

Historic Architectural Review Commission

Agenda Packet

January 12, 2010 – 3:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.b.5.

CL5 - Request to install aluminum sliders and minor repairs - #915 Cornish Lane - Robert L. Delaune, Architect (H09-12-28-1439) - Remove existing wood doors and windows where indicated (five openings) and install new aluminum sliders (impact). Replace wood decking and modify pool edge. Rebuild entry stairs.



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 109-12-28-1439

OWNER'S NAME: KEITH STRICKLAND DATE: 12/28/09

OWNER'S ADDRESS: 915 CORNISH LANE PHONE #: _____

APPLICANT'S NAME: BOB DELAUNE, ARCHITECT PHONE #: 304-4842
293-0364

APPLICANT'S ADDRESS: 619 EATON ST. SUITE #1 KEY WEST

ADDRESS OF CONSTRUCTION: 915 CORNISH LANE # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING WOOD DOORS AND WINDOWS WHERE INDICATED (5 OPENINGS) AND INSTALL NEW ALUMINUM SLIDERS (IMPACT); REPLACE WOOD DECKING & MODIFY POOL EDGE; RE-BUILD ENTRY STAIRS.

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: 12/28/09

Applicant's Signature: Robert Delaune

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	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

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Contributing house. Listed surveys 1990's 2004.
Built 1918. frame Vernacular.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Staff Report

CL 6 - #915 Cornish Lane- Robert L. Delaune, Architect (H09-12-28-1439)

Remove existing wood doors and windows where indicated (five openings) and install new aluminum sliders (impact). Replace wood decking and modify pool edge. Re build entry stairs.

The house located on 915 Cornish Lane is listed as a contributing resource in the 1998 and 2004 surveys. The frame vernacular house was built in 1918. The proposed plans include the removal of non original wood doors and windows on the back of the house and replace them with aluminum impact resistant pocket sliders. The plans also propose the replacement of the existing pool deck and the repair of front wood steps.

The only elevation that is original to the historic fabric that will have new aluminum pocket sliders will be the north one. Infill for the transom windows that will be removed will match the existing board and batten. The existing kitchen and all the north east corner of the house were added after 1962. A new aluminum pocket slider is proposed for the south elevation of the kitchen. Also on the north elevation of the existing bedroom and master bathroom aluminum pocket sliders are proposed.

Guidelines that should be reviewed for this application;

- Entrances, porches and doors (pages 32-33);
 - *(12) Sliding glass doors are not appropriate for use on any publicly visible façade of a contributing historic structure.*

The plans proposes the removal of existing non original wood French doors and windows. The proposed change will be on facades that are not visible from the right-of-way.

Although the Guidelines do not address the material for sliding doors for buildings located within the historic zoning districts, staff wants to refer to Guideline 9 under Entrances, porches and doors, page 33;

Doors must be six or four paneled wood doors for 19th century residential buildings, unless historical documentation indicates otherwise. Two panel wood doors are suitable for buildings with Greek revival detailing. Some late 19th century and early 20th century buildings used horizontal paneled or half glazed doors.

Under windows guidelines pages 30 and 3, particularly Guideline 11 states:

