



**Historic Architectural Review Commission
Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 20, 2020

Applicant: Michael B. Ingram, Architects

Application Number: H2020-0013

Address: #1314 Walton Street

Description of Work

New accessory structures at rear yard. Rear façade modifications and site work.

Site Facts

The site under review is located on the southwestern corner of Walton and Seminary Streets. The main house is a historic non-contributing resource to the district. The Sanborn maps depicts the house for the first time in 1962 and a photograph dated circa 1965 shows a view of the house from the corner of Seminary and Walton Streets. The house has an “L” shape enclosed porch and historically used to have a carport attached on its back, where the current rear addition is located.

Ordinances Cited on Review

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

A Certificate of Appropriateness is under review for the demolition of rear non-historic addition to the house, which includes the main house rear wall. The rear wall has been changed through times and there is no integrity to its original configuration. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of the non- historic addition and the rear wall will not affect the integrity of the main structure or surrounding buildings.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The structures under review are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The structures under review are not significant or important in defining the historic character of the site or surrounding context.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the house or to the site in a near future.

Staff finds that the request demolition meets current regulations and opine that the Commissioners should consider it. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2020-0013	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1314 Whalton Street	
NAME ON DEED:	Jennifer and Joseph T. Resor III	PHONE NUMBER 305-320-0211
OWNER'S MAILING ADDRESS:	1314 Whalton Street, Key West, FL 33040	EMAIL mbingramarchitect@gmail.com
APPLICANT NAME:	Michael B. Ingram	PHONE NUMBER 305-320-0211
APPLICANT'S ADDRESS:	1627 Johnson Street, Key West, FL 33040	EMAIL mbingramarchitect@gmail.com
APPLICANT'S SIGNATURE:		DATE

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY, THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	New one-story 132 SF accessory structure at rear yard, with rear facade modifications of main structure. Site work includes bicycle parking structure; new pool; modifications to existing wood deck; and repair and repaint existing 6' tall wood picket
MAIN BUILDING:	Modifications of rear facade, including replacement of french doors, kitchen wall modification, new attached wood pergola, and modified storage shed. Replacement of Seminary side windows, and door. Paint siding and trim.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	See appendix

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): New one-story 132 SF accessory structure at rear yard. New bicycle parking structure at rear side yard to comply with carport structure requirements.	
PAVERS:	FENCES: Repair and paint existing 6' wood picket fencing. New internal picket fencing at pool equipment to match existing.
DECKS: Modify existing wood deck.	PAINTING: Paint siding and trim of existing main, and proposed accessory structures.
SITE (INCLUDING GRADING, FILL, TREES, ETC.): Grade portions of rear and side yard to maintain existing deck heights at 29" max above grade.	POOLS (INCLUDING EQUIPMENT): New +/-140.5 SF bean shaped above ground pool. Pool equipment at side yard within fenced area.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1314 Whalton Street
PROPERTY OWNER'S NAME:	Jennifer and Joseph Resor
APPLICANT NAME:	Michael B. Ingram

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
----------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Partially remove non-historic wood frame rear porch addition, with T1-11 siding and metal roofing; portions of existing roof and side yard wall to remain. Remove rear wall of non-historic kitchen to accommodate porch removal.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The existing addition is in the interior rear yard, hidden by 6' fencing and heavily landscaped at the street. It is not a significant feature to the neighborhood, nor exemplify any architectural character or typology.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The area of proposed demolition is a non-historic porch addition that holds no distinctive or significant relationship to the historic structure, or neighborhood.

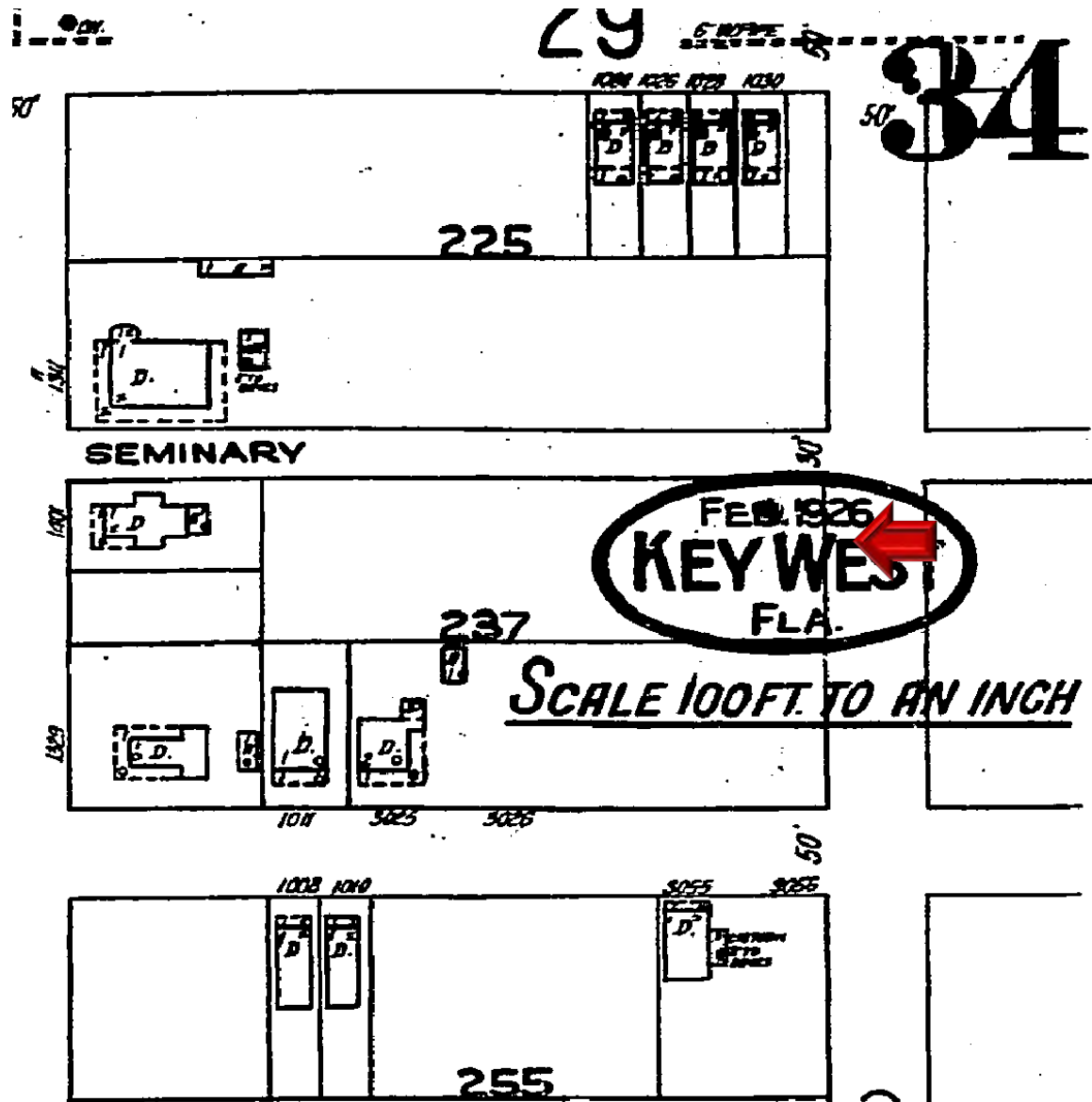
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The structure to be removed is primarily an open porch, and is not a significant or defining addition to the property.

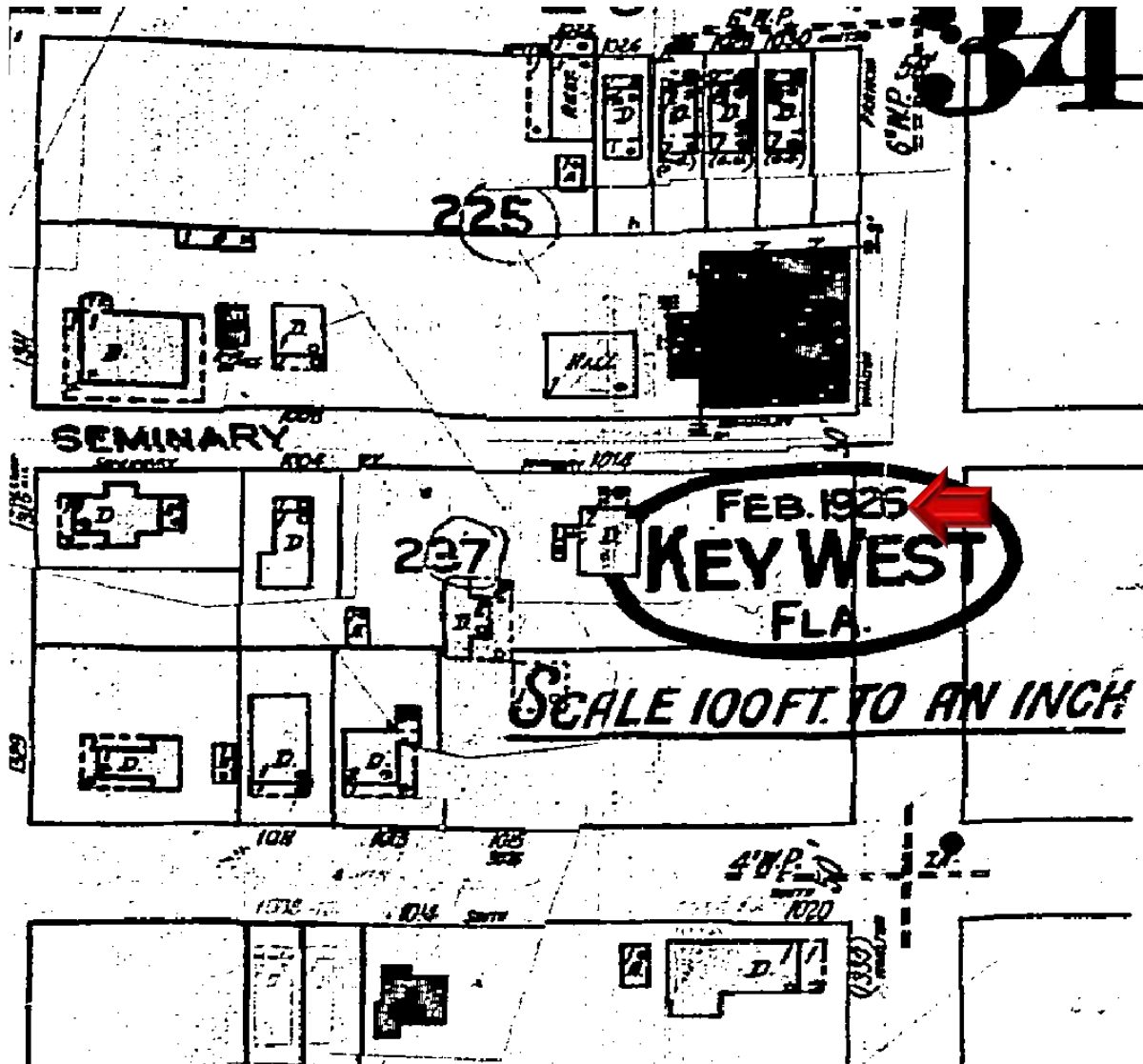
(4) Removing buildings or structures that would otherwise qualify as contributing.

