

# Historic Architectural Review Commission

## Staff Report Item 14b

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<b>Meeting Date:</b>	January 28, 2014
<b>Applicant:</b>	Bender and Associates/ David Salay, Architects
<b>Application Number:</b>	H13-01-2014
<b>Address:</b>	#623 Angela Street
<b>Description of Work:</b>	Renovation of existing house. New one story addition connected by breezeway. New covered porch, deck and pool on back of property.
<b>Building Facts:</b>	The frame vernacular house is listed as a contributing resource. The one story structure was built ca. 1889. According to the Sanborn maps and old photos the house has not changed in footprint. A non-historic shed is located on the lot back yard.
<b>Ordinance Cited in Review:</b>	Sections 102-217 (2), demolition for non-contributing, non-historic structures, of the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of a non-historic frame storage structure located on the back yard. The shed does not have any architectural or historical qualities deemed it contributing in a near future. The applicant submitted plans for a swimming pool and deck for the back portion of the site.

It is staff's opinion that the proposed demolition of the non-historic shed can be considered by the Commission since it complies with the Land Development Regulations, specific Sec. 102-217 (2). If approved this will be the only required meeting for demolition.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

12-20-2013 012014

APPLICATION # \_\_\_\_\_

OWNER'S NAME: **John Calleja** DATE: **3 December 2013**

OWNER'S ADDRESS: **1404 Petronia** PHONE #: **296-5213**

APPLICANT'S NAME: **Bender & Associates / David Salay** PHONE #: **296-1347**

APPLICANT'S ADDRESS: **410 Angela**

ADDRESS OF CONSTRUCTION: **623 Angela** # OF UNITS: **1**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Renovate interior and exterior of existing historic single family house. New bedroom addition at rear, connected by new breezeway. New covered porch, wood deck and pool at rear of property.

*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.

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 Dec 2013**

Applicant's Signature:

**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, rehabs, or expansions)
<input checked="" 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

User: **CWALKER** Type: **BP** Drawer: **1348**  
 Date: **12/27/13 5:00** Receipt no: **1348**

PT **2013 1002014**  
**\* BUSTLING BERNARD NEW**  
 Trans number: **1.00** \$100.00  
 CK CHECK Date: **11609** 2988933  
 Trans date: **12/27/13** Time: **15:02:38**

Fee Due: \$ \_\_\_\_\_

**PAID**

**PAID**

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

House is listed as a contributing resource. House  
was built ca. 1889

Guidelines for additions / new construction  
Ordinance for demolition.

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

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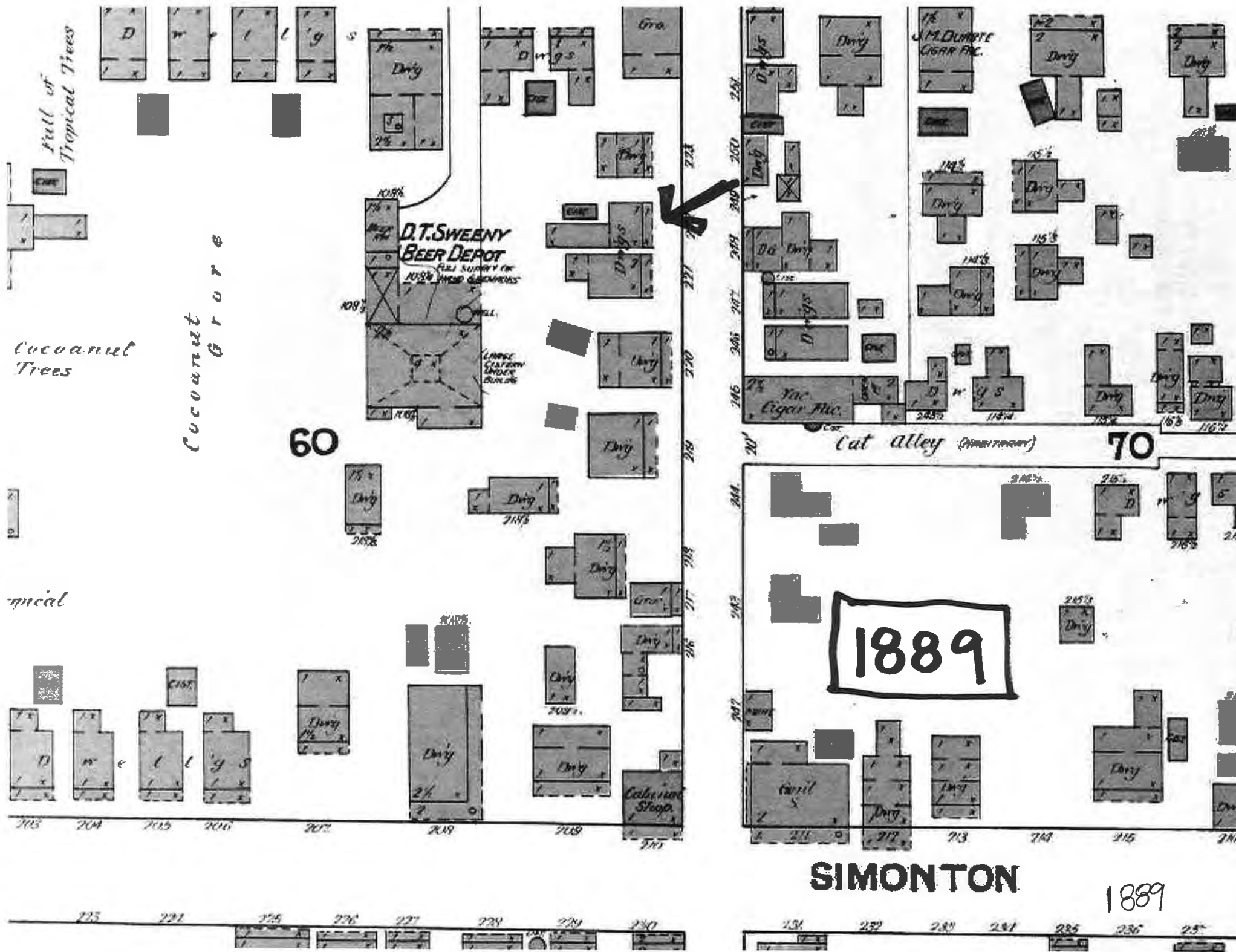
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Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

