



Staff Report for Item 10a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: James Hottmann, Owner

Application Number: H15-01-0248

Address: #415 United Street

Description of Work

New roof extension and overhang on non-historic accessory structure. Re-roof entire structure.

Site Facts

This structure under review is one of the three on the site. It is a non-historic frame cottage that first appears in a 1968 aerial photograph. The building is set towards the rear of the property and is not highly visible. The property has a main house that is a contributing resource and came in front of HARC in October 2014 for renovations, addition of dormers, and raising the house.

Guidelines Cited in Review:

Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (page 40), specifically guidelines 1, 8, and 10.

Additions and Alterations, (pages 36-37), specifically guidelines 1 and 2.

Staff Analysis

The Certificate of Appropriateness in review proposes removing the front porch on an accessory structure. According to the applicant, the front porch is not well constructed, and

it appears to not be original to the building as it attaches onto an existing transom window. The proposed project will add 3 feet of overhang onto the existing roof and will be held up by two brackets. The entire structure will be re-roofed with V-crimp.

Consistency with Guidelines

1. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.

It is staff's opinion that the proposed additions and alterations will not have an adverse effect on the historic district, as the structure is not highly visible. The proposed change is small and will not alter the mass or scale of the structure. Therefore, the plans as submitted are consistent with the guidelines pertaining to alterations and additions and accessory structures.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

HARC PERMIT NUMBER 15-01-248 15-01-248	BUILDING PERMIT NUMBER 15-671	INITIAL & DATE
FLOODPLAIN PERMIT 15-00000 437-000		REVISION #
FLOOD ZONE AE	PANEL #	ELEV. L. FL. 6.3
SUBSTANTIAL IMPROVEMENT YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> %		

ADDRESS OF PROPOSED PROJECT:

415 UNITED ST.

OF UNITS

RE # OR ALTERNATE KEY:

00029210-000000

NAME ON DEED:

JAMES HOTTMANN
KEVIN WINTER

PHONE NUMBER
608-438-1340

OWNER'S MAILING ADDRESS:

415 UNITED ST.

EMAIL

Key West, FL.

jan@hottmannconstruction.com

CONTRACTOR COMPANY NAME:

OWNER

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILLIAM ROWAN

PHONE NUMBER
305-296-3784

ARCHITECT / ENGINEER'S ADDRESS:

321 PEACOCK LN

EMAIL
WROWAN@gmail.com

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

10,000.

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE **AE**
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **Remove Existing Overhang**

Replace w/ new Roof Extension. Reroof ENTIRE STRUCTURE

1000 SF. OF NEW ROOF w/ 64 SF. OF NEW OVERHANG

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:

QUALIFIER PRINT NAME:

OWNER SIGNATURE:

QUALIFIER SIGNATURE: Oper: KEYWORD Type: OC Drawer: 1
Date: 2/24/15 53 Receipt no: 14410
2015 671

Notary Signature as to owner:

Notary Signature as to qualifier: * BUILDING PERMITS-NEW
1.00 \$50.00

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

Trans date: 2/24/15 Time: 8:43:39

Personally known or produced _____

as identification.

Personally known or produced _____

as identification.

17168-3611-01

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: NEW OVR HANG AND ROOF

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

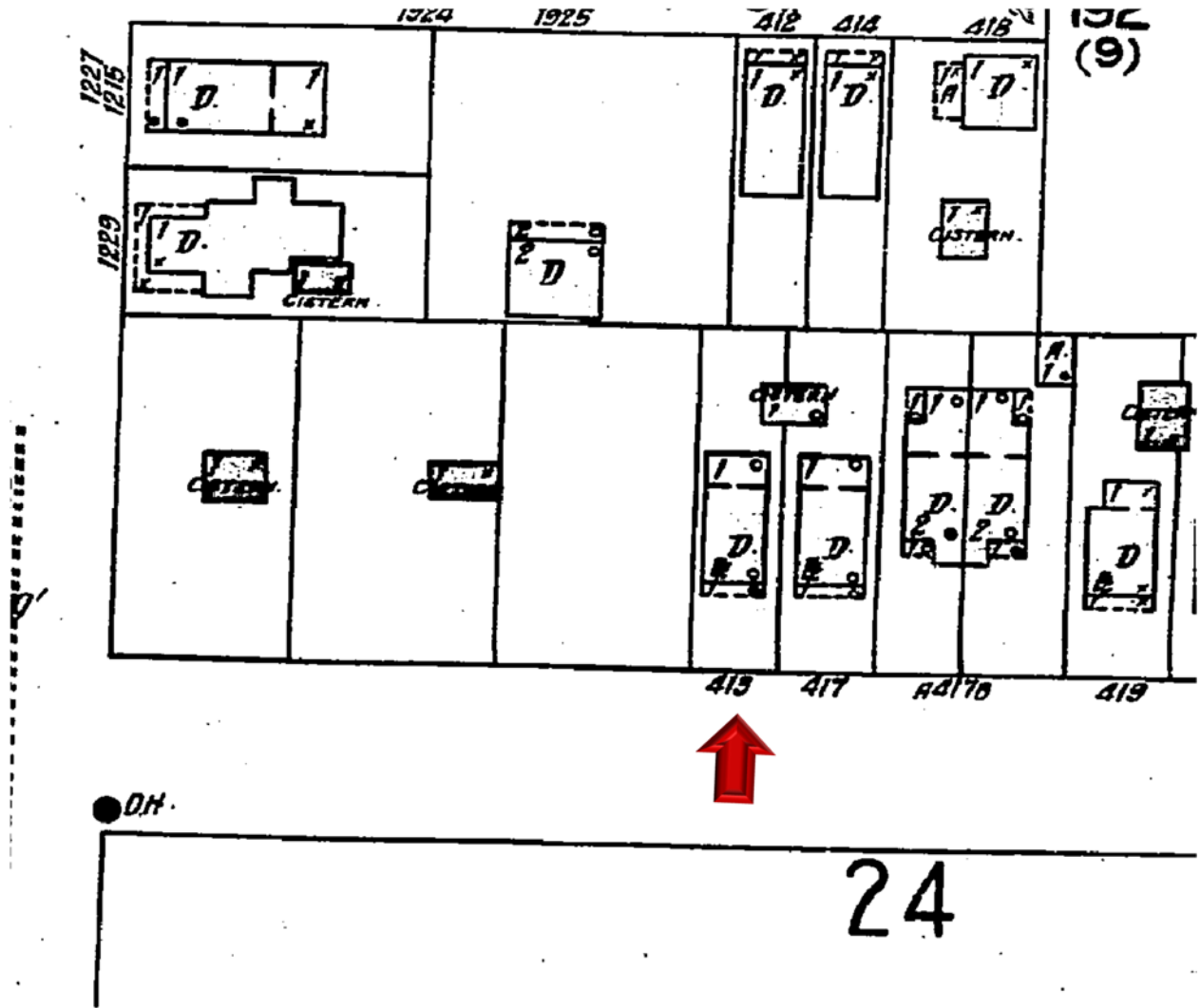
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