The main structure is non-contributing, and this rear porch addition would not be considered otherwise.

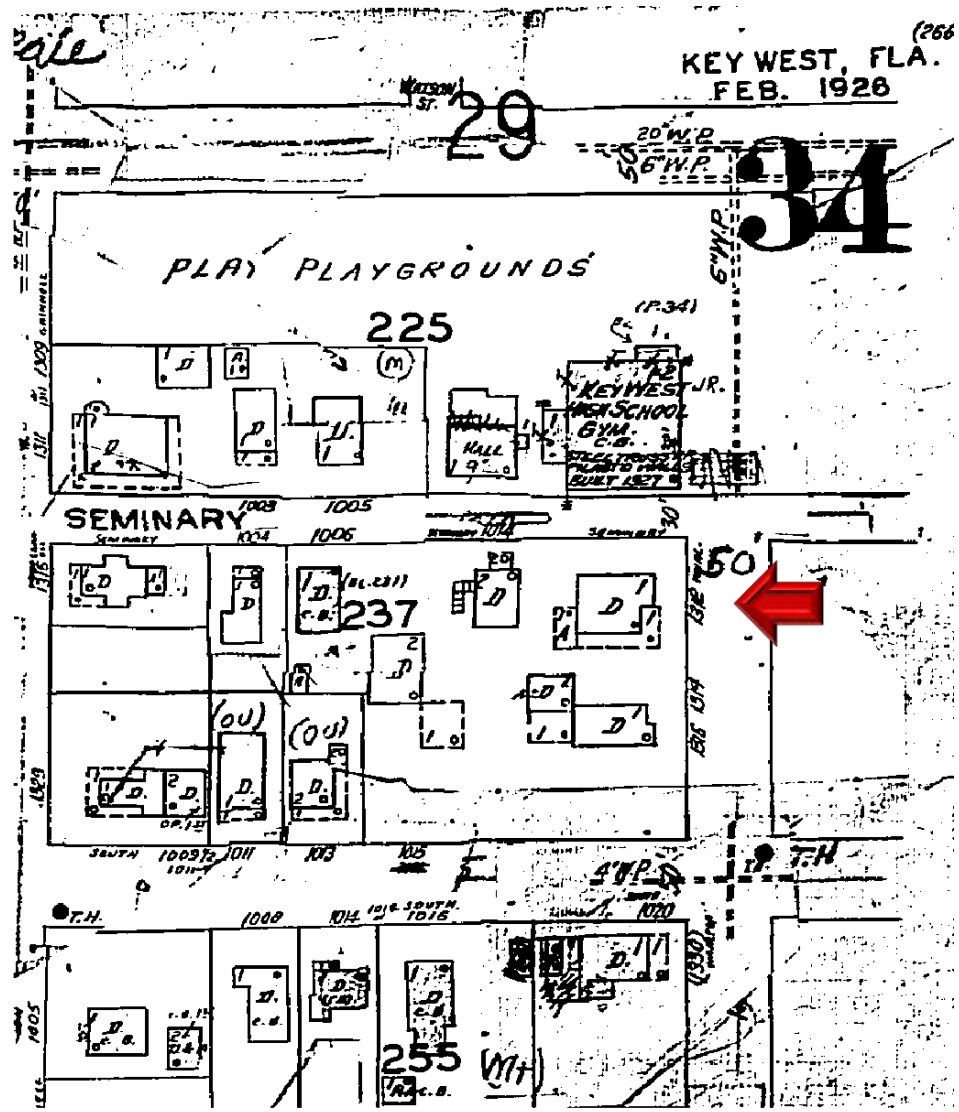
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map. Please note that the base map for 1948 is the 1926 Sanborn.



1962 Sanborn Map. Please note that the base map for 1962 is the 1926 Sanborn.

PROJECT PHOTOS



1314 Whalton Street circa 1965. Monroe County Library.



1314 Whalton Street (corner of Whalton and Seminary)



1118 Seminary Street (Down the street)



1116 Seminary Street



1315 Whalton Street



1315 Whalton Street



1315 Whalton Street (Across the street)



1101 South Street (side yard)



1119 South Street (side yard)

1316 Whalton Street



1314 Whalton Street



1314 Whalton Street



1314 Whalton Street



1314 Whalton Street (Rear yard)



1314 Whalton Street (Rear yard)



1314 Whalton Street

Rear yard



1314 Walton Street

Side yard



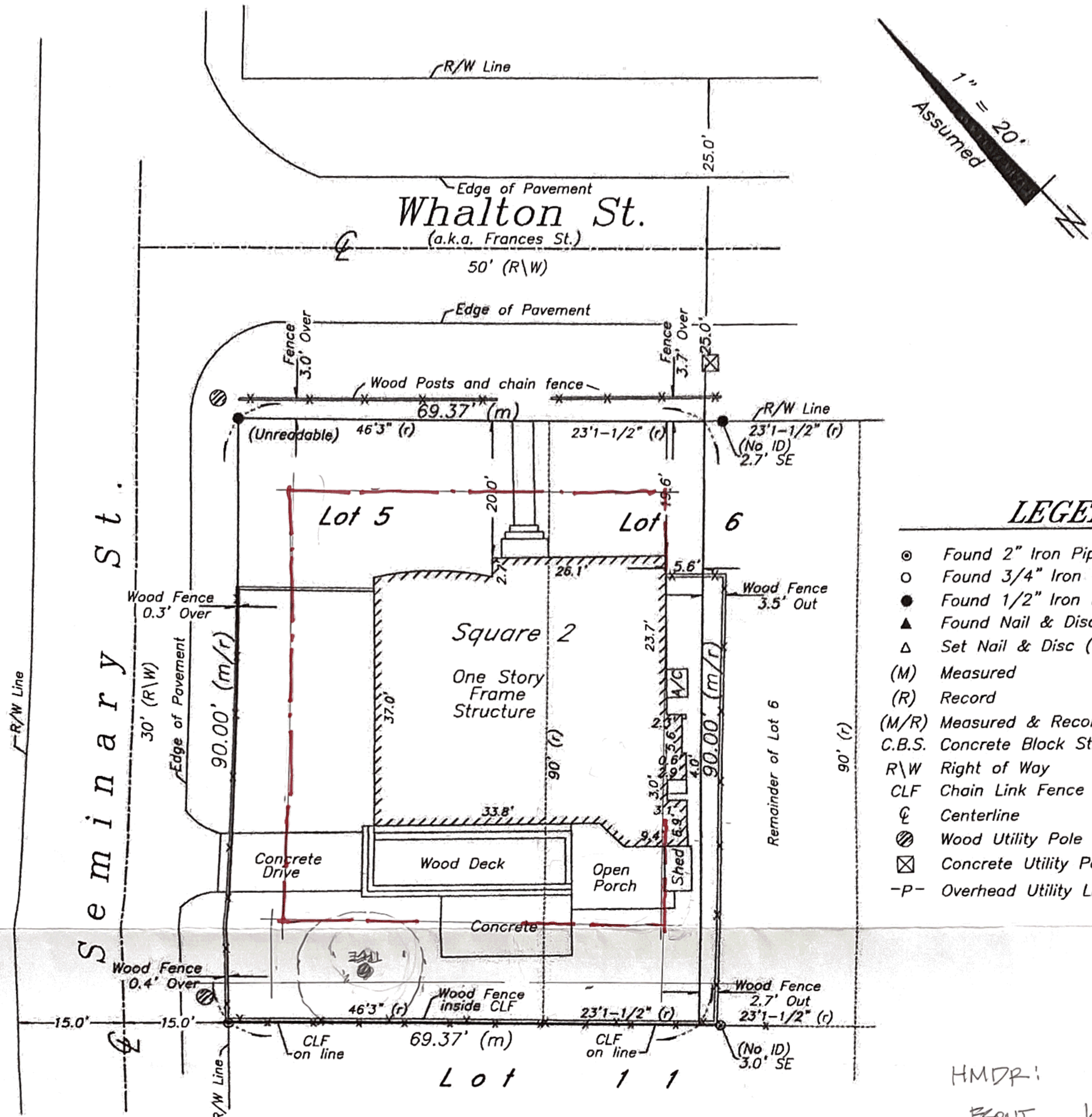
1014 Seminary Street



1008 Seminary Street

SURVEY

Boundary Survey Map of Lot 5 and part of Lot 6, Square 2, Tract 18, GEORGE W. NICHOLS SUBDIVISION



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe (No ID)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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: 1314 Whalton 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: January 9, 2020.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

HMDR:
 FRONT 10'-0"
 ST. SIDE 7.5'
 SIDE 5.0'
 REAR 15'-0"
 COVERAGE 40%
 IMPROV. 60%

BOUNDARY SURVEY OF: On the Island of Key West and known as Part of Tract Eighteen (18) according to a map of said Island delineated by Wm. A. Whitehead, February 1829 and now better known as Lot No. Five (5) and the Northerly One-half (1/2) of Lot No. Six (6), of Square Two (2), Tract Eighteen (18) according to Geo. W. Nichols subdivision of said Tract recorded in Plat Book 1, Page 42 of Monroe County, Florida Records.