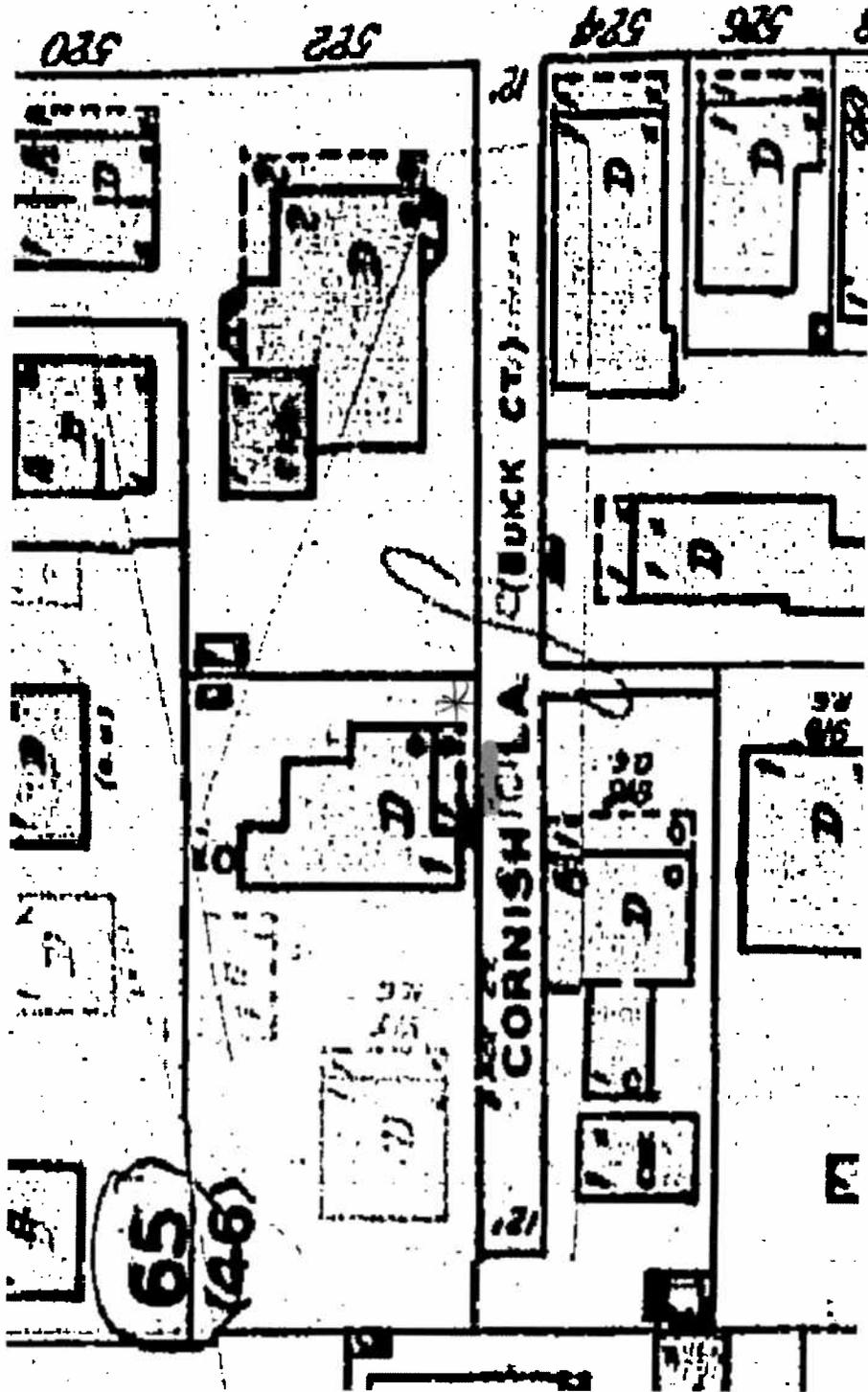
Wood or metal жалусии may be appropriate if proportioned properly with respect to the façade and if they are historically appropriate to the design of the building. Aluminum windows are generally inappropriate on contributing structures.

Staff understands that the intention of the guidelines regarding windows and doors in the historic zoning districts is that the use of wood on these architectural elements is most appropriate on historic buildings. Wood is the traditional material used in the historic fabric and is the most appropriate material to use on the contributing portion of the house.

The proposed replacement of the pool deck as well as the repairs to the front steps will be done with wood.

Staff recommends to this honorable commission to **approve** the proposed improvements **with the condition that the pocket sliders, at least on the north elevation, are made of wood.** Staff understands that the proposed new deck and repairs of front steps are in keeping with the Historic Architectural Guidelines.

