

# Historic Architectural Review Commission

Agenda Packet

April 27, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



## Item 5.b.3.

CL3- Request for revisions to approved plans - #513 William Street- 1 Pinder Lane- Architect Thomas E. Pope (H10-04-14-408) Revision to previously approved H09-10-16-1192 and H09-07-17-798. New chimneys on 513 William Street as per plans and new pool, deck and landscape.

CL3- Request for revisions to approved plans -#**513 William Street- #1 Pinder Lane- Architect Thomas E. Pope (H10-04-14-408)**- Revision to previously approved H09-10-16-1192 and H09-07-17-798. New chimneys on 513 William Street as per plans and new pool, deck and landscape.

Revisions to previously approved plans had been submitted for this application. The previous plans were approved in the public meeting of June 23, 2009 for #1 Pinder Lane and October 27, 2009 for #513 William Street. The two houses located are not listed as contributing structures.

The new plans propose the construction of a swimming pool, a deck and landscape design between the two properties. The plans also include two new exterior chimneys to be located on the south and north elevations on 513 William Street. The proposed exterior chimney on the north elevation will be approximately 19'-6" from ground to top. The second chimney, which will be right next to the right of way facing Pinder Lane; will be approximately 22'-9" high. The tallest point of the house is approximately 23'-6" high from grade to ridge. Both chimneys will be built with brick.

An interior chimney was approved for 1 Pinder Lane. The chimney's flue extends eight feet from the roof and is approximately 2'-9" lower than the highest point of the house.

Guidelines that should be reviewed for this application;

- Roofing (Page 26);
  - *...Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.*
  - *(3) Roofing materials and forms used in new construction must be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.- Staff understands that the proposed chimneys, particularly the one at the south facade, facing Pinder Lane, are not visually compatible with the historic character of the streetscape. The proposed chimney on the south facade will be approximately 2'-6" setback from the right-of way. It is staff's believe that the proposed 22'-9" high chimney will be too close to the right of way and will change the streetscape character of this small Lane. For the proposed chimney on the north facade only the flue will be seen from William and Pinder Lane, the chimney will be located behind an existing bump out.*
  - *(5) The public view of the roofline should not be altered by the addition of new features such as*

*dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right of way. Both proposed chimneys will be exterior elements that, because of their required height, will change the roofline.*

- *Additions, alterations and new construction (pages 36-38);*
  - **(1)Siting-** *New construction must conform to all current city easement, setback and building requirements. No existing buildings shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. The proposed two chimneys will be located within the required side setbacks. A variance will be needed in order to build the proposed chimneys.*

The plans also propose a new swimming pool, deck and landscape that will be located on the back yard of 513 William Street, between the two buildings. A white wood picket fence over a concrete wall, with an overall height of 6'-0" is proposed between the two houses, facing Pinder Lane.

It is staff recommendation to this commission that the two proposed chimneys are inconsistent with the existing guidelines. Moreover the proposed chimney on the south façade will be too close to Pinder Lane. Staff recommends to this commission to deny the design of two chimneys, as proposed.

Staff understands that the proposed swimming pool, new deck and landscaping design are harmonious with the historic urban context and recommends approval.

# Application



CITY OF KEY WEST <sup>Fax 809-3978</sup>  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H104-14-408

OWNER NAME: JAMES + MELINDA ETHIER

DATE: 4/9/2010

OWNERS ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_

APPLICANT'S NAME: THOMAS E. POPE, PA

PHONE #: 296-3611

APPLICANT'S ADDRESS: PO BOX 5507, KEY WEST, FL 33045

ADDRESS OF CONSTRUCTION: 513 WILLIAM / 1 PINDER LANE

# OF UNITS: \_\_\_\_\_

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Revision to previously approved H09-10-16-1192 and H09-07-17-798. New chimneys on 513 William as per plans and new pool, deck and landscape.



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

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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: 4/9/2010

Applicant Signature: M. Ethier  
T. Pope, PA

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:

Hours are not listed in the survey.  
Guidelines for Roofing (page 26)  
Guidelines for Additions, alterations &  
new construction (siding) pages 36-38.

