

Historic Architectural Review Commission

Staff Report Item 8b

Meeting Date:	November 26, 2013
Applicant:	Thomas E. Pope, Architect
Application Number:	H13-01-1724
Address:	#410 Simonton Street
Description of Work:	Demolition of altered portion of the house. Demolition of non-historic back building, side staircase, cistern, pool and back deck.
Building Facts:	The main house in the lot is listed as a contributing resource. This unique carpenter gothic house was built circa 1870. Architect William Reed Kerr designed the house for his family. William Reed Kerr was the architect of the disappeared Convent of Mary Immaculate and designed the Old Post Office and Custom House. The house is one of a kind in our historic district. The building had been altered through times, particularly on its back portion when it was converted into apartments. An exterior staircase was added in order to access the second floor. The house does not have its original interior staircase. The house exhibits structural settlement due to the deteriorated and decay foundations; some of the foundations are disintegrating. The city recognizes 5 units in the site.
Ordinance Cited in Review:	Sections 102-217 (3), demolition for non-contributing and non-historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of several elements that have been added to the building and structures that are non-historic. According to the 1948 and 1962 Sanborn maps the house used to have a one story attached structure on the back. Nevertheless, and although the actual back portion of the house has some old wood siding, it has been compromised

by several inappropriate additions. The actual back portion of the house is not a reflect of its historic appearance used to be; it jeopardizes the integrity of the front part of the house.

According to records in 1969 a back detached structure was built. A swimming pool was added in 1998. The plans propose the demolition of those two elements with no built back. A non-historic wood stair located on the south façade will also be demolished as well as a roof deck built on the southeast part of the house. A deteriorated cistern located under the house as well as a non-historic shed are also proposed to be demolished

It is staff's opinion that all elements proposed to be demolished are non-historic and non-contributing to the house. The removal of the structures will liberate the back façade and will create more green area on the back yard. The existing altered attached back additions to the house do not contribute to the historic character of the unique house nor will be considered contributing in a near future.

It is staff opinion that the proposed demolitions can be considered by the Commission since the structures and surfaces proposed to be removed do not contribute to the historic character of the building. If the demolition is approved this will be the only required reading.

Application

AK 1006700

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

11-04-2013 011724

OWNER'S NAME:

Inter-Ocean Holdings LLC

DATE:

11/4/13

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Thomas E. Pope

PHONE #:

296-3611

APPLICANT'S ADDRESS:

610 White Street

ADDRESS OF CONSTRUCTION:

410 Simonton

OF
UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolition of non-historic back building, swimming pool, deck, significantly altered rear addition to main house, cistern, side staircase, deck at main house. Stabilize historic Main house; repair and replace as required, foundation, piers, windows / doors and clapboard siding and new v crimp roof to replace existing. Paint siding BM 2047-60 ocean spray and shutters BM HC-156 van deusen blue.

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: 11/4/13

Applicant's Signature: Holly Borton

Required Submittals

<input 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 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

PT
Trans number: 1000
MULTIPLE TENDER
Date: 11/04/13
Trans date: 11/04/13
Time: 17:34:35
Staff Approval: _____
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Main house is listed as a contributing resource.

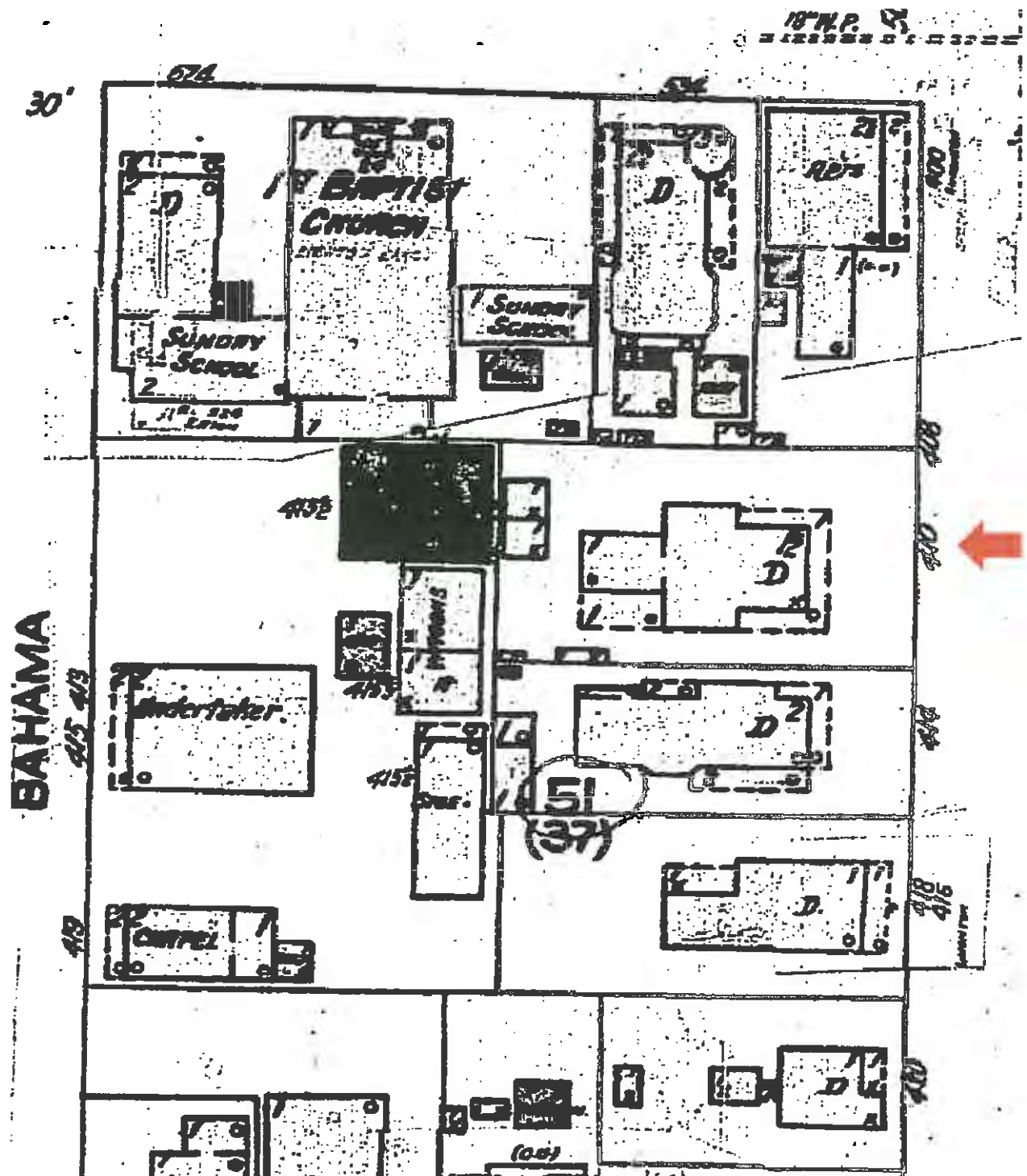
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date:

