

# **Staff Report**

- 5 Restoration of eyebrow house. Demolition of back portion and detached metal garage. New pool, deck and porch on accessory structure- **#1016 James Street - Michael Miller (H11-01-872)**

The building located on #1016 James Street is listed as a contributing resource in the surveys. The eyebrow house is a two story frame structure and was built circa 1899. The proposed plans include the demolition of a non historic attached addition to the back of the house and the construction of a rear open covered porch. The plans also include the demolition of a metal garage structure and a cistern which are in deplorable condition. The plans also include the restoration of an existing shed and a front porch addition. Improvements to the site include a new swimming pool, deck, pavers and landscape. On July 12, 2011 the Commission approved the first reading for demolition and also approved the proposed new design.

Staff understands that the proposed demolition of the non historic structure attached to the back portion of the historic house can be considered by this Commission since such structure is not historic nor can be consider a contributing resource in a near future. Staff also believes that the existing metal garage, located on the back portion of the site, although historic, is irrevocably compromised by extreme deterioration; some parts have already collapsed and the structure can not be saved. The existing cistern is also in a deplorable condition and staff understands that this commission can consider its demolition.

# **Application**



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

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-872

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME: James & Maria Koch

DATE: 6/30/11

OWNERS ADDRESS: 23525 NORTH STARK DR.  
KANSASVILLE, WI

PHONE #: (414) 351-7272

APPLICANT'S NAME: MICHAEL MILLER

PHONE #: 294-7687

APPLICANT'S ADDRESS: 517 DUVAL ST KW # 200

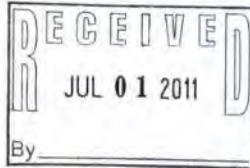
ADDRESS OF CONSTRUCTION: 1016 JAMES ST KW

# OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

RESTORATION OF EYEBROW HOUSE, ALTERATIONS, POOL DECK, NECESSARY STRUCTURES



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

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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.

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, rehab, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or 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: \$ \_\_\_\_\_

Date: 6/30/11  
 Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW  
COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

Demolition Approved Aug 12, 2011  
*[Signature]*

HARC Comments:

listed as a contributing resource. frame vernacular  
built c. 1899 - eyebrow two story house.

Ordinance for demolition.

Evidences for Additions, Alterations and  
new construction. (pages 34-38).

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

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission



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

August 1, 2011

Arch. Michael Miller  
#517 Duval Street  
Suite 200  
Key West, Florida 33040

RE: RESTORATION OF EYEBROW HOUSE. DEMOLITION OF BACK  
PORTION AND DETACHED METAL GARAGE. NEW POOL, DECK AND  
PORCH ON ACCESSORY STRUCTURE  
FOR: #1016 JAMES STREET - HARC APPLICATION # H11-01-872  
KEY WEST HISTORIC DISTRICT


Dear Architect Miller:

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 26, 2011. The postponement was due to lack of quorum.

I will be including this item on the next Agenda for the meeting of August 9, 2011. 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



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

July 20, 2011

Arch. Michael Miller  
517 Duval Street  
Suite 200  
Key West, Florida 33040

RE: RESTORATION OF EYEBROW HOUSE. DEMOLITION OF BACK  
PORTION AND DETACHED METAL GARAGE. NEW POOL, DECK AND  
PORCH ON ACCESSORY STRUCTURE  
FOR: #1016 JAMES STREET - HARC APPLICATION # H11-01-872  
KEY WEST HISTORIC DISTRICT


Dear Architect Miller:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, July 12, 2011.

Because this project includes a demolition request, a second meeting will take place on 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:

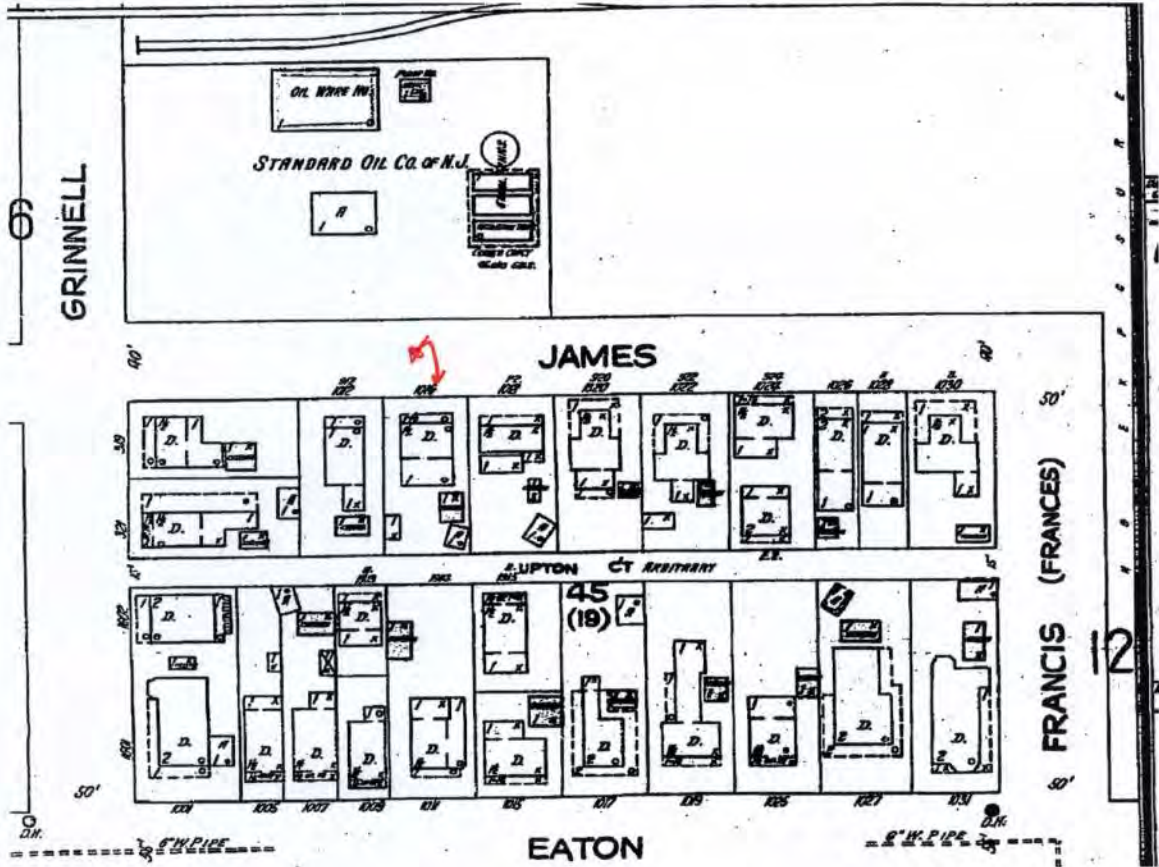
  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

