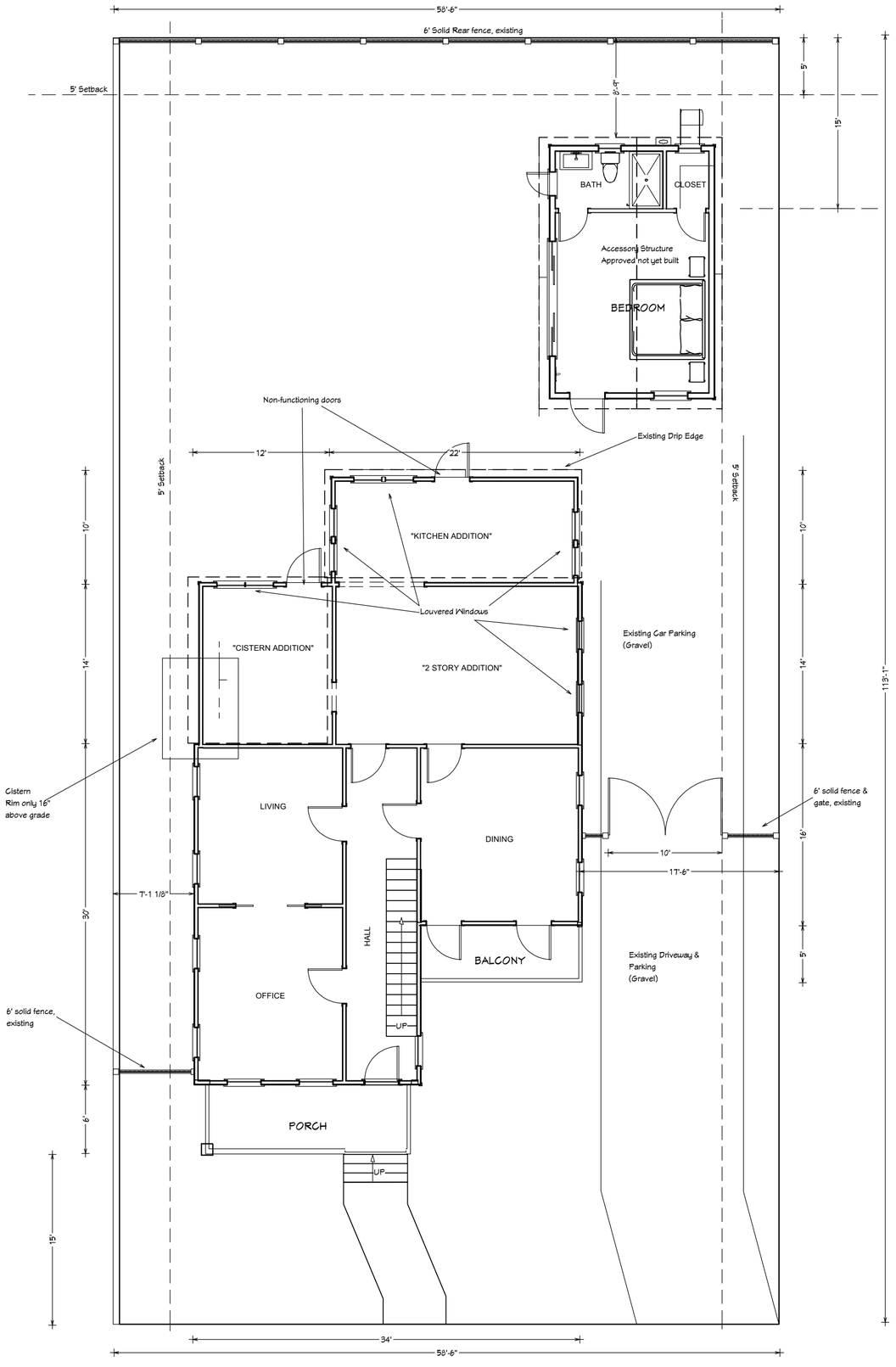
