

Staff Report

Historic Architectural Review Commission

Staff Report Item 5

Meeting Date:	December 11, 2012
Applicant:	Thomas E. Pope, Architect
Application Number:	H12-01-1920
Address:	#1316 and #1316 ½ Whalton Street
Description of Work:	Revisions to previously HARC approved application H05-02-10-0216 for new construction of two houses. Demolition of both houses was already approved on April 12, 2005
Guidelines Cited in Review:	New Construction (pages 36-38a), specific mass, scale and proportions. Decks and pools (pages 39-40), specific guideline 4.

Staff Analysis

On April 12, 2005 the HARC Commission approved the demolition of two existing houses in the lot. On January 10, 2006 The Commission approved the design for two houses, two story height with swimming pools. Both approvals were done before the Certificate of Appropriateness expiration date Ordinance was enacted, August 1, 2006. Because of that the demolition and the approved plans can be executed. In the recent survey both houses were listed as non-contributing. The house on the front of the lot is a one story structure and the back one is a two story building.

The applicant submitted an application for a new design. This design proposes two houses in the lot, but the structure will read as one building. The front portion and connection point of the two houses will be one story, while the back portion of the structure will be a two story building. The building will have hip roofs and finishing materials will include hardi board, metal v-crimp roof and aluminum windows. The plans also propose a swimming pool and decks, which will not be visible from the street.

Consistency with Guidelines

1. The proposed design uses four different roofs, which helps breaking the mass and scale of the building. Although the majority of the surrounding structures are two stories the design concept will be

harmonious to its urban context. To the right side of the lot there is a one story house.

2. The proposed design, although based on traditional buildings forms and textures to Key West, reads contemporary. The harmonic balance between the volumes makes this concept one that will be sensible to the historic urban fabric. The size of the proposed structure in relation to its lot will create a building that will not overshadow its surrounding neighboring houses.
3. The plans shows two texture treatment of the wall surfaces, by proposing lap siding and panels. This treatment contributes in lowering the scale of the building. The use of a band with some windows on the second floor main façade, almost a clerestory, will add lightness to the main façade composition.

It is staff's opinion that the proposed plan is consistent with the guidelines. The proposed design and concept are of contemporary flavor and will be harmonious to the actual historic urban fabric. The new proposed house will not mimic any traditional design, furthermore the plans promotes an appropriate new design. The proposed carport as well as the swimming pool will not detract from the historic neighbor. The new design will be sensible to the existing urban context.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # H12-01-1920

OWNER'S NAME:

Carolann Sharkey & Richard Keefe

DATE:

11/29/12

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Thomas E. Pope, PA

PHONE #:

296-3611

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION:

Whallon
1316 & 1316-1/2 Walton Street

OF
UNITS

2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Previously approved HARC application H05-02-10-0216 for demolition and two new houses to be revised as per submitted plans.

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 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: 11/29/12

Applicant's Signature:

M. Holly Booton
TE Pope, PA

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 and 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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

- Both houses are listed as non contributing
- Both houses were approved for demolition
- Guidelines for new construction

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

November 13, 2012

To Whom It May Concern:

The undersigned owners of 1316 and 1316 ½ Walton Street, Key West, FL hereby allow Carolann Sharkey and Richard Keefe, as potential buyers of the properties, to represent the properties to various City of Key West agencies to petition for approval the demolition and/or redevelopment of the properties prior to their ownership, which may occur only after the sale and transfer of the properties. The undersigned and their properties will not be bound or incur any expense or lasting liability by the actions of Buyers. Buyers will copy Greg Oropeza by email at Greg@bartonsmithpl.com, on any applications made or correspondence between Buyers and City of Key West agencies.


Richard Bird

11-15-12
Date


Deborah Bird

11-15-12
Date

Miscellaneous Information

Demolition Application and Minutes
March 8, 2005
April 12, 2005

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved 4/12/05

Denied

Deferred 2/2/05

Reason for Deferral or Denial:

2/2/05 - no one was present.
3/8/05 - tabled, first hearing for demolition. Evidence that
the front structure is not historic should be provided
for the file. The Commission had no objection to the demolition
of the rear structure

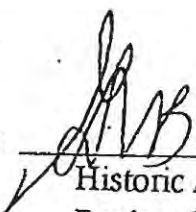
HARC Comments:

Not listed in any survey. Guidelines for demolition p. 39-54
and see 102; new construction p. 36-38

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

① Acceptable new plans to be submitted before demo
permit can be released

Date: 4/12/05

Signature: 


Historic Architectural
Review Commission

HISTORIC PRESERVATION CONSULTING
P. O. Box 56 KEY WEST, FLORIDA 33041

PH 305.294.0566
sharon@kwlightgallery.com

HISTORIC PRESERVATION CONSULTANT / HISTORIAN / PUBLISHER

January 21, 2005

Ms. Ginny Stones
Simonton Street
Key West, Fl 33040

RE: 1316 Whalton St., and 1316 1/2 Whalton St., Key West —Historic Status

Dear Ms Stones,

During my site visits to the property on January 12 and 19, I inspected the sites, and the interior and exterior of the structures at 1316 and 1316 1 /2 Whalton Street. I made this inspection in an effort to assess the historic status of both structures, and to determine whether or not either or both buildings has "contributing value" to Key West's district. The purpose of this report is to determine whether either of the buildings do or do not conform to the standards of a historic structure as described in the Historic Architectural Review Commission's architectural guidelines.

I have reviewed Monroe County deeds and Assessment rolls, the Sanborn Maps from 1926, 1948 and 1962, as well as the Historic Surveys of 1976 and 1998.

My assessment of both residential buildings is based upon my review of these materials, and the site inspections. Upon this review, I have concluded that :

1/ 1316 Whalton Street, a one-story frame residence, circa 1956, which was re-sided with masonry stucco over the original novelty siding, does NOT retain any contributing value to Key West's Historic District.

2/ 1316 1/2 Whalton Street, a one-story frame residence over a former garage, built AFTER 1962, does NOT retain any contributing value to Key West's Historic District.

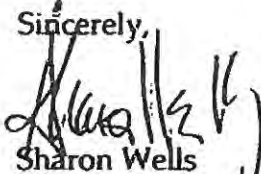
Please see the attached report which includes photographs, copies the the Sanborn maps and other historic documentation.

page 2

I appreciate the opportunity to review this project and offer my findings with regard to the historic and architectural status of the above-noted properties.

Please feel free to contact me if you have further questions.

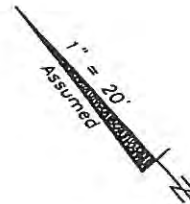
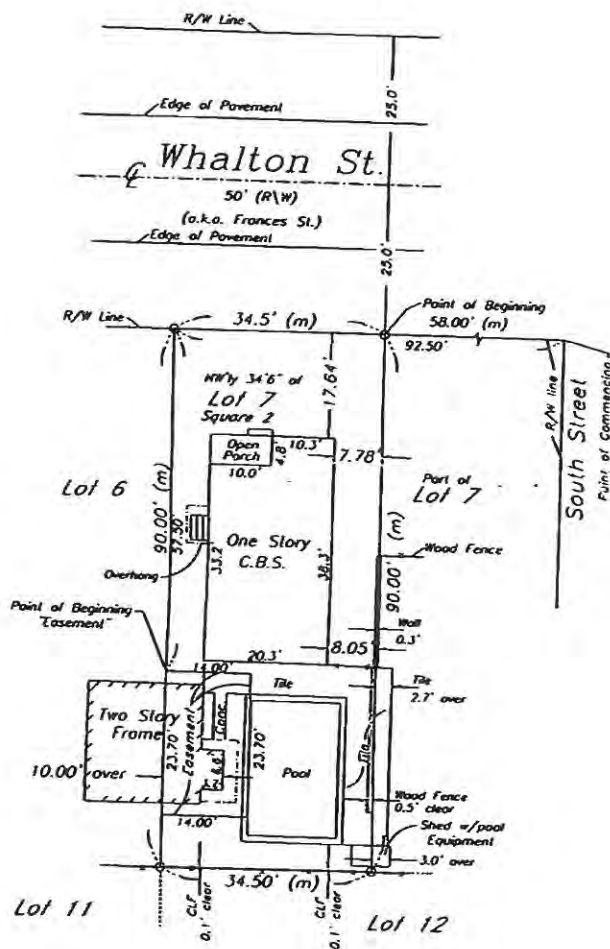
Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Wells', written over the printed name.

Sharon Wells

Historic Preservation Consultant.