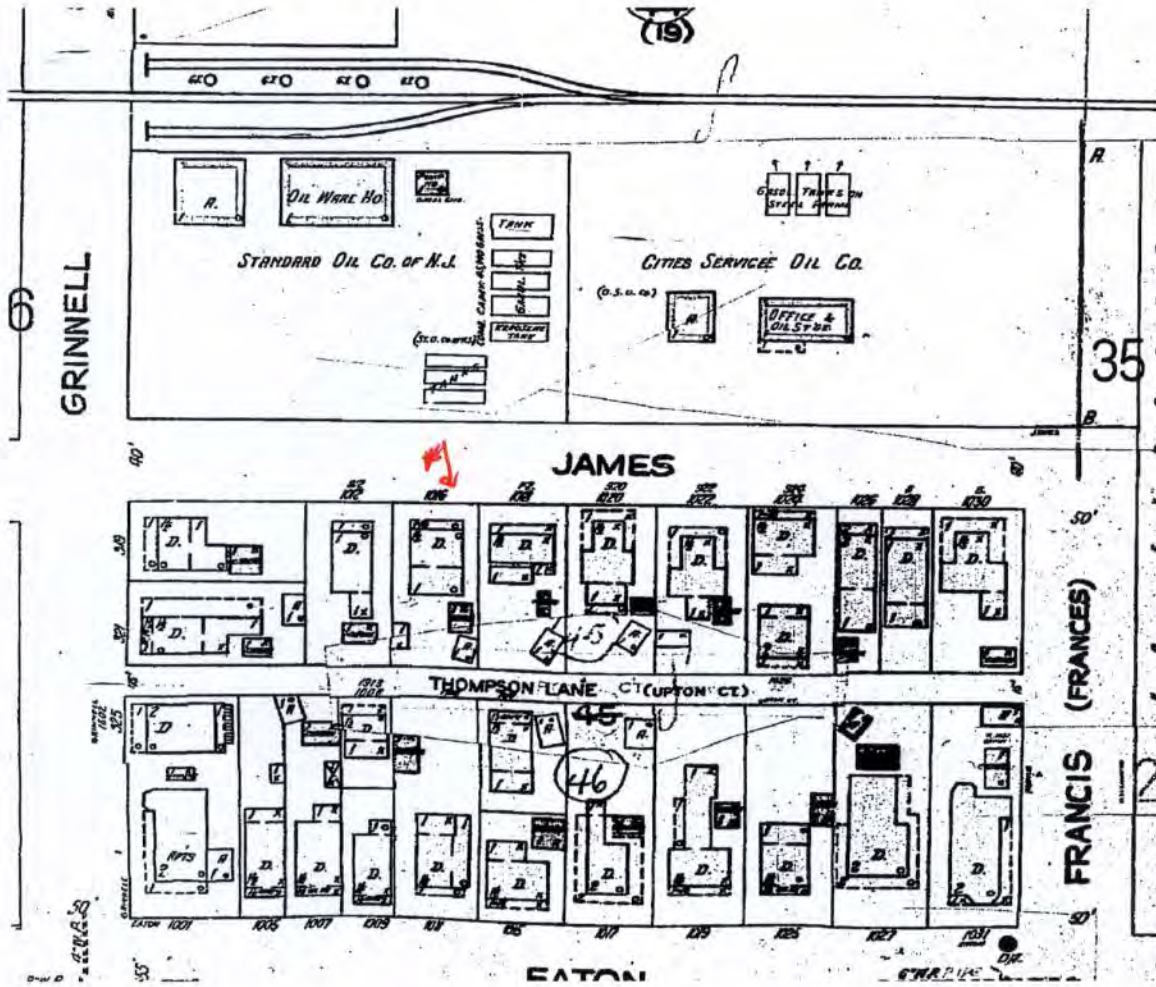
etorregr@keywestcity.com

# **Sanborn Maps**

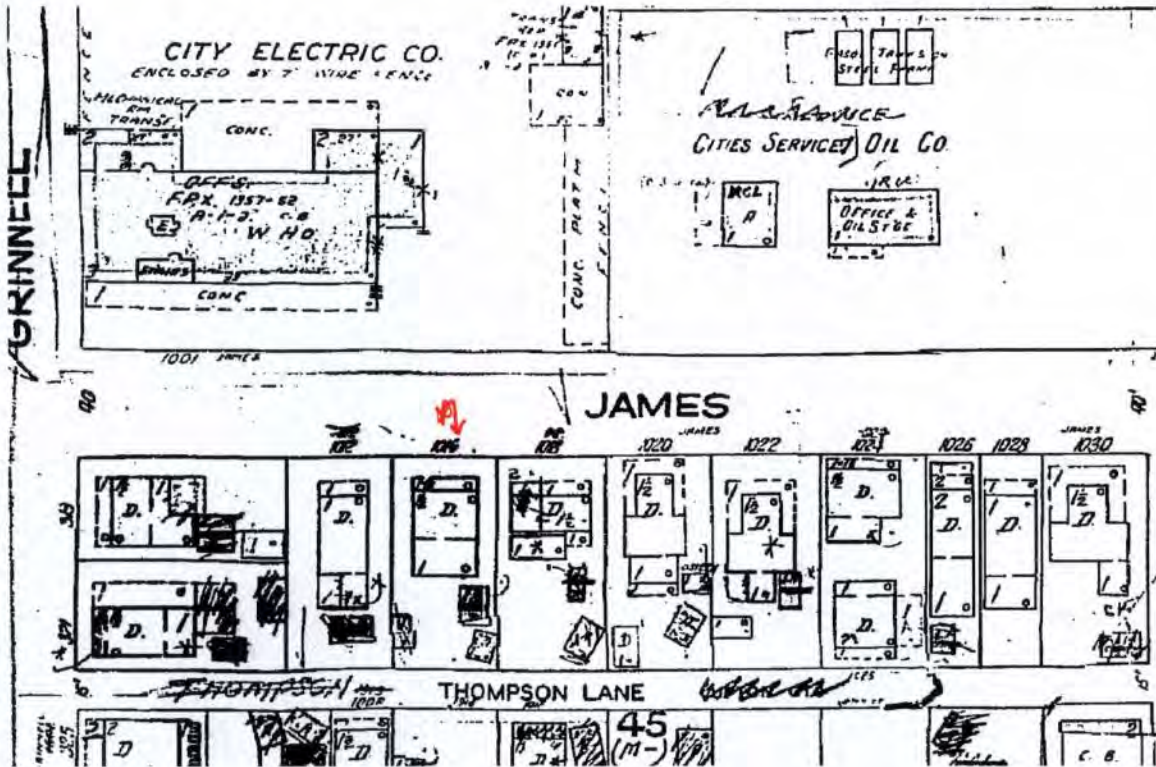




#1016 James Street Sanborn map copy 1926



#1016 James Street Sanborn map copy 1948



#1016 James Street Sanborn map copy 1962

**Project Photos**



Photo taken by Property Appraiser's office c1965; 1016 James St.; built c1899; Monroe County Library