Signature:

Historic Architectural
Review Commission

Sanborn Maps



#410 Simonton Street Sanborn map 1948

Project Photos





Photo taken by Property Appraiser's office c1965; 410 Simonton Street; Monroe County Library











































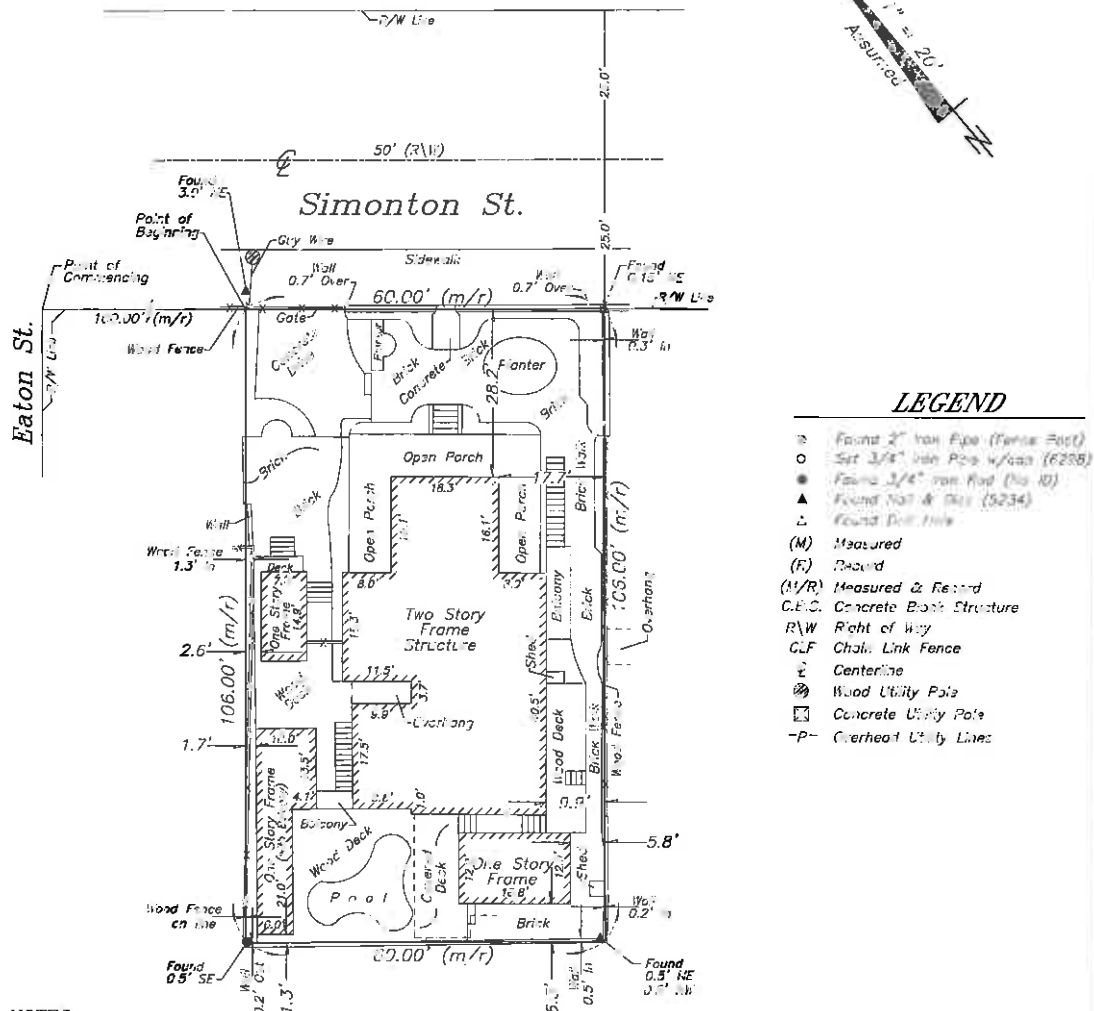






Survey

Boundary Survey Map of part of Lot 2, Square 37, Island of Key West, Florida



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 410 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 19, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Lot 2 of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows: Commencing at a point on Simonton Street 100 feet Southeasterly from the corner of Eaton Street and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet, back to the Point of Beginning.

BOUNDARY SURVEY FOR: Inter-Ocean Holdings LLC;
Stones & Cardenas;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6286

November 28, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

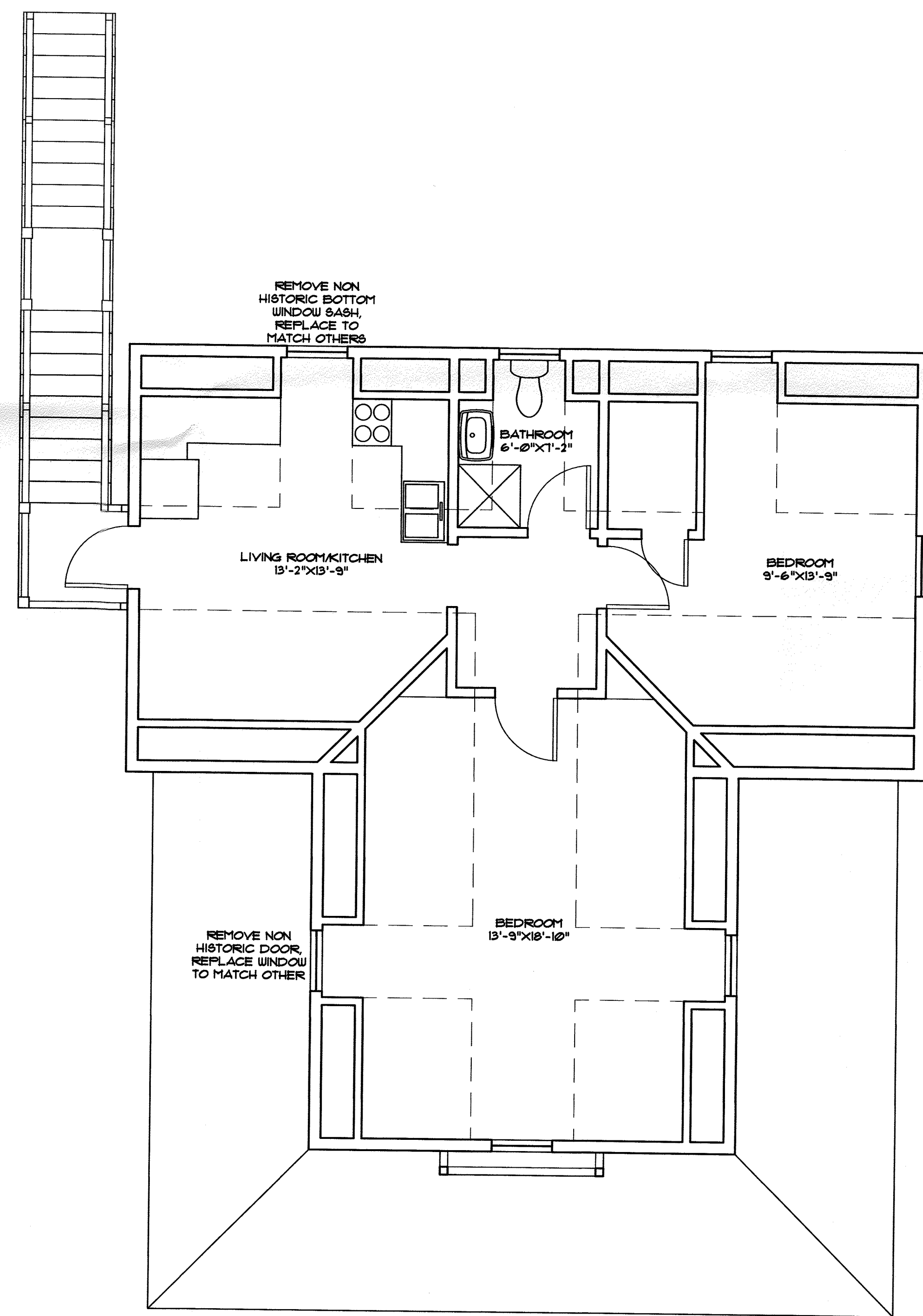
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6398

