

# Historic Architectural Review Commission

## Agenda Packet

February 9, 2010 – 3:00 p.m.

City Commission Chamber  
Old City Hall, 510 Greene Street



## Item 5.a.5.

CL9-Request for additions- #900 Washington Street- Dennis A. Beebe, Architect - Solaria (H10-01-19-52)- To add 321 square feet of open carport. Rebuilt exiting screen porch and laundry room. Add 48 square feet of roof and entry. Remove 70 square feet of impervious brick paving.

T5- **900 Washington Street- Dennis A Beebe- Solaria (H10-01-19-52)**

To add 321 square feet of open carport. Rebuilt existing screen porch and laundry room. Add 48 square feet of roof and entry. Remove 70 square feet of impervious brick paving

The house is listed as a contributing resource. The one story frame house was built in 1957 and is an example of minimal traditional architecture. The house is located on a corner lot and it is outside of the historic zoning district, on the border of the boundary between the SF district and HMDR. The applicant submitted new revised plans.

The proposed plans include an attached covered front entry and a covered carport attached to the north east side of the house. The new covered front entry will be 8'-0" wide by 5'-0" depth. The new covered entrance will extend from the eaves of the existing roof and will be supported by brackets. No columns will be necessary for the design. The roof will be covered with metal shingles to match the main house roof. The proposed carport will have tree columns, 10" by 10" that will be supporting a hip roof. The new proposed roof will be covered with metal shingles.

The existing laundry, which is attached to the north east side of the house, will be rebuilt. Three new 2 over 2 double hung windows and a new screen door will be added on the back elevation of the existing laundry.

Guidelines that should be reviewed for this application;

- Additions and alterations- pages 36-38:
  - *2- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This house is listed as a contributing structure. The proposed additions will be on the front of the house.
  - *3- Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* Staff understands that the main character defining elements of this house are the roofline and metal shingles, type of board siding with no corner trims, and its minimal and simple style. It is staffs believe that the proposed design for the extension of the main roof to incorporate the garage will be sensible to the main house. The design includes a hip roof that will make the house symmetrical. Staff understands that the new proposed columns are more simple and more in keeping with the character of the house.

Staff also understands that the changes to the front cover is more appropriate in design, scale and mass that the original proposal.

- *4- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The proposed carport addition will be shorter in height than the main house. The new proposed cover entry is in scale and proportioned to the existing facade.
- *5- Additions should be attached to less publicly visible secondary elevations of an historic structure-* The proposed additions will be attached to the main facade.
- *6-Additions should not alter the balance and symmetry of a historic structure-* The proposed additions will alter the asymmetric composition the house possesses on its main facade.

Staff understands that the proposed reconstruction of the laundry on the back of the house will not have an adverse effect to the historic house. Staff also understands that the proposed extension of the main roof to incorporate a carport will not have an adverse effect on the house. The new plans include 10" by 10" posts to support the new carport's roof which are more appropriate with the house design. The plans also include a revision to the covered entry which will be supported by brackets, instead of columns. The entryway was reduced one foot depth and the new roof will be an extension to the existing eaves. Staff recommends to this commission to approve the new plans as proposed. The new changes comply with the historic architectural guidelines.

# Application

**SOLARIA**  
Design & Consulting Co.  
PLANNING \* ARCHITECTURE \* ENGINEERING

January 13, 2010

City of Key West HARC  
PO Box 1409  
Key West, FL 33041-1409  
(305) 809-3973

RE: HARC Application for Linda Curtis @ 900 Washington Street, Key West, FL

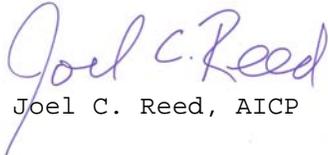
To Whom It May Concern:

Please find the enclosed documents relating to an application for a HARC Review.  
Please see a summary of the enclosed documents:

1. Application for HARC
2. Compilation Drawing - Site Plan, Floor Plans, Elevations, Calculations
3. Site Plan
4. Adjacent Property Photos
  - 4.a. Photo Montage
5. Agent Authorization Form

I thank you in advance for reviewing our request and please do not hesitate to contact me with any additional questions or concerns.

