

# **Staff Report**

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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.

On January 25, 2012 the applicant revised the submitted plans and included two options for columns replacements; one was for pre fabricated columns, "Queen Anne" style, made of high density polyurethane with a steel core. The second option was for all columns replacements be turned and made of wood. The proposed prefabricate columns did not have the exact profile of what the original columns used to have. The proposed new turned columns were going to resemble the original ones in profile, with the only difference that the lower neck of the column, close to the handrail was going 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 Commission motioned to postpone this application to allow for more time to the applicant to do more research about availability and costs.

The applicant has submitted a revised plan that proposes exact replicas of the original columns made of composite material, high density polyurethane with steel core center. The proposed spandrels and brackets for the second floor will also be of composite material. All elements will be painted in white. Staff provided to the applicant an Economic Hardship Affidavit form, since in this revision they are proposing different materials from the original historic ones; wood columns, wood brackets and wood spandrels. According to the applicant the owner of the historic house does not qualify for economic hardship.

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.

Guidelines that should be reviewed for this application;

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

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 opinion that the proposed composite and high density polyurethane architectural elements are inconsistent with the guidelines as well as with the Secretary of the Interior's Standards. New columns and gingerbread elements can be replicated with wood and they are available. An original Certificate of Appropriateness was approved by this Commission for the removal of historic wood elements based on an application that included new wood replicas and the reuse of existing brackets and spandrels; what was built is far from what this Commission approved. The guidelines are very clear as to how historic features in porches need to be replaced; this includes same materials. That is why the LDR provides for an Economic Hardship Section for substitution of alternative building materials for historic or traditional materials. In this case the owner of the property has expressed that he does not qualify for such hardship and the proposed replicas will be done with a non traditional, non historic material. 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  
February 14, 2012**

<b>HARC #</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
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 <b>withdrew</b> 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".
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**  
**February 14, 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	<p>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</p> <p>Modification to postponed item- Consideration of approval of wood or steel core replacement porch and balcony columns and gingerbread to resemble the original columns</p>	<p>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.</p> <p>The Commission motioned to postpone the item on January 25, 2012. The applicant requested more time to search for prices as well as other available woods.</p>

# **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 2<sup>ND</sup> 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*

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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  
✓ 1/25/12

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. Torres. ~~Postponed~~  
1/25/12 postponed at the request of applicant to give time submission for 2nd meeting in February. ~~Postponed~~

HARC Comments:

House is listed as a contributing resource. Conclude 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: 11/25/12  
12/14/11

Signature: Ledy Alvarez  
Historic Architectural  
Review Commission



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

February 6, 2012

Mr. Peter Gomez  
20888 2<sup>nd</sup> Avenue West  
Cudjoe Key, Florida 33042

**RE: MODIFICATION TO POSTPONED ITEM-CONSIDERATION OF APPROVAL OF WOOD OR STEEL CORE REPLACEMENT PORCH AND BALCONY COLUMNS AND GINGERBREAD TO RESEMBLE THE ORIGINAL COLUMNS  
FOR: #936 UNITED STREET - HARC APPLICATION # H11-01-1603  
KEY WEST HISTORIC DISTRICT**

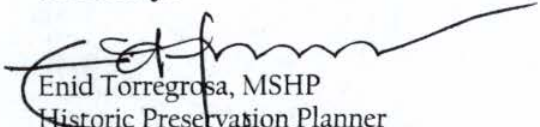
Dear Mr. Gomez:

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 25, 2012. The Commissioners Engineer James Reynolds request to postpone the item to the public hearing for February 21, 2012.

I will be including this item in the HARC meeting that will take place on Tuesday February 21, 2012, 5:30 pm at Old City Hall, 510 Greene Street.