COMMENCING at the corner of Francis (now known as Whalton) and Seminary Streets and running along said Francis Street in a Southeasterly direction Sixty-nine (69) feet and four and one-half (4 1/2) inches; thence at right angles in a Southwesterly direction Ninety (90) feet; thence at right angles in a Northwesterly direction Sixty-nine (69) feet and four and one-half (4 1/2) inches; thence at right angles in a Northeasterly direction Ninety (90) feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Joseph T. Resor, III; Jennifer Resor; Chicago Title Insurance Company; Spottswood, Spottswood, Spottswood & Sterling, PLLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298

January 14, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

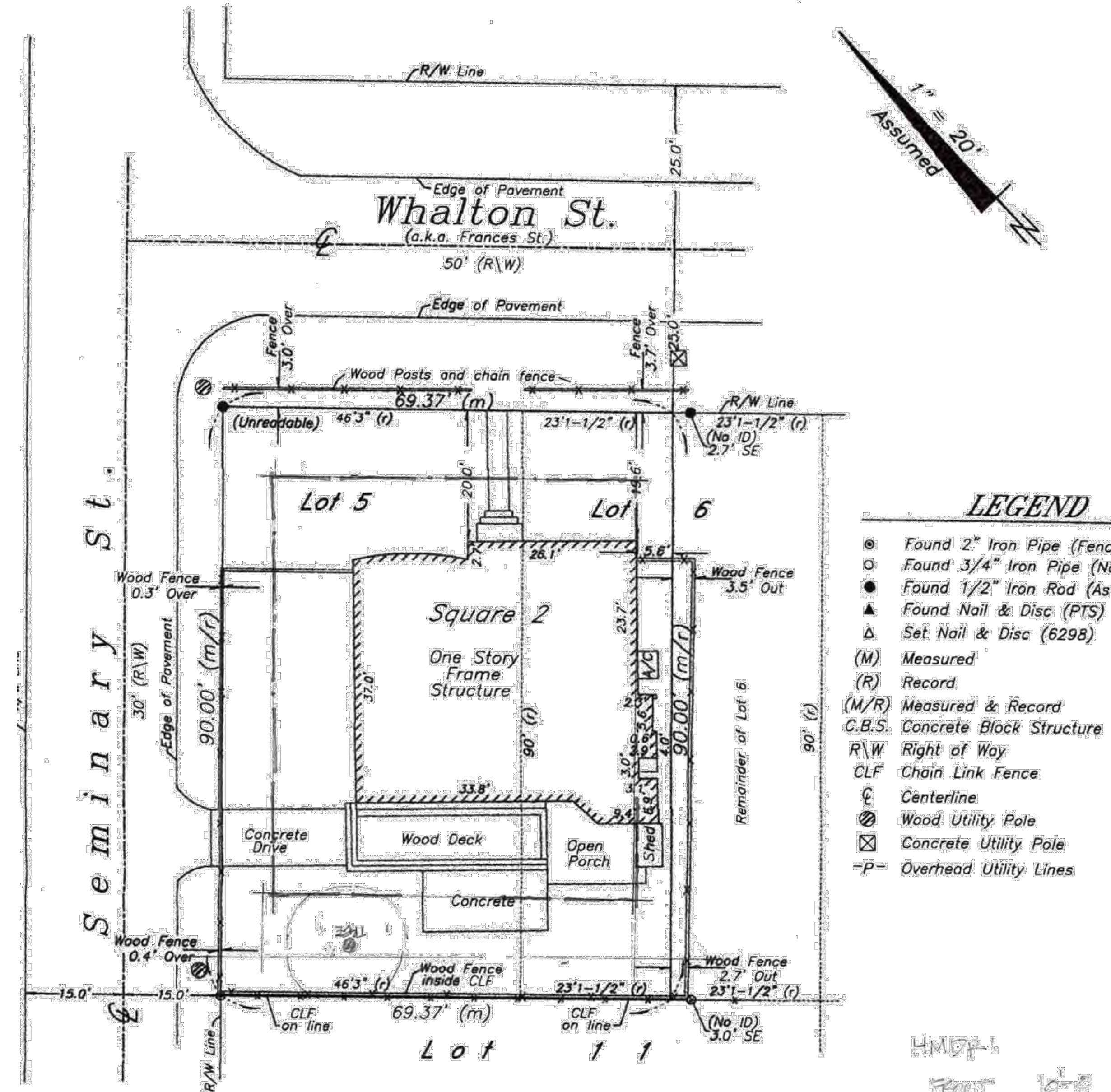
1314 WHALTON STREET

KEY WEST, FL 33040
RESIDENTIAL ADDITION
PARCEL 00040340-000000

HARC DRAWINGS

A2O
ARCHITECTURE &
MICHAEL B. INGRAM, ARCHITECT
200 N. ROOSEVELT BLVD., STE 202
KEY WEST, FL 33040
P. 305.233.1111 | E. INFO@A2OARCHITECT.COM
PROF. REG. #A20A03092

Boundary Survey Map of Lot 5 and part of Lot 6, Square 2,
Tract 18, GEORGE W. NICHOLS SUBDIVISION



- LEGEND**
- Found 2" Iron Pipe (Fence)
 - Found 3/4" Iron Pipe (No)
 - Found 1/2" Iron Rod (As)
 - ▲ Found Nail & Disc (PTS)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
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 - ⊗ Wood Utility Pole
 - ⊗ Concrete Utility Pole
 - P- Overhead Utility Lines

IS: ie legal description shown hereon was furnished by the client or their agent.
nderground foundations and utilities were not located.

1 COPY OF SURVEY
SCALE: NOT TO SCALE

SCOPE OF WORK

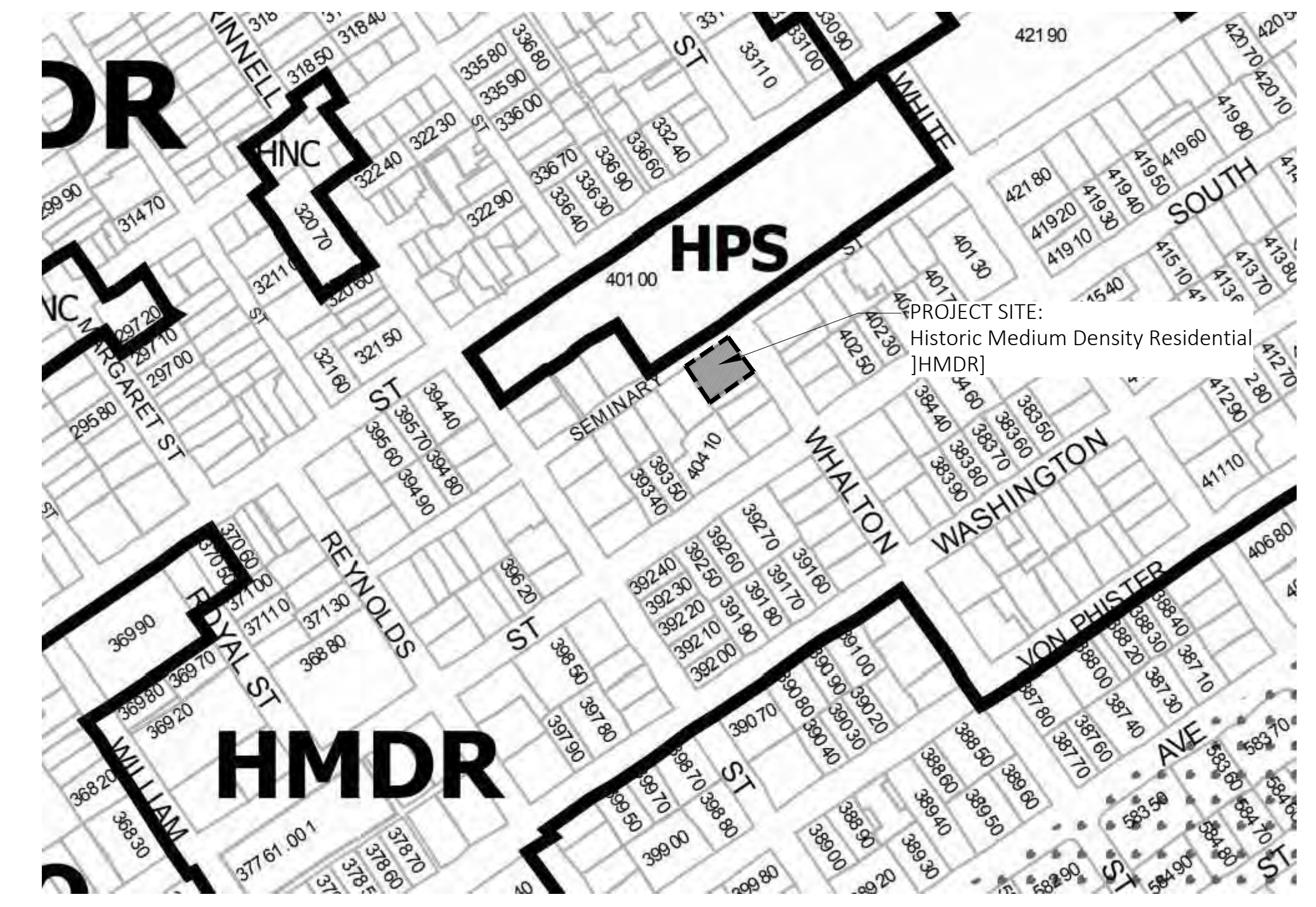
ONE STORY ACCESSORY STRUCTURE ADDITION TO REAR YARD, WITH REAR FACADE MODIFICATIONS OF HISTORIC STRUCTURE. SITE WORK INCLUDING BICYCLE PARKING AREA AND POOL.