Sincerely,

  
Joel C. Reed, AICP

**Key Largo**  
91700 Overseas Hwy, STE 3  
Tavernier, FL 33070  
Phone: 305-852-4852

**Marathon**  
3000 Overseas Hwy  
Marathon, FL 33050  
Phone: 305-852-4852

**Key West**  
925 Truman Ave.  
Key West, FL 33040  
Phone: 305-296-8885



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # \_\_\_\_\_**

OWNER'S NAME:  DATE:

OWNER'S ADDRESS:  PHONE #:

APPLICANT'S NAME:  PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION:  # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

To add 321 Square feet of open carport; Rebuild existing screen porch and laundry room; Add 48 square feet of roof and Entry; and remove 70 square feet of impervious brick paving.

*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: January 13, 2010

Applicant's Signature: \_\_\_\_\_

**Required Submittals**

|     |  |
|-----|--|
| x   | 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)  |
| x   | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)  |
| x   | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)  |
| TBS | 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

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

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

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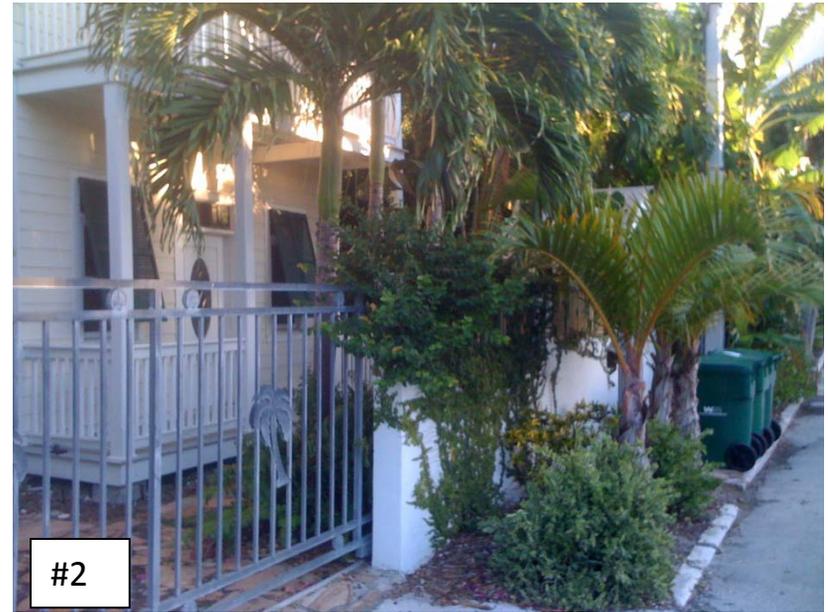
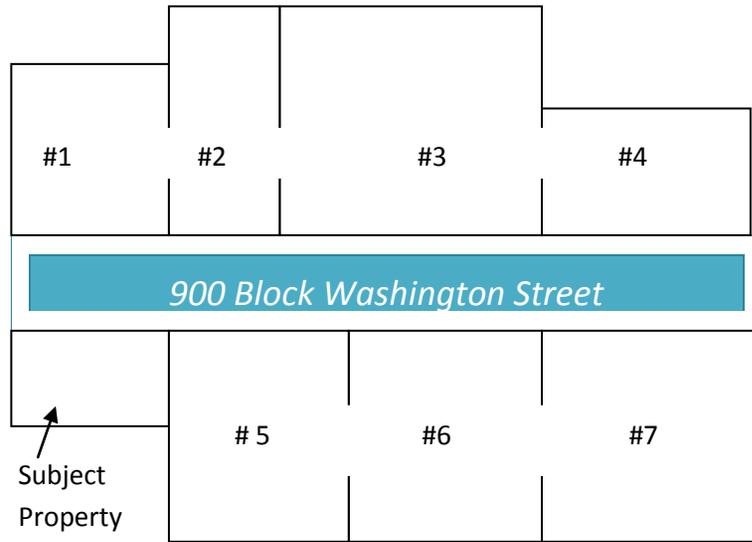
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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

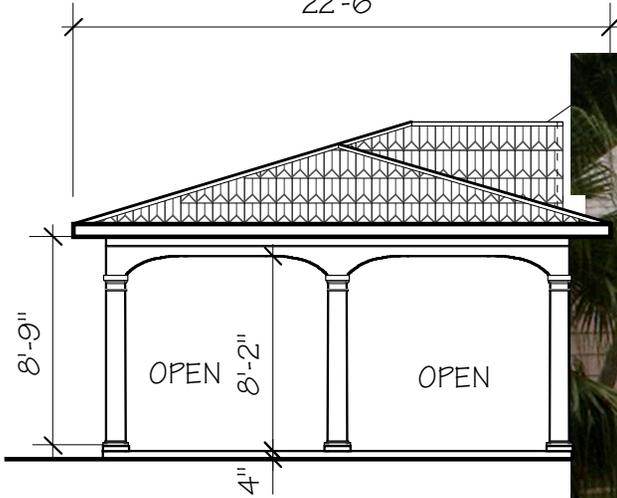
Index of Photographs





NEW ROOF OVER EXISTING SCREENED  
PORCH, LAUNDRY ROOM

22'-6"



