

Historic Architectural Review Commission

Staff Report Item 5a

Meeting Date: May 28, 2013

Applicant: Thomas Kelly

Application Number: H13-01-727

Address: #734 Amelia Street

Description of Work: New two story frame house with new pool on rear and a 4' tall picket fence.

Building Facts: The proposed new two story house will replace an existing contributing house that is in disrepair. The existing one story house was built ca. 1929 and has been abandoned and neglected for the past years. The structures immediately adjacent to the lot are listed as non-contributing. The 700 block of Amelia Street faces the back cbs fence of St. Mary's Catholic Church site.

The structure has been altered through time by the construction of additions and installation of inappropriate materials such as cement tile siding and asbestos siding. The structure exhibits severe decay particularly on its roofs and siding. There is evidence that all windows and doors are missing.

Guidelines Cited in Review: Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a.

Staff Analysis

The Certificate of Appropriateness proposes the construction of a two story frame structure that will replace an existing one story frame house. The proposed design is traditional in concept. The proposed house will be rectangular in footprint and will have a two story front porch. The front porch will have three bays. The plans include one over one aluminum impact rated windows and aluminum rated doors, with the exception of the front entry door

that will be wood. The exterior walls will have hardi board siding and metal v-crimp will be used as the roofing system. The house will have a front gable roof which will raise 27'-6" above ground level. The plans also propose a covered porch attached to one side of the house an setback from the front property line approximately 23'.

A wood deck and a swimming pool are proposed on the back portion of the site. A four feet tall wood picket fence and gates are proposed for the front property line.

The proposed design complies with actual setbacks requirements as well as with building coverage and impervious surface ratios. The lot is located on a HMDR zoning district;

Front yard-10'
Side yard- 5'
Back yard-15'
Maximum height- 30'
Building coverage- 40%
Impervious ratio- 60%

Consistency with Guidelines

1. The proposed design incorporates forms and textures found in the historic district.
2. The proportions and scale of the proposed new house are in keeping with its surrounding non-contributing houses. Historically the 700 block of Amelia Street used to have one story structures. All surrounding buildings are non-historic one and two story structures.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
4. The proposed deck and swimming pool will be located on the back portion of the lot, not visible from the street.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. Although the buildings located on each side of the site are one story they are non-contributing.

Application

alternate key 1031607

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION # 103160727

OWNER'S NAME: Steve Kreiger Christian N Britson DATE: 05/16/13
OWNER'S ADDRESS: 31167 Ave. F, Big Pine PHONE #: 360-2915
APPLICANT'S NAME: Thomas Kelly PHONE #: 304-1984
APPLICANT'S ADDRESS: 19141 rocky Rd., Sugarloaf Key, Florida 33042
ADDRESS OF CONSTRUCTION: 734 Amelia Street # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

- DETAILED DESCRIPTION OF WORK:
1. Remove existing dilapidated structure
2. Construct a two-story frame single family home.
3. Pool at rear
4. Wood picket fence at front (4'-0").

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: 5/15/13
Applicant's Signature: [Signature]

Required Submittals table with 5 rows: TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, TREE REMOVAL PERMIT, PHOTOGRAPHS OF EXISTING BUILDING, PHOTOGRAPHS OF ADJACENT BUILDINGS, 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:
Order: OWNER Type: BP Drawer: 1
Date: 5/22/13-50 Receipt no: 70102
PT 1000727
FEE: 1 \$100.00
Trans number: 2912153
OK CHECK 2402 \$200.00

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building listed as contributing. built ca. 1929

Guidelines for new construction (pages 38-38a)

Ordinance for demolition

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



May 16, 2013

Enid Torregrosa
Sr. Historic Preservation Planner
City of Key West, Florida

Re: Existing structure at 734 Amelia Street

Enid,

I would like to address the mitigation plan for the demolition of a dilapidated contributing structure located at 734 Amelia Street. The following considerations have been supplied.

1. The historic character and aesthetic interest the building, structure, or object contributes to the present setting.

There is no aesthetic interest to the setting.

2. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood.

There are no plans for the area to be vacated.

3. Whether the building or structure can be moved without significant and irreversible damage to its physical integrity.

The existing sills are damaged with rot and the porch beam carrying the gabled end is damaged with insect infiltration and water damage. The front porch is concrete on grade. (See pictures)

4. Whether the building or structure represents the last remaining example of its kind in the neighborhood or city.

The building is very common.

5. Whether definite plan exist to reuse the subject property if a proposed demolition is carried out.

See proposed plans for a single family residence.

6. Whether reasonable measures can be taken to save the building or structure to a level safe for occupation.

There are no reasonable measures to be taken.

7. Whether the building or structure is capable of earning reasonable economic return on its value.

There is no economic value (See taxes)



May 23, 2013

Enid Torregrosa
Sr. Historic Preservation Planner
The City of Key West

Re: 734 Amelia Street

Enid,

Please find below some elements of concern for the Historic Architectural Review commission with regard to 734 Amelia Street.

1. Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The structure lacks any distinctive character and is vernacular in nature.

2. Is not specifically associated with events that have made a significant contribution to local, state or national history.

There has been no significant event on this property.

3. Has no significant character, interest or value as part of a development, heritage or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

This structure is not a part of a development. Mr. Perez was remembered by the neighbors, but was not significant in personality.

4. Is not the site of a historic event with a significant effect on society.

No historic event is associated with this structure.

5. Does not exemplify the cultural, political, economic, social or historic heritage of the city.

There is no historical heritage with this structure or site.

6. Does not portray the environment in an era of history characterized by a distinctive architectural style.

The structure's characteristics have no architectural style.

7. If a part of or related to a square, park or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic cultural, natural or architectural motif.

There is no relationship with a square or park.