Sanborn Maps



Sanborn Map # 915 Cornish Lane 1948 Copy

Project Photos



RECEIVED
DEC 28 2009
BY

915



RECEIVED
DEC 8 8 2009

By



RECEIVED
DEC 28 2009
By _____



IMPACT RESISTANT WINDOWS & DOORS

SLIDING GLASS DOOR



RECEIVED
DEC 8 2000
BY

Site Plans

SITE DRAINAGE CALCULATIONS:

WIND LOAD INFORMATION:

BASIC WIND SPEED: 150 MPH; WIND IMPORTANCE FACTOR: 1.0; EXPOSURE CATEGORY: 'C';
 MEAN ROOF HEIGHT= 15'; INTERNAL PRESSURE COEFFICIENT: +/- 0.18.

SITE DATA:

LOT AREA: 2781 S.F.
 LAND USE DISTRICT: HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)
 FEMA FLOOD ZONE: AE-0 (EXISTING FLOOR ELEVATION 0.8')

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE:	50%	1237 S.F. (49%)	
IMPERVIOUS SURFACE RATIO:	60%	1400 S.F. (50%)	
SETBACKS:			
FRONT	10'	5.4'	5.4' (EXISTING)
R. SIDE	5'	0'	0' (EXISTING)
L. SIDE	5'	4.6'	4.6' (EXISTING)
REAR	20'	5'	5' (EXISTING)
HEIGHT:	30'	16.5' +/-	16.5' +/-



