

Staff Report

10 Modification of previously approved plans. Construct second addition-
#907-909 Emma Street- Carlos Rojas (H12-01-770)

This application is for the revision of a previously approved detached addition on the back portion of the lot where the main structure is a one story frame vernacular contributing structure. The historic house was built circa 1920. The revisions include attaching a two story new structure (Phase 2 on the site plans) to a back attached addition. The latest approval in February 8, 2011 was for the back attached addition to the historic house as well as a new gazebo and swimming pool.

The original application was for the *demolition of existing CBS structure and non historic additions to existing historic wood frame structure. Construct new addition to existing wood frame structure and construct new two stories building at rear of property.* The project was approved by the Commission on January 25, 2005. In January 2011 the applicant submitted new plans that reduced the height of the attached addition but left the previous approved detached addition intact. The original plans were approved before the expiration date for a Certificate of Appropriateness was implemented in August 1, 2006. The demolition of the CBS structure was done in 2005.

The proposed plans include the reduction in height of the previously approved two story structure from 29'-8" to 23'-9". The new scheme proposes a three sawtooth two story attached addition, in which just the northernmost sawtooth will be visible from the street.

It is staff's opinion that although the design lowers the height of the back portion of the building, the massing of this new additional attached structure will be detrimental to the historic portion of the house. According to guidelines 3 and 4 additions should be constructed with scale and height appropriate to the original one story historic building and its design should be compatible with the characteristics of the original structure. This attached addition will enlarge the scale of the original historic structure. A detached structure will be more appropriate to the historic building.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 12-01-0770

OWNER'S NAME: Joe Cimino DATE: 5-6-12

OWNER'S ADDRESS: 909 Emma St PHONE #: 207 576-1553

APPLICANT'S NAME: Carlos O. Rojas AIA PHONE #: 923 3567

APPLICANT'S ADDRESS: 2012 Roosevelt Drive

ADDRESS OF CONSTRUCTION: 907-909 Emma Street # OF UNITS 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
construct 2nd Addition - modification of an existing Permit

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: 5-6-12

Applicant's Signature: [Signature]



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 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:

Main building is listed as contributing.
Guidelines for additions / alterations (p. 34-38a)

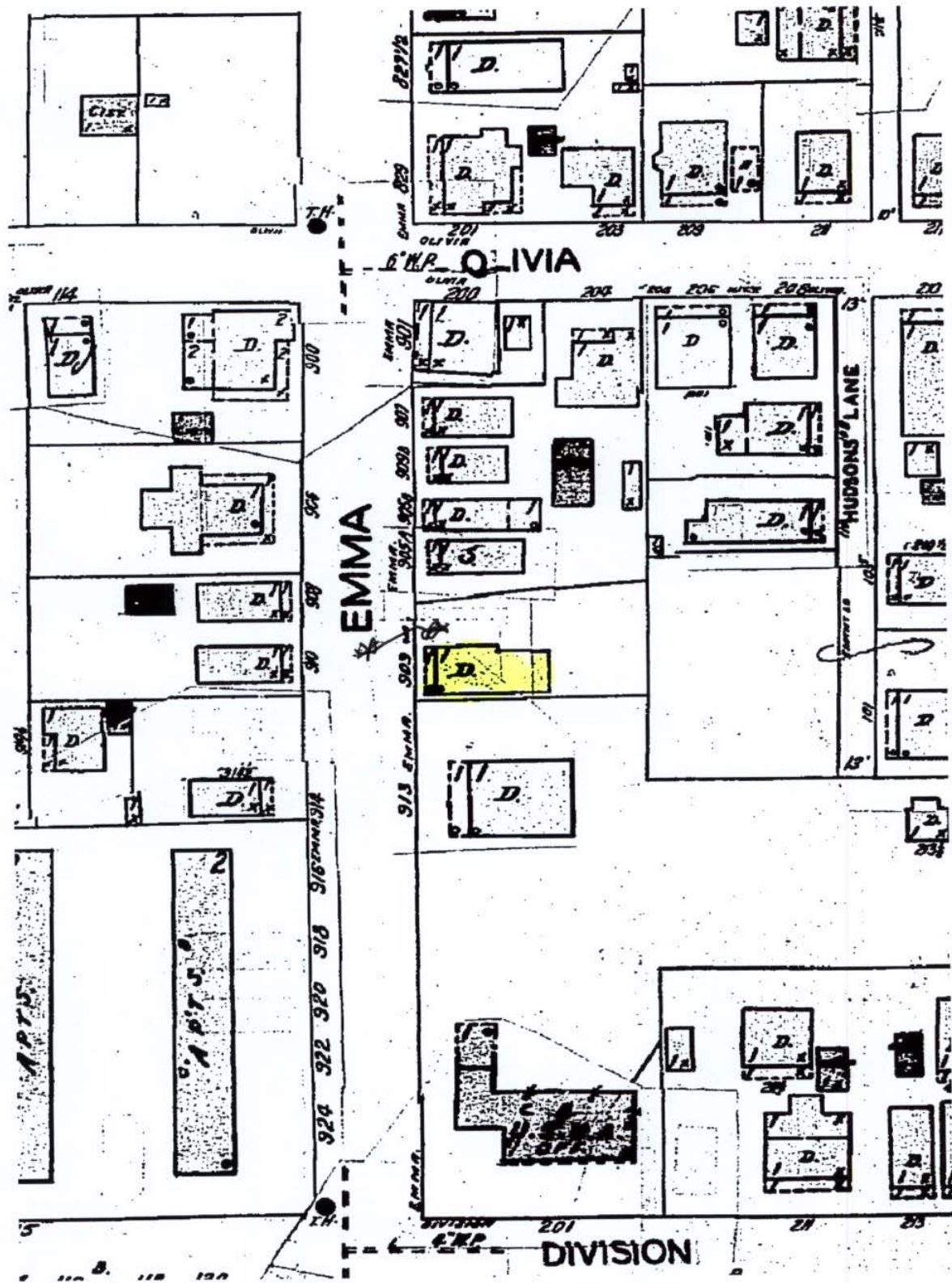
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

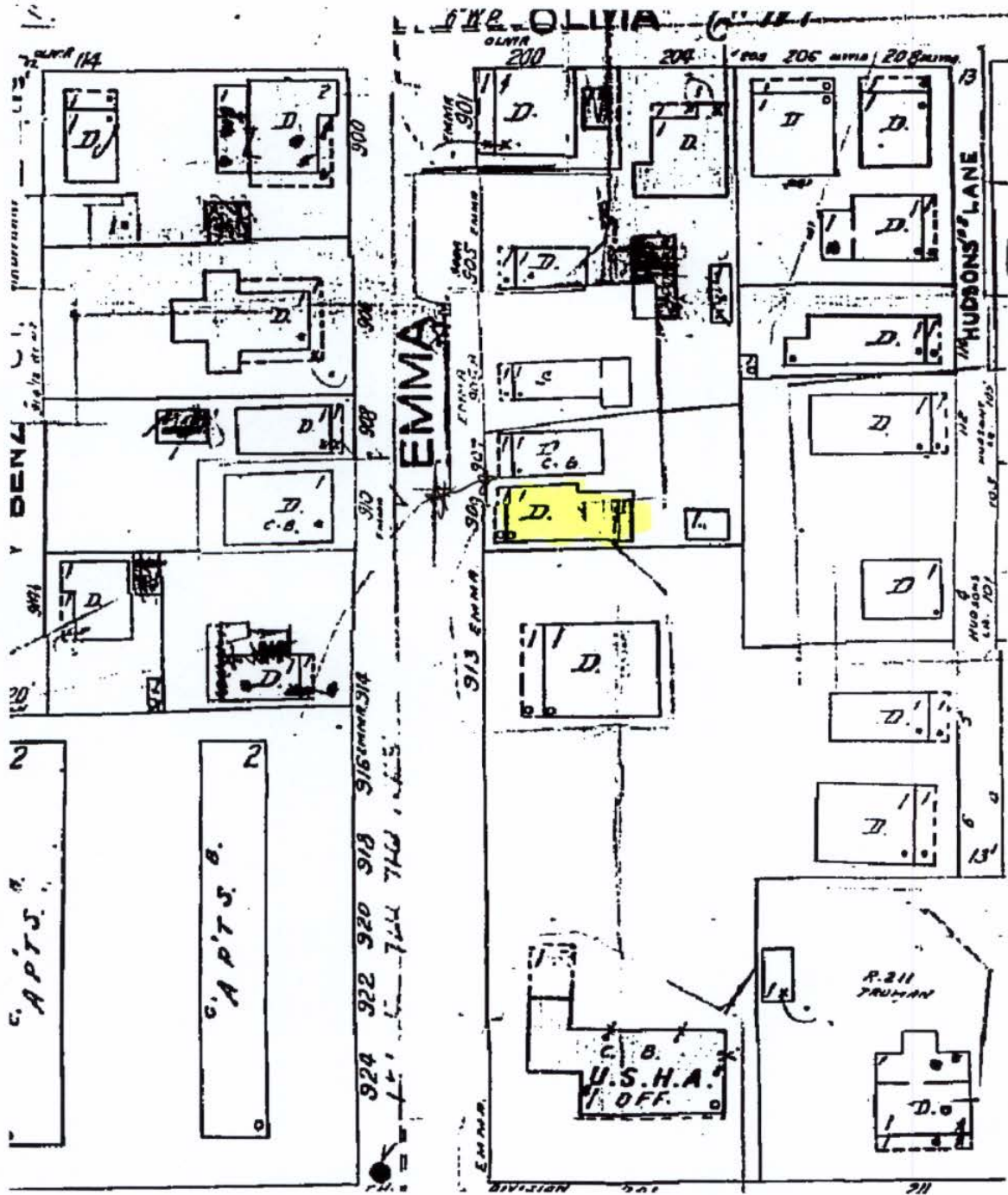
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