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

305.809.3973

[ctorregr@keywestcity.com](mailto:ctorregr@keywestcity.com)

# **Revised Plans**

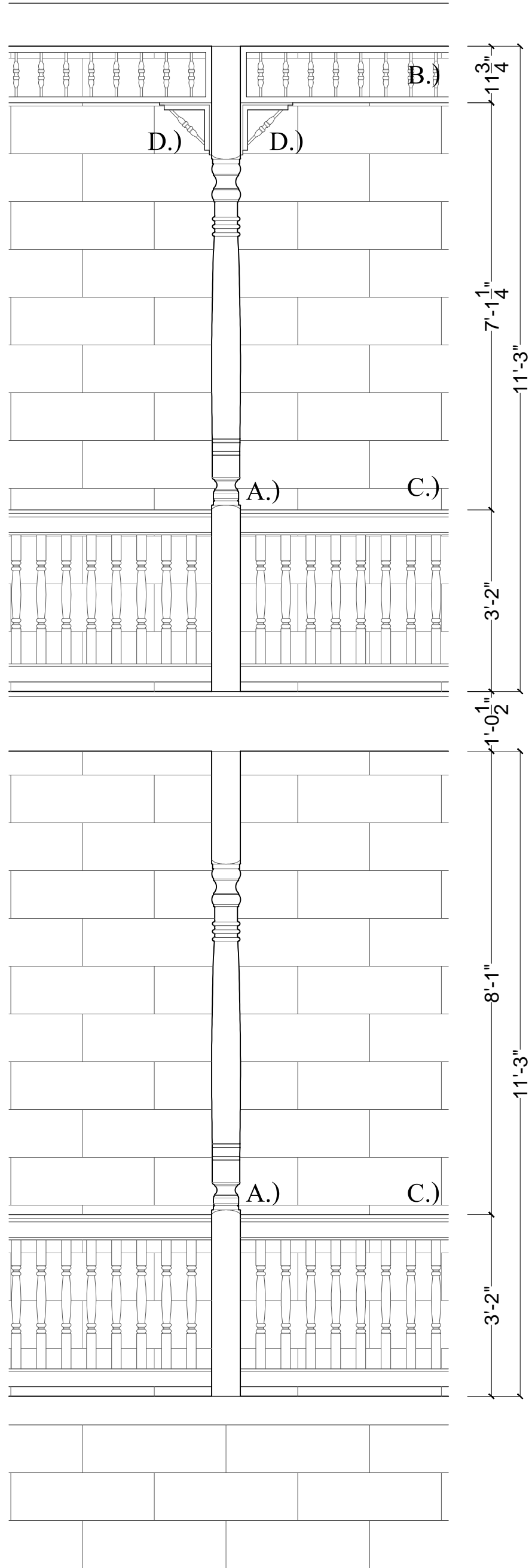
# HISTORIC PRESERVATION

936 UNITED STREET  
KEY WEST, FL 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.



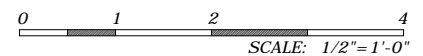


## PROPOSAL NOTES

- 1.) REPLACEMENT COLUMNS WILL BE EXACT REPLICAS OF DADE-COUNTY PINE ORIGINALS.
- 2.) COLUMNS TO BE OF COMPOSITE MATERIAL (HIGH-DENSITY POLYURETHANE W/ STEEL CORE CENTER), AND WILL MEET CURRENT BUILDING CODES.
- 3.) ATTACHMENTS AS PER MANUFACTURER'S REQUIREMENTS, AND WILL RENDER NO APPARENT SEAMS NOR MODERN ATTACHMENT TECHNIQUES.
- 4.) SPANDRELS AND BRACKETS (FLOOR 2 ONLY), TO BE OF COMPOSITE MATERIAL AND WILL BE ATTACHED AS DESCRIBED ABOVE.
- 5.) ALL COLUMNS AND FRETWORK TO BE PAINTED WHITE TO MATCH ORIGINAL CONFIGURATION, AND CURRENT PORCH RENOVATION.