# Site Plans



**SOUTH SIDE OF JAMES STREET**



**UPTON LANE**



**NORTH SIDE OF JAMES STREET**

**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mllrarch@bellsouth.net

**KOCH HOUSE**

1016 James Street  
Key west, Florida

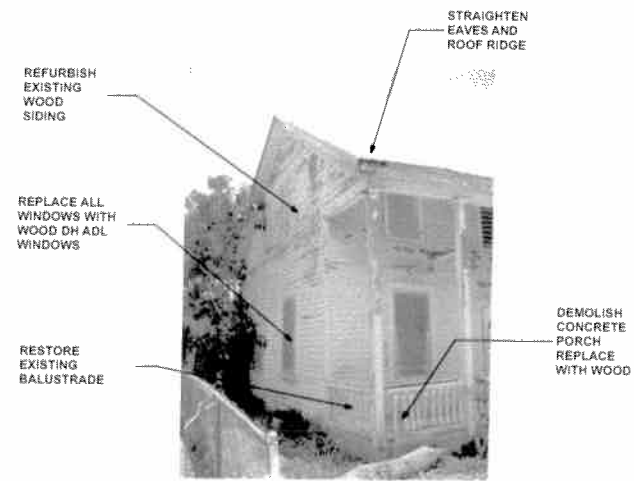
DATE: JUNE 30, 2011

SCALE: AS NOTED

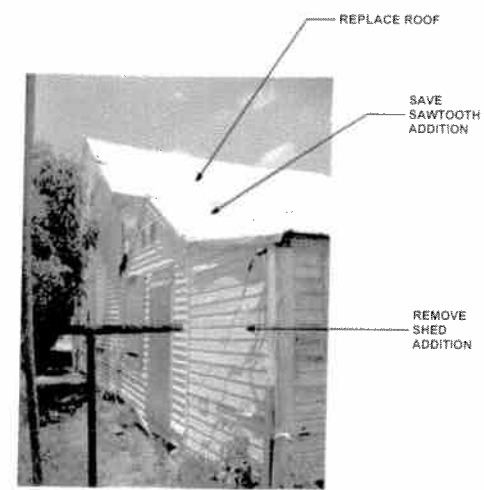
DRAWN BY: MM

PROJECT NO: 1105

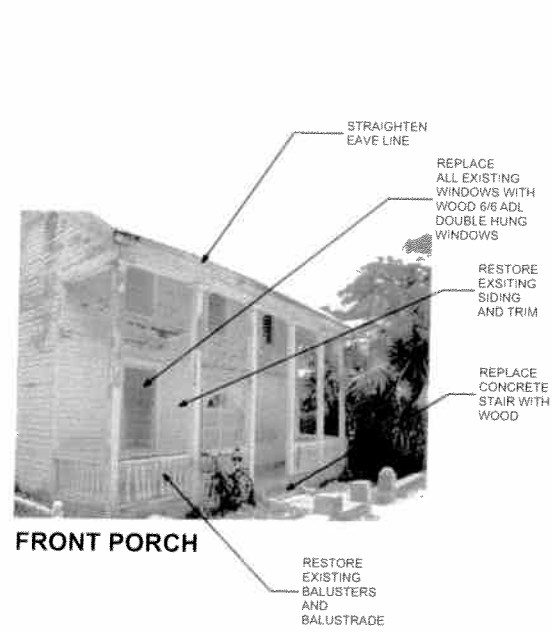
**NEIGHBORHOOD  
CONTEXT**



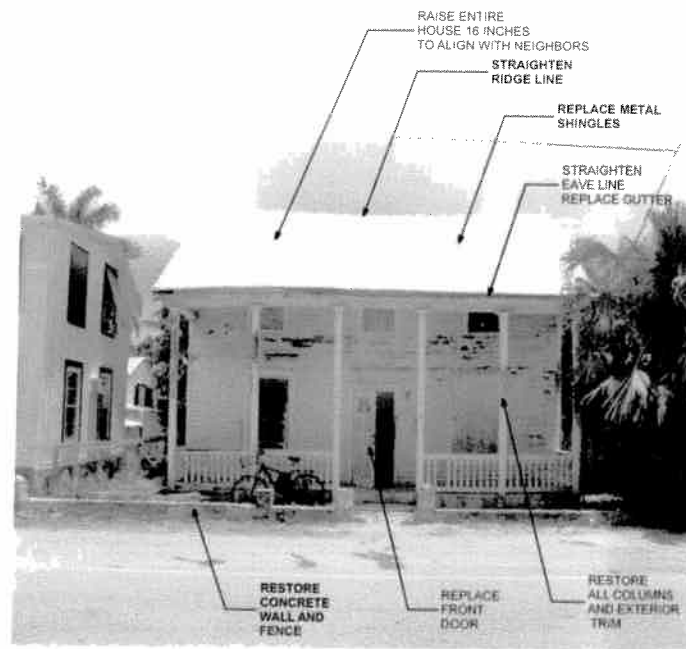
EAST SIDE



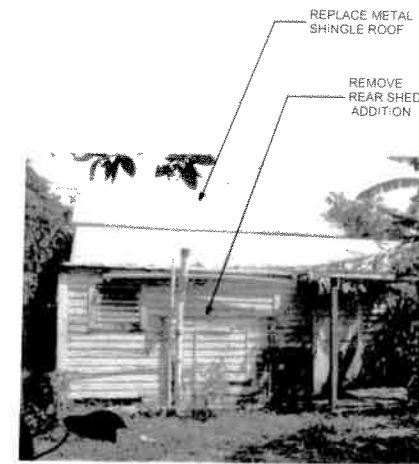