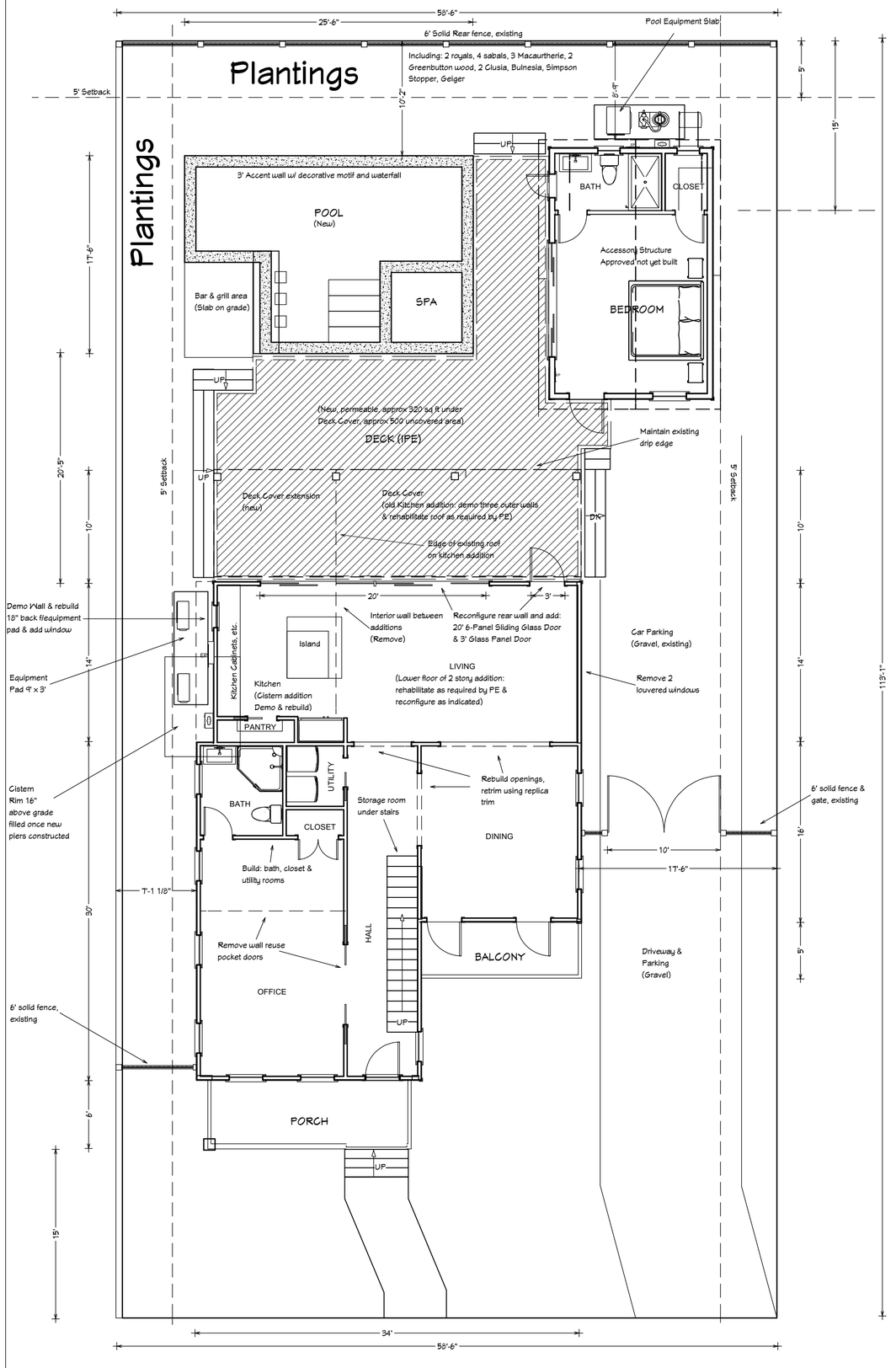
522 Simonton

