Staff Report for Item 6

To:	Chairman Michael Miller and Historic Architectural Review Commission Members
From:	Enid Torregrosa Historic Preservation Planner
Meeting Date:	March 24, 2015
Applicant:	Barry Barroso
Application Number:	H15-01-0141
Address:	#1021 Washington Street

Description of Work:

Relocation of contributing house and one story frame structure.

Site Facts:

The main house located at #1021 Washington Street is listed as a contributing resource to the historic district. The house was originally built circa 1926 and the Sanborn maps are clear evidence of how the house floorplan had changed historically. The house was built by Mrs. Shirley Wood's father, 14 term Florida Representative Bernie C. Papy. The house sits on a corner lot, between Washington and Whalton Streets, and is a unique example of a bungalow house located on a spacious lot. The house and the garage were one of the first structures built in the urban lot. The lot has the main house, a historic ancillary structure and a three car garage. None of the three structures located within the lot are individually listed in the National Register of Historic Places. The city has allocated one unit for lot 2 on the parcel. The lot is under contract for sale with the contingency of the relocation of the main house and the ancillary structure, as expressed by the applicant.

Ordinance Cited in Review:

- Sections 102-251 and 102-252 of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the relocation of two structures, the main house and an ancillary structure, in the same lot. The main house will be moved approximately 25'-7" southwesterly and approximately 10" southeast from its actual location. The applicant has stated that the new footers will have the same height and design as existing ones and the orientation of the historic house will be retained.

The request also includes the relocation of an ancillary structure that is located behind the main house on its north east side. Although this particular structure is not depicted in any of the Sanborn maps the circa 1965 photo from the Monroe County Library are clear evidence that said building was there almost 50 years ago. Staff opines that that structure may have been relocated from another lot to this one and later underwent an addition. The structure is not listed in the surveys as a contributing resource. This specific structure will be re-oriented and relocated behind the main house.

Consistency with Ordinances for Relocation

The current Ordinance for relocation of historic buildings or structures in the historic districts is directed more towards the removal of a historic structure from its original lot rather than relocating the building on the same parcel. That said there are several requirements in the Ordinance that can be applied to the request including orientation, setbacks and compatibility of new foundations.

1. For the main house the applicant has demonstrated that the orientation will be kept and that the front yard, which is an important urban feature for this particular structure, will be reduced just 10 inches. Although there are no foundation plans submitted the applicant has stated that the height and proposed materials will be compatible with the existing.
2. For the ancillary structure relocation the actual orientation of the structure will be change, but new foundations will be compatible with existing ones. An argument that the specific structure is not principal to the site nor it is a significant character defining structure to the historic streetscape can be considered while rendering a determination of the appropriateness of this specific relocation.

It is staff's opinion that the proposed relocation of the main house meets the Ordinance for relocation. For the proposed ancillary building relocation staff opines that, although the orientation will be changed, it will not have an adverse effect in the historic urban context.

APPLICATION

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENENSS

APPLICATION #__-_____

OWNER'S NAME: Shirley P. Wood DATE: 1/21/15

OWNER'S ADDRESS: 1021 Washington St. PHONE #: 304-1367

APPLICANT'S NAME: Barry Barroso PHONE #: 304-1367

APPLICANT'S ADDRESS: 1608 Washington St.

ADDRESS OF CONSTRUCTION: 1021 Washington St. # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Relocate existing homes approximately 25'- South and set it on the same property.

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: 1/21/15

Applicant's Signature: Bf Barroso

Required Submittals

N/A	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 and additions)
N/A	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

City of Key West
Planning Department

Authorization Form
(Individual or Joint Owner)

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

I, Shirley P. Wood authorize
Please Print Name(s) of Owner(s) as appears on the deed

Barry Barroso, Jr.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Shirley P Wood
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this January 05, 2015
Date

by Shirley P. Wood.
Name of Owner

He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal

LISA M. MCCARTHY
Notary Public - State of Florida
My Comm. Expires Jun 27, 2015
Commission # EE 106776
Bonded Through National Notary Assn.

Name of Acknowledger typed, printed or stamped

LISA M. MCCARTHY
Notary Public - State of Florida
My Comm. Expires Jun 27, 2015
Commission # EE 106776
Bonded Through National Notary Assn.

Commission Number, if any

Barry Barroso
1608 Washington St
Key West, FL 33040

January 31, 2015
City of Key West
Planning Department
3140 Flagler Avenue
Key West, FL 33040
Sent Via E-mail: vflowers@cityofkeywest-fl.gov.

Re: HARC application guidelines and criteria 102-252.

1. The relocation of this home will be similar in terms of height, materials, setback and details.

2. The historic relationship between home and streetscape will be maintained.

3. All documentation of the home is provided.

4. The relocated home will be placed so that the principal façade and front of the home is compatible to a "as Is' condition.

5. The new foundation design will be compatible with the original historical foundation. The foundation will be at approximately the same height and with white stucco to resemble lime stone.

6. The home relocation is within the historic district.

7. The relocating of this home will be compatible to the old materials, height, setback and design. After relocation the front porch and walkway will be restored to a "as is" condition.