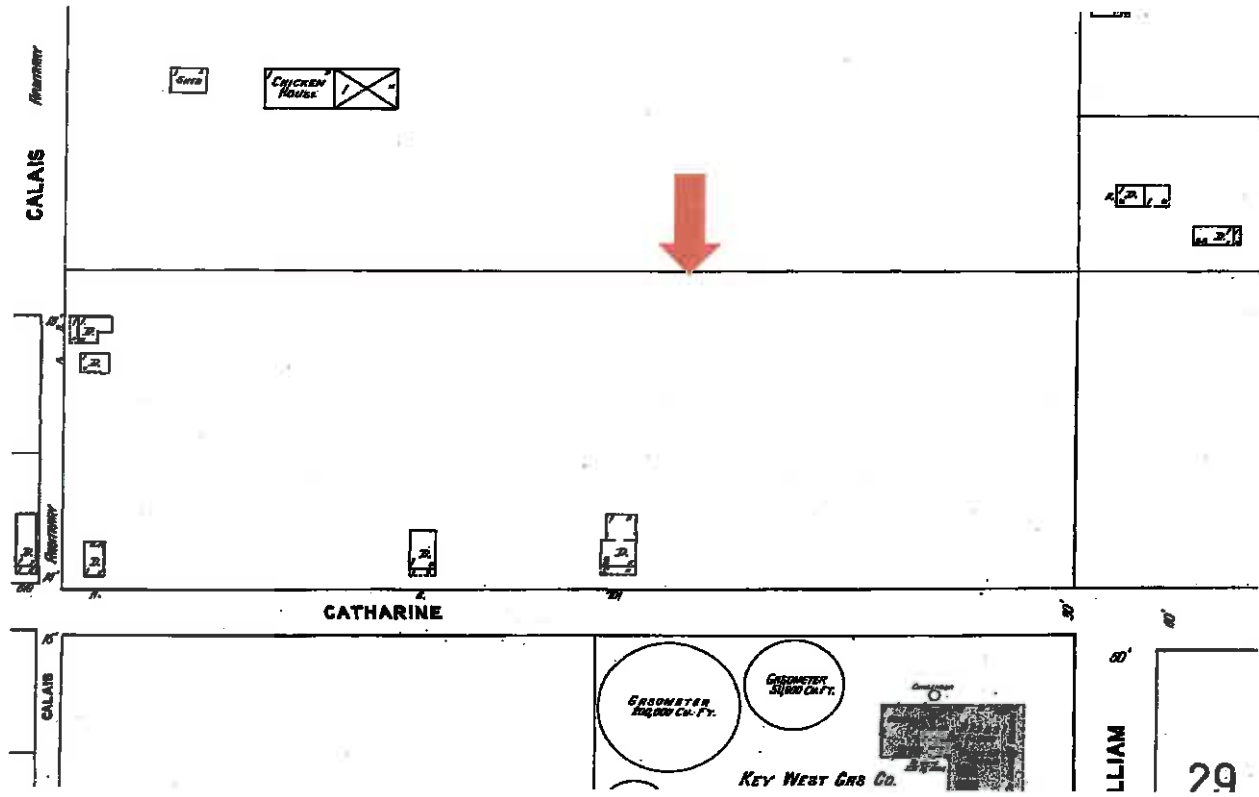
8. Does not the unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

This structure does not exemplify the unique or best type in the neighborhood.

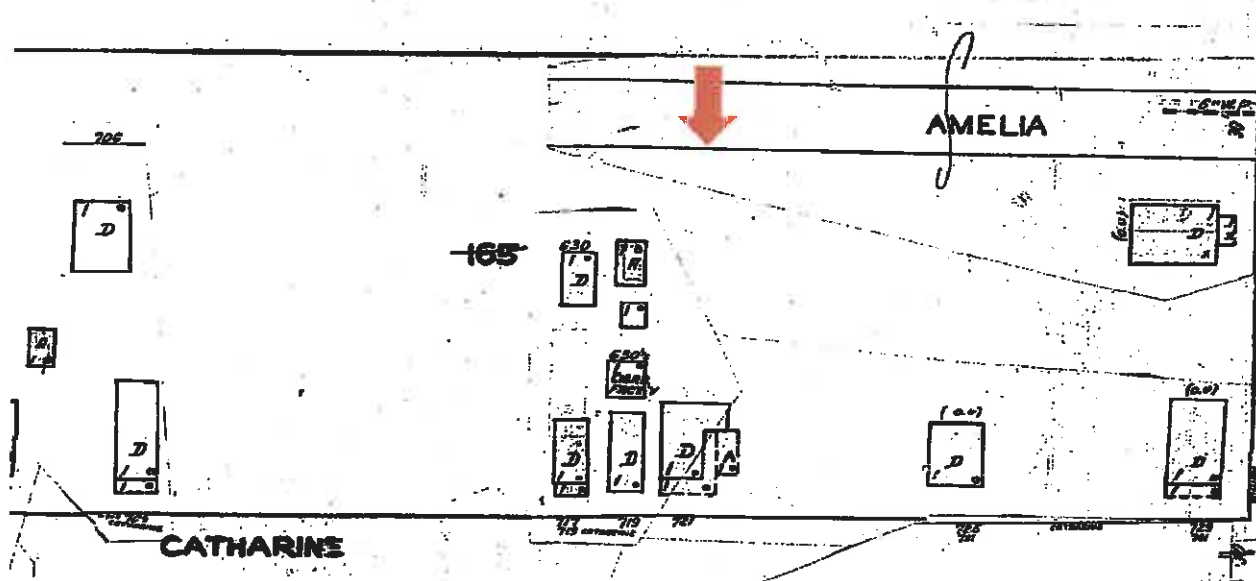
9. Has not yielded, and is not likely to yield, information important in history.

This site will not yield historical information.