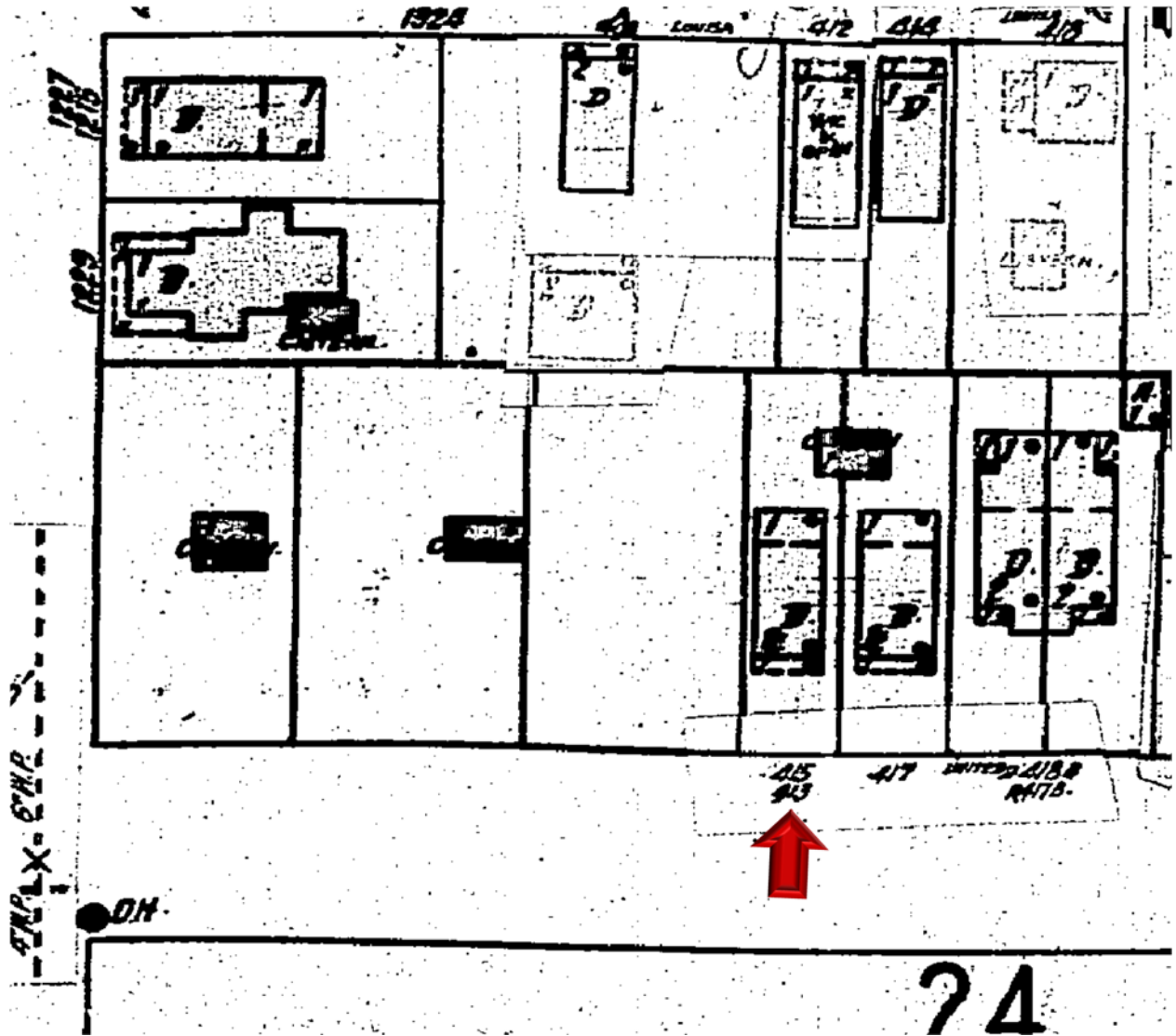
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:			
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:
			Oper: KEYBLD Date: 2/24/15 53 2015 1000248 PT * BUILDING PERMITS-NEW Trans number: 1.00 \$100.00 VN VISA/MASTERC 3048496 DATE: \$230.00 Trans date: 2/24/15 Time: 8:43:39

