

Staff Report

8 New addition with breezeway connection and window replacement-
#1207 Pine Street - Matthew Stratton (H11-01-867)

This staff report is for the review of a Certificate of Appropriateness that request the addition of a one story frame structure connected to a historic house through a breezeway. The historic house located on #1207 Pine Street is listed as a contributing resource and was built circa 1912. The one and a half story house is an example of bungalow style architecture. The proposed addition will be setback ten feet from the front property line. The addition will be lower than the main house but will be visible from the street. On July 12, 2011 the Commission motioned to postpone the review of the proposed design.

The applicant submitted new drawings showing the proposed one story addition on the west side back portion of the lot. The addition will be attached to a non historic back portion of the house. The new addition will be a one story structure.

Staff has the following comments regarding the proposed plans:

1. The addition will be attached to a non historic portion of the historic house and will be setback from the main façade approximately forty two feet.
2. The proposed addition will meet actual setbacks.
3. During construction coordination with the landscape division is advisable due to the number of trees and the proximity of the proposed addition.

The proposed design complies with additions and alterations guidelines.

Application



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

APPLICATION # H11-01-267

OWNER'S NAME: SALLY KOSTMAYER DATE: 6/30/11

OWNER'S ADDRESS: 1207 PINE ST. PHONE #: 304-3021

APPLICANT'S NAME: MATTHEW STRATTON ARCHITECT PHONE #: 923-9670

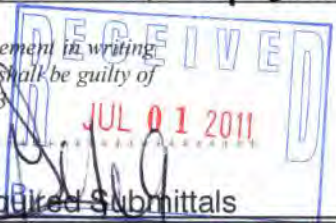
APPLICANT'S ADDRESS: 1403 CATHERINE ST.

ADDRESS OF CONSTRUCTION: 1207 PINE ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: 430 SQ. FT. FREE-STANDING ADDITION WITH BREEZEWAY CONNECTION. REPLACE PAIR OF INSWING FRENCH DOORS WITH SINGLE WOOD OUTSWING FRENCH DOOR AT SIDE.

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: 6/30/11
Applicant's Signature: Matthew Stratton

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 checked="" 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 ✓ 7/12/11 (postponed) Denied _____ Deferred ✓ 7/12/11

Reason for Deferral or Denial:

7/12/11 - postponed for approval to discuss concerns with client present

HARC Comments:

Contributing resource. Built circa 1912. Bungalow style. Guidelines for additions, alterations & new construction (pages 36-38).

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

Date: 7/12/11

Signature: Buddy Mallot

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 18, 2011

Arch. Matthew Stratton
1403 Catherine Street
Key West, Florida 33040

RE: NEW ADDITION WITH BREEZEWAY CONNECTION AND WINDOW
REPLACEMENT
FOR: #1207 PINE STREET - HARC APPLICATION # H11-01-867
KEY WEST HISTORIC DISTRICT


Dear Architect Stratton:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review for the above mentioned project on the public hearing held on Tuesday, July 12, 2011.

I will be scheduling this item on the next HARC meeting of July 26, 2011 at Habana Plaza City Hall conference room, 3140 Flagler Avenue. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

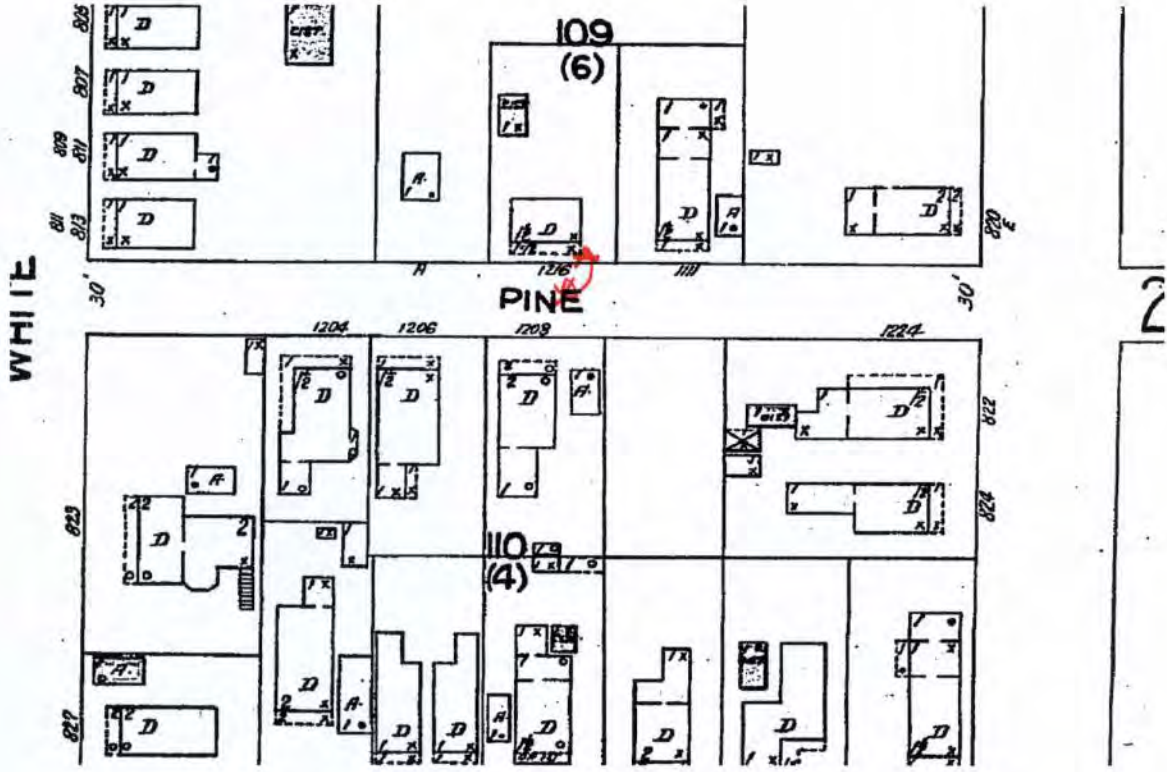
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