907-909 Emma Street Sanborn Map 1948 copy



907-909 Emma Street- Sanborn Map 1962 copy

Project Photos



Photo taken by the Property Appraiser's office c1965; 907 Emma St.; Monroe County Library





KEY WEST PLANNING DEPT.
MAY 8 2012
MONROE COUNTY



KEY WEST PLANNING DEPT.
MAY 8 2012
MONROE
FLORIDA

Survey

Thomas Street

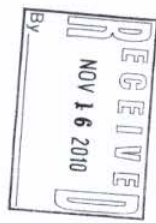
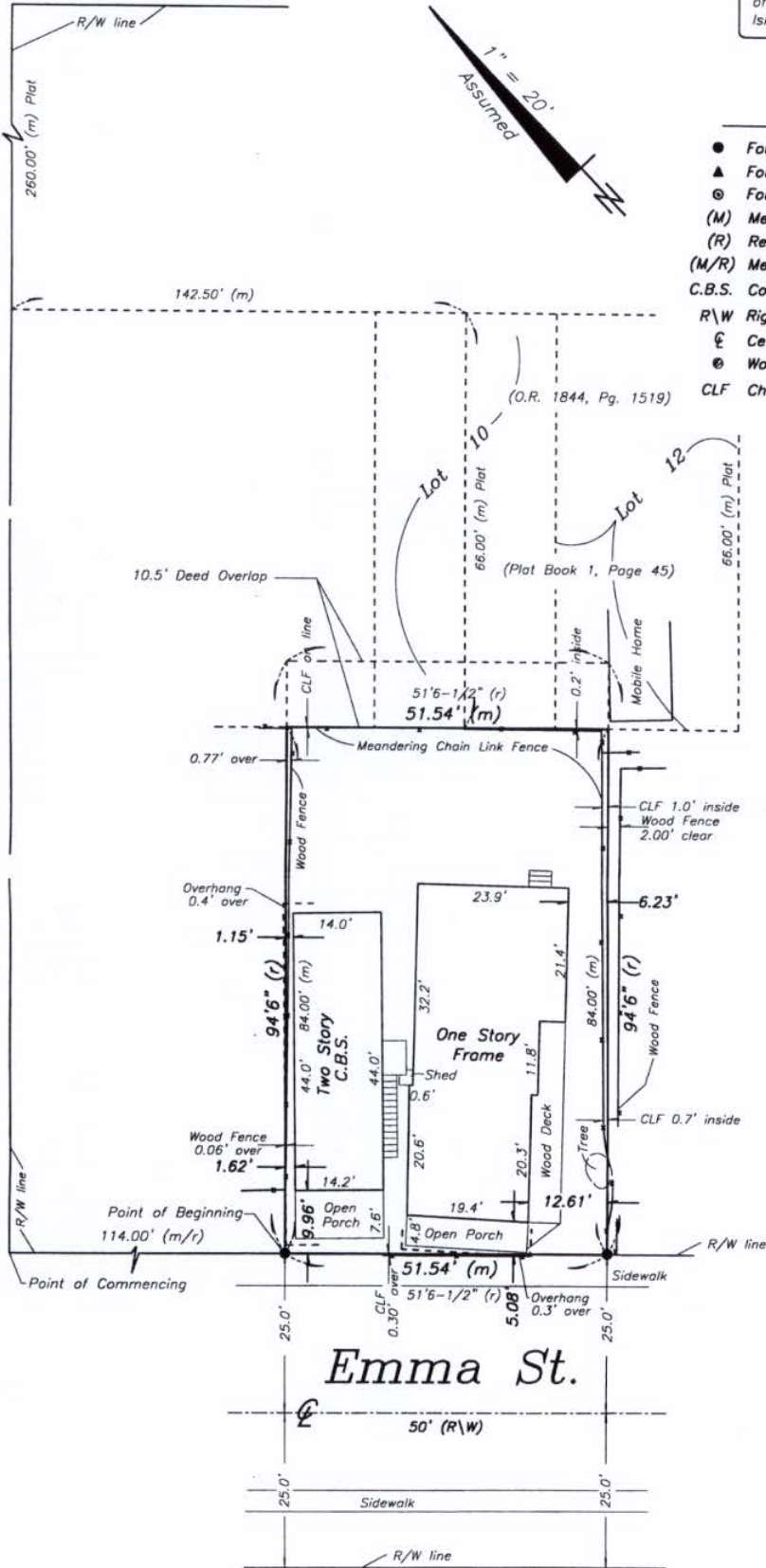
Map of:
Boundary Survey for:
Simon T. of part
of Lot 7, Square 4, Tract 3,
Island of Key West



LEGEND

- Found 1/2" Iron Rod (Norby)
- ▲ Found Nail & Disc (FHH) (PTS)
- ⊙ Found 1/2" Iron Pipe (No ID)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence

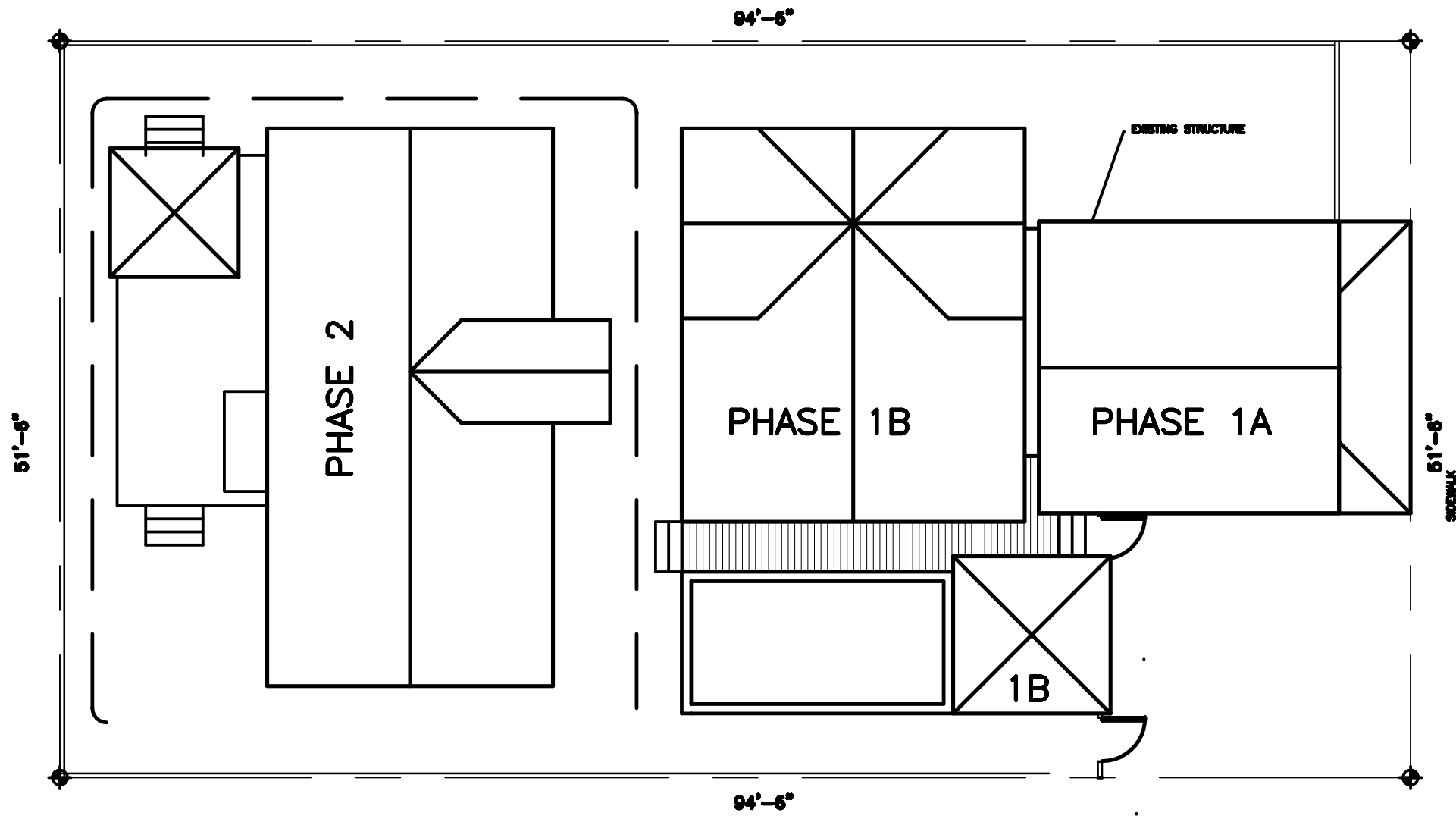
Olivia Street



Sheet One of Two Sheets

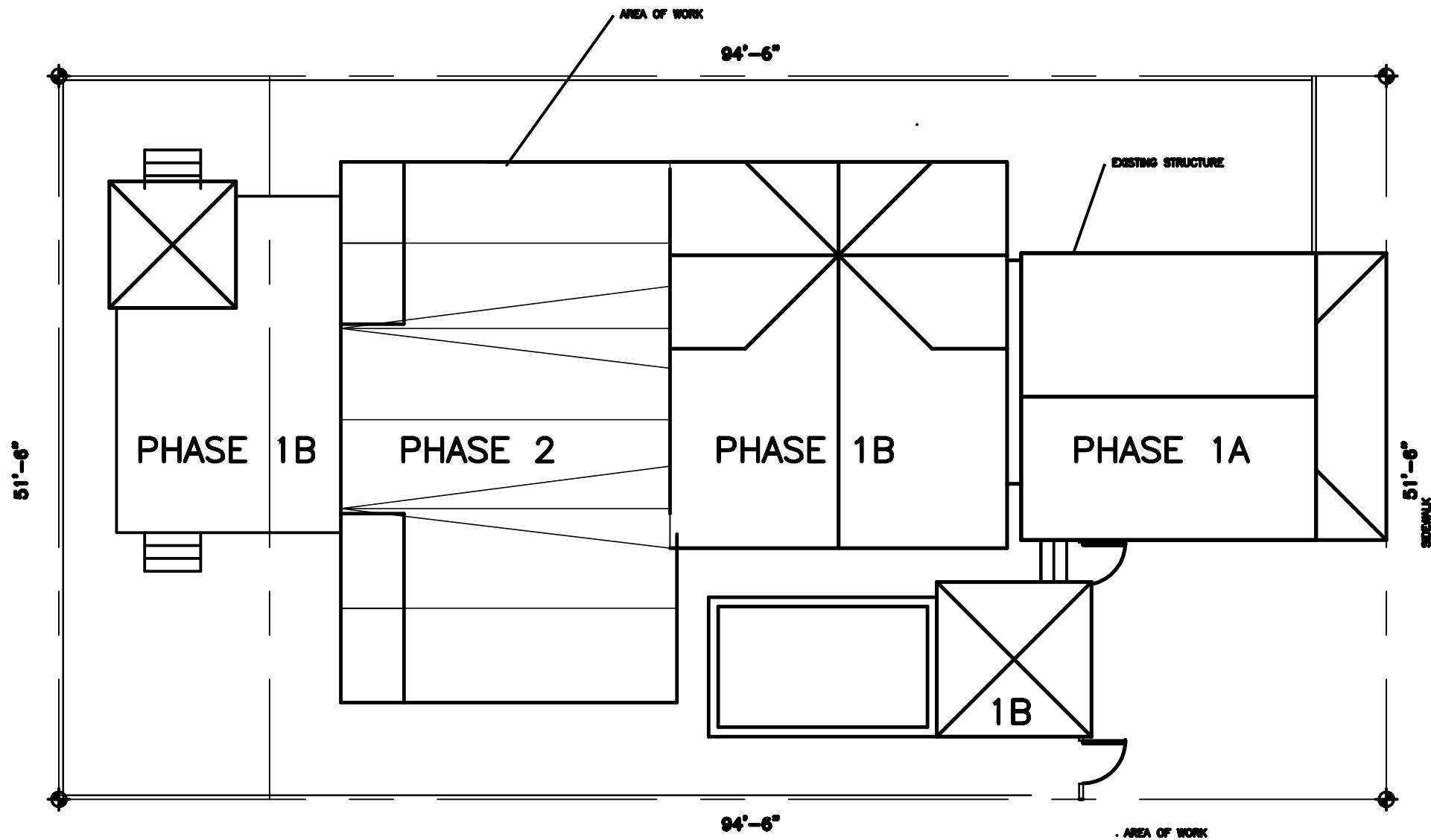
NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
12 No. 713
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9824

New Proposed Plans



EMMA STREET

EXISTING PERMITTED SITE PLAN
1"=10'



EMMA STREET

PROPOSED SITE PLAN
1"=10'



Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
Fax (305) 292-2985
ArchitectKW@hotmail.com

Revisions

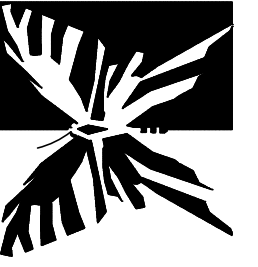
907-909 EMMA STREET
Key West, Florida
PHASE 1B

Project Number
20110525

Date
10/15/11

Drawn By
COR

C1



Carlos O. Rojas, AIA
 AR 0016754
 540 White Street
 Key West, FL 33040
 (305) 292-4870
 TimarRojas@hotmail.com