Boundary Survey Map of NW 1/4 34'6" of Lot 7, Square 2,
Tract 18, Island of Key West, Florida



LEGEND

- Found 1/2" Iron Rod (Morby)
- ⊙ Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- P.O.B. Point of Beginning
- CLF Chain Link Fence

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 Fax (305) 293-9924

Boundary Survey Report of SE'ly 20'6" of Lot 6, Square 2,
Tract 18, Island of Key West, Florida

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1316-1/2 Whallon 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. Error of closure exceeds one part in 10,000.
9. Date of field work: January 10, 2005.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as the SE'ly 20 feet and 6 inches of Lot 6, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NW'ly right of way line of South Street with the SW'ly right of way line of Whallon Street and run thence NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 92.50 feet to the E'ly corner of the said Lot 6, said point also being the Point of Beginning; thence continue NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 20.50 feet; thence SW'ly and at right angles for a distance of 90.00 feet to the SW'ly boundary line of the said Lot 6; thence SE'ly and at right angles along the SW'ly boundary line of the said Lot 6 for a distance of 20.50 feet to the S'ly corner of the said Lot 6; thence NE'ly and at right angles along the SE'ly boundary line of the said Lot 6 for a distance of 90.00 feet back to the Point of Beginning.

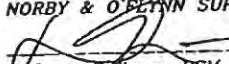
TOGETHER WITH an Easement described as follows:

A parcel of land on the Island of Key West and known as a part of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NW'ly right of way line of South Street with the SW'ly right of way line of Whallon Street and run thence NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 92.50 feet to the N'ly corner of the said Lot 7; thence SW'ly and at right angles along the NW'ly boundary line of the said Lot 7 for a distance of 57.50 feet to the Point of Beginning; thence continue SW'ly along the NW'ly boundary line of the said Lot 7 for a distance of 23.70 feet; thence SE'ly and at right angles for a distance of 14.00 feet; thence NE'ly and at right angles for a distance of 23.70 feet; thence NW'ly and at right angles for a distance of 14.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gregory W. & Aidree V. Tolan;

NORBY & O'LENN SURVEYING, INC.


Lynn O'Leary, PSM
Florida Reg. #6298

January 18, 2005



HISTORIC PRESERVATION REPORT

ASSESSMENT OF THE STATUS OF 1316 WHALTON STREET, KEY WEST

DOCUMENTATION

The small frame structure of 1316 Whalton Street is located in a short block between South and Seminary streets. This block of Whalton Street was NEVER included in either of the two Historic Site Surveys, conducted in 1976 and 1998.

The building measures roughly 20' x 38'. According to deed records and tax assessment rolls, the property was purchased in December, 1955. The lot, located in the George W. Nichols Subdivision was part of the T. A. Thompson Estate, and was platted, and valued at \$100 with NO improvements in 1939. This lot (7) was sold to Carl Kyker in December, 1955 (OR 52-464-65.) The house was sold again in 1972. It is most likely that the frame structure with a stucco exterior was built within that time span, according to the assessments.

The building was never included on either the Cultural Survey of 1976 or the 1998 Key West Survey. There is no site file for the property. Thus the structure has never appeared on any Historic Survey of Key West's built environment.

Copies of relevant Sanborn Maps pages are attached.

Date of Construction: Post-1955

The structure is not evident on the 1948 Sanborn Map. On the 1962 Sanborn Insurance Map it is a rectangular frame with stucco structure, with a porch.

The building does not meet the following requisite criteria which establish the historic integrity of a building:

Status: Not a Contributing or Altered Building on either Key West Historic Surveys

Style: None

The residence is a cottage of post-1955 vintage. It is typical of the majority of Key West's frame houses, in terms of scale, but little else. Key West's Frame Vernacular buildings as described in the Key West Cultural Survey, are 1 or 1 1/2 stories, and maintain a gable roof which is more steeply pitched than the roof on the subject property.

Location: The building is located within the boundaries of the National Register District. Structures on either side are non-historic. The neighborhood incorporates a mix of historic residential and non-historic homes.

Appearance: Altered significantly

The building's frame exterior has been covered with stucco throughout except for the

page 2

top portion of the facade. Spalling and cracking is evident.

Alterations over time to original:

-The front entry porch floor is concrete; windows are a mixed lot, and include modern 2/2 square metal windows. No historic windows exist.

-Original exterior historic fabric has been covered by stucco/masonry.

-On the interior: Replacement boards are quite extensive. Original interior walls are constructed of double sheets of beaverboard compressed and stuccoed. Wood flooring exist. Little trim is evident. Ceilings are not original except in the front room.

** -original roof was composition singles (Sanborn, 1962).

- detailing and finishes on the interior are not traditional historic finishes. Flooring is linoleum, walls are modern sheeting, and the ceilings are drop ceilings covered by paneling.

-no evidence of exemplary workmanship exists.

ASSESSMENT

Condition: Structural condition: Poor.
Wood elements are deteriorating beneath the covering of masonry which envelops the entire building, except at the front gable.

Use: Residential

Historic Integrity: Some original frame novelty siding is evident. This dates from the 1950's.

Setting: The building is set within the middle of a block in the Historic District, between 2 non-historic structures. Pool in rear.

Fenestration: Metalalousies and modern fixed

Configuration: The structure which dates from post-1955 is Rectangular

Roof : Low pitched gable. Building's roof covering is metal or asphalt shingles. Condition: fair

ASSESSMENT : 1316 Whalton

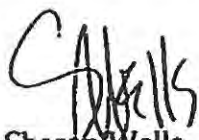
It appears that despite the scale of the dwelling, (circa 1956), 1316 Whalton Street does NOT contribute to the "historic value of the city."

The age of the structure, the poor and deteriorating condition of materials, the lack of finishes on both the interior and exterior, the atypical low roof pitch, the lack of an historic porch, and the lack of quality materials and workmanship warrant this finding.

Additionally, the building is not associated with an event or person of historic significance to Key West.

The building embodies no distinctive characteristics of a type, period or method of construction or historical significance in Key West. It is not particularly significant to the neighborhood or District. It is not specifically associated with events significant to local or national history, nor is it the site of an historic event.

The building at 1316 Whalton does not emplyify the cultural or historic heritage of the city, nor does it exemplify a distinctive or distinguishing architectural character. The building has not yielded information important to the city, and does not embody a singular physical exceptional architectural style or unique location.



Sharon Wells
Historic Preservation Consultant.
January, 2005

Appearance:

Two story frame building; residential over garage/currently storage.

Alterations over time to original: This is likely just as it was built.

–Windows are a mixed lot, and include modern 2/2 square metal windows.

–Detailing to this contemporary building mimics historic detailing on the SE elevation.

- Detailing and finishes on the interior are not traditional historic finishes. Flooring is concrete on the first floor and wood on the second. Walls are modern sheeting, and the ceilings are drop ceilings covered by paneling.

–no evidence of exemplary workmanship exists

ASSESSMENT

Condition: Structural condition: Fair

Use: Residential / Storage

Historic Integrity: None

Setting: The building is set within the middle of a block in the Historic District, next to 2 non-historic structures

Fenestration: Metal jalousies and modern fixed

Configuration: The structure which dates from post-1962 is Rectangular

Roof : Hip. Condition: good to fair

ASSESSMENT : 1316 1/2 Whalton Street

It appears that despite the traditional scale of the dwelling, (though built post -1962), 1316 1/2 Whalton Street does NOT contribute to the "historic value of the city."

The poor and deteriorating condition of materials, the lack of finishes on both the interior and exterior, the lack of a historic porch, and the lack of quality materials and workmanship warrant this finding.

page 5

Additionally, the building is not associated with an event or person of historic significance to Key West.

The building embodies no distinctive characteristics of a type, period or method of construction or historical significance in Key West. It is not particularly significant to the neighborhood or District. It is not specifically associated with events significant to local or national history, nor is it the site of an historic event.

The building at 1316 1/2 Walton Street does not emplify the cultural or historic heritage of the city, nor does it exemplify a distinctive or distinguishing architectural character. The building has not yielded information important to the city, and does not embody a singular physical exceptional architectural style or unique location.



1/22/05

Sharon Wells

Historic Preservation Consultant

First meeting Demo
Tabket

HARC MINUTES AND ORDERS

→ Meeting of 8 March 2005

T8.H05-02-10-0215 **704 Caroline Street, Sam Hochman**

4' 6" dormer below roof cap line which can barely be seen from street unless you walk 30 yards away.

