

Staff Report

10 Remove awnings and install roofs- **#608 Angela Street- Michael Skoglund (H12-01-385)**

This staff report is for the review for a Certificate of Appropriateness for the construction of a covered porch on the south side of the house, attached to two existing sawtooths. The proposed new structure will have two side gables and will be approximately 1'-6" lower than the main roof's ridge. The house located on #608 Angela Street is listed as a contributing resource in the surveys. The one story frame vernacular structure was built in circa 1900 and is a superb example of frame vernacular architecture. The house has a significant ornate "U" shape front porch. According to the 1912 Sanborn map the two front gable roofs were and still sawtooths. An addition was done in the back later in time. The proposed structure will not have any new walls.

The proposed plans include the removal of a canvas awning.

Guidelines that should be reviewed for this application;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the **original building** and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions **should not alter the balance and symmetry of an historic structure.***
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

New Construction:

- (1) **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will not conform to actual setbacks for this particular historic zone district HHDR;

Front yard- 10 feet

Side yard- 5 feet

Back yard- 20 feet

Maximum height- 30 feet

It is staff's opinion that the proposed design does not comply with some of the guidelines. Through the review of all the Sanborn maps from 1912 to the last one done in 1962 the symmetry and balance of this building has been unaltered. Building the proposed roofs and at almost the same height than the existing ones will change the massing, symmetry and balance of this historic house. If approved this project will require a side yard variance from the Planning Board, since it will be built over the required minimum 5' setback side yard requirement.

Application



CITY OF KEY WEST *Fax 809-3978*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 112-01000385

OWNER NAME: KURT FAZEKAS DATE: 3-2-12

OWNERS ADDRESS: 608 ANGELA ST PHONE #:

APPLICANT'S NAME: M. SKOGLUND PHONE #: 296-2632

APPLICANT'S ADDRESS: 522 ELIZABETH ST.

ADDRESS OF CONSTRUCTION: 608 ANGELA ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
REMOVE AWNING, INSTALL T-CRIMP ROOF WITHOUT WALLS.

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

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date: 3-2-12
Applicant Signature: M Skoglund

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 (repair, rehab, 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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as a contributing resource. Built
c. 1900 frame vernacular.
Guidelines for additions/alterations/
new construction (pages 34-38a)*

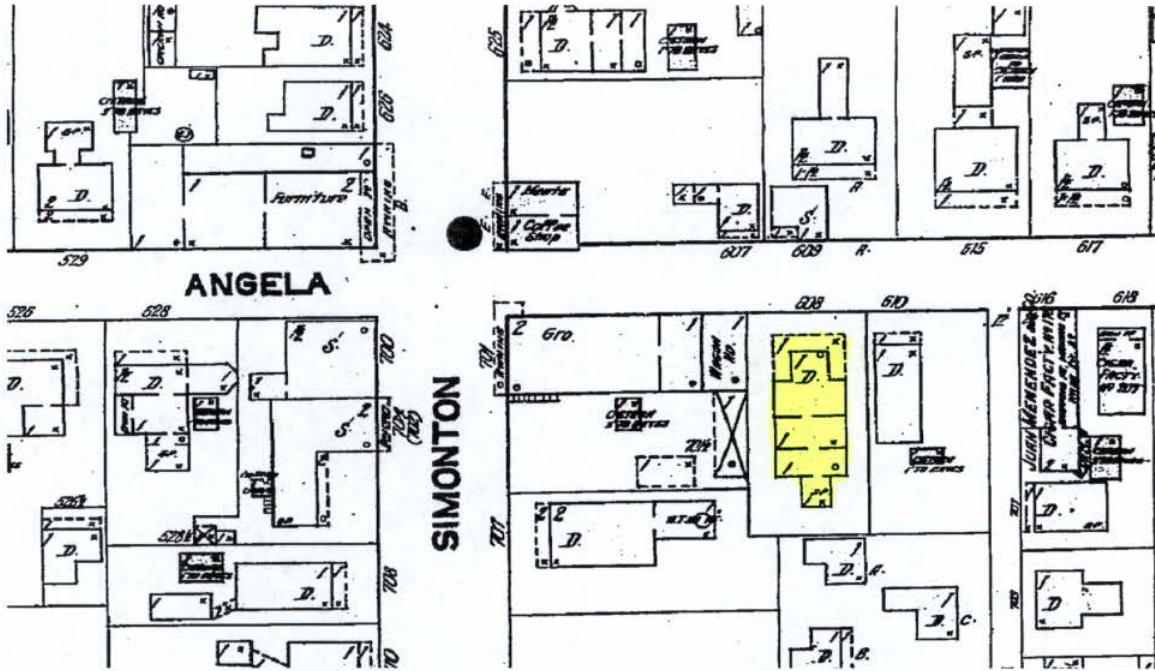
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