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

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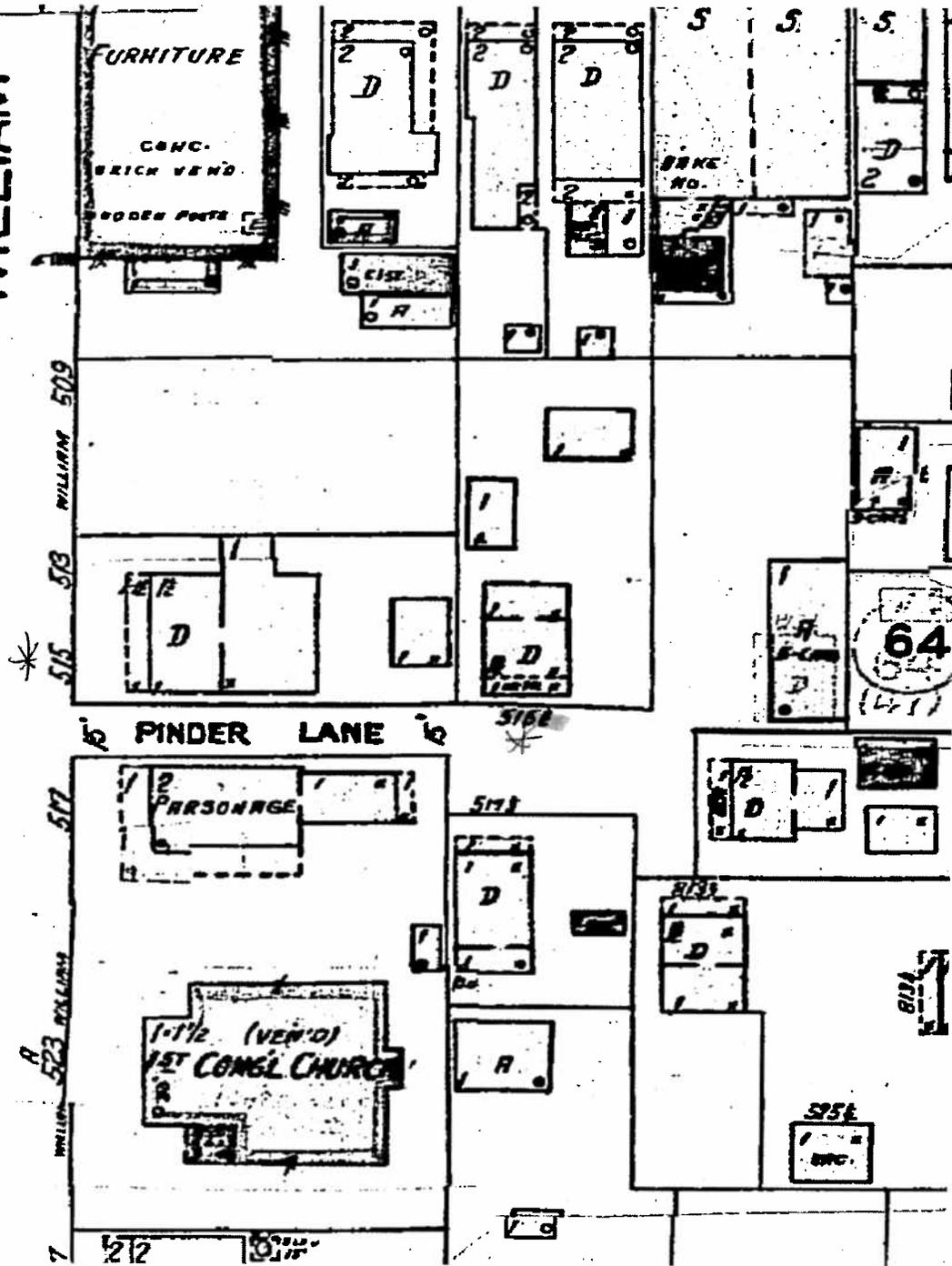
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Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**

WILLIAM



Sanborn Map 1948 Copy 1 Pinder Lane

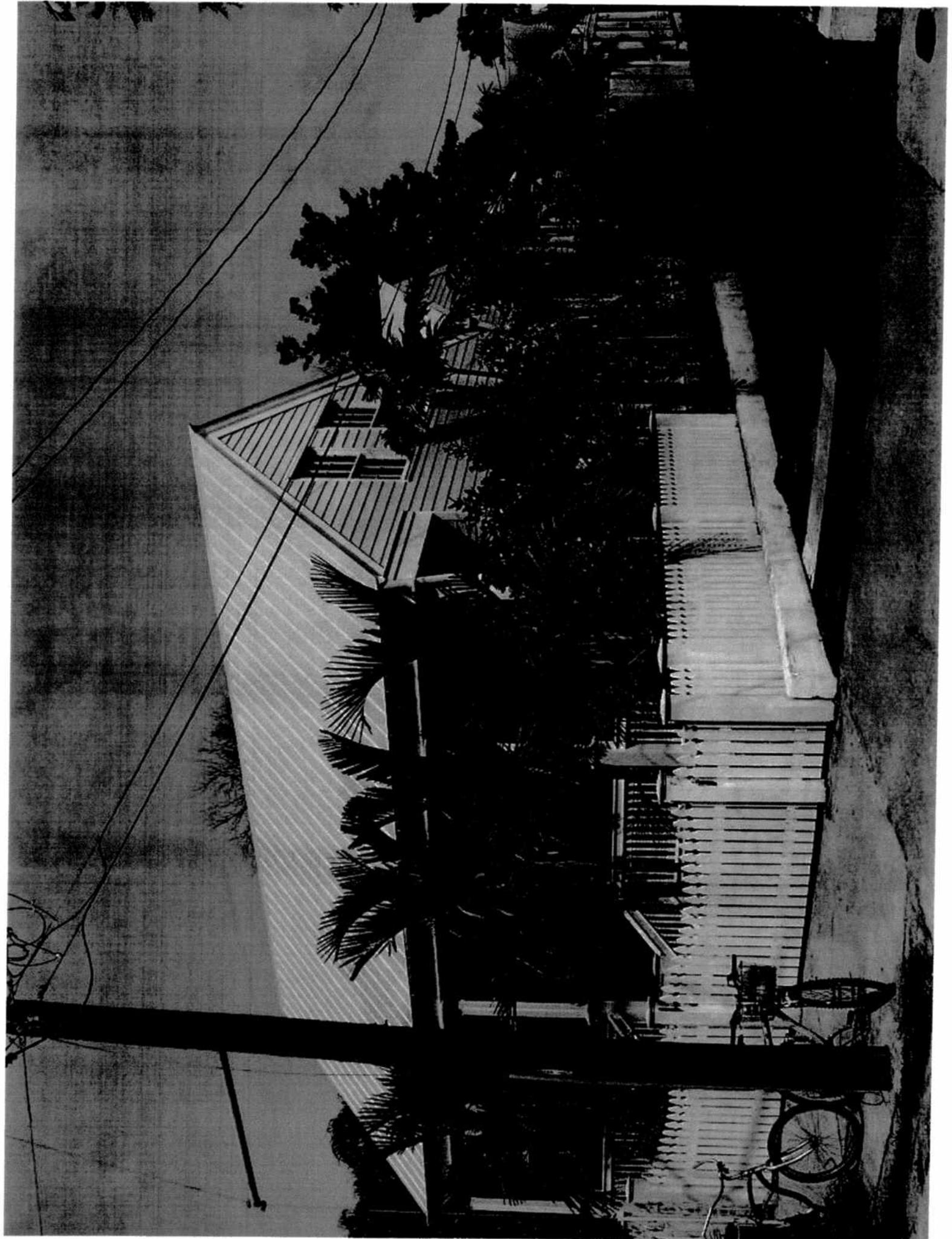


Monroe County Library- Photo taken by Property Appraiser's office c1965; 513 William Street; Sqr 47, Pt Lot 3