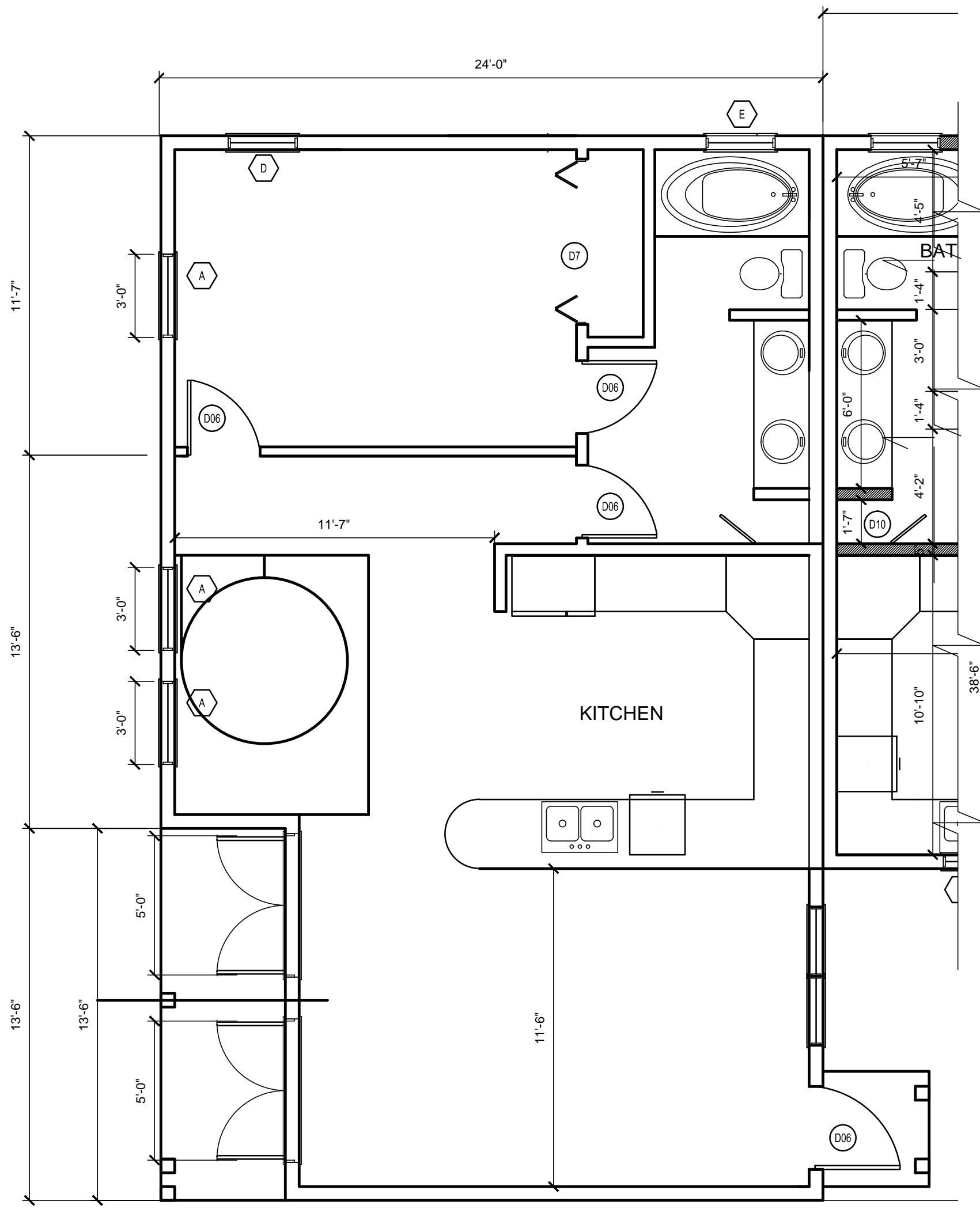
Revisions

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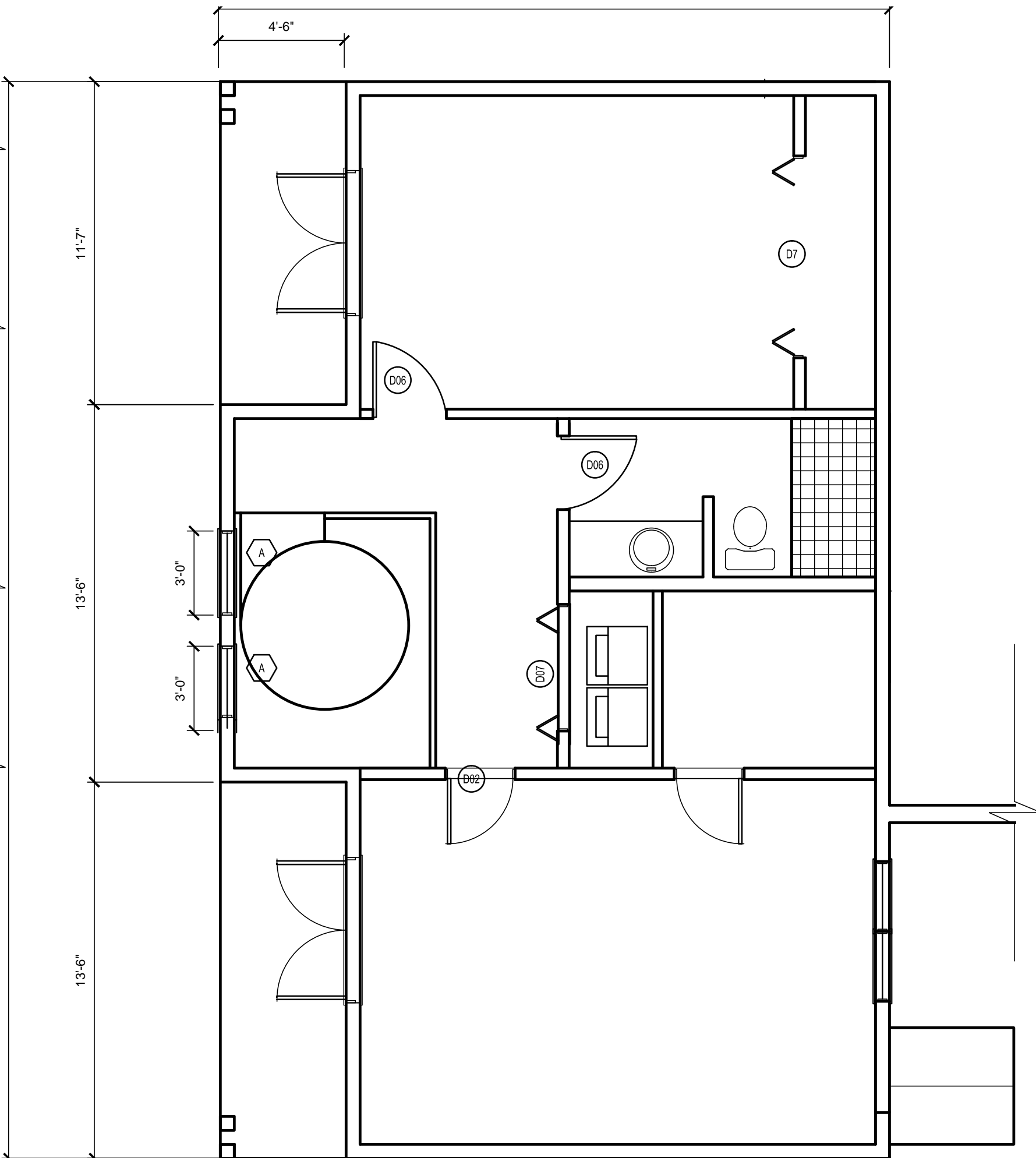
Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

Project Number
 121610
 Date
 3/9/11
 Drawn By
 Robin Leslie

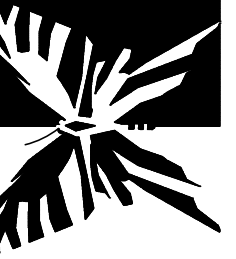
A1



 **PROPOSED 1ST FLOOR**
 1/4"=1'



 **PROPOSED 2ND FLOOR**
 1/4"=1'



Carlos O. Rojas, AIA
 AR 0016754
 540 White Street
 Key West, FL 33040
 (305) 292-4870
 TinaRojas@hotmail.com

Revisions

NO.	DESCRIPTION



LEFT SIDE ELEVATION

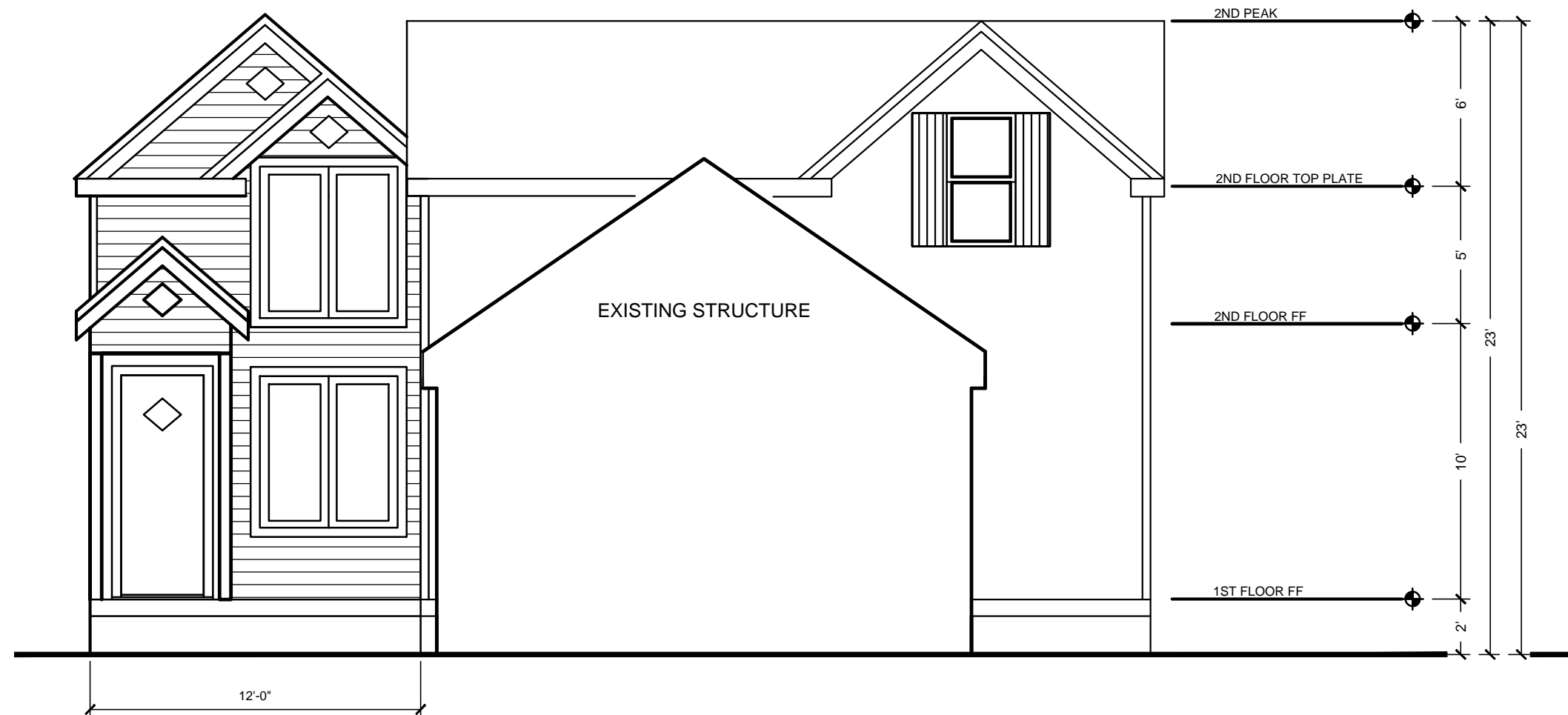
3/16" = 1'-0"