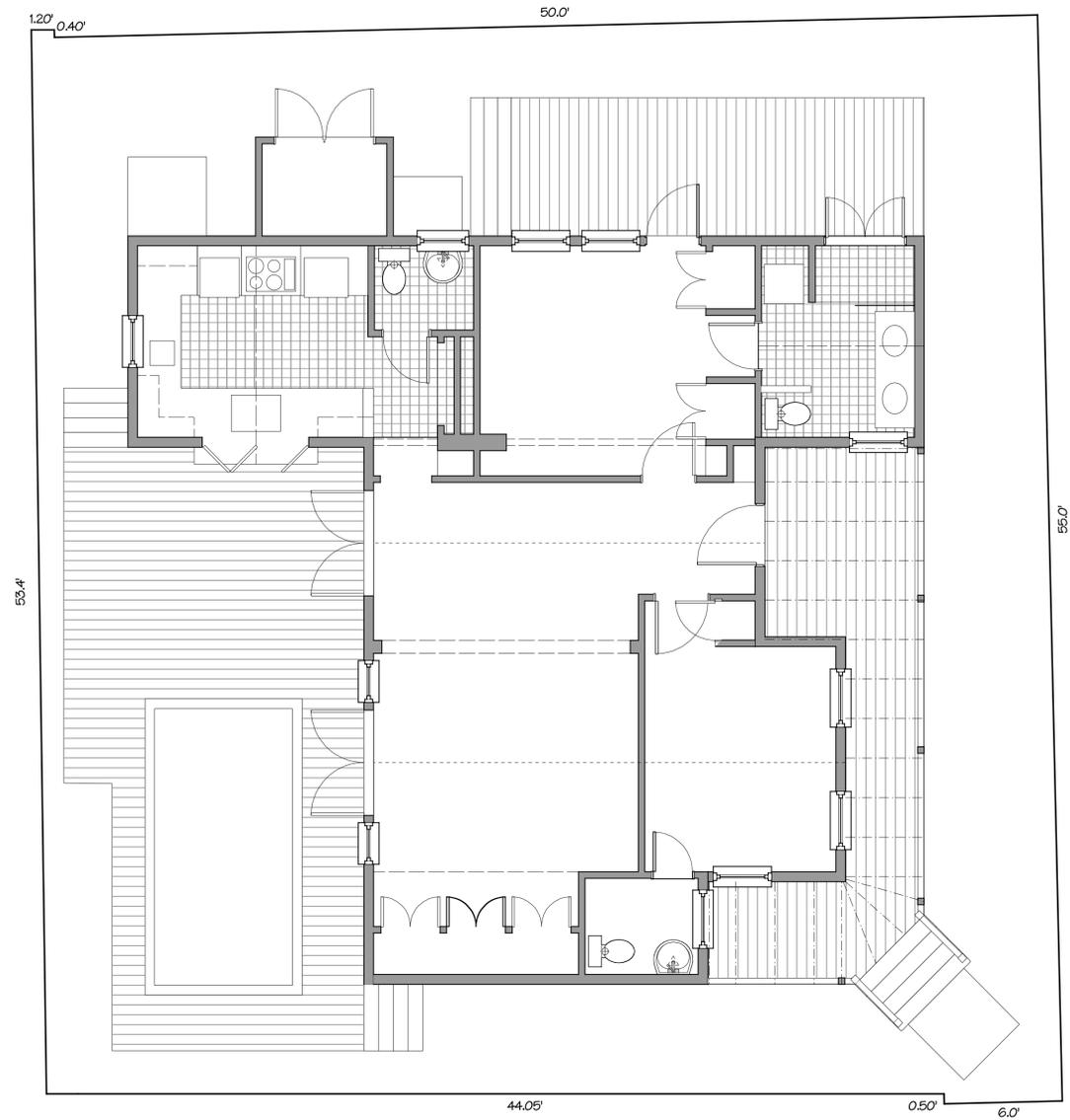
EAST ELEVATION



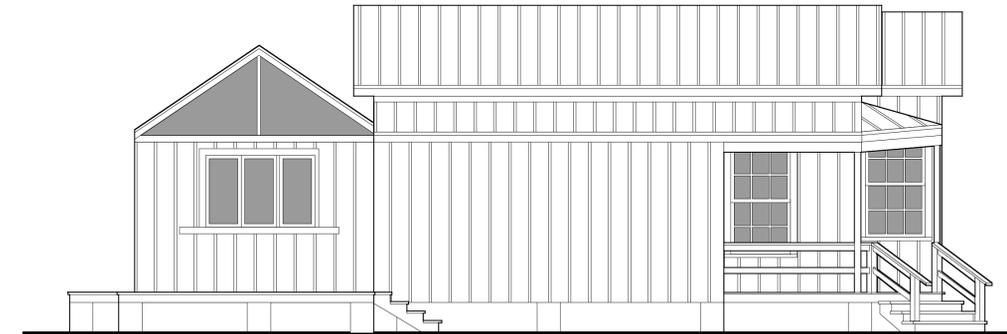
NORTH ELEVATION



WEST ELEVATION



SITE & FLOOR PLANS
 scale: 1/4"=1'-0"