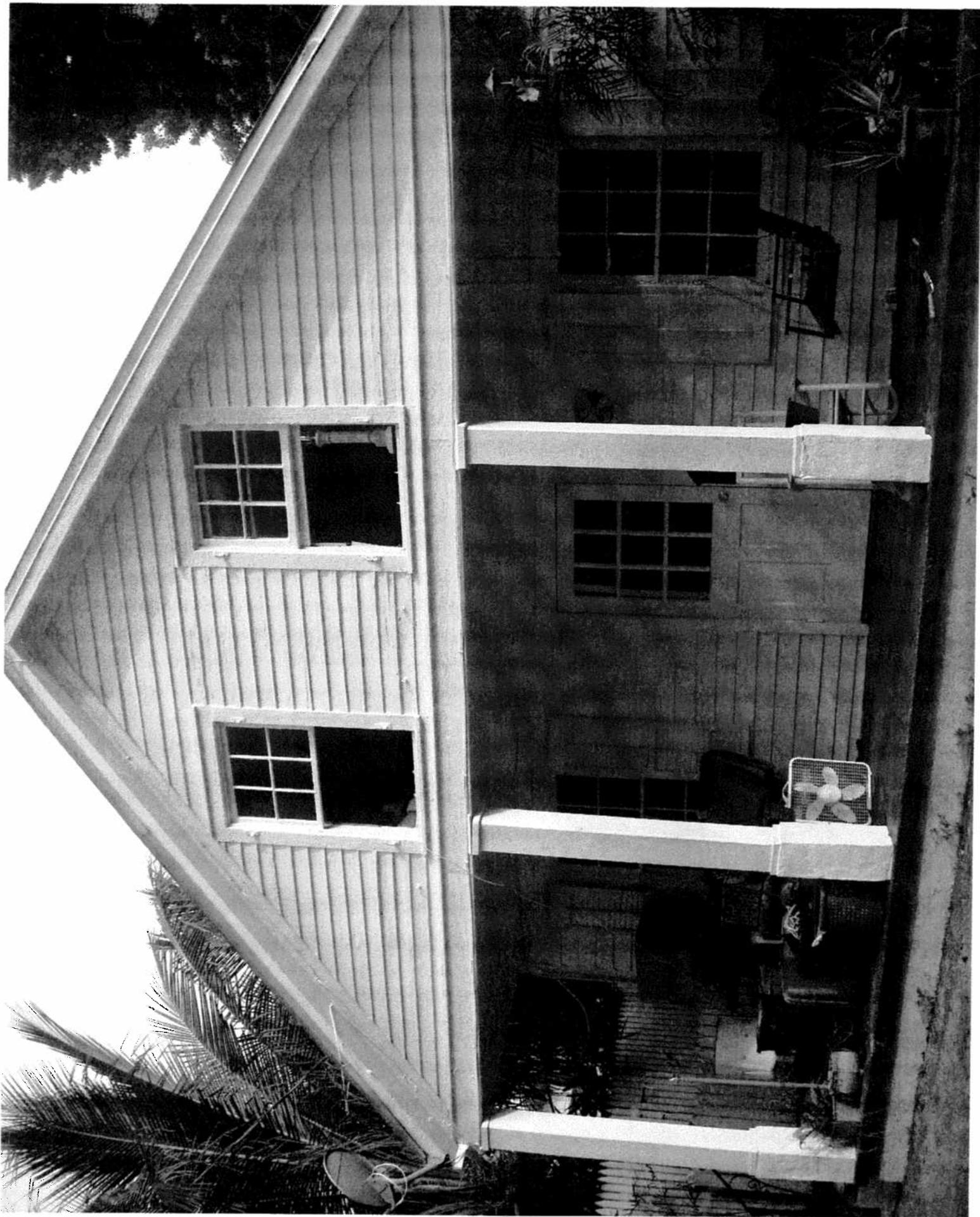
Monroe County Library Photo taken by Property Appraiser's office c1965; 1 Pinder Lane, aka 513 Rear William St.; built 1930; Sqr 47, Pt Lot 3