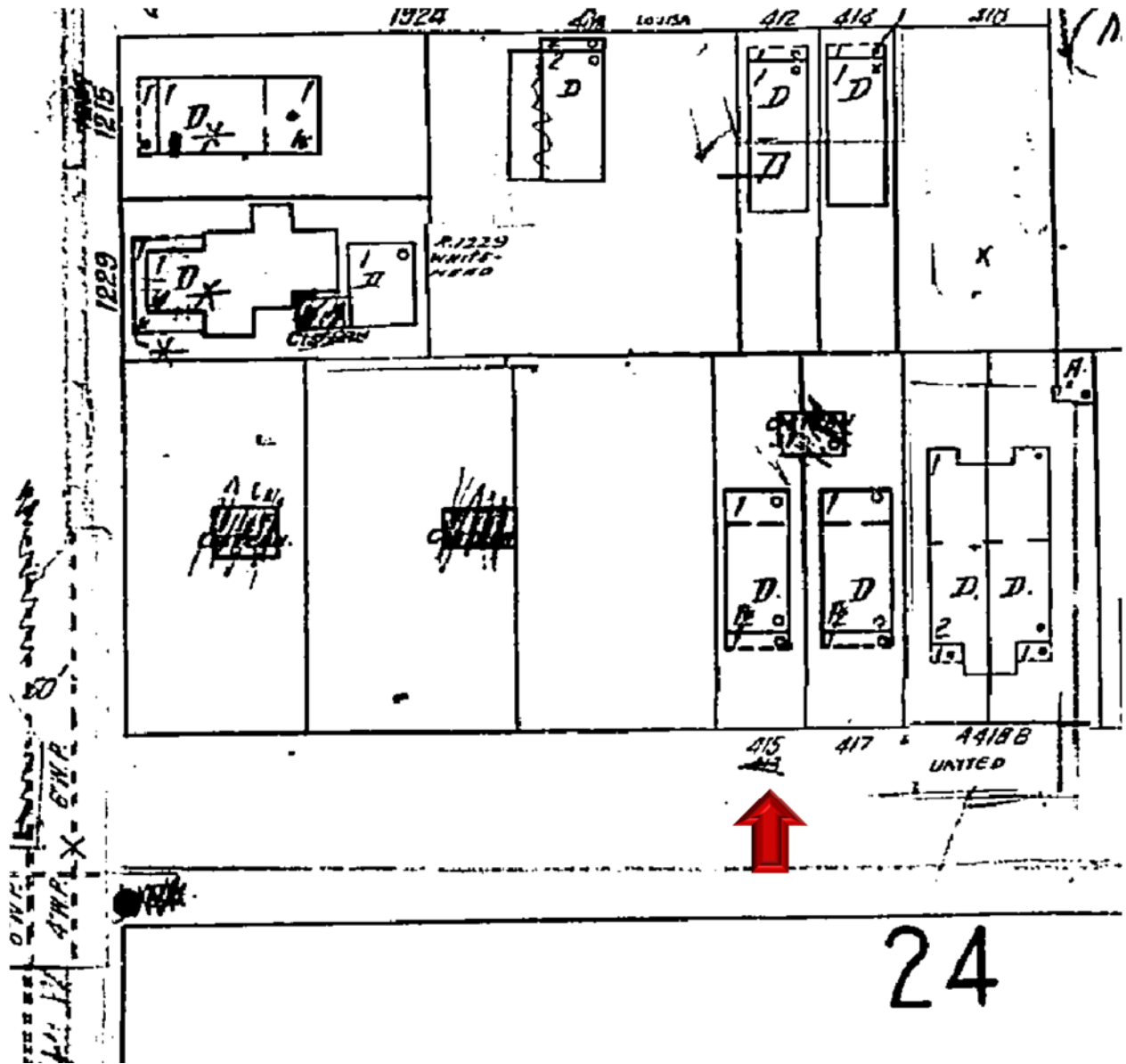
SANBORN MAPS



#415 United Street Sanborn map 1926



#415 United Street Sanborn map 1948



#415 United Street Sanborn map 1962