Sam Hochman presented a dormer design as suggested by the Commission.

The Commission agreed that this was a properly proportioned design and exactly would they were looking for.

Matthew Stratton motioned to approve. Don Craig seconded the motion.

APPROVE X DISAPPROVE TABLE

→ T9. H05-02-10-0216 **1316 & 1316 ½ Whalton Street**

Owners wish to demolish the existing non historic non-contributing structures in order to build two (2) new residential units on Lot#6/Lot#7, in accordance with HARC Guidelines.

Ginny Stones presented the project and noted both of these structures are less than 50 years old and do not appear on the 1948 Sanborn Map. They are planning to demolish these structures and build two new residential structures.

The Commission agreed that 1316 ½ is not historic and may be demolished. They were concerned that 1316 Whalton Street might be historic. The style and framing appear earlier than the 1950's, more typical of the 1930's. Perhaps the structure was moved to the site.

Ms. Stones said there is a concrete porch.

Based on the condition of the spalling concrete on the tie beam it appears that this may be a CBS structure dolled up with a pitched roof to appear like a bungalow/cottage.

The Commission requested that more evidence is provided showing that this is a CBS structure clad in wood siding. The Commission agreed they had no problem with the demolition of the rear structure.

Don Craig motioned to table. This is considered the first hearing for the demolition request. Vicki Marino seconded the motion.

APPROVE DISAPPROVE TABLE X

T10. H05-02-10-0218 **807-811 Washington Street, The Craig Company**

Demolition of existing 17 transient units and 1 MGR'S unit (permanent) and replace with 9 nine non-transient units.

Withdrawn from this agenda.

APPROVE DISAPPROVE TABLE

second meeting. Demo approved

CL12. H05-04-01-504 **520 Louisa Street, Thomas Kelly**

Remove roof system at front of building and raise pitch to 6/12 for a metal v-crimp roof.

Thomas Kelly presented the project. He would like to raise the roof so the slope will be suitable for v-crimp. Work on this property was previously approved. The only element to be added at this time is raising the roof pitch. The structure is now listed on the 2004 survey as contributing 1950.

We have allowed the stucco building to be clad in siding and a porch be built under the previous survey. There is not much on this building that is character defining.

George Born noted the recent past is always on the cutting edge of preservation.

Don Craig motioned to approve as submitted as the project should be reviewed in a consistent manner under the guise of the 1998 survey. Matthew Stratton seconded the motion.

APPROVE__X__ DISAPPROVE____ TABLE____

TABLED ITEMS

T1. H04-11-23-1853 **630 Dey Street, Adele V. Stones**

Install amateur radio antennae annexed to or adjacent to the historic structure (widow's walk).

Adele Stones (attorney) presented photographs of the streetscape as requested. She noted that the proposed structure would be on the widow's walk in the center of the property. The location on the widow's walk will allow the owner to take the antennae down. They will be seeking a height variance as it will extend to 40'. The widow's walk is not a historic feature of the building. The owner is a part time resident so the antennae can be removed when the property is vacated. The antennae would have 4 horizontal elements. These elements telescoping and will retract from 15' to 4'.

If they place the antennae in the side yard the support structure will extend vertically for 40'. It would not be retractable as the utility lines are nearby.

There are Federal laws that require local governments to accommodate amateur radio operators.

Matthew Stratton said he has the right to have an antenna. Our jurisdiction is the placement of antennae.

George Born asked if the tree canopy would disrupt the signal.

Ms. Stones said it will rise above the tree canopy.

Don Craig motioned to approve the location of the antennae on the widow's walk. No guy wires are allowed. The materials used may not be reflective. The structure should also be retractable. Terry Garcia seconded the motion.

APPROVE__X__ DISAPPROVE____ TABLE____

T2. H05-02-10-0216 **1316 & 1316 ½ Walton Street**

Owners wish to demolish the existing non historic non-contributing structures in order to build two (2) new residential units on Lot#6/Lot#7, in accordance with HARC Guidelines.

Adele Stones (attorney) presented the project. The Commission had requested more evidence as to the age of the front structure, 1316 Whalton Street, as it might be historic and could have been moved to this location.

A report from Sharon Wells was submitted. The property appraiser's card indicates the walls were CBS, stucco. This would not be characteristic of a structure moved to this location. The Commission was concerned this was originally a wood frame building covered with stucco.

Matthew Stratton said the evidence in the file does indicate the structure is not historic.

Matthew Stratton motioned to approve the demolition of both structures subject to the submittal of approval plans for new construction. Don Craig seconded the motion.

APPROVE X DISAPPROVE TABLE

T3. H05-01-14-0078 916 James Street, Bob Pierce

New construction, two main houses, two affordable cottages.

Donald Morris (owner) and Drew Pierce (Atlantic Structures) presented the project. They have reconfigured the guest cottages as 1 ½-story structures as requested.

The Commission agreed they have followed their recommendations. Matthew Stratton said the scale, mass, and proportion are appropriate.

Mr. Morris said he is happy with Matthew Stratton's suggestions.

Matthew Stratton motioned to approve with the addition of shutters that match those of the other main houses. Don Craig seconded the motion.

APPROVE X DISAPPROVE TABLE

T4. H04-12-02-1882 725 Duval Street, Gary the Carpenter

1-Install 4 new storefront windows on Duval St. side 2-Install new staircase with landing on Petronia St. side windows + doors and significant renovation of historical portion including renovation of entry porch. Pool & pool deck at side yard.

Withdrawn from this agenda.

APPROVE DISAPPROVE TABLE

T5. H05-03-07-0352 811 Southard Street, Guillermo Orozco

Renovation, addition and new storage building.

Guillermo Orozco presented the project. George Born read the minutes into the record. The Commission was concerned with the age of the pump house structure.

Mr. Orozco provided detailed photos of the building. He said the only element that appears historic is the doors.

Mr. Stratton said he visited the site and found nothing salvageable at the pump house structure. It is interesting that a huge cistern is present and it is not shown on the Sanborn Maps. He is concerned

**Design for Two New Houses and Minutes
January 10, 2006**



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 155-12-21-19116

OWNER NAME:

GREGG KERR

DATE:

12/21/05

OWNERS ADDRESS:

PHONE #:

766-0232

APPLICANT'S NAME:

THOMAS KELLY

PHONE #:

745-1100

APPLICANT'S ADDRESS:

19141 ROCKY RD, SUGARLOAF KEY FL.

ADDRESS OF CONSTRUCTION:

1316 WALTON STREET.

OF
UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

TWO NEW SINGLE FAMILY RESIDENCES (FRAME)
PICKET FENCES
POOLS IN REAR

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

DEC 21 2005

RECEIVED

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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, additions, 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: 12/24/05

Applicant Signature: _____

Thomas Kelly

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved ☒

Denied ☐

Deferred ☐

Reason for Deferral or Denial:

HARC Comments:

Guidelines for new construction p.36-38 Third floor
can not exceed 1/2 story - 50% of the second floor
area. Guidelines for peaks p.39-40

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

- ① calculations to be submitted
- ② proof of ^{permits} to be submitted
- ③ final design of tree to be submitted

Date: 1/10/06

Signature: [Signature]

Historic Architectural
Review Commission

Design

HARC MINUTES AND ORDERS

10 January 2006

so the pool is no longer located between the street and the primary structure.

Don Craig motioned to table so the pool location, the fenestration, and roof of the addition can be rethought. Marilyn Wild seconded the motion.

APPROVE____ DISAPPROVE____ TABLE__X__

CL6. H05-12-20-1915 **1133 Von Phister Street, Thomas Kelly**

New 1 story frame addition @ rear. Pool @ rear. Raise existing building to meet flood require. Replace existing windows & doors. Fence @ front.

Thomas Kelly explained this is a cottage adjacent to 1420 White Street. They would like to raise the house to meet the flood elevation requirements, about 24". The proposed rear yard pool would be terraced. Windows and doors will be replaced. The windows will be vinyl clad.

George Born said the cottage is not historic.

The property is AE-6 and they need to get to 8'. The structure will have to be raised 2'. The fence will be wrought iron. The wall will be stone.

Matthew Stratton said he would prefer they eliminate the mutins as they are the stuck on variety.

Don Craig motioned to approve the proposed project. Marilyn Wild seconded the motion. The wrought iron fence drawings should be submitted to staff for final review.

APPROVE__X__ DISAPPROVE____ TABLE____

CL7. H05-12-20-1916 **1316 Whalton Street, Thomas Kelly**

Two new single family residences (frame), picket fences, pools in rear.