# **Project Photos**

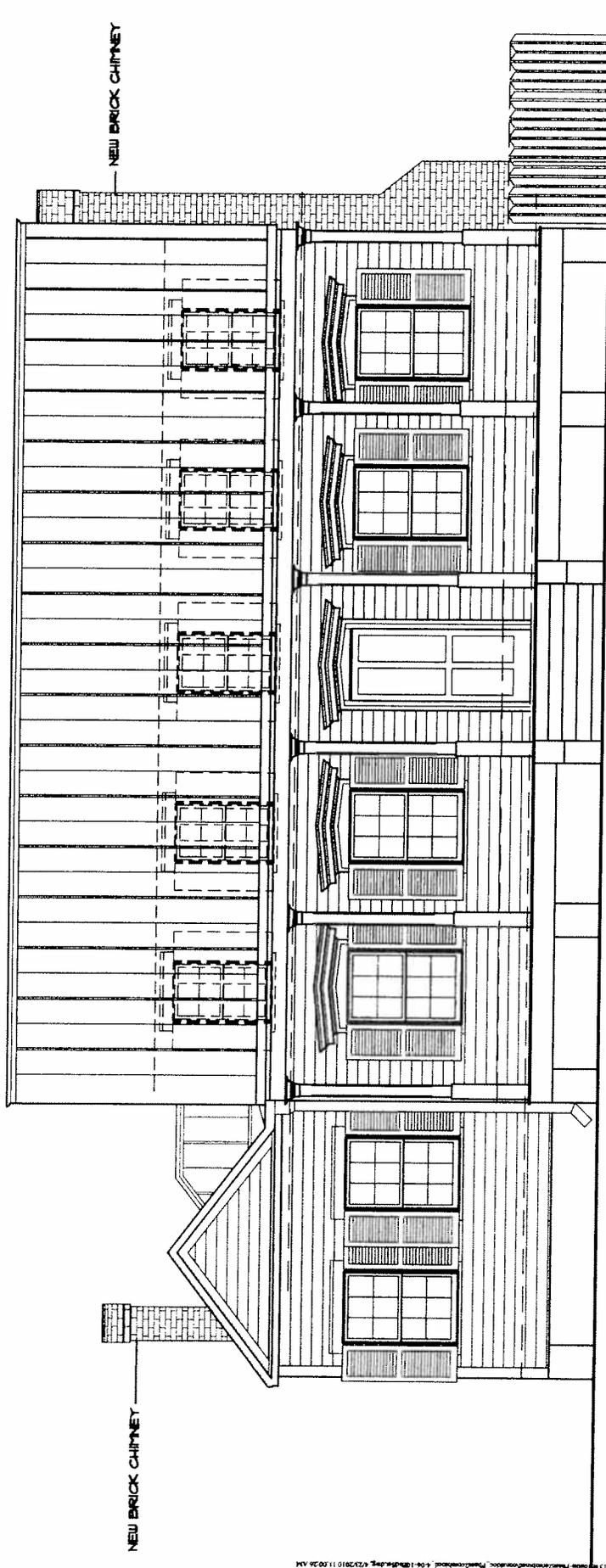




1 Pindel Lane  
Main facade  
June 23, 2009



# Plans



NEW BRICK CHIMNEY

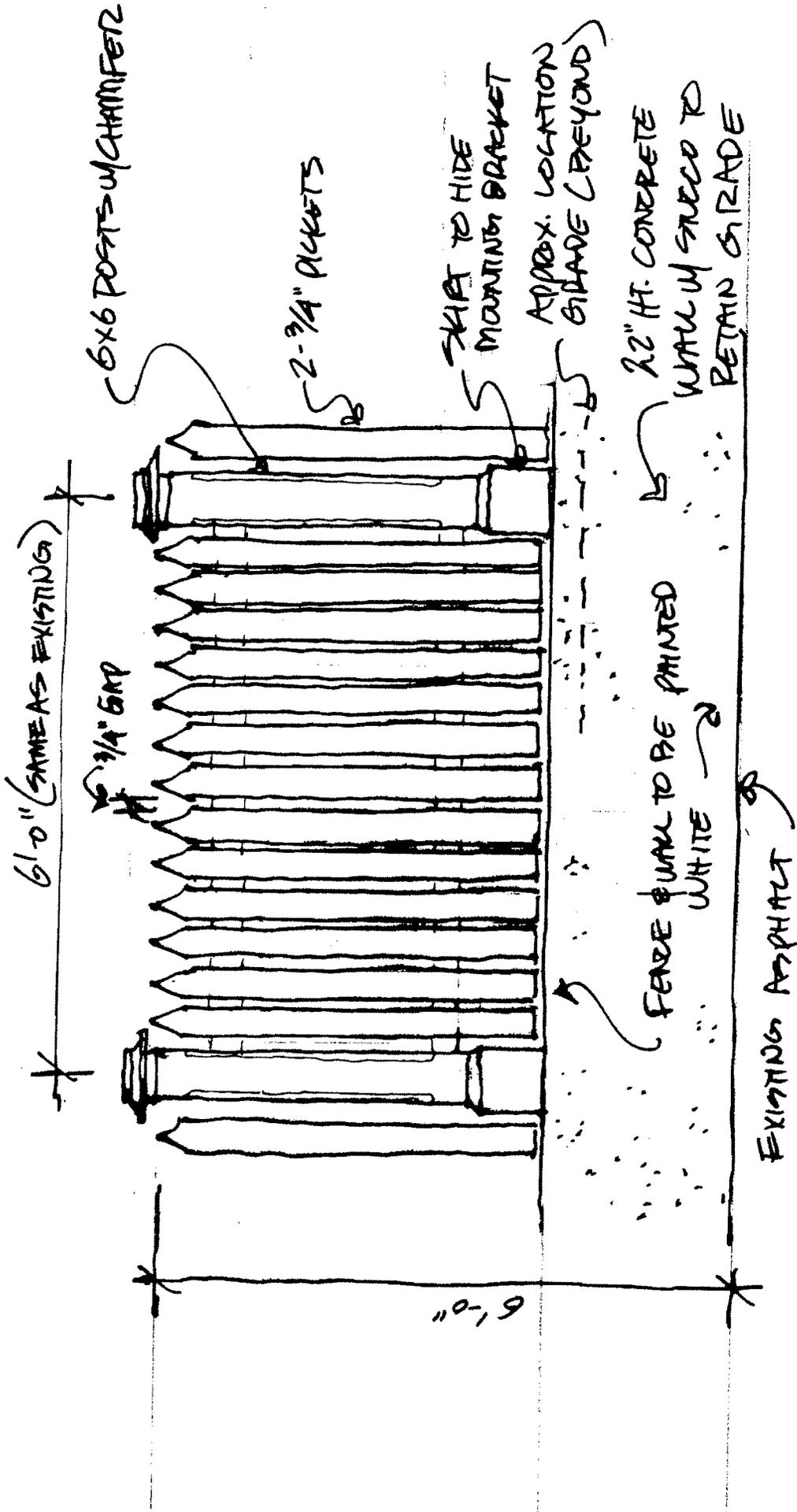
NEW BRICK CHIMNEY

# Front Elevation—513 William St.

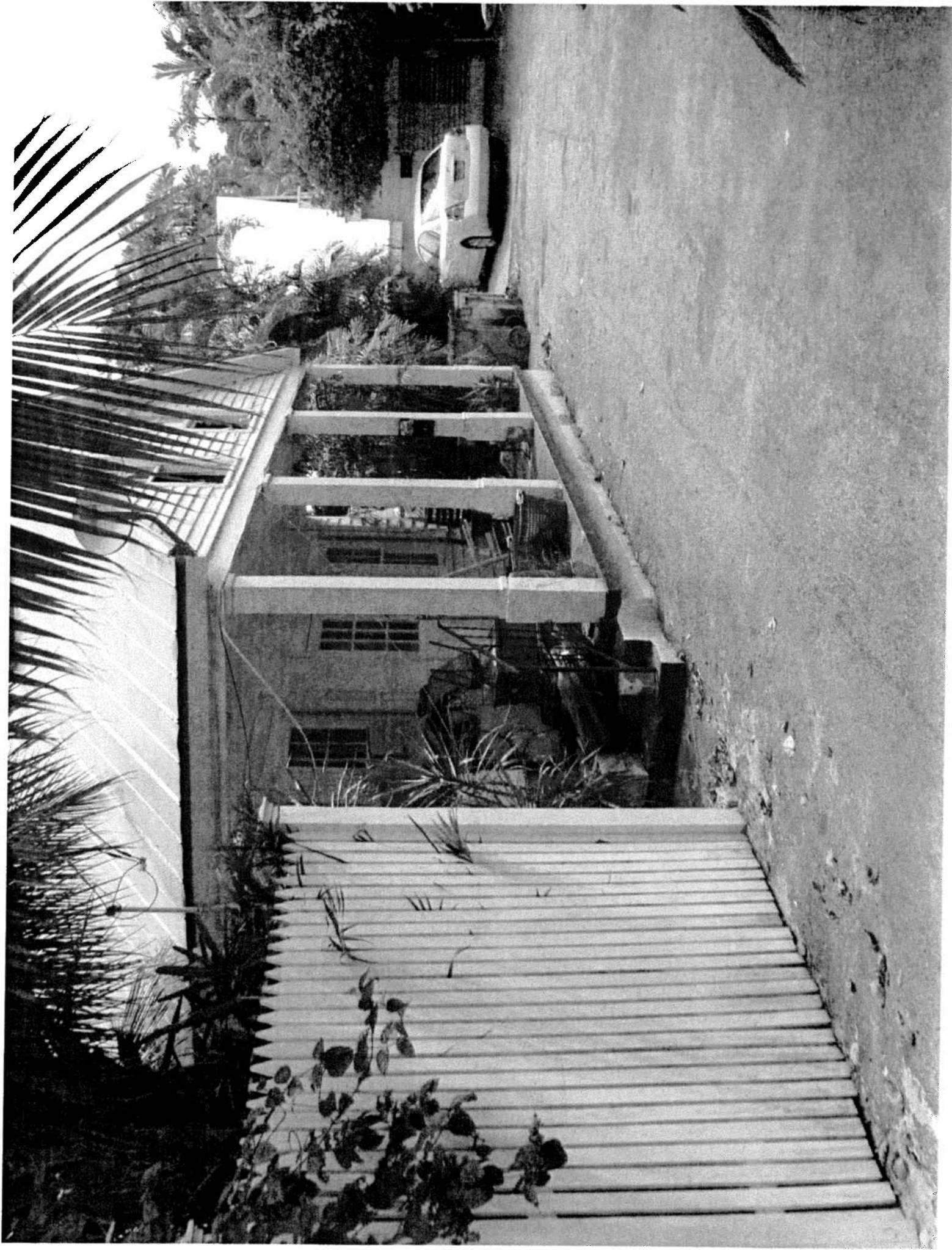
1/4" = 1' - 0"

HARC-4-23-10

# FENCE AS SEEN FROM RINDER LAVE



○ 1 RINDER LAVE / 513 WILLIAM ST  
3/4" = 1'-0"



COMBINED SITE ANALYSIS

ZONING	HDR
SITE AREA	10,168 (0.23 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	60% (6,101 SF)
EXISTING LOT COVERAGE	33.2% (3,374 SF)
PROPOSED LOT COVERAGE	46.3% (4,702 SF)
MAX FAR	10 (10,168 SF)
PROPOSED FAR	0.46 (4,702 SF)
MAX HEIGHT	30'
BETBACKS	
FRONT	10'
REAR	20'
SIDE	5'
STREET SIDE	5'
MAX IMPERVIOUS SURFACE	60% (6,100 SF)
PROPOSED IMPERVIOUS SURFACE	60% (6,100 SF)

INDEX

SITE PLAN 51

513 WILLIAM ST.

- DEMO PLAN D1.1
- FLOOR PLAN, FOUNDATION AND FRAMING ELECTRICAL, MECHANICAL/PLUMBING A1.1
- EXTERIOR ELEVATIONS A1.2
- INTERIOR ELEVATIONS, BUILDING SECTIONS A1.3