900 Washington Street  
Key West, FL

# Authorization Form

**Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.**

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Linda Curtis authorize  
Please Print Name(s) of Owner(s)

Joel Reed of Solaria Design & Consulting Company  
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

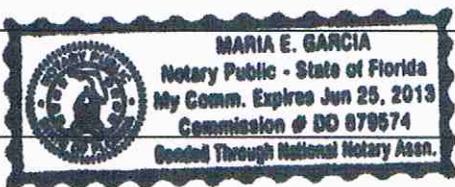
Linda W Curtis Signature of Owner      N/A Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 11 / 30 / 2009 (date) by  
Linda Curtis

Please Print Name of Affiant

He/She is personally known to me or has  
presented PDL C632539 465200 as identification.

Maria Garcia  
Notary's Signature and Seal

  
Name of Acknowledger printed or stamped  
Title or Rank  
Commission Number (if any)

# **Project Photos**

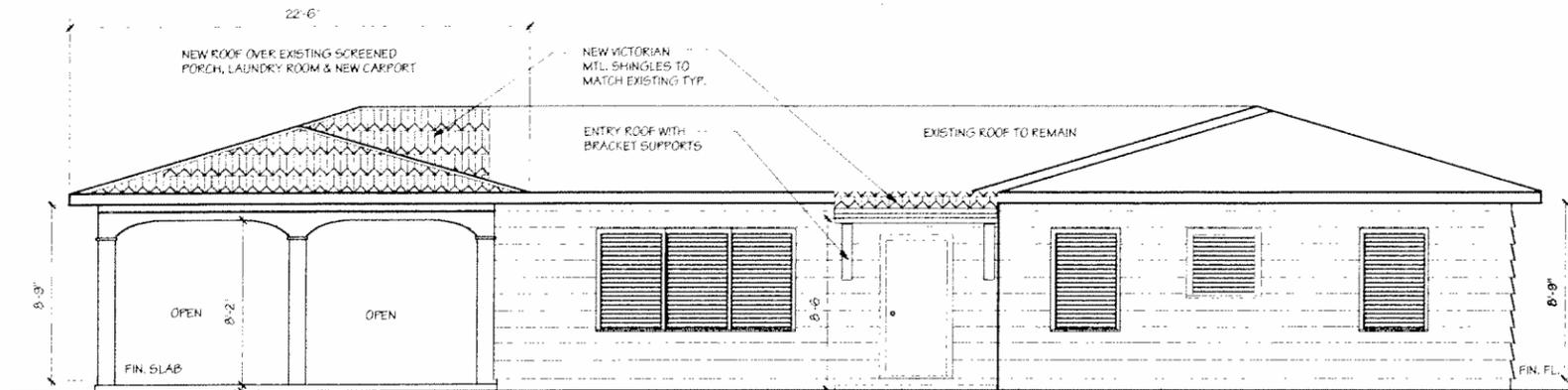


900

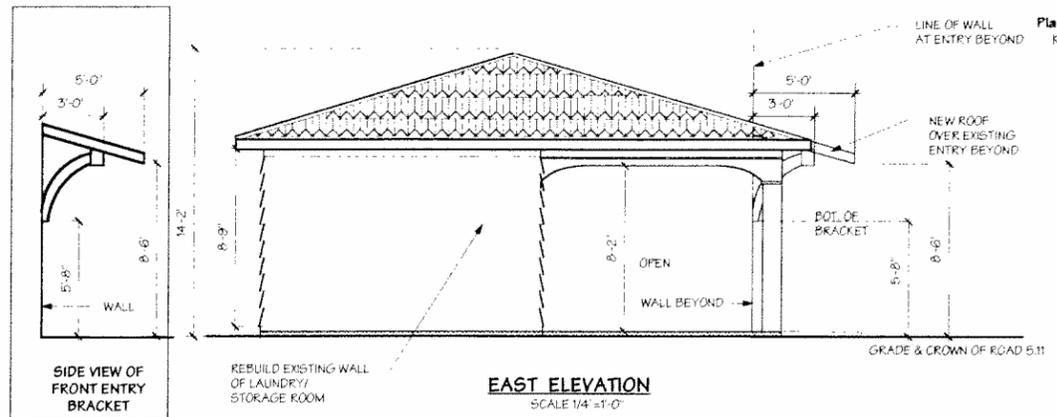




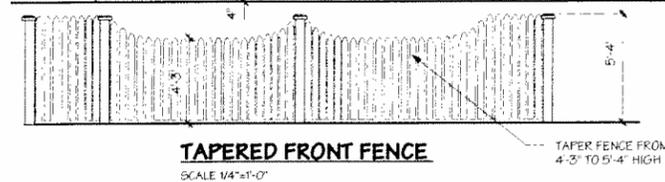




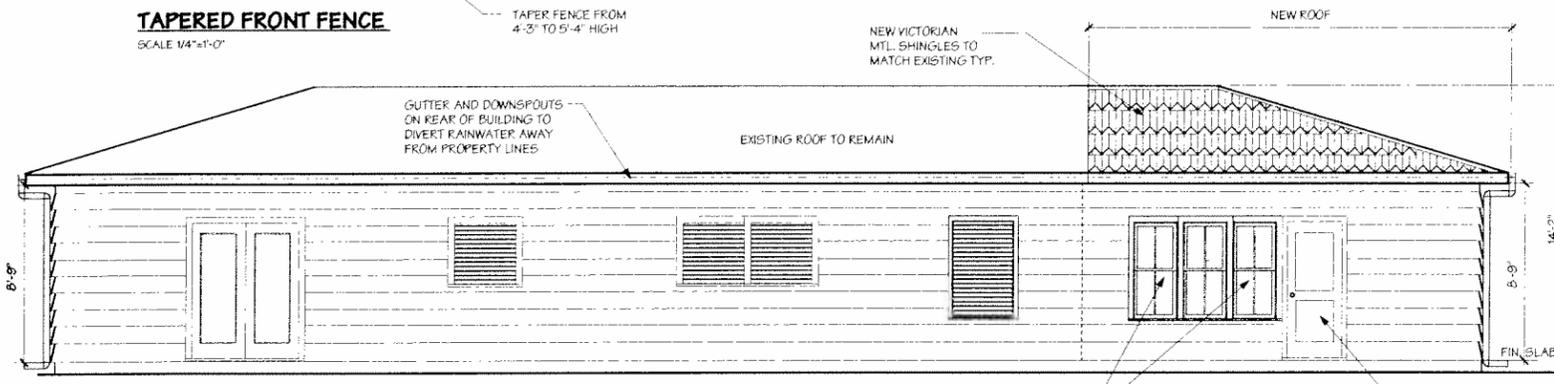