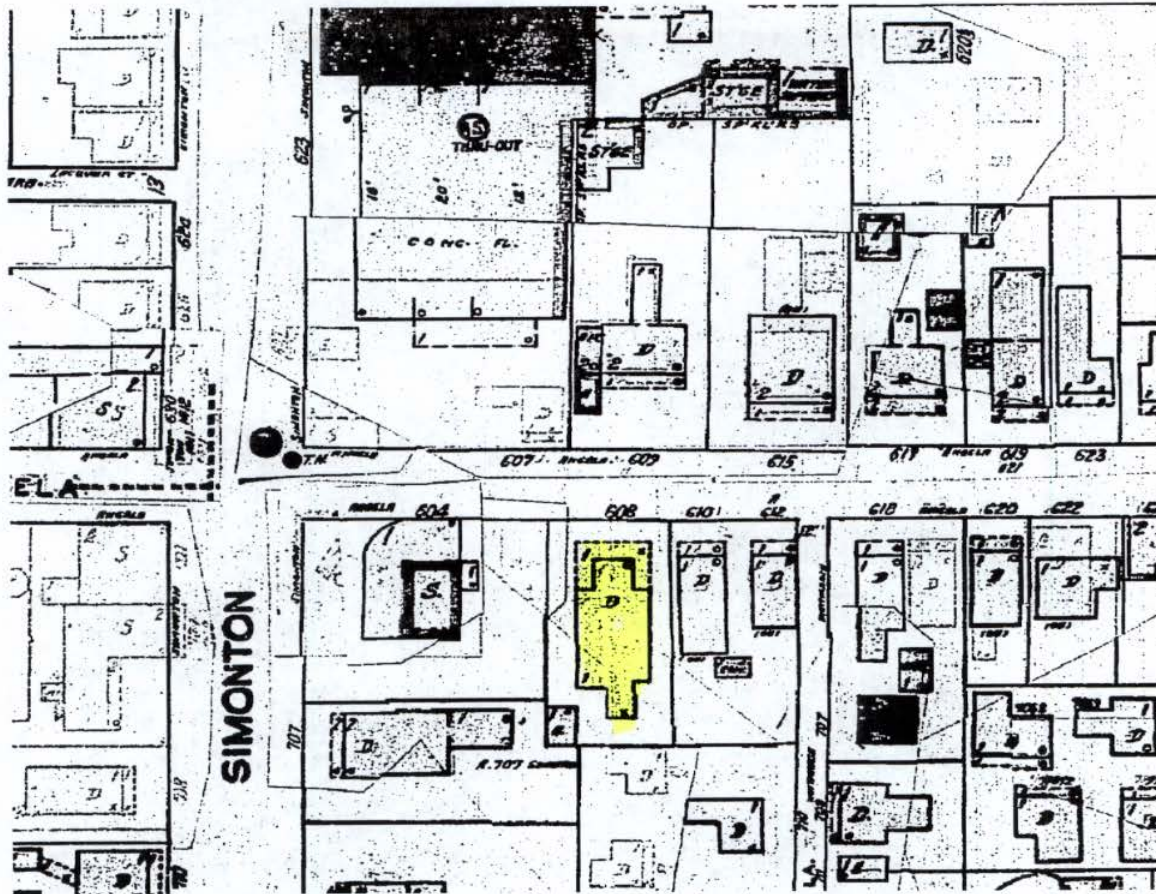
Signature: _____

Historic Architectural
Review Commission

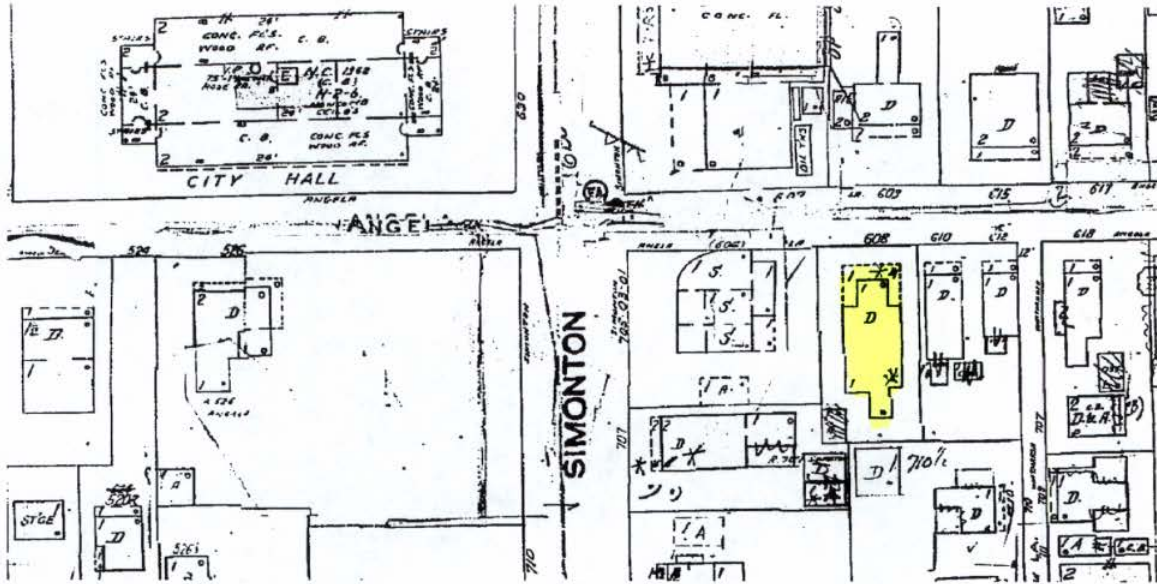
Sanborn Maps



#608 Angela Street Sanborn map 1912 copy



#608 Angela Street Sanborn map 1948 copy



#608 Angela Street Sanborn map 1962 copy

Project Photos



Photo taken by the Property Appraiser's office c1965; 608 Angela St.; built c1900;
Monroe County Library



