

Staff Report

Historic Architectural Review Commission

Staff Report Item 2

- Meeting Date:** March 26, 2013
- Applicant:** Daniel Acevedo- Dan Ace Roof Contractor
- Application Number:** H13-01-331
- Address:** #1014-1 Varela Street
- Description of Work:** Remove existing metal shingles and replace with metal v-crimp.
- Building Facts:** The existing house is listed as a contributing resource. The one story frame vernacular structure was built in 1908. The house has a gable roof with metal shingles which is visible from the street. The Florida Master Site File includes metal shingles as the roofing material. The house is part of a condominium compound.
- Guidelines Cited in Review:** Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 2, 5 and 6.
- Roofing guidelines (page 26) specifically first paragraph and guideline 1; if necessary similar metal shingles must be used to replace existing metal shingles.

Staff Analysis

The Certificate of Appropriateness for review is a request to replace existing metal shingles with metal v-crimp, which is not an appropriate replacement material. Staff gave to the applicant an Economic Hardship application but was not filed with the request.

Consistency with Guidelines

1. The proposed request is inconsistent with the guidelines since the historic house exhibits metal shingles. Guidelines are specific on replacement of metal shingles be done on an

in-kind basis, with the new roof matching the existing roofing material.

It is staff's opinion that the proposed request is inconsistent with the guidelines and the Secretary of the Interior's Standards for Rehabilitation. If the roof is deteriorated and needs to be replaced the new feature shall match the old in design, texture and visual qualities.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO02902

Recorder # _____

Field Date _____

Form Date _____

FormNo 200402

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) GRABOIS, MA AND CR HOUSE

Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name Key West Historic Resources Survey

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1014</u>		<u>VARELA</u>	<u>Street</u>	

Cross Streets (nearest/ between) TRUMAN/VIRGINIA

City / Town (within 3 miles) KEY WEST

In Current City Limits? YES

County Monroe Tax Parcel #(s) RE-32600.000000

Subdivision Name _____ Block _____ Lot _____

Ownership Private Individual

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) S SIDE OF VARELA BETWEEN TRUMAN AND VIRGINIA

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> KEY WEST; 1971

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; 34; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone 0 Easting 0 Northing 0

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____ >> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____ >> Piers

Other Foundation Types _____

Foundation Material(s) _____ >> Other

Other Foundation Material(s) LIMESTONE

Exterior Fabric(s) _____ >> Weatherboard

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Gable

Other Roof Type(s) _____

Roof Material(s) _____ >> Other

Other Roof Material(s) NOVELTY SHINGLE

Roof Secondary Structure(s) (dormers etc) _____ >> Other

Other Roof Secondary Structure(s) FLAT

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) _____

Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO02902

DESCRIPTION (continued)

Window Descriptions 6/6 DHS

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised 1 Location(s) 3 BAY INCISED ENTRY N

Porch Roof Types(s) _____

Exterior Ornament BRACKETS

Interior Plan Unspecified

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) THIS HOUSE IS SIMILAR IN STYLE AND SIZE TO OTHERS IN THE IMMEDIATE AREA. THERE ARE FIVE BUILDINGS WITHIN THIS COMPOUND

HISTORY

Construction year 1908

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;</u>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) unspecified

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO02902

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> ; ; ; Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