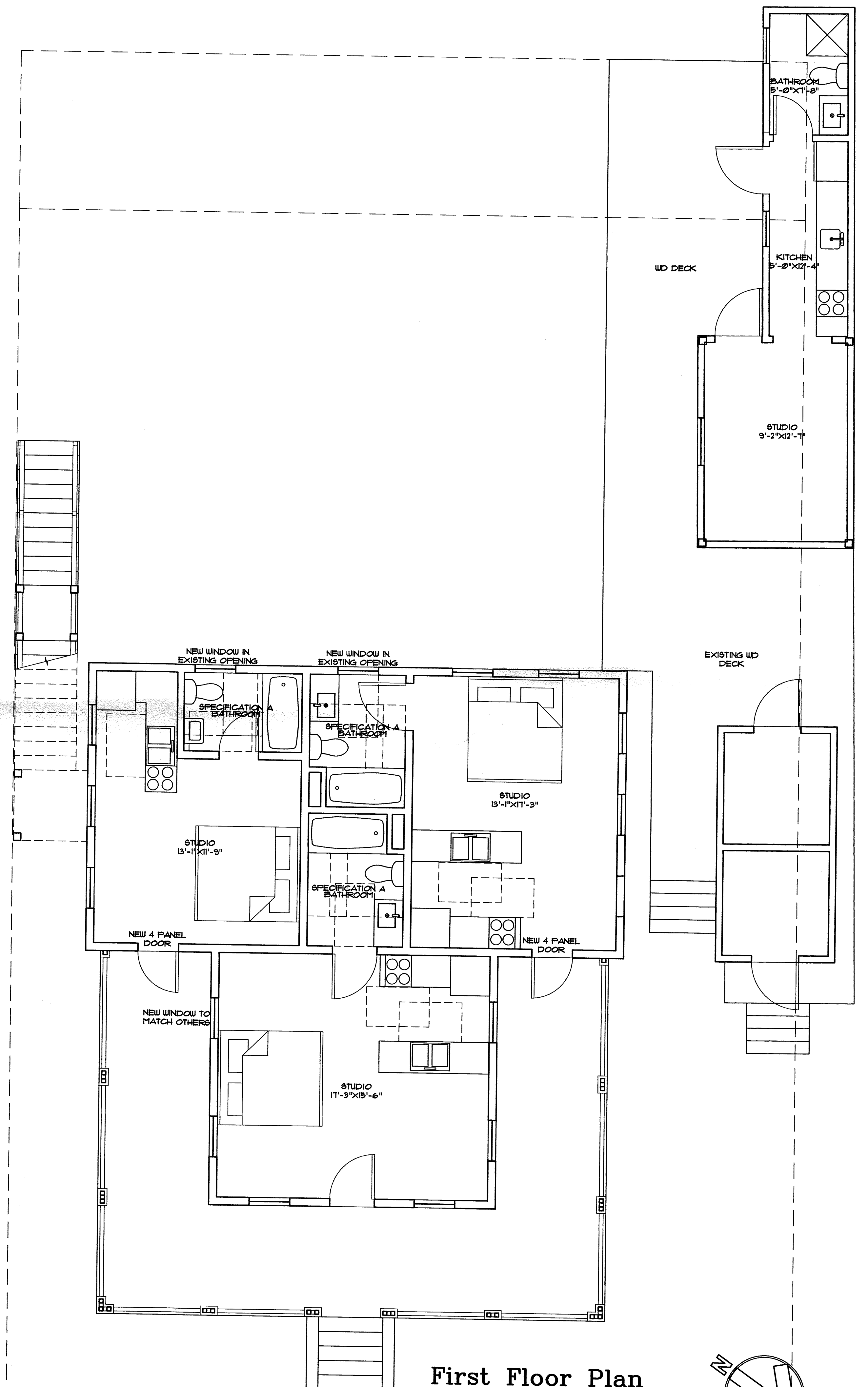
3430 Dunk St., Key West, FL 32043
(305) 264-7422 FAX (305) 264-2244

Proposed design



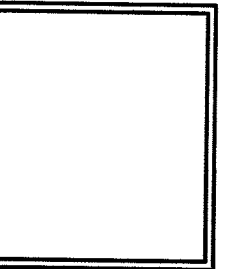
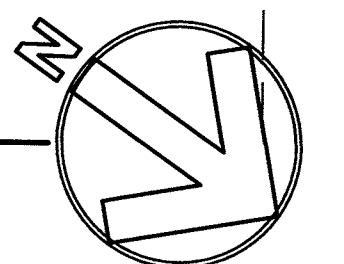
Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"