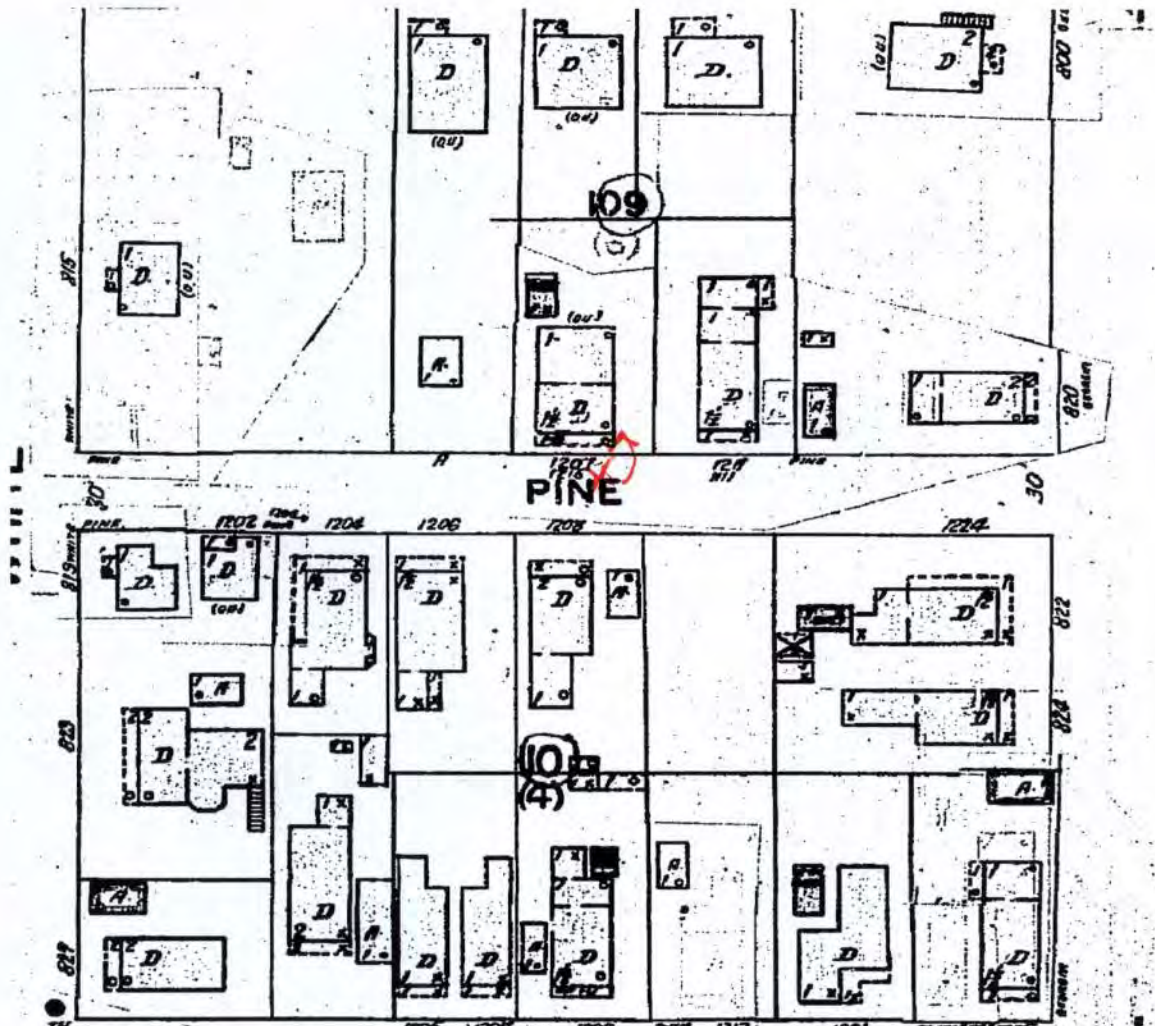
305.809.3973

etorregr@keywestcity.com

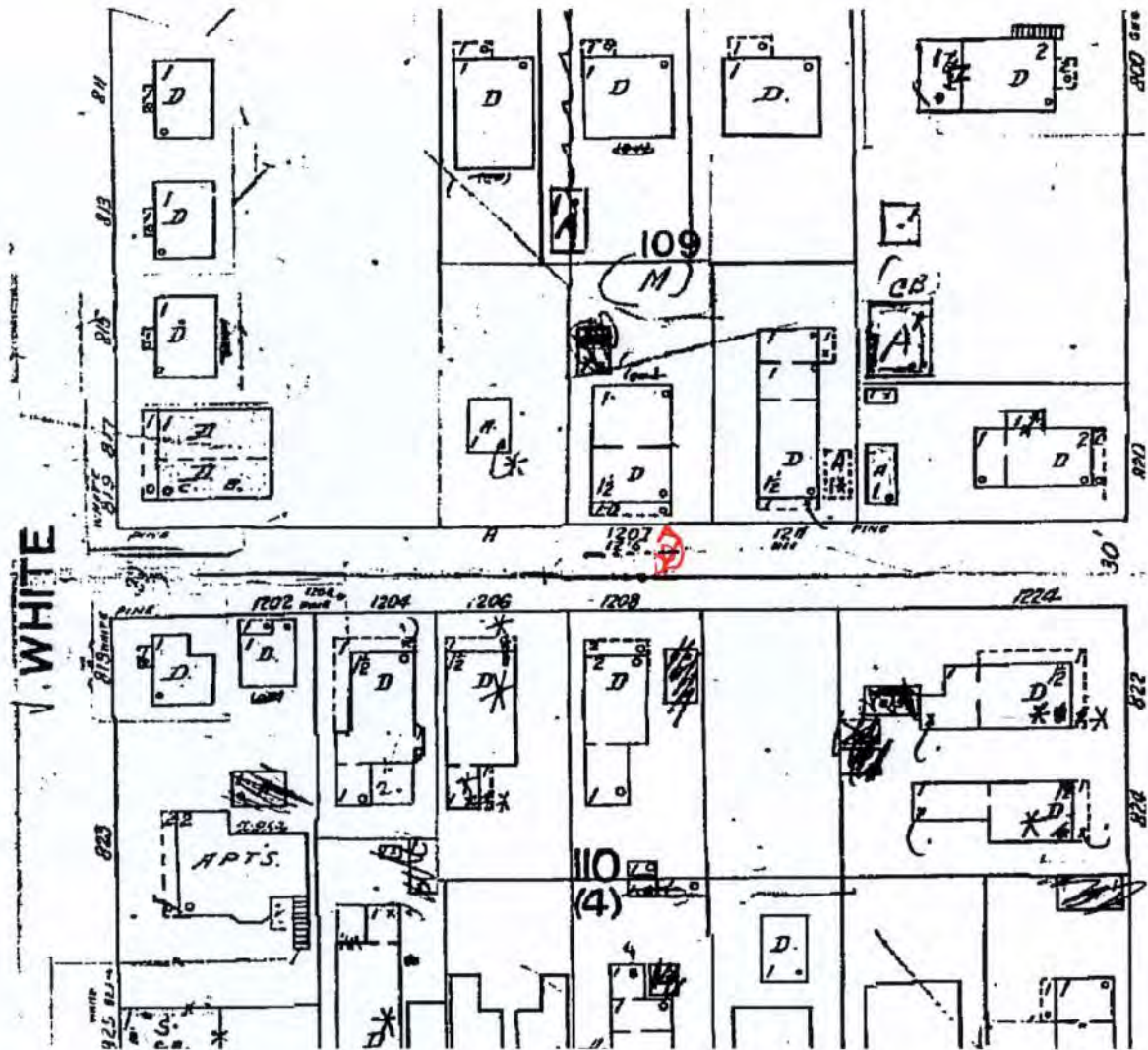
Sanborn Maps



#1207 Pine Street Sanborn map copy 1926



#1207 Pine Street Sanborn map copy 1948



#1207 Petronia Street Sanborn map copy 1962

Project Photos



VIEW ACROSS PINE ST.