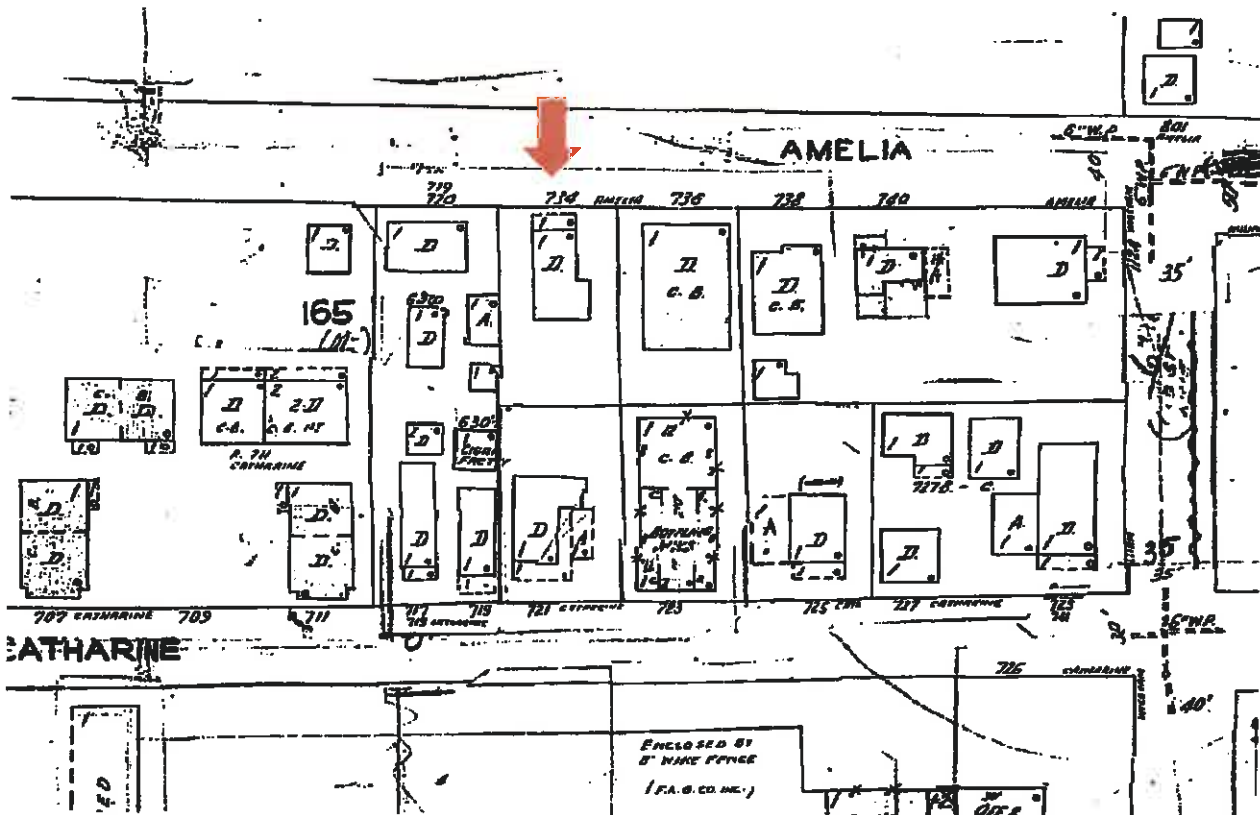
Sanborn Maps



#734 Amelia Street Sanborn map 1926



#734 Amelia Street Sanborn map 1948

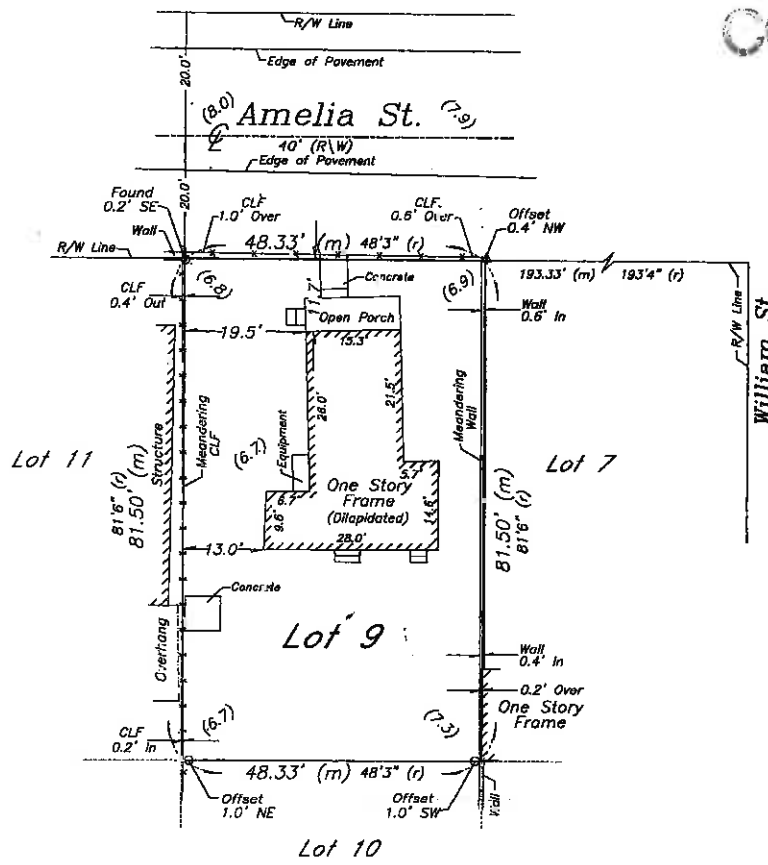


#734 Amelia Street Sanborn map 1962

Survey

Boundary Survey Map of Lot 9, Island of Key West, Florida

COPY



LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (LB 7131)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (6.1) Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 734 Amelia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 29, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Flood Insurance Rate Map Zone: X; Community Panel #120188; 1516 K; dated 2-18-05.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Bench Mark used: NGS Monument (U 267)
13. All concrete and bricking is not shown.

BOUNDARY SURVEY OF: On the Island of Key West, said County and State, Lot 9 of a Subdivision according to the Plat thereof recorded in Plat Book 1, Page 78, in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida.

BOUNDARY SURVEY FOR: Christian Brisson;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 February 8, 2013

THIS SURVEY
 IS NOT
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298

3430 Duck Ave., Key West, FL 33040
 (305) 298-7422 FAX (305) 298-2244

Project Photos



Photo taken by the Property Appraiser's office c1965; 734 Amelia St.; built 1929; Monroe County Library