Thomas Kelly said the demolition of the existing structure was previously represented by Ginny Stones and approved.

George Born said we need proof of this for the file.

Matthew Stratton said this is a well done application. He asked what kind of materials will be used.

Mr. Kelly said they will have hardi-board siding with v-crimp roofing.

George Born is concerned that the buildings may be proportionally, too tall. The third floor- half story, must be no more than 50% the area of the second floor.

Mr. Kelly said the Fire Marshall will not allow fencing or plantings in the ally between the two proposed structures.

Matthew Stratton motioned to approve with the condition that the floor area calculations, proof of demo approval and fence design are submitted for staff review. The plans should be fully detailed. Don Craig seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

CL8. H05-12-28-1935 1420 Simonton Street, Gonzalez Architects
Demolish existing structures.

Jose Gonzalez presented the project. This is the old Logan's Lobsterhouse. He addressed the nine criteria for demolition as previously requested by the HARC Commission (Sec. 102-218).

Mr. Gonzalez said it is confusing to know if the criteria for a Certificate of No Contributing Value or Demolition should be used.

George Born explained this ambiguity is why we are trying to revise these in the Code of Ordinances.

Mr. Gonzalez said he built the second floor on this building about 20 years ago, around 1987.

Mr. Born said it is not listed in any of our surveys. It does not appear to be historic.

Don Craig motioned to approve the demolition as presented in Mr. Gonzalez's analysis of the demolition criteria. Marilyn Wild seconded the motion.

* Note: This file is linked with previous HARC application H05-12-02-1809 for replacement construction on the tabled section (T2) of this agenda which is now approved based on this demolition approval.

APPROVE X DISAPPROVE _____ TABLE _____

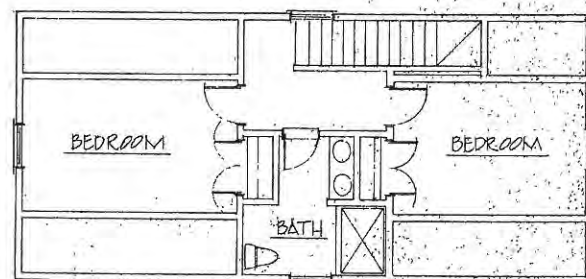
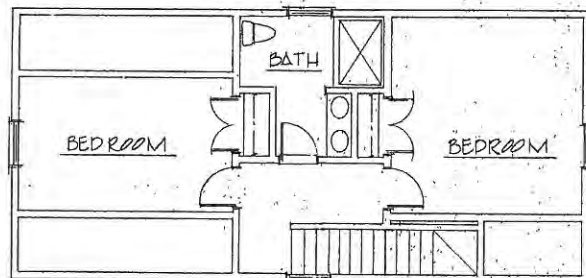
CL9. H05-12-1939 1424 Catherine Street, David Knoll, Architect
Demolition of existing garage to be replaced with new habitable structure with windows doors and siding to match existing.

David Knoll presented the project. He would like to remove the old garage structure and replace it with a new structure in the same footprint. It is in very poor condition.

Matthew Stratton asked if he will need a variance to rebuild this structure in the setback and as habitable space.

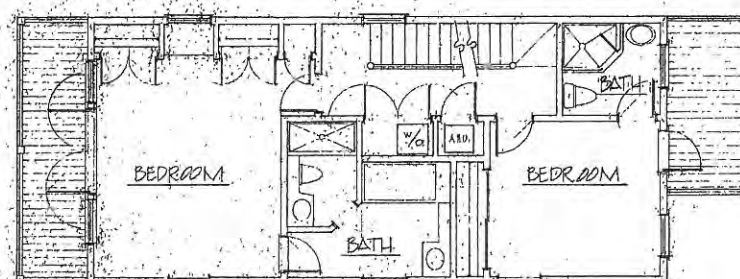
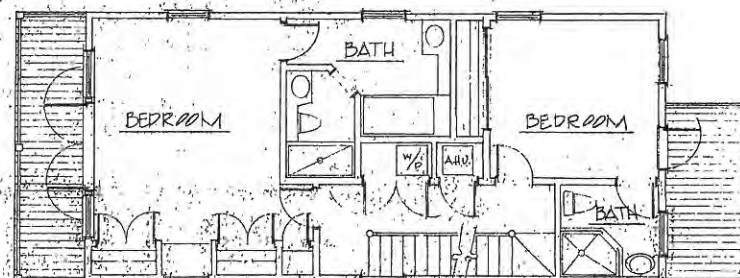
WHALTON STREETSCAPE





THIRD FLOOR PLAN

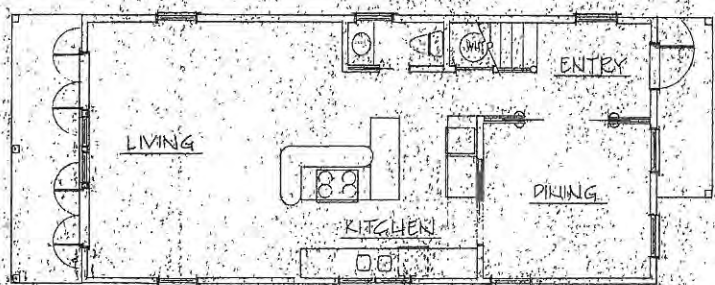
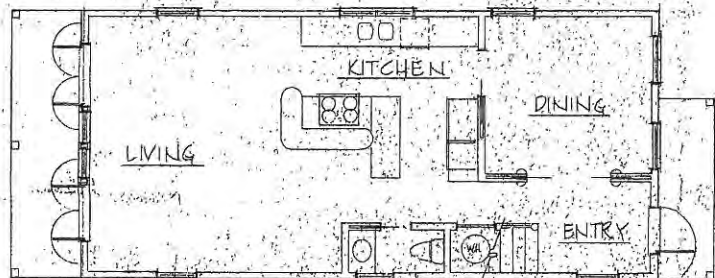
1/4" = 1'-0"



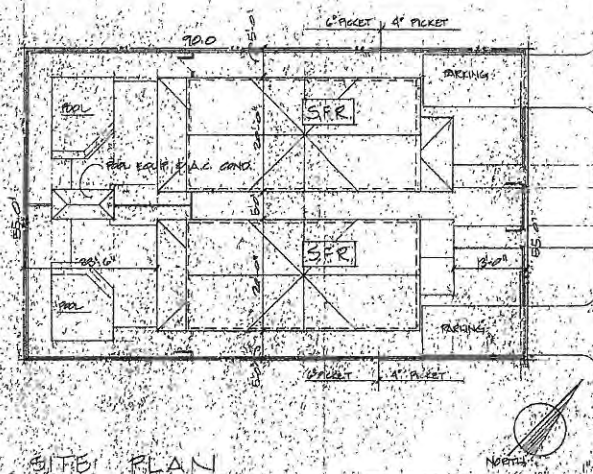
SECOND FLOOR PLAN

1/4" = 1'-0"

THOMAS KELLY ENTERPRISES INC. 2541 ROCKY ROAD - SUWANEE, GA 30066 • CONSTRUCTION MANAGEMENT (800) 745-1100	STRUCTURAL OFFICIALS BY PAUL J. MITCHELL, P.E. 10000 N. W. 11th Ave., Suite 100 P.O. BOX 4880 KEY WEST, FL 33041 (305) 354-1195	SEAL PAUL J. MITCHELL	1316 WALTON STREET SECOND FLOOR and THIRD FLOOR PLAN KEY WEST	DRAWN: TCK DATE: 10/06/06	SHEET NUMBER D-2 OF PROJECT NO.
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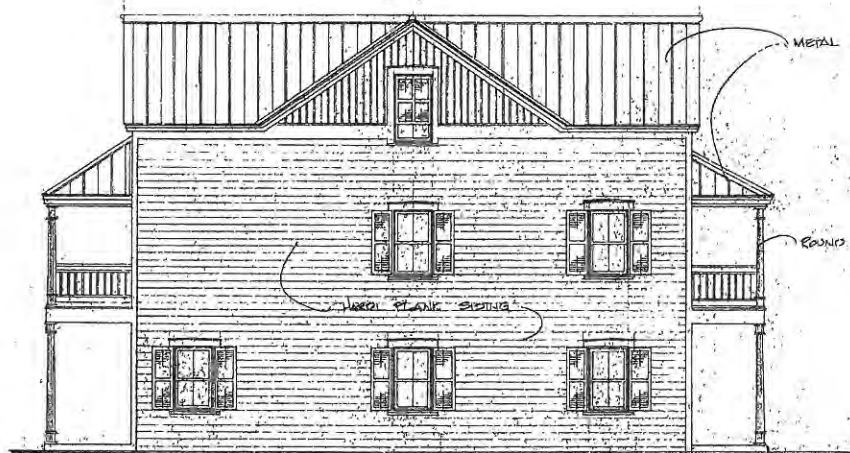
FIRST FLOOR PLAN



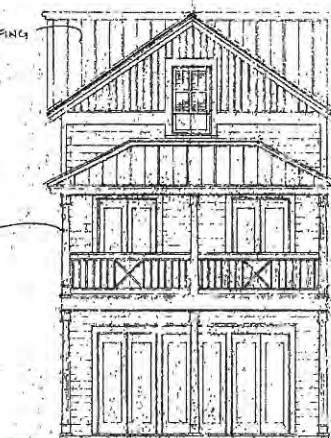
SITE PLAN

E WALTON ST.