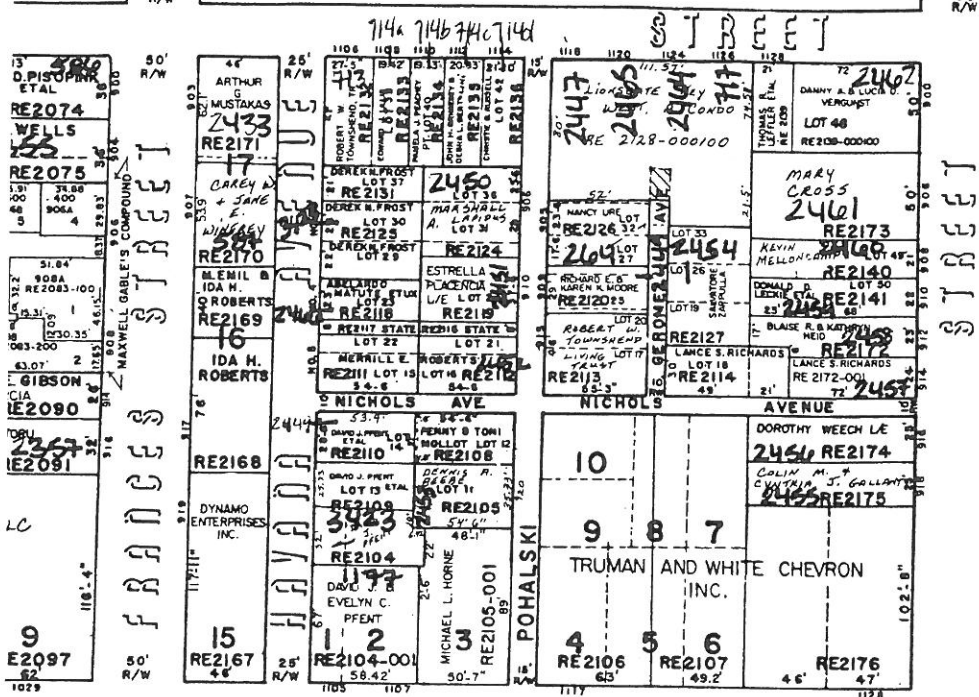
Computer Entry Date: 3/25/2004

Form Comments: _____

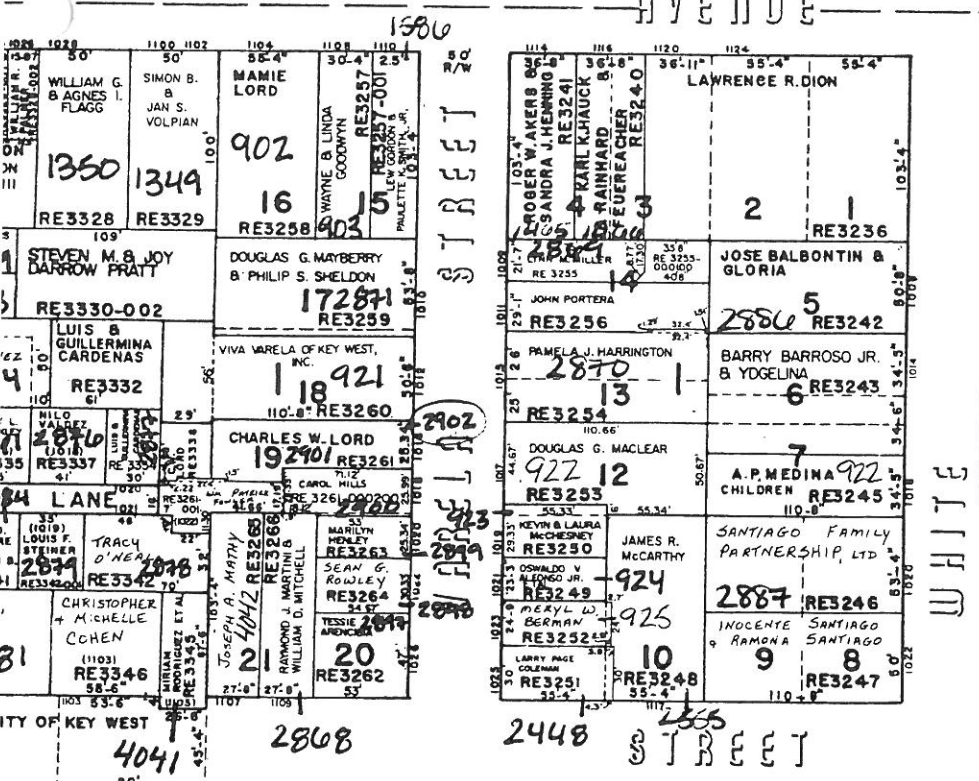
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

