

Staff Report

4 Demolition of one story structure and new two story building – **Key West Bight- Applicant: William P. Horn, Architect (H11-01-184)**

The building that is proposed to be demolished is not listed in the surveys. The existing building is a one story frame structure. The proposed plans include the construction of a two story frame structure rectangular in footprint. According to the latest Sanborn map of 1962 the existing structure is not depicted. By observing the last Sanborn map the actual urban fabric of that part of the Key West Bight is not historic; been 951 Caroline Street, The Conch Harbor Marina the latest addition to the area, built in 2003. The majority of the structures in the area are one story with the exception of the Conch Harbor Marina which visually dominates the area and is a two story structure.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits 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;

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

(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.

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

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3 (E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the building proposed to be demolished is not historic, nor it can be considered to be listed as contributing on a near future.

Staff understands that the commission can consider the proposed demolition of the non-historic structure pursuant the Code of Ordinance, Section 102-218-Demolitions in the historic district. This application will require a second reading.

Design Review

The proposed new design incorporates a two story additions to be built attached to the south elevation of an existing one story frame structure. The proposed addition will have a rectangular footprint measuring 37'- 0" wide by 29'-10" depth. The proposed addition will be approximately 24'- 0" high. A lantern located in axis with the main entrance will extend five feet from the ridge of the main roof. The new design incorporates the use fiber cement siding that will be installed on a board and batten pattern. The plans include PGT aluminum hurricane resistant casement windows and doors. The plans include metal v-crimp panels as roofing material and aluminum railings for the proposed exterior staircase. Posts for the front porch as well as the stairs will be of treated wood.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the proposed addition to the non historic structure will not conceal any character defining features of the existing structure. Nevertheless the new addition will be taller than the existing structure. The building located on the east side is a two story structure which service area faces to the west.
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural*

distinction- The existing building is not historic and non contributing.

- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design is compatible with the architectural characteristics found in the surrounding urban context.
- *(4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The new addition will be higher than the main non historic building, which is a one story structure. All the adjacent buildings are non historic one story structures; the building located on the east side of the property, The Conch Harbor marina is a two story structure. The proposed new building will be lower in height than the Conch Harbor marina.
- *(5) Additions should be attached to less publicly visible secondary elevations of an historic structure-* The two story addition will be attached to the side and will be visible.

It is staff's belief that the proposed design is consistent with many of the guidelines for additions and new construction.

Application



CITY OF KEY WEST *Fax 809-3978*
 BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H-1-01-184

OWNER NAME: CITY OF KEY WEST

DATE: 1/28/11

OWNERS ADDRESS: _____

PHONE #: _____

APPLICANT'S NAME: SEATELA & WILLIAM P. BOW
 ARCHITECT, P.A.

PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 ETON STREET

ADDRESS OF CONSTRUCTION: KEY WEST BLVD

OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

*DEMOLITION OF EXISTING ONE STORY
 ADDITION AND ADD NEW 2-STORY
 RETAIL/OFFICE BUILDING*



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 s. 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.

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	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 or 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: \$ _____

Date: 1/28/11

Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed
Ordinance for demolitions
Guidelines for additions alterations
AND NEW CONSTRUCTION (pages 36-38)

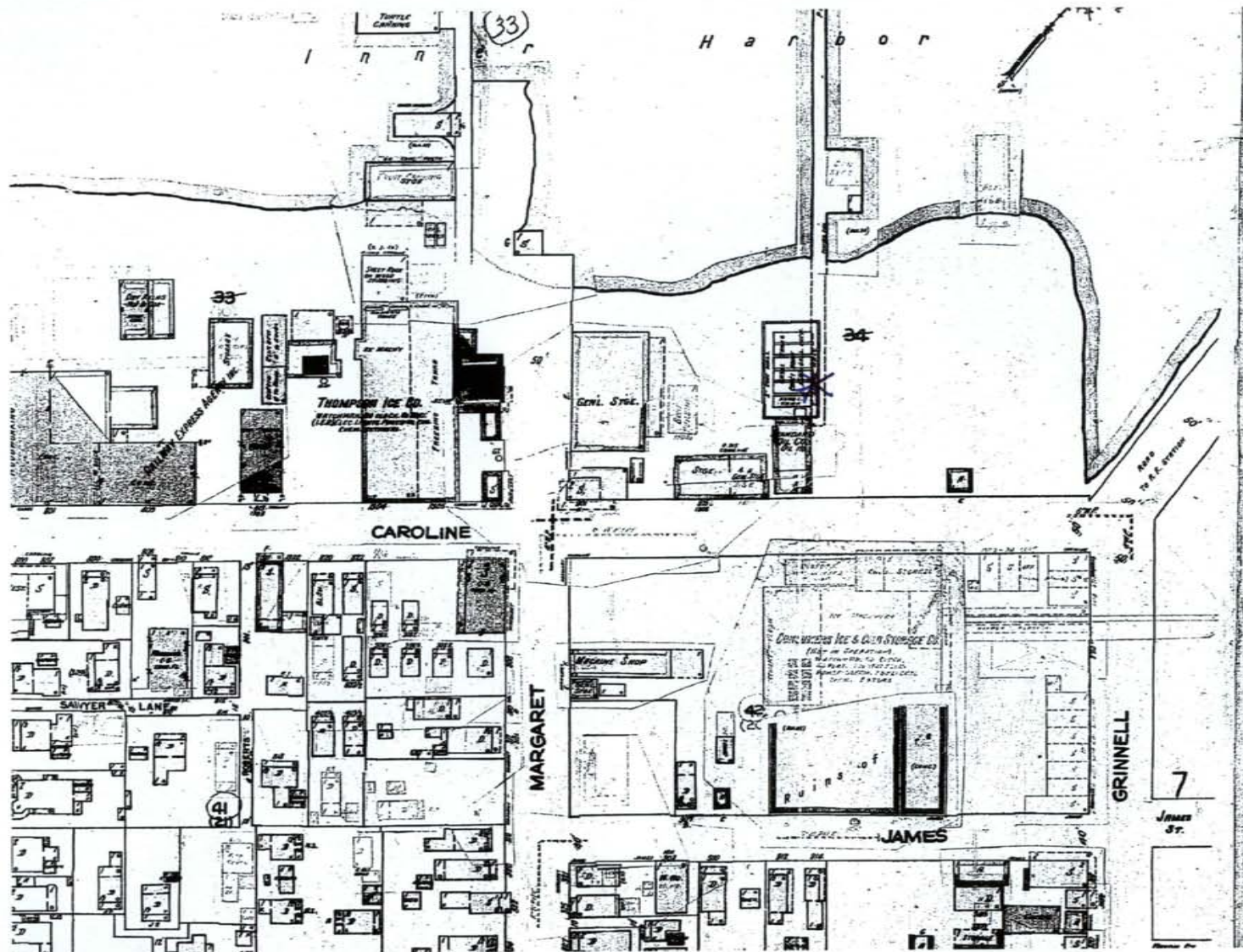
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