# **Sanborn Maps**



60

WHITMARSH

70

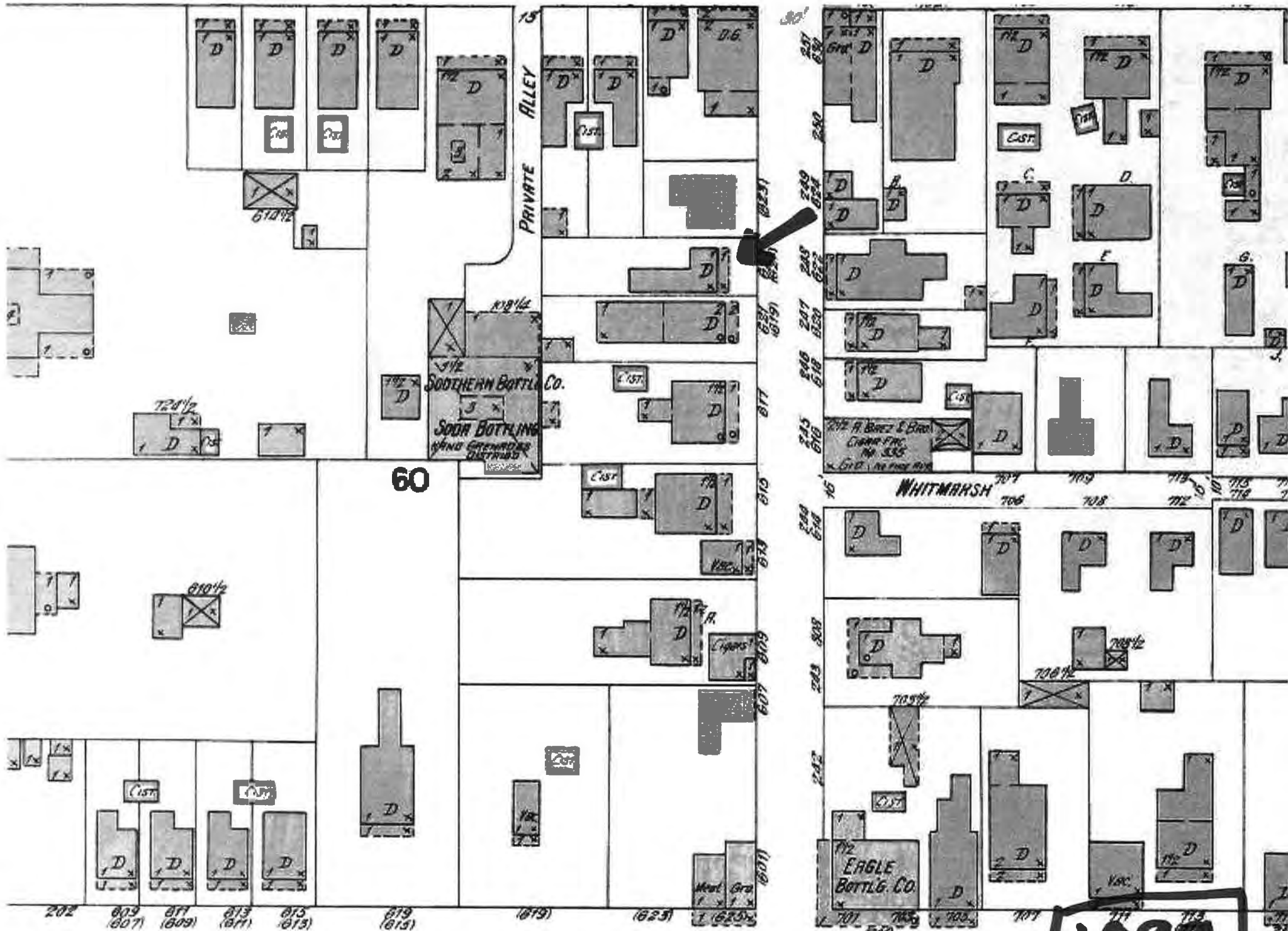
57

1892

**SIMONTON**

1892





SIMONTON

1899



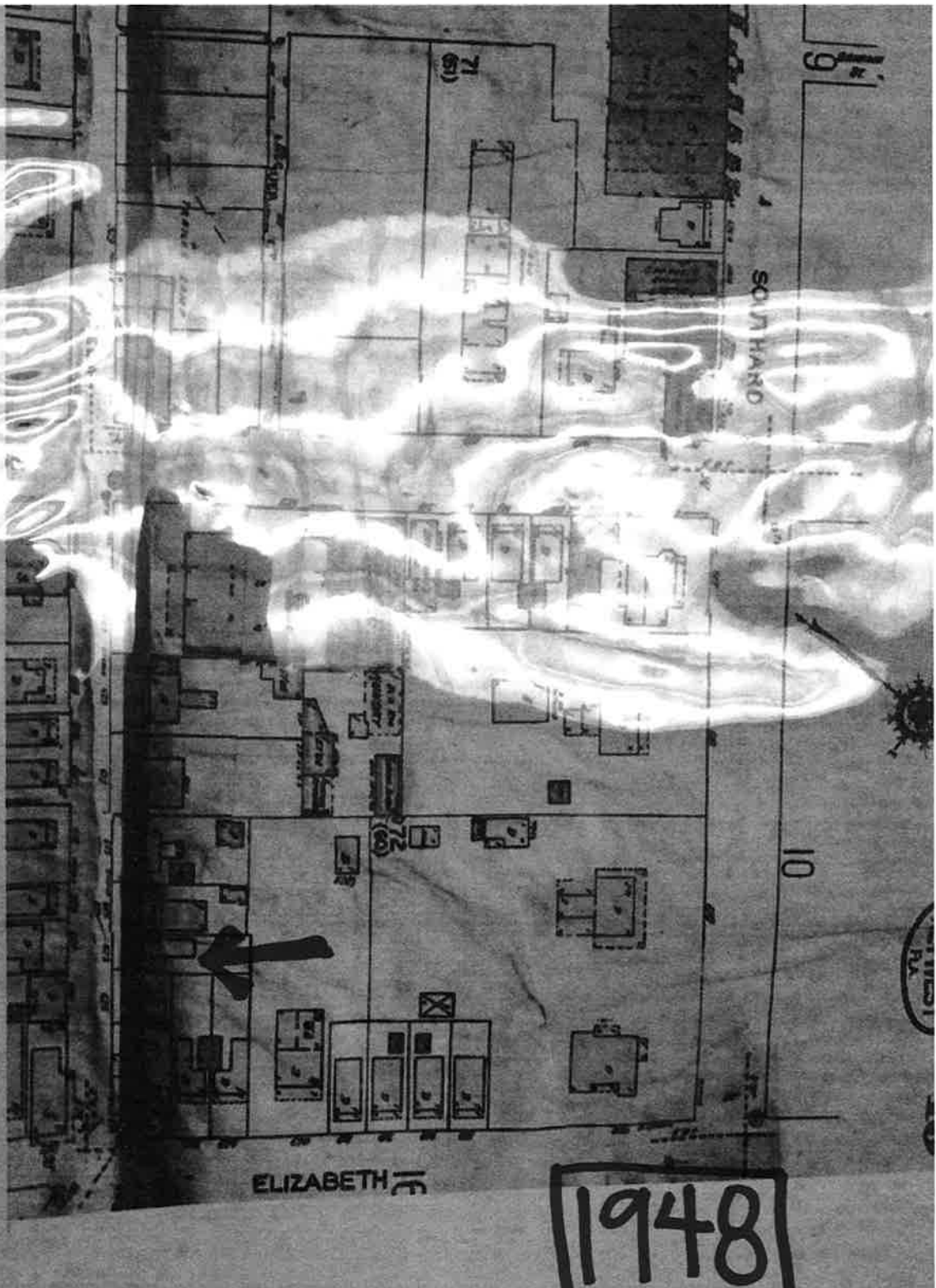
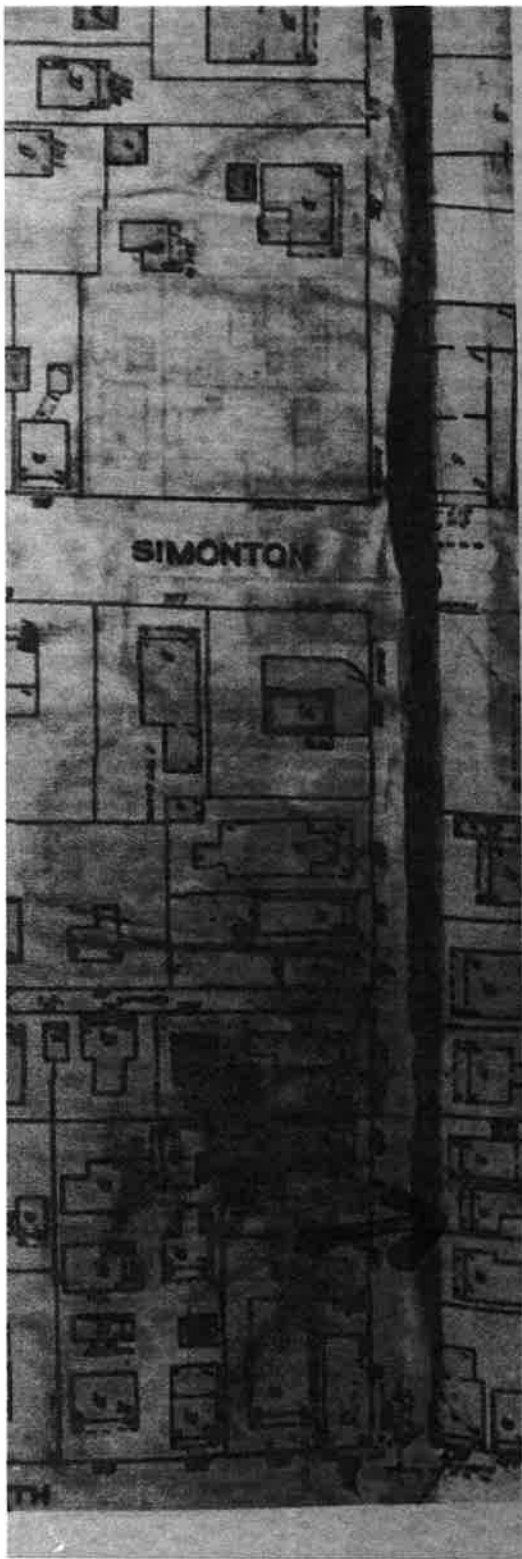