WEST SIDE



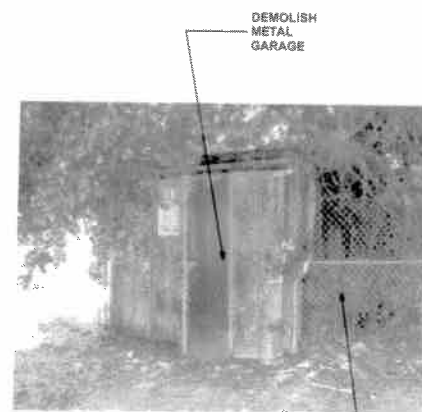
FRONT PORCH



STREET ELEVATION



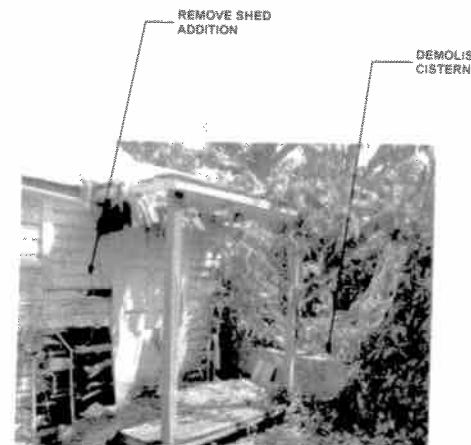
REAR SHED ADDITION



METAL GARAGE



BACK YARD SHED



REAR SHED AND CISTERN

REMOVE CHAIN LINK FENCE REPLACE WITH WOOD

**MICHAEL MILLER . ARCHITECT**  
 517 DUVAL STREET  
 KEY WEST, FLORIDA  
 (305) 294 - 7887  
 mlrarch@bellsouth.net

## KOCH HOUSE

1016 James Street  
 Key west, Florida

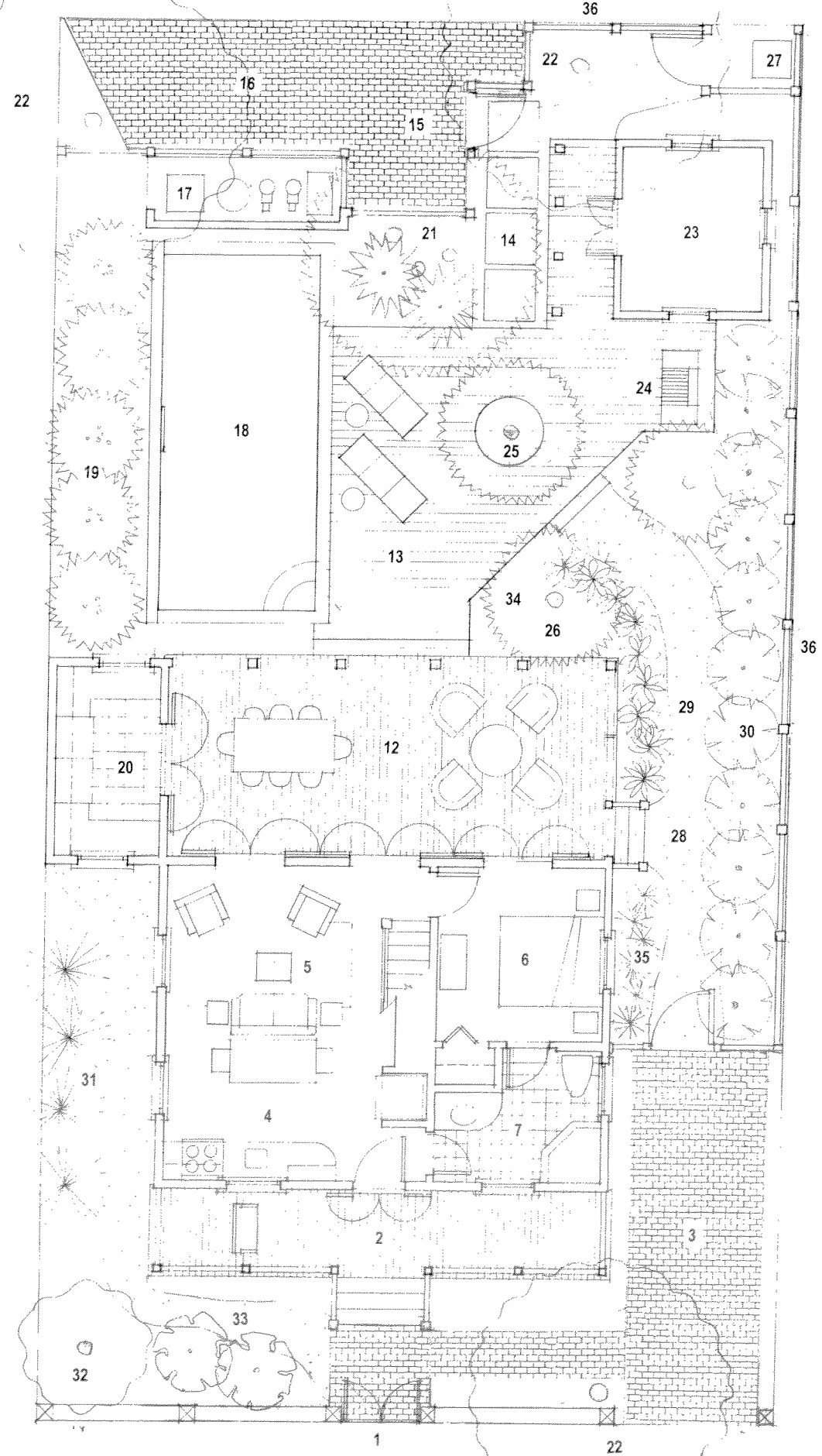
DATE: JUNE 30, 2011
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1105