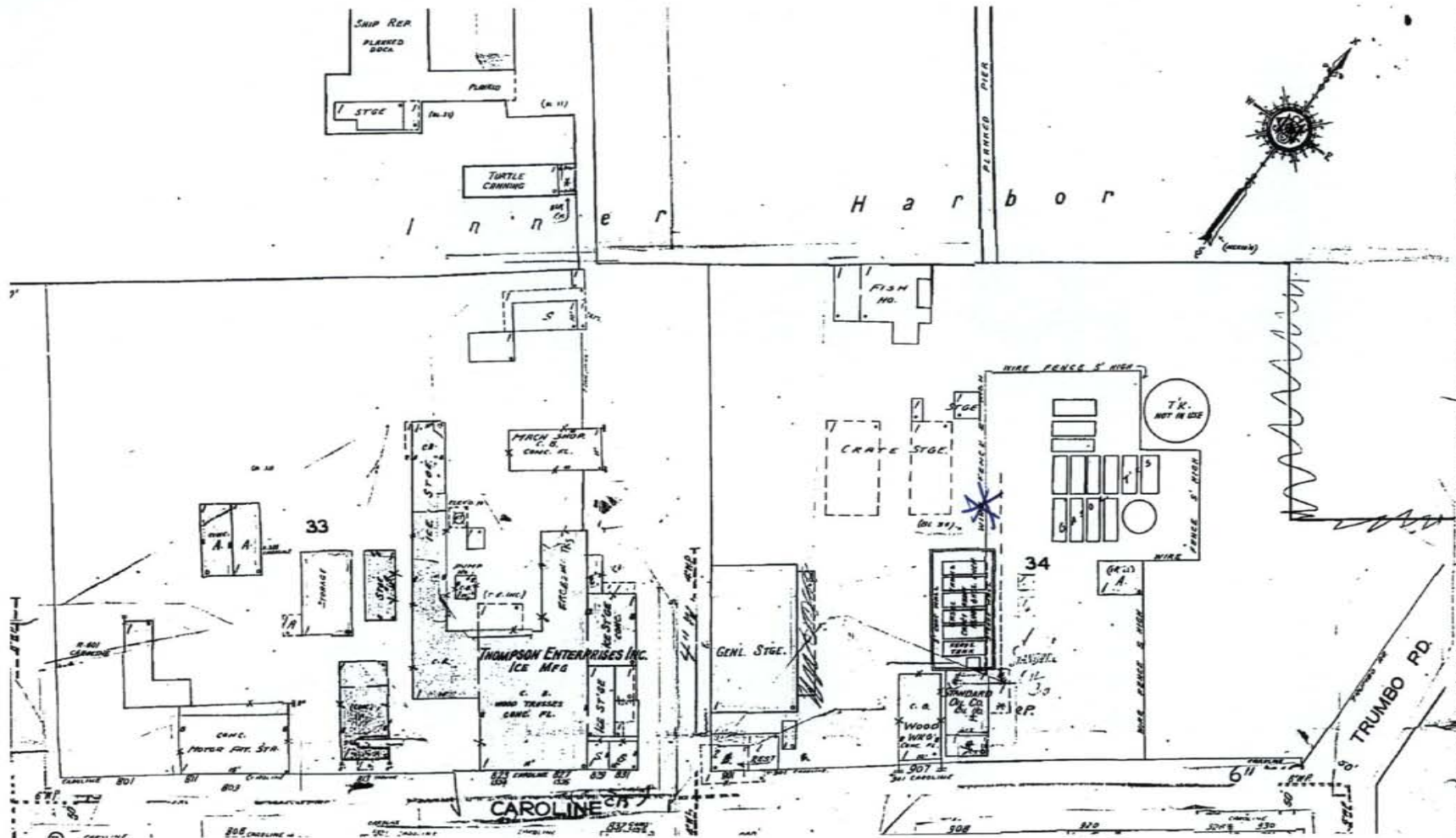
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



Key West Bight Sanborn map 1948 copy



Key West Bight Sanborn map 1962 copy

Project Photos



An aerial of the south side of Key West Bight Circa 1990. From the Dale McDonald Collection

Monroe County Library



VIEW OF BUILDING FROM PARKING LOT



BUILDING TO BE DEMOLISHED



FRONT ELEVATION - BAIT SHOP + EXISTING ADDITION



FRONT ELEVATION - BAIT SHOP



VIEW OF EXISTING BUILDING TO BE DEMOLISHED
WITH BAIT SHOP IN BACKGROUND



EXISTING BUILDING TO BE DEMOLISHED





VIEW OF SEAWALK ALLEY AT NEAR



Site Plans

SITE DATA

ZONING DISTRICT: HRCC-2
 FLOOD ZONE: AE 9
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

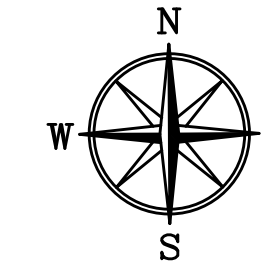
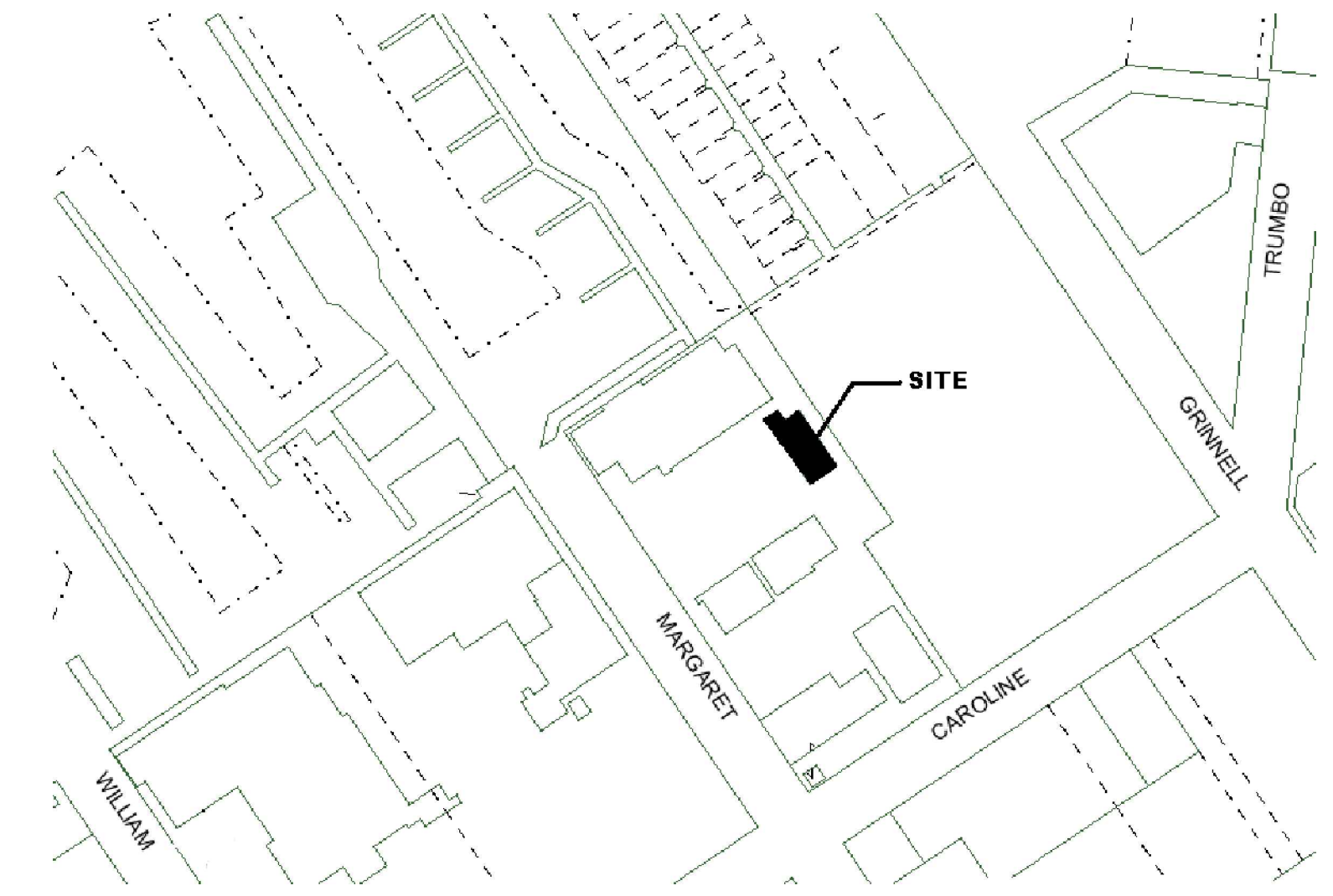
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INDEX OF DRAWINGS