SIMONTON

1926

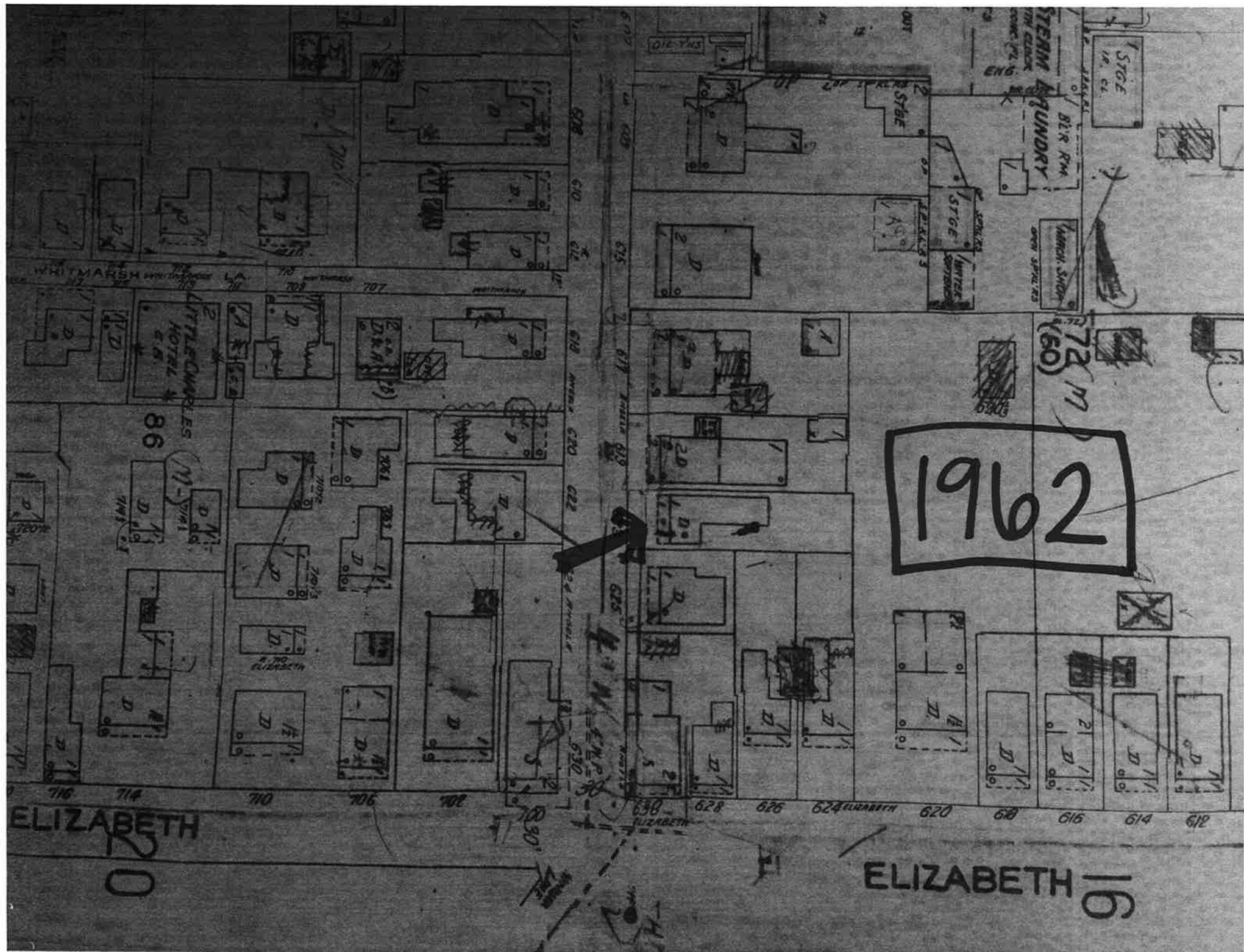
ELIZABETH

ELIZABETH



1948





## **Project Photos**

## 623 ANGELA STREET

### EXISTING PHOTOS



Front (Angela Street) façade. Reroof house with same material (v-crimp roofing). Patch and paint house. Remove concrete slabs at yard, with the exception of a 4' wide walkway leading to the door. Existing historic fence to remain.



Rear façade. New bedroom addition to be constructed at left. New deck and pool at rear yard.





West (sideyard) façade, looking towards front of house.





Adjacent property, 619 Angela.



Adjacent property, 625 Angela.

623 ANGELA STREET    EXISTING CONDITIONS



Circa 1965 photo of 623 Angela.

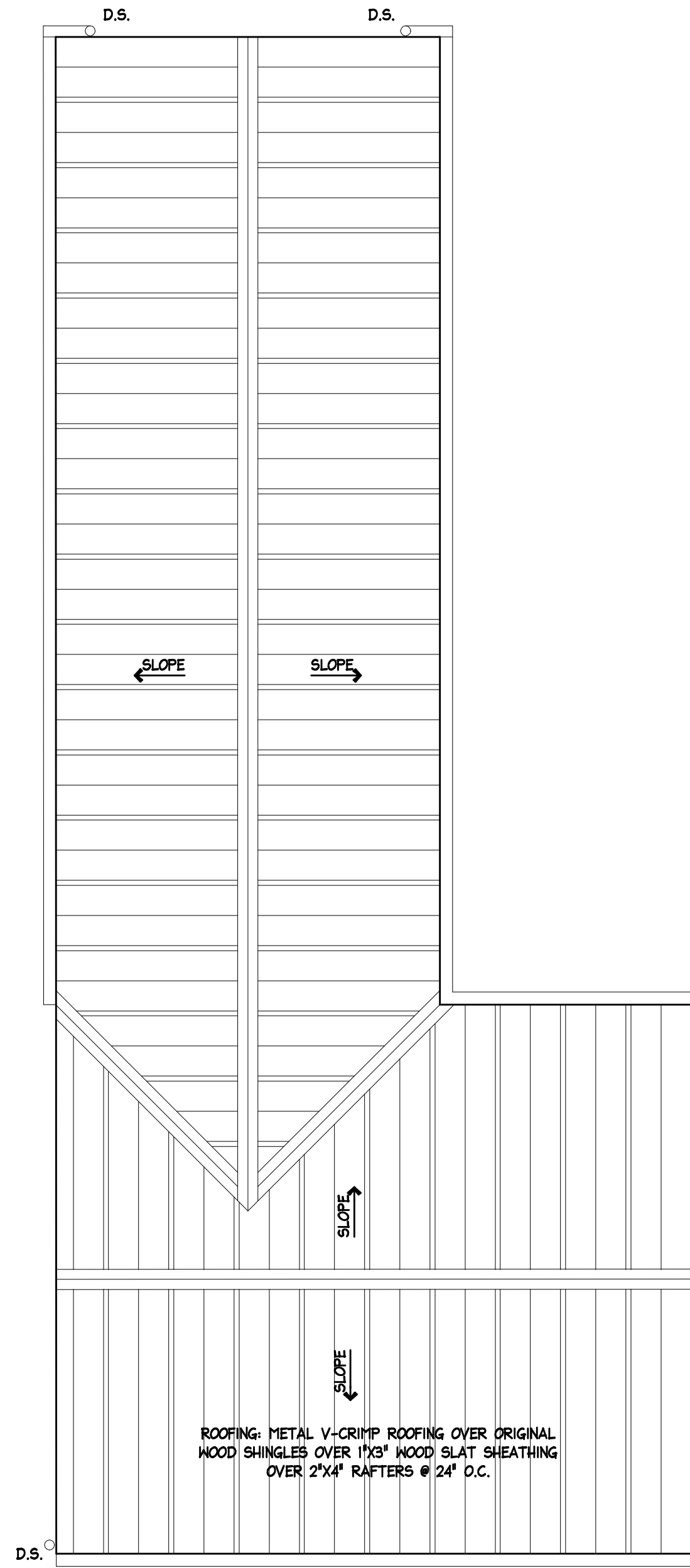


Historic photo, probably post-1965.

