

Staff Report

Historic Architectural Review Commission

Staff Report Item 8

Meeting Date: November 27, 2012

Applicant: Thomas E. Pope, Architect

Application Number: H12-01-1850

Address: #316 Julia Street

Description of Work: Construction of new house.

Guidelines Cited in Review: New Construction (pages 36-38a).
Decks and pools (pages 39-40), specific guideline 4.

Staff Analysis

The proposed new construction is for a vacant lot. On August 15, 2012 Mr. John Woodson declared the contributing structure unsafe. The building was demolished in October. The proposed plans include a one story frame structure with a one and a half story portion on its back. The house will have a two bay front porch. The plans proposes the construction of the new house based on the three dimensional footprint of the previous historic house and a conforming story and a half attached addition on its back. The LDR's provide for reconstruction of a contributing house on its three dimensional footprint without obtaining any variance for nonconforming setbacks.

The houses immediately to the South and East are two story structures. The plans propose hardiboard as siding, metal windows and v crimp panels for the roof.

Consistency with Guidelines

1. The proposed new one and a half story house will have a harmonious scale with existing adjacent structures within the urban block. The footprint forms, rooflines and proportions of the building are similar to the surrounding historic structures.
2. The proposed deck will be located behind the main house and will not be visible from the street. The proposed deck will be less than 50% of the total lot minus the building footprint.

It is staff's opinion that the proposed design is consistent with the guidelines. The new design will be sensible to the existing urban context.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

APPLICATION #

112-01-1850

OWNER'S NAME:

Pete & Kristine Woldanski

DATE:

11/15/12

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Thomas E. Pope, PA

PHONE #:

296-3611

APPLICANT'S ADDRESS:

610 White Street

ADDRESS OF CONSTRUCTION:

316 Julia

OF
UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New replacement house and rear deck.

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.

NOV 15 2012

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: 11/15/12

Applicant's Signature:

Thomas E. 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:

Vacant lot. Used to have a contributing building.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Miscellaneous Information



THE CITY OF KEY WEST
Director of Building
Post Office Box 1409 Key West, FL 33041-1409

August 15, 2012

Kristine & Pete Woldanski
6760 Cedar Ave
Cocoa, Florida 32927

OCT 17 2012

RE: **316 Julia Street**

Dear Mr. and Mrs. Woldanski,

As Chief Building Official for the City of Key West, I have determined that the building located at **316 Julia Street** is unsafe and structurally unsound. An emergency condition exists pursuant to Section 14-113 of the City of Key West Code of Ordinance listed below.

Section 14-113. - Emergency cases.

In emergency cases where it reasonably appears there is immediate danger to the life or safety of any person or to the safety of other property, unless a dwelling unfit for human habitation or a dangerous building is immediately repaired, demolished or vacated, the building official shall cause the immediate repair or demolition of such dwelling or building. The cost of such repair or demolition shall be recovered and collected as is provided in section 14-111 or the building official may revoke the certificate of occupancy and order vacation of the premises until necessary repairs, etc., render the premises fit for use or habitation.

(Code 1986, § 31.028)

Pursuant to Section 14-71 of the City of Key West Code of Ordinance listed below, the structure located at **316 Julia Street**, Key West, Florida has been found to be in such disrepair and deterioration that it is considered dangerous and unfit for human habitation.

Section 14-71 - Conditions rendering dwelling unfit or building dangerous

The building official shall determine that a dwelling is unfit for human habitation or a building is dangerous if he finds that any of the following conditions exist in such dwelling:

- (1) Interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base.
- (2) Supporting members which show 33 percent or more of damage or deterioration, or nonsupporting enclosing or outside walls or coverings which show 50 percent or more of damage or deterioration.
- (3) Interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base.
- (4) Supporting members which show 33 percent or more of damage or deterioration, or nonsupporting enclosing or outside walls or coverings which show 50 percent or more of damage or deterioration.
- (5) Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purposes used.
- (6) Such damage by fire, wind or other causes as endangers the lives, safety or welfare of the occupants or other people in the city.
- (7) Dilapidation, decay, insanitation or disrepair which is likely to cause sickness or disease or to work injury to the health, safety or welfare of the occupants or other people of the city.
- (8) Inadequate facilities for egress in case of fire or panic.
- (9) Defects therein increasing the hazards of fire, accident or other calamities.
- (10) Such lack of adequate ventilation, light, heating or sanitary facilities as endanger the health, morals, safety or general welfare of the occupants or other city residents.
- (11) Violation of any provision of the building regulations or fire prevention laws or ordinances of the state or city.
- (12) Any room, except a bathroom, with window area less than one-tenth of the floor area or with window area of one-tenth or more of the floor area, but which window area cannot be opened so that the openings will equal as much as 1/20 of the floor area.
- (13) A bathroom which does not have at least one outside window which can be opened or does not have other means of adequate ventilation.
- (14) Such relationship to adjoining buildings or dwellings that light or air is inadequate or that a fire hazard exists.

(Code 1986, § 31.023)

Pursuant to Section 14-69 of the City of Key West Code of Ordinance listed below, it is my duty as the Chief Building Official of the City of Key West to hereby order the demolition of the structure at **316 Julia Street**.

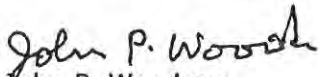
Section 14-69. - Examination of dwellings and buildings.

It shall be the duty of the building official to diligently examine all dwellings and buildings located in the city for the purpose of locating and taking action with respect to such dwellings and buildings as appear to be unfit for human habitation and such buildings as appear to be dangerous.

(Code 1986, § 31.022)

Please feel free to contact the City of Key West Building Department at 305-809-3958, if you have any questions, concerns or need additional information.