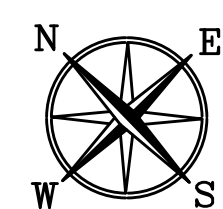
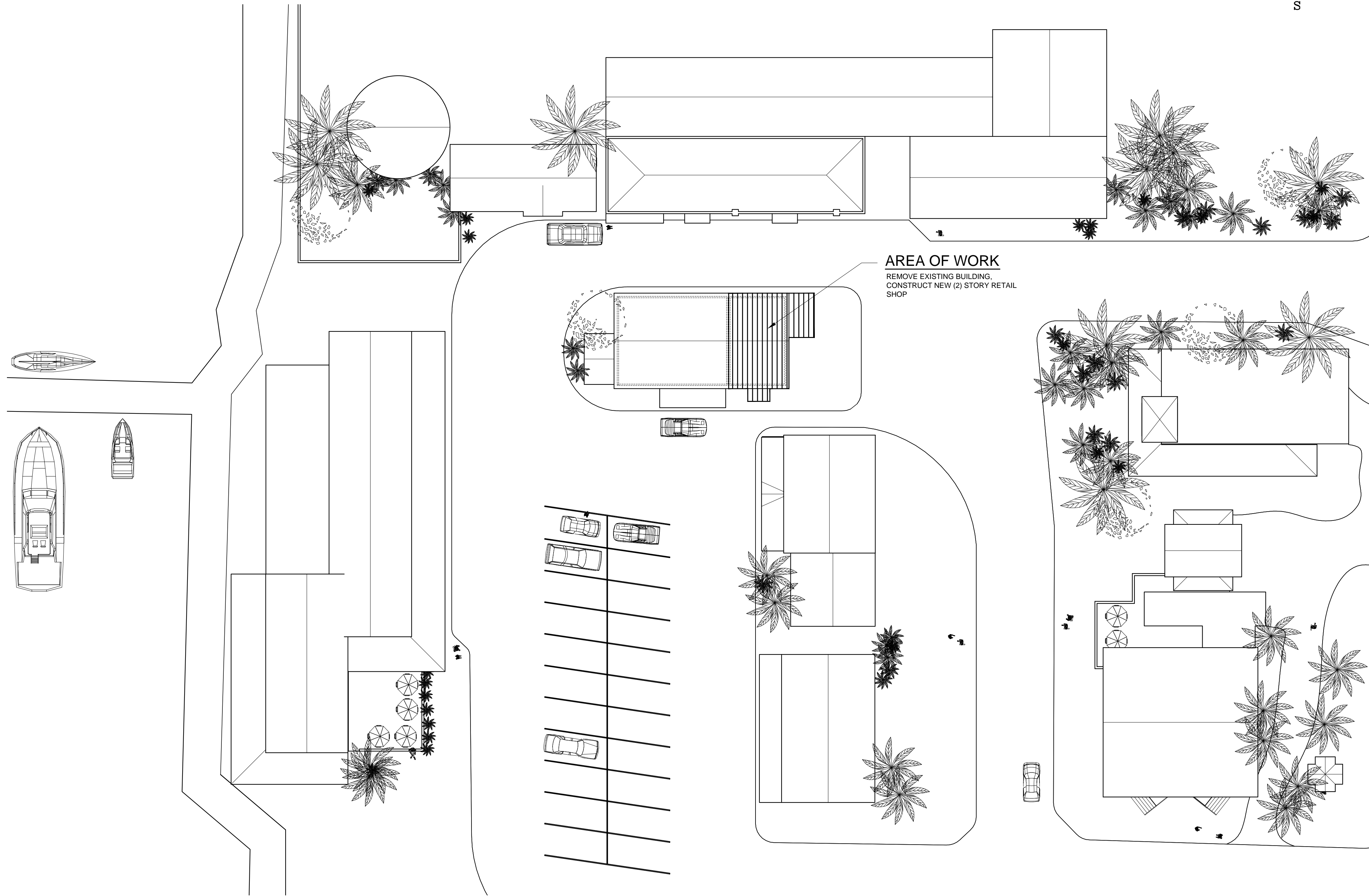
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|---------------------------------|----------------------------|
| EX-1 - EXISTING SITE PLAN | A-4 - PROPOSED FLOOR PLANS |
| EX-2 - EXISTING FLOOR PLAN | A-5 - PROPOSED ELEVATIONS |
| EX-3 - EXISTING ELEVATIONS | A-6 - PROPOSED ELEVATIONS |
| A-1 - PROPOSED PERSPECTIVE | A-7 - ELEVATION RENDERINGS |
| A-2 - PROPOSED SITE PLAN | A-8 - ELEVATION RENDERINGS |
| A-3 - PROPOSED SITE PERSPECTIVE | |

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA KEY WEST, FLORIDA



LOCATION MAP



EXISTING SITE PLAN

SCALE: 1"=20'-0"