The house at 608 Angela that was the former home of Philip Burton. From the Dale McDonald Collection, Monroe County Library

KINKY CONSTRUCTION CO.

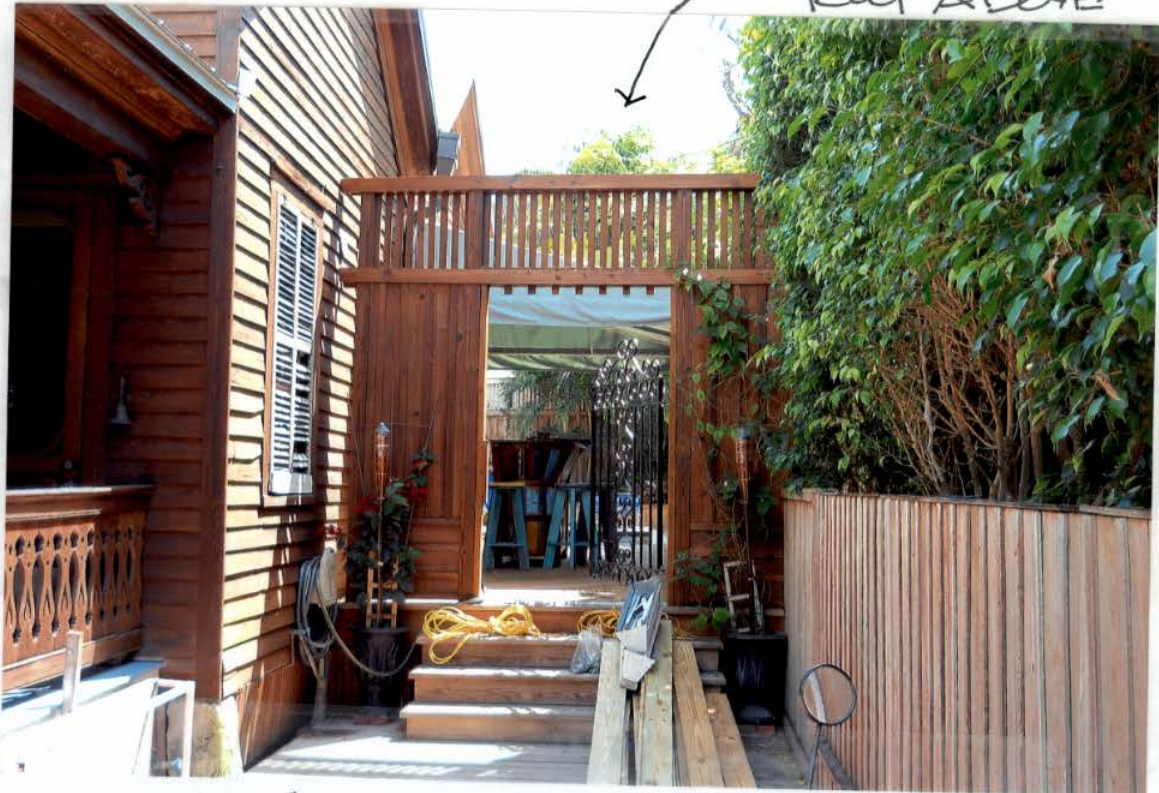
ARCHITECTURE
CONSTRUCTION
RENOVATION

(305) 724-2632
KEY WEST, FLA.



FRONT

ROOF ABOVE



FRONT

REPLACE AWNING WITH ROOF



RIGHT SIDE



RIGHT REAR

KINKY CONSTRUCTION CO.
ARCHITECTURE
CONSTRUCTION
RENOVATION
(305) 246-2832
KEY WEST, FLA.