1968 Aerial Photograph



2011 Google Earth Image

PROJECT PHOTOS



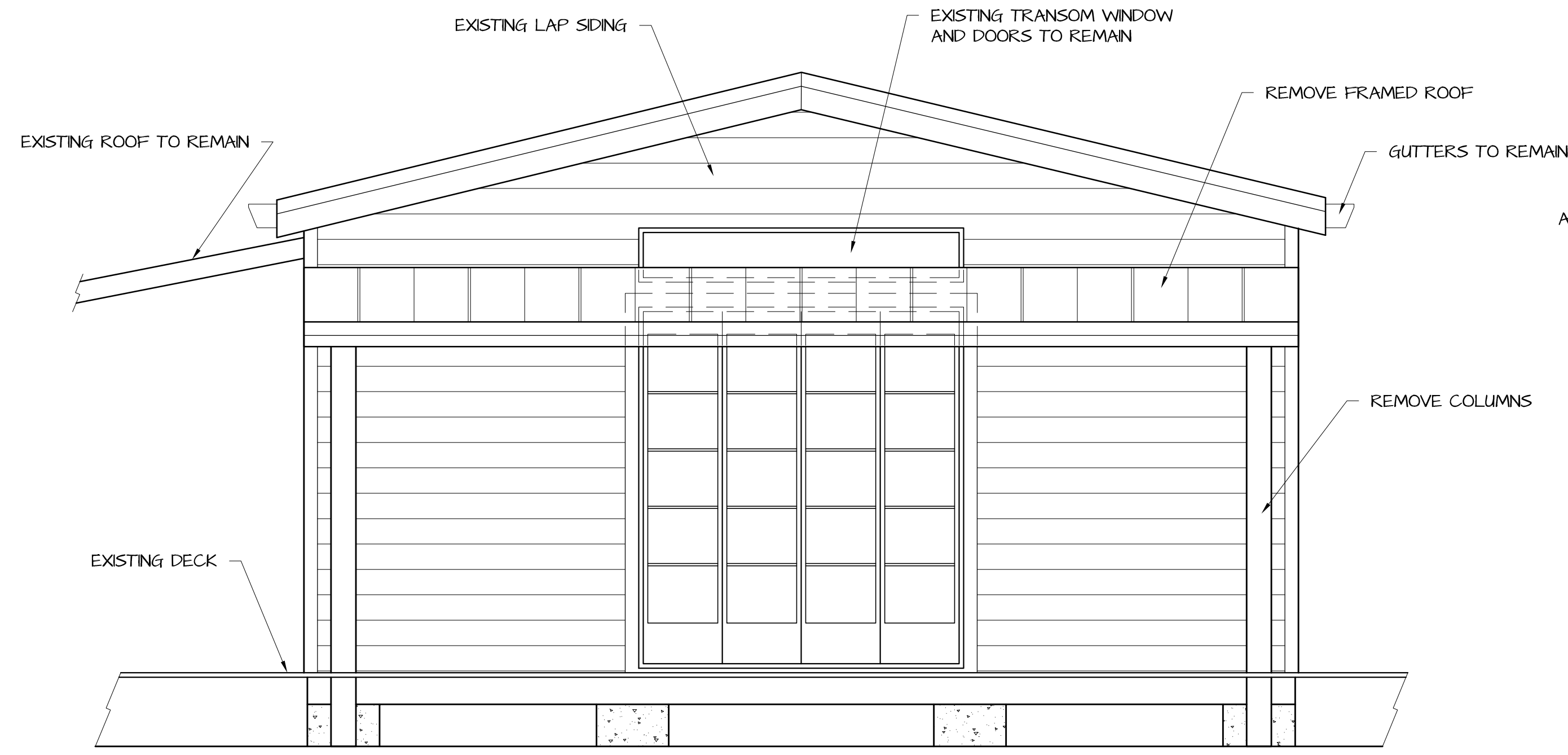
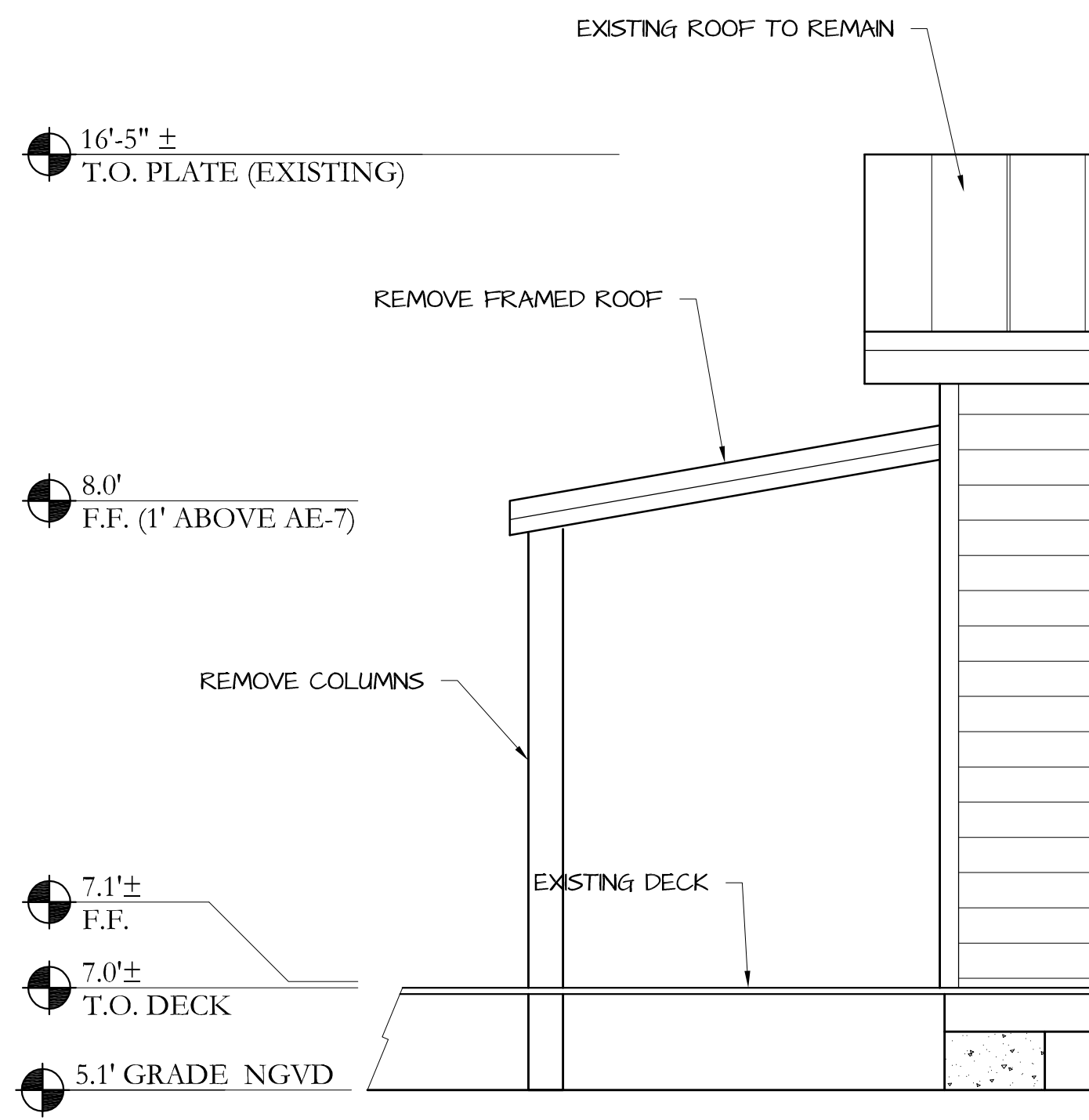








