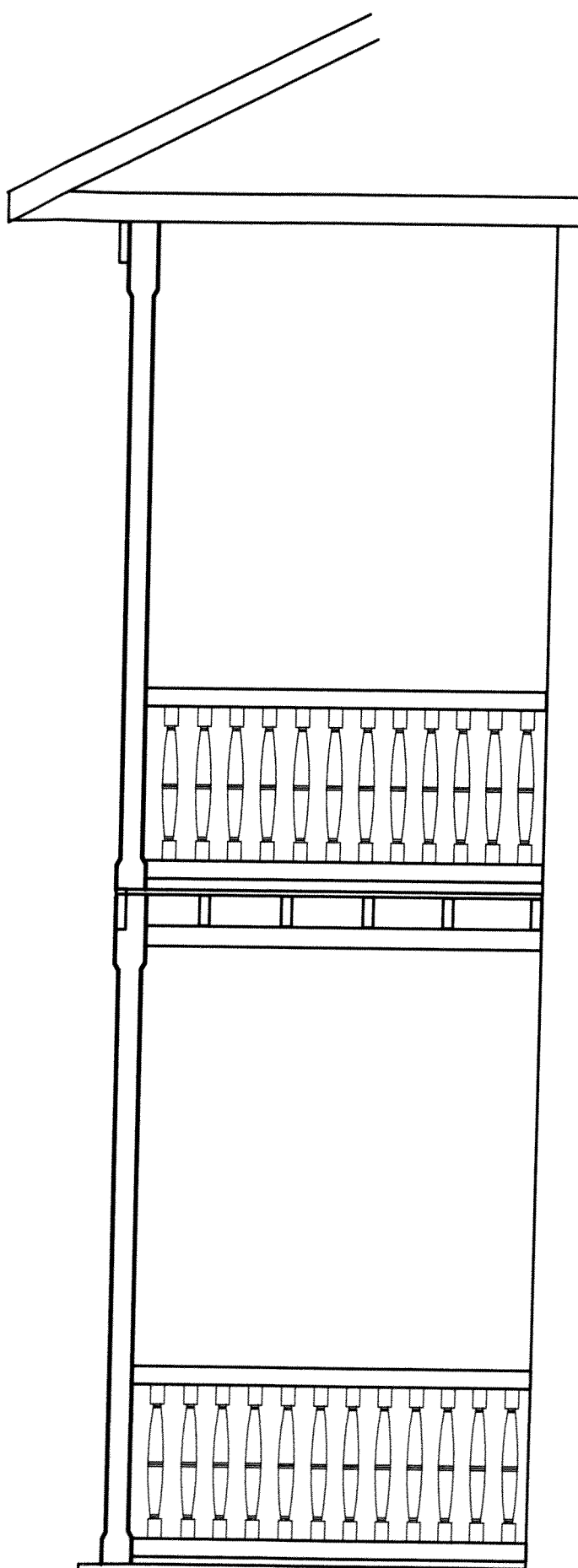
Nays: Chairman Galvan

Site Plans



Round Column Cross Section

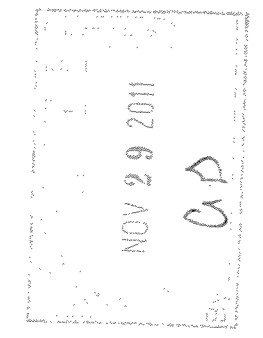
Balcony Cross Section



Note: 5"x5" nominal southern pine column chamfered 0.75" on each column face.

Chamfered Column Cross Section

Balcony Cross Section



James C. Reynolds, PE
 Fla. Reg. No. 46685
 Reynolds Engineering Services
 Fl. CA. No. 26597
 22330 Lafitte Drive
 Cudjoe Key, Fl. 33042
 305-394-5987
 ReynoldsEngineer@Bellsouth.Net

[Handwritten Signature]
 11/28/11

Balcony Column Replacement
 For
 Mr. Peter Gomez
 936 United Street, Key West, Fl.