EXISTING  
 CONDITIONS

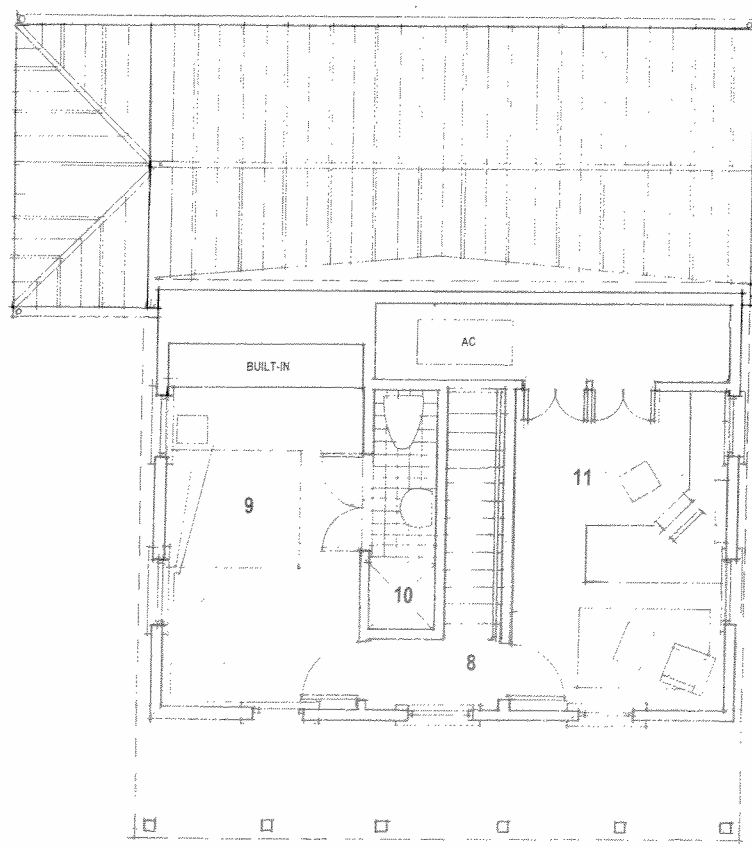


**LEGEND**

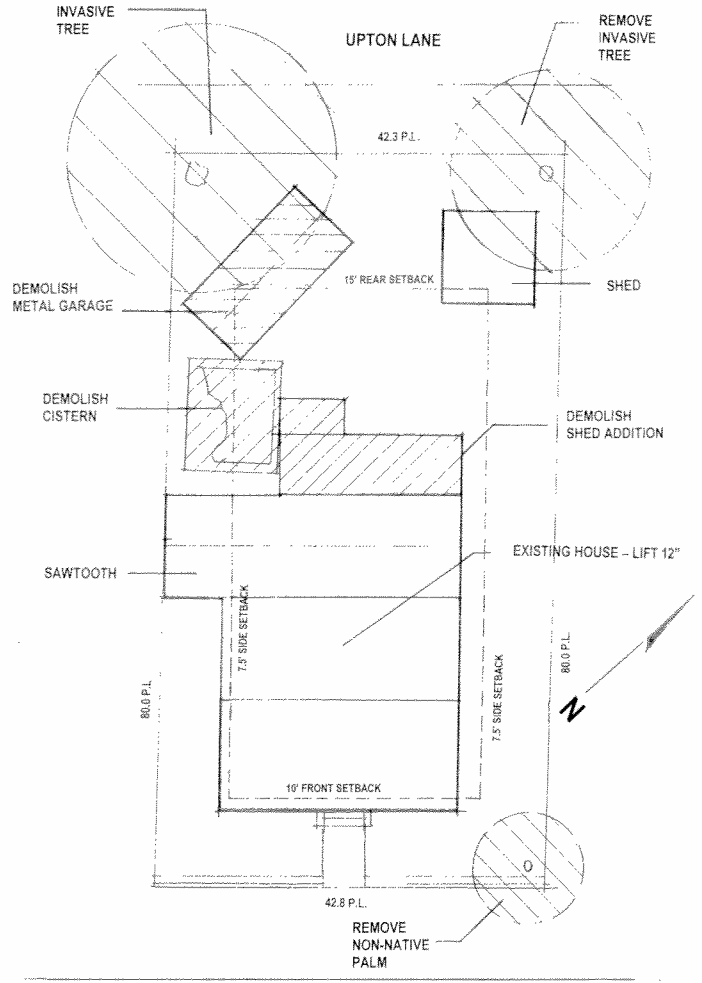
- 1 ENTRANCE GATE
- 2 FRONT PORCH
- 3 BRICK DRIVEWAY
- 4 KITCHEN
- 5 LIVING ROOM
- 6 BEDROOM
- 7 BATHROOM
- 8 STAIR HALL
- 9 BEDROOM
- 10 BATHROOM
- 11 OFFICE
- 12 REAR PORCH
- 13 GARDEN DECK
- 14 REAR ENTRANCE STEPPING STONES
- 15 VESTIBULE AND GATE
- 16 PARKING FOR SUBCOMPACT
- 17 POOL AND AC EQUIPMENT SHED
- 18 POOL 9 X 20 WITH 4' WATER WALL
- 19 ORNAMENTAL PALM PLANTING SCREEN
- 20 LAUNDRY
- 21 ORNAMENTAL ACCENT PLANTING AND TRIPLE PALM
- 22 DECIDUOUS NATIVE SHADE TREES
- 23 COTTAGE --SHED WITH PORCH ADDED
- 24 GRILL
- 25 ACCENT PALM
- 26 NATIVE PALM
- 27 GARBAGE BINS
- 28 GRAVEL PATH
- 29 ACCENT SHRUBS AND GROUND COVER
- 30 SCREENING NATIVE TREES AND UNDERPLANTING
- 31 SCREENING NATIVE SCHRUBS
- 32 SMALL FLOWERING INDIGENOUS TREE
- 33 FLOWERING SHRUBS
- 34 GROUND COVERS
- 35 NATIVE SCREENING PLANTS
- 36 SIX FOOT FENCING
- 37 RESTORED CONCRETE WALL