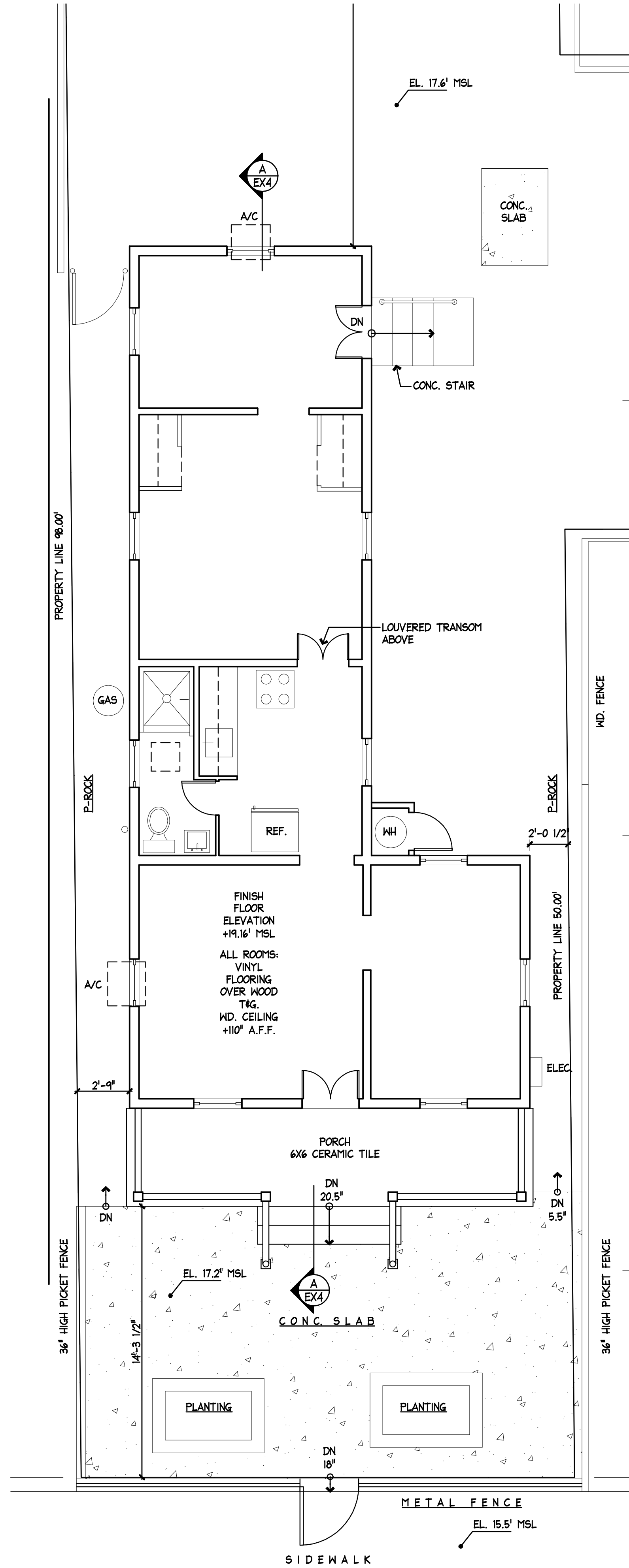
# **Proposed Plans**







4 EX2 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



ANGELA STREET

1 EX2 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



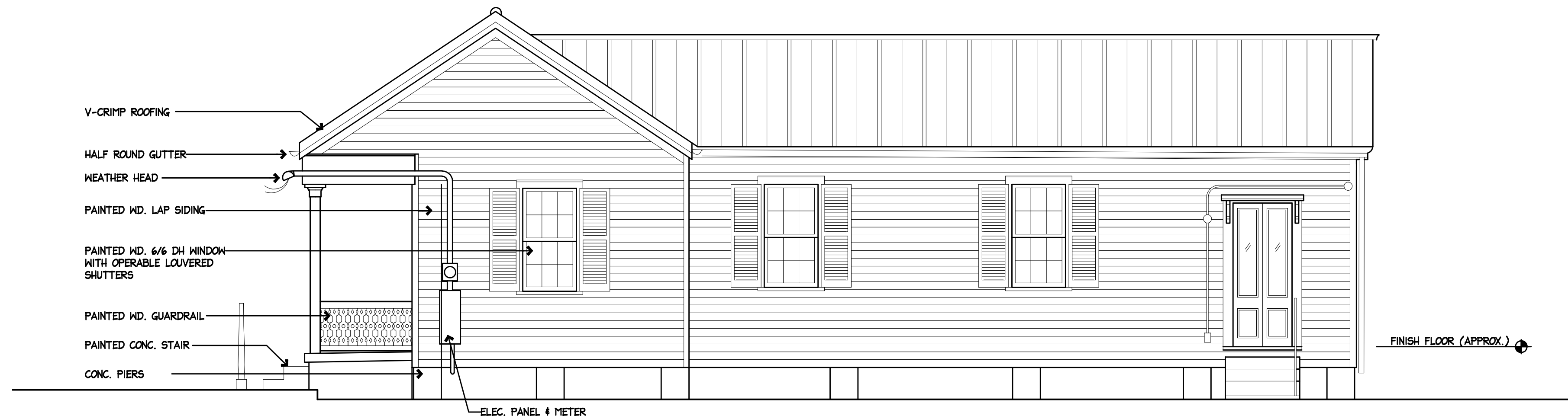
CALLEJA RESIDENCE  
623 ANGELA STREET  
KEY WEST FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No: 1222  
FLOOR PLAN  
FRAMING PLANS  
ROOF PLAN  
Date: 12/15/13