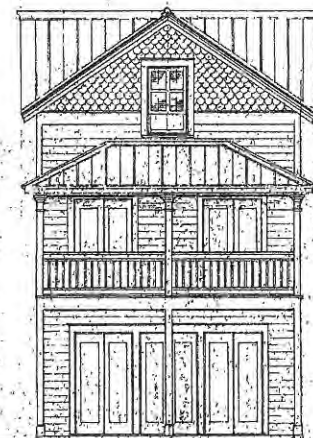
PROJECT NO.	D-1	SHEET NUMBER	KEY WEST	SEAL	STRUCTURAL DETAILS BY PAUL J. MITCHELL, P.E. Florida Professional Engineer P.O. BOX 1195 KEY WEST, FL 33041 (305) 964-1195	THOMAS KELLY ENTERPRISES INC. 441 ROCKY ROAD - ALBANY, NY DESIGN CONCEPTS CORP. (518) 745-1100
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NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH WEST ELEVATION



BUILDING B

THOMAS KELLY ENTERPRISES, INC.
8941 ROCKY ROAD - BUCKLEDAKE KEY
FLORIDA 33431
DESIGN CONCEPTS
CONSTRUCTION MANAGEMENT
(800) 740-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
FLORIDA 7543381
P.O. BOX 4530 KEY WEST, FL 33041
(305) 304-1186

SEAL
PAUL J. MITCHELL

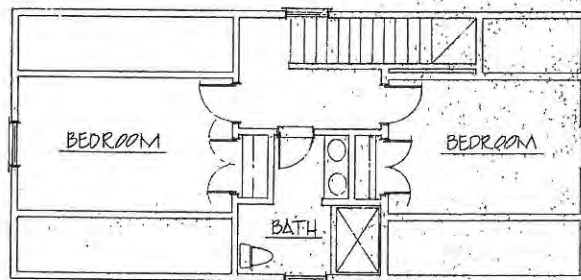
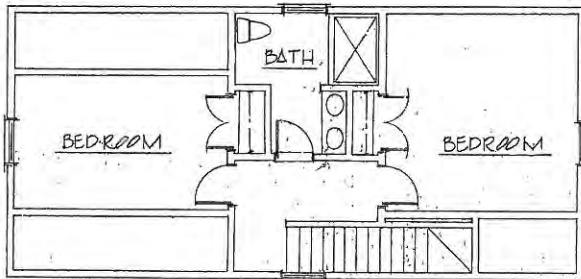
KEY WEST

1316 WALTON STREET
EXTERIOR ELEVATIONS

DATE: 10/10/01

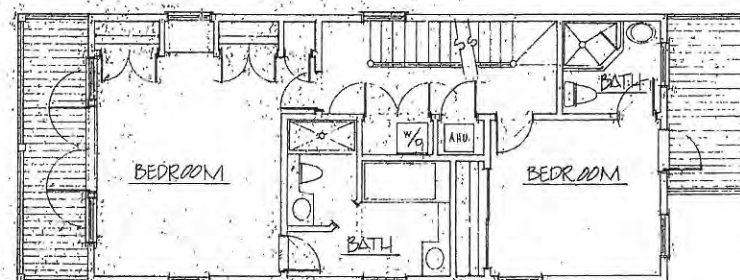
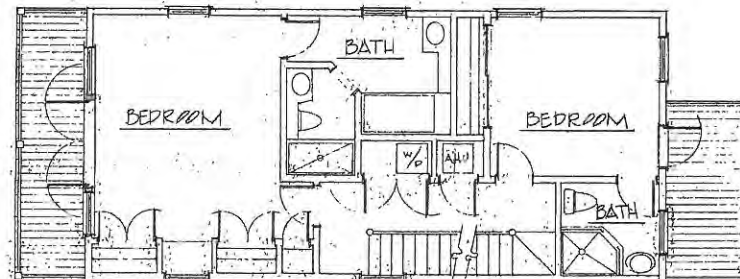
SHEET NUMBER
D-3

PROJECT NO.



THIRD FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

THOMAS KELLY ENTERPRISES INC.
1941 ROCKY ROAD - SUWALOOF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 740-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
FLORIDA PROFESSIONAL ENGINEER
P.O. BOX 100000 - SUWALOOF KEY, FL 33001
(800) 364-1195

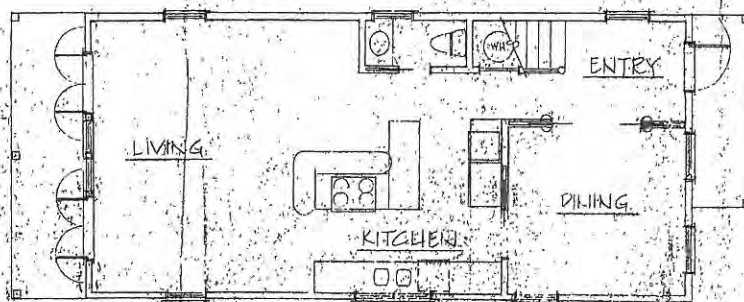
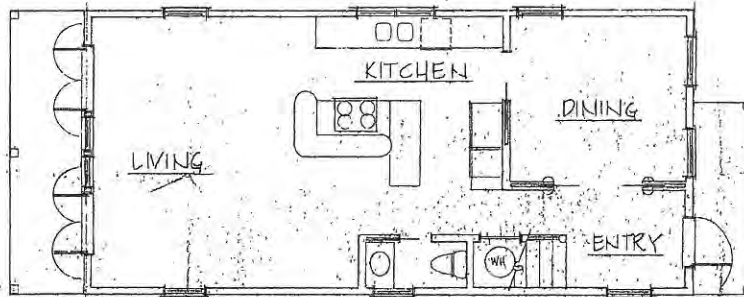
SEAL
PAUL J. MITCHELL

KEY WEST

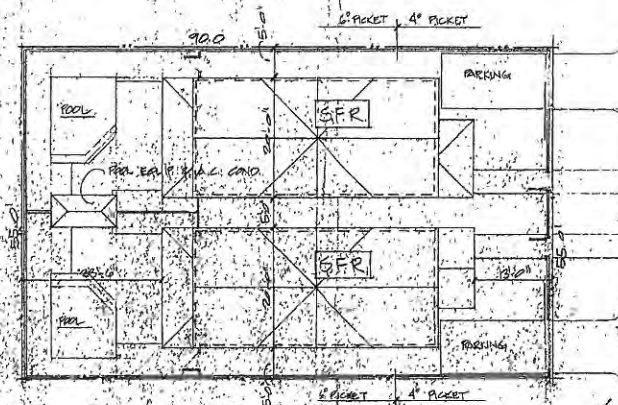
1316 WALTON STREET
SECOND FLOOR and THIRD FLOOR PLAN

DRAWN TCK
DATE 1/25/05

SHEET NUMBER
D-2
OF
PROJECT NO.