Survey

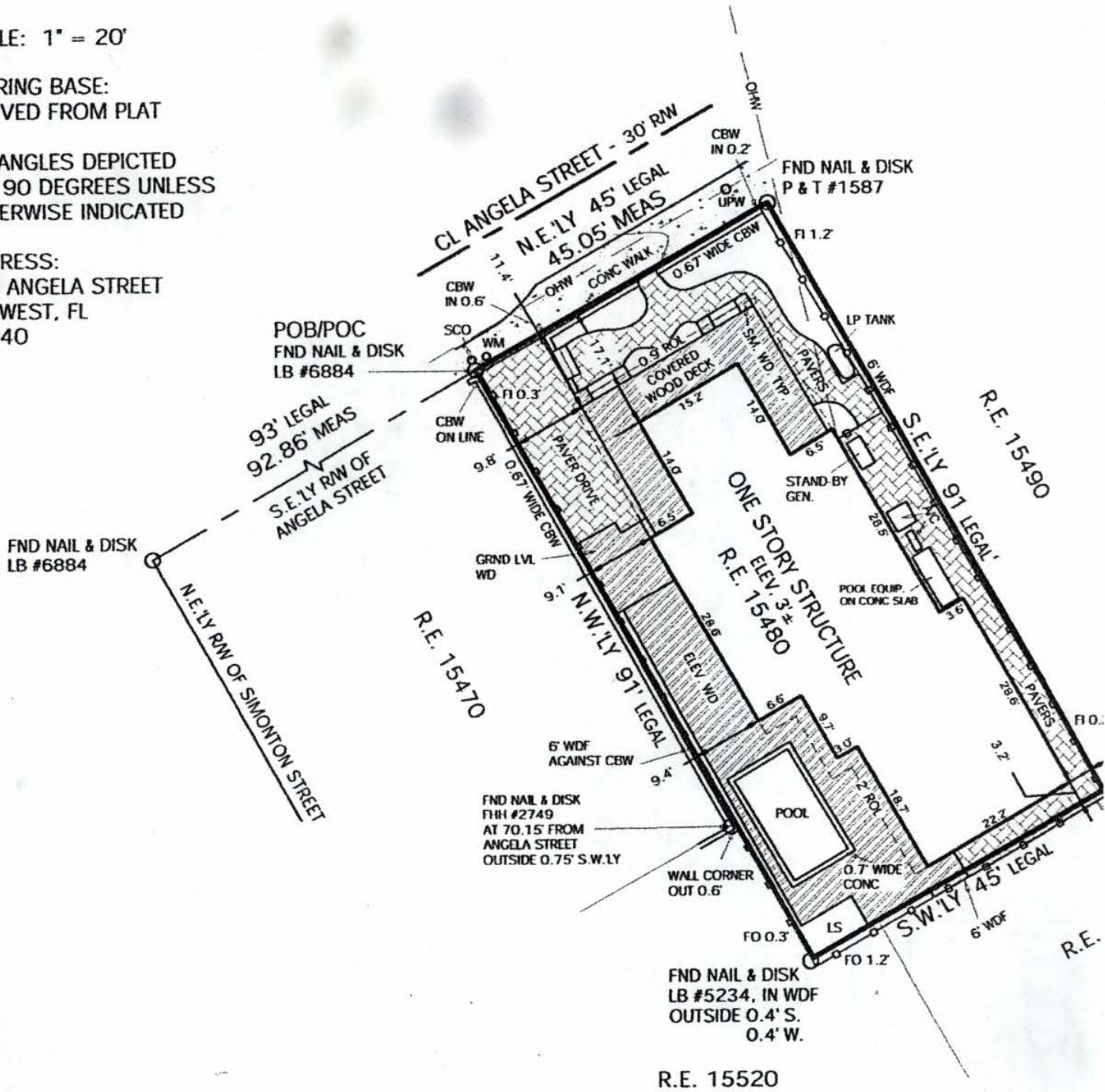


SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
608 ANGELA STREET
KEY WEST, FL
33040