RIGHT SIDE ELEVATION

3/16" = 1'-0"

WOOD FRONT DOOR
 METAL WINDOWS



FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

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 Date
 3/9/11
 Drawn By
 Robin Leslie

A2



Carlos O. Rojas, AIA
 AR 0016754
 540 White Street
 Key West, FL 33040
 (305) 292-4870
 TiraRojas@hotmail.com

Revisions

NO.	DESCRIPTION

Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

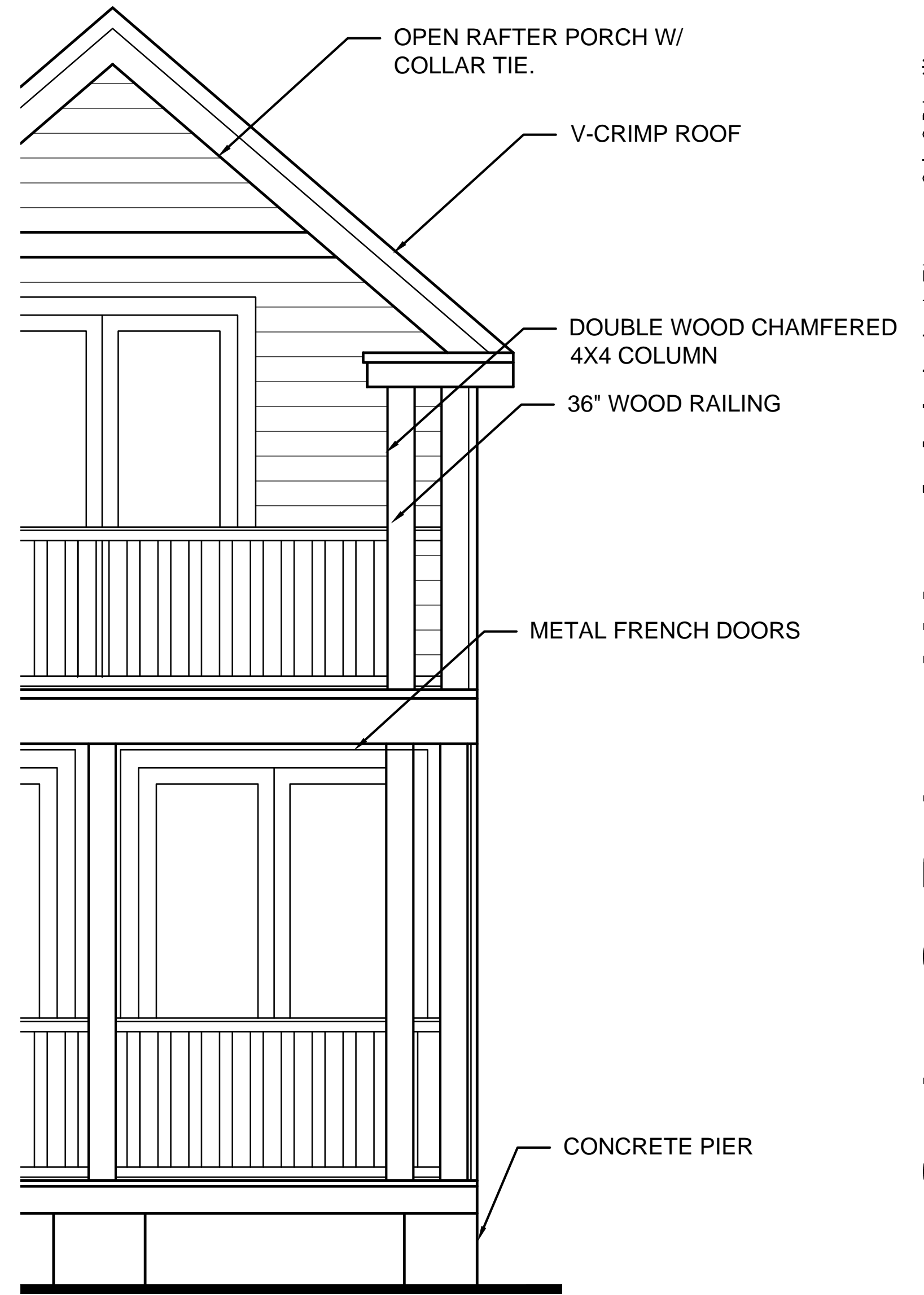
Project Number
121610
 Date
3/9/11
 Drawn By
Robin Leslie