- A.) TRUE 6X6 DADE - COUNTY HEART PINE, TURNED - PORCH COLUMNS.
- B.) DADE - COUNTY PINE SPANDREL FENESTRATION.
- C.) DADE - COUNTY PINE HANDRAILS AND BALUSTRADES.
- D.) DADE - COUNTY PINE SPANDREL BRACKETS.

## ORIGINAL PINE COLUMNS



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02. 10. 2012

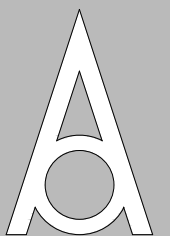
## HISTORIC PRESERVATION

GOMEZ RESIDENCE  
936 UNITED STREET  
KEY WEST, FL 33040

REYNOLDS ENGINEERING SERVICES  
22330 LAFITTE DRIVE  
CUDJOE KEY, FL  
33042

PH: 305.394.5987  
FL CA No. 26597

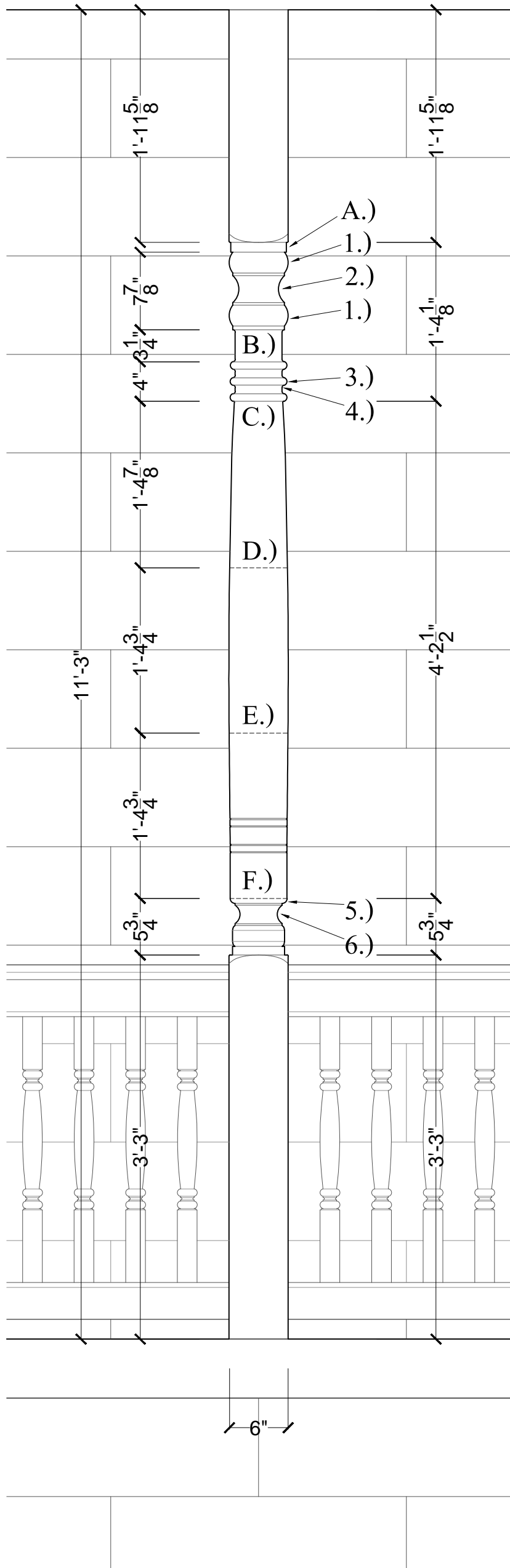
JAMES C. REYNOLDS, P.E.  
FL LIC No. 46685



305.797.2309

## PROPOSAL NOTES

- 1.) REPLACEMENT COLUMNS WILL BE EXACT REPLICAS OF DADE-COUNTY PINE ORIGINALS.
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- 4.) SPANDRELS AND BRACKETS (FLOOR 2 ONLY), TO BE OF COMPOSITE MATERIAL AND WILL BE ATTACHED AS DESCRIBED ABOVE.
- 5.) ALL COLUMNS AND FRETWORK TO BE PAINTED WHITE TO MATCH ORIGINAL CONFIGURATION, AND CURRENT PORCH RENOVATION.