LEGAL DESCRIPTION -

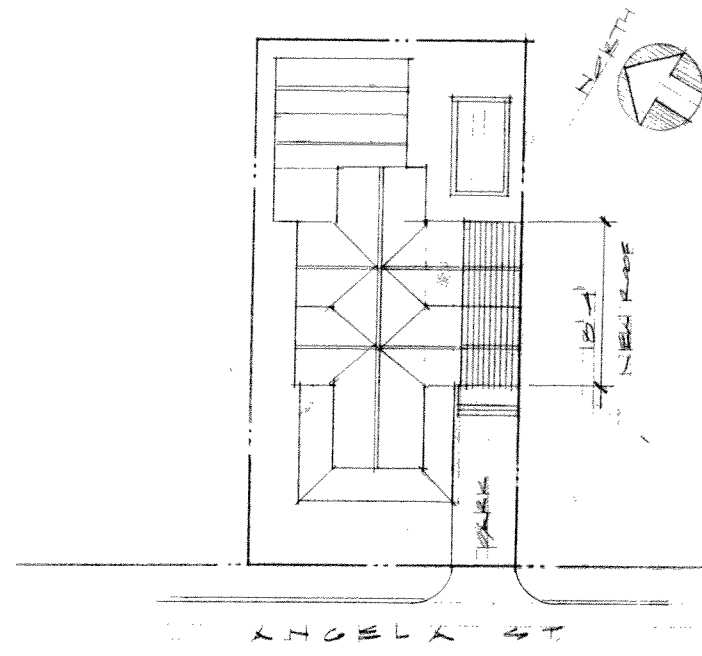
Tract A, Part of Lot One (1), in Square One (1), in Simonton & Wall's Addition to the City of Key West, and now in the corporate limits of said City. Commencing at a point on Angela Street, Ninety-three (93) feet from the corner of said Square on Simonton and Angela Streets, and running thence along the line of Angela Street in a Northeasterly direction Forty-five (45) feet; thence at right angles in a Southeasterly direction Ninety-one (91) feet; thence at right angles in a Southwesterly direction Forty-five (45) feet; thence at right angles in a Northwesterly direction Ninety-one (91) feet out to Angela Street, to the Place of Beginning.

CERTIFIED TO -

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SP

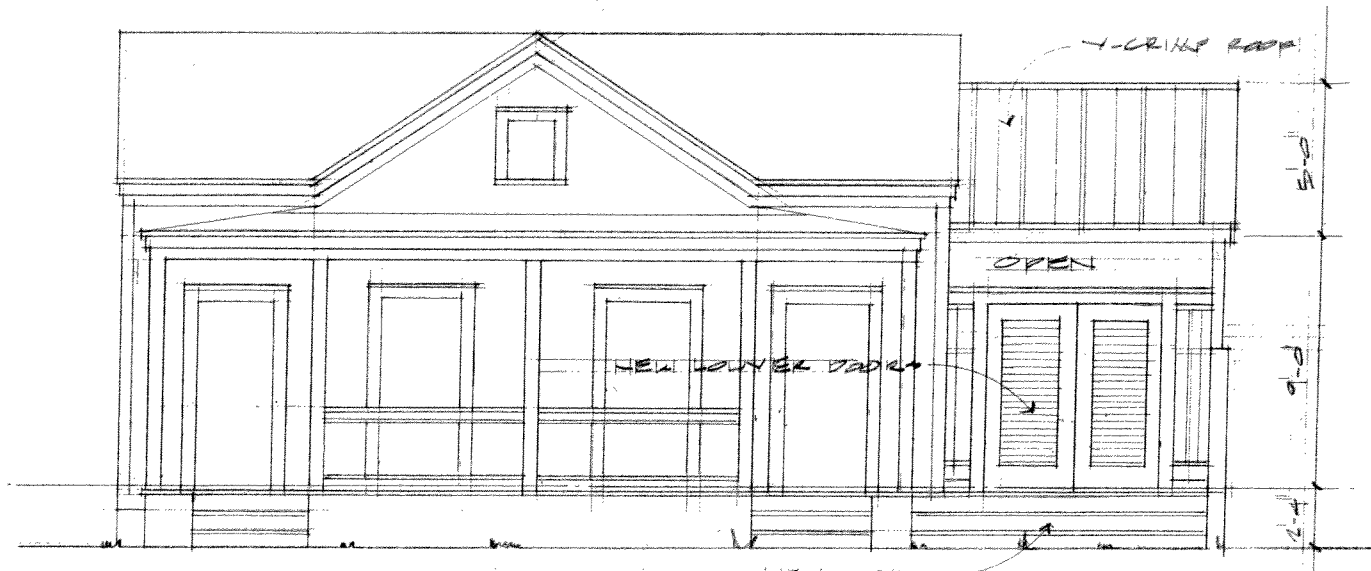
- | | | |
|-----------------------------------|-------------------------------|---------|
| BFP - BACK-FLOW PREVENTER | GW - GUY WIRE | PRM - |
| BO - BLOW OUT | HB - HOSE BIB | PT - I |
| C & G - 2" CONCRETE CURB & GUTTER | IP - IRON PIPE | R - R |
| CB - CONCRETE BLOCK | IR - IRON ROD | ROL - R |
| CBW - CONCRETE BLOCK WALL | L - ARC LENGTH | ROW - |
| CI - CURB INLET | LS - LANDSCAPING | ROWL - |
| CL - CENTERLINE | MB - MAILBOX | SCO - |
| CLF - CHAINLINK FENCE | MEAS - MEASURED | SPV - |
| CM - CONCRETE MONUMENT | MHWL - MEAN HIGH WATER LINE | SV - |
| CONC - CONCRETE | MTLF - METAL FENCE | TBM - |
| C/S - CONCRETE SLAB | NAVD - NORTH AMERICAN | TOB - |
| CVRD - COVERED | VERTICAL DATUM (1988) | TOS - |
| D - DELTA ANGLE | NGVD - NATIONAL GEODETIC | TS - |
| DEASE - DRAINAGE EASEMENT | VERTICAL DATUM (1929) | TYP - |
| EB - ELECTRIC BOX | NTS - NOT TO SCALE | UEAST - |
| EL - ELEVATION | OHW - OVERHEAD WIRES | UPC - |
| ENCL - ENCLOSURE | PC - POINT OF CURVE | UPW - |
| FTE - FINISHED FLOOR ELEVATION | PM - PARKING METER | VB - |
| FH - FIRE HYDRANT | PCC - POINT OF COMPOUND CURVE | |