PROPOSED DESIGN

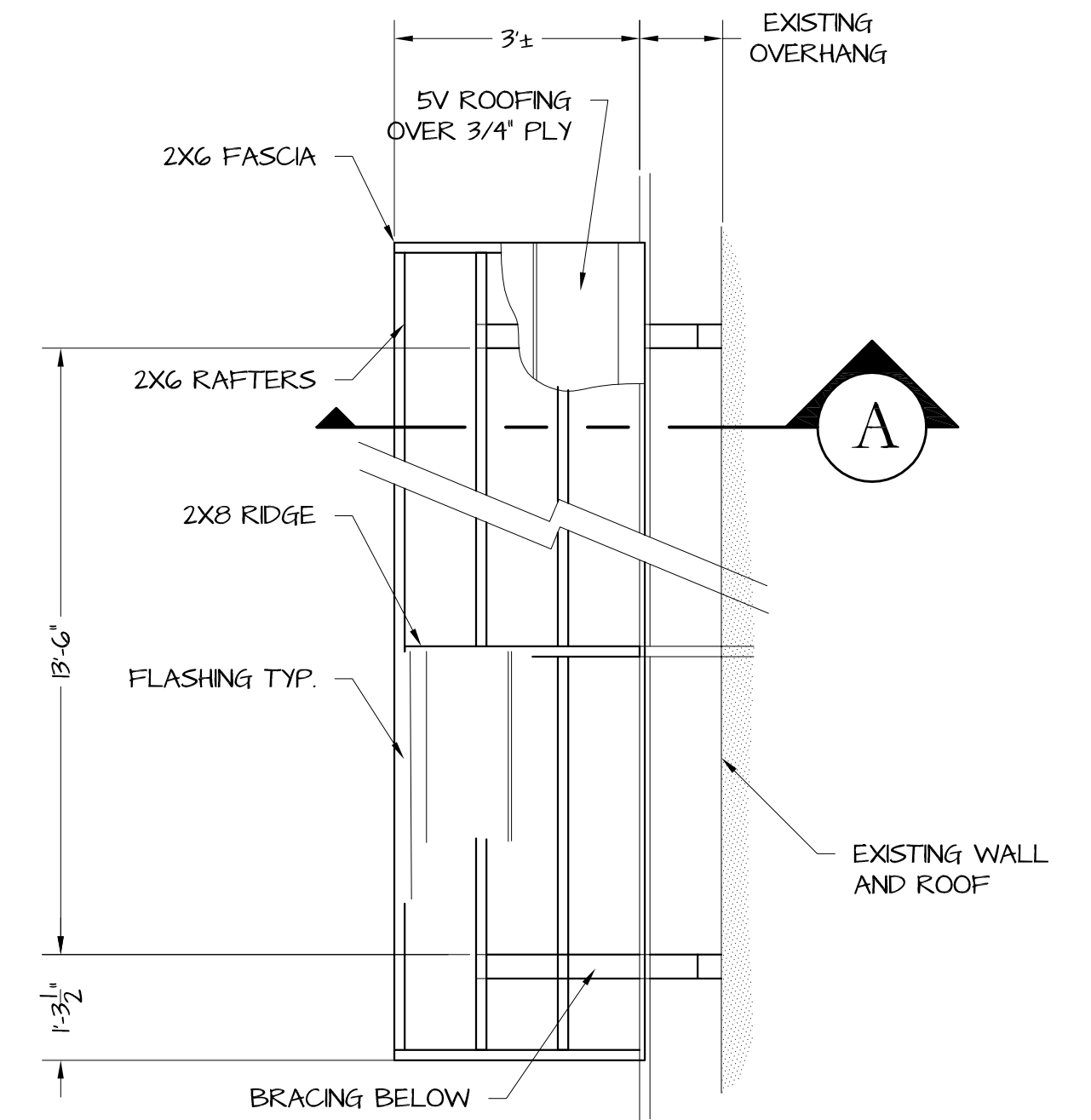
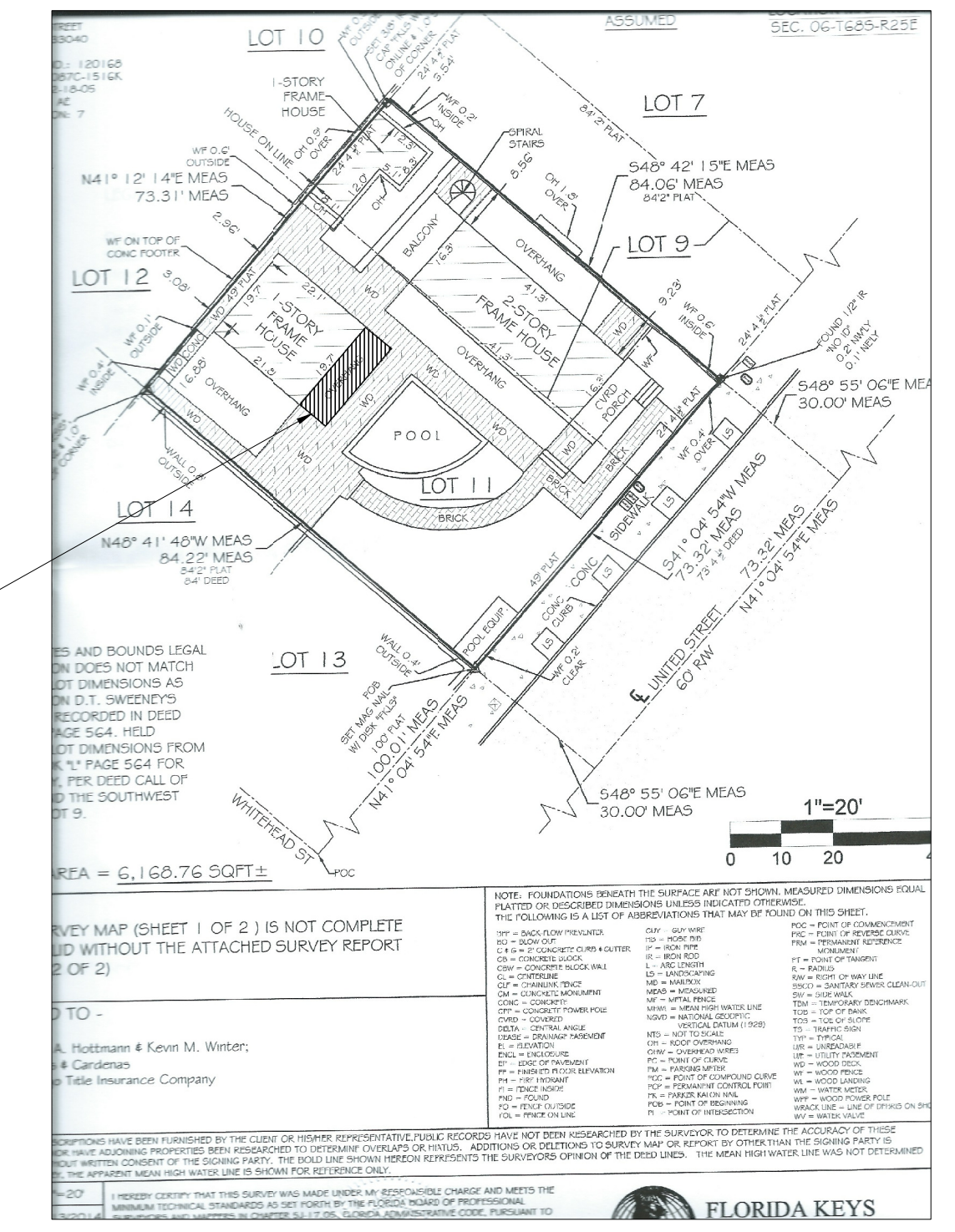


1 EAST ELEVATION (EXISTING)
1/2" = 1'-0"

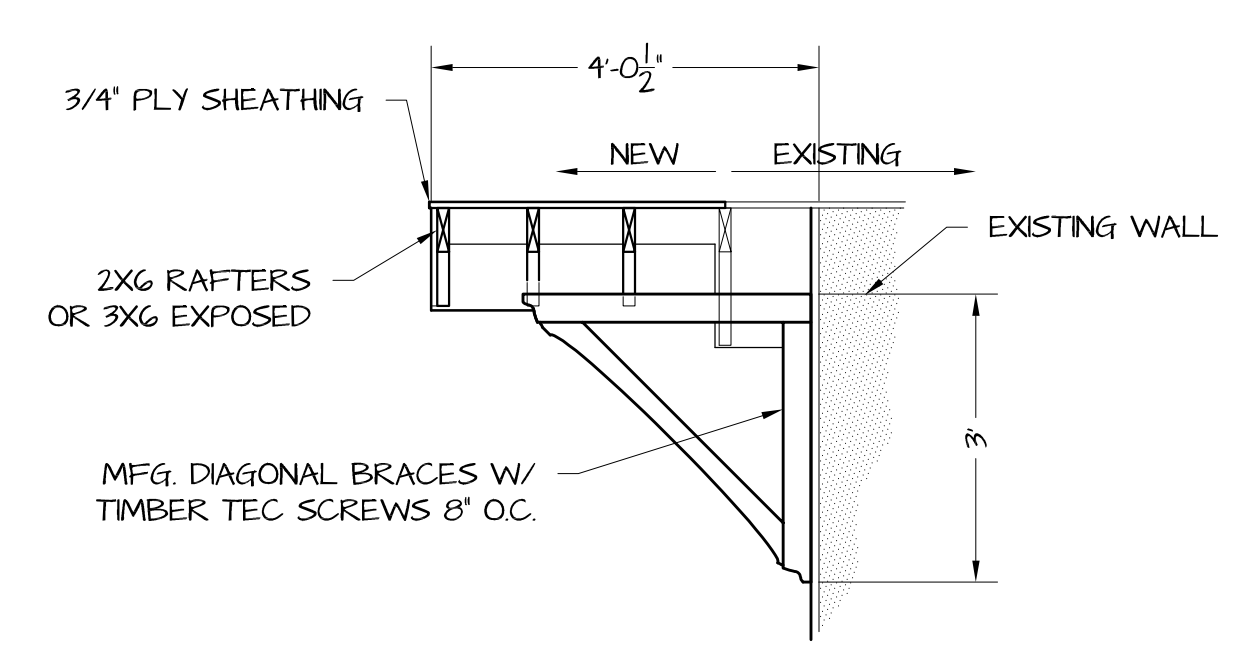
GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:
 BUILDING: Florida Building Code, 2010
 ELECTRICAL: National Electrical Code, 2010
 PLUMBING: Florida Building Code (Plumbing), 2010
 MECHANICAL: Florida Building Code (Mech), 2010
 GAS: LP Gas Code, 2010 edition (NFPA 58)