CONTINUED ON PAGE NO. 21



EAST LINE TRACT 6
PAGE NO. 31



EAST LINE TRACT 13
CONTINUED ON PAGE NO. 36

SCALE 1" = 50'
DRAWN BY F.J. NOEL
1985

2902



M02902
1014 Varelz Street
Key West
Monroe
Feb. 2004

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 03-05-113 000331

Printer: B. Irwin: J. 46406
Receipt no: 2888943
\$100.00
\$150.00
11057
Date: 3/7/13 10:03:33
PL: BILLING
PK: 1387X

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Darion Tipton DATE: 3/4/13

OWNER'S ADDRESS: 1014 Varela St PHONE #: 294 2380

APPLICANT'S NAME: Dean Ace Roofing PHONE #: 305 797 8993

APPLICANT'S ADDRESS: 571 Park Dr

ADDRESS OF CONSTRUCTION: ~~1014 Varela St~~ 1014 Varela 1 # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Remove Existing Conch Shingles and install grace and V-Crimp.

17 SQ

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, 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: 3/4/13

Applicant's Signature: [Signature]

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: \$ _____

\$100

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

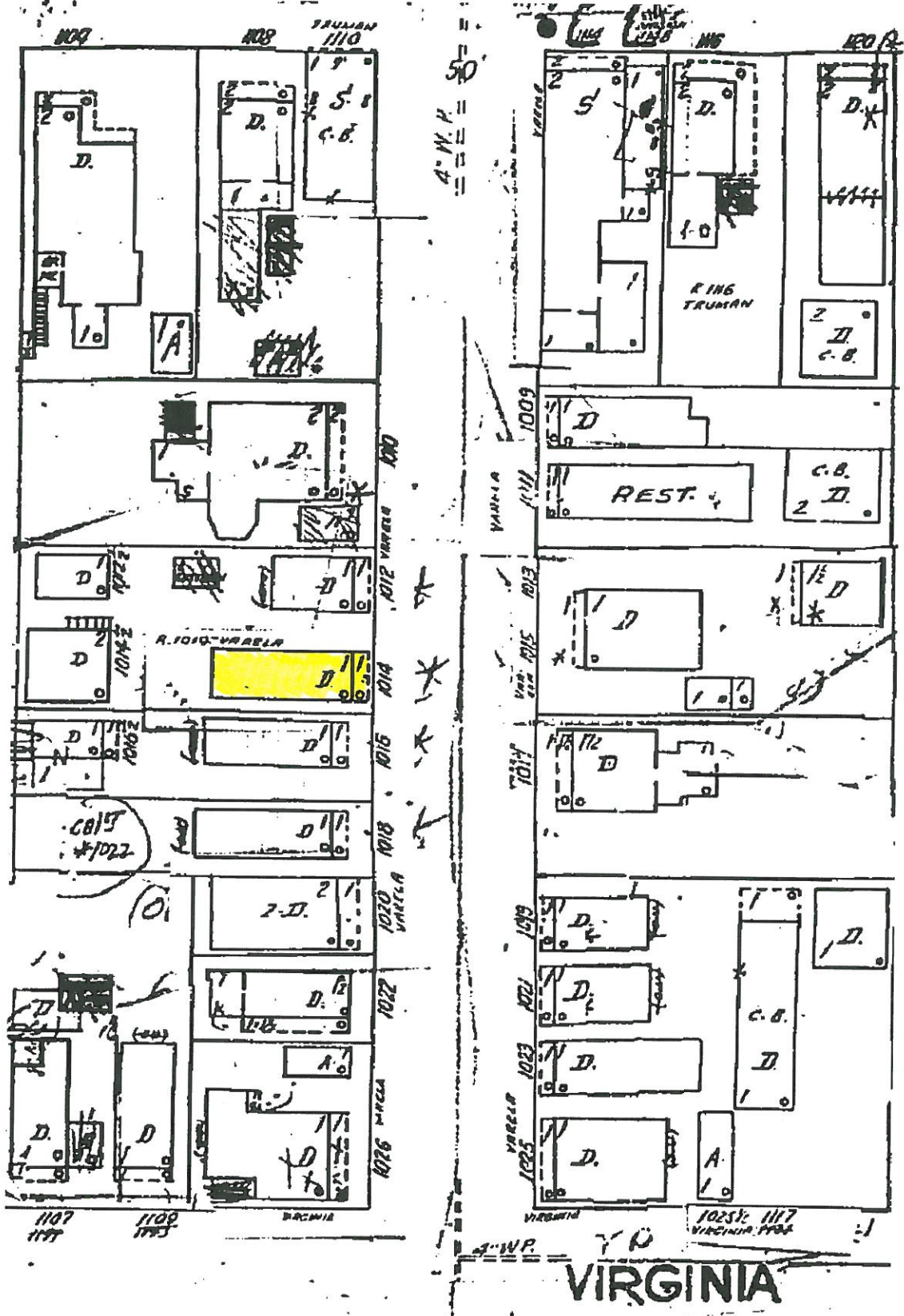
Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1014-1 Varela Street Sanborn map 1962