CODE INFORMATION

APPLICABLE CODES
2017 FLORIDA BUILDING CODES - SIXTH EDITION
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE: X

DRAWING INDEX

- G1.0 COVER, SCOPE OF WORK, & SURVEY
- A1.1 SITE PLANS AND DATA TABLE
- A1.2 NEIGHBORHOOD MASSING
- A2.1 EXISTING AND PROPOSED FLOOR PLANS
- A3.1 EXISTING EXTERIOR ELEVATIONS
- A3.2 EXISTING EXTERIOR ELEVATIONS
- A3.3 PROPOSED EXTERIOR ELEVATIONS
- A3.4 PROPOSED EXTERIOR ELEVATIONS



1 ZONING MAP
SCALE: NOT TO SCALE

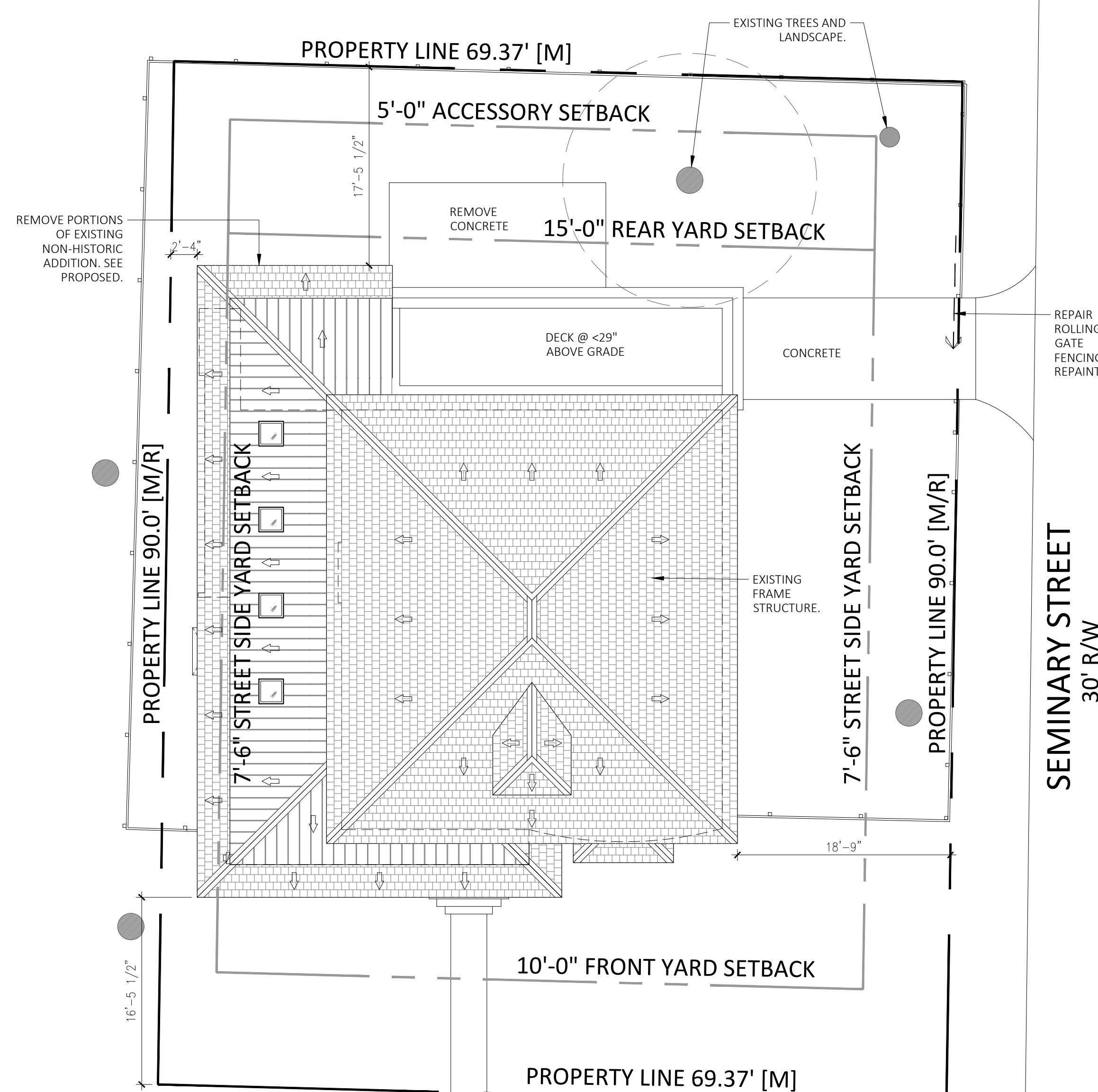
RESOR RESIDENCE
NOT FOR CONSTRUCTION
RESIDENTIAL ADDITION

ARCHITECT:
ALERA A. COOPER, S.A.
EXPIRATION DATE: 02/28/21

SUBMISSIONS:
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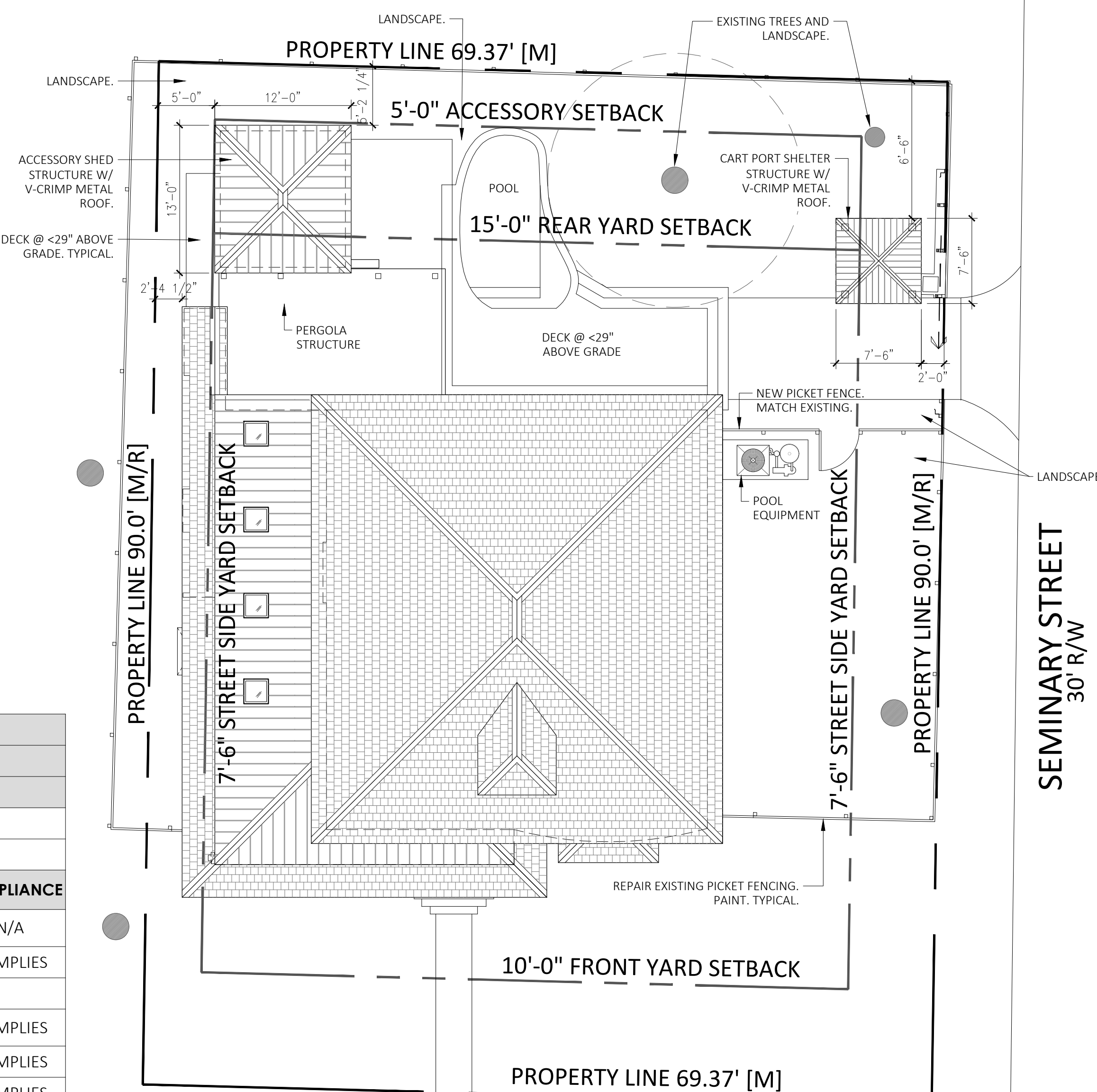
TITLE:
COVER, COPY OF SURVEY, & SCOPE OF WORK
PROJECT #: 20.08

SHEET:
G1.0
MARCH 27, 2020
© 2020 BY A2O ARCHITECTURE, LLC

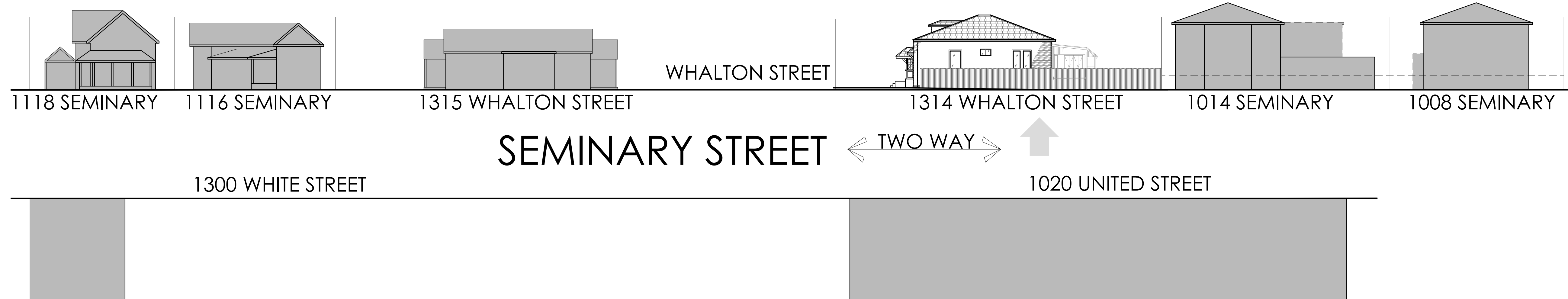


1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"