1 PINDER LN.

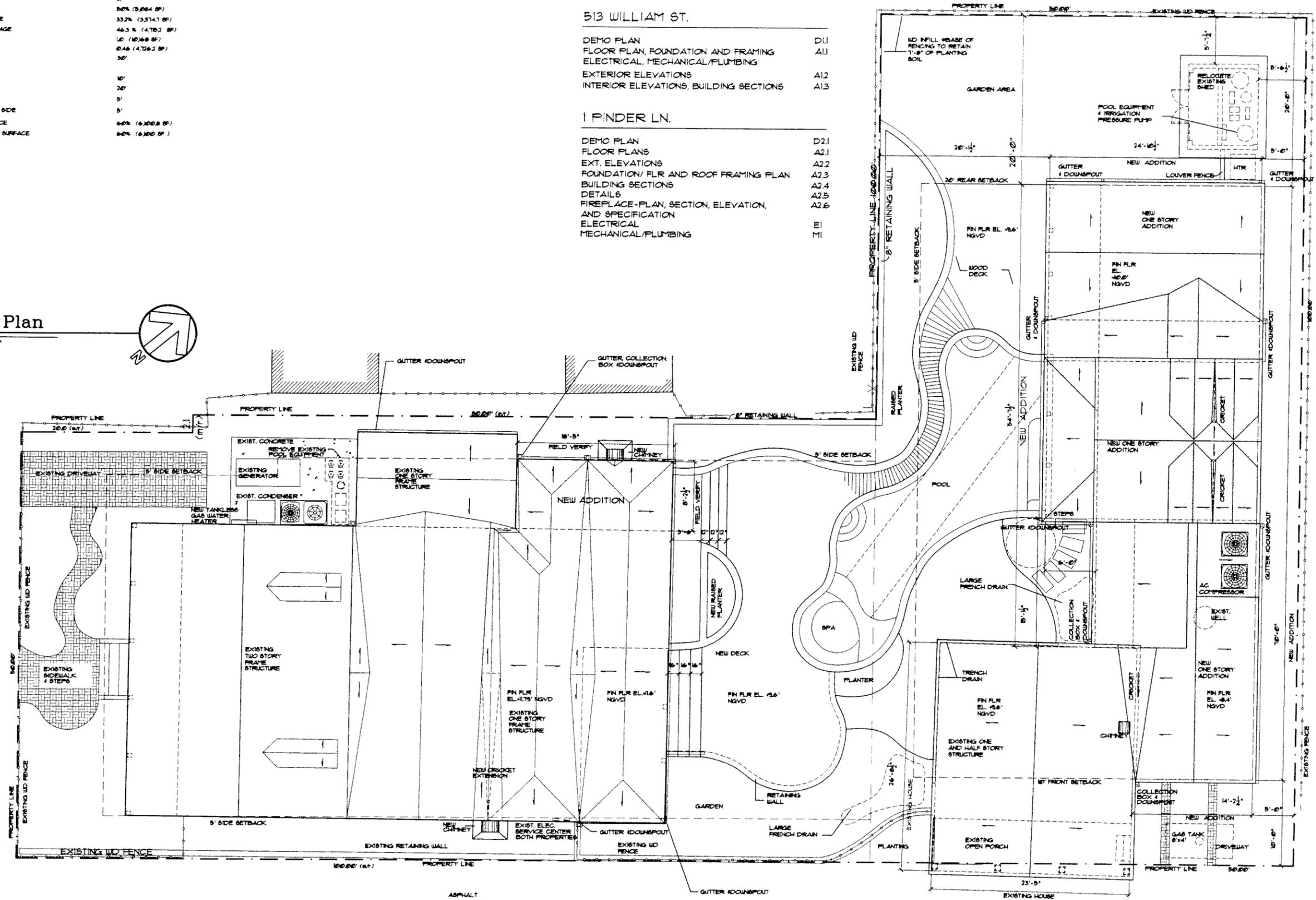
- DEMO PLAN D2.1
- FLOOR PLANS A2.1
- EXT. ELEVATIONS A2.2
- FOUNDATION/ FLR AND ROOF FRAMING PLAN A2.3
- BUILDING SECTIONS A2.4
- DETAILS A2.5
- FIREPLACE-PLAN, SECTION, ELEVATION, AND SPECIFICATION A2.6
- ELECTRICAL E1
- MECHANICAL/PLUMBING M1

Site Plan

3/8" = 1' - 0"



WILLIAM STREET



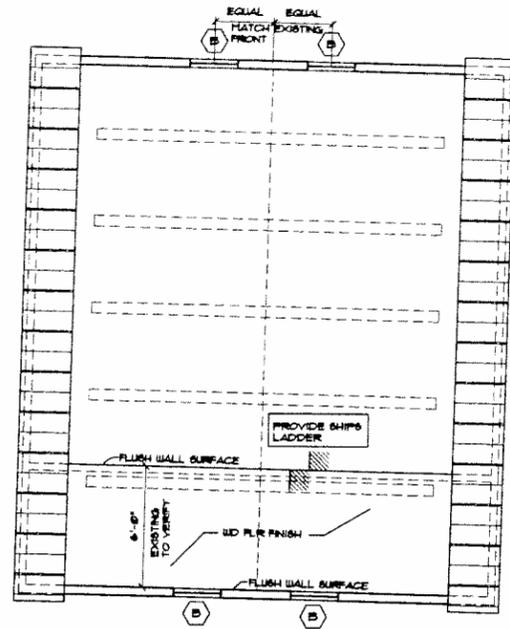
PINDER LANE

513 William/1 Pinder Lane  
1 Pinder Lane Key West, FL 33040

THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road, Key West FL, 33040  
TEPopePA@aol.com  
(305) 298 3611

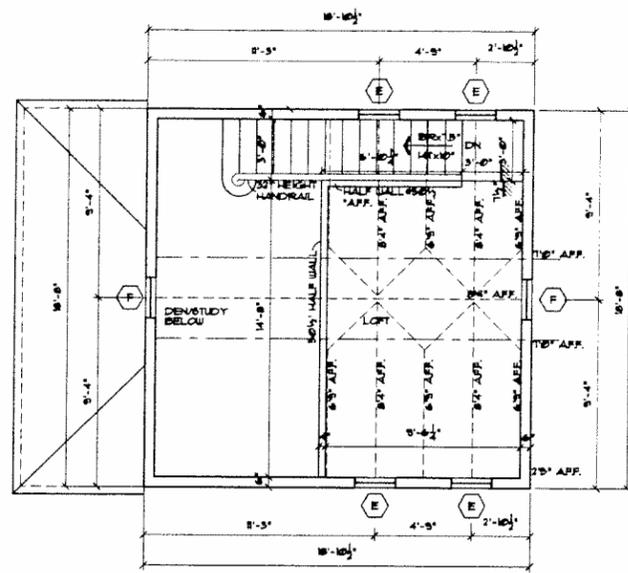
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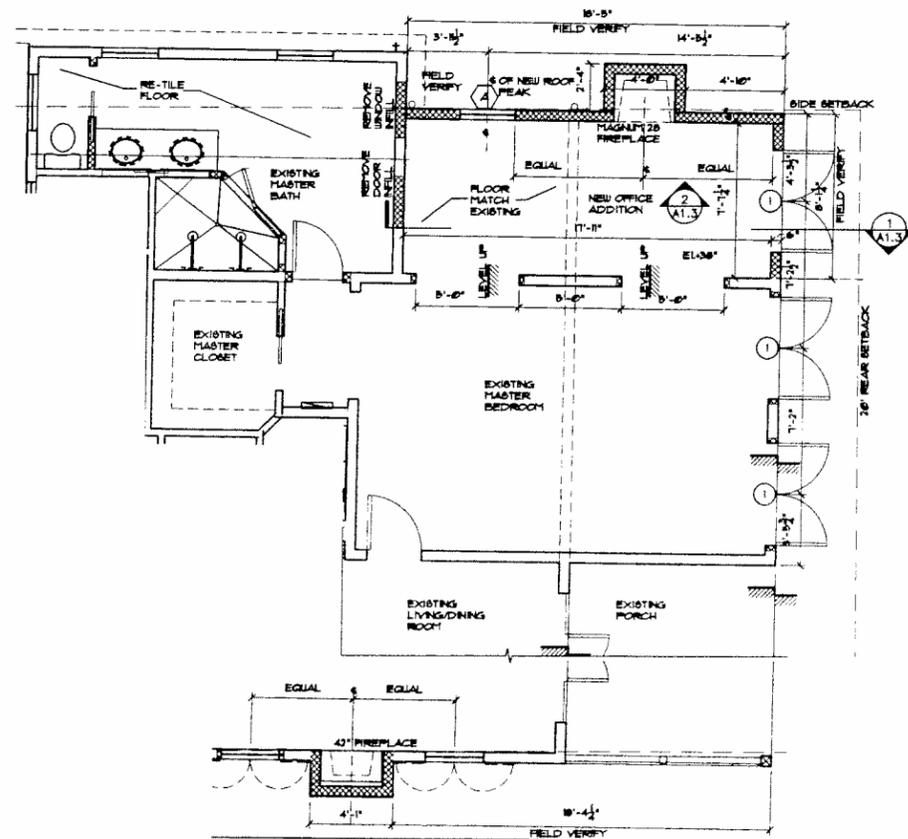
Attic Floor Plan -1 Pinder Ln.