A3



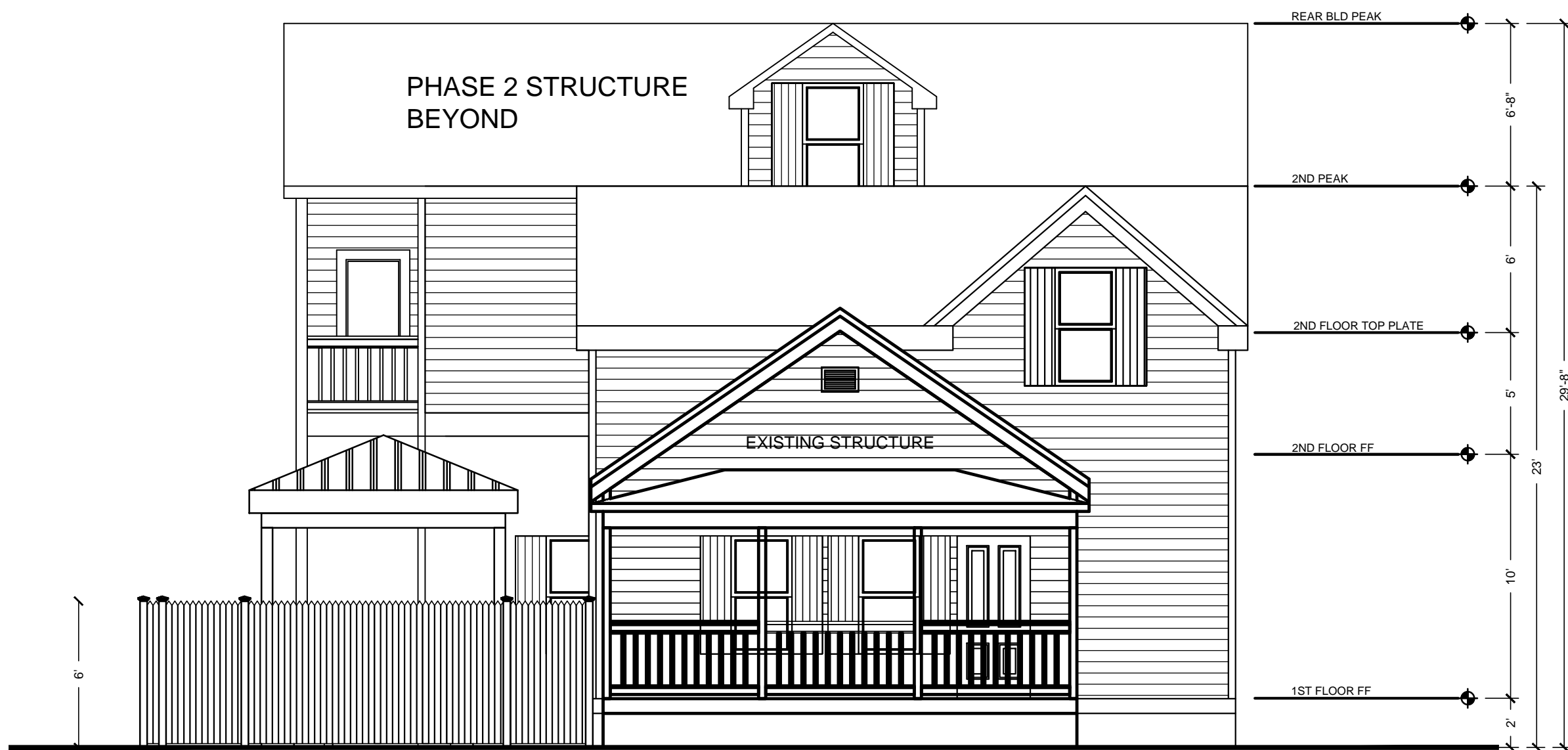
FRONT ELEVATION PROPOSED

3/16" = 1'-0"



MATERIAL ELEVATION

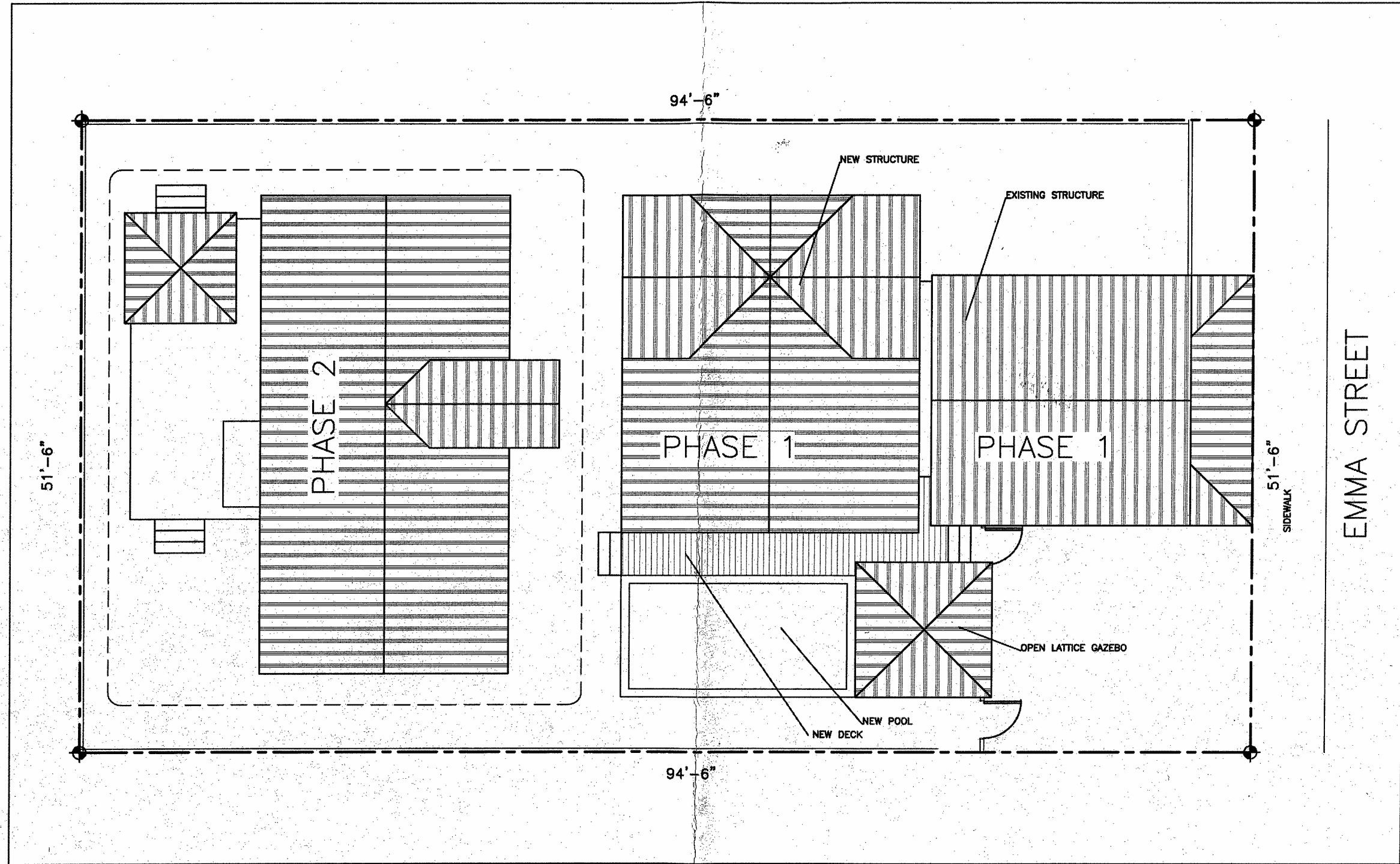
1/2" = 1'-0"



FRONT ELEVATION PERMITTED

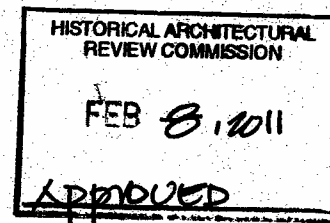
3/16" = 1'-0"

**Previously Approved Plans
on February 8, 2011
H11-01-04**



PROPOSED SITE PLAN

1"=10'



HISTORICAL ARCHITECTURAL
REVIEW COMMISSION

[Handwritten signature]



#-11-01-04 via e-mail.



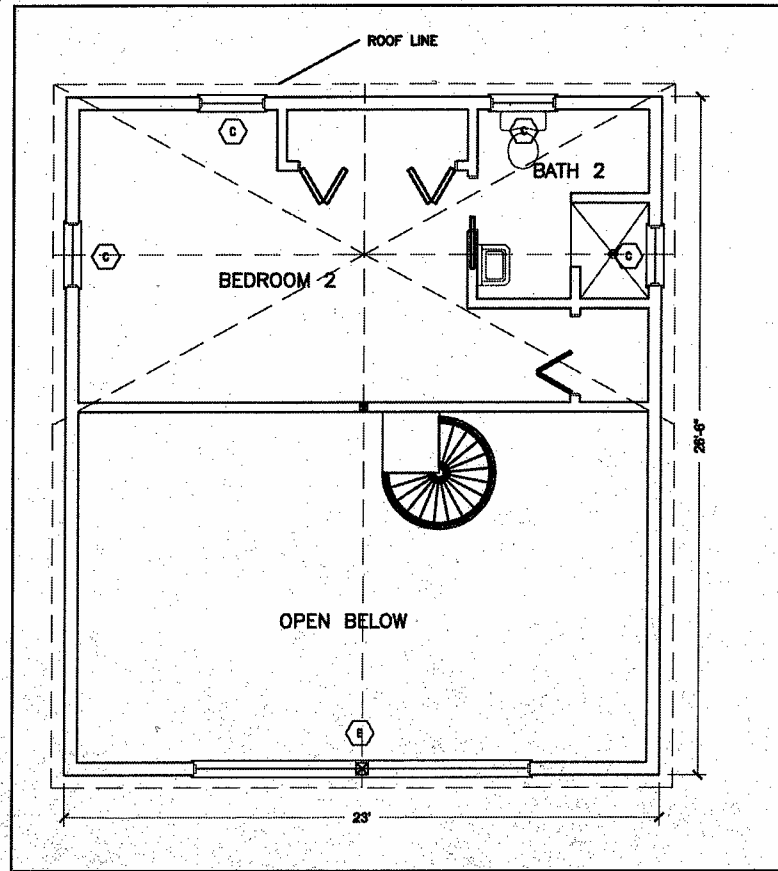
Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 292-4820
TinaRojas@hotmail.com