**SITE AND FIRST FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



**EXISTING SITE PLAN**  
SCALE: 1:10

**ZONING DATA**

- A. ZONE: HNC-2
  - B. LOT SIZE: 3,404 sf
  - C. PROPOSED LOT COVERAGE
    - 1. Allowed Lot Coverage: 40%
    - a. Area Allowed: 4 x 3,404 sf = 1,361.6 sf
    - b. Proposed Roofed Structure Coverage
      - 1) House: 1,014 sf
      - 2) Improved Shed: 90 sf
      - 3) Equipment Shed: 55 sf
      - Total: 1,159 sf
    - Proposed Lot Coverage Percentage: 34.4%
  - D. PROPOSED IMPERVIOUS COVERAGE
    - a. Allowed Impervious Coverage: 60%
    - b. Area Allowed: 6 x 3,404 sf = 2,042 sf
    - c. Proposed Impervious Coverage
      - 1) Proposed Roofed Structures: 1,159 sf
      - 2) Paving, Pool, Deck and other impervious structures: 883 sf
      - Total: 2,244 sf
    - Proposed Impervious Area Percentage: 60%
  - E. SETBACKS
    - 1. Front Yard: 10'
    - 2. Side Yard: 7.5'
    - 3. Rear Yard: 15'
- All setbacks violated and grandfathered. Proposed: No change
- E. BUILDING HEIGHT
    - 1. Allowable: 30'
    - 2. Existing: 19'
    - 3. Proposed: 22.6"