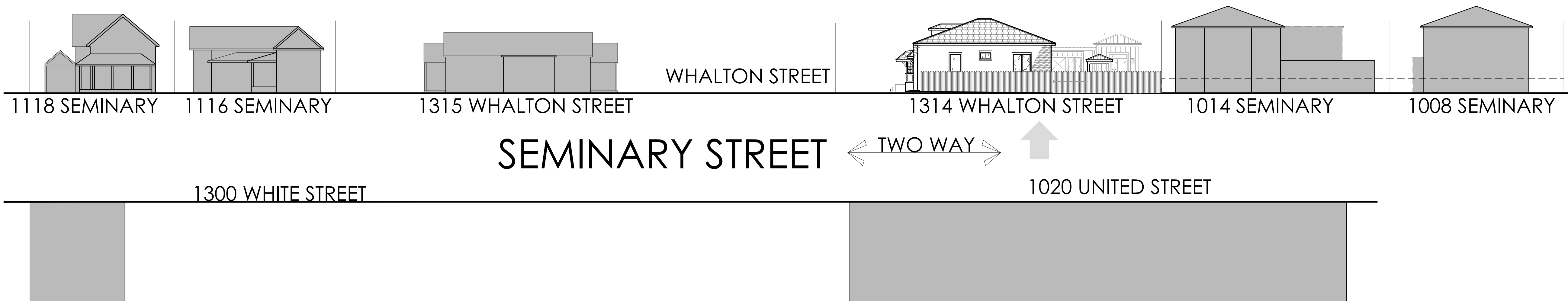
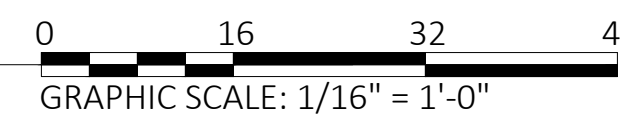
PROJECT SITE DATA				
1314 WHALTON STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00040340-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	6243.6 SF	NO CHANGE	N/A
HEIGHT	30'-0"	19'-11"	NO CHANGE	COMPLIES
SETBACKS				
FRONT YARD	10'-0"	5'-0"	5'-0"	COMPLIES
SIDE YARD 1	5'-0"	5'-0"	5'-0"	COMPLIES
STREET SIDE YARD 2	7'-6"	5'-0"	5'-0"	COMPLIES
REAR YARD	15'-0"	5'-0"	5'-0"	COMPLIES
ACCESSORY SIDE YARD	5'-0"	N/A	5'-0"	COMPLIES
ACCESSORY REAR YARD	5'-0"	N/A	5'-2 1/4"	COMPLIES
CART-PORT STREET SIDE YARD	1'-0"	N/A	2'-0"	COMPLIES
CART-PORT REAR YARD	5'-0"	N/A	6'-6"	COMPLIES
BUILDING COVERAGE	40% MAX [2,497.4 SF]	35.8% [2,236.7 SF]	40% [2,497 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [3,746.2 SF]	42.2% [2,633.1 SF]	46.2% [2,881.5 SF]	COMPLIES
OPEN SPACE	35% MIN [2,185.3 SF]	53.2% [3,328.7 SF]	48.3% [3,014.6 SF]	COMPLIES
REAR YARD ACCESSORY COVERAGE [AREA 1,040.6 SF]	30% MIN [312.2 SF]	N/A	13.2% [137.4 SF]	COMPLIES



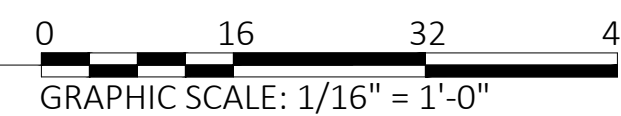
2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"



1 EXISTING NEIGHBORHOOD MASSING - SEMINARY STREET
SCALE: +/- 1/16"=1'-0"



2 PROPOSED NEIGHBORHOOD MASSING - SEMINARY STREET
SCALE: +/- 1/16"=1'-0"



A2O
 ARCHITECTURE & MICHAEL B. INGRAM, ARCHITECT
2004 N. ROOSEVELT BLVD., SUITE 202
 TAMPA, FLORIDA 33609
 TEL: 813.288.1111
 WWW.A2OARCHITECTURE.COM
 P: 2010000011 | E: MB@A2OARCHITECT.COM
 PROF. REG. #A20200392

NOT FOR CONSTRUCTION
 RESORP RESIDENCE
 RESIDENTIAL ADDITION
 1314 WALTON STREET
 KEY WEST, FLORIDA 33040

ARCHITECT:
 ALERA A. COBBIN, S.A.
 EXPIRATION DATE: 02/28/21

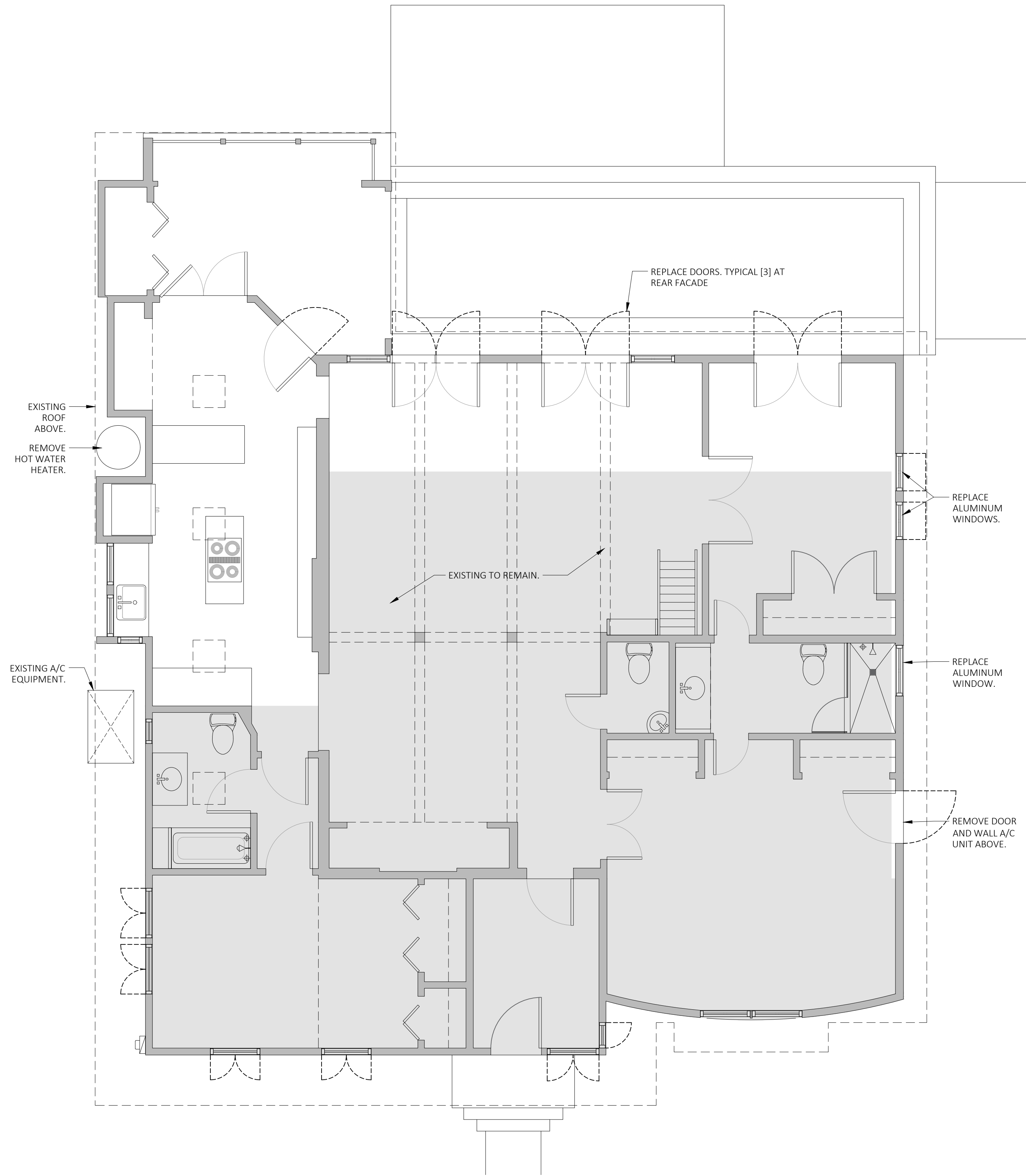
SUBMISSIONS:
 03/27/2020 - FINAL SUBMISSION

TITLE:
 NEIGHBORHOOD MASSING

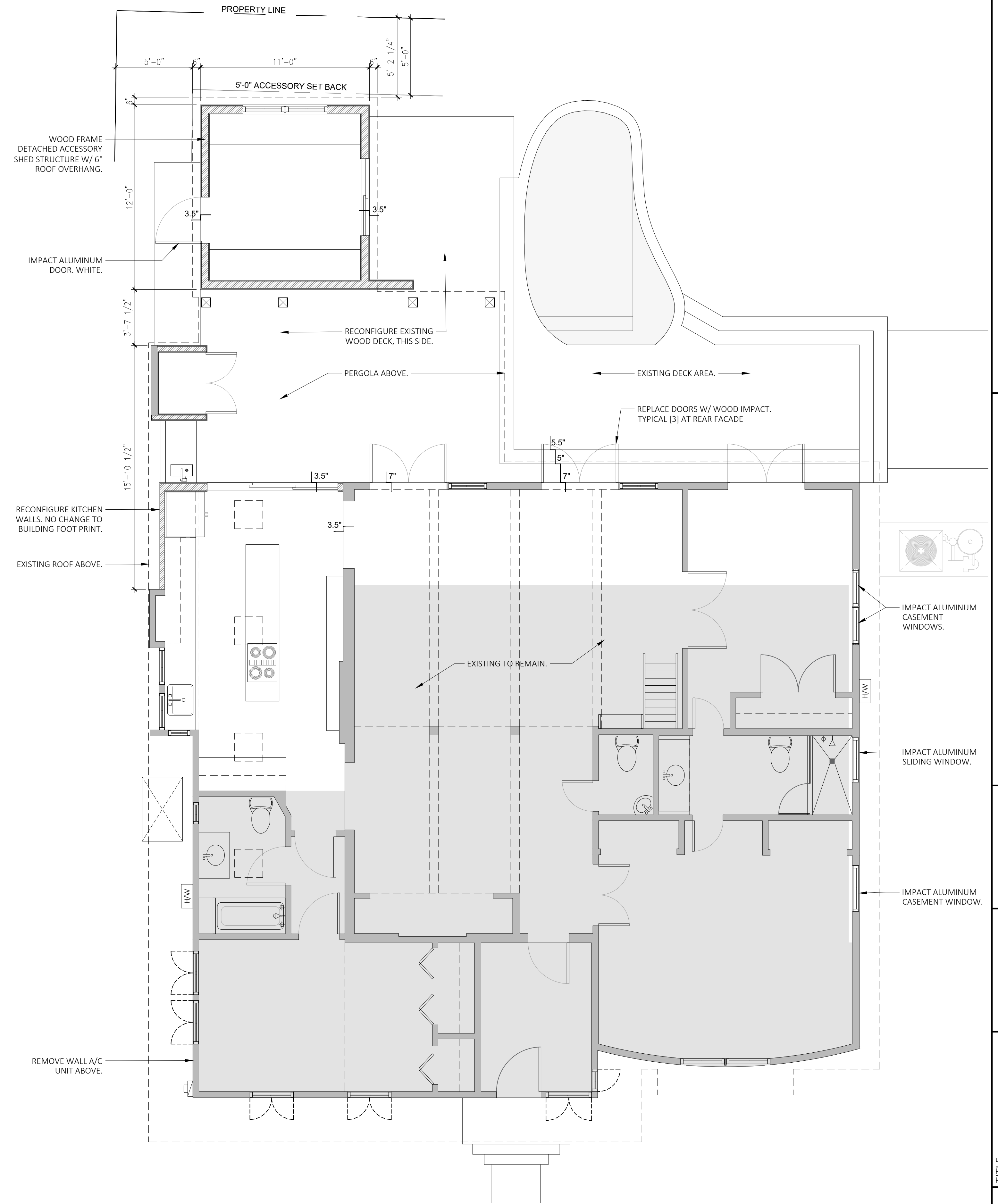
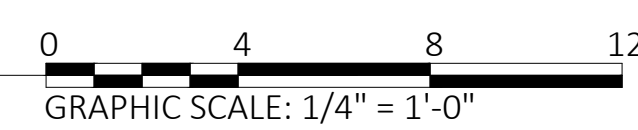
PROJECT #: 20.08