1207 PINE

NEIGHBOR TO EAST





KEY WEST PLANNING DEPT.
JUL 18 2011
MONROE COUNTY

NEIGHBOR TO WEST

LOCATION OF
PROPOSED ADDITION
ADJACENT TO
EXIST.
SCREEN
PORCH

EXISTING
SCREENED
PORCH



SIDE YARD - VIEW FROM INSIDE FENCE



1207
PINE



SIDE YARD - VIEW FROM STREET

LOCATION OF
PROPOSED ADDITION



1207 PINE SIDE ELEVATION



PLANNING DEPT.
JUL 18 2011
DUVAL COUNTY

1207 PINE FRONT ELEVATION



Photo taken by the Property Appraiser's office c1965; 1207 Pine St.; built c1912; Monroe County Library

LOCATION OF
PROPOSED ADDITION



PLANNING DEPARTMENT
JUL 01 2011
[Signature]



1207 PINE ST.
FRONT



JUL 01 2011
[Handwritten signature]



LOCATION
OF
PROPOSED
ADDITION

1207 PINE ST. SIDE YARD

1207 PINE



RECEIVED
JUL 01 2011
BY *[Signature]*



NEIGHBOR TO WEST

1207 PINE



NEIGHBOR TO EAST



VIEW ACROSS PINE ST.

Revised Plans



EXISTING WEST ELEVATION (SIDE)
3/16"=1'-0"

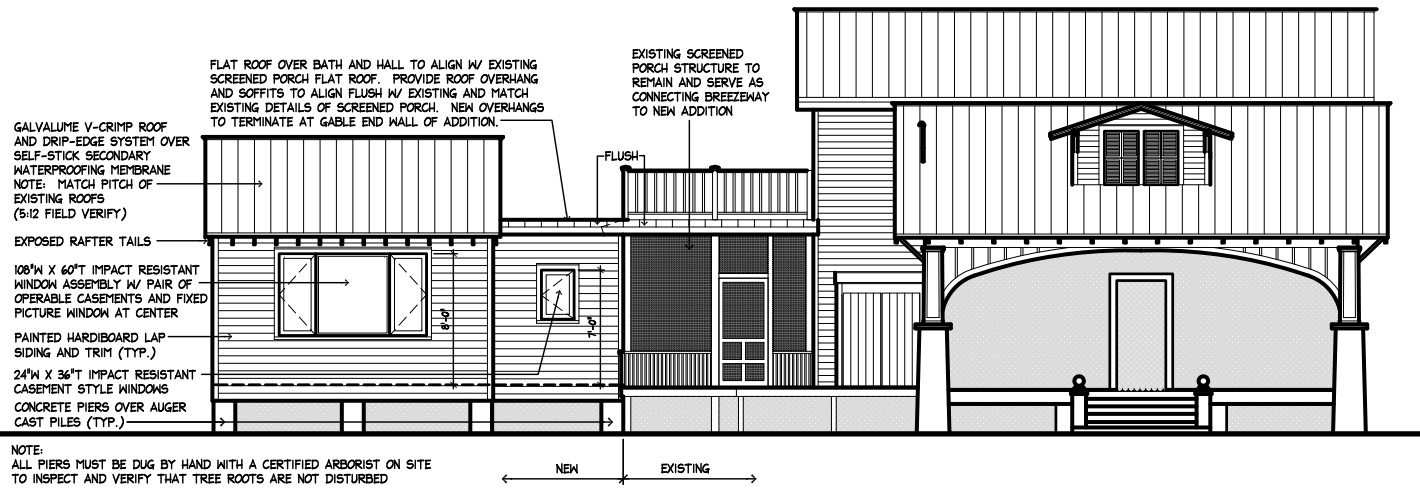


EXISTING SOUTH ELEVATION (FRONT)
3/16"=1'-0"

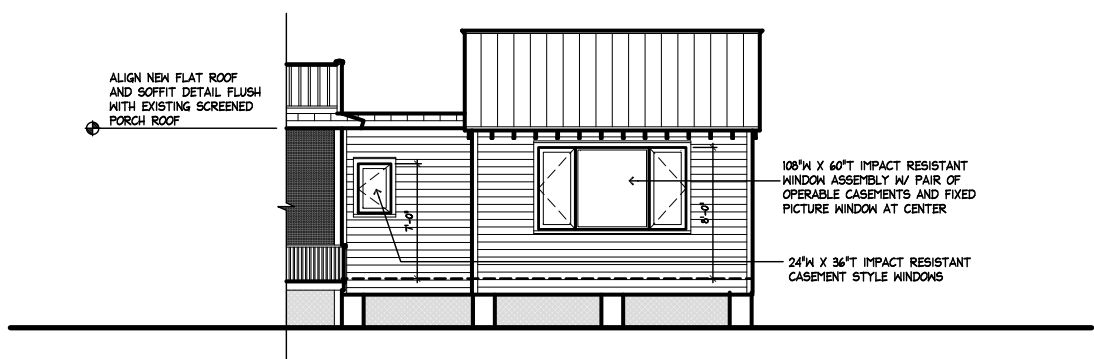


PROPOSED WEST ELEVATION (SIDE)
3/16"=1'-0"

NOTE:
SECTION 86-4 OF THE LAND DEVELOPMENT REGULATIONS, DEFINITION OF TERMS, UNDER "PRINCIPAL STRUCTURE", STATE THAT "A CONNECTING BREEZEWAY IN EXCESS OF SIX FEET AND ENCLOSED ON ONE OR BOTH SIDES, INCLUDING LOUVERS, LATTIC OR SCREENING, SHALL CAUSE THE ENTIRE STRUCTURE TO BE CONSTRUED AS THE PRINCIPAL BUILDING AND SHALL BE SUBJECT TO THE REGULATIONS APPLICABLE TO THE PRINCIPAL BUILDING."