- A.) CROSS - SECTIONAL DIAMETER : 5-5/8".
- B.) CROSS - SECTIONAL DIAMETER : 4-3/4".
- C.) CROSS - SECTIONAL DIAMETER : 4-7/8".
- D.) CROSS - SECTIONAL DIAMETER : 5-7/8".
- E.) CROSS - SECTIONAL DIAMETER : 6".
- F.) CROSS - SECTIONAL DIAMETER : 5-3/4".
- 1.) DIAMETER : 3-3/8"; RADIUS : 1-11/16"; CONVEX.
- 2.) DIAMETER : 3-11/16"; RADIUS : 1-27/32"; CONCAVE.
- 3.) DIAMETER : 0-13/16"; RADIUS : 0-13/32"; CONVEX.
- 4.) DIAMETER : 0-1/2"; RADIUS : 0-1/4"; CONCAVE.
- 5.) DIAMETER : 1"; RADIUS : 0-1/2"; CONVEX.
- 6.) DIAMETER : 2-1/4"; RADIUS : 1-1/8"; CONCAVE.

## ORIGINAL PINE COLUMN DETAIL

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SCALE: 1"=1'-0"

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OF:

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02. 10. 2012

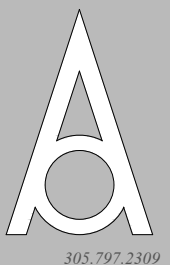
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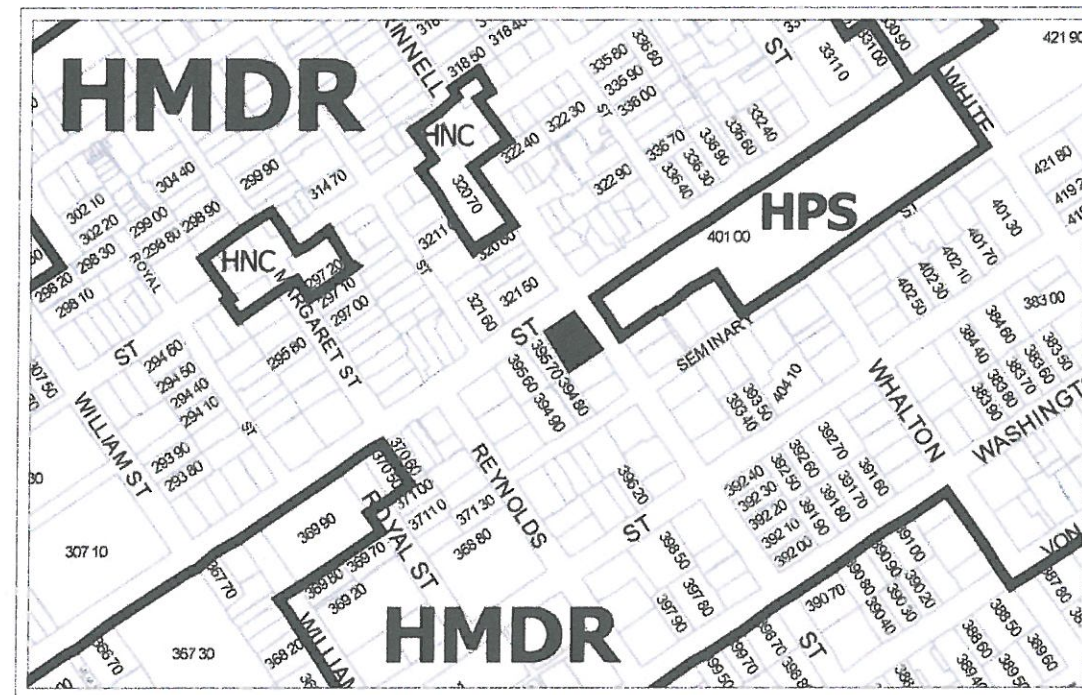