Project Photos

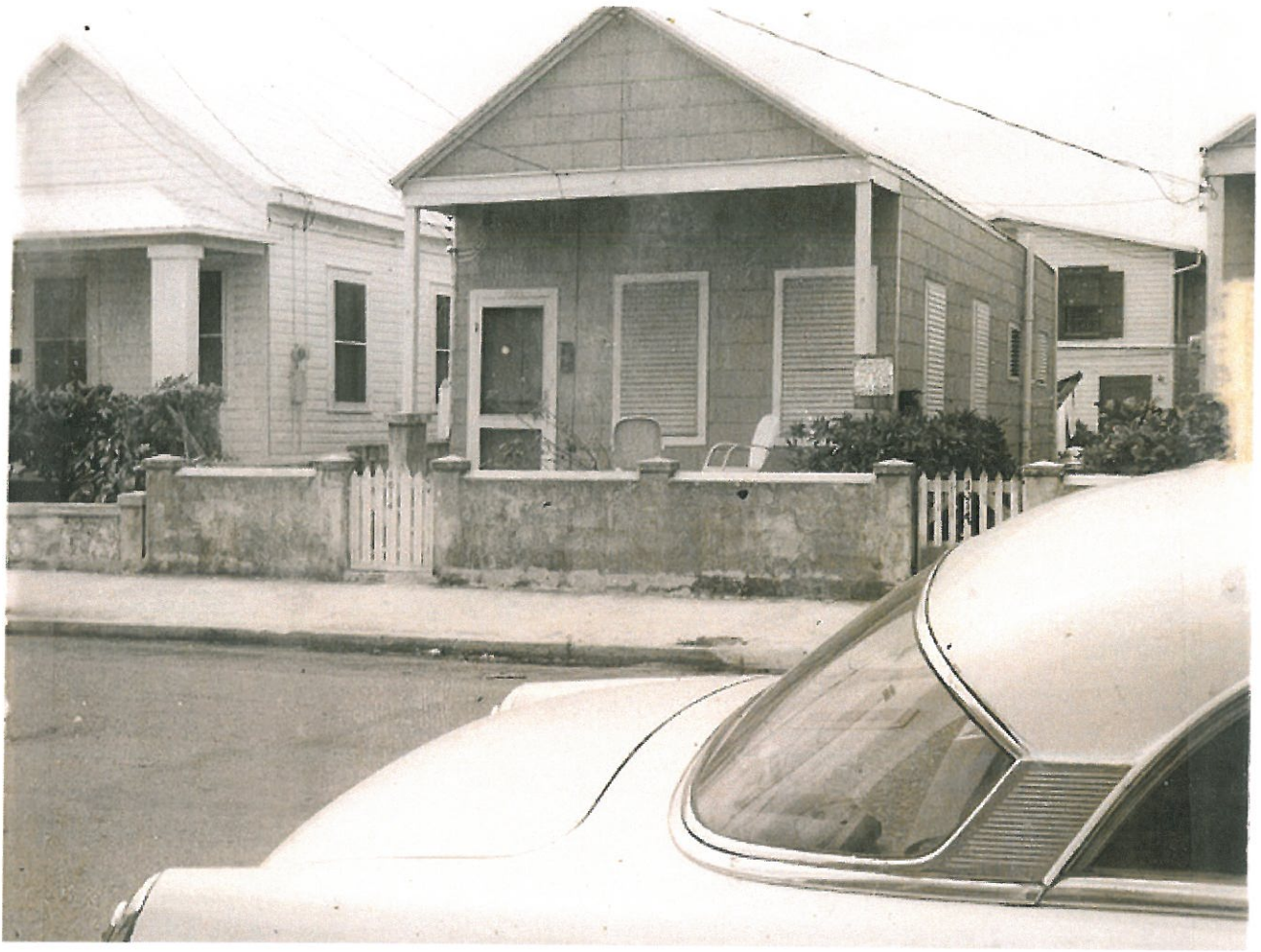


Photo taken by the Property Appraiser's office c1965; 1014 Varela St.; built 1908. Monroe County Library









Google earth





1016 VARELA ST
Next to 1014 VARELA
V-CRIMP ROOFING



1072 Varela St.

V-Crimp Roofing



1024 Varela St
V-Crimp Roofing



1023 Varela St.

V-Crimp Roofing

Noticing

Public Meeting Notice

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

REMOVE EXISTING METAL SHINGLES AND REPLACE WITH METAL V-CRIMP.

FOR- #1014-1 VARELA STREET

Applicant- Dan Ace Roofing

Application # H13-01-331

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**

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

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

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

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

Alternate Key: 8927169 Parcel ID: 00032600-000104

Ownership Details

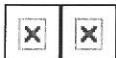
Mailing Address:
 TIPTON DARREN LEE
 1014 VARELA ST APT 1
 KEY WEST, FL 33040-3333

All Owners:
 MADISON RICHARD L R/S, TIPTON DARREN LEE

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1014 VARELA ST UNIT: 1 KEY WEST
Legal Description: UNIT 1014-1 VIVA VARELA A CONDOMINIUM OR1576-1203/05 OR1649-669/670R/S OR1760-1417/18 OR2038-1754 OR2049-1908/1909-C OR2305-2020/28F/J OR2555-1444/46C/T OR2578-1076/78R/S