SeaTech inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9983
 C.A. #28984

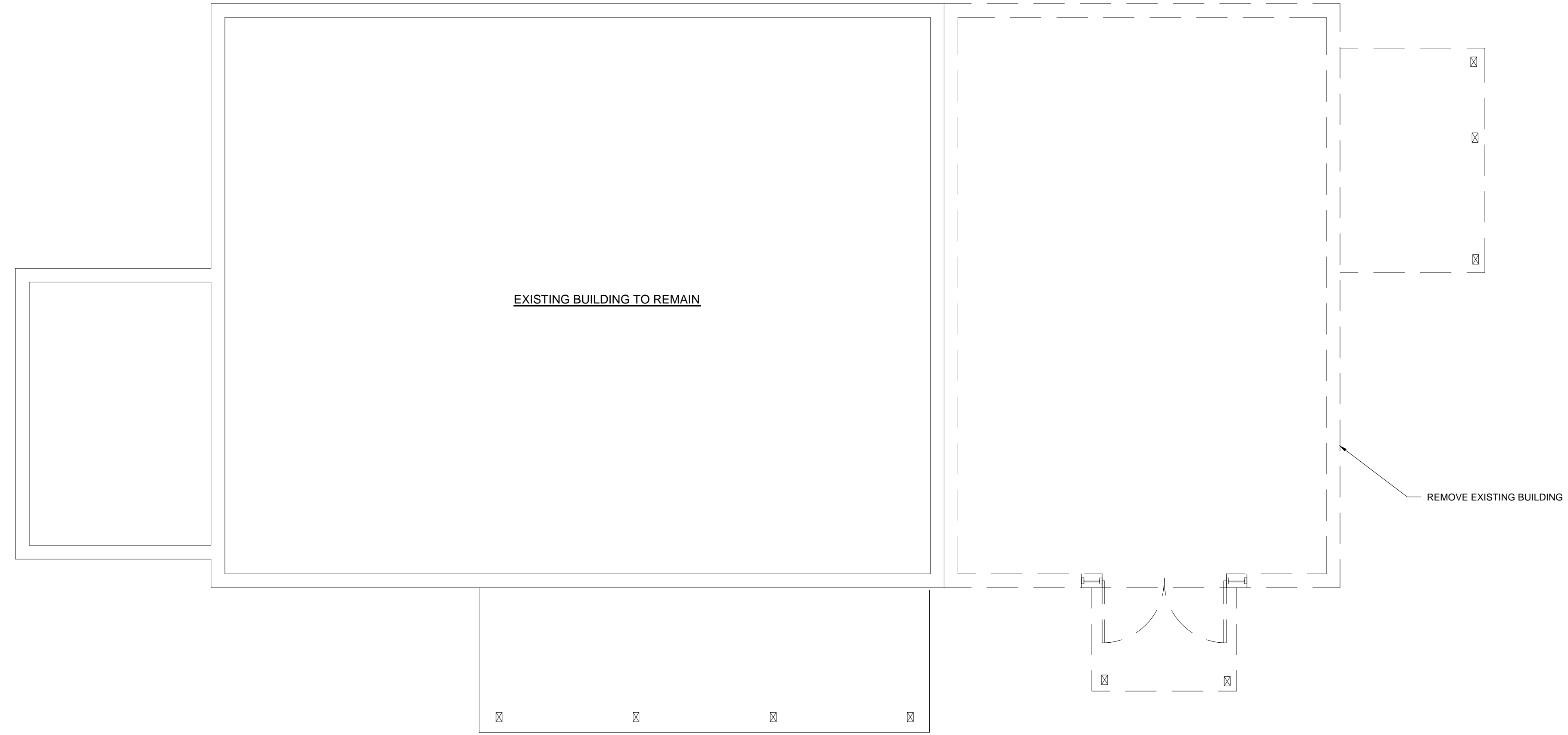
WILLIAM P. HORN
 ARCHITECT, P.A.
 915 LANTON ST.
 KEY WEST, FLORIDA, 33940
 TEL (305) 296-8302
 FAX (305) 296-1033 AA 000340

KEY WEST BIGHT
 RETAIL SHOP
 MARGARET STREET PLAZA
 KEY WEST, FLORIDA

REVISIONS

JOB:
 ISSUE DATE: ---
 DRAWN: EKM

EX-1



EXISTING FLOOR PLAN

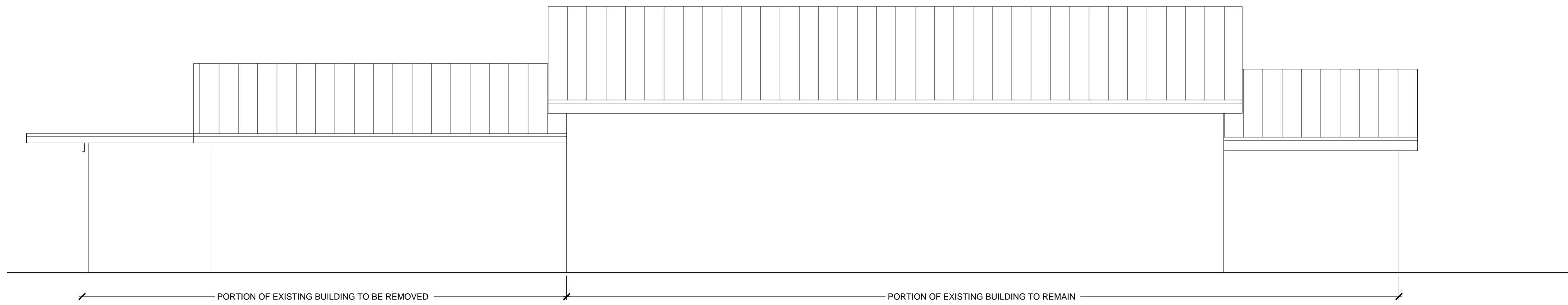
SCALE: 1/4"=1'-0"

SeaTech Inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9983
 C.A. #28884

WILLIAM P. HORN
 ARCHITECT, P.A.
 915 EATON ST.
 KEY WEST, FLORIDA, 33940
 TEL (305) 296-8302
 FAX (305) 296-1033 AA 0003740