Proposed Plans

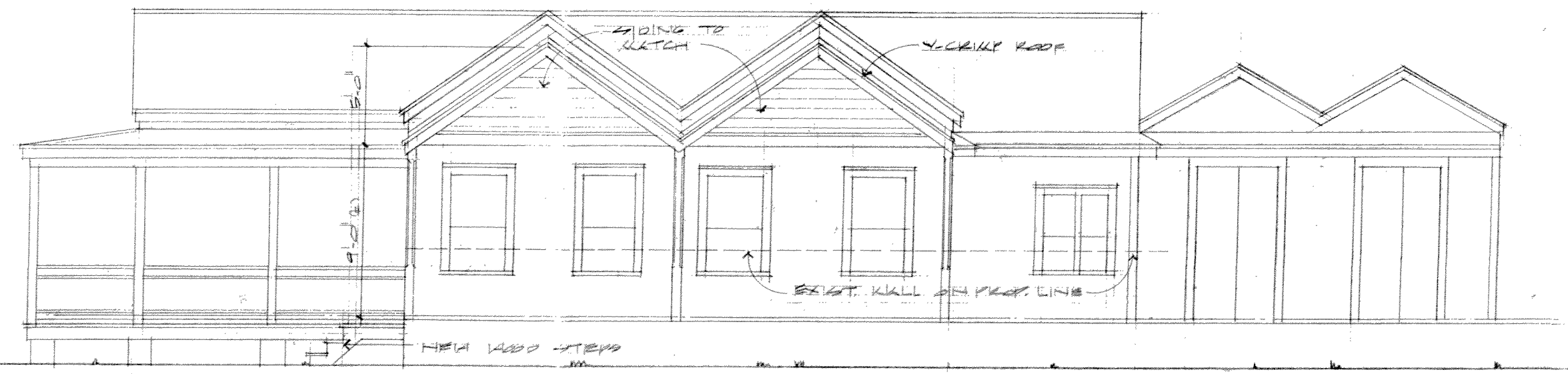


KNOELX ST

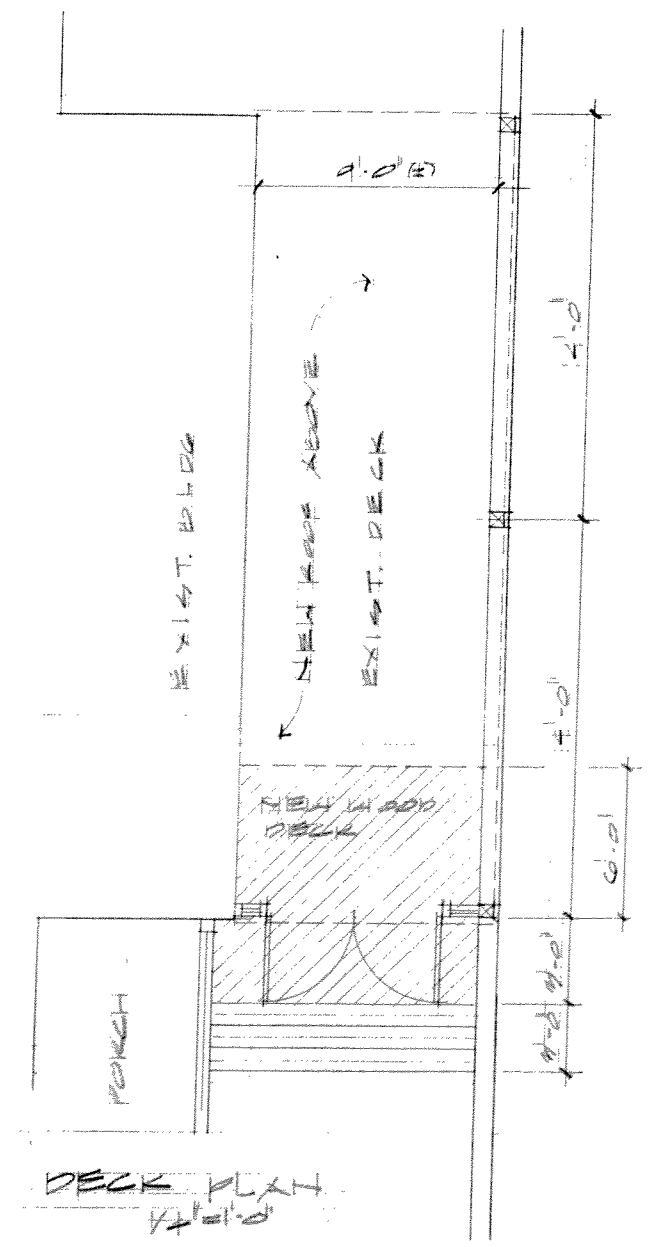
SITE PLAN
1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
1/4" = 1'-0"