Revisions

Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

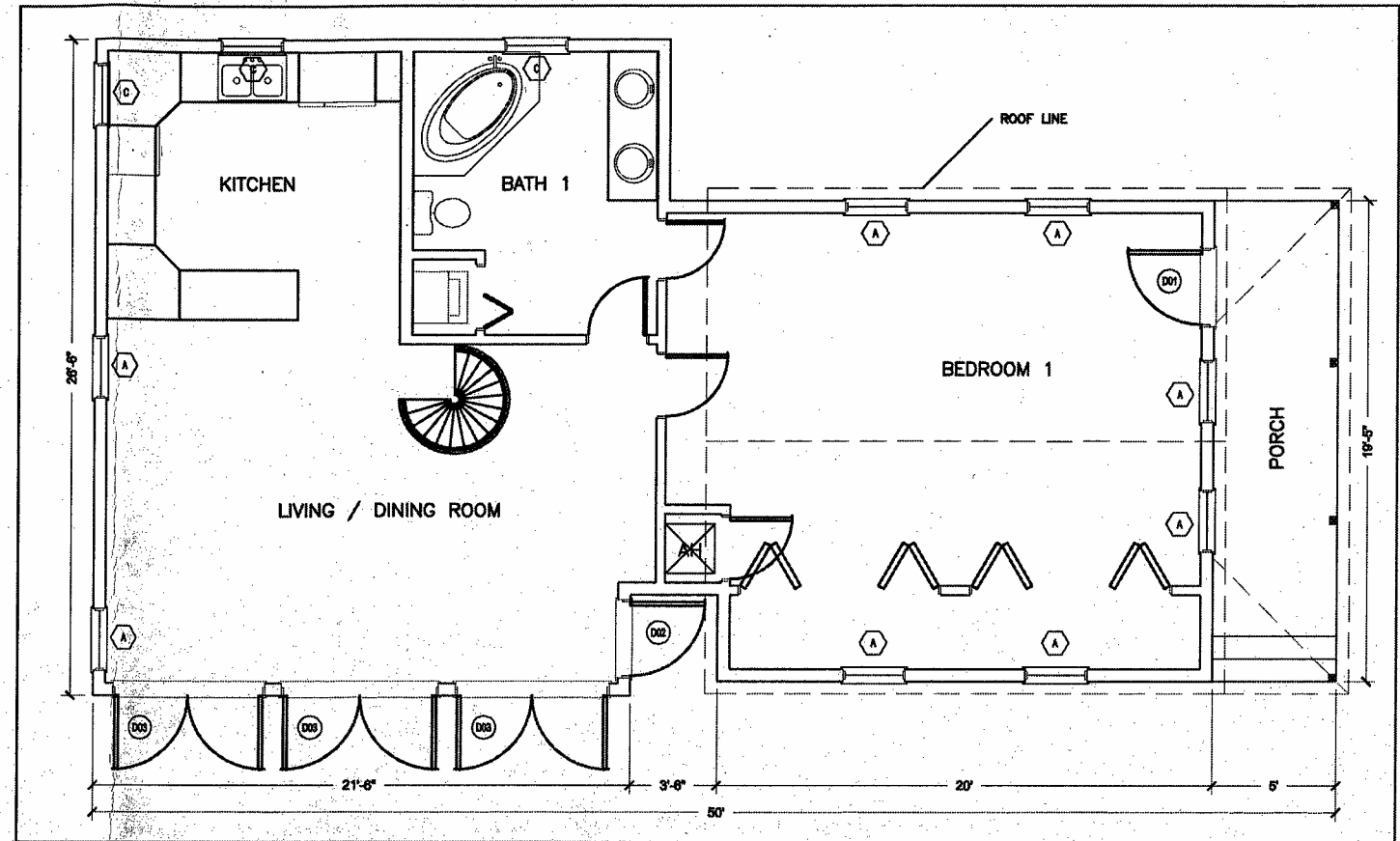
Project Number
121610
Date
12/18/10
Drawn By
Robin Leslie

A1



PROPOSED 2ND FLOOR

1/8"=1'



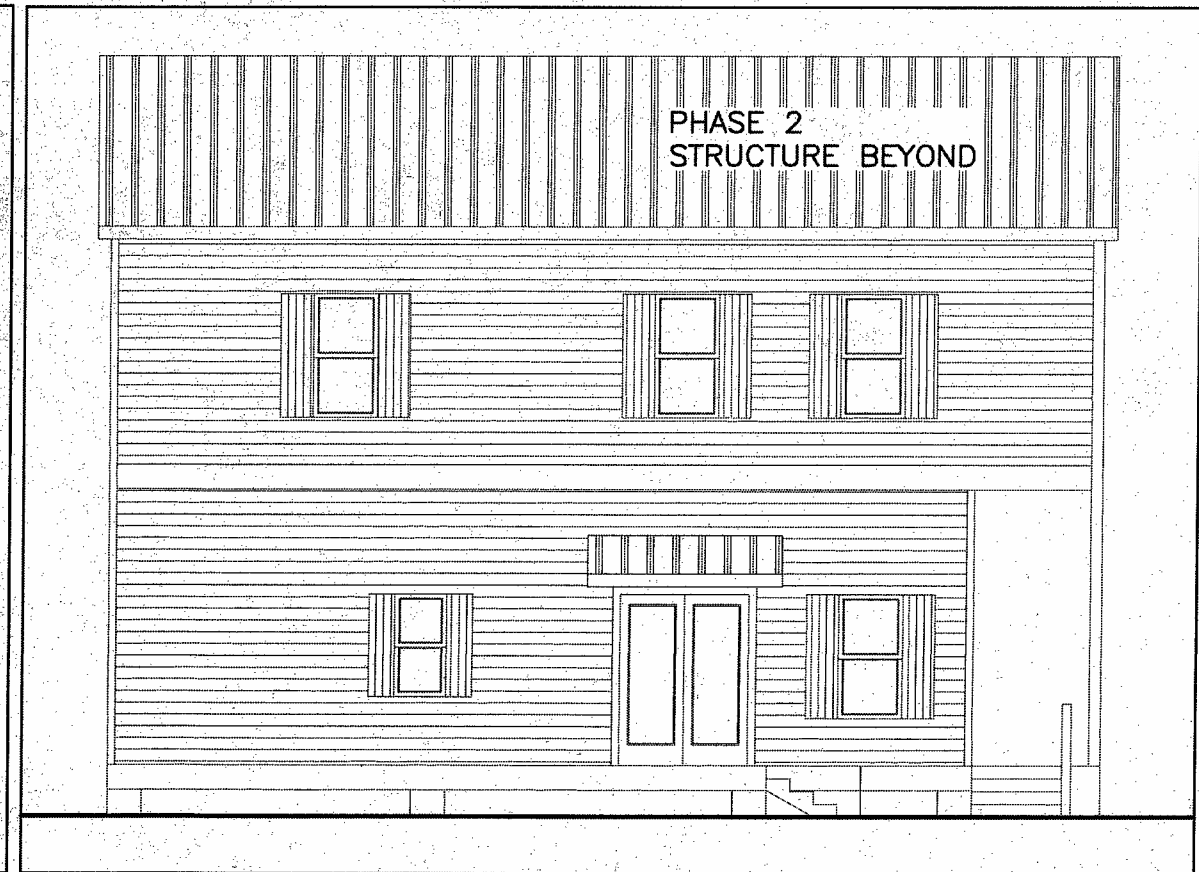
PROPOSED 1ST FLOOR

1/8"=1'



WEST ELEVATION

1/8"=1'



EAST ELEVATION

1/8"=1'



Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 292-4870
TinaRojas@hotmail.com

Revisions

Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

Project Number
121810
Date
12/16/10
Drawn By
Robin Leslie

A2



Carlos O. Rojas, AIA
 AR 0016754
 540 White Street
 Key West, FL 33040
 (305) 292-4870
 TmrRojas@hotmail.com