Kerr House
410 Simonton Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

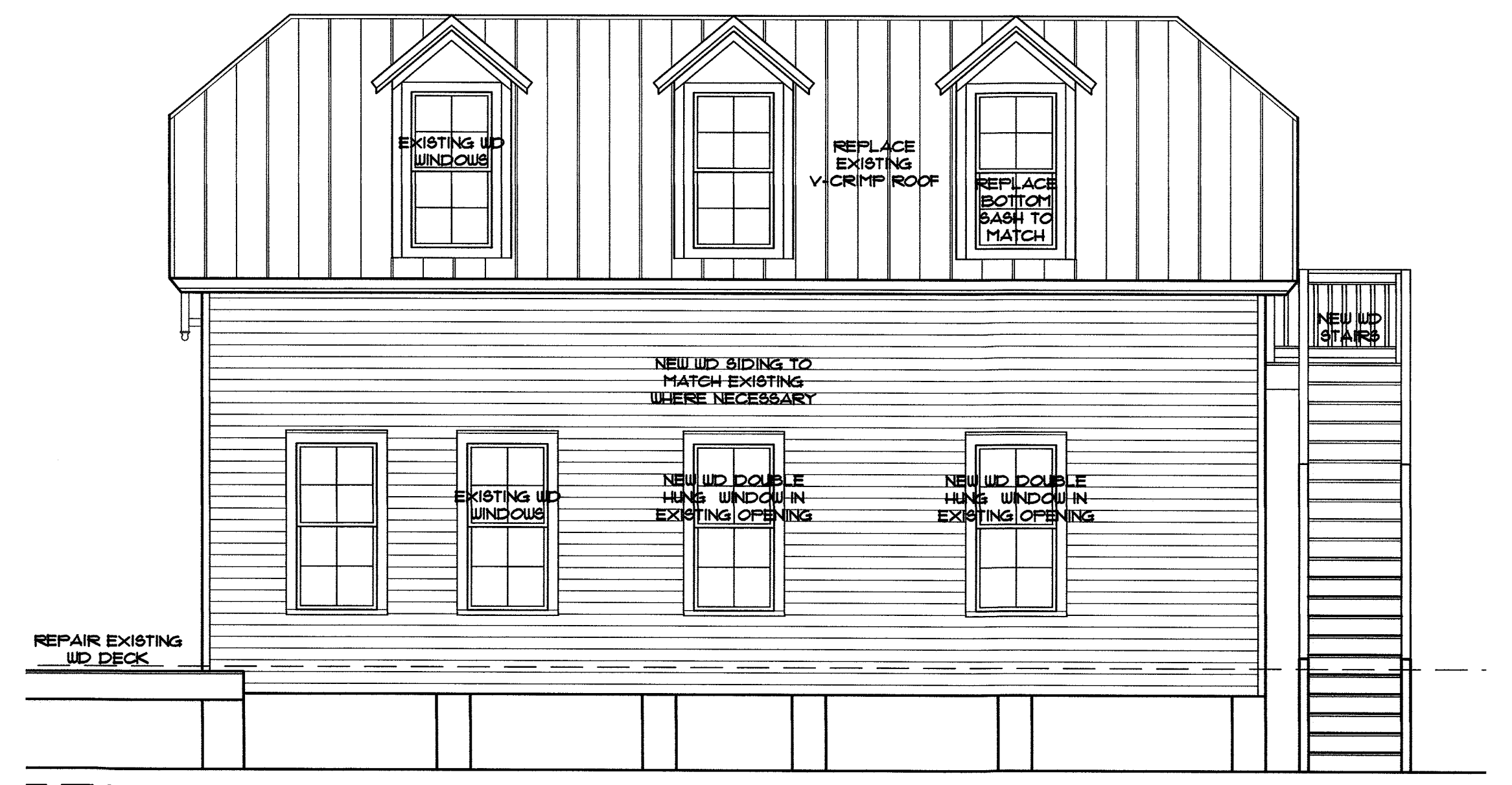
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11/4/13
revision:

sheet:
A1.0



Right Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



Front Elevation

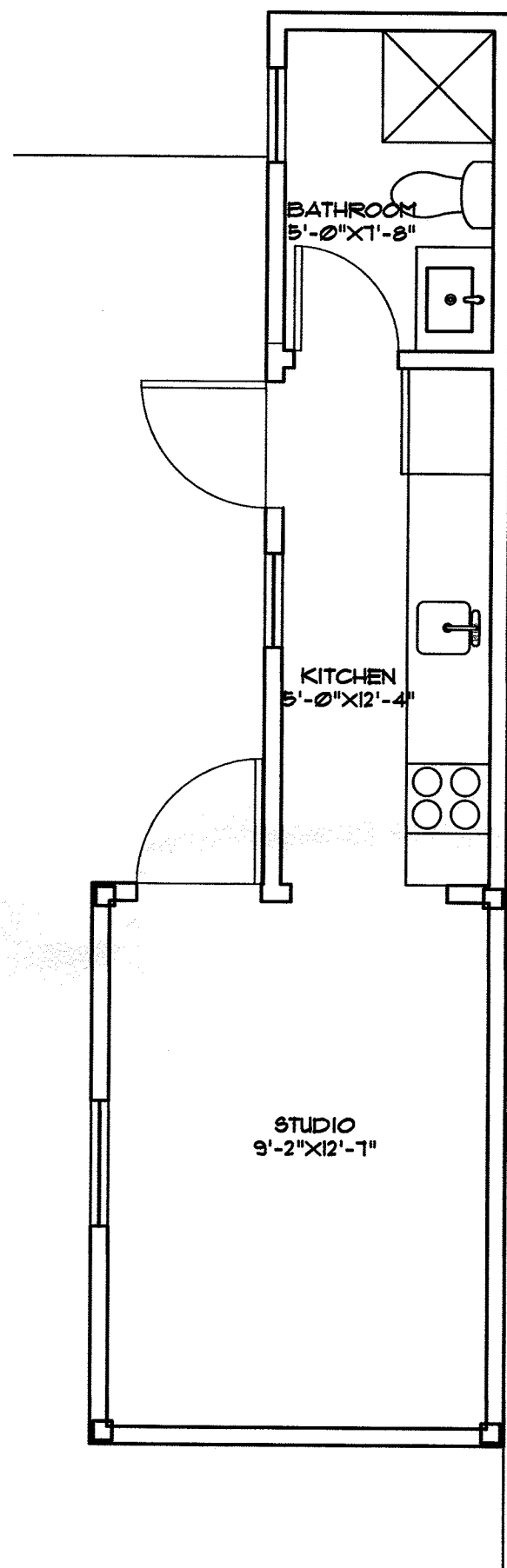
1/4" = 1' - 0"