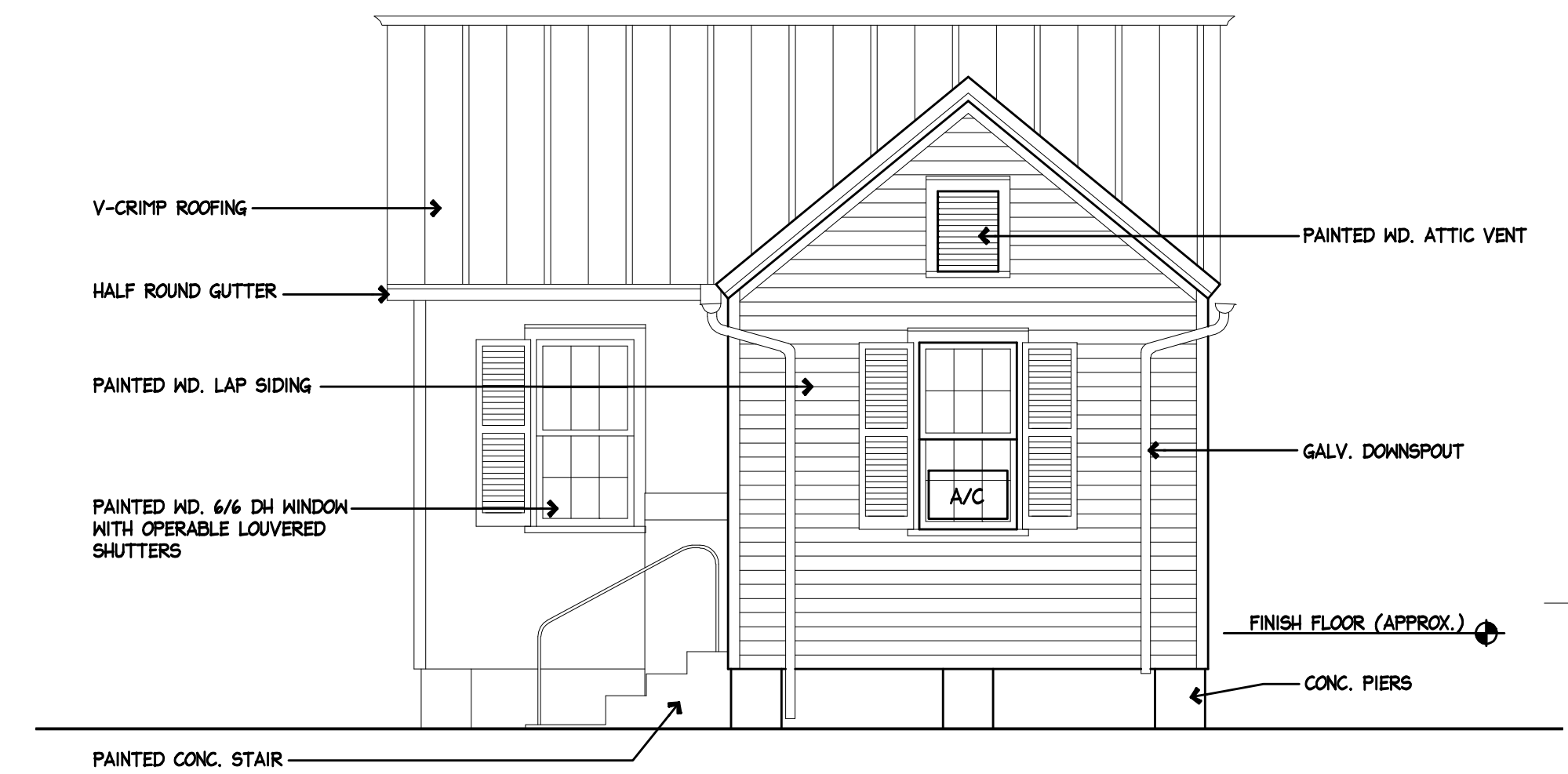
EX2  
2 OF --



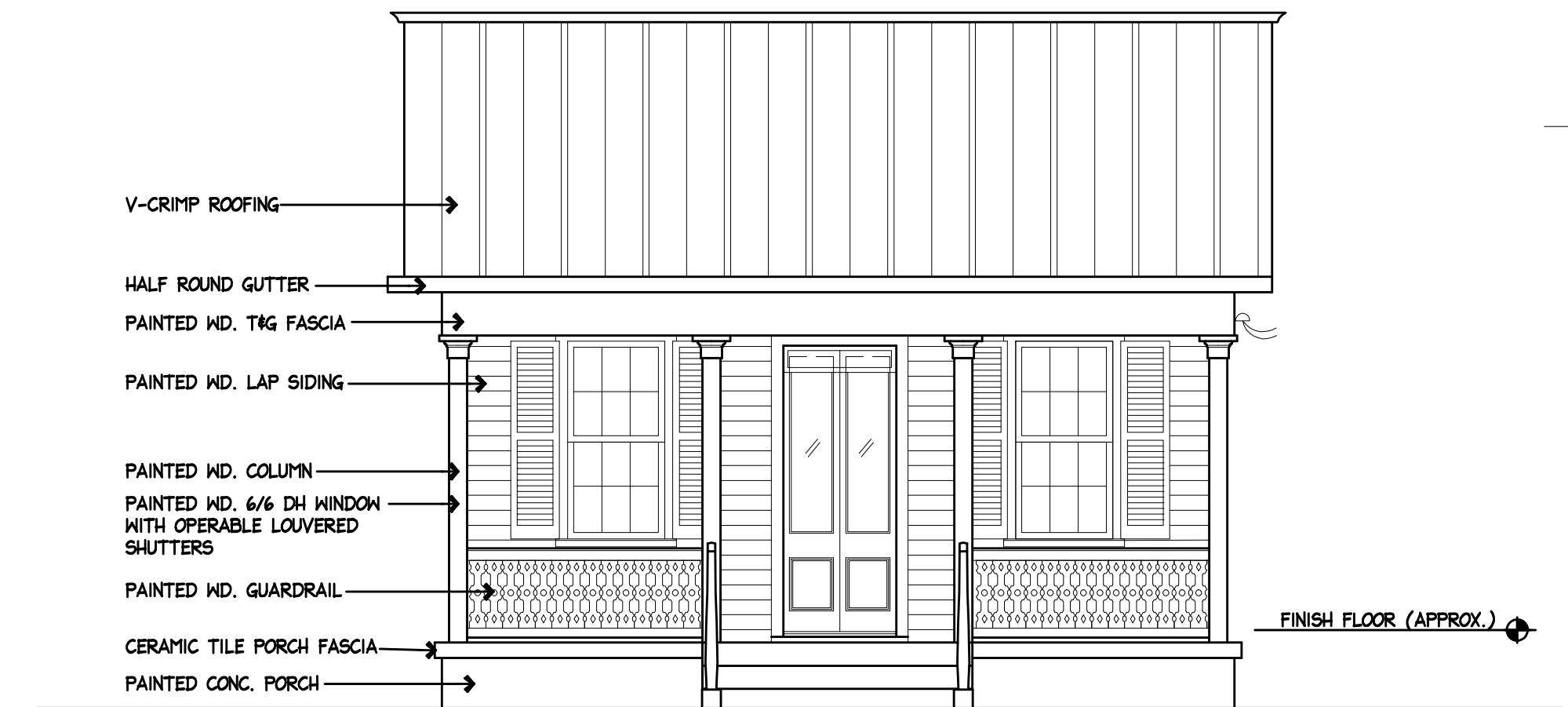
1  
EX3 EXISTING SIDE (EAST) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1  
EX3 EXISTING SIDE (WEST) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1  
EX3 EXISTING REAR (NORTH) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1  
EX3 EXISTING FRONT (SOUTH) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

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Project No: 1222  
EXTERIOR ELEVATIONS  
Date: 12/15/13

EX3

# PROJECT STATISTICS

LOT DESCRIPTION:  
KN PT LOT 1 SGR 60 G41-498/504 COUNTY JUDGES SERIES 3-H8 OR2675-39/49WILL  
OR2628-219/32

FEMA FLOOD ZONE: ZONE X  
FINISH FLOOR ELEVATION: 19.16' MSL  
ZONING DESIGNATION: HHDR HISTORIC HIGH DENSITY RESIDENTIAL  
LOT AREA: 2948 S.F.  
BUILDING CONDITIONED AREA: 961 S.F.

LOT SIZE: 26'X98' + 16'X25'  
LOT AREA: 2948 S.F.

PROPOSED BLDG COVERAGE AREA:  
ENCLOSED AREA: 961 S.F.  
ROOFED PORCHES: 261 S.F.  
TOTAL: 1222 S.F.

	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	18'-11" (NO CHANGE)	18'-11" (NO CHANGE)
FRONT SETBACK:	10' MINIMUM	14'-3" (NO CHANGE)	14'-3" (NO CHANGE)
SIDE SETBACK:	5' MINIMUM	2'-0 1/2" (NO CHANGE)	2'-0 1/2" (NO CHANGE)
STREET SIDE SETBACK:	7.5' MINIMUM	N/A	N/A
REAR SETBACK:	20' MINIMUM	33'-1"	24'-1"
IMPERVIOUS SURFACE:	LESS THAN 60% OF 2948 S.F. = 1768 S.F. MAX.	1263 S.F. / 2948 S.F. = 42.8%	1456 S.F. / 2948 S.F. = 49.3%
BUILDING COVERAGE:	LESS THAN 50% OF 2948 S.F. = 1474 S.F. MAX.	842 S.F. / 2948 S.F. = 28.6%	1222 S.F. / 2948 S.F. = 41.4%
F.A.R.:	N/A - RESIDENTIAL		

## SEE LANDSCAPE DRAWINGS FOR STORMWATER CALCULATIONS

### STORMWATER RETENTION CALCULATIONS:

LOT AREA: 2948 S.F.  
NEW IMPERVIOUS AREA: 1456 S.F.  
NEW IMPERVIOUS PERCENTAGE: 6.5%  
RAINFALL: 1.00"

### IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET):

MAIN RESIDENCE (WITH NEW ADDITION AND NEW PORCHES): 1217 S.F.  
NEW POOL: 155 S.F.  
CONC. SLABS: 84 S.F.