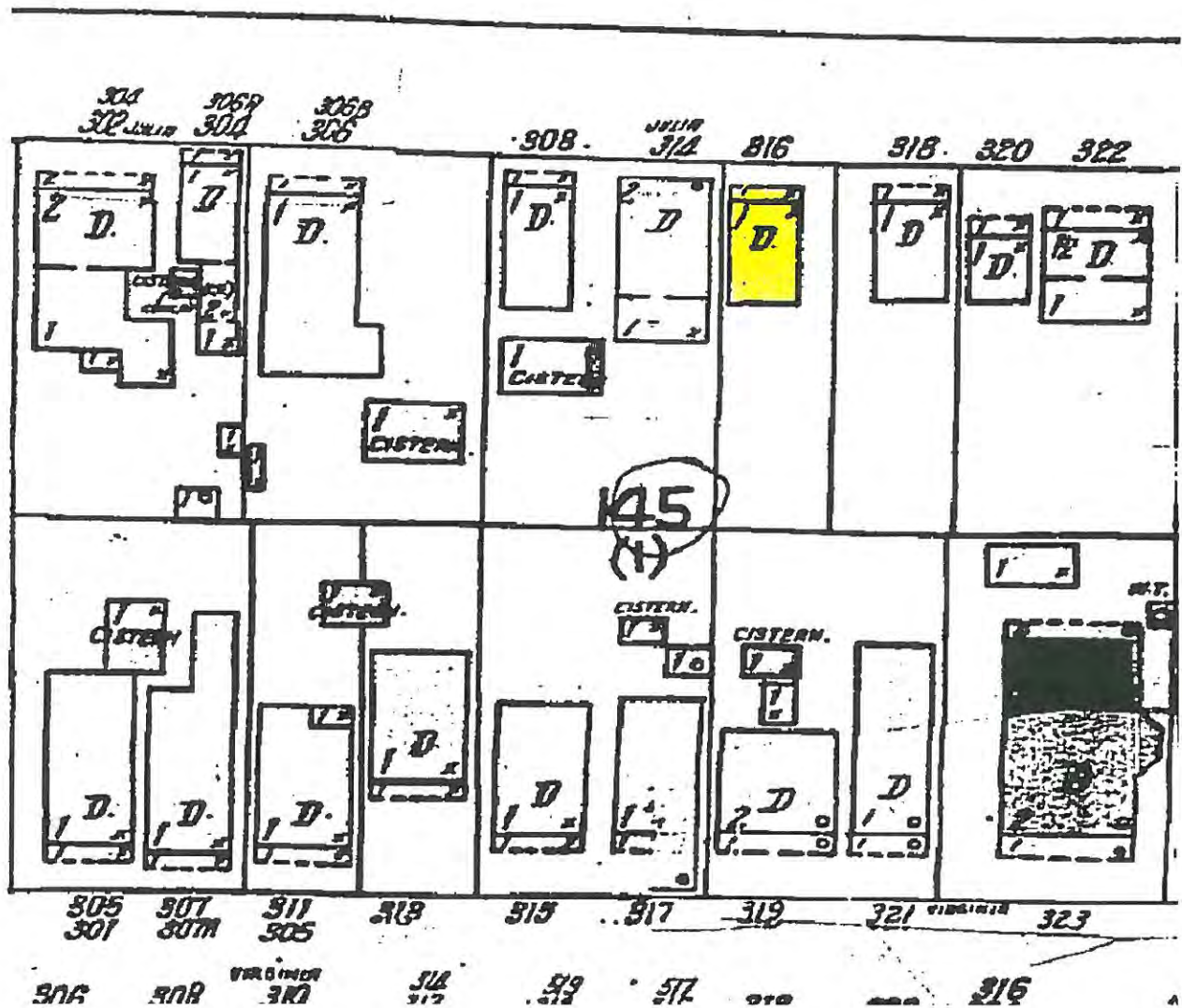
Sincerely,



John P. Woodson
Chief Building Official

cc: Enid Torregrosa
Wayne Giordiano
Mark Finigan
Bob Vitas

Sanborn Maps



#316 Julia Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 316 Julia St.; built 1930's Monroe County Library