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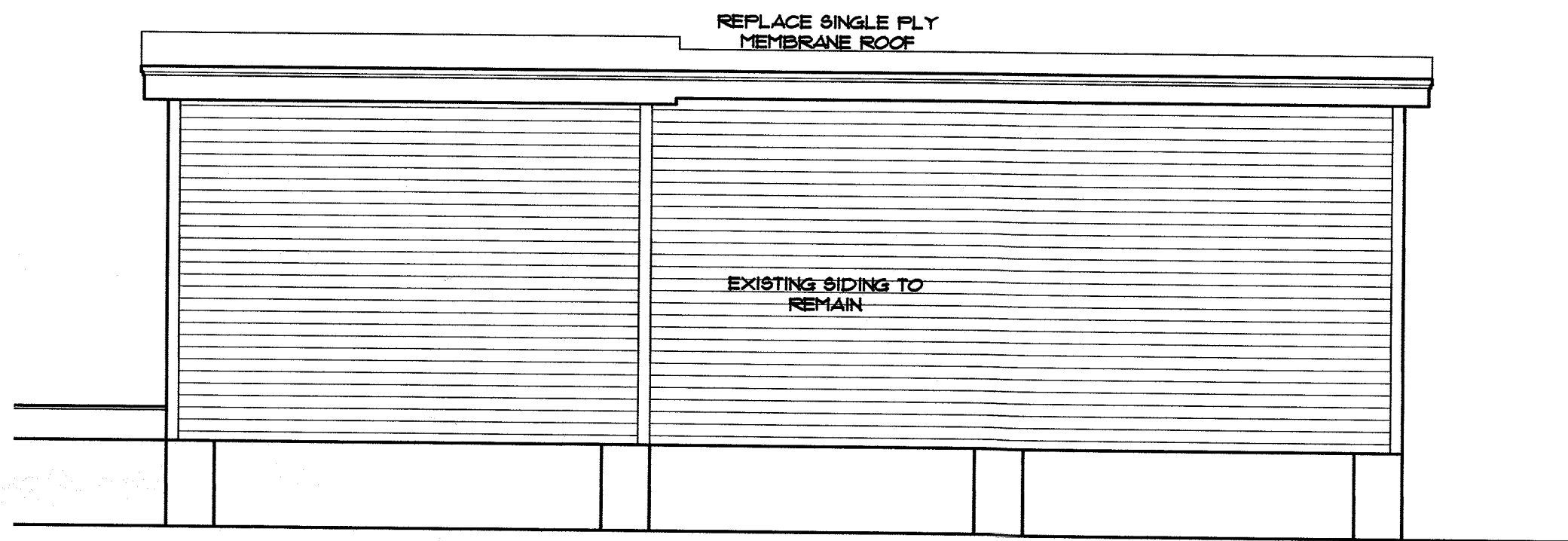
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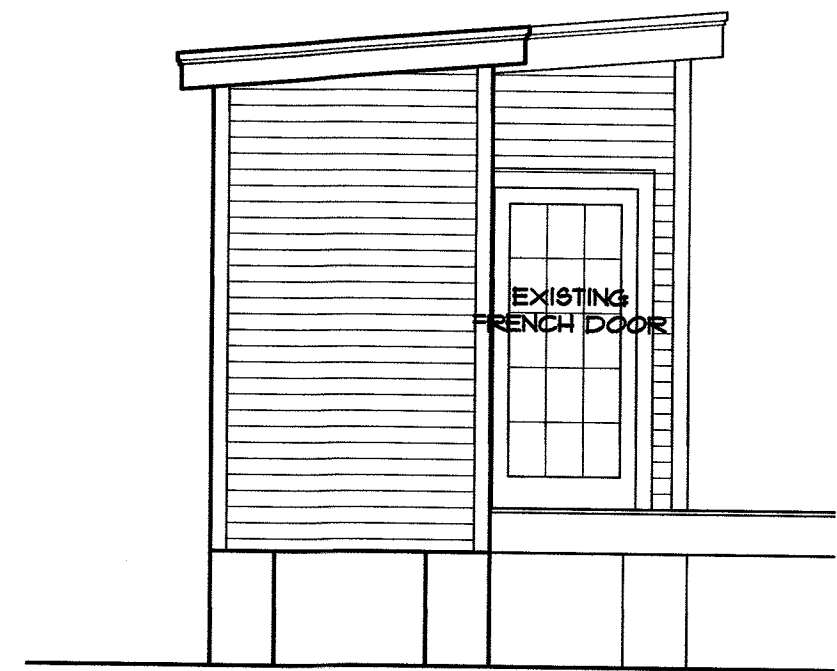
Cottage Plan

1/4" = 1' - 0"



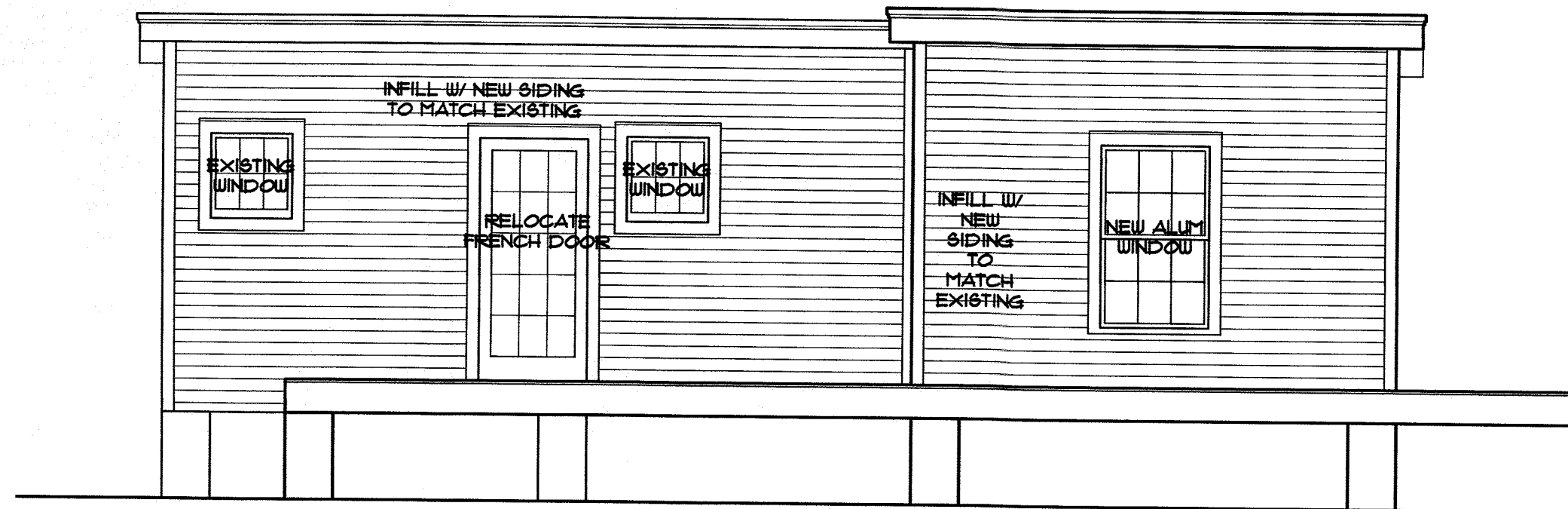
Right Side Elevation

1/4" = 1' - 0"