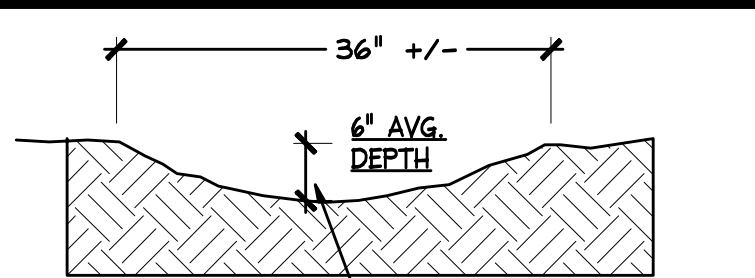
TOTAL IMPERVIOUS AREA IN SQUARE FEET: 1456 S.F.

CUBIC FEET REQUIRED: (IMPERVIOUS AREA X RAINFALL / 12) X 50% OPEN SHALE CREDIT: 61 CUBIC FEET

CUBIC FEET SUPPLIED: (S.F. RETENTION - LANDSCAPE DISPLACEMENT X AVG. DEPTH IN FEET): 62 CUBIC FEET

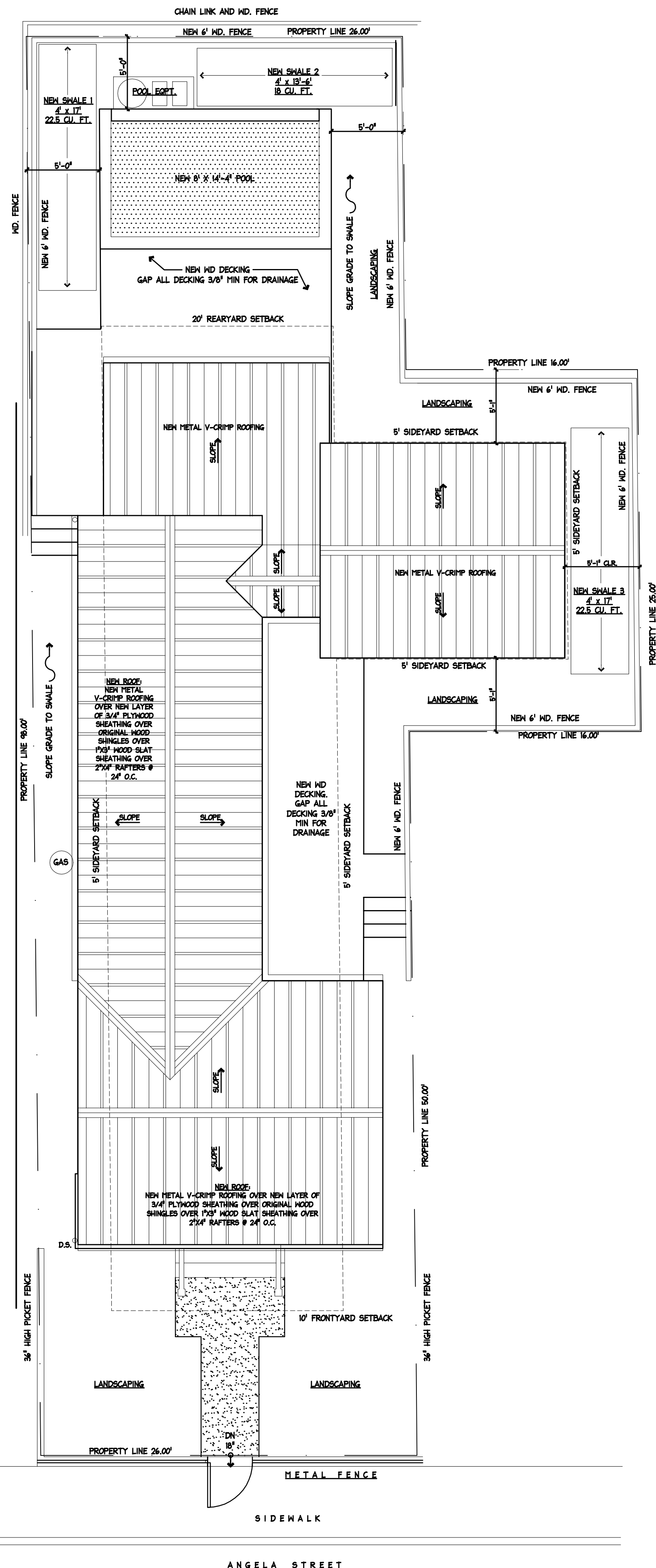
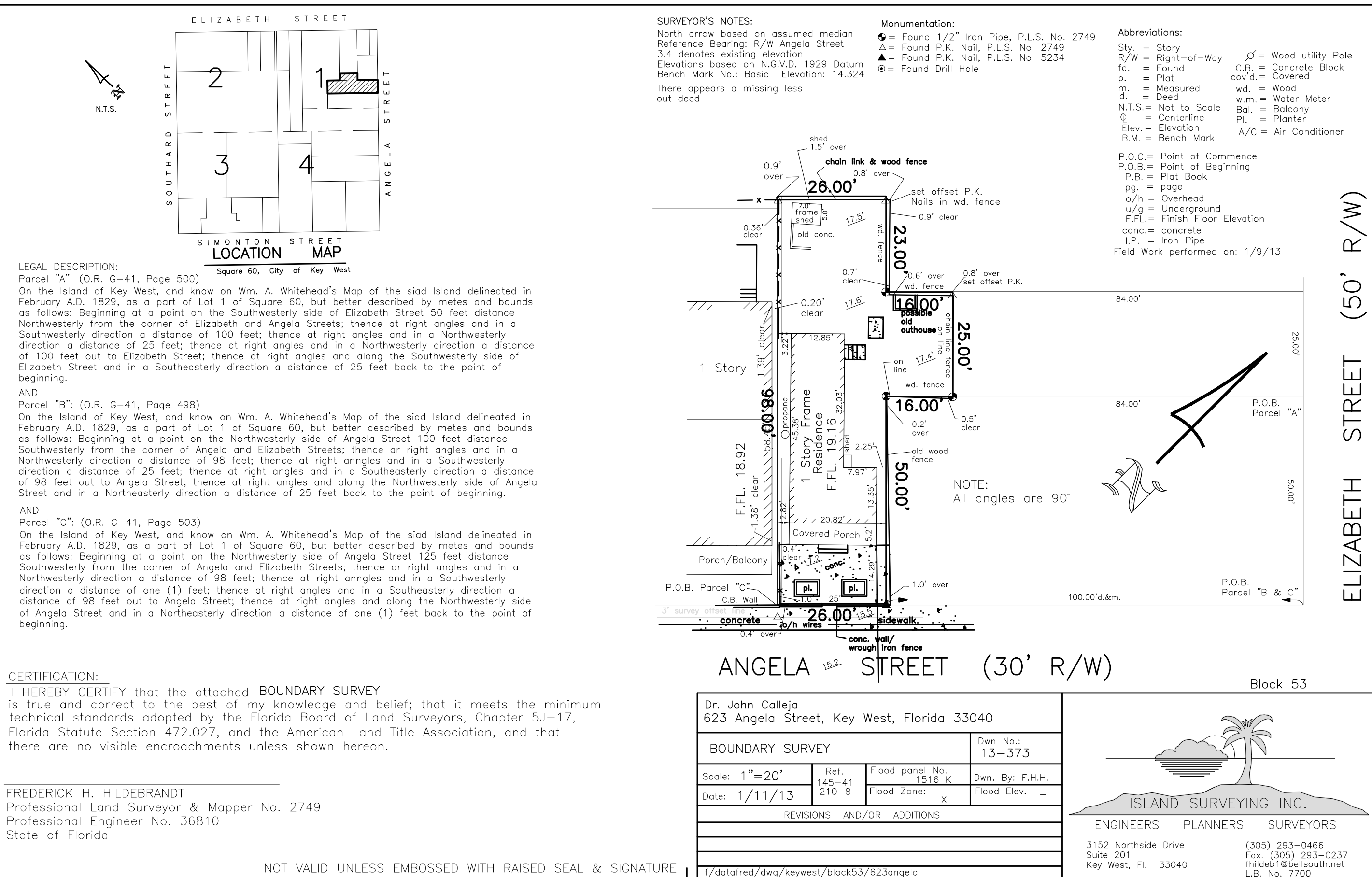
GROSS SQUARE FOOTAGE OF RETENTION AREA: 134 S.F.  
DISPLACEMENT OF TREE AND PALM TRUNKS: -5 S.F.  
DISPLACEMENT OF SHRUBS AND GROUNDCOVERS: -5 S.F.