**NORTH (STREET) ELEVATION**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**TAPERED FRONT FENCE**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

**STORM WATER RETENTION CALCULATIONS**

TOTAL LOT AREA = 4,413 S.F.  
NEW ROOFS = 299 S.F.  
TOTAL NEW IMPERVIOUS = 299 S.F.  
PERCENT NEW IMPERVIOUS COVERAGE = 6.7%

PER CITY STORMWATER MANAGEMENT MS-4 THIS PROJECT HAS LESS THAN 500 S.F. OF NEW IMPERVIOUS SURFACE AND IS NOT REQUIRED TO HAVE FURTHER RETENTION OR SWALE

GUTTERS AND DOWNSPOUTS WILL BE ADDED TO THE REAR OF THE STRUCTURE TO CHANNEL RAINWATER AWAY FROM NEIGHBORING PROPERTIES.

**SITE DATA**

ZONING DESIGNATION = SINGLE FAMILY (SF)  
FEMA ZONE = AE 6'

LOT SIZE 4,413 SQ. FT.

AREA OF EXISTING STRUCTURE = 1,739 SQ. FT. = 39.4% COVERAGE  
AREA OF PROPOSED STRUCTURE = 2,047 SQ. FT. = 46.4% COVERAGE

AREA OF IMPERVIOUS TO BE REMOVED = 70 SQ. FT.  
AREA OF NET PROPOSED IMPERVIOUS SURFACE = 1,977 SQ. FT. = 44.8%  
AREA OF OTHER IMPERVIOUS SURFACE ON SITE = 230 = 5.2%  
AREA OF PROPOSED NET NEW IMPERVIOUS = 321 + 48 = 369 = 70 = 299 SQ. FT.