8. There will be no destruction of significant features.

9. Home will be relocated as per HARC guidelines. Same foot print.

10. Home will be placed on new foundation. The foundation blocks will be compatible with original foundation.

Best regards,

Barry Barroso

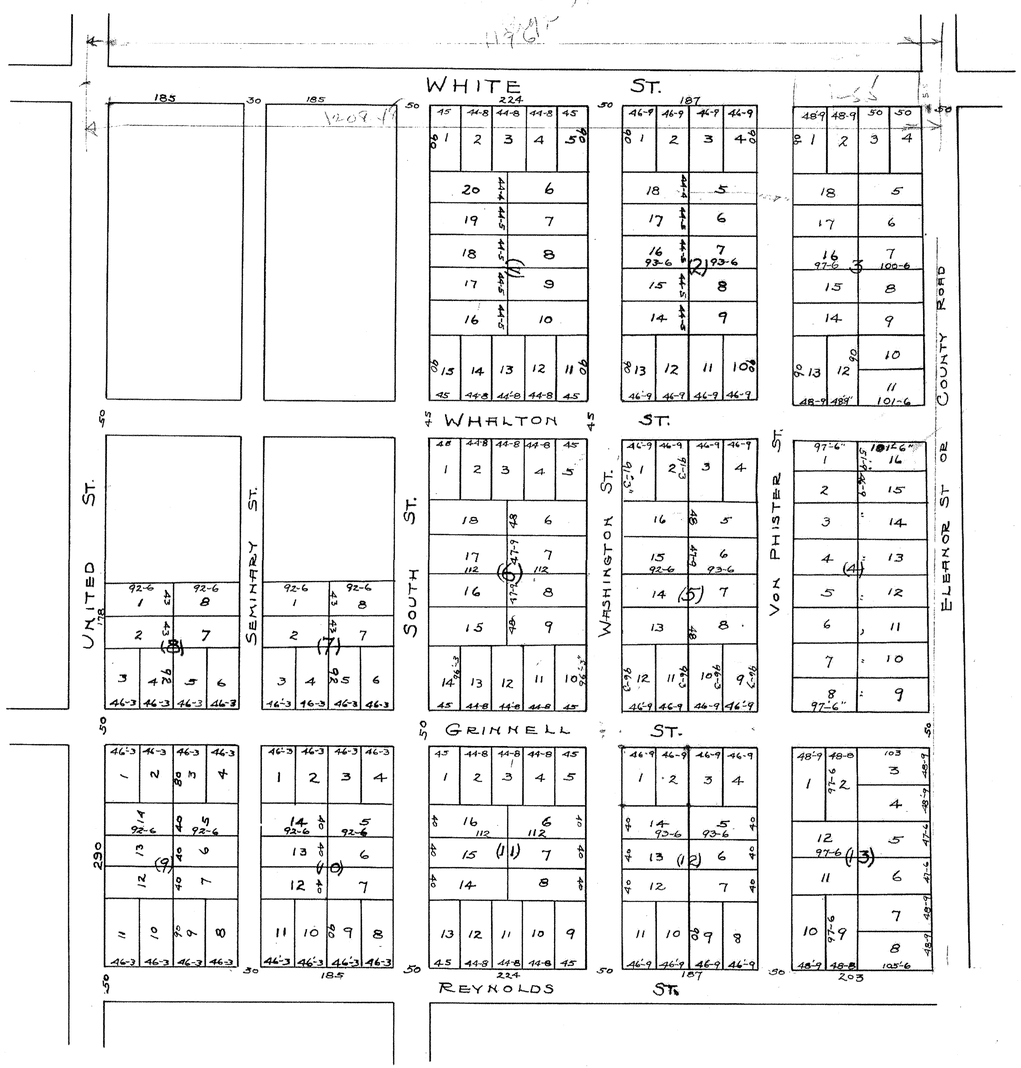


DIAGRAM OF PART OF TRACT 18
PLATTED BY THE WEBB REALTY CO.
JUNE 1ST, 1905.
FILED AND RECORDED JUNE 6, 1905
E.W. RUSSELL
CLERK

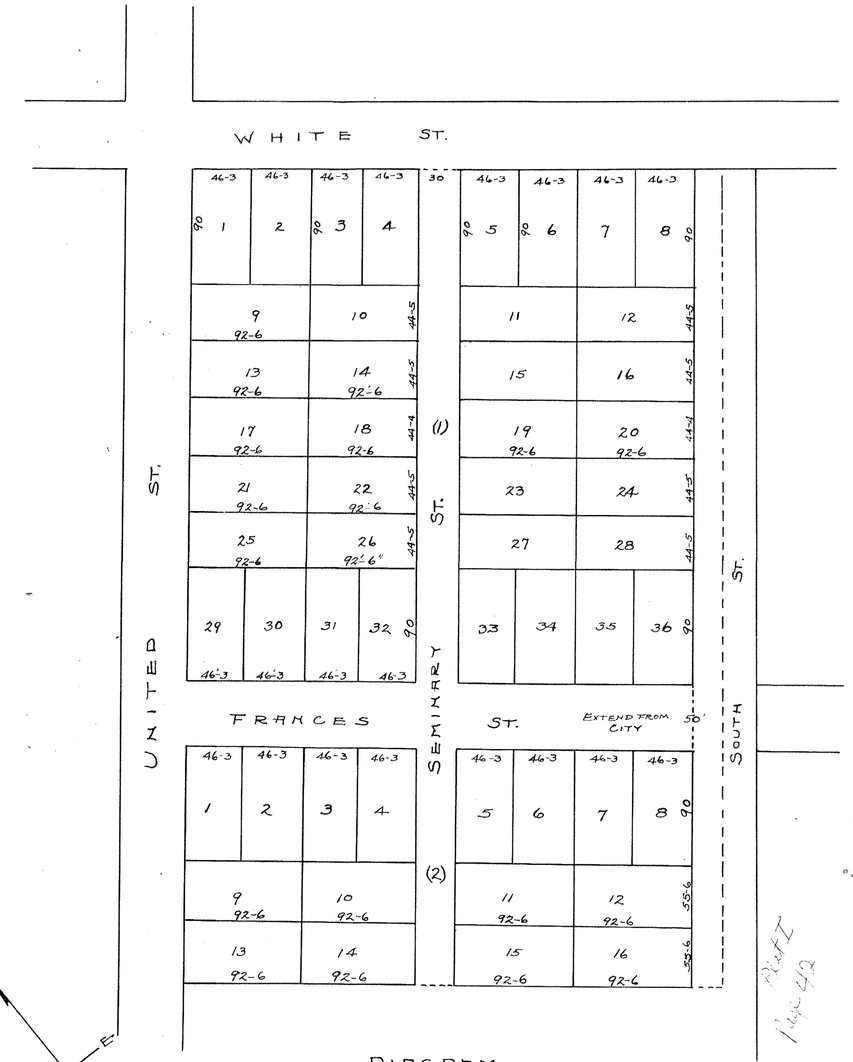
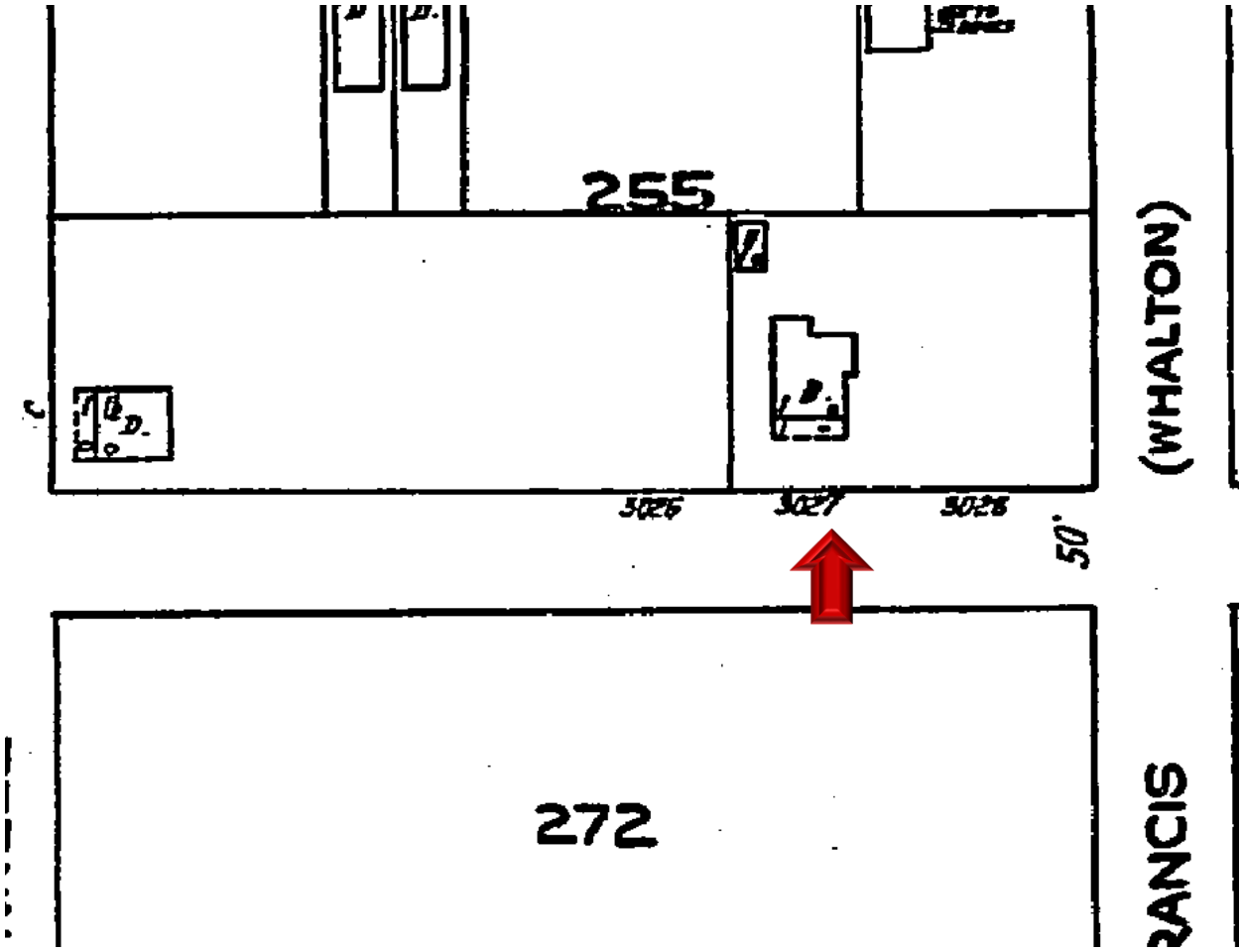