Title:
 Date: 11/28/2011

Page: 1 of 1

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MODIFICATION OF POSTPONED ITEM- CONSIDERATION OF APPROVAL OF WOOD OR STEEL CORE REPLACEMENT PORCH AND BALCONY COLUMNS AND GINGERBREAD TO RESEMBLE THE ORIGINAL COLUMNS

#936 United Street

Applicant- Peter Gomez/Hugh J. Morgan/ James J. Reynolds Application Number H11-01-1603

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: 1040193 Parcel ID: 00039440-000000

Ownership Details

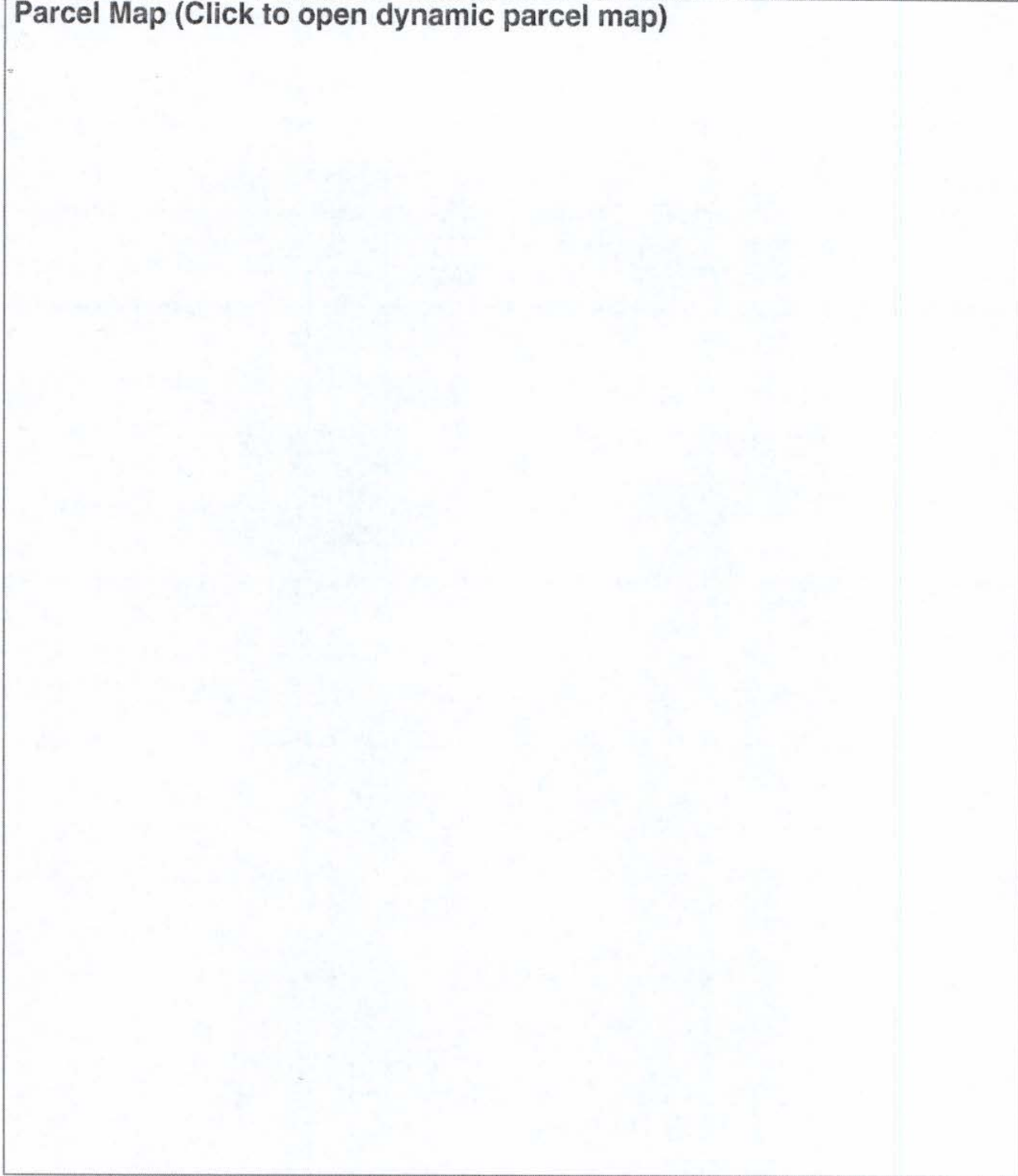
Mailing Address:
GOMEZ PETER G
20888 2ND AVE W
CUDJOE KEY, FL 33042

All Owners:
ROBINSON ANN MARIE R/S, GOMEZ PETER G

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 936 UNITED ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 LOTS 1 & 2 SQR 9 TR 18 G9-261/265 OR543-246/257 OR574-890/891 OR1456-1768D/C OR1474-1917/18R/S OR2298-188D/C OR2318-2002/03Q/C-R/S

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	7,400.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 2775
Year Built: 1933