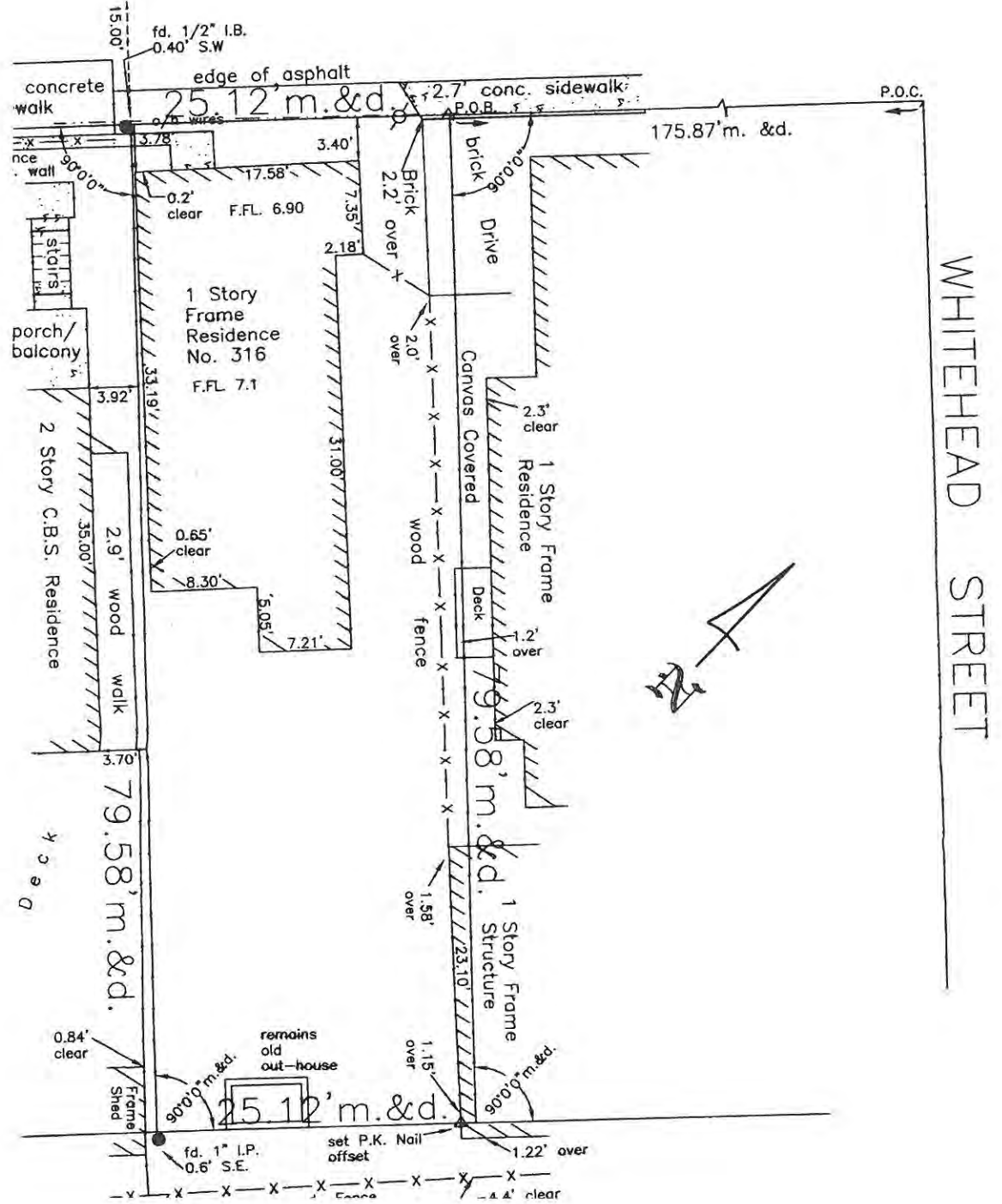


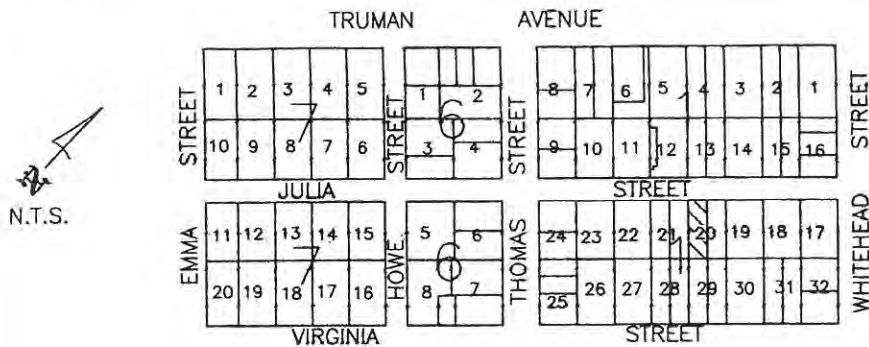
Survey

JULIA

STREET

fd. P.K. Nail
P.L.S No. 5234





LOCATION MAP

Square 1, Tract 10

City of Key West

LEGAL DESCRIPTION:

In the City of Key West, Monroe County, Florida, and more particularly described as follows: Commencing at a point 175 feet 10 1/2 inches from the corner of Whitehead and Julia Streets and running along said Julia Street in a S'wly direction 25 feet 1 1/2 inches; thence at right angles in a S'ely direction 79 feet 7 inches; thence at right angles in a N'ely direction 25 feet 1 1/2 inches; thence at right angles in a N'wly direction 79 feet 7 inches to Julia Street to the place or point of beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

● = Fd. 1/2" Iron Pipe or 1" I.B.
▲ = Fd. P.K. Nail, P.L.S. No. 5234
△ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story	P.B. = Plat Book
R/W = Right-of-Way	pg. = page
fd. = Found	C.L.F. = Chain Link Fence
p. = Plat	A/C = Air Conditioner
m. = Measured	o/h = Overhead
M.H.W. = Mean High Water	u/g = Underground
N.T.S. = Not to Scale	F.F.L. = Finish Floor Elevation
⊙ = Centerline	Irr. = Irregular
Elev. = Elevation	conc. = concrete
B.M. = Bench Mark	I.P. = Iron Pipe
P.O.C. = Point of Commence	I.B. = Iron Bar
P.O.B. = Point of Beginning	C.B. = Concrete Block
w.m. = Water Meter	C.B.S. = Concrete Block Stucco
Bal. = Balcony	cov'd. = Covered
wd. = Wood	

Field Work performed on: 7/25/12

CERTIFICATION made to:

Pete F. Woldanski & Kristine A. Woldanski
Roberts & Law, P.A.