NET SQUARE FOOTAGE OF RETENTION AREA: 124 S.F.  
AVERAGE DEPTH OF RETENTION AREA: .5 FEET (6 INCHES)



### 623 ANGELA ST IMPERVIOUS SURFACE ANALYSIS:

	EXISTING	PROPOSED
LOT AREA	2948 S.F.	2948 S.F.
MAIN RESIDENCE	806 S.F.	1217 S.F.
POOLS	0 S.F.	155 S.F.
ACCESSORY STRUCTURES	35 S.F.	0 S.F.
DECKING	0 S.F.	0 S.F.
CONC. SLABS	422 S.F.	78 S.F.
A/C, GAS, POOL SPA EQUIP PADS	0 S.F.	6 S.F.
TOTALS:	1263 S.F.	1456 S.F.
% IMPERVIOUS (60% ALLOWED)	42.8%	49.3%



**CALLEJA RESIDENCE**  
623 ANGELA STREET  
KEY WEST FLORIDA

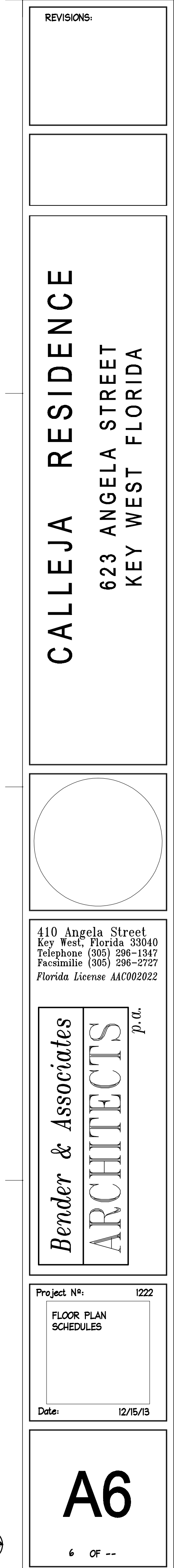
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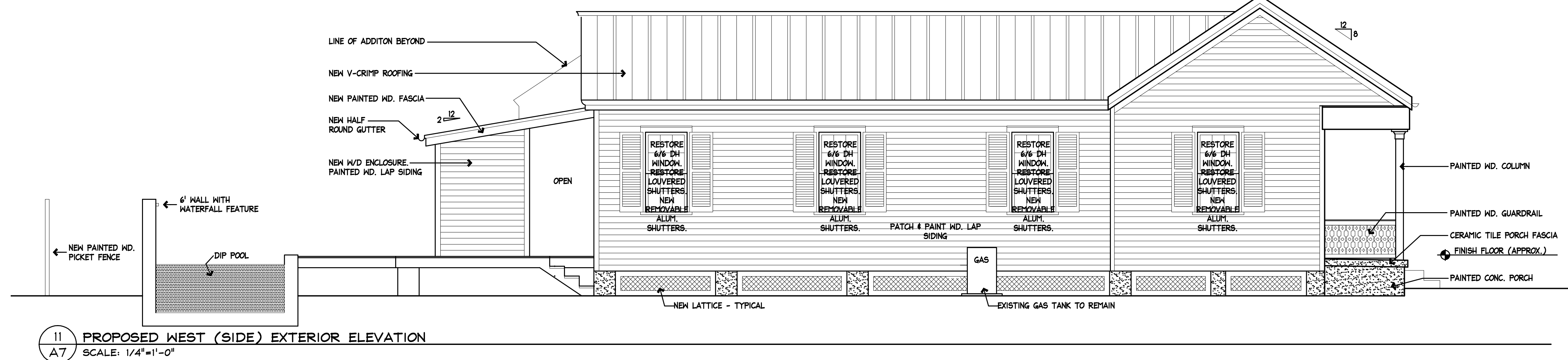
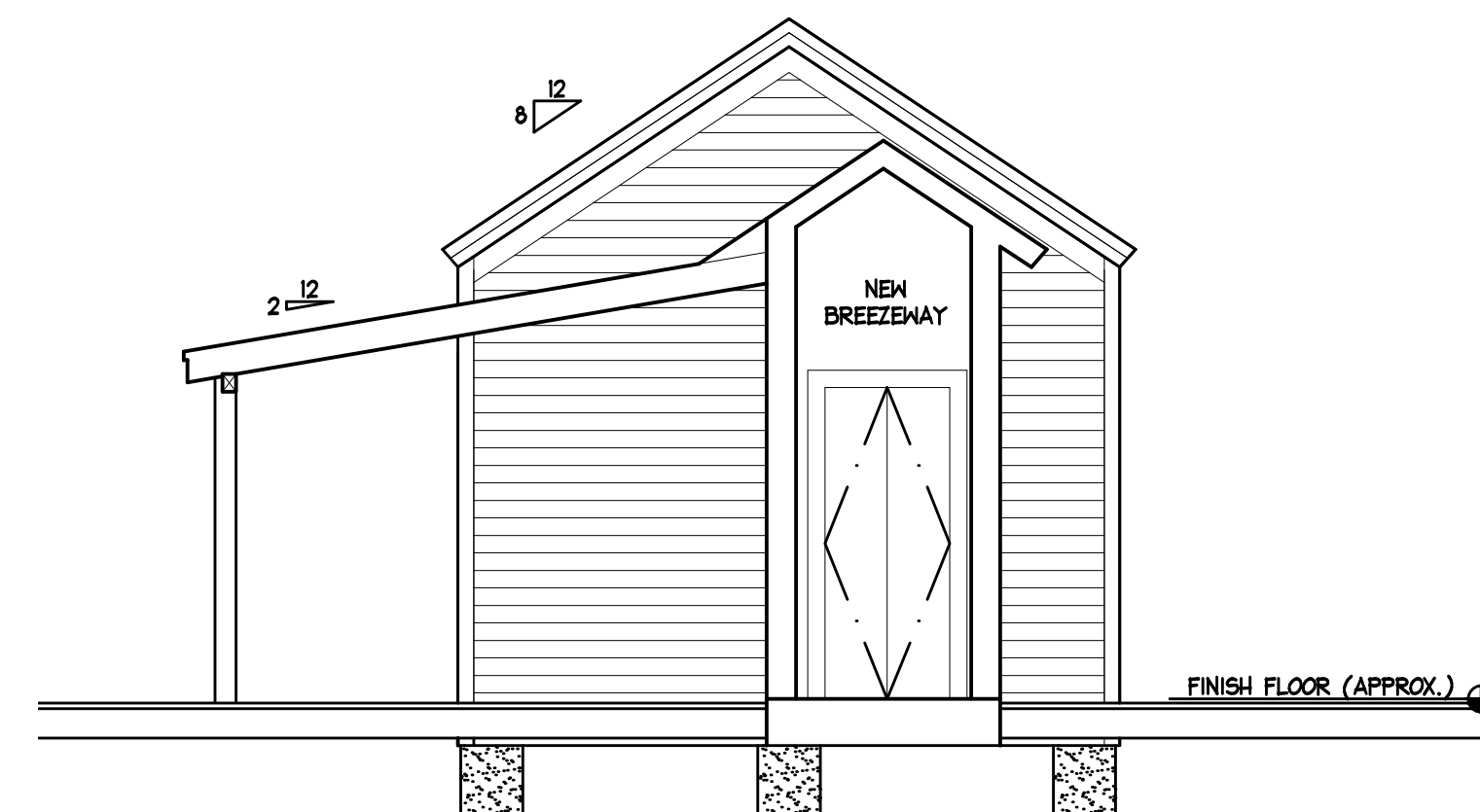
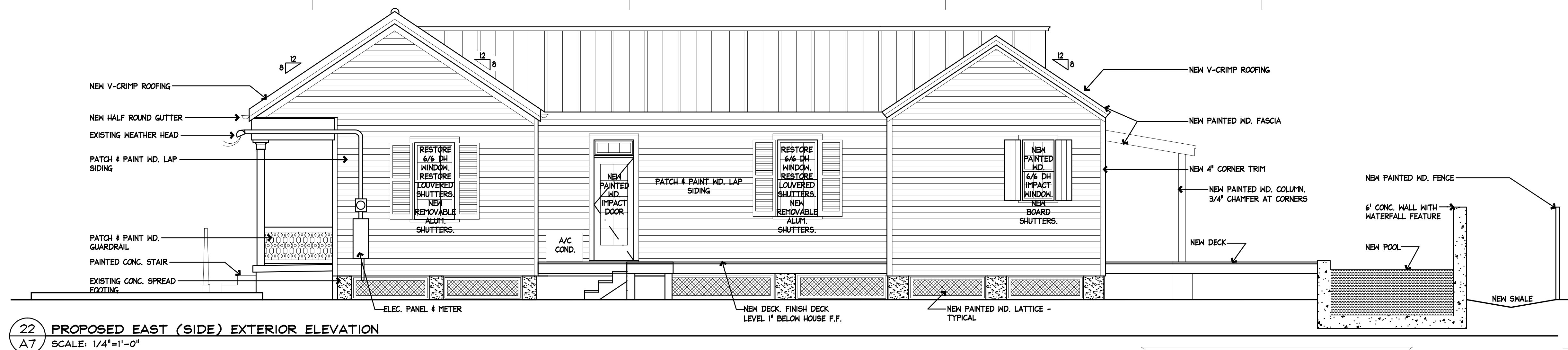
**Bender & Associates**  
**ARCHITECTS**  
p.a.