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 28, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVE AWNING AND INSTALL ROOFS

#608 Angela Street

Applicant- Michael Skoglund- Application Number H12-01-385

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

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1015857 Parcel ID: 00015480-000000

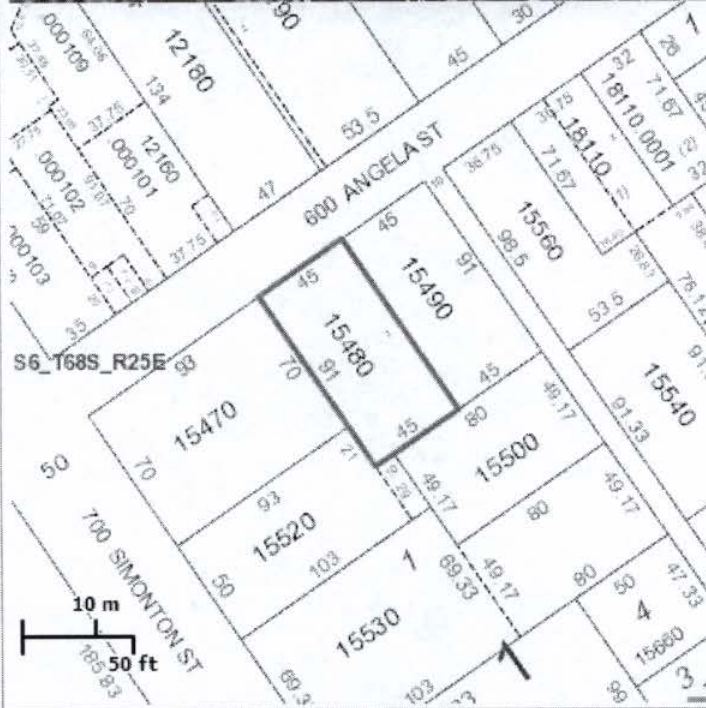
Ownership Details

Mailing Address:
FAZEKAS KURT J AND DANIELE A
12209 ADMIRALS POINTE CIR
INDIANAPOLIS, IN 46236-8796

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 608 ANGELA ST KEY WEST
Legal Description: KW PT LT 1 SQR 1 TR 4 PP-225 CO JUDGES DOCKET 3-J3 AND 1-73-172 OR584-540/44 OR1212-983/85R/S OR1273-768/69 OR1277-1927/29 OR1318-759/61R/S OR1362-1368/69 OR1437-2030/32R/S OR1624-570/72 OR1825-1847 OR2455-2476/77 OR2547-1443/45

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	45	92	4,095.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1719
Year Built: 1928

Building 1 Details

Building Type R1
Effective Age 8
Year Built 1928
Functional Obs 0

Condition A
Perimeter 266
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 6
Grnd Floor Area 1,719

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

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

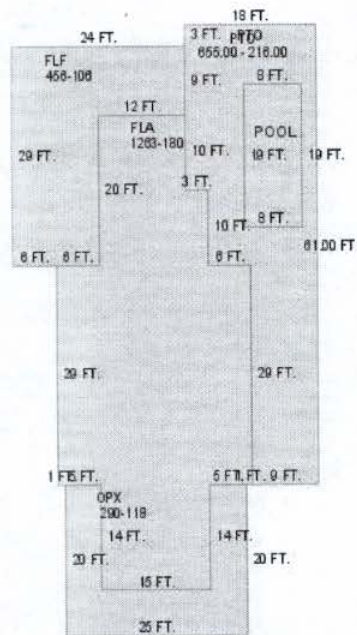
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 1

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	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	1,263
2	OPX		1	1989		0.00	0.00	290
3	FLF	12:ABOVE AVERAGE WOOD	1	1995	N Y	0.00	0.00	456
4	PTO		1	1995		0.00	0.00	655

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	156 SF	0	0	1984	1985	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
3	FN2:FENCES	132 SF	44	3	1979	1980	2	30
4	FN2:FENCES	360 SF	60	6	2003	2004	5	30
5	FN2:FENCES	744 SF	62	12	1989	1990	5	30
6	PO4:RES POOL	171 SF	19	9	1994	1995	5	50
7	FN2:FENCES	294 SF	49	6	1994	1995	2	30
8	FN2:FENCES	55 SF	11	5	2003	2004	2	30
9	FN2:FENCES	60 SF	15	4	1994	1995	2	30
10	RW2:RETAINING WALL	112 SF	56	2	1927	1928	1	50
11	PT2:BRICK PATIO	500 SF	0	0	2004	2005	2	50