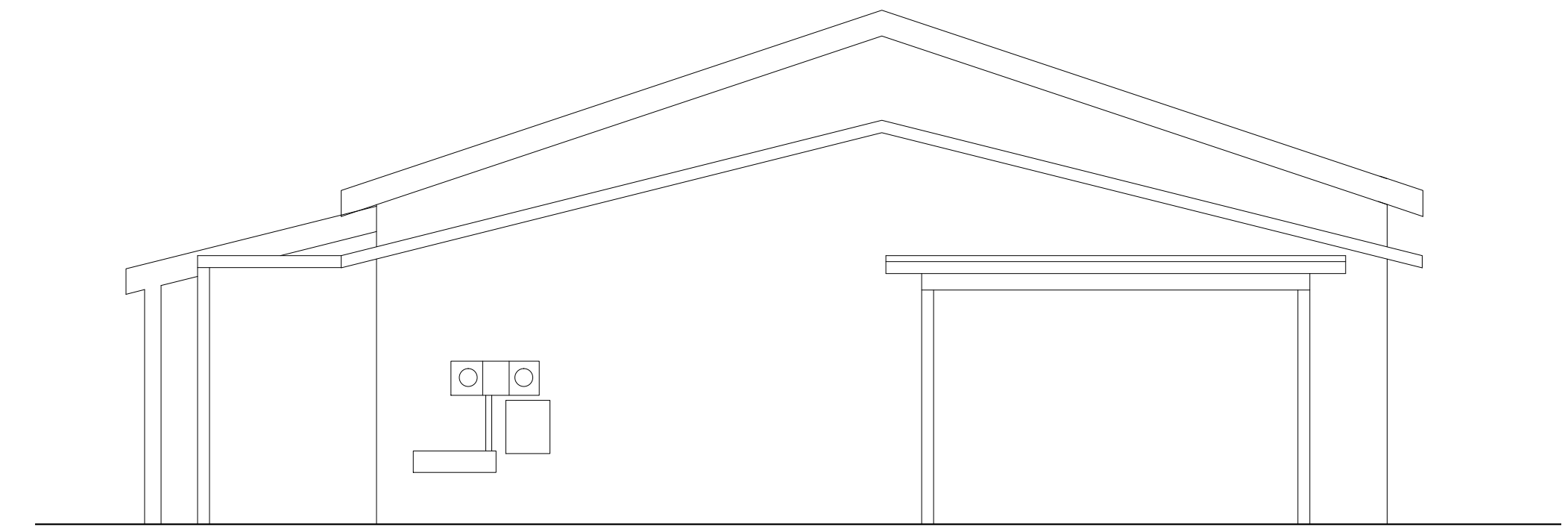
**KEY WEST BIGHT
 RETAIL SHOP**
 MARGARET STREET PLAZA
 KEY WEST, FLORIDA

REVISIONS
JOB: _____
ISSUE DATE: ---
DRAWN: EKM



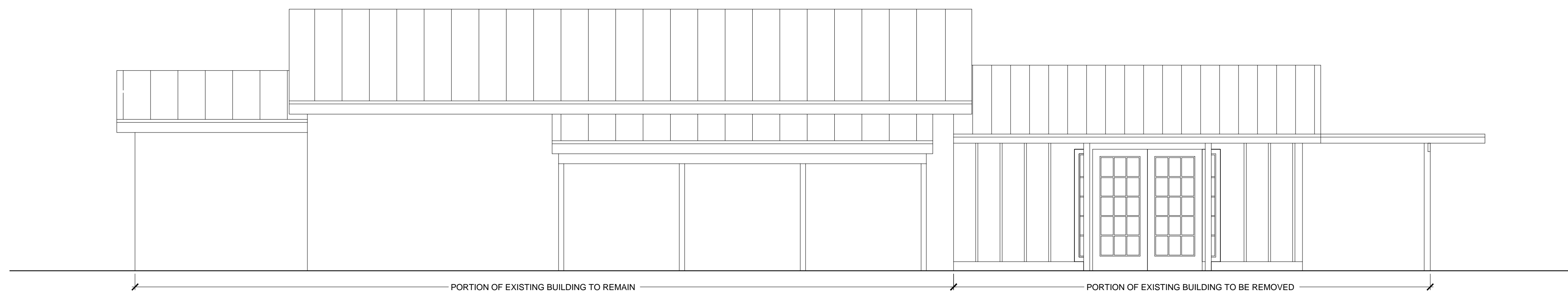
EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"



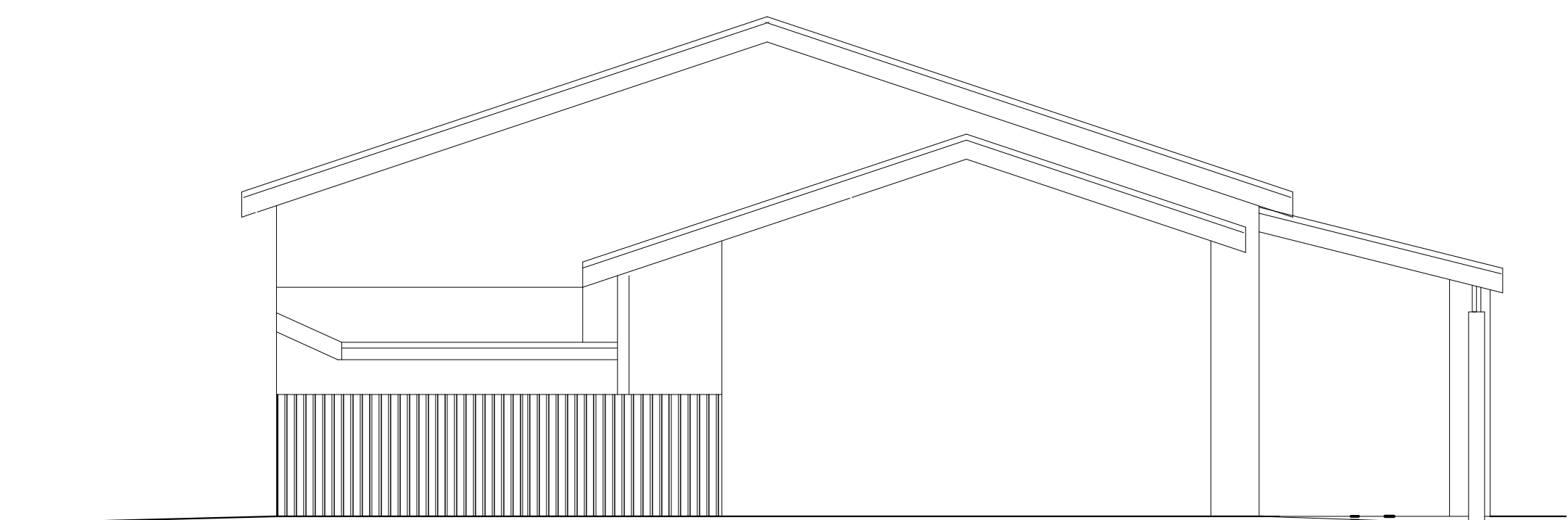
EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

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JOB:

ISSUE DATE: ---

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REVISIONS

JOB:
 ISSUE DATE: ---
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PROJECT DATA

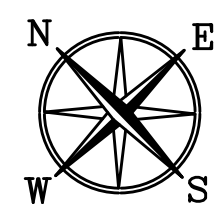
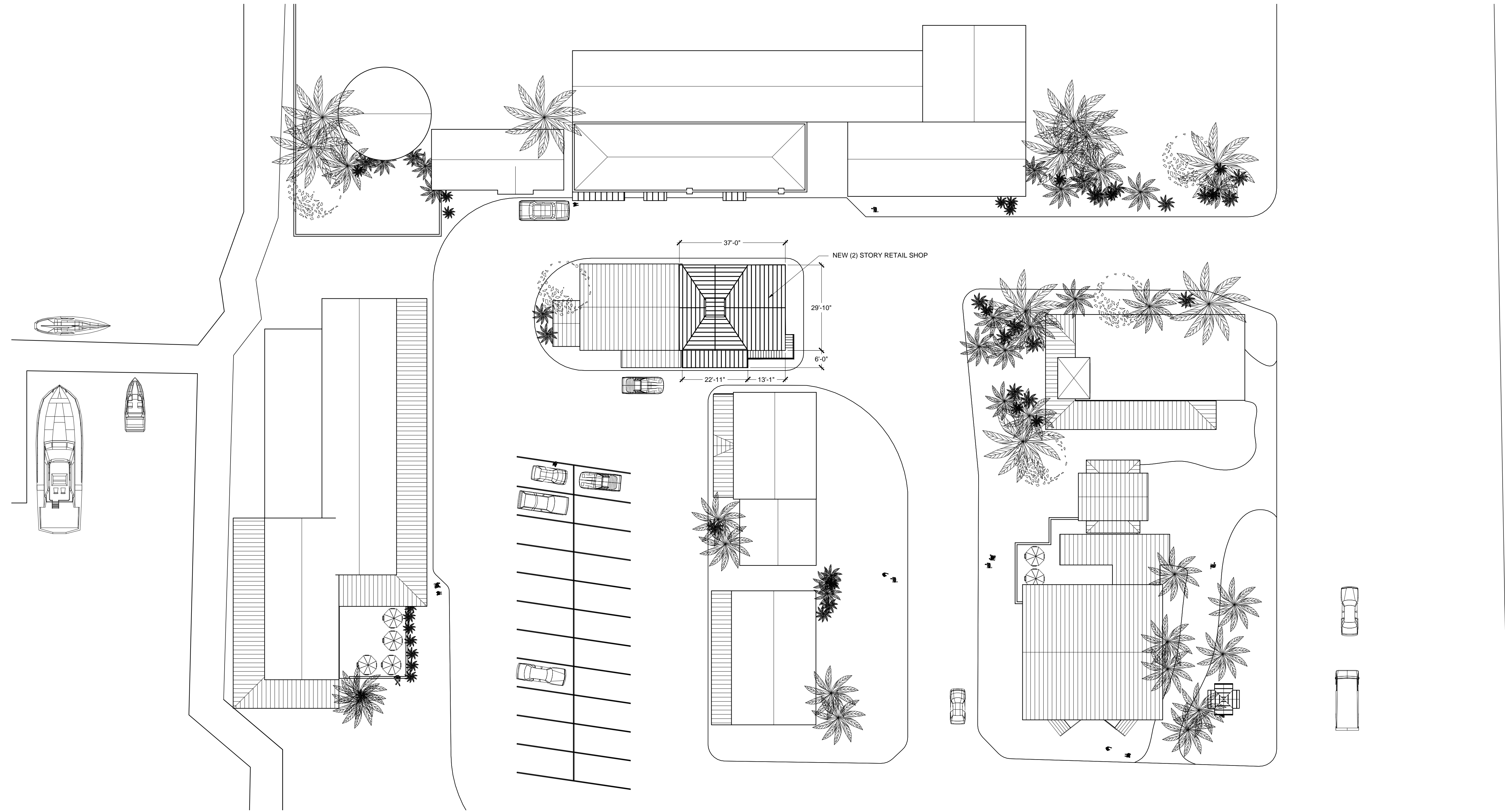
NEW ADDITION