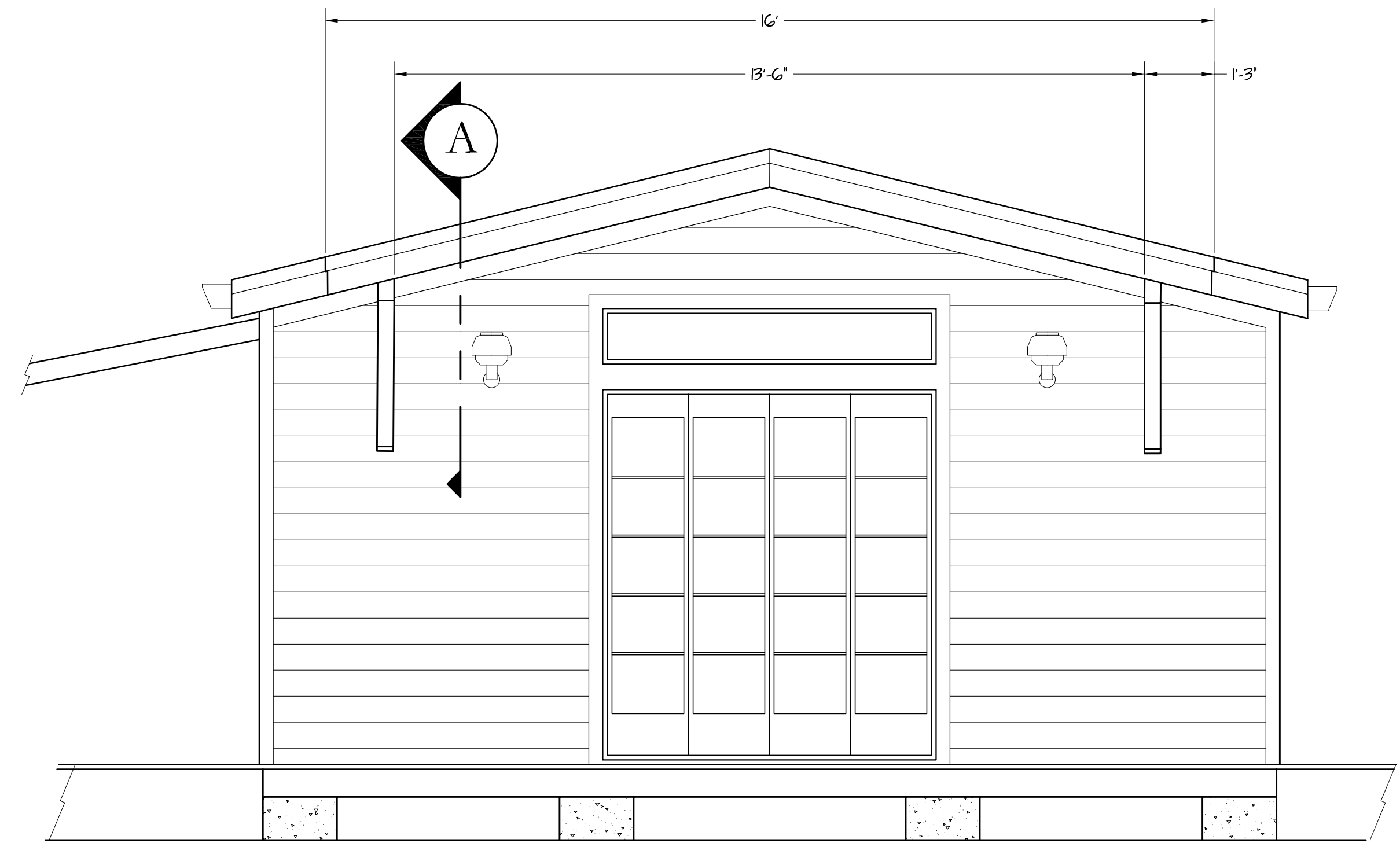
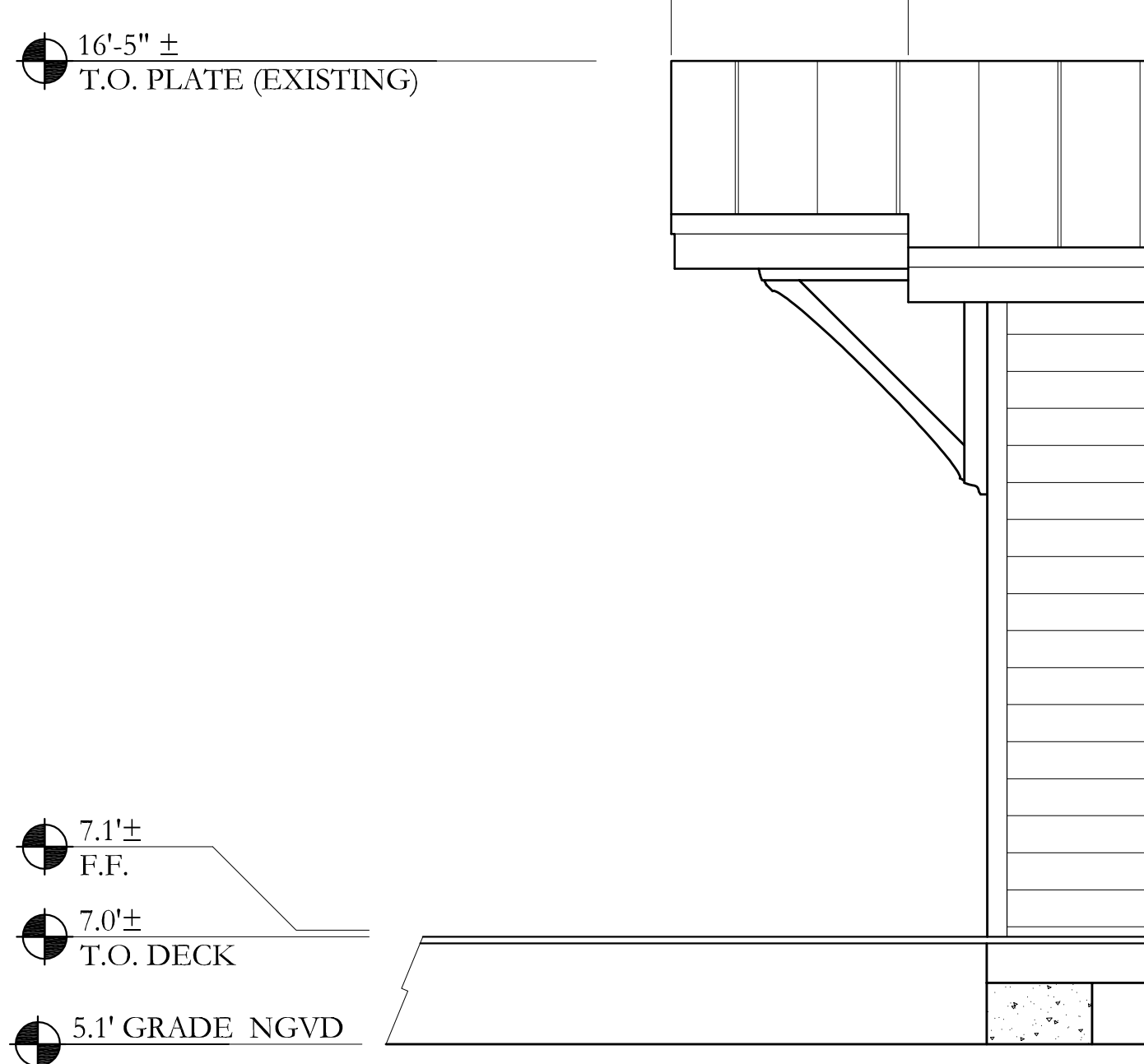
This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)