**Previously Proposed Plans  
January 25, 2012**



# HISTORIC PRESERVATION

936 UNITED STREET  
KEY WEST, FL 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.

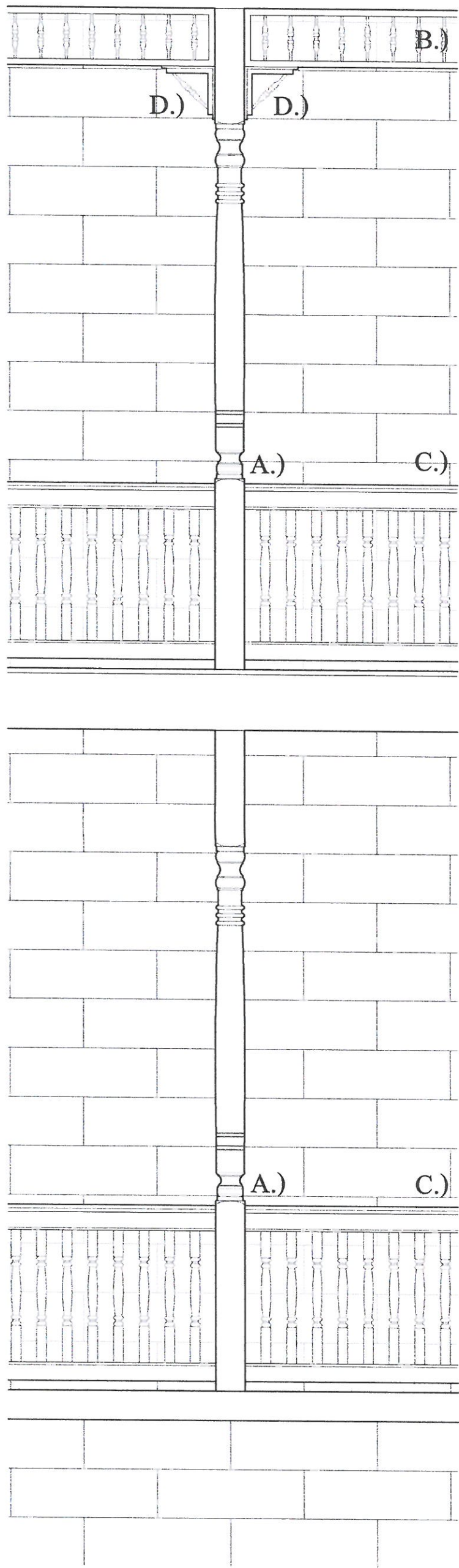


 **DRAFT**

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



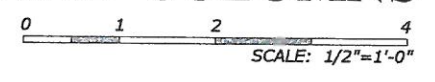
305.797.2309



11'3"  
7'-1 1/4"  
11'-3"  
3'-2"  
1'-0 1/2"  
8'-1"  
11'-3"  
3'-2"

- A.) TRUE 6X6 DADE - COUNTY HEART PINE, TURNED - PORCH COLUMNS.
- B.) DADE - COUNTY PINE SPANDREL FENESTRATION.
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**ORIGINAL PINE COLUMNS**