STORIES: 2

GROSS FLOOR AREA: 1906

FIRST FLOOR: 953 SF

SECOND FLOOR: 953 SF



PROPOSED SITE PLAN

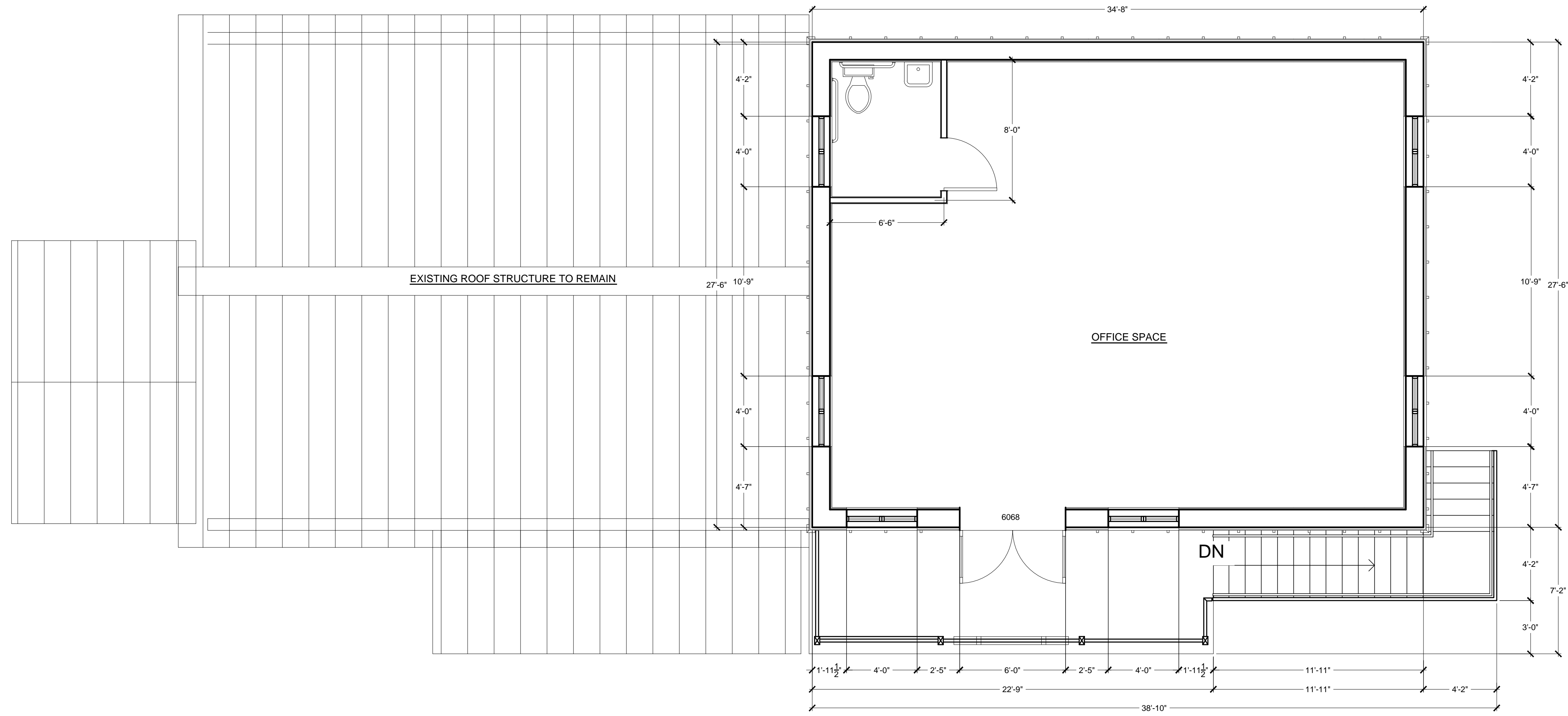
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REVISIONS