SHEET:
A1.2
 MARCH 27, 2020
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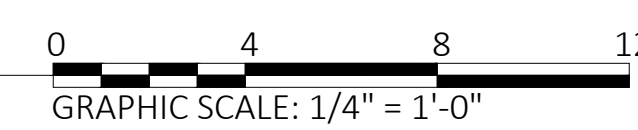
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1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

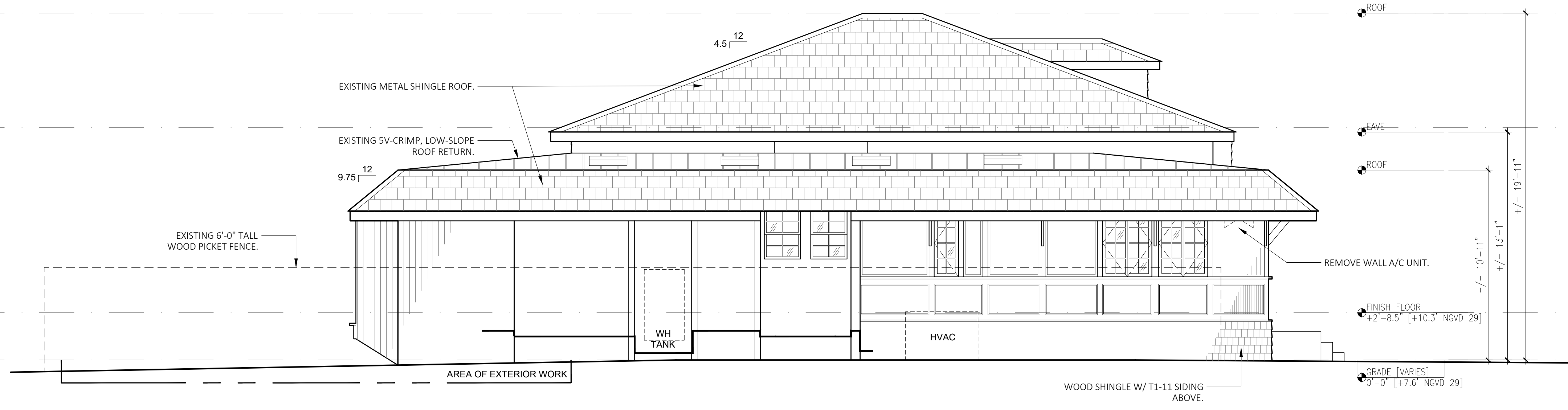
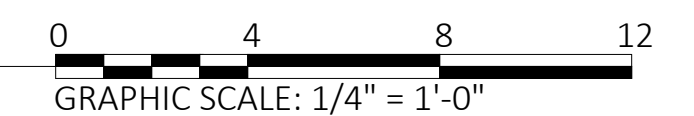


2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

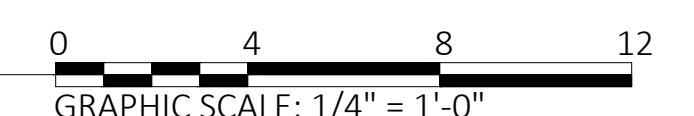




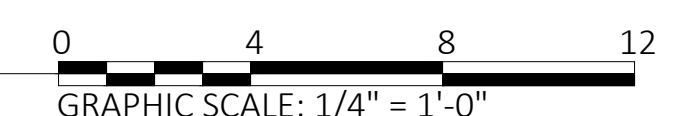
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

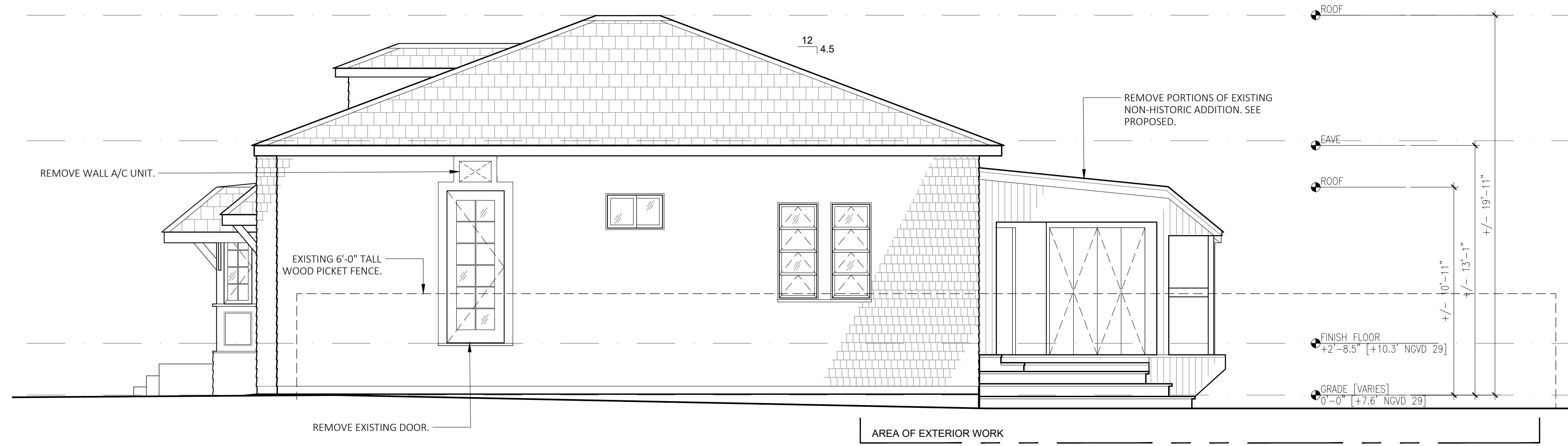


2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

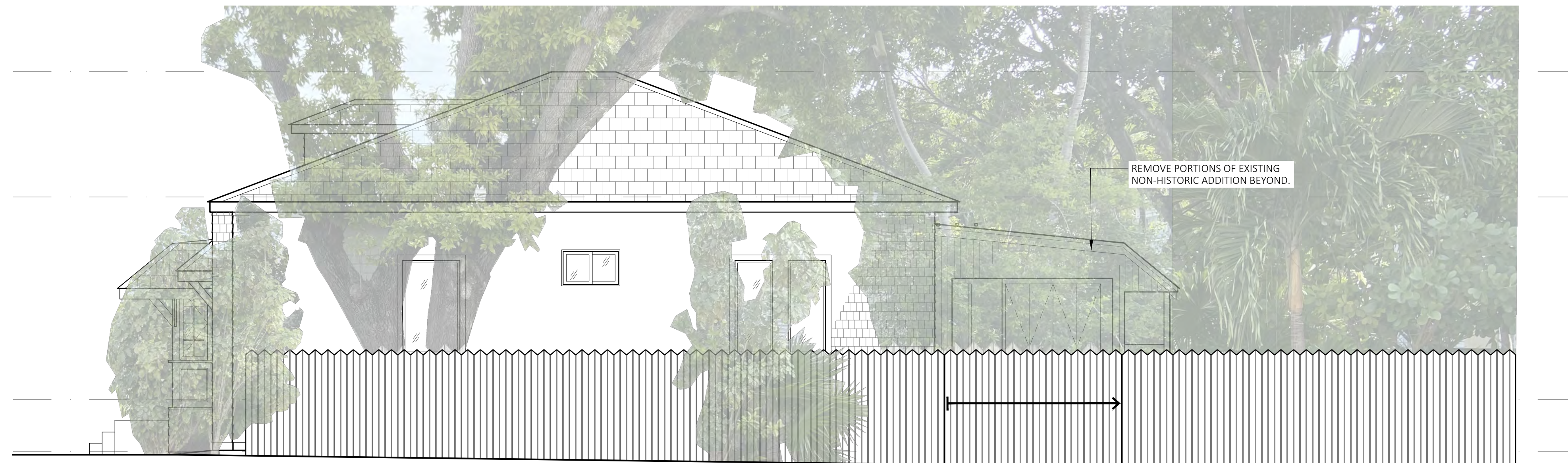
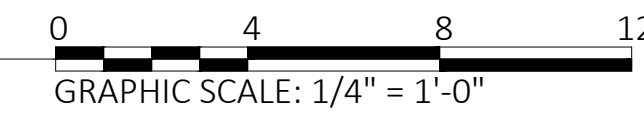


3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

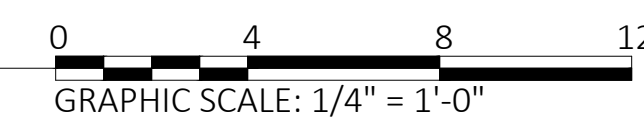




2 EXISTING STREET SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING STREET SIDE ELEVATION - FROM ROAD
SCALE: 1/4"=1'-0"