PROPOSED SOUTH ELEVATION (FRONT)
3/16"=1'-0"



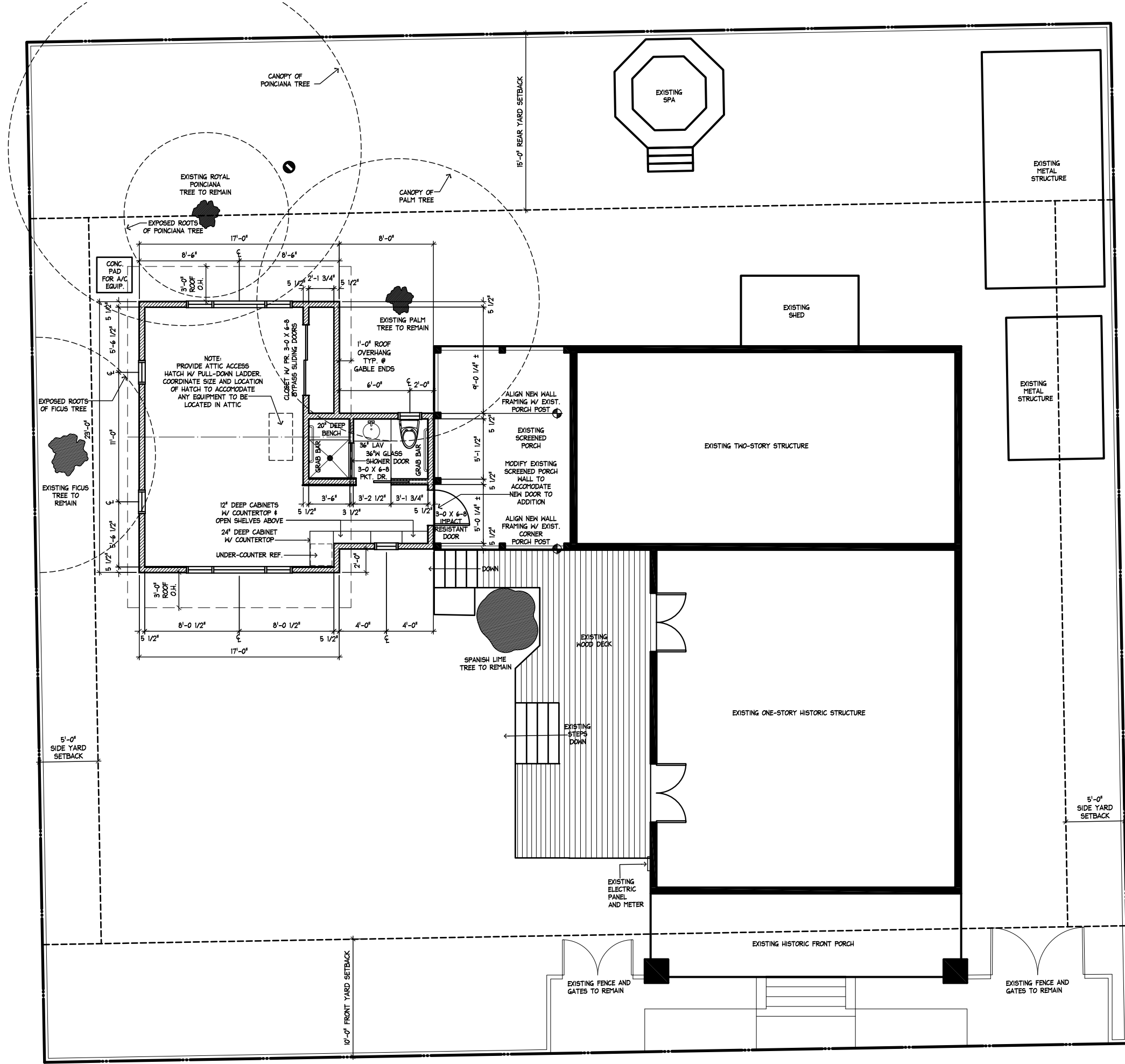
PROPOSED NORTH ELEVATION OF ADDITION (REAR)
3/16"=1'-0"

HARC

Sally Kostmayer Residence
1207 PINE STREET
Key West, FL 33040

m.stratton.architecture.pllc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 7.15.11
Project # 1107



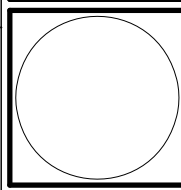
PRELIMINARY SITE PLAN
1/4" = 1'-0"



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Date 7.15.11
Project # 1107

1
1 of 2

Site Plans



EXISTING WEST ELEVATION (SIDE)

3/16"=1'-0"



EXISTING SOUTH ELEVATION (FRONT)

3/16"=1'-0"



PROPOSED WEST ELEVATION (SIDE)

3/16"=1'-0"

NOTE:
PAINT ADDITION TO MATCH EXISTING -
PALE YELLOW SIDING W/ WHITE TRIM AND HUNTER GREEN LATTICE

PROVIDE FIXED WOOD
LOUVER ATTIC VENTS
(TYP.)