SOUTH ELEVATION

renovations to
 915 CORNISH LANE
 KEY WEST, FLORIDA

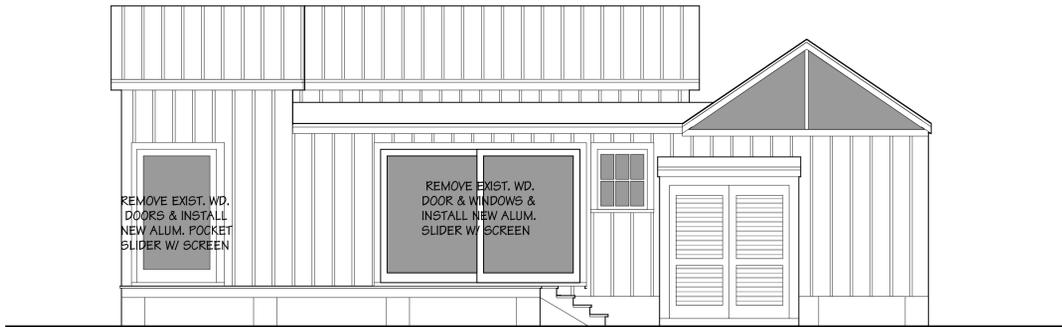


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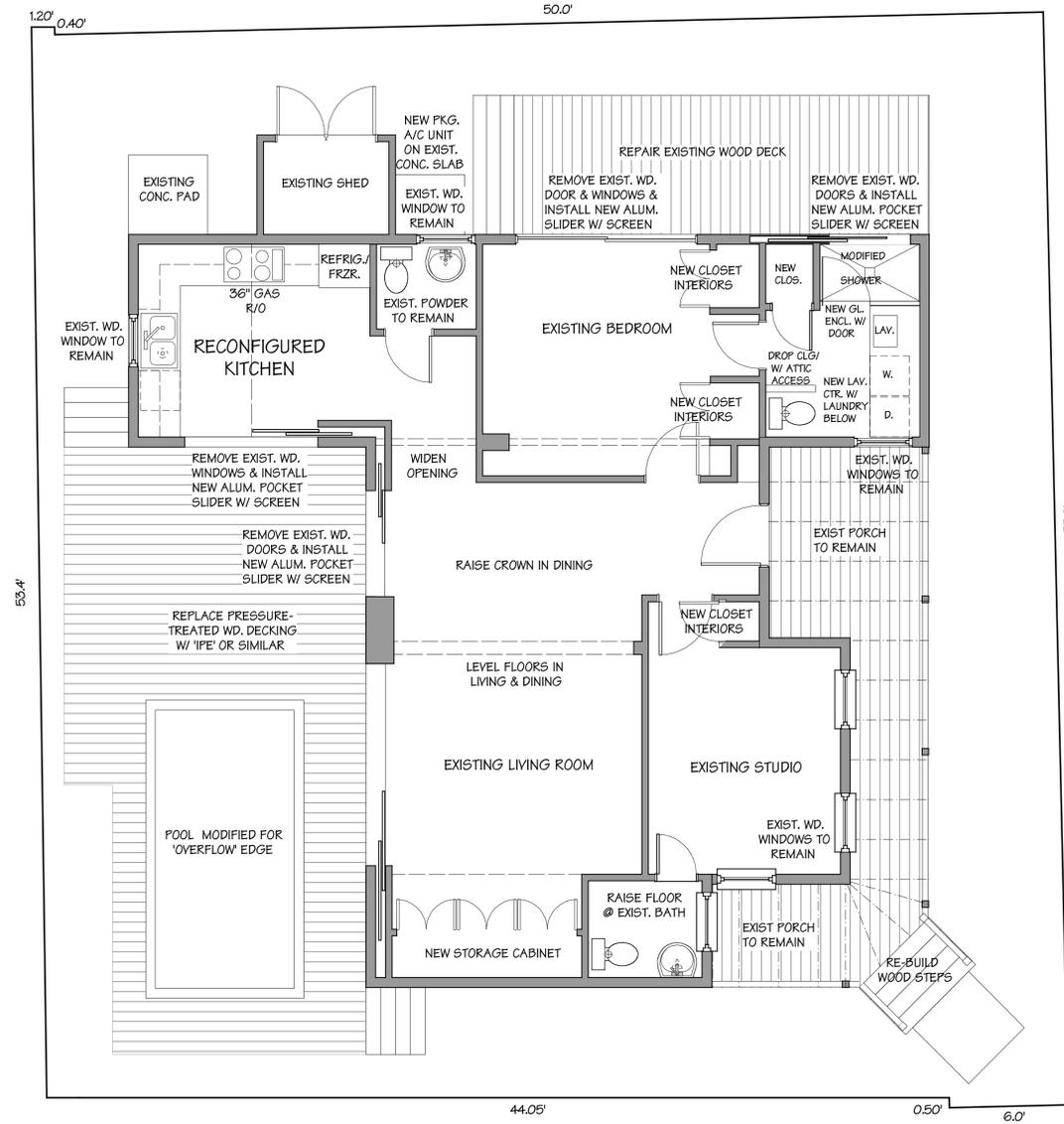
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28 DECEMBER 2009