POSTED
NO TRESPASSING
KEEP OUT

POSTED
NO TRESPASSING
KEEP OUT

































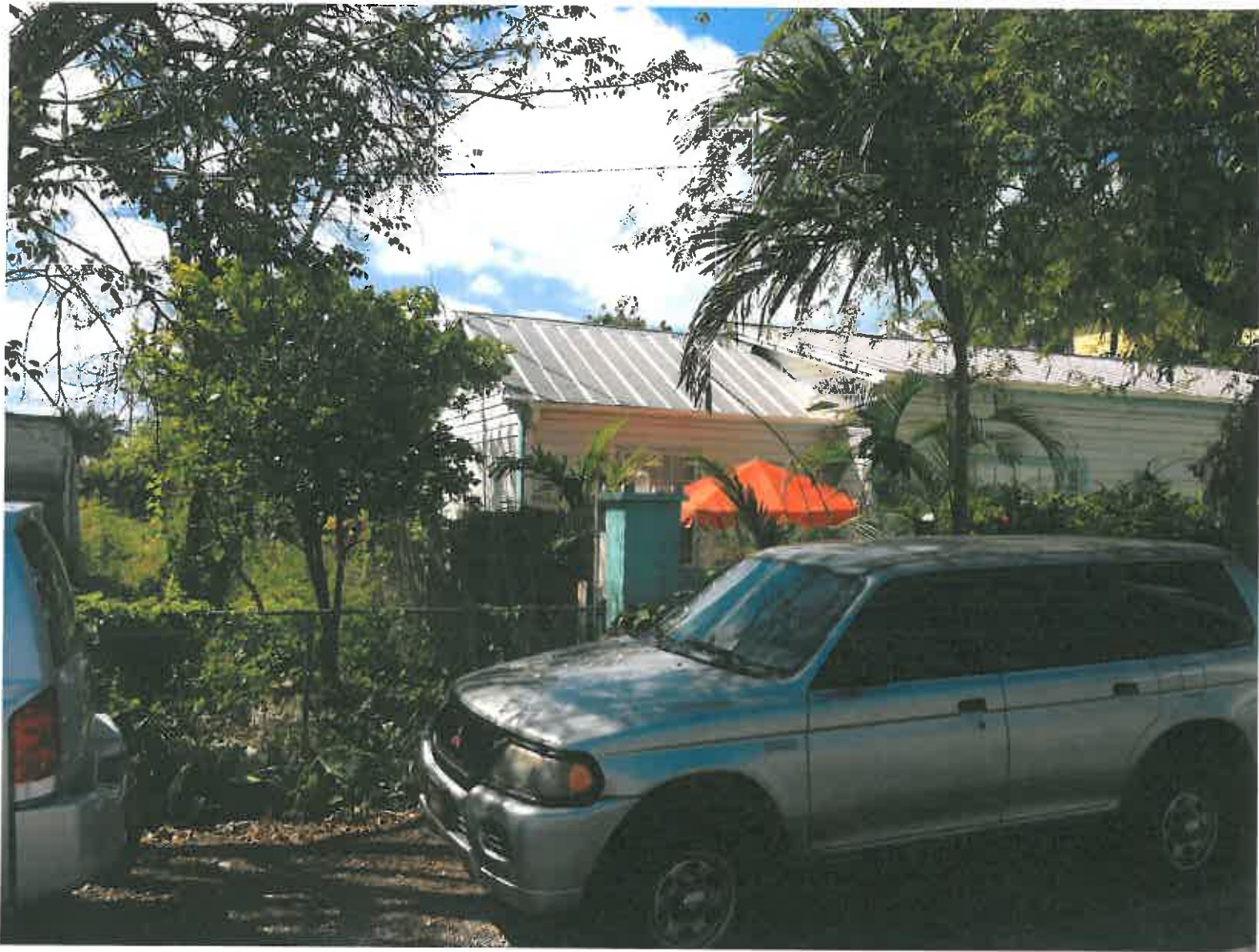








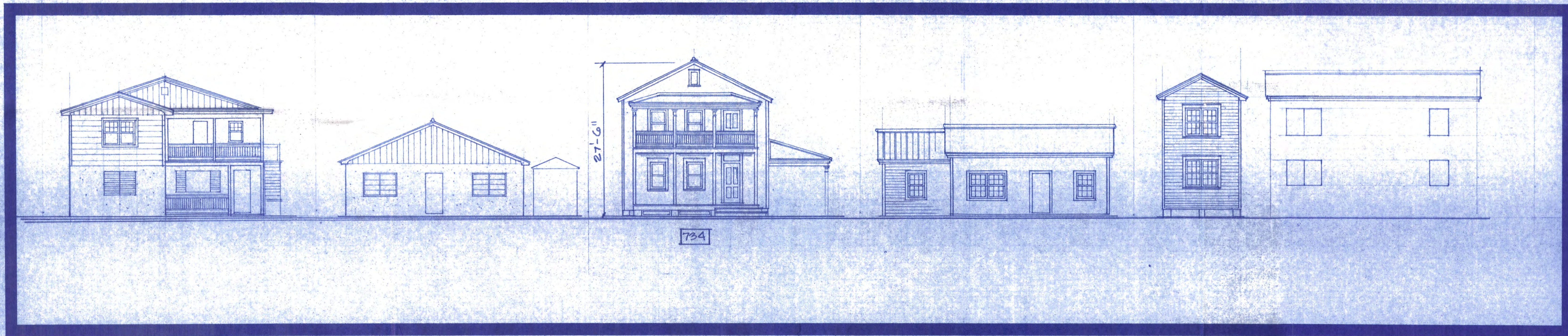






Proposed design