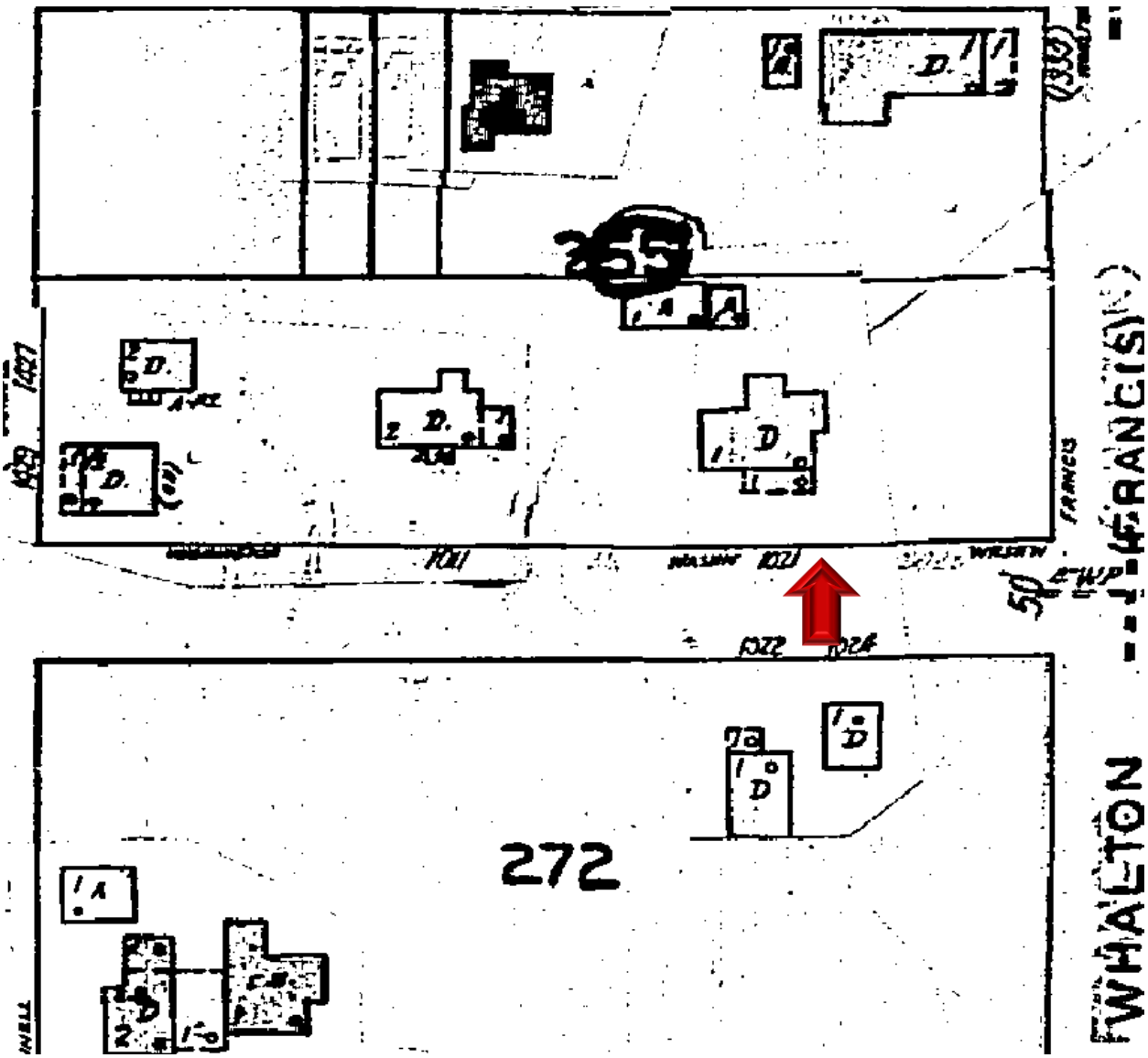
DIAGRAM
OF THE
LAND
PURCHASED
BY
GEORGE W. NICHOLS, ESQ
FROM
MRS. VON PFISTER
PART TRACT 18
SURVEYED AND PLATED FROM MAP
OF C.W. TIFT, CO. SURVEYOR. DATED
JULY 1874. TRACT LINES SURVEYED ACCORDING
TO MAP OF W.A. WHITEHEAD DATED 1829
KEY WEST, FLA. J.J. ASHE
NOV 7 1887 CO. SURVEYOR