1/4" = 1' - 0"



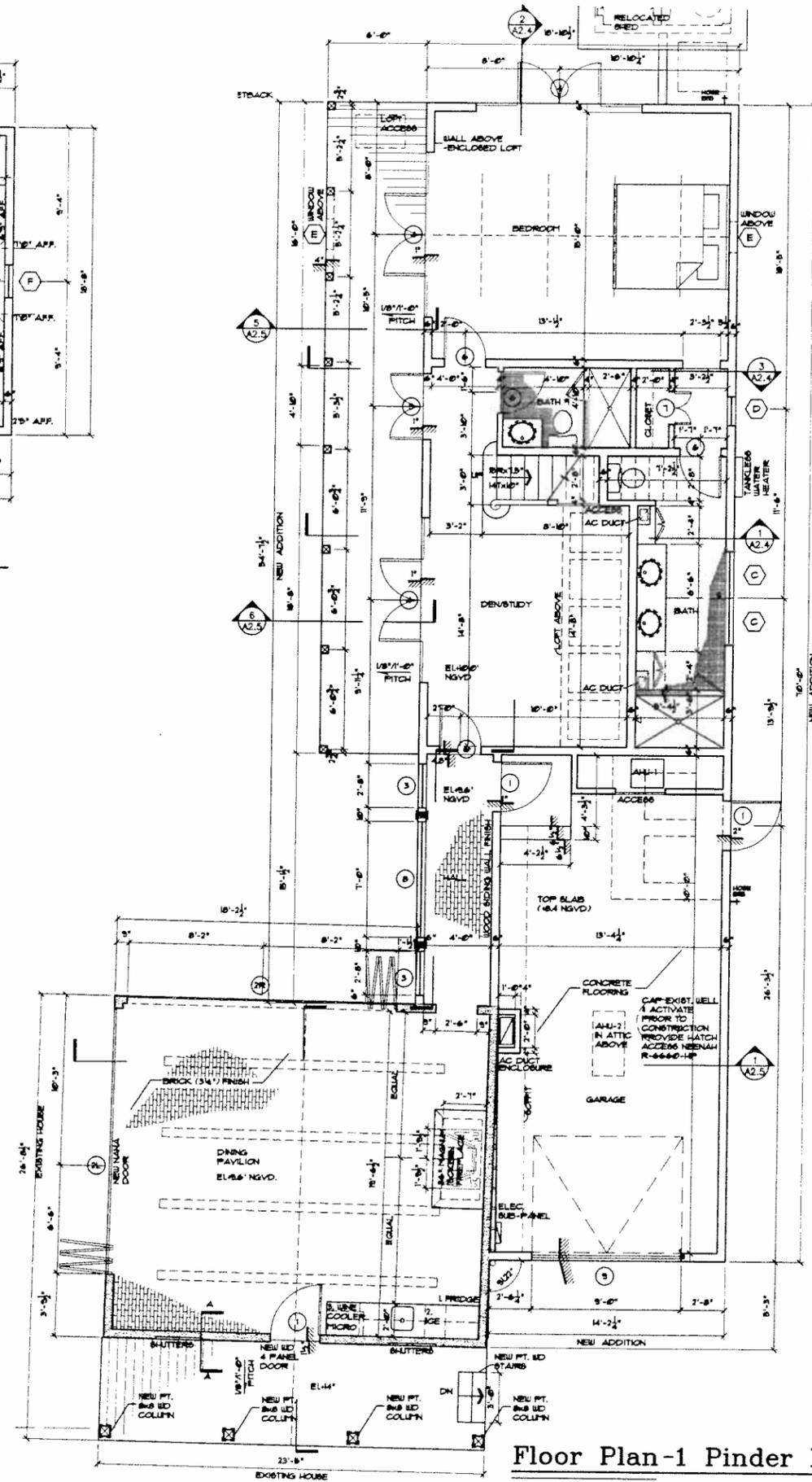
Loft Plan -1 Pinder Ln.

1/4" = 1' - 0"



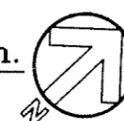
Partial Floor Plan-513 William St.

1/4" = 1' - 0"



Floor Plan-1 Pinder Ln.