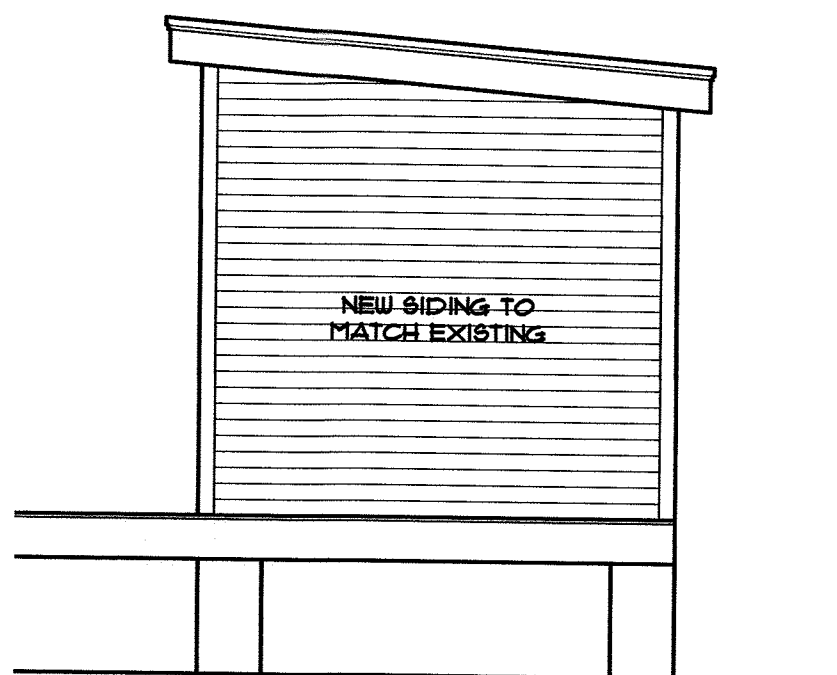
Rear Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



Front Elevation

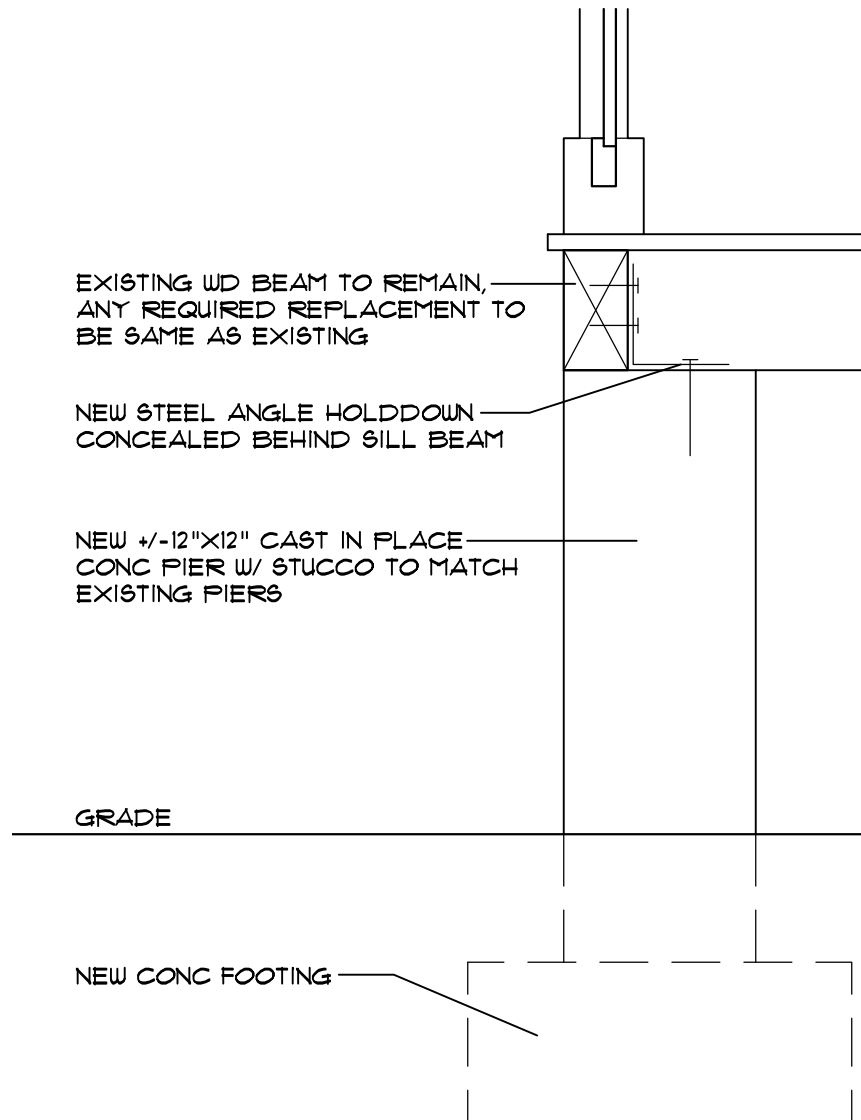
1/4" = 1' - 0"

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 296 3611
TEPopePA@aol.com

date:
11/4/13
revision:

sheet:
A2.1

Kerr House
410 Simonton Street
Key West, FL



Replacement Pier Detail

1" = 1' - 0"

KERR HOUSE

baby green



2047-70

ocean spray

2047-60

shore house green

2047-50

410 simonson
house siding



capri seas

2047-40

BENJAMIN MOORE
COLOR PREVIEW 2047

van deusen blue

HC-156

newburyport blue

HC-155

hale navy

HC-154

BENJAMIN MOORE
COLOR PREVIEW HC

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

STABILIZATION OF MAIN HOUSE. REPAIR AND REPLACE AS REQUIRED FOUNDATIONS, PIERS, WINDOWS, DOORS, CLAPBOARD SIDING AND V-CRIMP. NEW COLOR SCHEME. MINOR REPAIRS TO NON-HISTORIC BUILDING. DEMOLITION OF ALTERED BACK PORTION OF THE HOUSE. DEMOLITION OF NON-HISTORIC BACK BUILDING, SIDE STAIRCASE, CISTERN, POOL AND BACK DECK

FOR- #410 SIMONTON STREET

Applicant- Thomas E. Pope, Architect

Application # H13-01-1724

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 Thomas E 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: 410 Gilmoreton on the 19 day of November, 2013.

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 November 26, 2013, 2013.

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 H13-01-1724

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

Signed Name of Affiant: Thomas E Pope

Date: 11/19/2013

Address: 610 White St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19 day of November, 2013.

By (Print name of Affiant) Thomas E 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: 12/2013



M. HOLLY BOOTON
MY COMMISSION # DD 836156
EXPIRES December 26, 2013
Bonded thru Budget Notary Services



Property Appraiser Information



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

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

The offices of the Property Appraiser will be closed **November 28th & 29th** in observance of Thanksgiving.