A2O
 ARCHITECTURE &
 MICHAEL B. INGRAM, ARCHITECT
200 N. ROOSEVELT BLVD. STE 202
 TAMPA, FLORIDA 33602
 TEL: 813.241.2747
 FAX: 813.241.2748
 WWW.A2OARCHITECTURE.COM
 P: 2020000111 | E: INFO@A2OARCHITECT.COM

NOT FOR CONSTRUCTION
 RESORF RESIDENCE
 RESIDENTIAL ADDITION
 1314 WHALTON STREET
 KEY WEST, FLORIDA 33040

ARCHITECT:
 ALERA A. COOPER, S.A.
 EXPIRATION DATE: 02/28/21

SUBMISSIONS:
 03/27/2020 - 04/03/2020

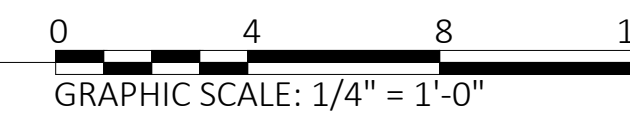
TITLE:
 EXISTING
 EXTERIOR
 ELEVATIONS
 PROJECT #: 20.08

SHEET:
A3.2
 MARCH 27, 2020
© 2020 BY A2O ARCHITECTURE, LLC

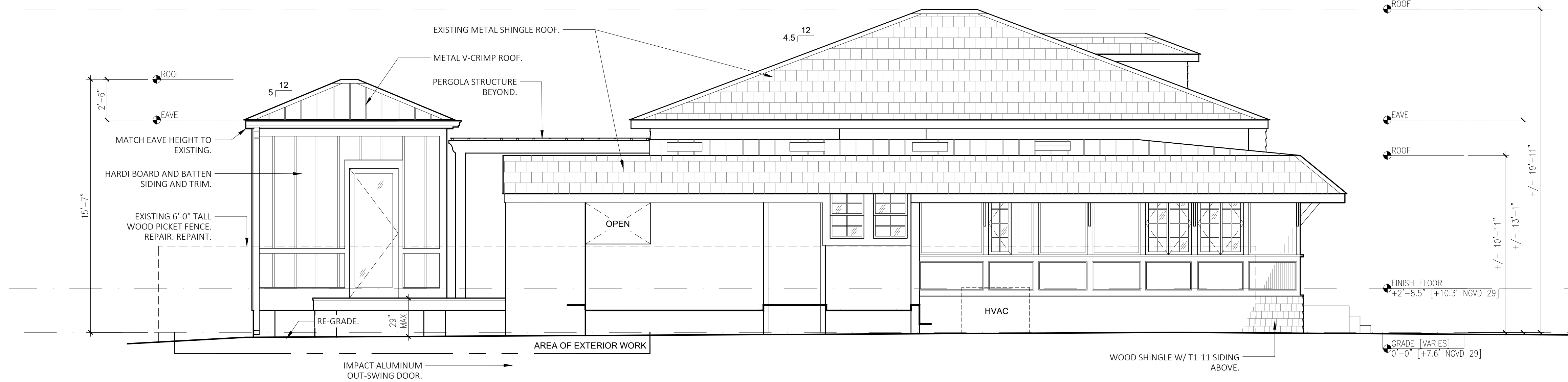
DRAWINGS: 250W | DO NOT SCALE DRAWINGS | PLOTTED: 2/27/2020 2:46 PM



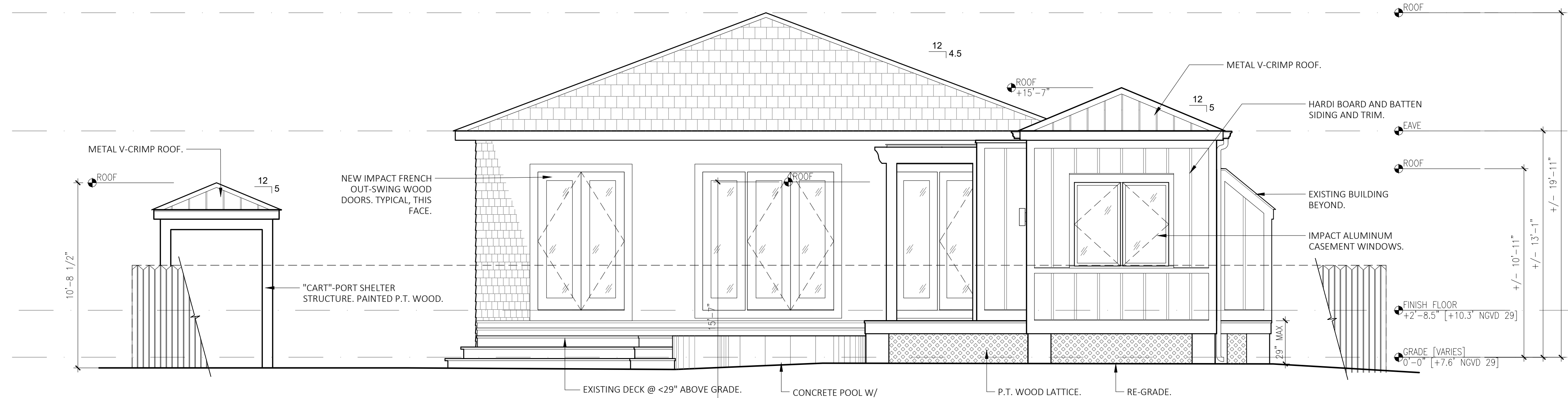
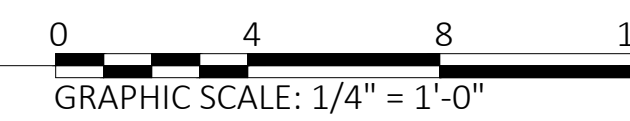
1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



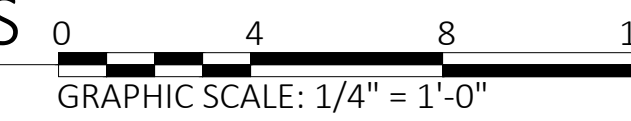
1. PRIMARY STRUCTURE:
 - 1.1. SIDING PAINT- BEHR CELESTIAL LIGHT MQ3-24
 - 1.2. TRIM - SHERWIN WILLIAMS EXTRA WHITE 7006
2. PERGOLA, ACCESSORY STRUCTURE, AND TRIM:
 - SHERWIN WILLIAMS EXTRA WHITE 7006
3. DOORS AND WINDOWS: WHITE

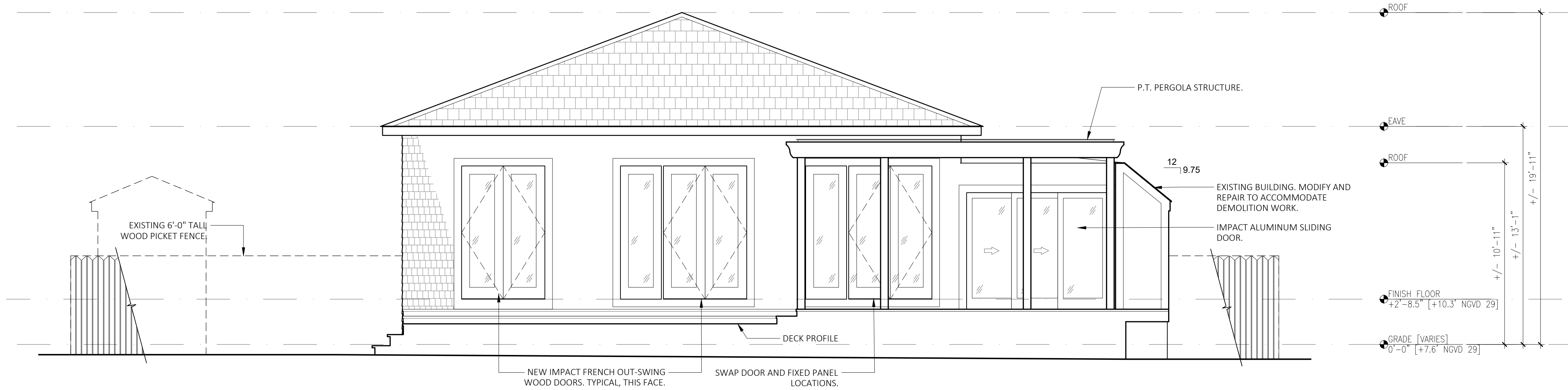


2 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED REAR ELEVATION - WITH ACCESSORY STRUCTURES
SCALE: 1/4"=1'-0"