OUTLINE OF ROOF OFFSET BEYOND
EXPOSED RAFTER TAILS WITH TRIM BAND TO ALIGN W/
EXISTING TRIM AT HISTORIC STRUCTURE BETWEEN LAP
SIDING AND SHINGLED GABLE (TYPICAL)

PAIR OF EGRESS 24"x48" IMPACT RESISTANT
CASEMENT STYLE WINDOWS

OUTLINE OF BREEZEWAY BEYOND

OUTLINE OF NEW FRENCH
DOOR BEYOND

GALVALUME V-CRIMP ROOF
(TYP.) MATCH PITCH OF
HISTORIC ROOF
(5:12 FIELD VERIFY)

24"x24" IMPACT RESISTANT
AWNING STYLE WINDOWS

OUTLINE OF EXISTING SCREENED
PORCH STRUCTURE BEYOND

HARDBOARD SIDING & TRIM
PAINT TO MATCH EXISTING (TYP.)

FINISHED FLOOR
LEVEL WITH EXISTING

16"x16" CONCRETE PIERS W/ LATTICE INFILL (TYP.)

NOTE:
ALL PIERS MUST BE DUG BY HAND WITH A CERTIFIED ARBORIST ON SITE
TO INSPECT AND VERIFY THAT TREE ROOTS ARE NOT DISTURBED

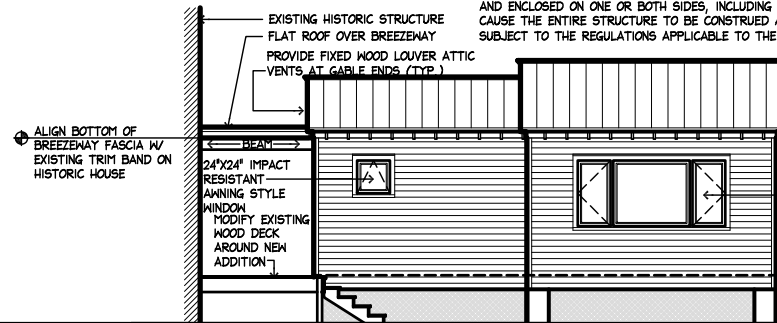
FASCIA BOARD AT BREEZEWAY AND TRIM BOARD AT RAFTER
TAILS TO ALIGN W/ EXISTING TRIM BAND AT HISTORIC
STRUCTURE (TRIM BETWEEN LAP SIDING AND SHINGLED GABLE)

LATTICE AT END OF
BREEZEWAY FACING STREET

PROPOSED SOUTH ELEVATION (FRONT)

3/16"=1'-0"

NOTE:
SECTION 06-9 OF THE LAND DEVELOPMENT REGULATIONS, DEFINITION OF TERMS, UNDER
"PRINCIPAL STRUCTURE", STATE THAT . . . "A CONNECTING BREEZEWAY IN EXCESS OF SIX FEET
AND ENCLOSED ON ONE OR BOTH SIDES, INCLUDING LOUVERS, LATTICE OR SCREENING, SHALL
CAUSE THE ENTIRE STRUCTURE TO BE CONSTRUED AS THE PRINCIPAL BUILDING AND SHALL BE
SUBJECT TO THE REGULATIONS APPLICABLE TO THE PRINCIPAL BUILDING."



PROPOSED NORTH ELEVATION OF ADDITION (REAR)

3/16"=1'-0"



PROPOSED SIDE ELEVATION OF EXISTING HOUSE

3/16"=1'-0"