STREETSCAPE



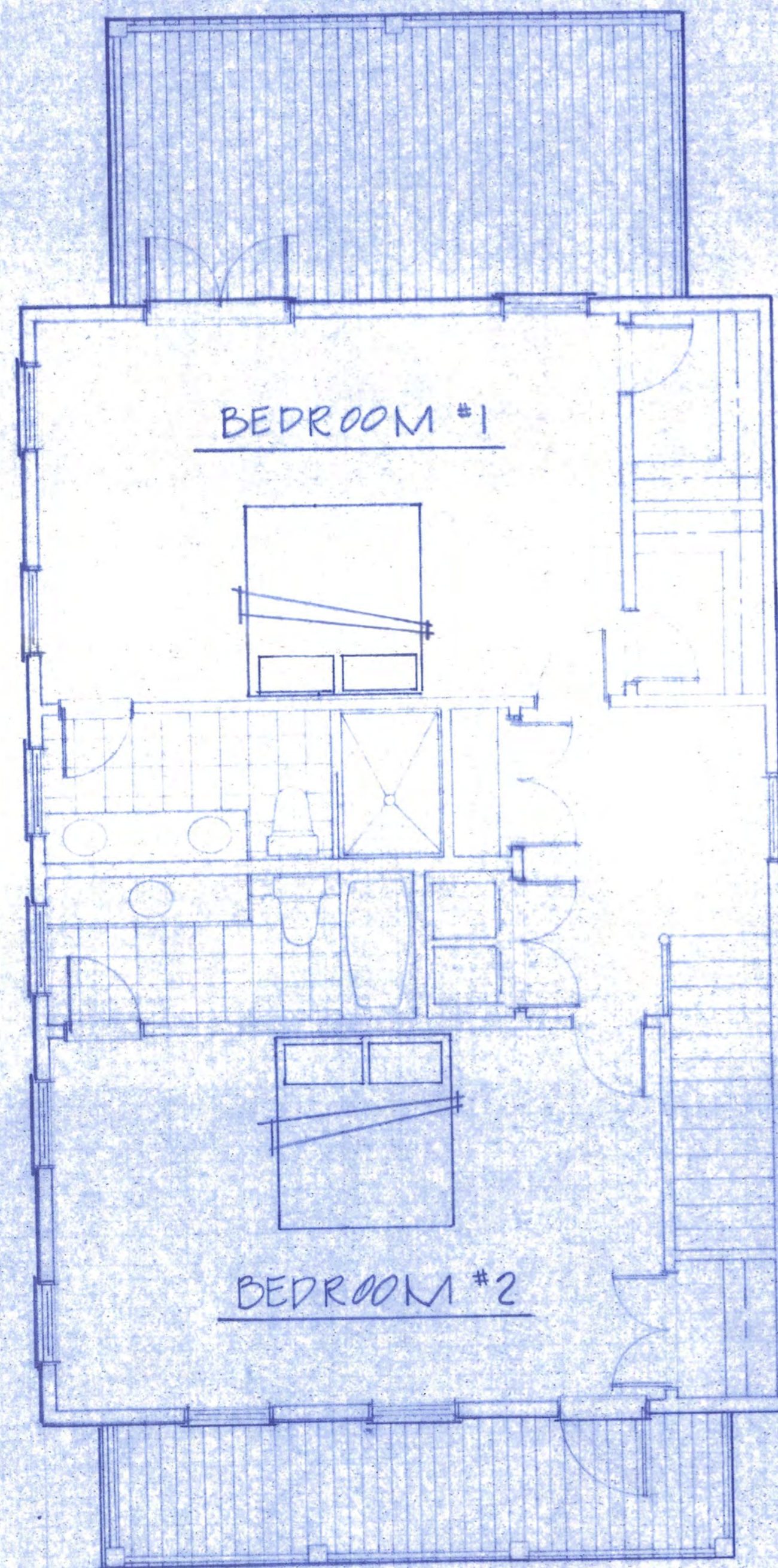
734 AMELIA STREET

KEY WEST - FLORIDA

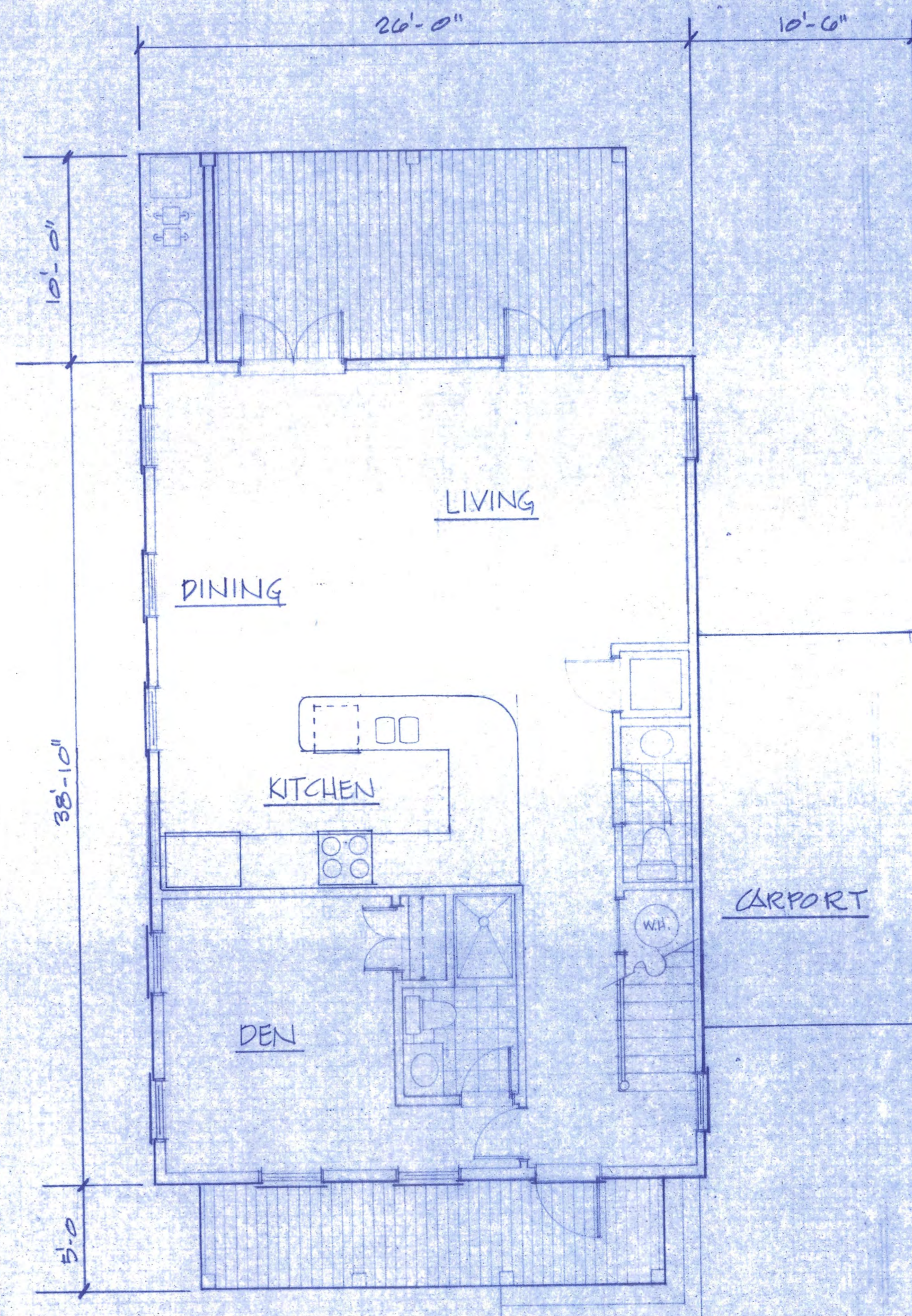
THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 745-1100