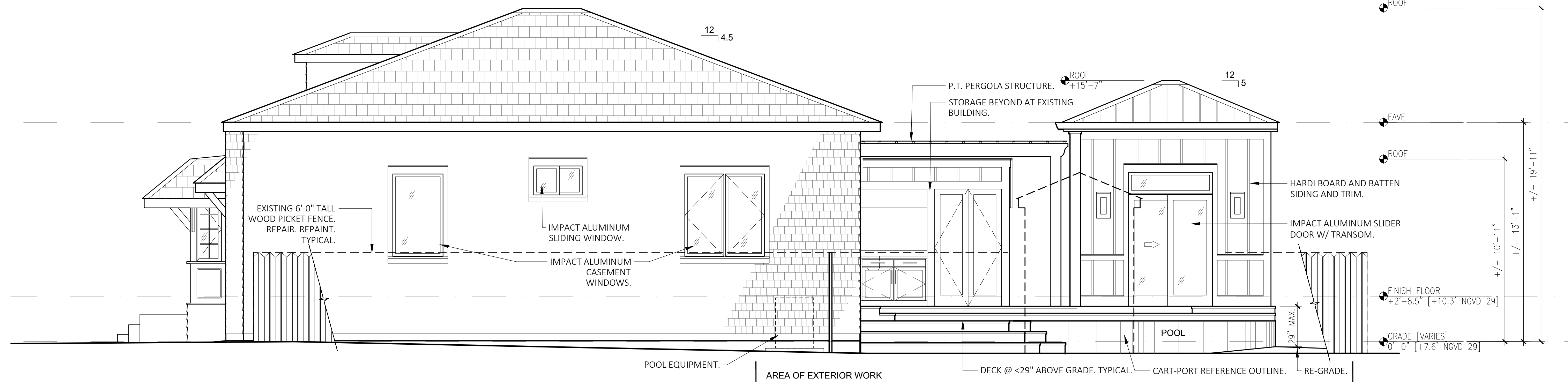




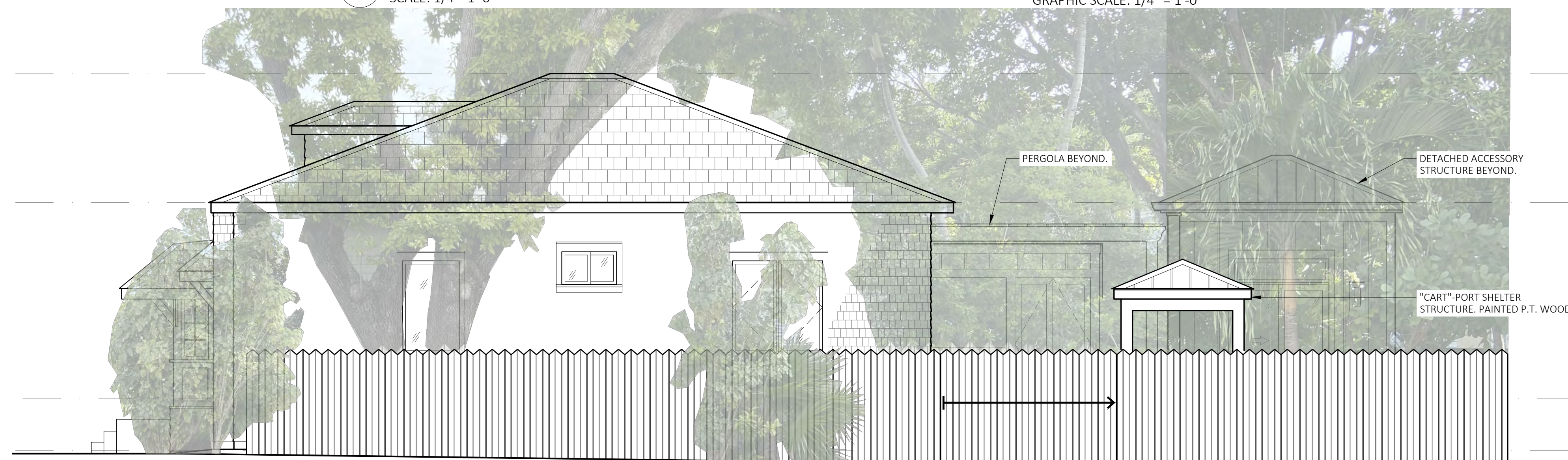
1 PROPOSED REAR ELEVATION - MAIN STRUCTURE
SCALE: 1/4"=1'-0"



- 1. PRIMARY STRUCTURE:
 - 1.1. SIDING PAINT - BEHR CELESTIAL LIGHT MQ3-24
 - 1.2. TRIM - SHERWIN WILLIAMS EXTRA WHITE 7006
- 2. PERGOLA, ACCESSORY STRUCTURE, AND TRIM:
 - SHERWIN WILLIAMS EXTRA WHITE 7006
- 3. DOORS AND WINDOWS: WHITE



2 PROPOSED STREET SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED STREET SIDE ELEVATION - FROM ROAD
SCALE: 1/4"=1'-0"



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR YARD. REAR FAÇADE MODIFICATIONS. SITE WORK. PARTIAL DEMOLITION OF NON-HISTORIC REAR PORCH ADDITION. REMOVAL OF NON-HISTORIC REAR WALL OF KITCHEN.

#1314 WHALTON STREET

Applicant – MICHAEL B. INGRAM Application #H2020-0013

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B. INGRAM, 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: 1314 WHALTON STREET on the MAY day of MAY, 2020.

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 20 MAY 2020, 20 .

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 H2020-0013.

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

Signed Name of Affiant:

Michael B Ingram

Date: MAY 2020

Address: 1627 JOHNSON STREET

City: KEY WEST, FL 33040

State, Zip: _____

The forgoing instrument was acknowledged before me on this 12 day of may, 2020.

By (Print name of Affiant) Michael Ingram who is personally known to me or has produced FLDS as identification and who did take an oath. 1526-542-44-171-0

NOTARY PUBLIC

Sign Name: Marybeth Barter

Print Name: Marybeth Barter

Notary Public - State of Florida (seal)

My Commission Expires: oct 31, 22



PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00040340-000000
 Account# 1041050
 Property ID 1041050
 Millage Group 10KW
 Location 1314 WHALTON St, KEY WEST
 Address
 Legal KW GEORGE W NICHOLS SUB PB1-42 ALL LOT 5 SQR 2 TR 18 PT LOT 6 G58-506/507 G59-17/18
 Description PROBATE9-73A2 OR599-639L/E OR901-677D/C OR946-2466 OR957-1438/39 OR999-2100/01C OR1391-1648/49 OR1394-2047/48 OR1675-1099/1102 OR2603-936/39 OR3006-2219
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision George W Nichols Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[RESOR JOSEPH T](#)
 825 Walnut Ridge Rd
 Brevard NC 28712

[RESOR JENNIFER](#)
 825 Walnut Ridge Rd
 Brevard NC 28712

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$179,601	\$162,612	\$165,039	\$138,623
+ Market Misc Value	\$8,896	\$9,030	\$9,188	\$9,536
+ Market Land Value	\$668,197	\$642,929	\$575,548	\$650,129
= Just Market Value	\$856,694	\$814,571	\$749,775	\$798,288
= Total Assessed Value	\$758,399	\$689,454	\$626,777	\$569,797
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$856,694	\$814,571	\$749,775	\$798,288

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,244.00	Square Foot	69.38	90

Buildings

Building ID 3154
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1894
 Finished Sq Ft 1695
 Stories 1 Floor
 Condition GOOD
 Perimeter 174
 Functional Obs 0
 Economic Obs 0
 Depreciation % 27
 Interior Walls PLASTER
 Exterior Walls STONE/BRICK
 Year Built 1938
 EffectiveYearBuilt 2000
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,695	1,695	172
OPU	OP PR UNFIN LL	12	0	14
OPF	OP PRCH FIN LL	145	0	52
SBF	UTIL FIN BLK	42	0	34
TOTAL		1,894	1,695	272

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1971	1972	1	60 SF	1
FENCES	1986	1987	1	1350 SF	2
CONC PATIO	1975	1976	1	360 SF	2
WOOD DECK	2006	2007	1	320 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/31/2020	\$1,005,000	Warranty Deed	2254467	3006	2219	01 - Qualified	Improved
12/4/2012	\$100	Quit Claim Deed		2603	936	11 - Unqualified	Improved
3/1/1996	\$275,000	Warranty Deed		1394	2047	Q - Qualified	Improved
9/1/1985	\$68,000	Warranty Deed		957	1438	U - Unqualified	Improved

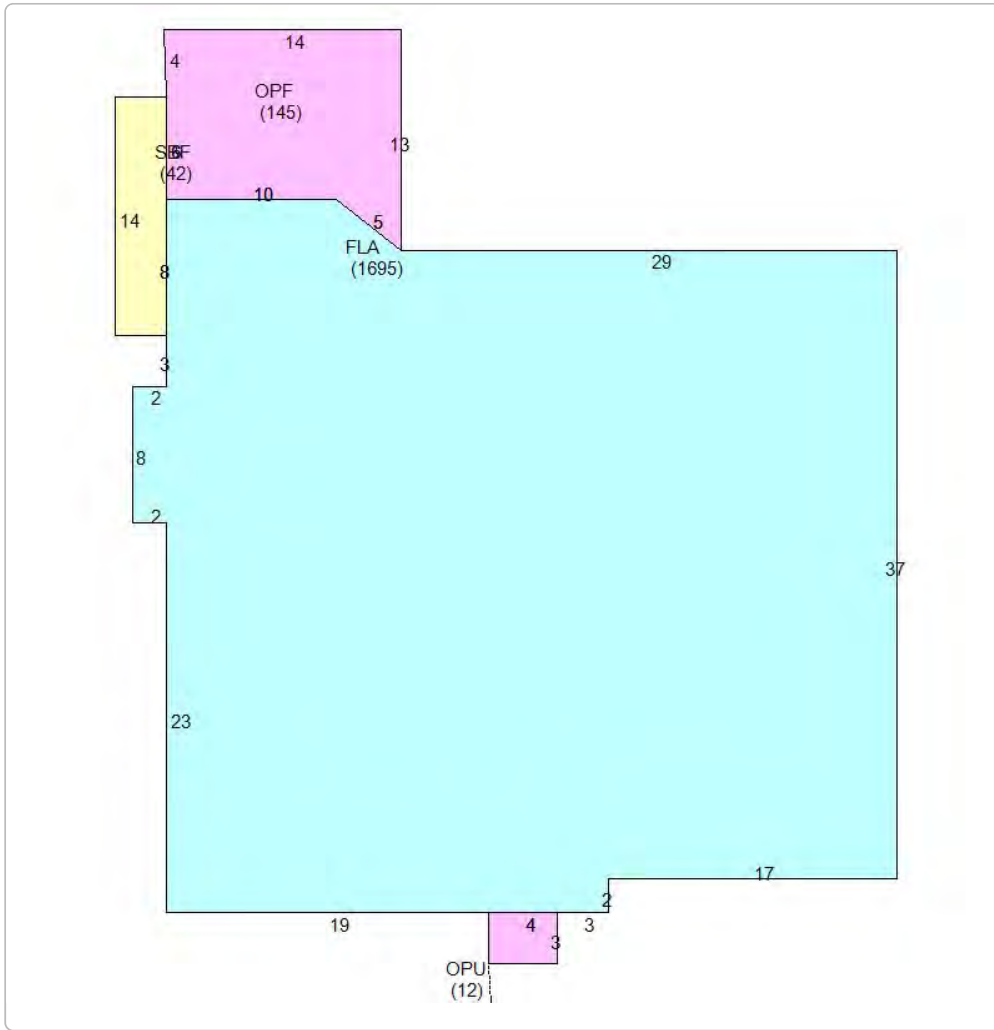
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0361	2/9/2006	9/26/2006	\$10,000	Residential	RED TAG - ADDITION OF DECK TO REAR OF HOUSE.
0000642	3/14/2000	8/16/2000	\$4,700	Residential	27 SQS V-CRIMP ROOF
9603520	8/1/1996	12/1/1997	\$3,000	Residential	SHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Last Data Upload: 5/11/2020, 3:07:04 AM



Version 2.3.59