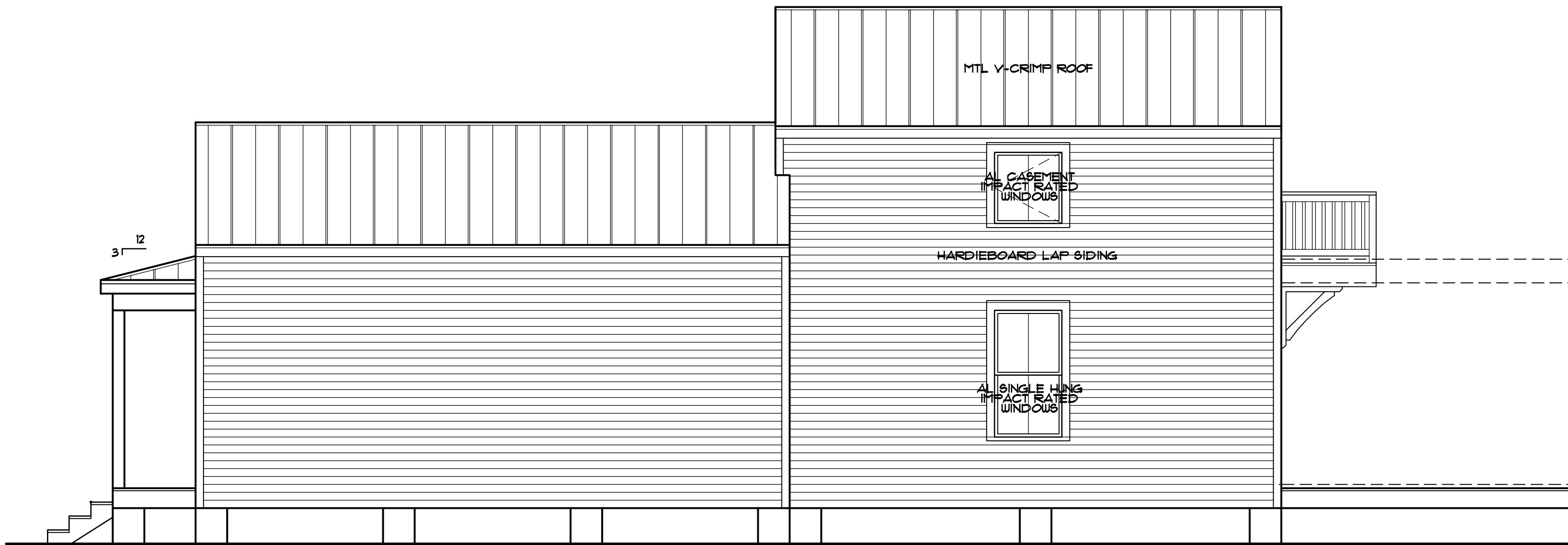
Proposed design

C:\Documents and Settings\Gavin\Desktop\316JuliaS1.dwg, 11/15/2012 11:36:43 AM