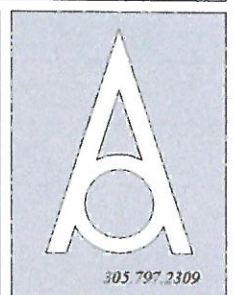


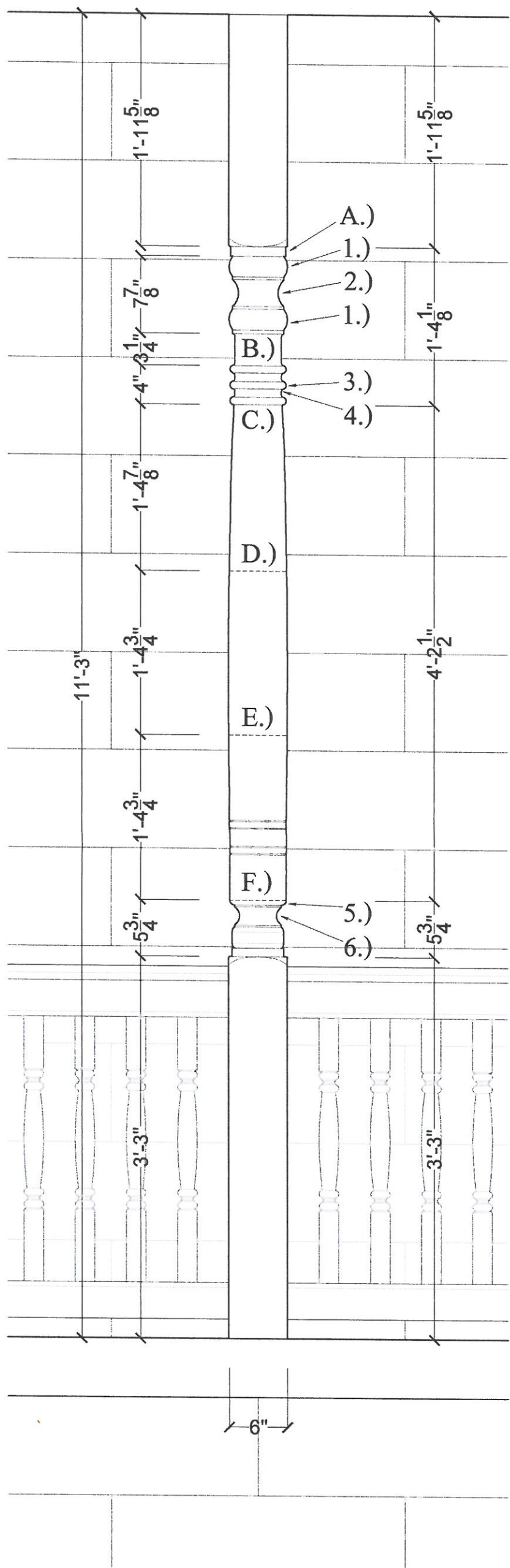
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01. 19. 2012

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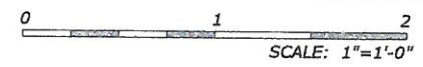
JAMES C. REYNOLDS, P.E.  
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ORIGINAL PINE COLUMN DETAIL

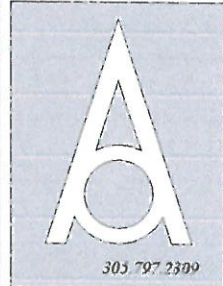


3  
OF:  
3  
01. 19. 2012

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FL CA No. 26597

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



# **Correspondence**



Enid Torregrosa <etorregr@keywestcity.com>

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## Gomez Columns - 936 United Street

1 message

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**Jim Reynolds** <reynoldsenineer@bellsouth.net>

Mon, Feb 13, 2012 at 7:43 PM

To: Enid Torregrosa <etorregr@keywestcity.com>

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

Enid,

I spoke to Mr. Gomez and he informed me that his situation does not meet the qualifications for an Economic Hardship under the City of Key West guidelines.

We will be proposing the composite columns replicating the original columns in accordance with the drawings I sent you this morning.

The ginger bread under the 2nd floor eve is also proposed to be composite material from the same company. If it's not too late, the agenda description should reflect this. Mr. Gomez is not proposing to install wood columns due to the cost. The cost of materials is almost triple and there would also be significantly more labor installing the wood over the composite. As we are all aware, Mr. Gomez already has a significant amount of money expended on this project.

Thank you very much,  
Jim

# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 21, 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](http://www.keywestcity.com) .

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