RECORDED MAR. 7 1905
E.W. RUSSELL
CLERK

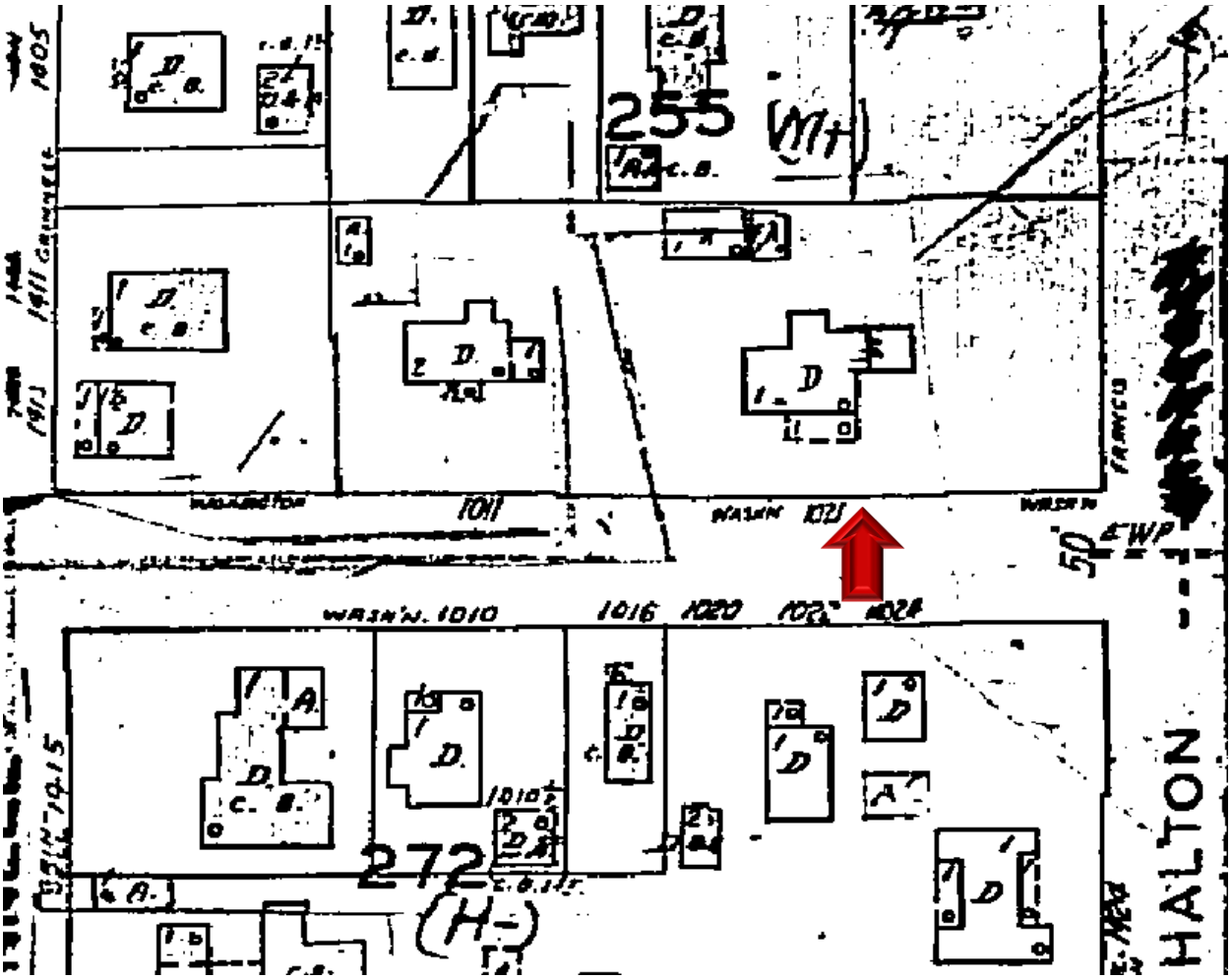
SANBORN MAPS



#1021 Washington Street Sanborn map 1926



#1021 Washington Street Sanborn map 1948



#1021 Washington Street Sanborn map 1962

PROJECT PHOTOS

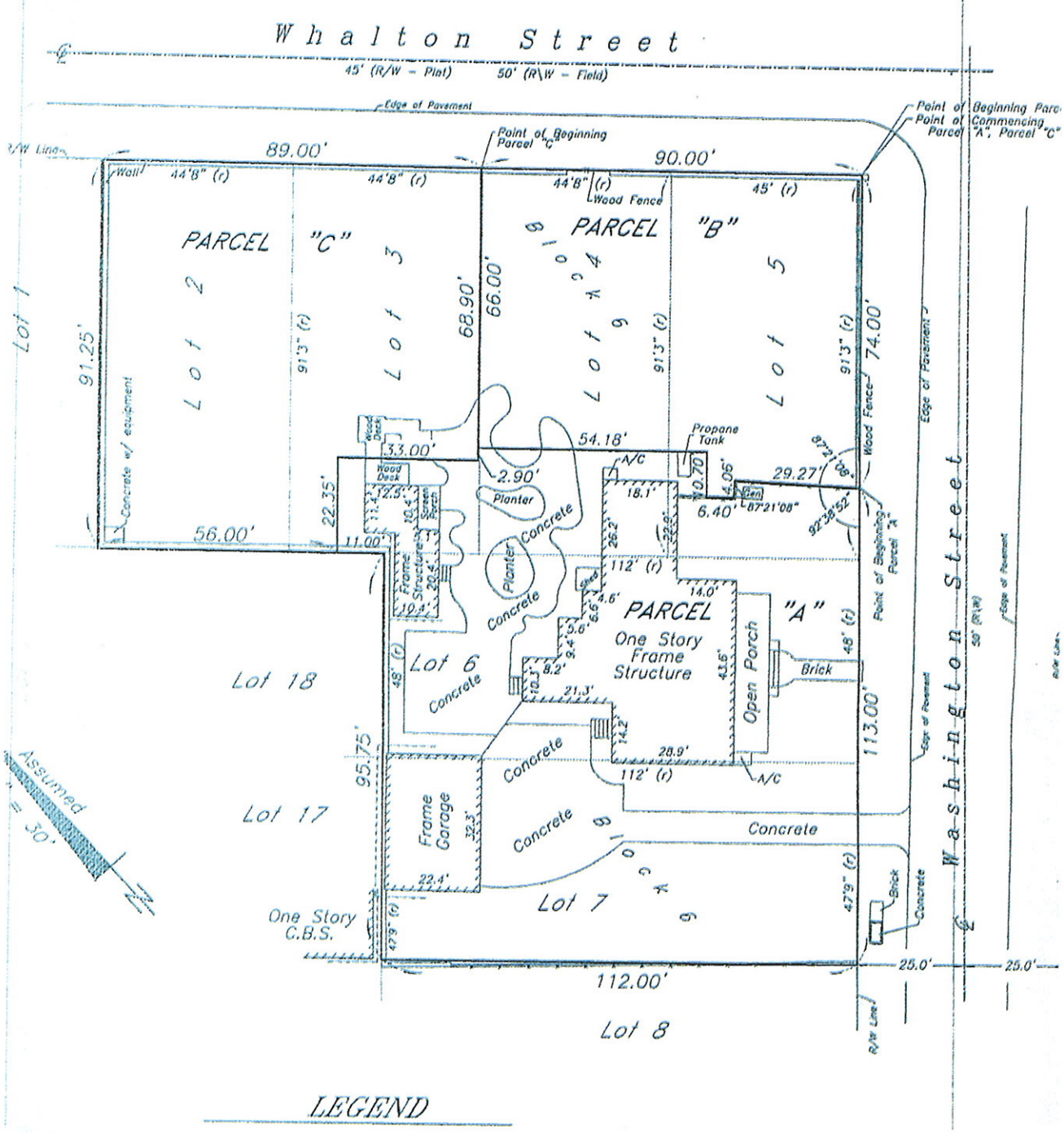
#1021 Washington Street main house circa 1965. Monroe County Library