LOT COVERAGE:  
BUILDING COVERAGE: ALLOWED = 35% PROPOSED 46.4%  
IMPERVIOUS SURFACE: ALLOWED = 50% PROPOSED = 50%

| SETBACKS    | ALLOWED | EXISTING | PROPOSED |
|-------------|---------|----------|----------|
| FRONT       | 20'     | 12.8'    | 9.7'     |
| STREET SIDE | 10'     | 18.5'    | 18.5'    |
| SIDE        | 5'      | 3.5'     | 3.5'     |
| REAR        | 25'     | 5.75'    | 5.75'    |

\*\* Front: 30 feet or the average depth of front yards on developed lots within 100 feet each side, but not less than 20 feet.  
The existing 12.8' front setback is the average depth of front yards on street.

**INDEX OF DRAWINGS**

SD-1 SITE/FLOOR PLANS, EXTERIOR ELEVATIONS, SITE DATA

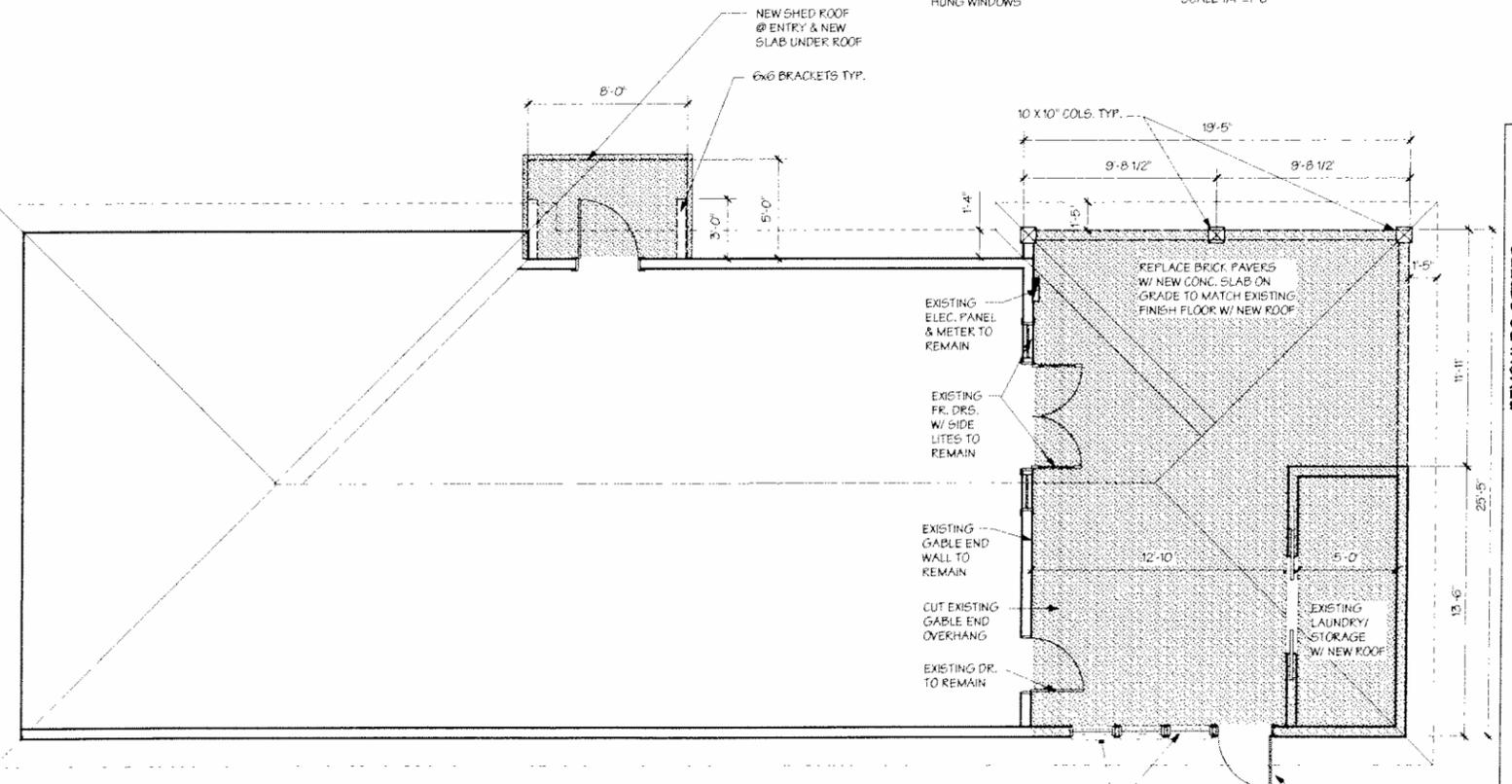
- SCOPE OF WORK**
1. ADD 321 SQ. FT. OF OPEN CARPORT
  2. REBUILD EXISTING SCREENED PORCH & LAUNDRY ROOM
  3. ADD 48 SQ. FT. OF ROOF @ ENTRY
  4. REMOVE 70 SQ. FT. OF IMPERVIOUS BRICK PAVING