Appraiser Notes

2005-10-12 ASKING \$1,995,000. 3BD/2BA ,HEATED POOL.FROM THE MLS REPORT-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-1660	05/20/2004	06/22/2004	2,200		IRRIGATION LINES
	04-2100	06/25/2004	12/02/2004	6,500		INSTALL PAVERS
	03-3752	10/28/2003	11/06/2003	400		GATE
	03-2520	07/21/2003	12/31/2003	2,400		WOOD FENCE
	03-1565	05/01/2003	07/18/2003	800		SMOKE DETECTORS
	03-1542	05/01/2003	07/18/2003	6,000		PLUMBING
	03-1496	04/28/2003	07/18/2003	7,000		ELECTRICAL
	03-1024	03/25/2003	07/18/2003	10,000		DECKING AND DRIVEWAY
	03-778	03/17/2003	07/18/2003	55,000		INTERIOR RENOVATION
	03-1112	04/01/2003	07/18/2003	2,400		INSTALL 4-TON A/C
	02-2847	10/28/2002	07/18/2003	8,000		REPLACE DECKING
	9702266	07/01/1997	10/01/1997	7,000		INSTALL V-CRIMP ROOF
	E952935	09/01/1995	09/01/1995	600		POOL EQUIP/LIGHTS/CLOCK

	M952247	07/01/1995	09/01/1995	9,300		4 TON AC
	A951308	04/01/1995	09/01/1995	2,156		6 SQS V-CRIMP ROOF
	B951042	03/01/1995	09/01/1995	10,000		POOL
	P950675	03/01/1995	09/01/1995	2,000		PLUMBING FIXTURES
	E950595	02/01/1995	09/01/1995	4,300		200 AMP ELECTRIC/FIXTURES
1	B950288	01/01/1995	09/01/1995	90,000	Residential	ADDITION/REMODEL KITCHEN

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	264,612	22,723	637,196	924,531	924,531	25,000	899,531
2010	267,427	23,319	339,803	630,549	630,549	25,000	605,549
2009	296,969	23,913	519,402	840,284	733,983	25,000	708,983
2008	272,784	24,560	572,402	869,746	733,250	25,000	708,250
2007	440,954	21,966	720,650	1,183,570	711,893	25,000	686,893
2006	614,598	22,771	391,210	1,028,579	694,530	25,000	669,530
2005	614,598	23,550	308,850	946,998	674,301	25,000	649,301
2004	360,740	20,454	288,260	669,454	651,020	25,000	626,020
2003	476,774	14,255	144,130	635,159	635,159	25,000	610,159
2002	502,071	14,703	113,245	630,019	630,019	0	630,019
2001	439,855	15,114	113,245	568,214	568,214	0	568,214
2000	473,804	21,672	70,006	565,482	182,509	25,000	157,509
1999	368,344	17,306	70,006	455,657	177,711	25,000	152,711
1998	210,194	14,718	70,006	294,918	174,913	25,000	149,913
1997	183,920	13,199	61,770	258,888	171,990	25,000	146,990
1996	133,473	9,860	61,770	205,103	166,981	25,000	141,981
1995	62,638	2,875	61,770	127,282	123,708	25,000	98,708
1994	56,018	2,669	61,770	120,456	120,456	25,000	95,456
1993	56,018	2,815	61,770	120,602	120,602	25,000	95,602
1992	56,018	2,932	61,770	120,719	120,719	25,000	95,719
1991	56,018	3,062	61,770	120,850	120,850	25,000	95,850
1990	55,751	2,899	53,534	112,184	112,184	25,000	87,184
1989	35,172	0	51,475	86,647	86,647	25,000	61,647
1988	29,901	0	45,298	75,199	75,199	25,000	50,199
1987	29,538	0	25,738	55,276	55,276	25,000	30,276
1986	29,702	0	24,708	54,410	54,410	25,000	29,410
1985	28,794	0	15,815	44,609	44,609	25,000	19,609
1984	26,812	0	15,815	42,627	42,627	25,000	17,627
1983	26,812	0	15,815	42,627	42,627	25,000	17,627
1982	27,366	0	15,815	43,181	43,181	25,000	18,181

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
12/19/2011	2547 / 1443	1,340,000	WD	02
3/5/2010	2455 / 2476	1,225,000	WD	02
10/7/2002	1825 / 1847	743,700	WD	Q
3/20/2000	1624 / 0570	660,000	WD	Q
2/1/1974	0584 / 0540	15,000	00	Q

This page has been visited 48,189 times.

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