- Design floorplans & elevations
- Reference materials
  - Takeaways from last board meeting
  - Redesign Approach
  - Changes from last design
  - Sanborn maps
  - House & Defining Characteristics
  - Rear additions
  - Feedback on Staff Report Concerns



Existing: 1st Floor & Site Plan



1/8" = 1'

Planned: 1st Floor & Site Plan

Reynolds Engineering Services, Inc.
C.A. #26597

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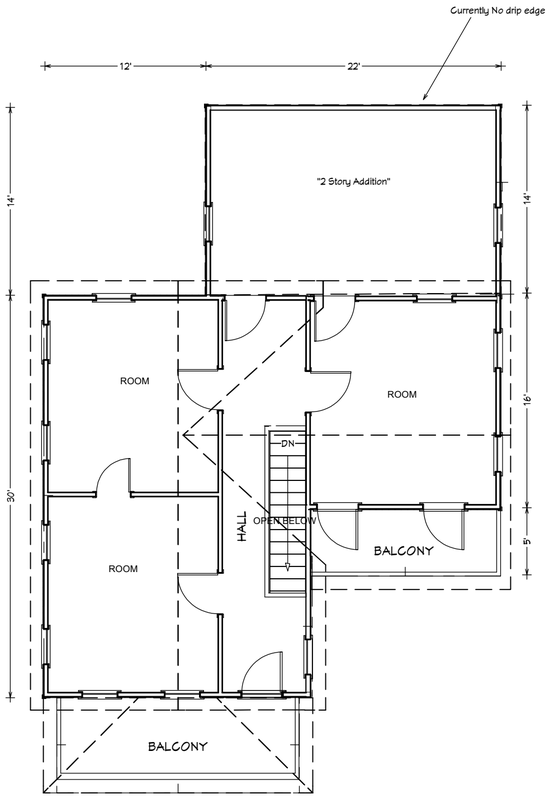
SHEET TITLE:
1st Floor & Site Plans
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

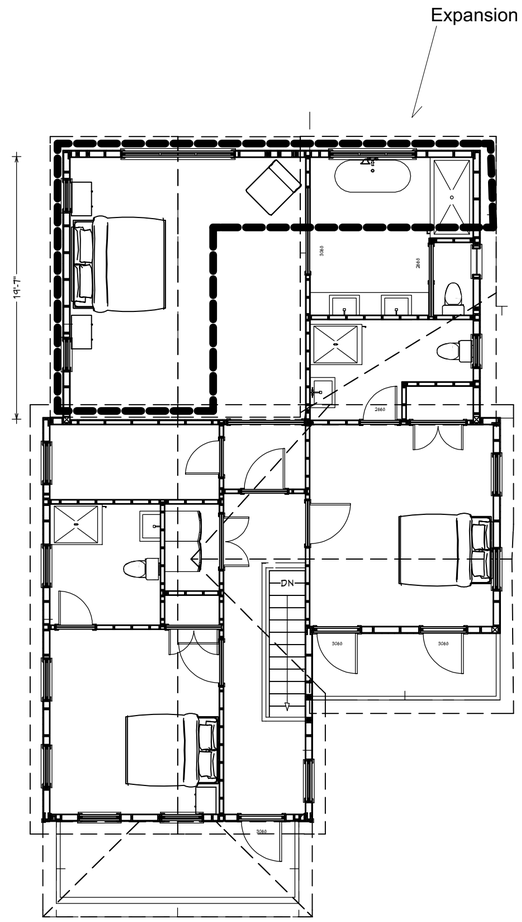
Owner: Glenn R Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
6/22/2018