Building 1 Details

Building Type R2
Effective Age 27
Year Built 1933
Functional Obs 0

Condition P
Perimeter 322
Special Arch 0
Economic Obs 0

Quality Grade 650
Depreciation % 33
Grnd Floor Area 2,775

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

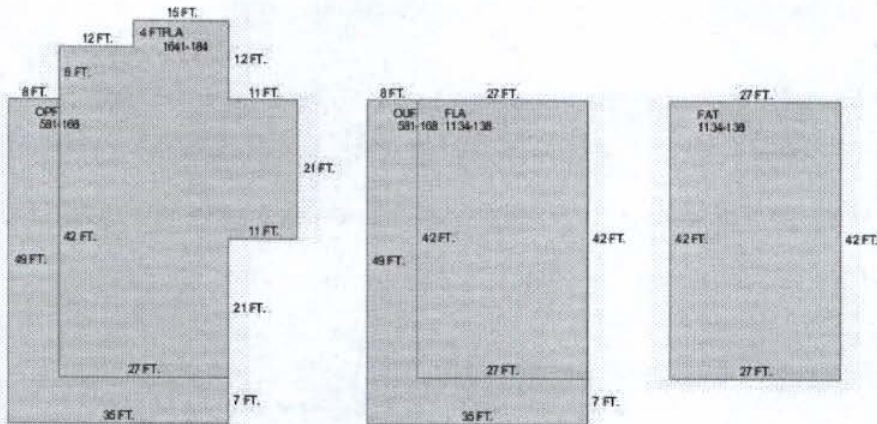
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
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	FLA	4:CONC BLOCK	1	1932	N	N	0.00	0.00	1,641
2	OPF	4:CONC BLOCK	1	1932	N	N	0.00	0.00	581
3	FLA	4:CONC BLOCK	1	1932	N	N	0.00	0.00	1,134
4	OUF	4:CONC BLOCK	1	1932	N	N	0.00	0.00	581
5	FAT	4:CONC BLOCK	1	1932	N	N	0.00	0.00	1,134

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	374 SF	22	17	1987	1988	2	50
2	UB3:LC UTIL BLDG	70 SF	0	0	1989	1990	1	30

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2140	07/02/2010	03/04/2011	9,500		SECURE PORCH AND BALCONY, REPLACE DAMAGED 4X6 WHRE NECESSARY, REPLACE POCH DECKING, REPLACE FASCIA AND DAMGAED SKIRT BOARD
10-2368	09/22/2010	03/04/2011	11,600		REPLACE 22 6X6 WOOD COLUMNS AND PORCH RAILING

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	306,418	1,944	331,909	640,271	640,271	0	640,271
2010	306,418	2,011	561,305	869,734	869,734	0	869,734
2009	341,675	2,078	760,880	1,104,633	1,040,887	0	1,104,633
2008	315,115	2,146	629,000	946,261	946,261	0	946,261
2007	409,649	1,642	851,000	1,262,291	970,787	25,500	945,287
2006	594,146	1,704	503,200	1,099,050	850,419	25,500	824,919
2005	533,208	1,762	444,000	978,970	814,539	25,500	789,039
2004	487,504	1,820	444,000	933,324	591,934	25,500	566,434
2003	457,035	1,882	144,300	603,217	437,053	25,500	411,553
2002	405,291	1,939	144,300	551,530	409,537	25,500	384,037
2001	367,880	1,997	144,300	514,177	389,901	25,500	364,401
2000	367,880	4,118	131,350	503,348	380,452	25,500	354,952
1999	328,639	4,236	131,350	464,225	358,540	25,500	333,040
1998	260,584	3,317	131,350	395,250	324,528	25,500	299,028
1997	249,002	3,257	116,550	368,810	309,981	25,000	284,981
1996	148,906	2,098	116,550	267,554	259,316	25,000	234,316
1995	135,670	1,958	116,550	254,178	249,841	25,000	224,841
1994	121,331	1,796	116,550	239,677	239,677	25,000	214,677
1993	121,979	1,667	116,550	240,196	240,196	25,000	215,196
1992	148,815	1,703	116,550	267,067	267,067	25,000	242,067

1991	148,815	1,740	133,200	283,755	283,755	25,000	258,755
1990	127,387	1,778	105,450	234,614	234,614	25,000	209,614
1989	115,806	1,649	103,600	221,055	221,055	25,000	196,055
1988	90,705	0	66,600	157,305	157,305	25,000	132,305
1987	89,765	0	50,690	140,455	140,455	25,000	115,455
1986	90,217	0	48,840	139,057	139,057	25,000	114,057
1985	87,024	0	28,336	115,360	115,360	25,000	90,360
1984	82,168	0	28,336	110,504	110,504	25,000	85,504
1983	82,168	0	28,336	110,504	110,504	25,000	85,504
1982	83,607	0	22,154	105,761	105,761	25,000	80,761

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.

There are no sales to display for this parcel.

This page has been visited 9,529 times.

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