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

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

Alternate Key: 1006700 Parcel ID: 00006470-000000

Ownership Details

Mailing Address:

INTER-OCEAN HOLDINGS LLC
600 FLEMING ST
KEY WEST, FL 33040-6826

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

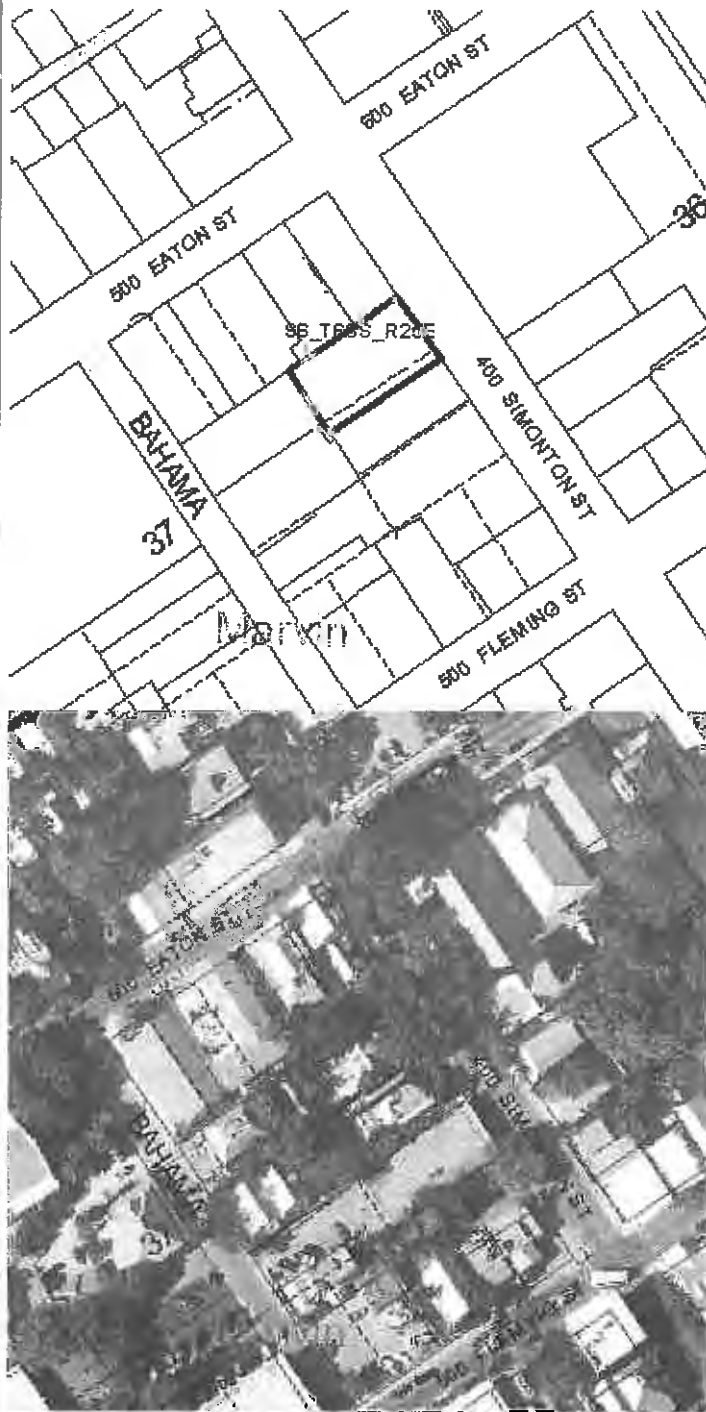
**Affordable
Housing:** No

**Section-
Township-Range:** 06-68-25

**Property
Location:** 410 SIMONTON ST KEY WEST

Legal KW PT LOT 2 SQR 37 B OF W B-146 OR106-5-6 OR254-421/22 CO JUDGE DOCKET 9-74A2 OR606-364
Description: OR687-104/05 OR1418- 450/51 OR1525-1556C OR2330-1225D/C OR2348-1068ORD OR2386-40ORD
OR2387-883/84 OR2601-1281/83

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	106	6,360.00 SF

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 0

Total Living Area: 3123
Year Built: 1933

Building 1 Details

Building Type R4
Effective Age 26
Year Built 1933
Functional Obs 0

Condition A
Perimeter 338
Special Arch 0
Economic Obs 0

Quality Grade 650
Depreciation % 32
Grnd Floor Area 2,509

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

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

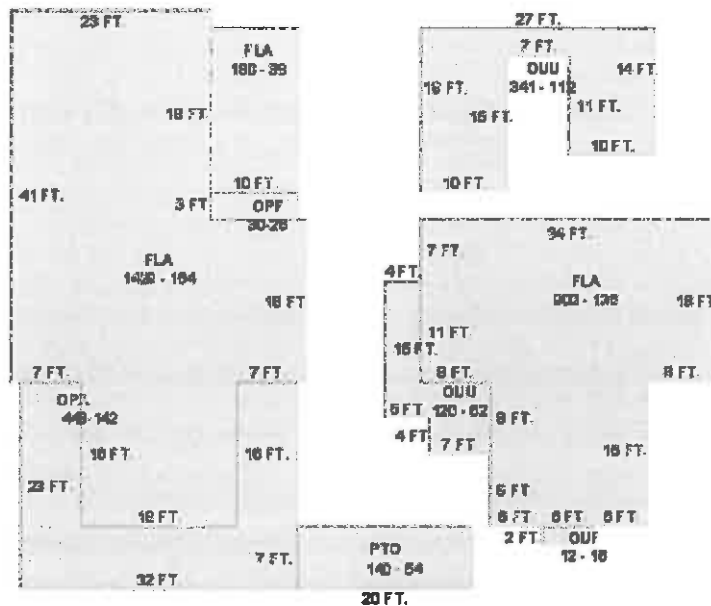
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	1,429
2	OPX	10:CUSTOM/HARDIE BD	1	1990	N N	0.00	0.00	448
3	OPF	10:CUSTOM/HARDIE BD	1	1990	N N	0.00	0.00	30
4	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	180

5	OUU	10:CUSTOM/HARDIE BD	1	1998	N	N	0.00	0.00	341
6	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	900
7	OUU	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	120
8	OUF	10:CUSTOM/HARDIE BD	1	1990	N	N	0.00	0.00	12
9	PTO		1	1990					140

Building 2 Details

Building Type R1
Effective Age 26
Year Built 1969
Functional Obs 0

Condition A
Perimeter 62
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 32
Grnd Floor Area 228

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

Roof Type FLAT OR SHED

Roof Cover MIN/PAINT CONC

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

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

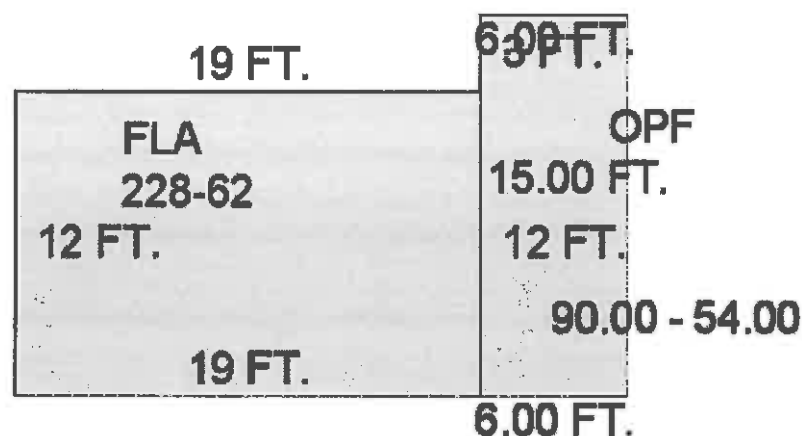
Compactor 0

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	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	228
2	OPF	1:WD FRAME/COMPOSITE	1	1998	N	N	0.00	0.00	90