PROJECT DATA

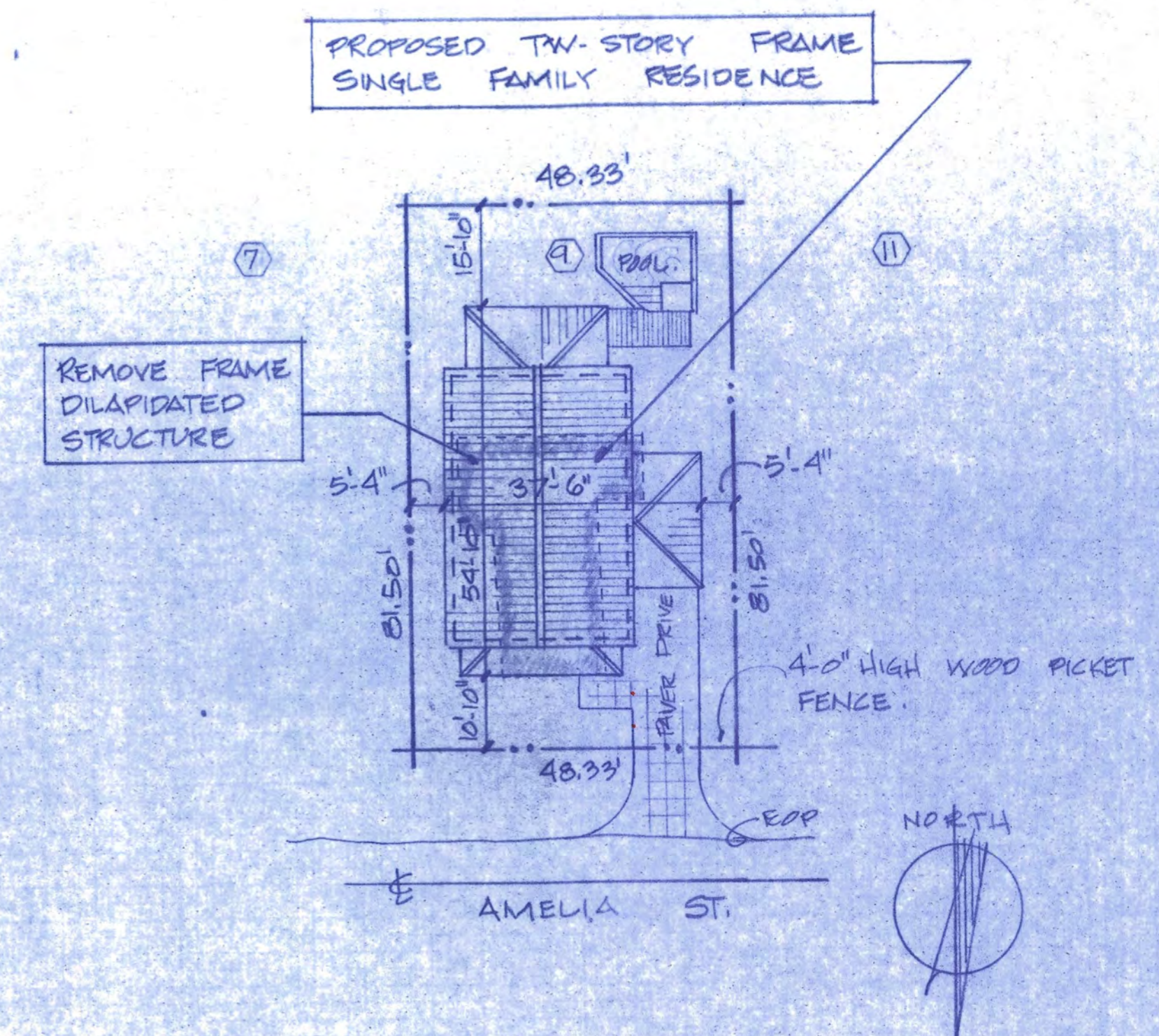
ADDRESS	734 AMELIS STREET, KEY WEST		
LEGAL	LOT 9 of a Subdivision according to the Plat recorded in Plat Book 1-78		
BUILD'G ZONE	HMDR		
FLOOD ZONE	ZONE-X Comm. 120168: 1516 K 2/18/05		
LOT AREA	3939	SQ.FT.	
BUILD'G AREA	1556	SQ.FT.	39.5%
IMPERVIOUS SURFACE	2351	SQ.FT.	59.7%



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



KEY WEST

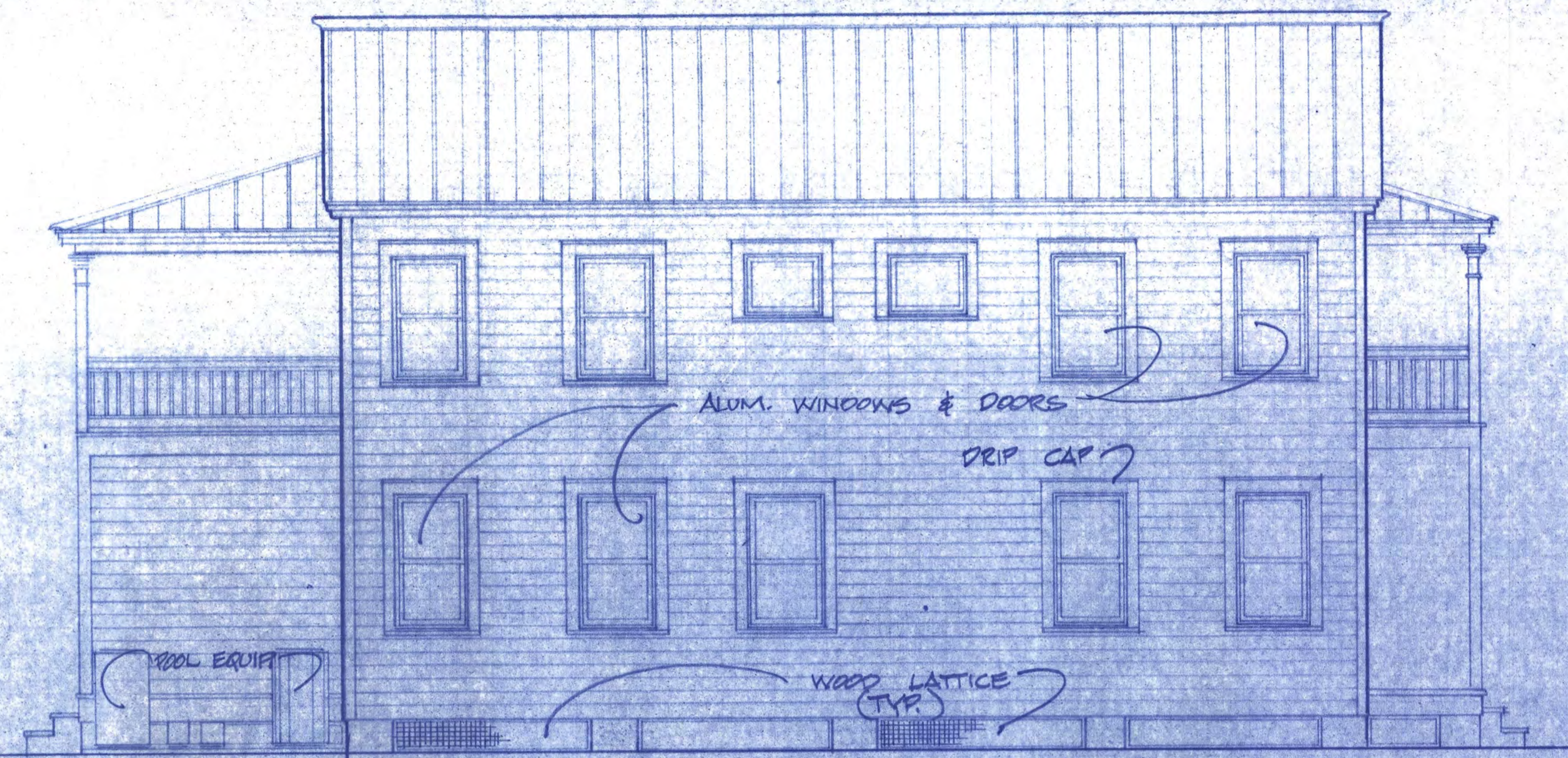
734 AMELIA STREET
 SITE PLAN - FLOOR PLANS