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**KOCH HOUSE**

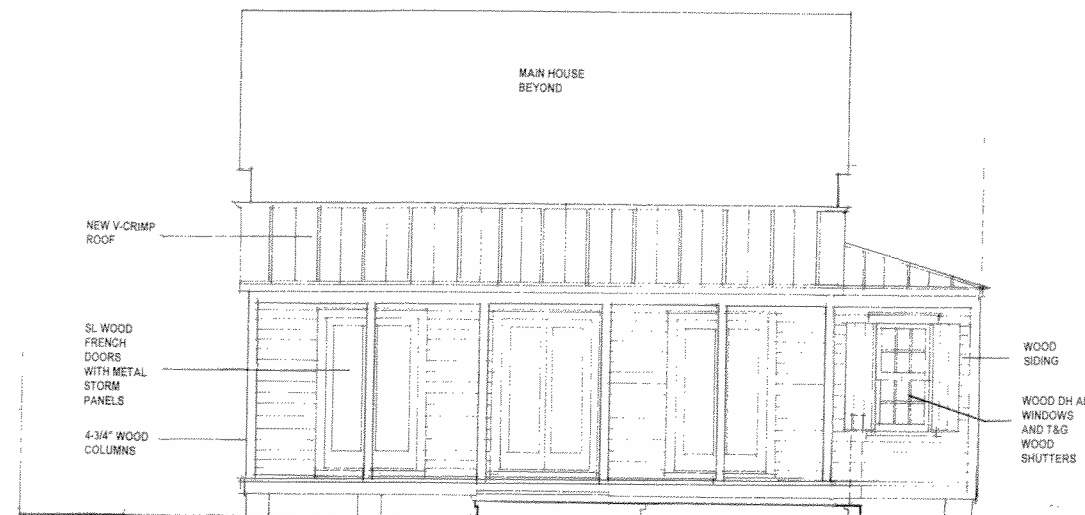
1016 James Street  
Key west, Florida

DATE: JUNE 30, 2011
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1195

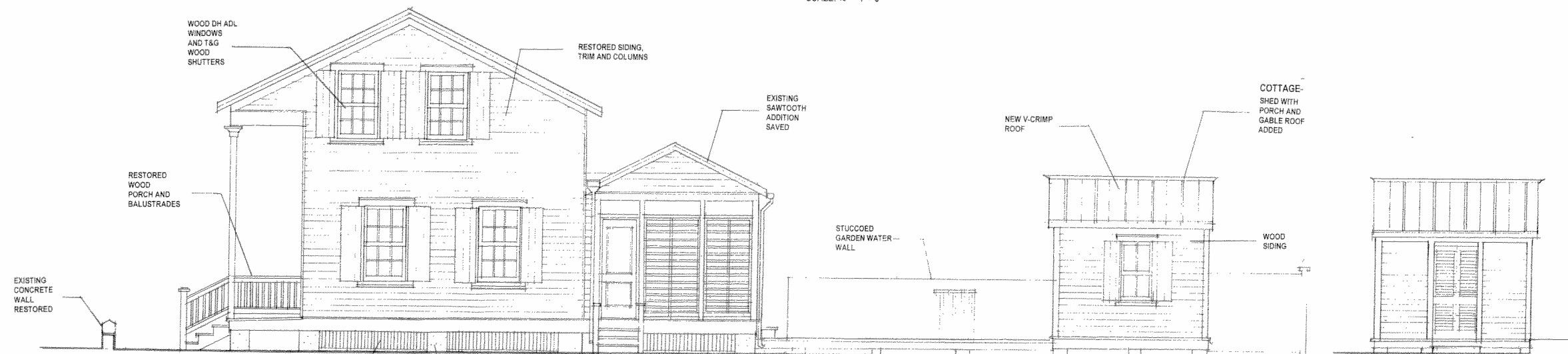
**SITE AND FLOOR PLANS**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EAST ELEVATION OF COTTAGE**  
SCALE: 1/4" = 1'-0"

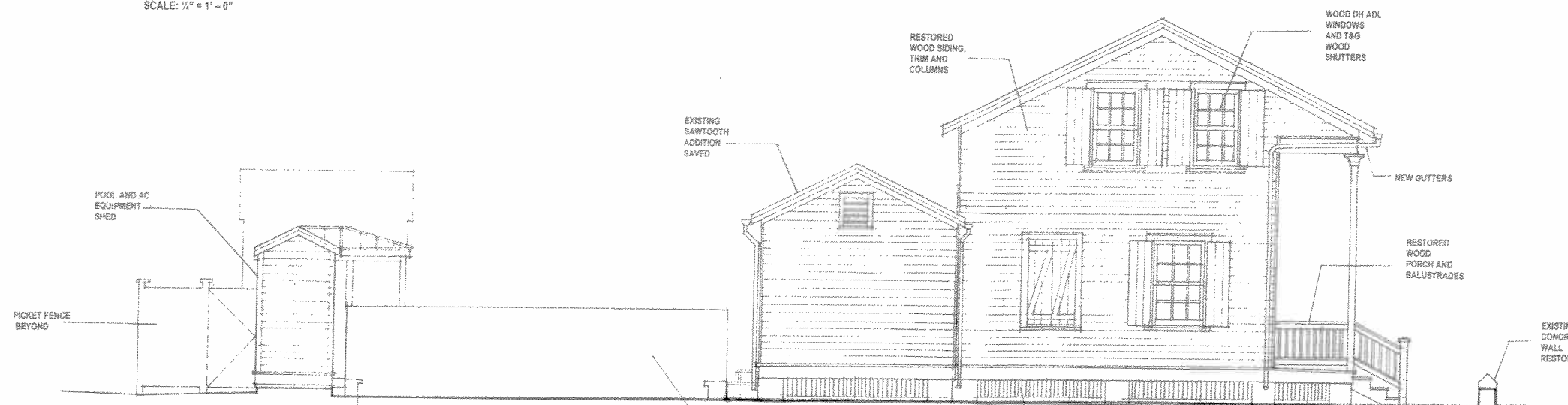
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**KOCH HOUSE**

1016 James Street  
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DATE: JUNE 30, 2011  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1105

**PROPOSED ELEVATIONS**



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 12, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORATION OF EYEBROW HOUSE. DEMOLITION OF BACK PORTION  
AND DETACHED METAL GARAGE. NEW POOL, DECK AND PORCH ON  
ACCESSORY STRUCTURE  
#1016 JAMES STREET**

**Applicant: Michael Miller- Application # H11-01-872**

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](http://www.keywestcity.com).

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

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## Property Record View

Alternate Key: 1002739 Parcel ID: 00002640-000000

### Ownership Details

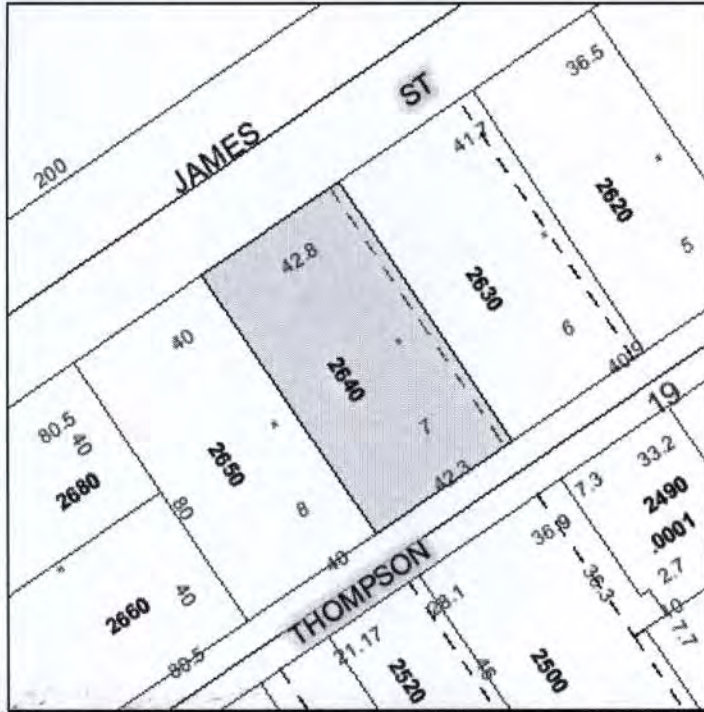
**Mailing Address:**  
DYKES DAWN MARIE  
1016 JAMES ST  
KEY WEST, FL 33040

**All Owners:**  
WILLIAMS MARILYN Y T/C, DYKES DAWN MARIE

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 1016 JAMES ST KEY WEST  
**Subdivision:** Corrected Diagram  
**Legal Description:** KW SUB 7 PT LOT 2 SQR 19 H1-323 G10-285 OR1141-143D/C OR1141-1144/1145(ORDER) OR1982-2243/45(ORDER) OR1983-1566/68(ORDER) OR2065-726Q/C