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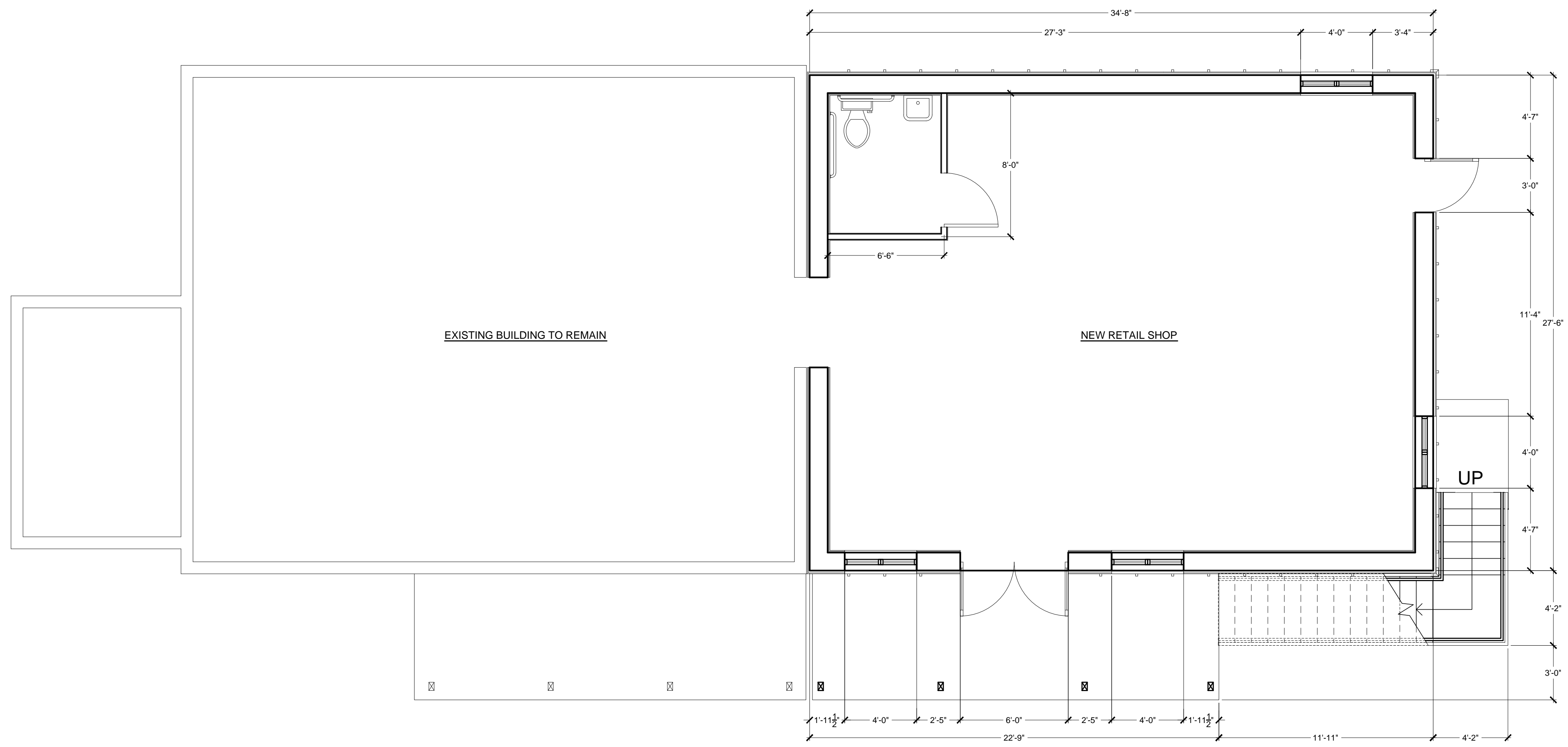
ISSUE DATE: ---

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

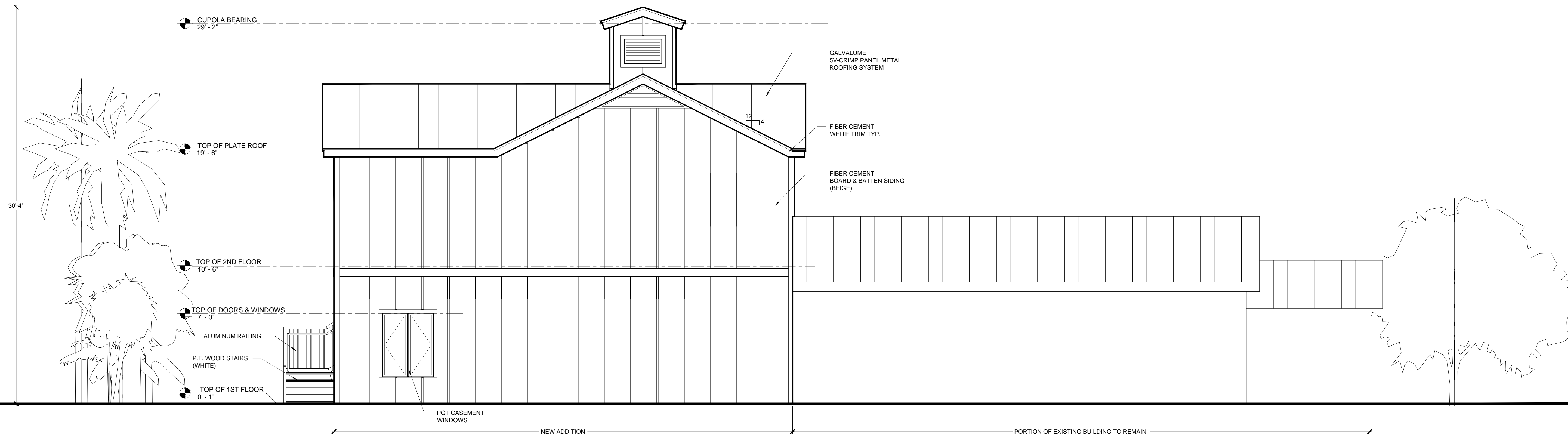
REVISIONS

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PROPOSED SOUTH ELEVATION

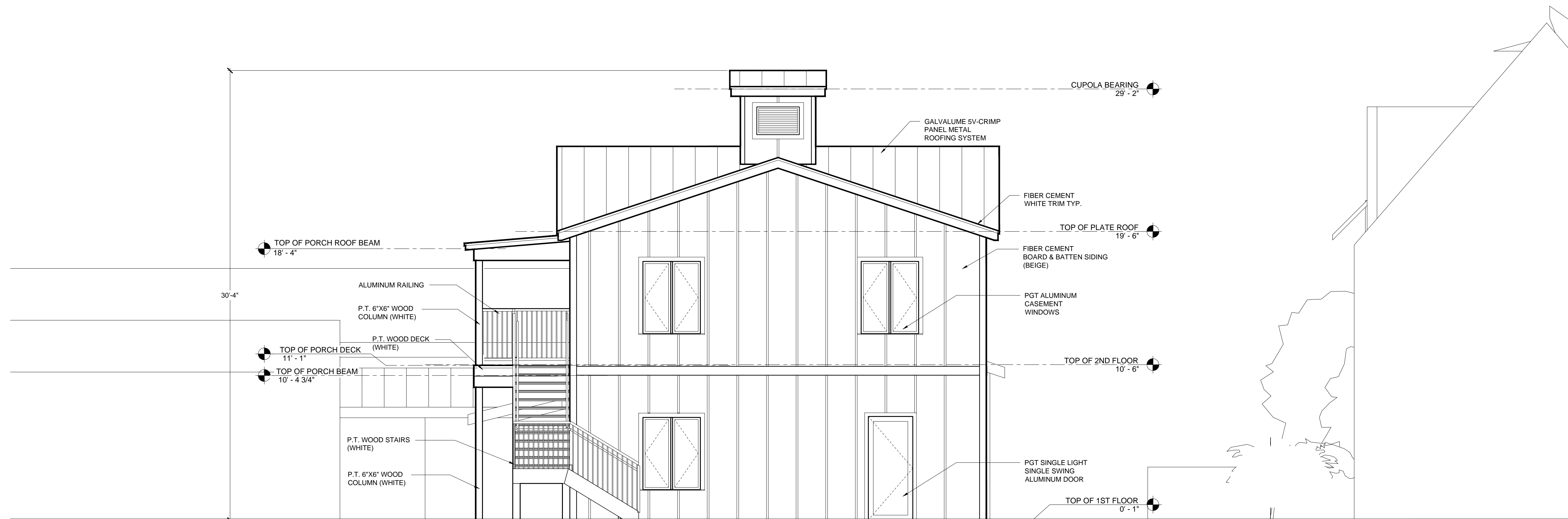
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PROPOSED NORTH ELEVATION