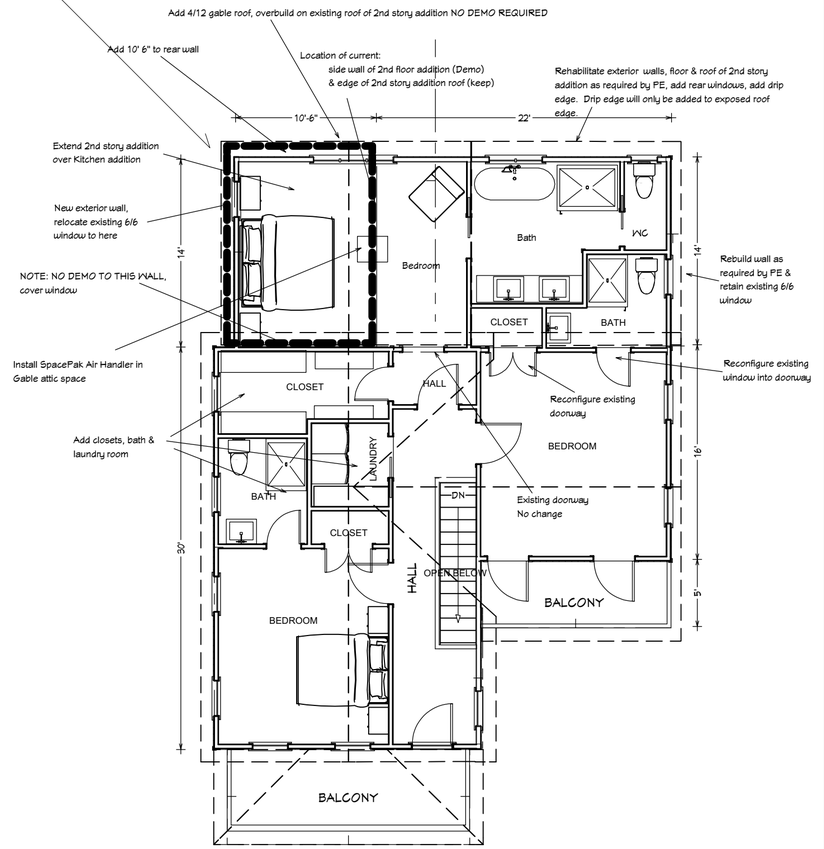
SHEET:
A-2a
of 10



Existing: 2nd Floor



Original plan: 2nd Floor



Current plan: 2nd Floor

1/8" = 1'

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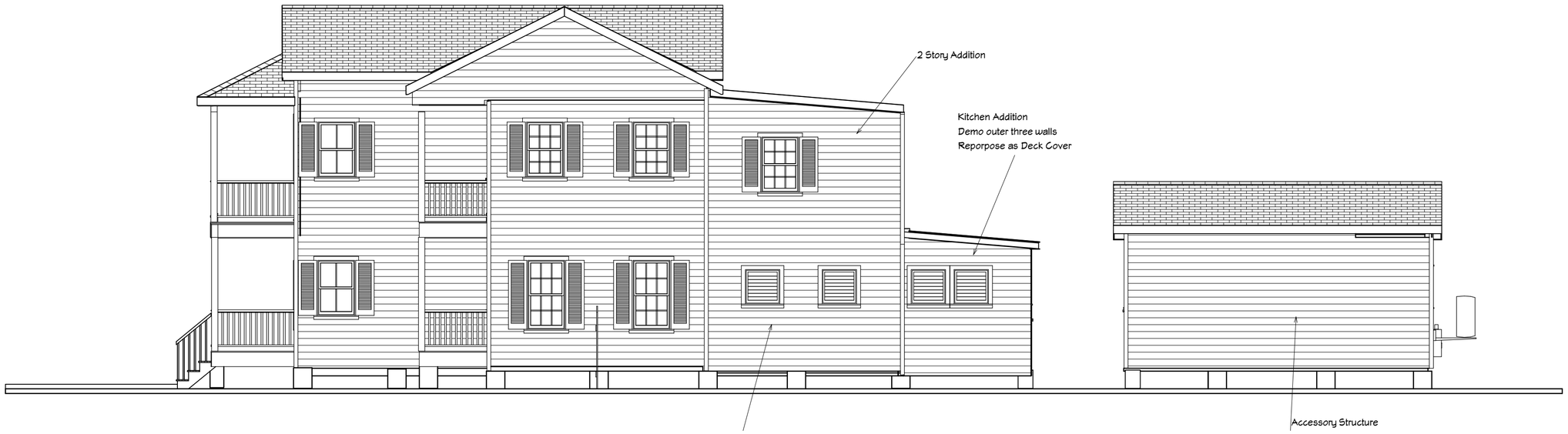
SHEET TITLE:
2nd Floor Plans
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