DRAWN: TCK
 DATE: 05/15/18

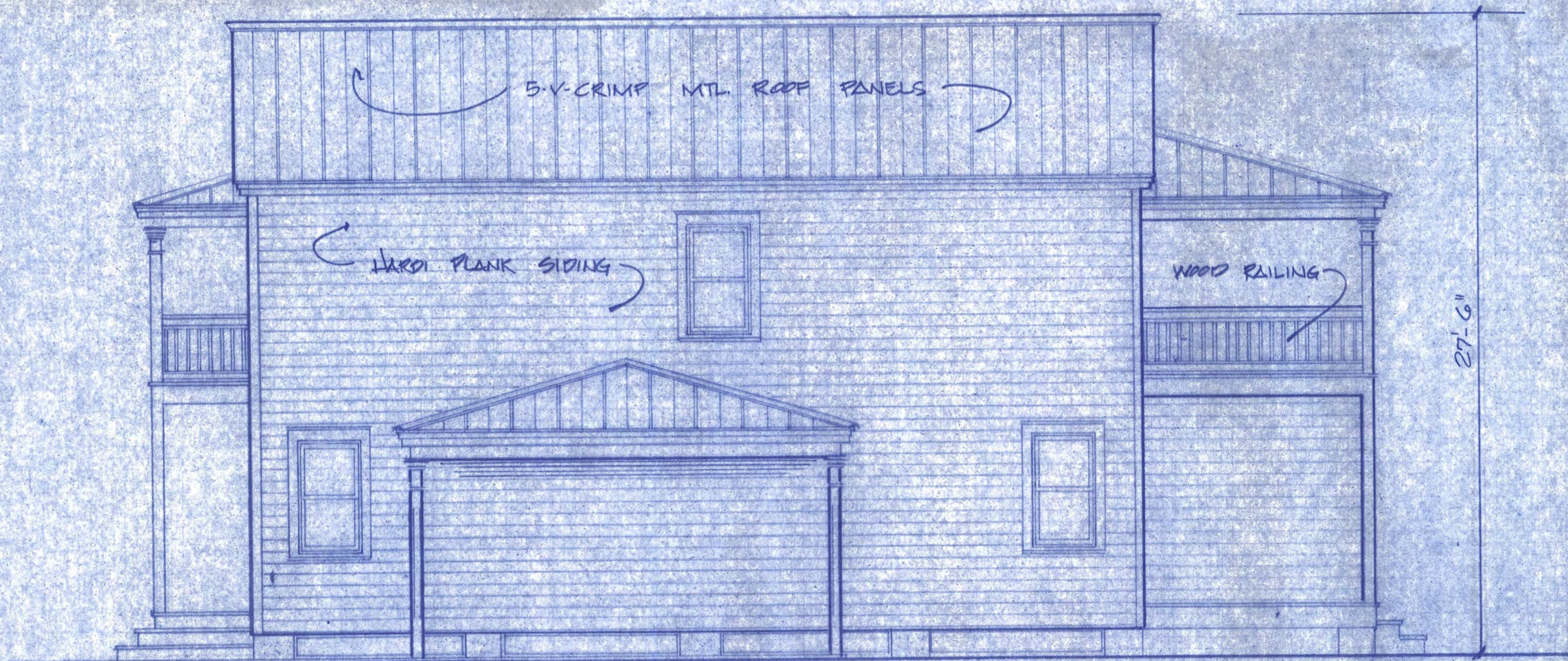
SHEET NUMBER
D-1
 OF 2



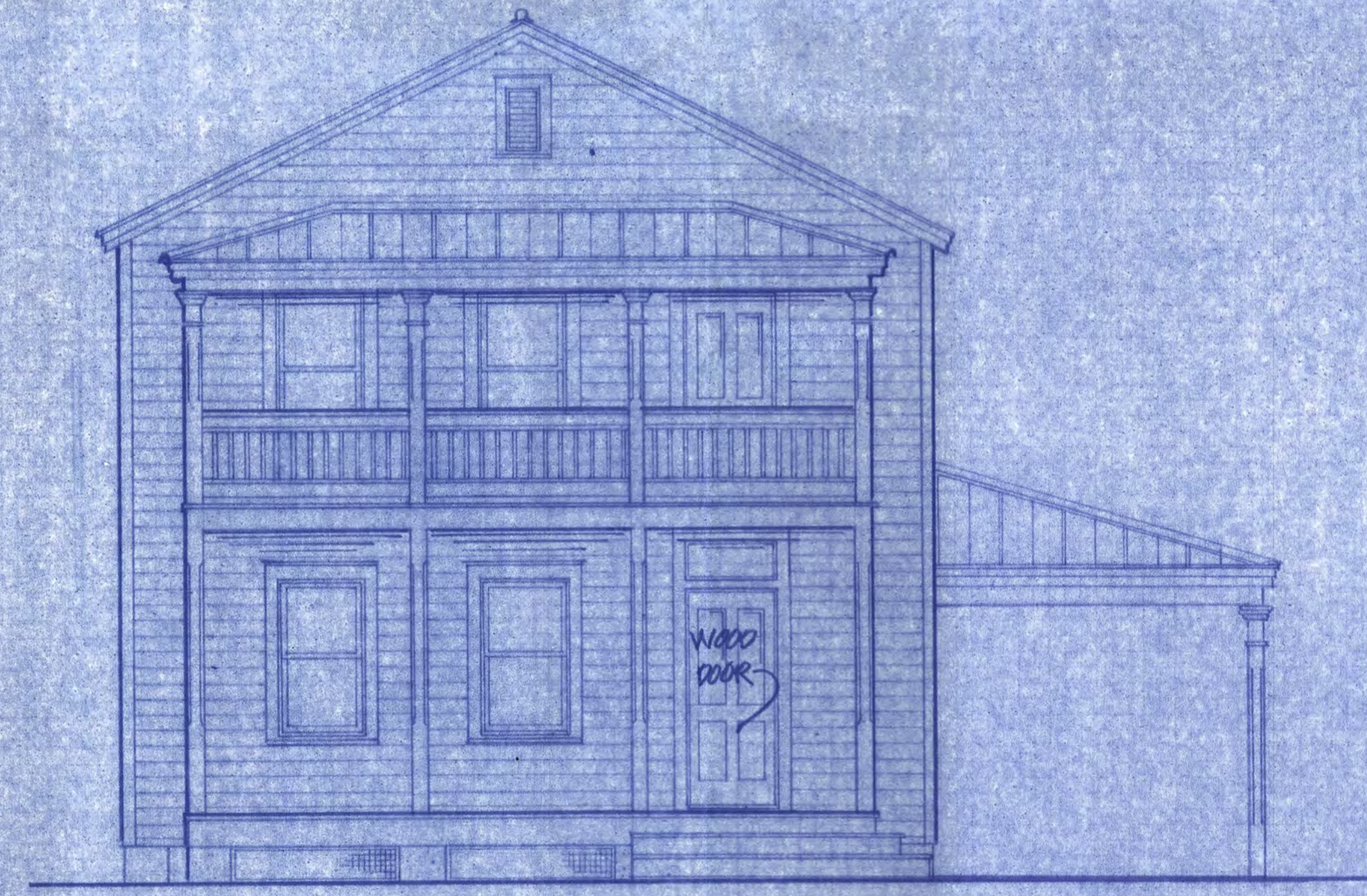
SOUTH ELEVATION 1/4"=1'-0"