All Drawings, Specifications and related documents are the copyright property of Solaria and must be returned on request.

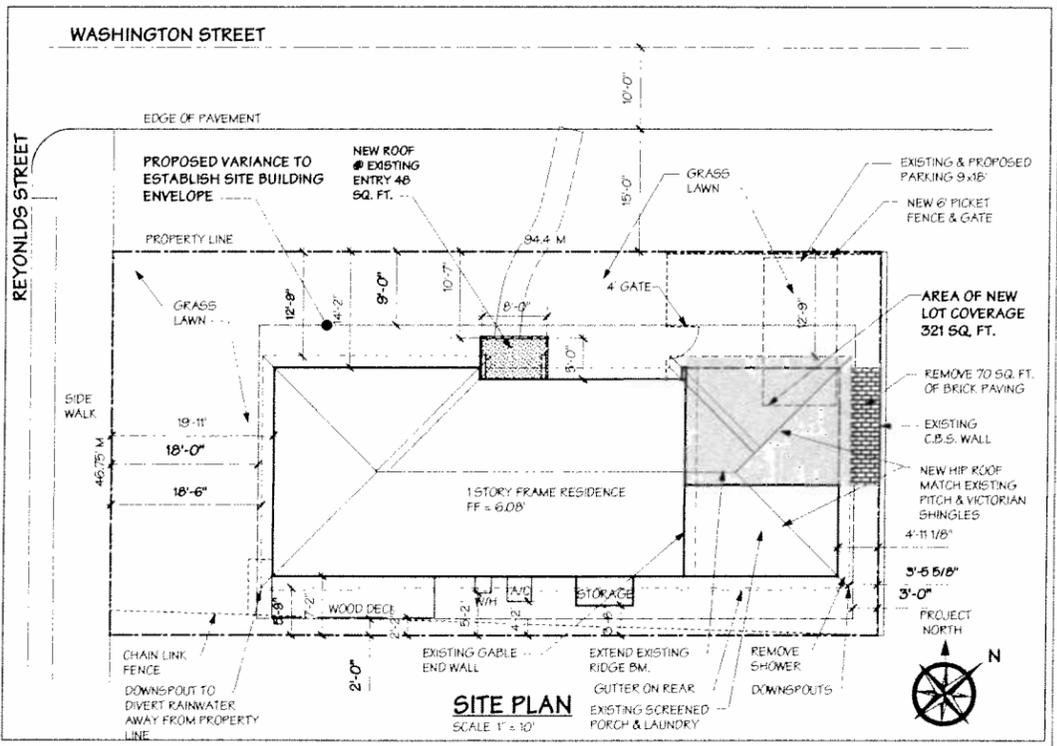
Drawings, Specifications and related documents are for use on this Project only and use or reproduction of a part or whole is forbidden without the Solaria's written permission.

This drawing is not to be used for construction until sealed and signed by the Architect/Engineer.

| No. | REVISIONS                       | Date    |
|-----|---------------------------------|---------|
| 1   | RAINWATER RETENTION SWALE       | 1/21/10 |
| 2   | REMOVE SWALE ADD GUTTERS & D.S. | 1/22/10 |
| 3   | CHANGE COLS. ENTRY ROOF SMALLER | 1/27/10 |
| 4   | REMOVE COLS. ON ENTRY           | 1/28/10 |



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**SITE PLAN**  
SCALE 1" = 10'

**PROJECT**

900 Washington Street  
Key West FL

**DRAWING TITLE**

SCHEMATIC DESIGN PLANS & ELEVATIONS

|           |          |
|-----------|----------|
| Scale     | As Noted |
| Drawn     | jab      |
| Checked   | D.A.B.   |
| Project # | 09054    |
| Date      | 11/20/09 |

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