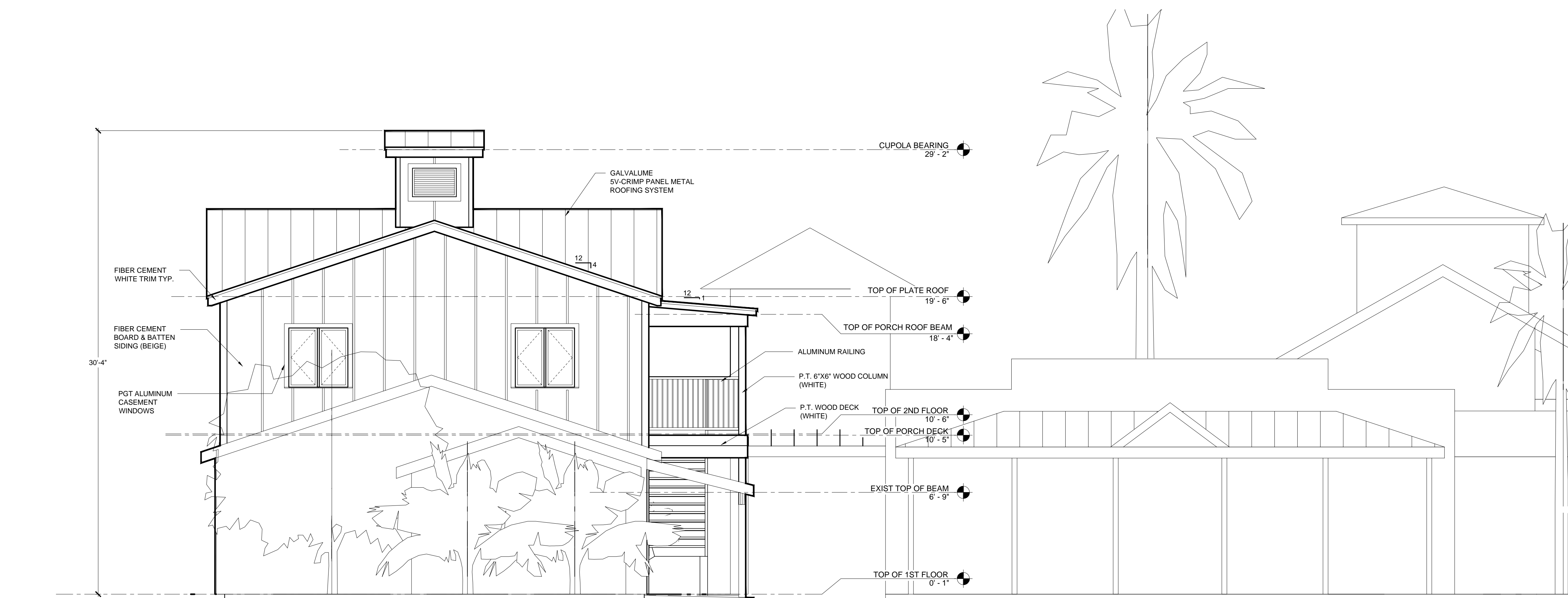
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REVISIONS



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

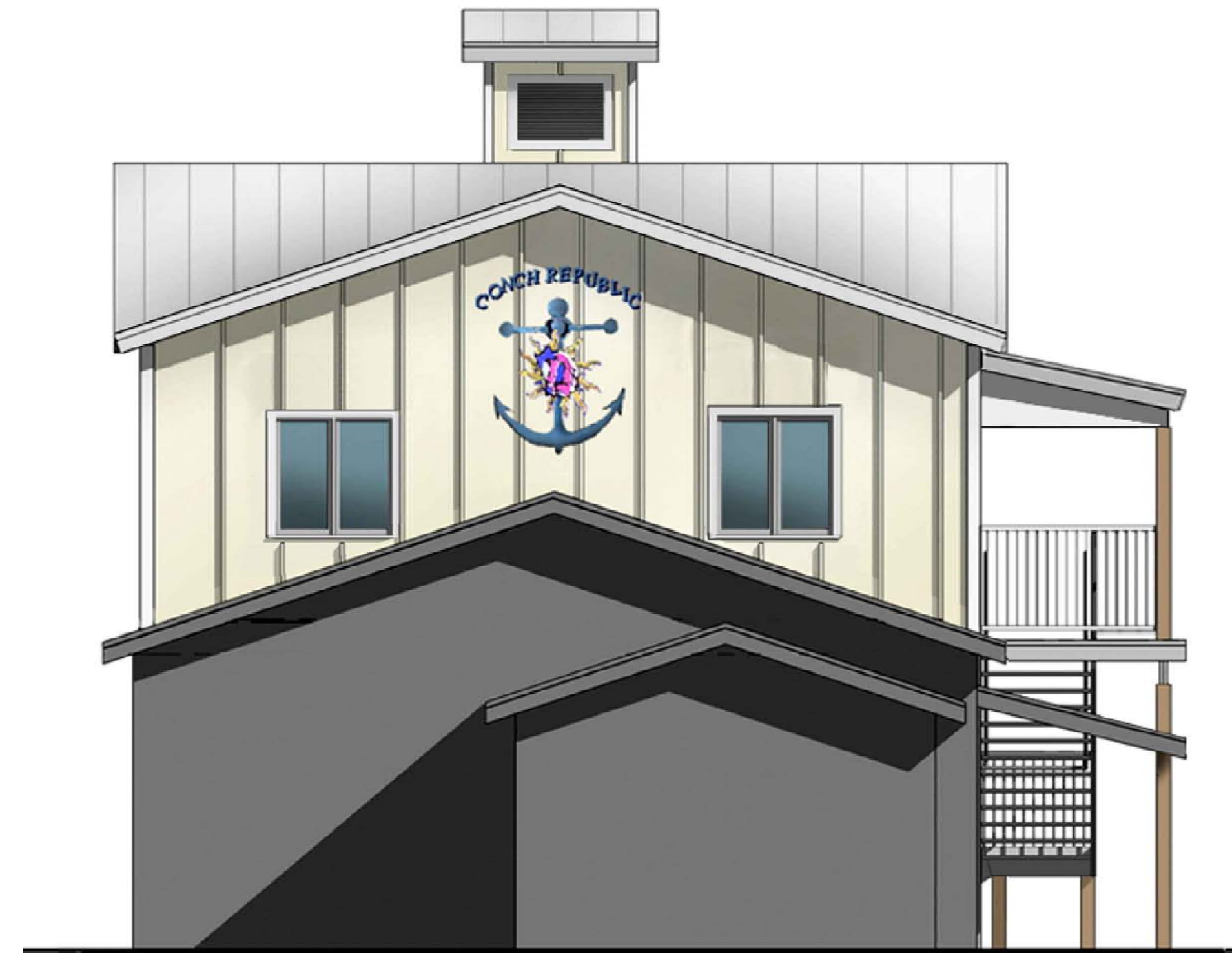


PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

JOB:
 ISSUE DATE: ---
 DRAWN: EKM



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

JOB:

ISSUE DATE: ---

DRAWN: DB

FOOTING



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

JOB:
ISSUE DATE: ---
DRAWN: DB

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., February 22, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITION OF ONE STORY STRUCTURE AND NEW TWO STORY BUILDING

KEY WEST BIGHT - APPLICATION NO. (H11-01-184)

Applicant: William P. Horn Architect

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** .