Project No: 1222  
SITEPLAN  
SURVEY  
PROJECT STATS  
Date: 12/15/13

**A2**  
2 OF --







CALLEJA RESIDENCE  
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*Bender & Associates*  
ARCHITECTS  
*p.a.*

Project No: 1222

PROPOSED EXTERIOR  
ELEVATIONS

Date: 12/15/13

# A7

OF --

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., January 28, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATION OF EXISTING HOUSE. NEW ONE STORY ADDITION CONNECTED BY BREEZEWAY. NEW COVERED PORCH, DECK AND POOL ON BACK OF PROPERTY. DEMOLITION OF NON HISTORIC SHED AND CONCRETE FRONT PATIO.**

**FOR- #623 ANGELA STREET**

**Applicant- Bender and Associates**

**Application # H13-01-2014**

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).

**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

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**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: 1012335 Parcel ID: 00012000-000000**

**Ownership Details**

**Mailing Address:**  
CALLEJA JOHN FRANCIS  
1404 PETRONIA ST  
KEY WEST, FL 33040-7237

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 623 ANGELA ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 60 G41-498/504 COUNTY JUDGES SERIES 3-H8 OR2575-39/49WILL OR2628-2131/32



Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,922.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 0



Total Living Area: 644  
Year Built: 1938

## Building 1 Details

Building Type R1  
Effective Age 26  
Year Built 1938  
Functional Obs 0

Condition A  
Perimeter 130  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 32  
Grnd Floor Area 644

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

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

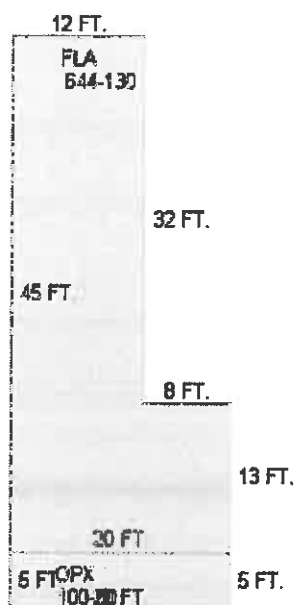
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 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	1937	N N	0.00	0.00	644
2	OPX	12: ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	130 SF	0	0	1989	1990	2	30
2	FN2:FENCES	104 SF	26	4	1964	1965	3	30
5	UB2:UTILITY BLDG	35 SF	7	5	1937	1938	3	50
6	PT3:PATIO	390 SF	26	15	1999	2000	2	50

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-0697	02/27/2013		15,000	Residential	REMOVE SONTE PIERS AND REPLACE WITH CONCRETE PIERS AND FOOTERS (25)
0000723	03/21/2000	07/10/2000	1,891		V-CRIMP ROOF

**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	66,851	3,393	317,185	387,429	387,429	0	387,429
2012	67,834	3,455	245,128	316,417	123,922	25,000	98,922
2011	68,817	3,518	232,892	305,227	120,313	25,000	95,313
2010	68,817	3,580	293,982	366,379	118,535	25,000	93,535
2009	76,703	3,642	446,853	527,198	115,419	25,000	90,419
2008	70,712	3,705	511,350	585,767	115,304	25,000	90,304
2007	107,541	3,691	390,087	501,319	111,946	25,000	86,946
2006	237,080	3,772	277,590	518,442	109,216	25,000	84,216
2005	188,159	3,848	251,292	443,299	106,035	25,000	81,035
2004	154,541	3,923	219,150	377,614	102,947	25,000	77,947
2003	122,930	4,004	102,270	229,205	101,028	25,000	76,028
2002	111,748	4,080	80,355	196,183	98,661	25,000	73,661
2001	97,900	4,157	80,355	182,412	97,108	25,000	72,108
2000	106,959	350	49,674	156,984	94,280	25,000	69,280
1999	83,152	284	49,674	133,111	91,802	25,000	66,802
1998	69,006	246	49,674	118,926	90,357	25,000	65,357
1997	60,380	227	43,830	104,438	88,847	25,000	63,847
1996	43,819	171	43,830	87,820	86,260	25,000	61,260
1995	42,439	172	43,830	86,441	84,157	25,000	59,157
1994	37,953	162	43,830	81,945	81,945	25,000	56,945
1993	37,227	0	43,830	81,057	81,057	25,000	56,057
1992	37,227	0	43,830	81,057	81,057	25,000	56,057
1991	37,227	0	43,830	81,057	81,057	25,000	56,057

1990	21,080	0	37,986	59,066	59,066	25,000	34,066
1989	19,164	0	36,525	55,689	55,689	25,000	30,689
1988	15,750	0	32,142	47,892	47,892	25,000	22,892
1987	15,563	0	18,068	33,631	33,631	25,000	8,631
1986	15,651	0	17,462	33,113	33,113	25,000	8,113
1985	15,207	0	11,261	26,468	26,468	25,000	1,468
1984	14,272	0	11,261	25,533	25,533	25,000	533
1983	14,272	0	11,261	25,533	25,533	25,000	533
1982	14,523	0	11,261	25,784	25,784	25,000	784

### 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
5/10/2013	2628 / 2131	100	WD	19
4/22/2012	2575 / 45	0	OTHER	19

This page has been visited 156,848 times.

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