FRAMING PLAN
SCALE 1/2" = 1'-0"



A SECTION
SCALE 1/2" = 1'-0"



2 EAST ELEVATION (PROPOSED)
1/2" = 1'-0"

THE HOTTMANN / WINTER RESIDENCE
ROOF DEMO AND ADDITION
415 UNITED STREET
KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE A1R-001751
321 PEACOCK LANE
305.296.3784

PROJECT NO :

DATE : 2-17-15

1 OF 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ROOF EXTENSION AND OVERHANG ON NON-HISTORIC
ACCESSORY STRUCTURE. RE-ROOF ENTIRE STRUCTURE.
DEMOLITION OF FRONT PORCH ON NON-HISTORIC
ACCESSORY STRUCTURE.**

FOR- #415 UNITED STREET

Applicant – James Hottmann

Application # H15-01-0248

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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



DOORBOX®

Public Meeting Notice

JOB

WARNING
UNAUTHORIZED ENTRY
PROHIBITED
MAY BE PENALIZED
BY THE POLICE
BREACH OF THE LAW

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JAMES HOTTMANN, 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: 415 UNITED ST. on the 16 day of MARCH, 2015.

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 03/24/15, 2015.

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 14-01001612.

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

Signed Name of Affiant:

[Signature]
Date: 3-16-15
Address: 415 UNITED ST.
City: KEY WEST
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 16 day of MARCH, 2015.

By (Print name of Affiant) JAMES HOTTMANN who is personally known to me or has produced Florida Driver License - as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Lisa M. McCarthy

Notary Public - State of Florida (seal)
My Commission Expires:



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.

Alternate Key: 1029980 Parcel ID: 00029210-000000

Ownership Details

Mailing Address:

HOTTMANN JAMES A
415 UNITED ST
KEY WEST, FL 33040-3142

All Owners:

HOTTMANN JAMES A, WINTER KEVIN M R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

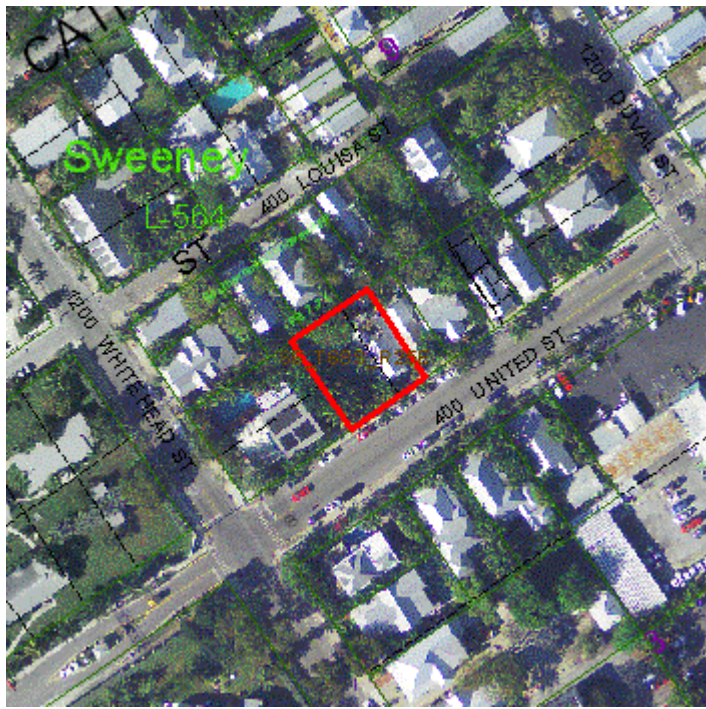
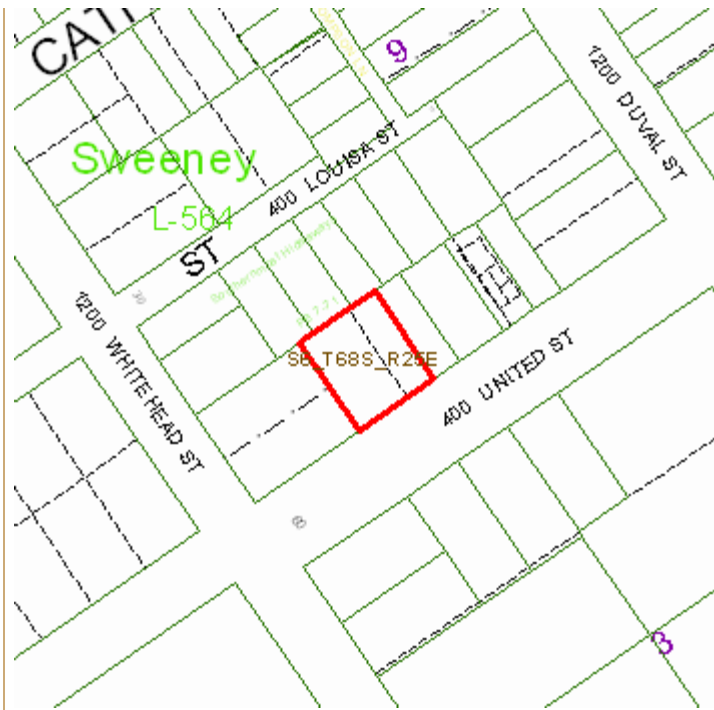
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 415 UNITED ST KEY WEST