Owner: Glenn R Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
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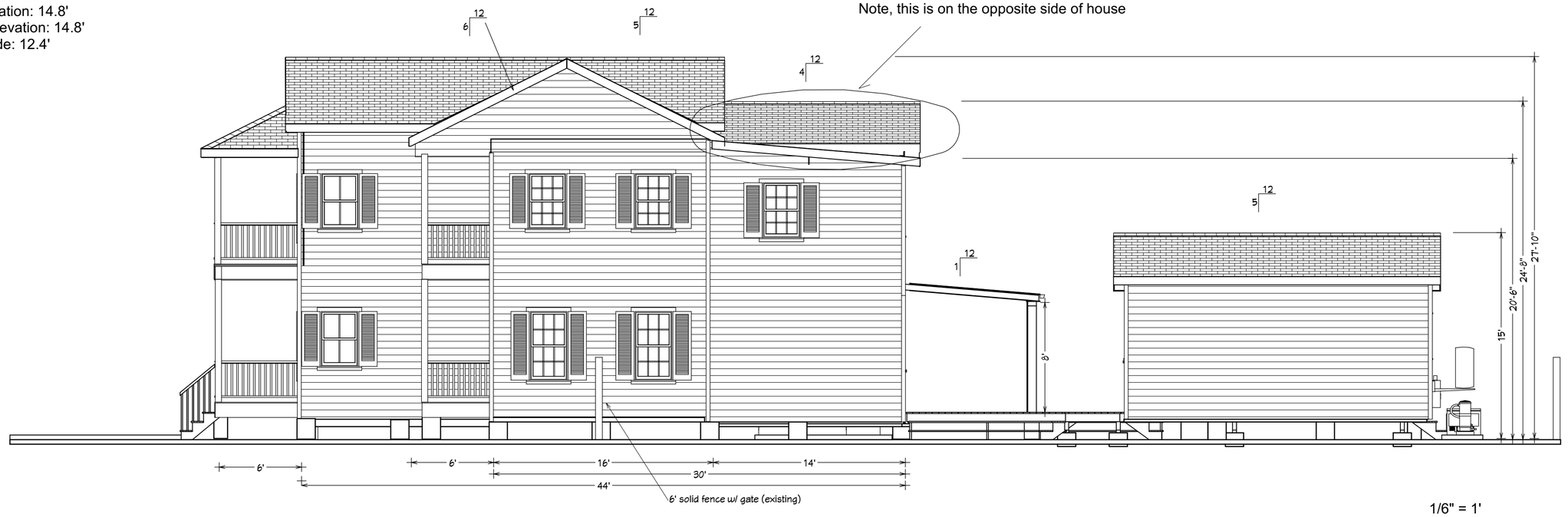
SHEET:
A-2a
of 10



Right side, Current & Approved

Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'



1/6" = 1'

Right side, Planned

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SHEET TITLE:
Right Side Elevations
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

Owner: Glenn R Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
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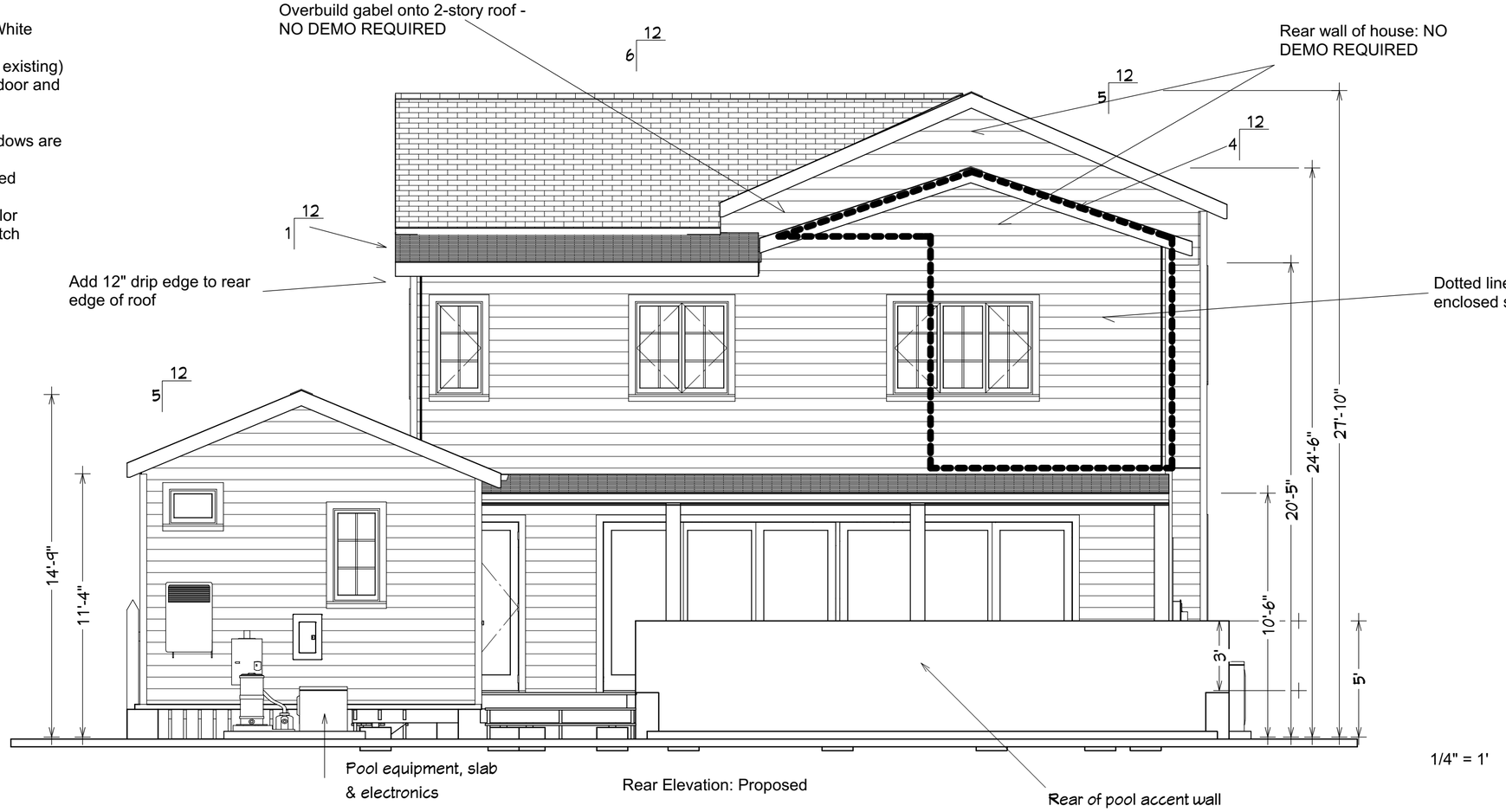
SHEET:
A-7
of 10