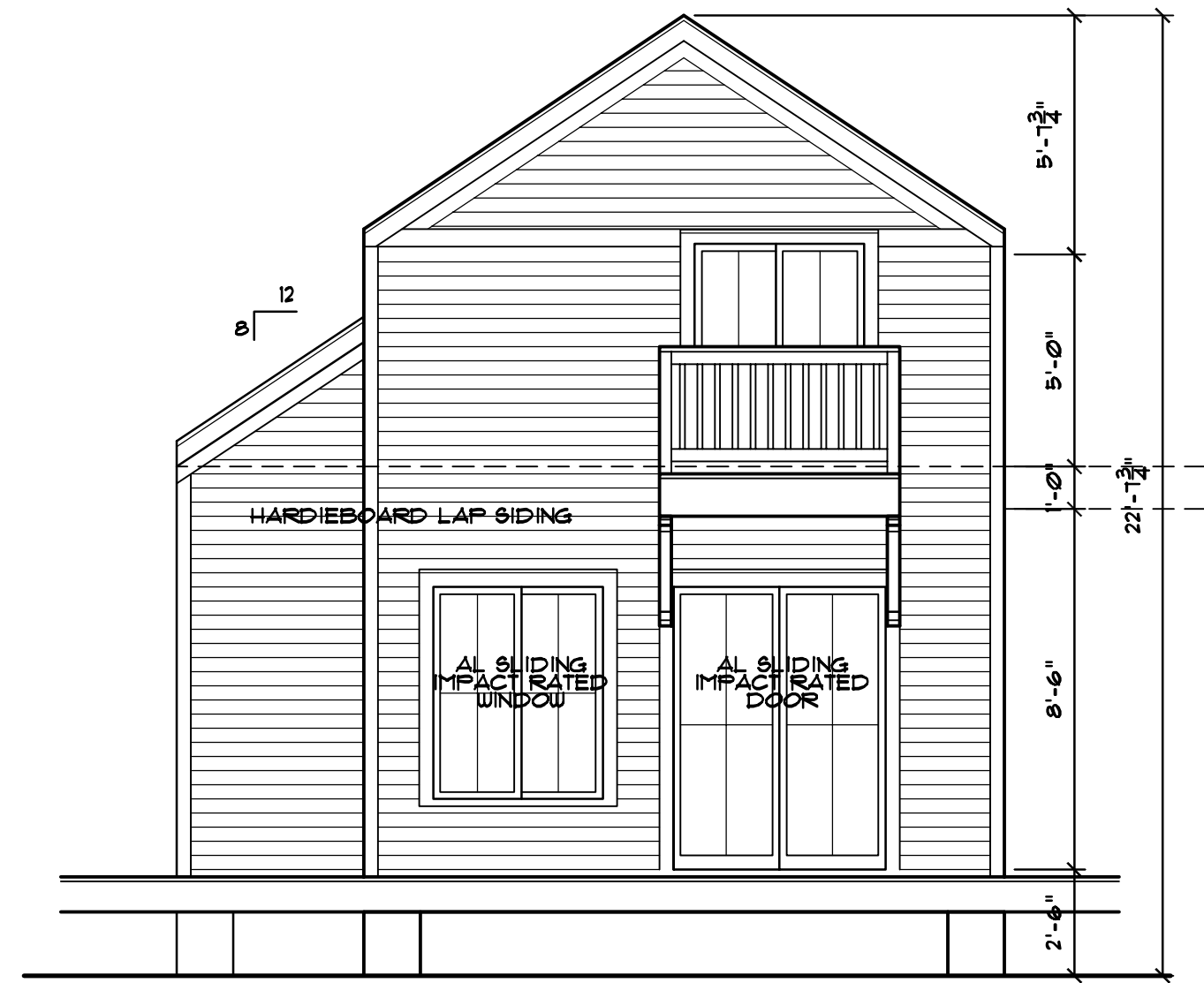
Left Side Elevation

1/4" = 1' - 0"



Right Side Elevation

1/4" = 1' - 0"