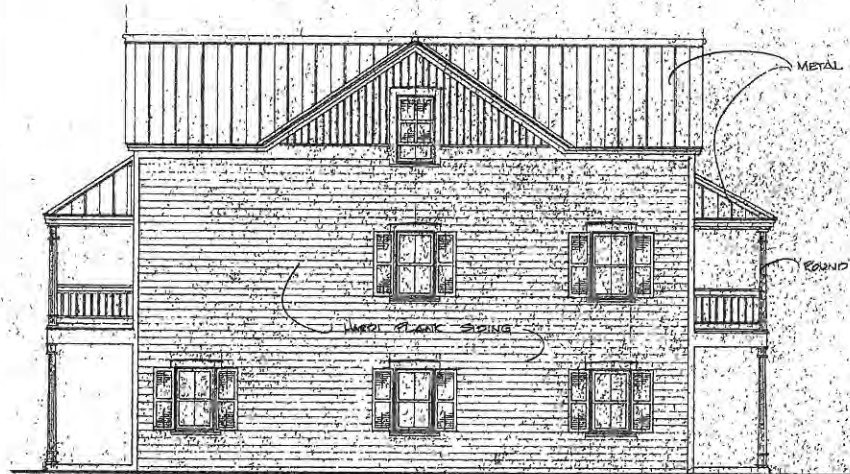


FIRST FLOOR PLAN



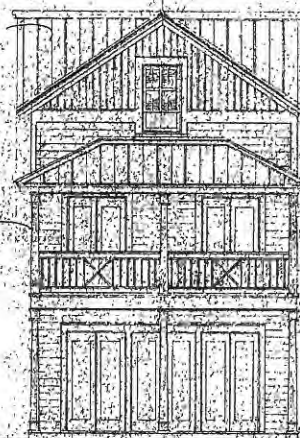
SITE PLAN

THOMAS KELLY ENTERPRISES INC. 1941 ROCKY ROAD - SUWANEE, GA 30041 * DESIGN CONCEPTS * CONSTRUCTION MANAGEMENT (404) 748-1150	STRUCTURAL DETAILS BY PAUL J. MITCHELL, P.E. FLORENCE, SC 29501 P.O. BOX 4000 KEY WEST, FL 33041 (305) 304-1166	SEAL PAUL J. MITCHELL	KEY WEST	1316 WALTON STREET SITE PLAN and FIRST FLOOR PLAN	DRAWN: TDK DATE: 11/28/05	SHEET NUMBER D-1 PROJECT NO
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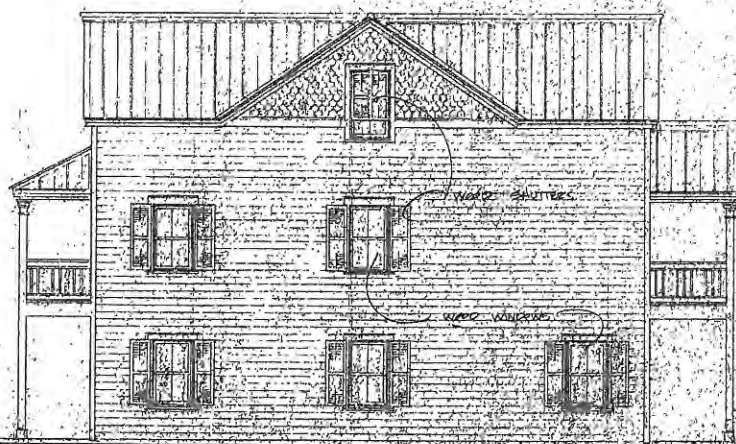
NORTHEAST ELEVATION

1/8" = 1'-0"



SOUTHEAST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

BUILDING A



NORTH WEST ELEVATION

BUILDING A

BUILDING B

1/8" = 1'-0"

THOMAS KELLY ENTERPRISES INC.
1845 BERRY ROAD - SUWANEE, GA 30081
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(770) 746-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
FLORIDA P.E. #2581
P.O. BOX 4425 KEY WEST, FL 33941
(305) 854-1988

SEAL
PAUL J. MITCHELL

KEY WEST

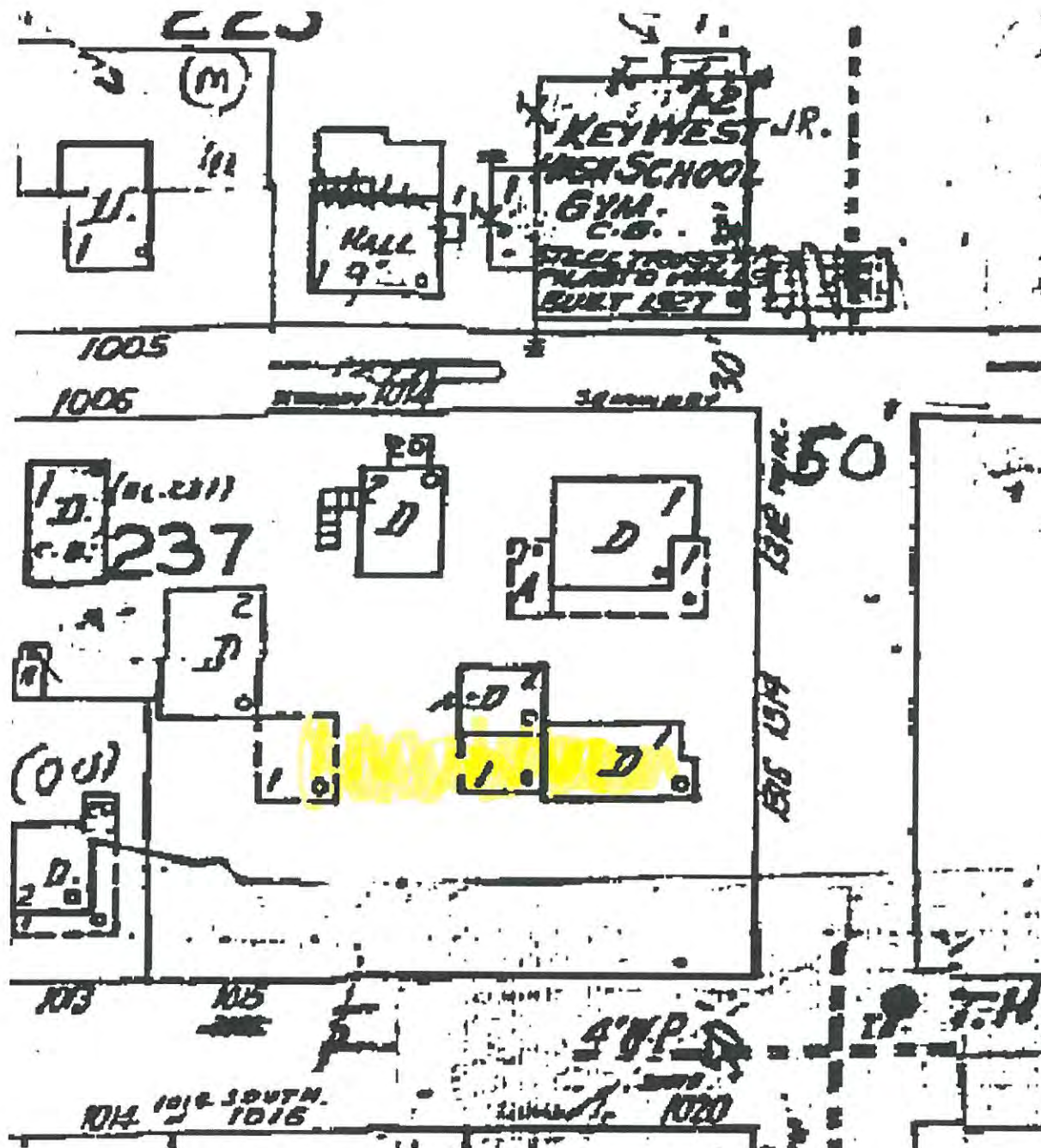
1316 WALTON STREET
EXTERIOR ELEVATIONS

DRAWN: JCK
DATE: 11/24/18

SHEET NUMBER
D-3

PROJECT NO.