#1021 Washington Street garage circa 1965. Monroe County Library

#1021 Washington Street rear circa 1965. Monroe County Library

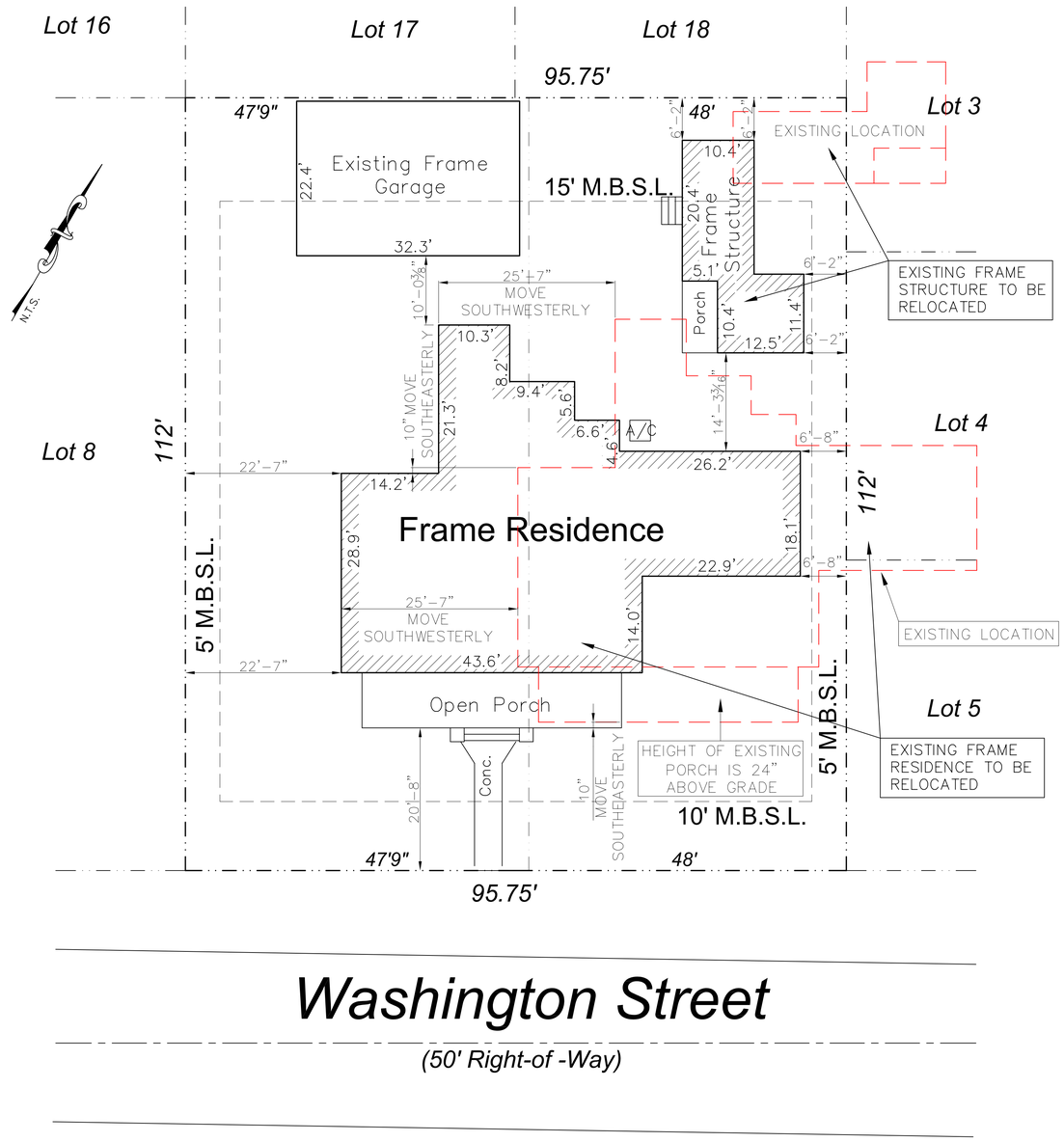
SURVEY

Specific Purpose Survey Map to illustrate legal descriptions of Lots 2 thru 7, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION, authored by the undersigned



LEGEND

PROPOSED DESIGN



Project No. APC-1467 - Scale: 1"=10'

Washington Street Residence
814 South Oregon Avenue
Tampa, Florida 33606

Date Issued: 03-09-15

No.:	Date:	Revision:

Site Plan

ALDERMAN Planning COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
A.0.1

CITIZENS COMMENTS

Kelly Perkins

From: Chuckiboy1@aol.com
Sent: Tuesday, March 17, 2015 12:46 PM
To: Kelly Perkins
Subject: 1021 Washington Street--Request Delay of Public Hearing

Categories: HARC

To Kelly Perkins, Key West HARC Planner

I hereby request a delay until June or July in the Public Hearing called to consider the matter of relocating the above referenced contributing house and a historic frame structure onto one lot and new piers for buildings.

As it now stands, this Public Meeting is scheduled at 5:30 p.m., March 24, 2015, at Old City Hall, 510 Greene Street. For various reasons, the neighborhood residents--caught by surprise with all this news--need more time to fully discuss and digest this rather complicated and serious matter. Also, some neighborhood residents will be out of town for a couple months, and others are on vacation or in town only intermittently.

Please present this request to the HARC Commission members for approval. Your consideration of this request is greatly appreciated.

Sincerely,

Charles B. Hoffman
1420 Whalton Street
Key West, Fl 33040

(305) 295-3468

Kelly Perkins

From: Chuckiboy1@aol.com
Sent: Tuesday, March 17, 2015 3:23 PM
To: Kelly Perkins
Cc: noworrieskw@netzero.com
Subject: 1021 Washington Street--Amendment to Request for Hearing Delay

To Kelly Perkins--Key West HARC Planner

Regarding the Public Hearing scheduled for March 24th on the above referenced property, I submit this additional reason to the HARC Commission members for my request for a Hearing delay until June or July:

The neighborhood residents do not have sufficient time to examine the detailed site plan--which so far none of them have even seen--and therefore know exactly what the developer wants to do with the property. Are such plans yet in your possession?

Please submit this amendment to the HARC Commission members, along with my original request for a Hearing Delay.

Again, your consideration of this request for a Hearing delay is greatly appreciated.

Sincerely,

Charles B. Hoffman
1420 Whalton Street
Key West, Fl 33040

(305) 295-3468

Kelly Perkins

From: noworrieskw@netzero.net
Sent: Friday, March 20, 2015 8:45 AM
To: Kelly Perkins
Cc: Carlene Smith
Subject: 1021Washington St.

To Kelly Perkins HARC

and Carlene Smith Planner

I have reviewed the HARC application for Certificate of Appropriateness for the relocation of residence at 1021 Washington St. There is a site plan showing the existing location and then proposed relocation indicated in "red dotted lines"

While the application discusses the details of the "relocation" of the "Existing Frame Residence" it fails to address the "Existing Frame Structure" which is at the rear of the property, relocation. It also is indicated in "red dotted lines"

Why is there a request for relocating an historical and unique residence?

The application and the SITE PLAN SUBMITTED, fail to accurately depict the ENROACHMENT of "Existing Frame Garage" on to lot 17 and 18. And any proposed relief and water containment.

Why is there no overview or site plan of proposed development of Entire parcel.

It is my hope that this commission will forego a "piecemeal" approach to the development of this historical property. I am the owner of lot 17 and 18 and have lived at 1016 South Street for the major part of my life. I became the owner when my father Ygnacio Carbonell passed some 19 years ago. This is a one of a kind property in the Casa Marina neighborhood and I have a vested interest in preserving the neighborhood and the uniqueness of my home in Key West.

Sincerely,
Paula J. Carbonell

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RELOCATION OF CONTRIBUTING HOUSE AND A HISTORIC FRAME STRUCTURE ONTO ONE LOT AND NEW PIERS FOR BUILDINGS.

FOR- #1021 WASHINGTON STREET

Applicant – Barry Barroso **Application # H15-01-0141**

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.cityofkeywest-fl.gov.

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

PROPERTY APPRAISER INFORMATION

- » Tax Collector

Monroe County Cities

- » City of Key West
- » City of Marathon
- » City of Key Colony Beach
- » City of Layton
- » Islamorada, Village of Islands

First Time Home Buyer (IRS)

- » Cancellation of Debt Flyer (English)
- » Cancellation of Debt Flyer (Spanish)
- » 1st Time Homebuyers Fact Sheet
- » 1st Time Homebuyers Basic Information
- » 1st Time Homebuyers Scenarios
- » 1st Time Homebuyers Q& A's

IRS Links

- » Make Work Pay Credit
- » Energy Conservation Credit

Other Links

- » FL Dept Rev - Property Tax Oversight
- » Census Info

Property Record Card -

Maps are now launching the new map application version.