HARC

Sally Kostmayer Residence
1207 PINE STREET
Key West, FL 33040

m.stratton.architecture.pllc

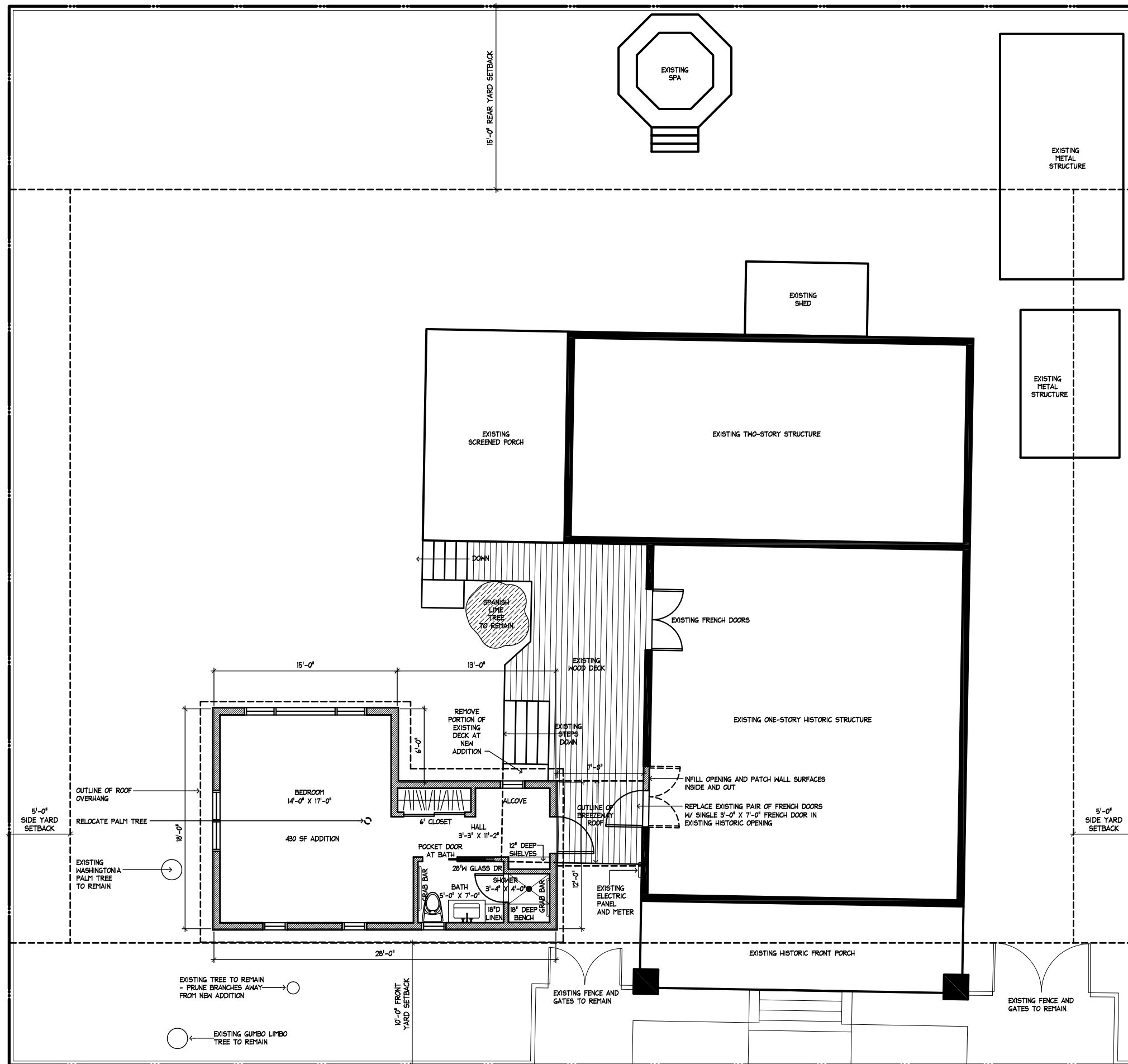
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 6.30.11

Project # 1107

2

2 of 2



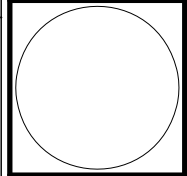
PRELIMINARY SITE PLAN
1/4"=1'-0"



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305.923.9670 mstrattonarchitect@att.net



Date 6.30.11
Project # 1107

1
1 of 2

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1026034 Parcel ID: 00025250-000000

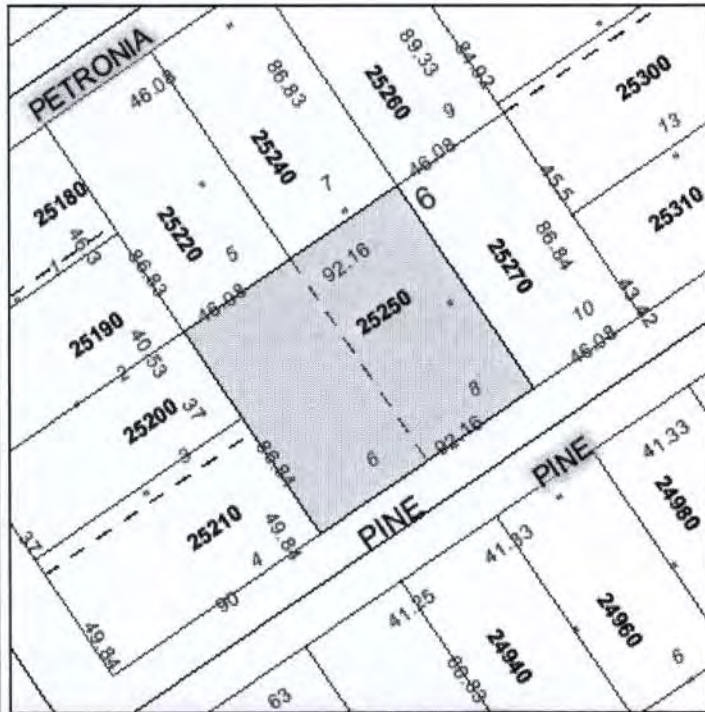
Ownership Details

Mailing Address:
KOSTMAYER SARAH T
1207 PINE ST
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: 1207 PINE ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOTS 6 AND 8 SQR 6 TR 7 ZZ-305 A2-308 G8-376 OR492-292/293 OR630-249 OR685-90 OR856-201 OR856-291 OR972-2296/2297 OR1000-1785AFF OR1453-2219D/C OR1557-680M/L