Sanborn Maps



#1316 Walton Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1316 Whalton St. Monroe County Library



Photo taken by the Property Appraiser's office c1965; 1316 Rear Whalton St.; Monroe County Library





Public
Notice

1316









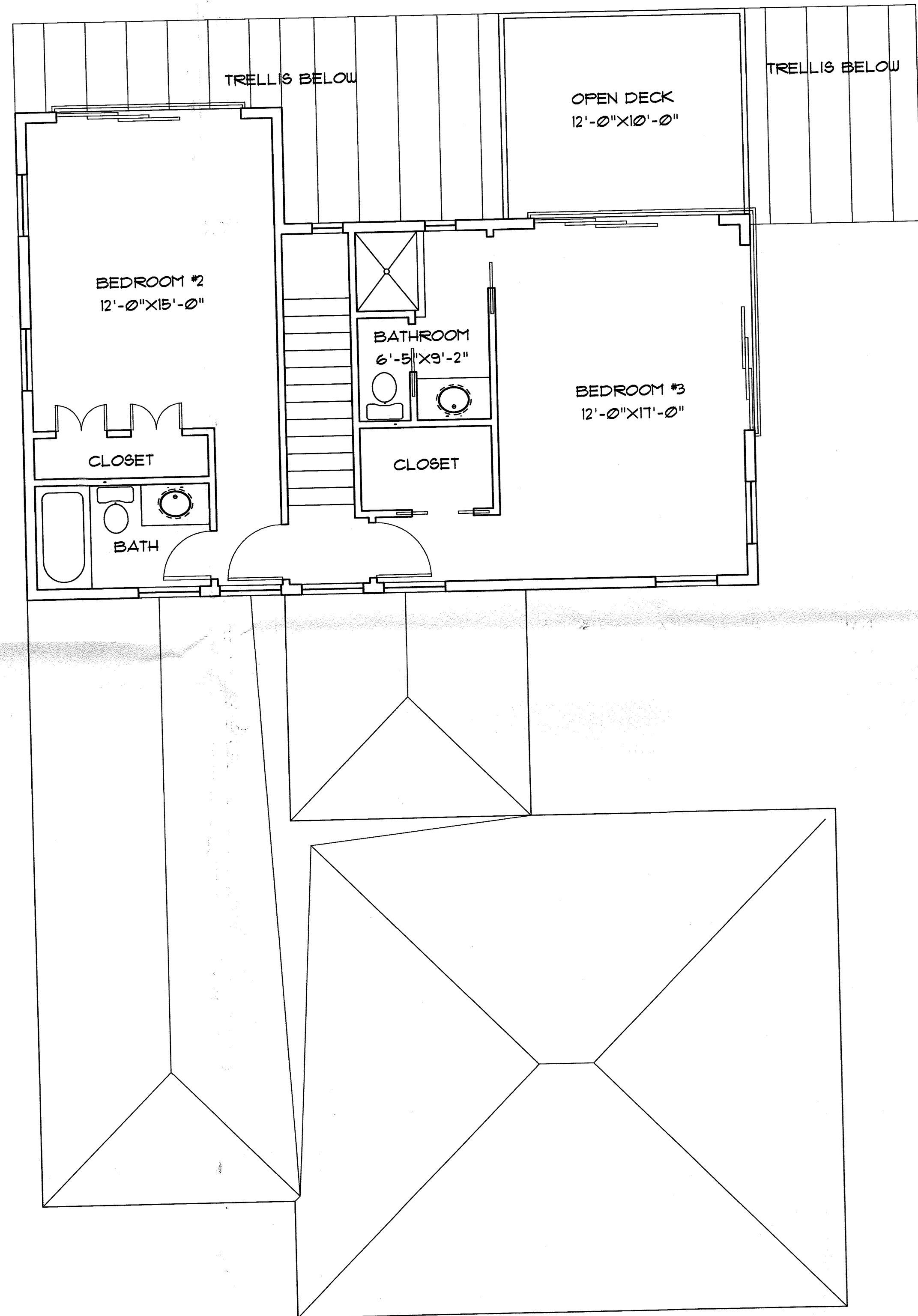






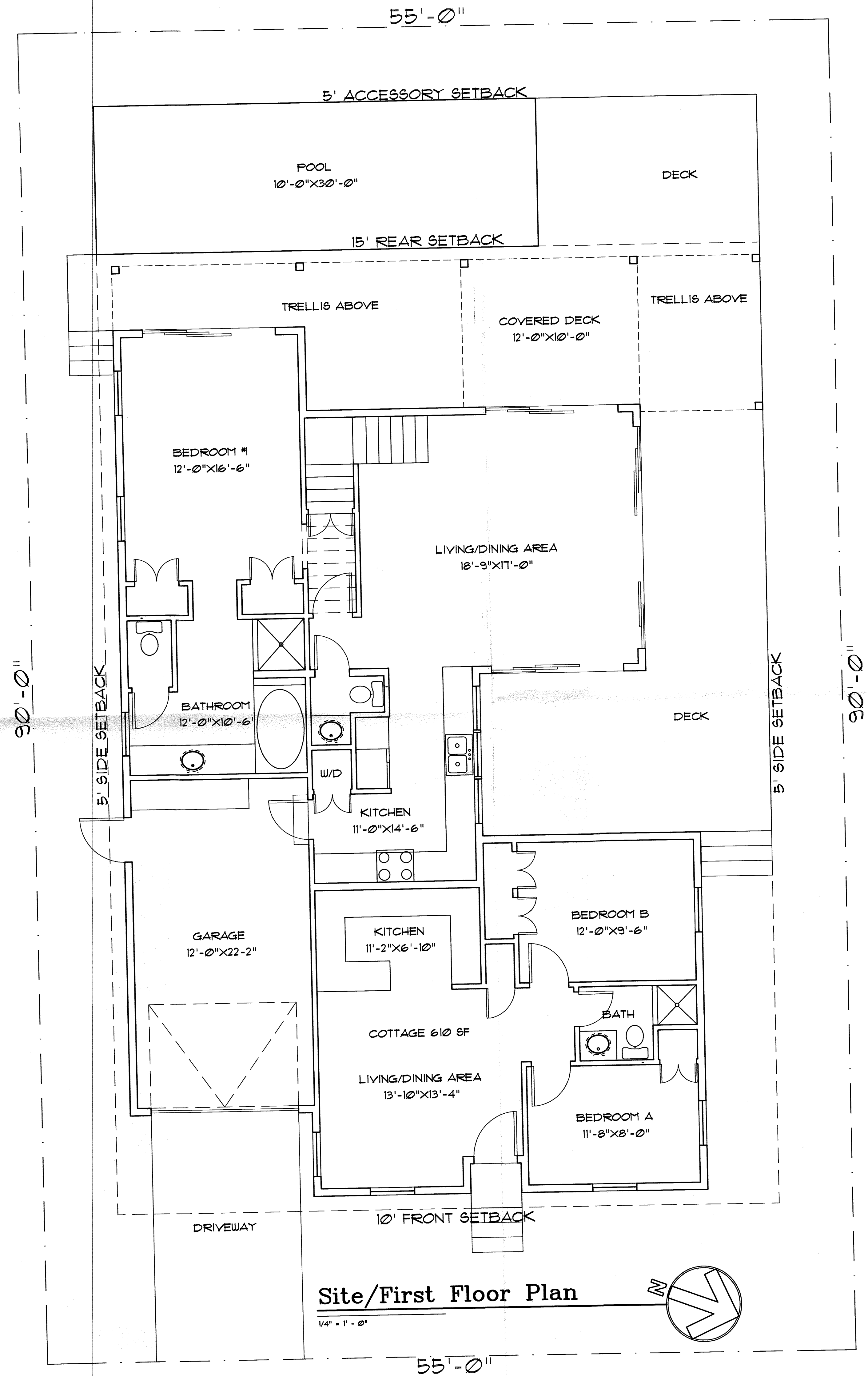
Proposed Plans

Documents and Settings\Gavin\My Documents\Dropbox\Sharkey\1316Whalton_designdev.dwg, 11/29/2012 1:16:56 PM



Second Floor Plan

1/4" = 1' - 0"



Site/First Floor Plan

1/4" = 1' - 0"