Building 3 Details

Building Type R1
Effective Age 26
Year Built 1998
Functional Obs 0

Condition A
Perimeter 136
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 32
Grnd Floor Area 386

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

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

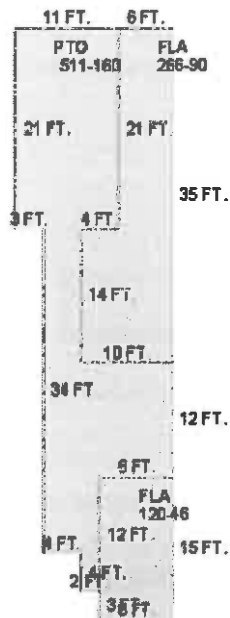
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 1

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	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00		266
2	PTO	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00		511
3	FLA	12:ABOVE AVERAGE WOOD	1	2000	N	N	0.00	0.00		120

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	196 SF	14	14	1969	1970	2	50
2	PT2:BRICK PATIO	739 SF	0	0	1975	1976	2	50
3	FN2:FENCES	60 SF	15	4	1975	1976	4	30
4	FN3:WROUGHT IRON	180 SF	45	4	1969	1970	2	60
5	AC2:WALL AIR COND	3 UT	0	0	1983	1984	2	20
6	PT5:TILE PATIO	120 SF	0	0	1979	1980	1	50
7	PT2:BRICK PATIO	649 SF	0	0	1979	1980	3	50
8	PT2:BRICK PATIO	308 SF	0	0	1997	1998	2	50
9	AC2:WALL AIR COND	2 UT	0	0	1997	1998	2	20
10	PO4:RES POOL	198 SF	0	0	1997	1998	5	50
11	AC2:WALL AIR COND	2 UT	0	0	1997	1998	1	20

Appraiser Notes

14-1 VALUE REDUCED FROM \$974,819

4 TOTAL UNITS PER INSPECTION. - EK

2005-06-06 ASKING \$2,500,000 HAS 5 CITY LICENCES WITH GOOD INCOME FROM THE REALTORS WEEKLY-SKI

2005-04-01 BEING OFFERED FOR \$2,700,000. AS ADVERTISED IN THE REALTOR'S WEEKLY

2012-03-26 MLS \$895,000 7/7 ONE OF KEY WEST'S MOST BEAUTIFUL HOUSES. TRUE HISTORY RESOUNDS IN THIS ONE OF A KIND HOME. PAINTINGS FROM THE 1880'S ARE FEATURED IN THE FRONT PARLOR ON THE CEILING AND WALLS. CURRENTLY IN USE AS A 5 UNIT RENTAL PROPERTY WITH RENTAL INCOME OF \$8,100/MONTH. THIS HOUSE IS A GREAT CANDIDATE TO REMODEL AS A SINGLE FAMILY HOME

TPP8892322-RENTALS

2007-05-17 MLS OFFER \$1,999,999 6/6 A CHANCE TO OWN ONE OF THE GRAND DAMES OF KEY WEST. AN HISTORICAL MASTERPIECE WITH BEAUTIFUL GINGERBREAD TRIM RETURN TO A MULTI FAMILY HOME.DKRAUSE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B954363	12/01/1995	11/01/1996	1,500		RENOVATIONS
	9601557	09/01/1996	11/01/1996	1,300		PLUMBING
	9602373	06/01/1996	11/01/1996	2,000		ELECTRICAL
	9604309	11/05/1996	12/29/1998	1,500		DECK
3	9702353	08/20/1997	12/29/1998	35,000	Residential	BUILD POOL PAVILION/ADDIT
	9703727	11/10/1997	12/29/1998	15,100		POOL
1	9704040	12/16/1997	12/29/1998	400	Residential	PAINT HOUSE
	9704258	12/18/1997	12/29/1998	4,200		ELECTRICAL
	9703349	10/02/1997	12/29/1998	2,800		ELECTRICAL
	9800989	05/15/1998	12/29/1998	103,500		NEW COTTAGE/DECK
	9803228	10/16/1998	12/29/1998	1,500		ELECTRICAL
	9901245	04/13/1999	08/07/2000	2,500		ELECTRICAL
	0000896	04/07/2000	08/07/2000	1,500		PLUMBING
	04-1839	06/08/2004	10/22/2004	2,475		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
2013	400,144	23,586	289,558	713,288	713,288	0	713,288
2012	406,029	24,033	156,885	586,947	586,947	0	586,947
2011	411,914	24,480	217,197	653,591	650,422	0	653,591
2010	411,914	24,928	154,451	591,293	591,293	0	591,293
2009	459,119	25,605	440,319	925,043	925,043	0	925,043
2008	383,876	26,280	826,800	1,236,956	1,236,956	0	1,236,956
2007	315,554	22,694	826,800	1,165,048	1,165,048	0	1,165,048
2006	315,554	23,265	636,000	943,264	943,264	0	943,264
2005	315,554	23,988	572,400	911,942	911,942	0	911,942
2004	343,988	24,690	413,400	782,078	782,078	0	782,078
2003	429,985	25,412	254,400	709,797	709,797	0	709,797
2002	393,521	26,133	254,400	674,054	674,054	0	674,054
2001	345,335	26,834	254,400	626,569	626,569	0	626,569
2000	405,716	35,016	171,720	612,452	612,452	0	612,452
1999	339,326	30,109	139,093	508,528	508,528	0	508,528
1998	188,242	3,974	171,720	363,936	363,936	0	363,936
1997	164,711	3,569	159,000	327,280	327,280	0	327,280
1996	150,168	3,399	159,000	312,568	312,568	0	312,568
1995	142,082	3,375	159,000	304,457	304,457	0	304,457
1994	127,065	3,174	159,000	289,239	289,239	0	289,239
1993	127,065	3,334	159,000	289,400	289,400	0	289,400
1992	149,989	3,481	159,000	312,471	312,471	0	312,471
1991	149,989	3,641	159,000	312,630	312,630	0	312,630
1990	300,181	1,440	135,150	436,771	436,771	0	436,771
1989	301,731	1,480	133,560	436,771	436,771	0	436,771
1988	212,223	1,155	120,840	334,218	334,218	0	334,218
1987	251,792	1,186	58,433	311,411	311,411	0	311,411
1986	209,914	1,216	57,240	268,370	268,370	0	268,370
1985	103,684	1,246	57,240	162,170	162,170	0	162,170
1984	82,888	0	57,240	140,128	140,128	0	140,128
1983	79,150	0	28,493	107,643	107,643	0	107,643
1982	80,535	0	28,493	109,028	109,028	0	109,028

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
11/29/2012	2601 / 1281	820,000	WD *****	02 *****
8/1/1996	1418 / 0450	325,000	WD *****	U ****

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