**Parcel Map**



**Exemptions**

Exemption	Amount
37 - SPECIAL HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	80	3,404.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 984  
**Year Built:** 1933

### Building 1 Details

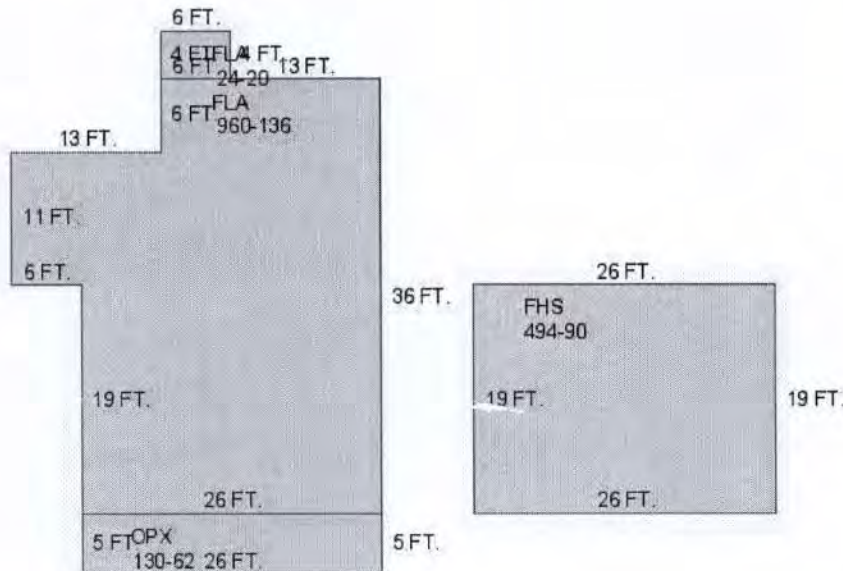
<b>Building Type</b> R1	<b>Condition</b> P	<b>Quality Grade</b> 350
<b>Effective Age</b> 77	<b>Perimeter</b> 156	<b>Depreciation %</b> 69
<b>Year Built</b> 1933	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 984
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0





**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	24
2	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	960
3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	130
4	FHS	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	494

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	GR2:GARAGE	153 SF	17	9	1965	1966	1	60
2	UB2:UTILITY BLDG	90 SF	10	9	1969	1970	3	50
3	UB3:LC UTIL BLDG	25 SF	0	0	1969	1970	1	30
4	CL2:CH LINK FENCE	160 SF	0	0	1964	1965	1	30

**Appraiser Notes**

2011-02-14 MLS \$325,000 4/1 DIAMOND IN THE ROUGH! TOTAL RENOVATION PROJECT AWAITING THE RIGHT PERSON TO BRING THIS GEM BACK TO IT'S GLORY. THIS FOUR BEDROOM/ONE BATH HOME HAS A NICE SIZED BACK YARD THAT WOULD ACCOMODATE A POOL AND NICE GARDENS. PROPERTY CAN BE ACCESSED THROUGH THOMPSON LANE.

LAND SIZE HAS INCREASED PER OR2065-726Q/C. NEIGHBOR TRANSFERRED A 204 SQUARE FOOT STRIP OF LAND TO THIS PARCEL. ADJUSTED LAND SIZE FOR THE 2005 TAX ROLL.

2005-08-29 ASKING \$899,000. 2STORY EYEBROW 4BD/1BA HAS A CISTERN AND GARAGE

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9702682	08/01/1997	12/01/1997	1,800		ELECTRICAL

**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	71,587	2,346	316,742	390,675	387,900	25,000	362,901
2009	102,100	2,346	481,448	375,000	375,000	25,000	350,000
2008	92,819	2,346	536,130	631,295	567,051	25,000	542,051
2007	159,843	2,190	454,434	616,467	552,315	25,000	527,315
2006	305,542	2,190	323,380	631,112	553,684	25,000	528,684
2005	242,494	2,190	292,744	537,428	499,906	25,000	474,906

2004	206,725	2,190	240,000	448,915	448,915	25,000	423,915
2003	164,441	2,190	118,400	285,031	181,550	25,500	156,050
2002	156,113	2,190	86,400	244,703	160,471	25,500	134,971
2001	140,502	2,263	86,400	229,165	152,102	25,500	126,602
2000	106,381	3,411	64,800	174,592	123,723	25,500	98,223
1999	96,191	3,224	64,800	164,215	117,577	25,500	92,077
1998	77,442	2,706	64,800	144,948	115,726	25,000	90,726
1997	73,366	2,635	58,400	134,401	113,792	25,000	88,792
1996	55,025	2,055	58,400	115,479	110,478	25,000	85,478
1995	50,134	1,870	58,400	110,403	107,784	25,000	82,784
1994	44,835	1,716	58,400	104,951	104,951	25,000	79,951
1993	42,804	296	58,400	101,500	101,500	25,000	76,500
1992	42,804	296	58,400	101,500	101,500	25,000	76,500
1991	42,804	296	58,400	101,500	101,500	25,000	76,500
1990	36,705	296	39,200	76,201	76,201	25,500	50,701
1989	30,335	269	41,600	72,204	72,204	25,500	46,704
1988	26,446	269	32,000	58,715	58,715	25,500	33,215
1987	26,132	269	17,880	44,281	44,281	25,500	18,781
1986	26,274	269	17,280	43,823	43,823	25,500	18,323
1985	25,489	269	10,400	36,158	36,158	25,500	10,658
1984	23,709	269	10,400	34,378	34,378	25,500	8,878
1983	23,709	269	10,400	34,378	34,378	25,500	8,878
1982	24,190	269	10,400	34,859	34,859	25,500	9,359

### 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.

There are no sales to display for this parcel.

This page has been visited 12,729 times.

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