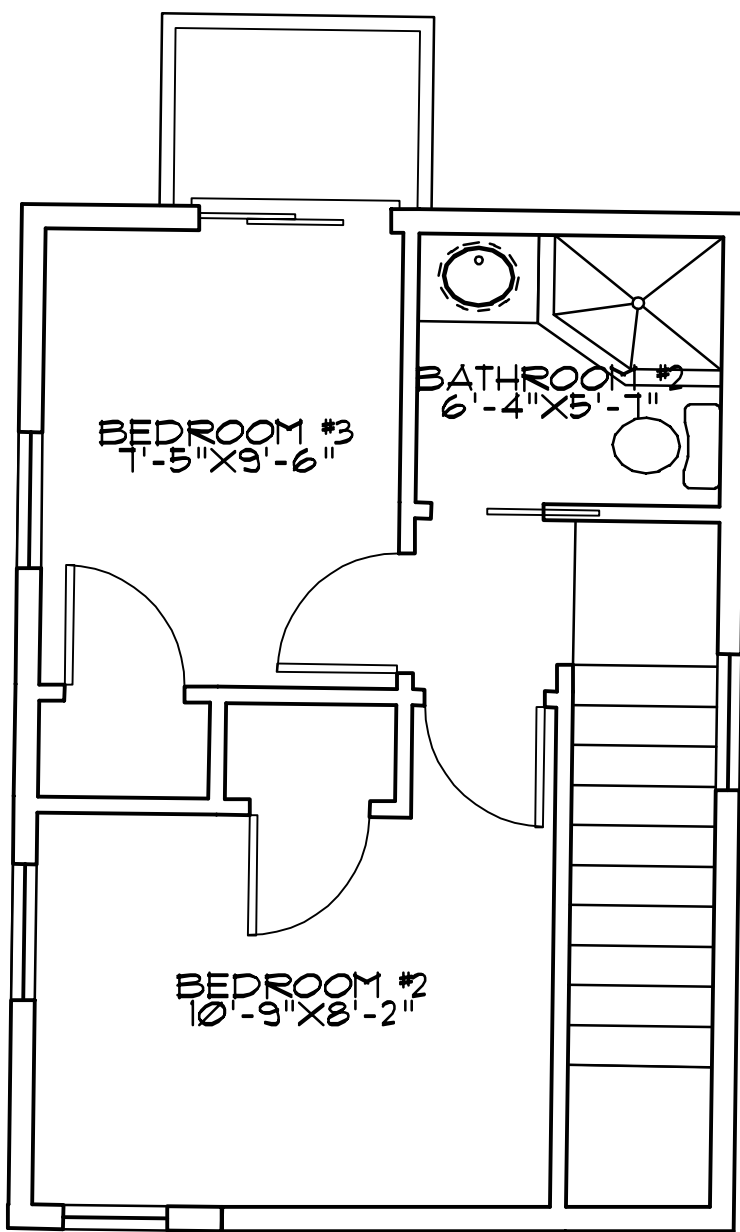
Rear Elevation

1/4" = 1' - 0"



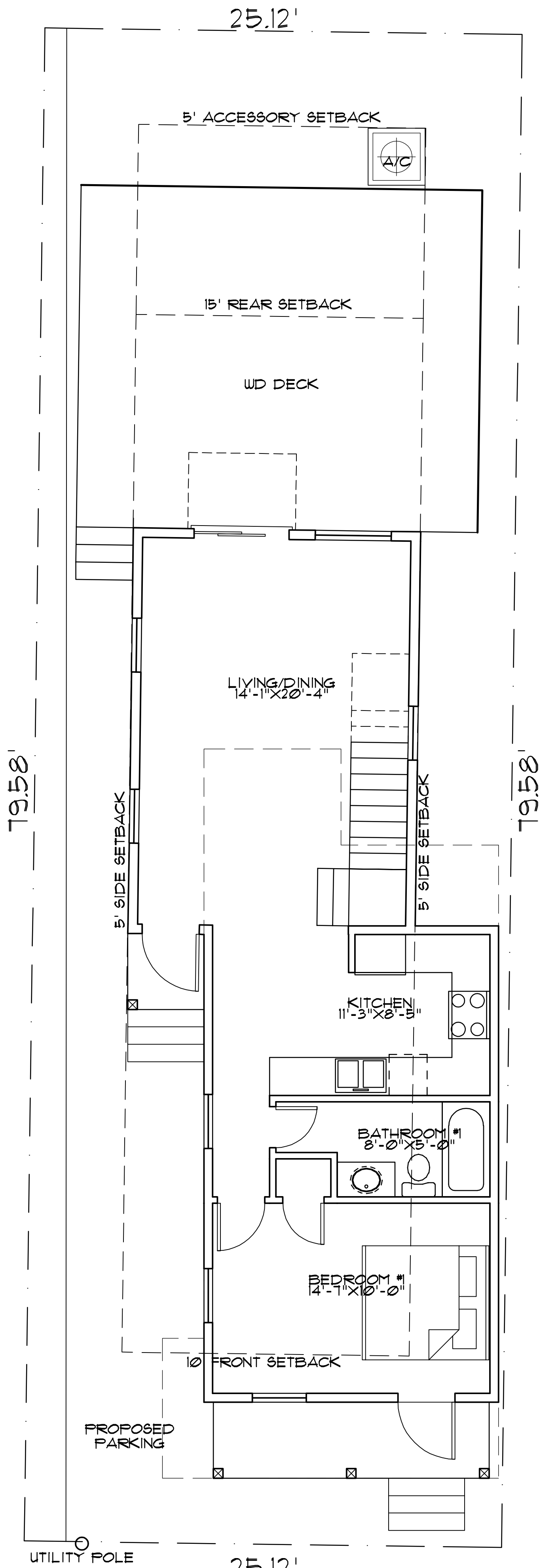
Front Elevation

1/4" = 1' - 0"



Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"

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

Woldanski Residence
316 Julia Street
Key West, FL

date:
11/15/12
revision:

sheet:

A1

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 27, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW HOUSE

#316 JULIA STREET

Applicant- THOMAS E. POPE Application Number H12-01-1850

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

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

The offices of the Property Appraiser will be closed Thursday the 22nd and Friday the 23rd in observance of Thanksgiving.