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Print Page

Previous Record **Alternate Key: 1039900 Parcel ID: 00039160-000000** Next Record

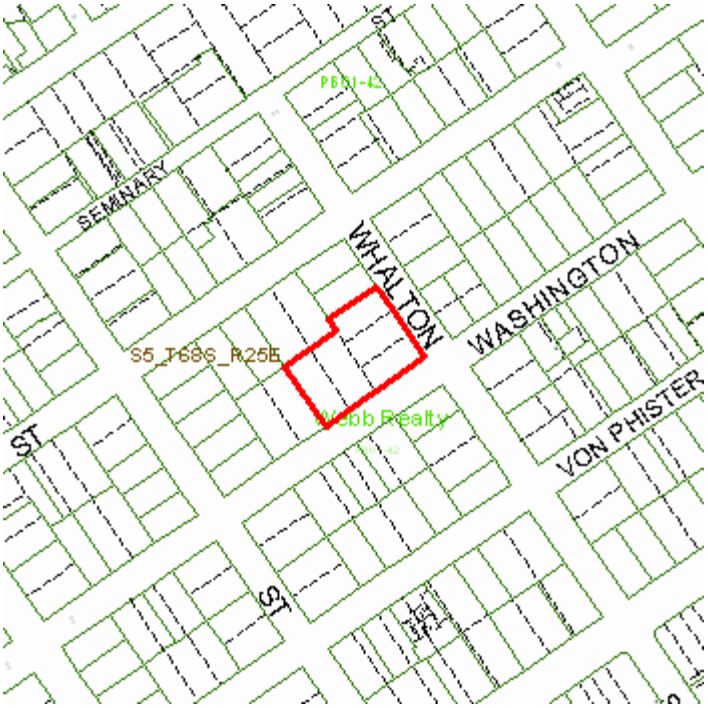
Ownership Details

Mailing Address:
WOOD SHIRLEY P
1021 WASHINGTON ST
KEY WEST, FL 33040-4847

Property Details

PC Code:	01 - SINGLE FAMILY
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	05-68-25
Property Location:	1021 WASHINGTON ST KEY WEST
Subdivision:	The Webb Realty Co
Legal Description:	KW WEBB REALTY CO SUB PB1-42 LOTS 3 THRU 7 SQR 6 TR 18 OR145-472/474 OR2290-1990/1992E

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY			22,980.70 SF

Building Summary

Number of Buildings:	1
Number of Commercial Buildings:	0

Total Living Area:	2339
Year Built:	1953

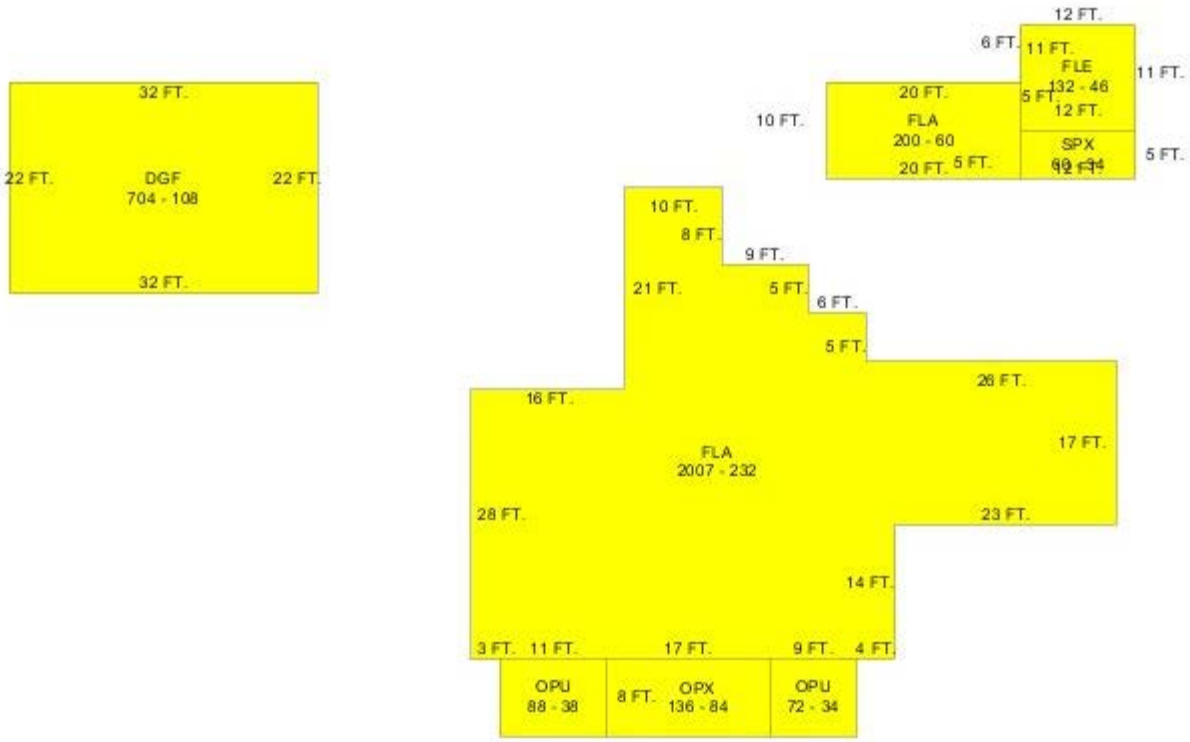
Building 1 Details

Building Type	R1	Condition	G	Quality Grade	600
Effective Age	21	Perimeter	338	Depreciation %	28
Year Built	1953	Special Arch	0	Grnd Floor Area	2,339
Functional Obs	0	Economic Obs	0		

Inclusions:	R1 includes 1 3-fixture bath and 1 kitchen.				
Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONCR FTR
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	3
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	1
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPU		1	1998					88
0	OPU		1	1998					72
0	DGF		1	1952					704
0	SPX		1	2004					60
0	FLA	1:WD FRAME	1	1952					200
0	FLE	1:WD FRAME	1	2004					132
1	FLA	12:ABOVE AVERAGE WOOD	1	1952	N	Y	0.00	0.00	2,007
2	OPX		1	1952	N	Y	0.00	0.00	136

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,571 SF	0	0	1975	1976	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
4	FN2:FENCES	960 SF	240	4	2004	2005	2	30
5	FN2:FENCES	2,100 SF	350	6	1952	1953	5	30