Parcel Map



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	92	87	8,002.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2072
Year Built: 1948

Building 1 Details

Building Type R1
Effective Age 23
Year Built 1948
Functional Obs 0

Condition A
Perimeter 270
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 30
Grnd Floor Area 2,072

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 4

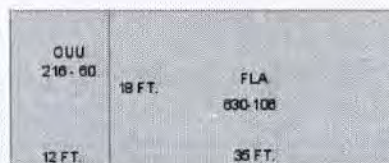
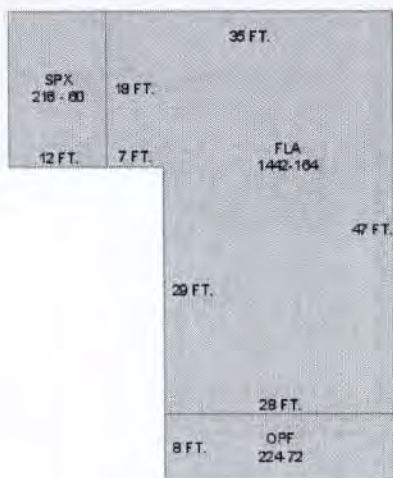
Heat Src 1 NONE

Heat Src 2 NONE

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 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
0	SPX		1	2009				216
0	OUU		1	2009				216
1	OPF		1	1992		0.00	0.00	224
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	1,442
4	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	630

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	297 SF	27	11	2009	2010	2	40
1	FN2:FENCES	144 SF	24	6	1985	1986	2	30
2	PT2:BRICK PATIO	116 SF	4	29	1985	1986	2	50
3	FN2:FENCES	276 SF	46	6	1985	1986	2	30

Appraiser Notes

LOT 6 (RE 00025230-000000 AK 1026018) HAS BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2007 TAX ROLL THROUGH THE CUT OUT PROCESS.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0834	03/27/2009	03/10/2010	1,800		REPLACE 525 SF DECK BOARDS
06-1231	02/28/2006	07/27/2006	0	Residential	HURRICANE DAMAGE - INSTALL 3 SQRS. GALVALUME ROOFING.

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
2010	200,645	4,901	477,639	683,185	683,185	25,000	658,185
2009	217,232	1,058	726,012	944,302	944,302	25,000	919,302
2008	200,265	1,075	812,203	1,013,543	1,013,543	25,000	988,543
2007	335,026	707	680,170	1,315,000	1,315,000	0	1,315,000
2006	445,130	724	400,100	801,441	801,441	0	801,441
2005	465,181	741	280,070	745,992	745,992	0	745,992
2004	291,365	759	280,070	572,194	572,194	0	572,194

2003	291,365	791	124,031	416,187	416,187	0	416,187
2002	229,976	829	106,027	336,832	336,832	0	336,832
2001	223,007	861	106,027	329,895	329,895	0	329,895
2000	243,825	253	76,019	320,097	320,097	0	320,097
1999	215,251	242	76,019	291,512	193,744	25,000	168,744
1998	161,915	190	76,019	238,124	190,693	25,000	165,693
1997	147,628	183	68,017	215,828	187,506	25,000	162,506
1996	123,817	162	68,017	191,997	182,045	25,000	157,045
1995	117,150	161	68,017	185,328	177,605	25,000	152,605
1994	104,768	151	68,017	172,936	172,936	25,000	147,936
1993	104,768	158	68,017	172,944	172,944	25,000	147,944
1992	66,937	0	68,017	134,954	134,954	25,000	109,954
1991	66,937	0	68,017	134,954	134,954	25,000	109,954
1990	46,764	0	53,013	99,777	99,777	25,000	74,777
1989	42,513	0	52,013	94,526	94,526	25,000	69,526
1988	34,535	0	46,012	80,547	80,547	25,000	55,547
1987	34,071	0	27,407	61,478	61,478	25,000	36,478
1986	34,257	0	26,407	60,664	60,664	25,000	35,664
1985	33,128	0	16,288	49,416	49,416	25,000	24,416
1984	30,806	0	16,288	47,094	47,094	25,000	22,094
1983	30,806	0	16,288	47,094	47,094	25,000	22,094
1982	31,474	0	16,288	47,762	47,762	0	47,762

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
6/1/1982	856 / 201	45	WD	M
2/1/1976	685 / 90	45,000	00	Q

This page has been visited 12,668 times.

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