Rear Elevation: Current

Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'



Rear Elevation: Proposed

1/4" = 1'

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SHEET TITLE:
Rear Elevations
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
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522 Simonton St.

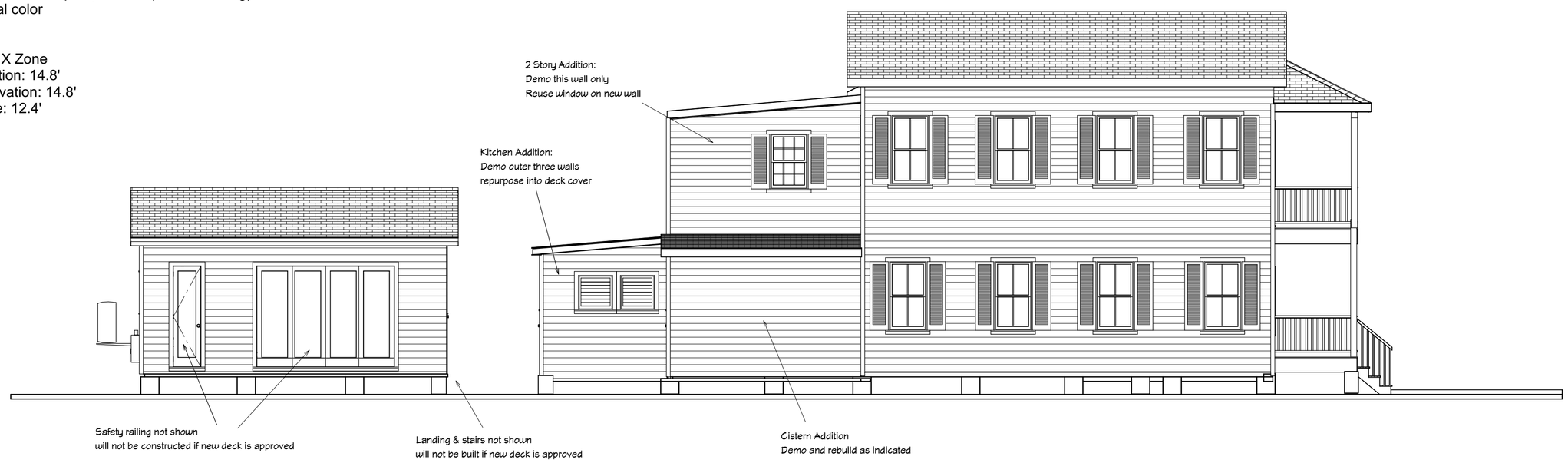
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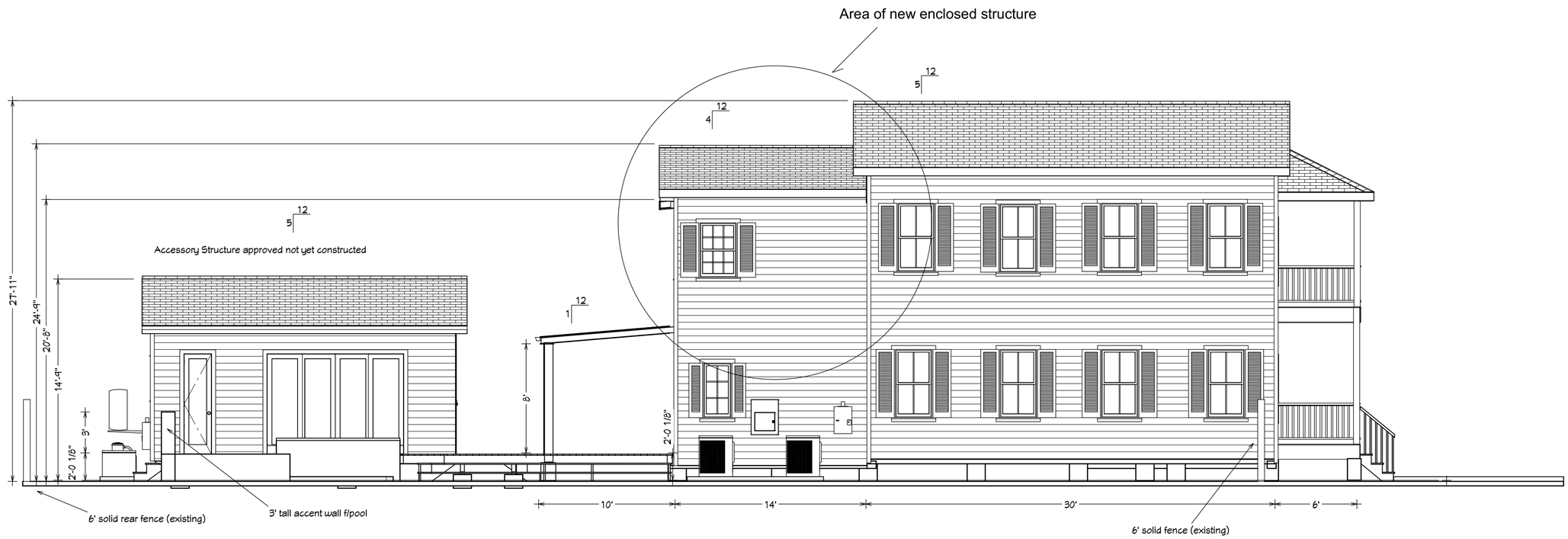
SHEET:
A-5
of 10

Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'



Left Side, current & approved



1/6" = 1'

Left side, proposed

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C.A. #26597

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SHEET TITLE:
Left Side Elevations
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

Owner: Glenn R Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
6/22/2018

SHEET:
A-6
of 10

522 Simonton – Reference materials

- Takeaways from last board meeting
- Redesign Approach
- Changes from last design
- Sanborn maps
- House & Defining Characteristics
- Rear additions
- Feedback on Staff Report Concerns

Takeaways from last board meeting

Be mindful of:

- Impacts to mass & scale (relative to existing structure)
- Loss of historic fabric
- Add pool & full deck & landscape screening plans to provide context (if possible)

Redesign Approach

- Start with existing footprint – house, 2-story addition, kitchen addition and cistern addition
  - Minimize impacts to historic structure (house & 2-story addition)
  - Minimize impacts to the two 'Watson' built rooms
  - Provide full context (add full deck, pool, etc.)
- Repurpose non-historic kitchen addition into Deck Cover
  - No change to mass/volume/scale
  - Requires demo of the 3 exterior walls - though we could just open up the 3 walls if preferred.
  - Extend Deck Cover across rear of house
- Move outer wall of non-historic cistern addition inwards 18" to provide sufficient clearance for house equipment on side of house
  - Shrinks mass, scale, volume of the structures slightly
  - Demo of whole cistern addition (two outer walls, floor & ceiling) isn't necessarily required but side wall needs to be moved and roof reconfigured into a floor
- Extend 2nd floor of existing 2-story addition across rear of home and add gabled roof over new section
  - Requires demo of upstairs side-facing wall through we can move the wall 9' to the right and reconfiguring it.
  - Gabel will be over-built, no impacts to 2-story addition roof, no demo to rear of house
- Add full deck design, pool & equipment pads