Click Map Image to open interactive viewer



Condominium Details

Condo Name: VIVA VARELA
Footage: 542 **Year Built:** 1908

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	02/2828	10/11/2002		500		PAINTE EXTERIOR GREEN
2	02/2803	10/16/2002		1,200		CHANGE 3 WINDOWS
1	03-2441	07/31/2003		300		INSTALL WOOD TO PORCH

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	244,363	0	0	244,363	222,393	25,000	197,393
2011	215,916	0	0	215,916	215,916	25,000	190,916
2010	294,515	0	0	294,515	294,515	25,000	269,515
2009	368,143	0	0	368,143	368,143	25,000	343,143
2008	417,947	0	0	417,947	417,947	25,000	392,947
2007	521,300	0	0	521,300	465,158	25,000	440,158
2006	484,655	0	0	484,655	453,813	25,000	428,813
2005	0	357,720	82,875	440,595	440,595	25,000	415,595
2004	0	205,003	1	205,004	205,004	0	205,004
2003	0	157,694	1	157,695	157,695	0	157,695
2002	0	137,125	1	137,126	137,126	0	137,126
2001	0	124,659	1	124,660	124,660	0	124,660
2000	0	124,659	1	124,660	124,660	0	124,660
1999	0	135,149	1	135,150	135,150	0	135,150
1998	78,725	0	1	78,726	78,726	0	78,726

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
5/29/2012	2578 / 1076	235,000	WD	12
2/14/2012	2555 / 1444	100	CT	12
8/26/2004	2038 / 1754	525,000	WD	Q
2/8/2002	1760 / 1417	193,000	WD	Q
8/16/2000	1649 / 0669	180,000	WD	Q
5/10/1999	1576 / 1203	149,000	WD	Q

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