1316 Whalton Street
1316 Whalton Street

Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

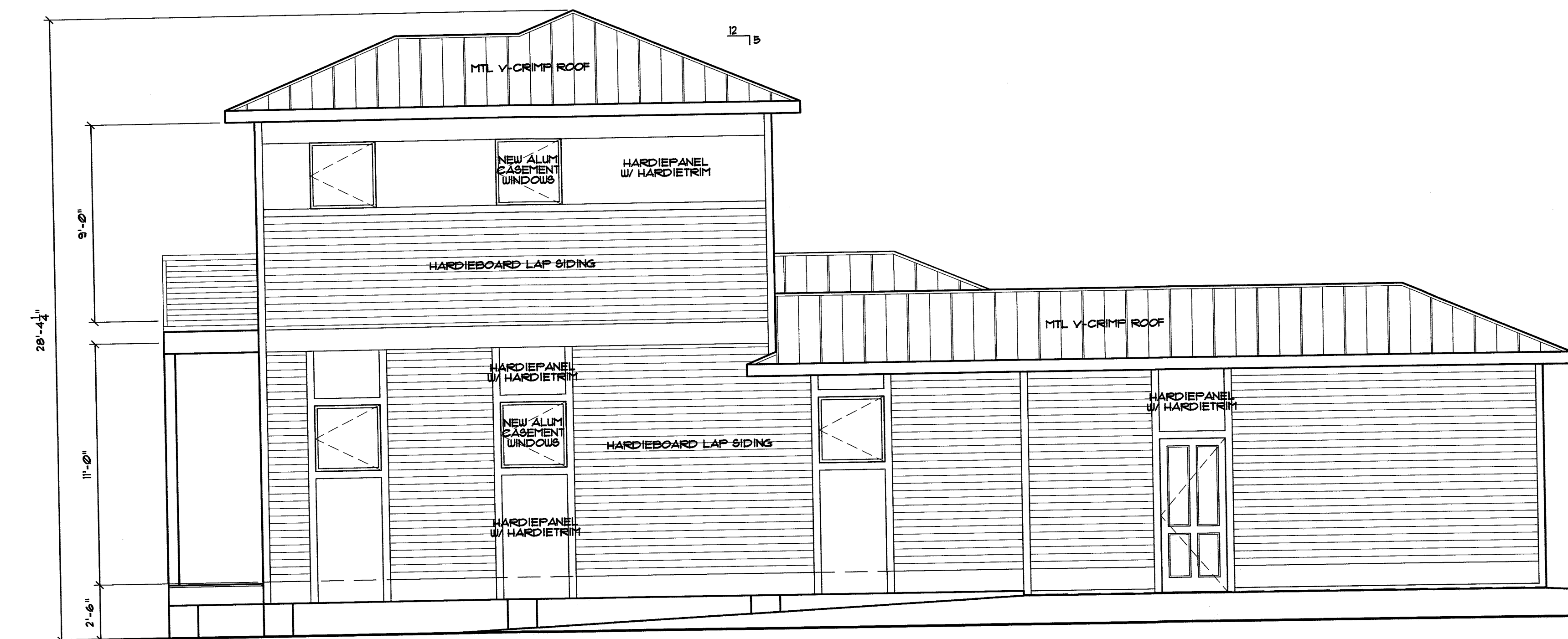
610 White Street, Key West FL
TEPopePA@aol.com

(305) 296 3611

date:
11/29/12
revision:

sheet:

A1



Left Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



Right Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"

1316 Whalton Street

Key West, FL

1316 Whalton Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL

TEPopePA@aol.com

(305) 296 3611

date:
11/29/12
revision:

sheet:

A2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REVISIONS TO PREVIOUSLY HARC APPROVED APPLICATION H05-02-10-0216 FOR NEW CONSTRUCTION OF TWO HOUSES. DEMOLITION OF BOTH HOUSES WERE ALREADY APPROVED ON APRIL 12, 2005

#1316 AND #1316 ½ WHALTON STREET

Applicant- THOMAS E. POPE

Application Number H12-01-1920

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Tom Pope, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1316 + 1316 1/2 Whalton on the 6 day of December, 2012.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on April 12, 2012.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H12-01-1920

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: Tom Pope

Date: 12/6/12

Address: 1316 + 1316 1/2 Whalton

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 6 day of December, 2012.

By (Print name of Affiant) Tom Pope who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/13



M. HOLLY BOOTON
MY COMMISSION # DD 998156
EXPIRES: December 26, 2013
Bonded Thru Budget Notary Services

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 Card -
Map portion under construction.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

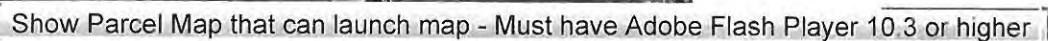
Alternate Key: 1041076 Parcel ID: 00040360-000000

Ownership Details

Mailing Address:
BIRD RICHARD AND DEBORAH
3626 EAGLE AVE
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1316 WHALTON ST KEY WEST
Subdivision: George W Nichols Sub
Legal Description: KW GEORGE W NICHOLS SUB PB1-42 PT LOT 7 SQR 2 TR 18 (A/K/A UNIT 1) OR52-464/65 OR505-1083 OR746-55/56 OR912-2267 OR1223-1330/31Q/C OR1907-222/223 OR2096-1295/97 OR2259-2327/2339 (DEC/REST)



Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	28	90	2,475.00 SF

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 710
 Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 25
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 116
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 32
 Grnd Floor Area 710

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

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

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 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	3:WD FR STUCCO	1	1989	N	N	0.00	0.00	710
2	OPF		1	1989	N	N	0.00	0.00	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	414 SF	23	18	1985	1986	3	50
2	PT2:BRICK PATIO	288 SF	0	0	1985	1986	5	50
3	FN2:FENCES	64 SF	8	8	1985	1986	2	30
4	FN2:FENCES	60 SF	0	0	1983	1984	3	30
5	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
6	FN2:FENCES	324 SF	54	6	1975	1976	3	30

Appraiser Notes

2009-04-27 MLS ACTIVE SHORT SALE \$520,000 3/2 DEVELOPMENT OPPORTUNITY IN THE CASA MARINA DISTRICT OF KEY WEST! NOW PRICED FOR ONLY \$520,000, THIS SALE OFFERS THE RARE OPPORTUNITY TO PURCHASE 2 LEGAL ADDRESSES THAT CAN BE COMBINED OR REDEVELOPED INTO SEPARATE PROPERTIES. COMPLETE WORKING DRAWINGS ARE AVAILABLE FOR 2 LUXURIOUS 4 BR & 3 BA, 2200 SQ. FT. CUSTOM HOMES. AS AN ADDED BONUS, ACCORDING TO PUBLIC RECORDS, THE LOTS ARE SITUATED HIGH ATOP AN X500 ZONE PRESENTING A PREFERRED ELEVATION. THE EXISTING PROPERTY CONSISTS OF A 2 BR & 1 BA COTTAGE, A POOL, GARAGE & 1 BR & 1 BA APARTMENT. THIS SALE REQUIRES 3RD PARTY APPROVAL BY SELLER'S LENDER, & ALL OFFERS MUST BE ACCOMPANIED BY A BUYER'S LENDER PREQUALIFICATION LETTER FOR FINANCING OR STATEMENT OF ASSETS FOR A CASH PURCHASE

PARCEL HAS DECREASED PER OR2259-2327/2339 DECLARATION OF RESTRICTIONS, DONE FOR THE 2007 TAX ROLL

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	60,317	18,193	127,544	206,054	206,054	0	206,054
2011	61,192	18,891	159,443	239,526	239,526	0	239,526
2010	61,192	19,589	179,900	260,681	260,681	0	260,681
2009	68,204	20,287	264,848	353,339	353,339	0	353,339
2008	84,117	20,985	235,125	340,227	340,227	0	340,227
2007	114,339	16,977	272,250	403,566	403,566	0	403,566
2006	251,480	17,512	279,450	548,442	548,442	0	548,442
2005	145,731	18,048	186,300	350,079	350,079	0	350,079
2004	97,152	18,584	155,250	270,987	270,987	0	270,987
2003	101,039	19,125	79,954	200,118	200,118	0	200,118
2002	95,956	19,670	79,954	195,580	195,580	0	195,580
2001	81,962	20,227	79,954	182,143	182,143	0	182,143
2000	85,627	22,796	58,219	166,642	166,642	0	166,642
1999	75,549	19,821	58,219	153,588	153,588	0	153,588
1998	64,408	17,383	58,219	140,009	140,009	0	140,009
1997	55,704	15,454	52,009	123,167	123,167	0	123,167
1996	47,000	13,393	52,009	112,403	112,403	0	112,403
1995	42,822	12,525	52,009	107,357	107,357	0	107,357

1994	38,297	11,491	52,009	101,796	101,796	0	101,796
1993	38,373	11,800	52,009	102,182	102,182	0	102,182
1992	38,373	12,110	52,009	102,492	102,492	0	102,492
1991	38,373	12,420	52,009	102,803	102,803	0	102,803
1990	38,373	12,727	41,141	92,242	92,242	0	92,242
1989	33,569	11,032	38,813	83,414	83,414	0	83,414
1988	14,431	8,504	31,826	54,761	54,761	0	54,761
1987	14,247	8,682	21,269	44,198	44,198	0	44,198
1986	15,207	0	20,493	35,700	35,700	0	35,700
1985	14,572	0	11,644	26,216	26,216	0	26,216
1984	13,764	0	11,644	25,408	25,408	0	25,408
1983	13,764	0	11,644	25,408	25,408	0	25,408
1982	14,011	0	8,935	22,946	22,946	0	22,946

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
3/2/2005	2096 / 1295	650,000	WD *****	Q
7/2/2003	1907 / 0222	390,000	WD *****	M
6/1/1984	912 / 2267	1	WD *****	U

This page has been visited 6,708 times.

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