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



WEST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 28, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY FRAME HOUSE WITH NEW POOL ON REAR AND A 4' TALL PICKET FENCE. DEMOLITION OF DILAPIDATED ONE STORY CONTRIBUTING HOUSE.

FOR- #734 AMELIA STREET

Applicant- Thomas Kelly

Application # H13-01-727

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.keywestcity.com.

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

**Property Appraiser
Information**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305)
852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1031607 Parcel ID: 00030820-000000

Ownership Details

Mailing Address:
BRISSON CHRISTIAN N
31160 AVENUE C
BIG PINE KEY, FL 33043-4516

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 734 AMELIA ST KEY WEST
Subdivision: Jerguson Sub
Legal Description: KW JERGUSONS SUB PB1-78 LT 9 OF TR 12 G8-142 G31-490/91 OR226-504/05 OR548-497D/C OR548-498D/C OR601-606L/E OR2554-643D/C OR2554-644D/C OR2610-09/10

Click Map Image to open interactive viewer

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 679
 Year Built: 1929

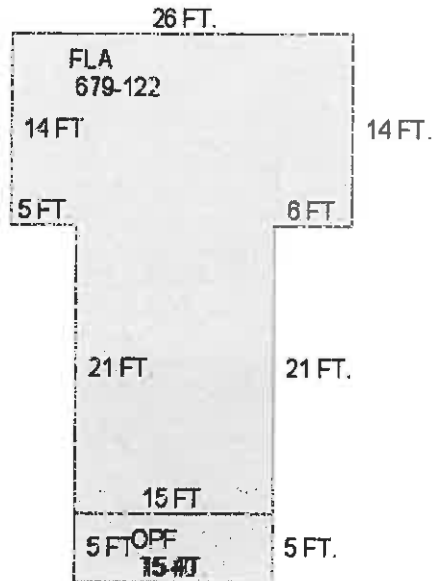
Building 1 Details

Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 350
Effective Age 84	Perimeter 122	Depreciation % 76
Year Built 1929	Special Arch 0	Grnd Floor Area 679
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 1
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1928	N	N	0.00	0.00	679

2	OPF	1:WD FRAME/COMPOSITE	1	1928	N	N	0.00	0.00	75
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	340 SF	85	4	1964	1965	1	30

Appraiser Notes

PER OWNER REQUEST, SPLIT 3,939 SQ FT TO RE00030820-000100; AK9101554, THIS PARCEL NOW BEING ASSESSED FOR REMAINING 3,939 SQ FT, DONE FOR THE 2013 TAX ROLL

RE 30830 COMBINED FOR ASSMT PURPOSES 7-2-03 CW

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
2012	13,750	134	353,390	367,274	367,274	0	367,274
2011	14,300	134	380,904	395,338	160,628	25,500	135,128
2010	21,999	134	324,955	347,088	158,254	25,500	132,754
2009	55,468	134	415,851	471,453	154,093	25,500	128,593
2008	51,793	134	674,292	726,219	726,219	726,219	0
2007	92,946	120	819,312	912,378	912,378	912,378	0
2006	228,197	120	630,240	858,557	858,557	858,557	0
2005	110,436	120	669,630	780,186	780,186	780,186	0
2004	87,176	120	488,436	575,732	575,732	575,732	0
2003	82,048	120	181,194	263,362	263,362	263,362	0
2002	45,931	120	90,597	136,649	136,649	136,649	0
2001	38,925	120	90,597	129,642	129,642	129,642	0
2000	39,392	185	66,963	106,540	106,540	0	106,540
1999	40,107	177	66,963	107,248	107,248	0	107,248
1998	33,010	146	66,963	100,119	100,119	0	100,119
1997	29,709	131	59,085	88,925	88,925	0	88,925
1996	21,456	95	59,085	80,636	80,636	0	80,636
1995	20,301	0	59,085	79,386	79,326	25,000	54,326
1994	18,156	0	59,085	77,241	77,241	25,000	52,241
1993	18,216	0	59,085	77,301	77,301	25,000	52,301
1992	18,216	0	59,085	77,301	77,301	25,000	52,301
1991	18,216	0	59,085	77,301	77,301	25,000	52,301

1990	15,180	0	40,375	55,555	55,555	25,000	30,555
1989	10,615	0	39,390	50,005	50,005	25,000	25,005
1988	9,321	0	31,512	40,833	40,833	25,000	15,833
1987	9,206	0	22,157	31,363	31,363	25,000	6,363
1986	9,257	0	21,271	30,528	30,528	25,000	5,528
1985	8,985	0	14,170	23,155	23,155	23,155	0
1984	8,426	0	14,170	22,596	22,596	22,596	0
1983	8,426	0	14,170	22,596	22,596	22,596	0
1982	8,579	0	12,280	20,859	20,859	20,859	0

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/17/2013	2610 / 9	360,000	WD	01

This page has been visited 62,671 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176