Changes from last design

- Current design uses existing (or less) footprints of house and additions
- Depth of 2nd floor rear structures approximately 4’ shorter than prior design
- Proposed rear facing Gable is now 4/12 versus 5/12
- Current design reflects (correctly) 10’ ceilings in 2nd story of main house (prior design had 9’ ceilings upstairs in main house)
- Current design seeks to eliminate loss of fabric to main house and 2 story addition
- Reuse Kitchen mass/volume by re-converting to deck cover

House & defining Characteristics

- House has been extensively added to and modified through-out its life
- Original structure (right side) started after July 1869
- Left side added around 1900-1912
- Rear additions added early on but modified over the years and even completely rebuilt more than once
- Kitchen addition was, per Sanborn maps, a porch from 1912 to 1962 – and much smaller
- Cistern addition was likely originally an inside outhouse (old soil pipe to trench) and much smaller
- Right side porches on front enclosed and reopened several times

1965



Porches enclosed at this point & almost all traces of original Bahama features obscured

Note vertical siding on “2 story” addition, Vent pipes and roof lines

Characteristics, cont.

- With exposed right side porches and siding, some Bahama features are revealed including: 2nd set of doorways, 1x8 T&G façade, typical roofline and un-adorned features
- Original perimeter beam still intact with mortise and tenon connections. Bahama house had 3 doors on each porch on front, 4 columns and the T&G façade
- Our goal is to restore the Bahama side as much as possible (still seeking info on railings, etc) as well maintaining the Frame Vernacular side so that both styles are apparent

Today



Frame vernacular addition (@1900) w/modest Victorian style adornments

Doorways

Un-chamfered columns

Original T&G facade

Rear additions

2 Story addition:

- Now has horizontal siding on sides (replaced since 1965)
- 6/6 window upstairs & louvered downstairs
- Very recent siding on rear
- Very poor overall condition – rear wall sags almost 4” in middle

Kitchen addition:

- Sanborn indicates it was a porch between, at least, 1912 and 1965 (in 1960 photo, presented by staff, this appears to be open walled.)
- Doubled in depth since 1965 & converted to a kitchen
- Very, very, very poor overall condition



Rear additions (cont)

Rear façade of house:

- No demo, no change in current design
- 2+2 window will remain, just covered (this is window number 15 of this type on the house)
- Note the horizontal siding on 2 story addition (all siding on this addition has been replaced, some twice, since 1965)

Cistern addition:

- Greatly enlarged since 1965
- Originally (likely) an attached outhouse (3”soil pipe runs from it to a septic trench right where I am standing in this photo)



Rear street view

- The distance from the parking lot street-side property line and the rear of the 522 Simonton structure is over 150’ or over ½ of a football field.



Staff Report Concerns 1 & 2

- Guideline 1: Additions shall require no or minimal changes to the character defining features of a building and its site.
  - We feel, and there is clear precedence for this, that the character defining features on this house can all be found on the front and sides of this structure
  - Any features found on the rear are “unremarkable and repetitive” – commonly used terms by staff to justify approval of demo for other applicants
- Guideline 2: The removal of historic elements or material or the alteration of a feature that characterizes a building or its site must be avoided.
  - This design makes extensive efforts to eliminate change to historic elements, especially the main house
  - Each of the rear additions has been repeatedly modified over time and recently, yet we are making extensive efforts to retain the essence of the various additions

Staff Report Concerns 4 & 6

- Guideline 4: Additions to a historic building that have acquired historic significance shall be retained and preserved. If an addition is deteriorated to a point that it cannot be salvaged, it may be rebuilt and shall match the original addition in design, color, textures, and visual quality.
  - We are proposing minimal structural change (we are flattening the 'cistern addition' roof line) to what staff indicates is the character defining portions of the various additions. Thus, we don't understand staff's concerns.
- Guideline 6: Any proposed addition shall be attached to less public elevations. Whenever possible, additions shall be attached to the rear or least conspicuous side of an existing building. On a corner lot, an addition shall be located to be unobtrusive when viewed from either adjoining streets.
  - The new enclosed space we are proposing is at the rear of the house. This is far less obtrusive than any possible addition on any corner lot in the city.

Staff Report Concern 9

- Guideline 9: New dormers proposed for contributing or historic buildings must not be visible from any street or lane. Dormer proportion, scale, and mass shall be similar to historic dormers found on similar buildings.
  - The Key West Historic Guidelines define a dormer as “a vertical window set in a sloping roof or a roofed structure containing a window.” We are not proposing a dormer. We are not sure what the issue is.