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

Property Record Card -
Map portion under construction.

Alternate Key: 1026522 Parcel ID: 00025760-000000

Ownership Details

Mailing Address:
WOLDANSKI PETE F AND KRISTINE A
6760 CEDAR AVE
COCOA, FL 32927-2928

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 316 JULIA ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB1-25 PB1-40 PT LT 20 AND PT LT 29 SQR 1 TR 10 E1-158 OR2560-1659T/D OR2583-173/74



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,007.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 610
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 79
 Year Built 1933
 Functional Obs 1

Condition P
 Perimeter 114
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 71
 Grnd Floor Area 610

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

Roof Type GABLE/HIP

Roof Cover ROLLED COMPOS

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

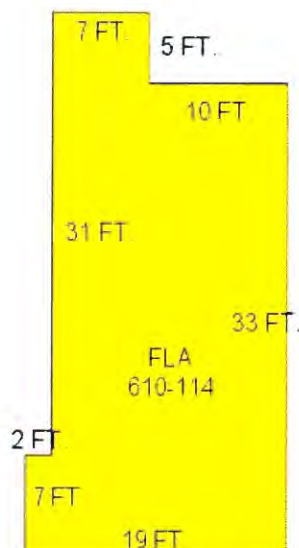
Heat Src 1 NONE

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 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1990	N	N	0.00	0.00	610

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	17,102	0	98,312	115,414	115,414	0	115,414
2011	17,672	0	99,861	117,533	117,533	0	117,533
2010	55,529	0	110,309	165,838	165,838	0	165,838
2009	62,005	0	147,079	209,084	209,084	0	209,084
2008	56,369	0	230,762	287,131	287,131	0	287,131
2007	75,896	0	331,155	407,051	407,051	0	407,051
2006	317,359	0	170,595	487,954	487,954	0	487,954
2005	254,987	0	140,490	395,477	395,477	0	395,477
2004	147,717	0	136,476	284,193	284,193	0	284,193
2003	106,685	0	48,168	154,853	154,853	0	154,853
2002	60,900	0	35,123	96,023	96,023	0	96,023
2001	52,780	0	32,112	84,892	84,892	0	84,892
2000	52,780	0	26,091	78,871	78,871	0	78,871
1999	39,450	0	26,091	65,541	65,541	0	65,541
1998	32,278	0	26,091	58,369	58,369	0	58,369
1997	32,278	0	22,077	54,355	54,355	0	54,355
1996	19,725	0	22,077	41,802	41,802	0	41,802
1995	22,056	0	22,077	44,133	44,133	0	44,133
1994	19,725	0	22,077	41,802	41,802	5,098	36,704
1993	17,481	0	22,077	39,558	39,558	4,851	34,707
1992	17,481	0	22,077	39,558	39,558	4,851	34,707
1991	17,481	0	22,077	39,558	39,558	4,851	34,707
1990	15,800	0	17,561	33,361	33,361	4,169	29,192
1989	13,059	0	16,966	30,025	30,025	3,802	26,223
1988	11,496	0	13,972	25,468	25,468	2,700	22,768
1987	11,358	0	7,784	19,142	19,142	2,700	16,442
1986	11,421	0	7,186	18,607	18,607	2,700	15,907
1985	11,101	0	6,500	17,601	17,601	2,700	14,901
1984	10,450	0	6,500	16,950	16,950	2,700	14,250
1983	10,450	0	6,500	16,950	16,950	2,700	14,250
1982	10,623	0	4,820	15,443	15,443	2,700	12,743

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
7/31/2012	2583 / 173	125,000	WD	02

3/20/2012	2560 / 1659	80,100	<u>TD</u>	<u>11</u>
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This page has been visited 40,241 times.

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