6	PT2:BRICK PATIO	100 SF	20	5	1998	1999	3	50

Appraiser Notes

2012-03-26 MLS $3,300,000 3/3 REMARKABLE CASA MARINA ESTATE LIKE NO OTHER! STATELY HISTORIC RESIDENCE SITUATED ON A MASSIVE 27,000 + SQ. FT. OF LAND, ONE OF THE LARGEST RESIDENTIAL ESTATES IN KEY WEST, ON THE CORNER OF WASHINGTON STREET AND WHALTON STREET. BEAUTIFULLY MAINTAINED AND LOVINGLY CARED FOR OVER THE COURSE OF 74 YEARS BY THE SAME FAMILY. TOTALING 6 LOTS LAID OUT IN AN L SHAPE WITH 4 CONSECUTIVE VACANT LOTS FACING WHALTON STREET THAT CAN BE DIVIDED. 3 STRUCTURES IN TOTAL WHICH INCLUDE THE MAIN HISTORIC HOME, GUEST HOUSE AND 3-CAR GARAGE. GORGEOUS MEANDERING GARDENS AND LUSH LANDSCAPE MANICURED TO PERFECTION AND IRRIGATED BY 6 WELLS. RARE OPPORTUNITY WITH MANY POSSIBILITIES FOR DEVELOPMENT OR SUBDIVISION
PER PROPERTY OWNERS REQUEST LOT 2 HAS BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR LOT 2 ASSESSED UNDER RE 00039160-000200 AK 9102866.
2014-03-10 MLS $2,900,000 3/3 RARE COMBINATION LOCATED IN THE CASA MARINA DISTICT, ON A 27,000 SQ FT SITE THAT ALLOWS THE BUYER TO BUILD UP TO 2 ADDITIONAL HOMES. ALREADY APPROVED BY THE CITY OF KEY WEST. MUST BUY THE EXISTING HOME COMES WITH A COTTAGE AND 3 CAR GARAGE ON APPROXIMATELY 13,500 SQ FT LOT. PROPERTY HAS ALREADY BEEN SURVEYED. IF YOU BUY THE HOME, COTTAGE, AND GARAGE YOU HAVE THE RIGHT TO BUY ONE OR BOTH VACANT LOTS. IDEAL FOR A FAMILY COMPOUND. GREAT LANDSCAPING INCLUDING MANY MATURE PALMS, IRRIGATED BY 6 WELLS. ALL FOR $2,900,000.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	97-2167	07/01/1997	12/01/1997	5,400	Residential	AWNINGS
2	97-3066	09/01/1997	12/01/1997	3,000	Residential	REPAINT HOUSE
3	98-0752	03/17/1998	12/12/1998	5,000	Residential	REPLACE TILE ON PORCH
4	98-1931	08/24/1998	12/12/1998	1,000	Residential	HURRICANE SHUTTERS
5	01-2253	06/14/2001	10/31/2001	2,500	Residential	REPLACE GUTTERS/DOWNSPOUT
6	01-3244	09/27/2001	10/31/2001	2,300	Residential	FENCE REPAIRS
7	02-1174	05/07/2002	10/09/2002	3,000	Residential	REPAIR TERMITE DAMAGE
8	02-2023	07/26/2002	10/09/2002	2,500	Residential	REPAINT ALL BUILDINGS
9	03-0217	01/27/2003	11/16/2004	6,000	Residential	REPAINT GUEST HOUSE
10	03-0586	03/07/2003	11/16/2004	6,000	Residential	REPLACE FENCE
11	03-3703	10/24/2003	11/16/2004	4,900	Residential	ELECTRICAL
12	03-3719	10/24/2003	11/16/2004	3,000	Residential	PLUMBING
13	03-3730	11/10/2003	11/16/2004	42,626	Residential	FOUNDATION & ADDITION
14	07-1153	03/07/2007	07/31/2007	10,620	Residential	INSTALL STAND BY 16KW GENERATOR TO BE ABOVE FLOOD PAIAIN
	07-1467	03/27/2007	07/31/2007	3,260		R & R EAST GABLE END FASCIA

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	268,522	16,604	1,743,302	2,028,428	929,865	25,000	904,865
2013	272,200	16,724	1,614,169	1,903,093	916,123	25,000	891,123
2012	279,557	16,877	1,136,375	1,432,809	900,809	25,000	875,809
2011	289,774	16,997	710,234	1,017,005	874,572	25,000	849,572
2010	304,827	17,117	1,180,464	1,502,408	861,647	25,000	836,647
2009	343,245	17,270	1,600,184	1,960,699	838,994	25,000	813,994
2008	315,801	17,390	2,570,225	2,903,416	838,156	25,000	813,156
2007	420,316	17,510	2,232,038	2,669,864	813,744	25,000	788,744
2006	642,797	16,637	2,434,950	3,094,384	761,837	25,000	736,837
2005	668,133	8,395	1,758,575	2,435,103	739,648	25,000	714,648
2004	444,236	5,519	268,800	718,555	286,062	25,000	261,062
2003	466,305	5,762	138,432	610,499	280,729	25,000	255,729
2002	454,882	5,746	138,432	599,060	274,150	25,000	249,150
2001	356,102	5,730	138,432	500,264	269,833	25,000	244,833
2000	372,025	4,922	100,800	477,747	261,974	25,000	236,974
1999	267,003	4,310	100,800	372,113	255,087	25,000	230,087
1998	227,630	3,805	100,800	332,235	251,070	25,000	226,070
1997	196,869	3,029	90,048	289,946	246,874	25,000	221,874
1996	166,108	2,643	90,048	258,799	239,684	25,000	214,684
1995	151,343	2,488	90,048	243,879	233,839	25,000	208,839
1994	135,347	2,297	90,048	227,692	227,692	25,000	202,692
1993	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1992	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1991	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1990	124,830	1,185	71,232	197,247	197,247	25,000	172,247
1989	113,482	1,077	67,200	181,759	181,759	25,000	156,759
1988	77,675	1,077	55,104	133,856	133,856	25,000	108,856
1987	76,886	1,077	36,826	114,789	114,789	25,000	89,789
1986	77,212	1,077	35,482	113,771	113,771	25,000	88,771
1985	75,254	1,077	23,224	99,555	99,555	25,000	74,555
1984	52,234	1,077	23,224	76,535	76,535	25,000	51,535
1983	52,234	1,077	23,224	76,535	76,535	25,000	51,535
1982	53,119	1,077	21,827	76,023	76,023	25,000	51,023

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

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Monroe County Monroe County Property Appraiser