1/4" = 1' - 0"



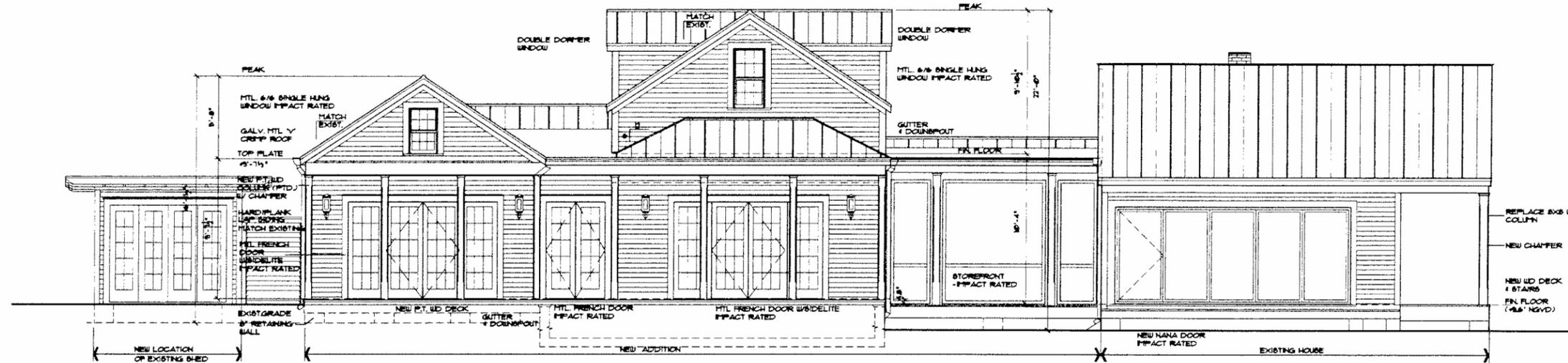
513 William St./1 Pinder Lane  
Key West, FL 33040

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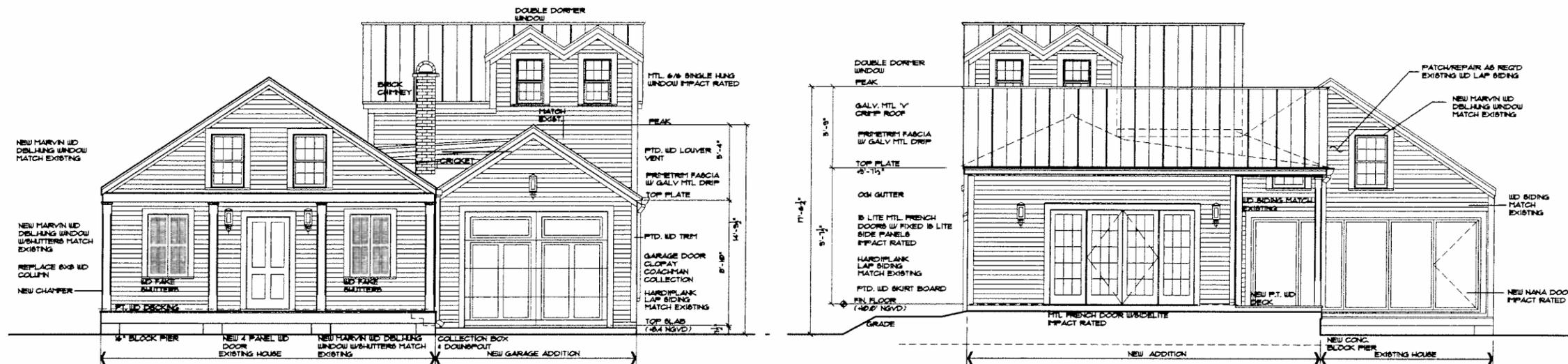
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Side Elevation-Courtyard

1/4" = 1' - 0"

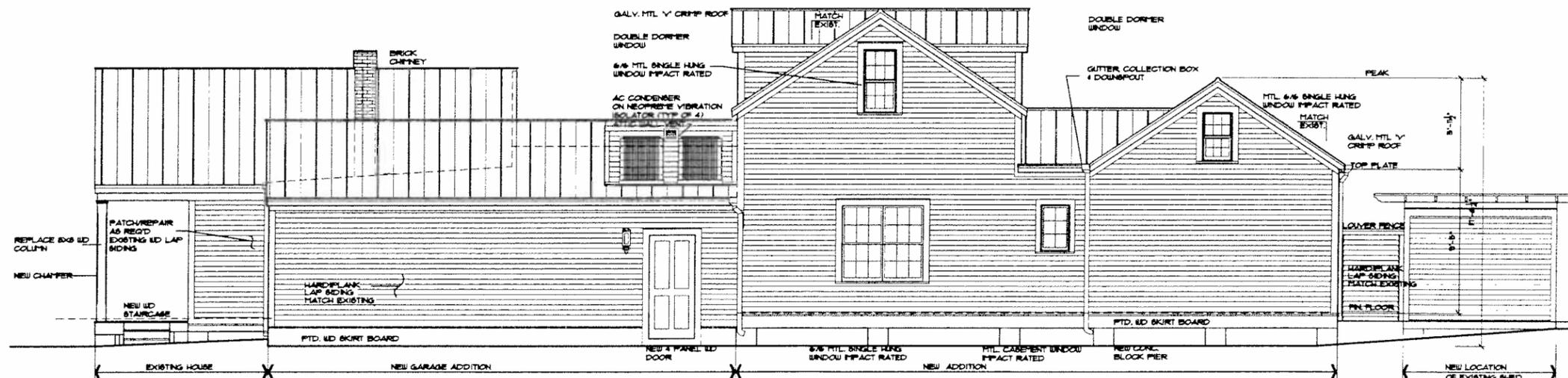


Front Elevation-Pinder Lane

1/4" = 1' - 0"

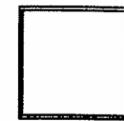
Rear Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"



1 Pinder Lane  
Key West, FL 33040

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date: 10/1/03  
revision: 3/15/10

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