Legal Description: KW PT SUB 9 AND ALL SUB 11 PT LOT 4 SQR 9 TR 11 OR306-481/82 OR673-710 OR772-285/86 OR807-1223/24 OR833-2351/52 OR839-1305/06 OR998-1306/07 OR1246-379AFF OR1334-736/37FJ OR1351-1860/2 OR1351-1863/5 OR2673-1304/05

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	73	84	6,167.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1074
 Year Built: 1933

Building 1 Details

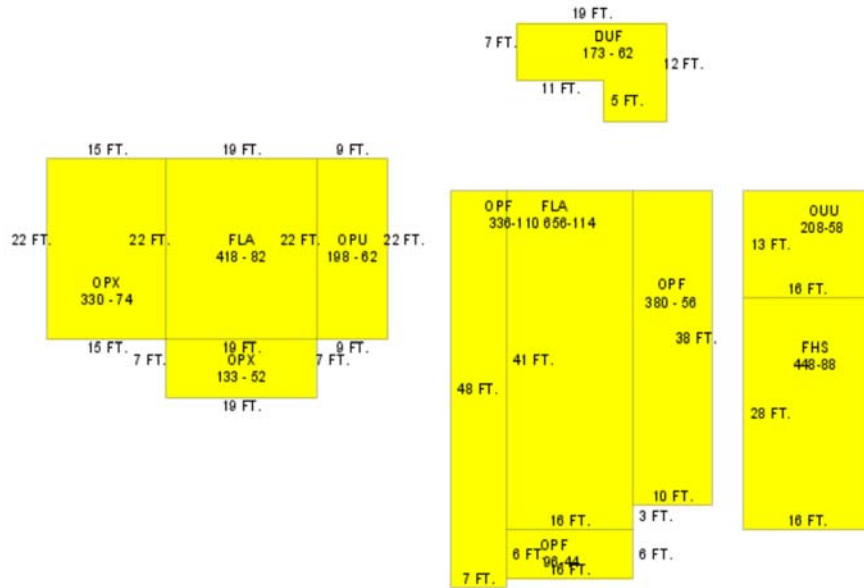
Building Type R1	Condition G	Quality Grade 500
Effective Age 10	Perimeter 196	Depreciation % 8
Year Built 1933	Special Arch 0	Grnd Floor Area 1,074
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	1990				330
0	OPX		1	1990				133
0	OPU		1	1990				198
0	DUF	12:ABOVE AVERAGE WOOD	1	1998				173
0	FLA	12:ABOVE AVERAGE WOOD	1	1990	Y			418

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	656
2	<u>OPF</u>		1	1990			0.00	0.00	96
3	<u>OPF</u>		1	1990			0.00	0.00	336
5	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	448
6	<u>OUU</u>		1	1990			0.00	0.00	208
7	<u>OPF</u>		1	2003			0.00	0.00	380

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	221 SF	0	0	1987	1988	2	40
2	AC2:WALL AIR COND	1 UT	0	0	1987	1988	1	20
3	UB2:UTILITY BLDG	84 SF	12	7	1979	1980	3	50
4	PO4:RES POOL	300 SF	0	0	1998	1999	4	50
5	FN2:FENCES	955 SF	0	0	1983	1984	2	30

Appraiser Notes

HURRICANE WILMA DAMAGE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 E952026	06/01/1995	11/01/1995	500	Residential	ELECTRICAL REPAIRS
2 9903229	09/17/1999	11/24/1999	2,000	Residential	RESURFACE POO;L
3 0000577	03/06/2000	08/11/2000	500	Residential	ELECTRICAL
4 03-0242	01/24/2003	10/08/2003	150	Residential	ATF PAINT EXTERIOR
5 05-6509	12/30/2005	02/28/2008	10,000	Residential	RED TAGGED STORM DAMAGE INTERIOR WORK

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
2014	181,761	21,746	306,920	510,427	438,117	0	510,427
2013	182,321	22,272	285,693	490,286	398,289	0	490,286
2012	184,492	22,799	154,790	362,081	362,081	0	362,081
2011	186,662	23,411	214,297	424,370	401,738	0	424,370
2010	188,832	23,996	152,389	365,217	365,217	0	365,217
2009	209,893	24,642	432,497	667,032	667,032	0	667,032
2008	185,794	25,260	617,500	828,554	828,554	0	828,554

2007	249,917	20,018	1,018,875	1,288,810	1,288,810	0	1,288,810
2006	394,412	20,492	555,750	891,772	891,772	0	891,772
2005	345,047	20,995	463,125	829,167	829,167	0	829,167
2004	201,668	21,470	463,125	686,264	686,264	0	686,264
2003	195,369	21,973	142,025	359,367	359,367	0	359,367
2002	223,872	22,447	98,800	345,119	345,119	0	345,119
2001	204,327	23,051	98,800	326,178	326,178	0	326,178
2000	220,809	25,492	114,238	360,539	360,539	0	360,539
1999	187,664	16,864	114,238	318,766	318,766	0	318,766
1998	165,865	15,367	114,238	295,470	295,470	0	295,470
1997	151,648	14,509	101,888	268,045	268,045	0	268,045
1996	116,579	11,477	101,888	229,945	229,945	0	229,945
1995	87,254	11,815	101,888	200,957	200,957	0	200,957
1994	78,032	10,871	101,888	190,791	190,791	25,000	165,791
1993	82,480	11,172	101,888	195,540	195,540	25,000	170,540
1992	82,480	11,464	101,888	195,832	195,832	0	195,832
1991	82,480	11,778	101,888	196,146	196,146	25,000	171,146
1990	55,277	12,333	27,891	95,501	95,501	25,000	70,501
1989	50,252	11,480	28,418	90,150	90,150	0	90,150
1988	47,869	9,083	26,313	83,265	83,265	0	83,265
1987	50,462	2,034	15,788	68,284	68,284	0	68,284
1986	17,803	0	15,156	32,959	32,959	0	32,959
1985	17,397	0	11,367	28,764	28,764	0	28,764
1984	16,551	0	11,367	27,918	27,918	0	27,918
1983	16,551	0	8,568	25,119	25,119	0	25,119
1982	16,785	0	6,068	22,853	22,853	0	22,853

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
2/24/2014	2673 / 1304	755,000	WD	02
4/1/1995	1351 / 1860	275,000	WD	Q
12/1/1986	998 / 1306	1	WD	M
7/1/1981	839 / 1305	45	WD	U
6/1/1980	833 / 2351	40	WD	U

This page has been visited 324,316 times.

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