Revisions

Carlos O. Rojas, AIA
907 & 909 EMMA STREET
Key West, Florida

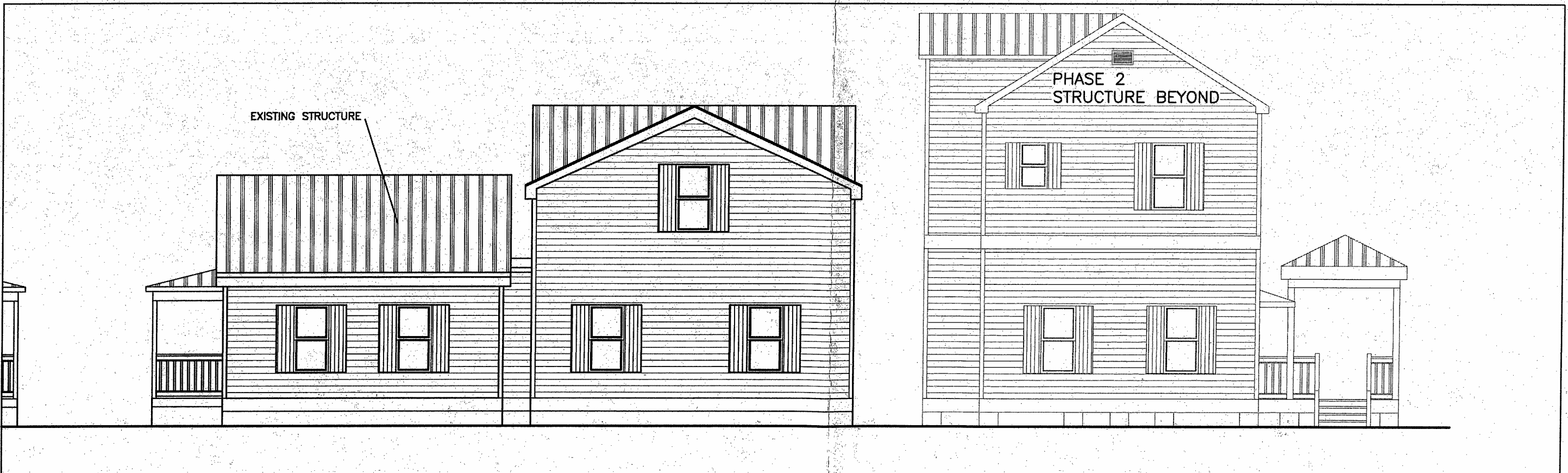
Project Number
 121610
 Date
 12/16/10
 Drawn By
 Robin Leslie

A3



NORTH ELEVATION

1/8"=1'



NORTH ELEVATION

1/8"=1'

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MODIFICATION OF PREVIOUSLY APPROVED PLANS.
CONSTRUCT SECOND ADDITION
#907-909 EMMA STREET

Applicant- Carlos Rojas - Application Number H12-01-770

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**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record View

Alternate Key: 1015458 Parcel ID: 00015110-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
KEY WEST H20 LLC
PO BOX 438
POLAND, ME 04274-0438

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 907-909 EMMA ST KEY WEST
Legal Description: KW PT LOT 7 SQR 4 TR 3 RR-763 OR238-280 COUNTY JUDGES SERIES 3-D3 COUNTY JUDGES DOCKET 9-26A OR836-1182 OR2006-455/56 OR2006-457/58 OR2041-2408D/C OR2041-2409/10AFFD OR2041-2412/13 OR2041-2414/15 OR2041-2416/17 OR2041-2418/19 OR2496-1485/86

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	52	84	4,329.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 380
Year Built: 1918

Building 1 Details

Building Type R1
Effective Age 93
Year Built 1918
Functional Obs 0

Condition P
Perimeter 154
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 84
Grnd Floor Area 380

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

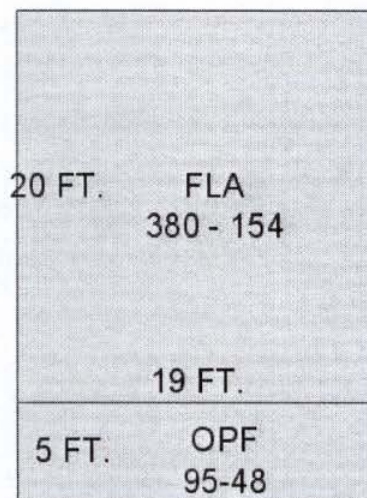
Roof Cover MIN/PAINT CONC
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1989	N	N	0.00	0.00	380
2	OPF		1	1989	N	N	0.00	0.00	95

Appraiser Notes

2010-08-25 MLS \$250,000 SINGLE ROOM BUILDING IS LOCATED IN THE HISTORICAL PRESERVATION AREA OF KEY WEST. PROPERTY INCLUDES 2 ROGO UNITS. EXISTING BUILDING ON PROPERTY NEEDS TO BE PRESERVED. PLANS FOR 2 SINGLE FAMILY 2 STORY HOMES WHICH IMPLEMENT THE EXISTING STRUCTURE WITH POOL AND 2 OFF STREET PARKING ARE AVAILABLE. PLANS FOR ONE 3BD/2.5BA AND ONE 3BD/3.5BA. TREMENDOUS VALUE!

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-3723	09/08/2011		133,700	Residential	CHANGE FROM GARY THE CARPENTER TO OWNER PERMIT, ALSO AMEND APPLICATION FROM CONSTRUCTION OF 2-FAMILY DWELLING TO SINGLE FAMILY WITH ADDITION. 3 BED / 2 BATH 1772 SQ FT
B933551	12/01/1993	06/01/1994	6,000		DEMO & REBUILD PT HOUSE
B932470	09/01/1993	06/01/1994	42,000		NEW DRS,WDW,D/W, ADDITION
B922801	10/01/1992	10/01/1994	1,450		REPLACE WDWS & DOORS
B922825	10/01/1992	10/01/1994	1,450		REPLACE DRS/REPAIR LINTEL
05-0727	03/18/2005	10/31/2005	25,000		DEMO CBS BUILDING
05-1400	05/02/2005	10/31/2005	500		INSTALL 100 AMP TEMP. SERVICE
06-6371	11/27/2006	11/16/2008	835,000		PERMIT EXP 907 EMMA-RENOVATE 285 SF NEWCONSTRUCT 1260 SF / 909 EMMA NEW CONSTRUCT 2 STORY 1420 SF SFR

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
2011	5,517	0	153,542	159,059	159,059	0	159,059
2010	11,035	0	165,935	176,970	176,970	0	176,970
2009	12,126	0	221,247	233,373	233,373	0	233,373
2008	34,097	1,120	338,323	373,540	373,540	0	373,540
2007	45,910	896	393,015	439,821	439,821	0	439,821
2006	124,324	896	351,645	476,865	476,865	0	476,865
2005	273,496	896	289,590	563,982	563,982	0	563,982
2004	230,440	896	206,850	438,187	438,187	0	438,187
2003	168,990	896	99,288	269,174	269,174	0	269,174
2002	168,345	896	72,398	241,639	241,639	0	241,639
2001	153,338	896	72,398	226,632	226,632	0	226,632
2000	153,338	1,579	49,644	204,561	204,561	0	204,561
1999	123,975	1,277	49,644	174,896	149,041	25,000	124,041
1998	96,908	1,008	49,644	147,560	133,911	25,000	108,911
1997	87,217	907	41,370	129,494	123,562	25,000	98,562
1996	79,464	827	41,370	121,661	117,852	25,000	92,852
1995	79,464	827	41,370	121,661	116,521	25,000	91,521

1994	65,927	739	41,370	108,037	108,037	25,000	83,037
1993	65,927	739	41,370	108,037	108,037	25,000	83,037
1992	65,927	739	41,370	108,037	108,037	25,000	83,037
1991	65,927	739	41,370	108,037	108,037	25,000	83,037
1990	59,952	739	33,096	93,787	93,787	25,000	68,787
1989	69,033	0	32,062	101,095	101,095	25,000	76,095
1988	60,176	0	23,788	83,964	83,964	25,000	58,964
1987	58,705	0	14,790	73,495	73,495	25,000	48,495
1986	59,037	0	13,652	72,689	72,689	25,000	47,689
1985	56,655	0	12,854	69,509	69,509	25,000	44,509
1984	51,770	0	12,854	64,624	64,624	25,000	39,624
1983	51,770	0	12,854	64,624	64,624	25,000	39,624
1982	52,138	0	10,026	62,164	62,164	25,000	37,164

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
12/13/2010	2496 / 1485	175,000	WD	02
8/23/2004	2041 / 2412	4,000	QC	J
8/16/2004	2041 / 2414	4,000	QC	J
8/11/2004	2041 / 2418	4,000	QC	J
8/10/2004	2041 / 2416	4,000	QC	J
5/13/2004	2006 / 0455	213,800	WD	Q

This page has been visited 32,016 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176