

Staff Report

3 Demolition of back additions- **#1216 White Street- William Rowan (H12-01-342)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition non historic back additions to the main house and to the old shop. The main building on the site is listed as a contributing resource and was built circa 1889. The ancillary building is depicted in the 1948 Sanborn map but is not listed as a contributing resource. This building used to be a shop. Both existing buildings are one story frame structures. By observing the Sanborn maps and comparing them with the actual survey map it is evident that the main building and the ancillary structure were altered on their back with attached expansions. On March 14, 2012 the Commission approved the proposed design and the first reading for demolition for non-historic back portions of the two buildings located in the site.

Staff understands that the proposed demolitions will be done on non historic back portions of the buildings. There is evidence in the Sanborn maps that the actual back portions of the buildings were added after 1962; therefore are not historic. The back portions of both buildings can not be deemed contributing to the historic fabric on a near future.

It is staff's opinion that the proposed demolitions can be considered by the Commission since they comply with the criteria for demolitions in the historic district as stated in Chapter 102, Section 218 of the Land Development Regulations. If the project is approved it may require Planning Board review.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # A2-01000342**

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: SHAWN COWLES DATE: 2.24.12

OWNER'S ADDRESS: 1216 WHITE ST. PHONE #: _____

APPLICANT'S NAME: WILLIAM ROWAN - ARCH. PHONE #: 206.3784

APPLICANT'S ADDRESS: 321 PEA

ADDRESS OF CONSTRUCTION: 1216 WHITE ST # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

ADDITION AT THE REAR - 1 STORY TIMBER FRAME WITH BOARD & BATTEN

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: 2/24/12
Applicant's Signature: [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)
	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	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: \$ _____

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

3/14/12 ✓

Reason for Deferral or Denial:

3/14/12 - approved design. Shelled

3/14/12 - approved demolition just ready. Shelled

HARC Comments:

Main house is listed as contributing frame vernacular structure
built c. 1880. ancillary building is not listed but is historic.

- Ordinance for demolitions
- Guidelines for additions, alterations & new construction. (pages 36-38a)

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

Date: 3/14/12

Signature: Judy Platt

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

March 20, 2012

Arch. William Rowan
#321 Peacon Lane
Key West, Florida 33040

**RE: ADDITIONS AT THE REAR OF THE BUILDINGS, ONE STORY
FRAME WITH BOARD AND BATTEN. DEMOLITION OF BACK
ADDITIONS
FOR: #1216 WHITE STREET - HARC APPLICATION # H12-01-342
KEY WEST HISTORIC DISTRICT**

Dear Architect Rowan:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition and the proposed design for the above mentioned project on the public hearing held on Wednesday March 14, 2012. The Commissioners motioned to approve the design and first reading for demolition based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, March 28, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

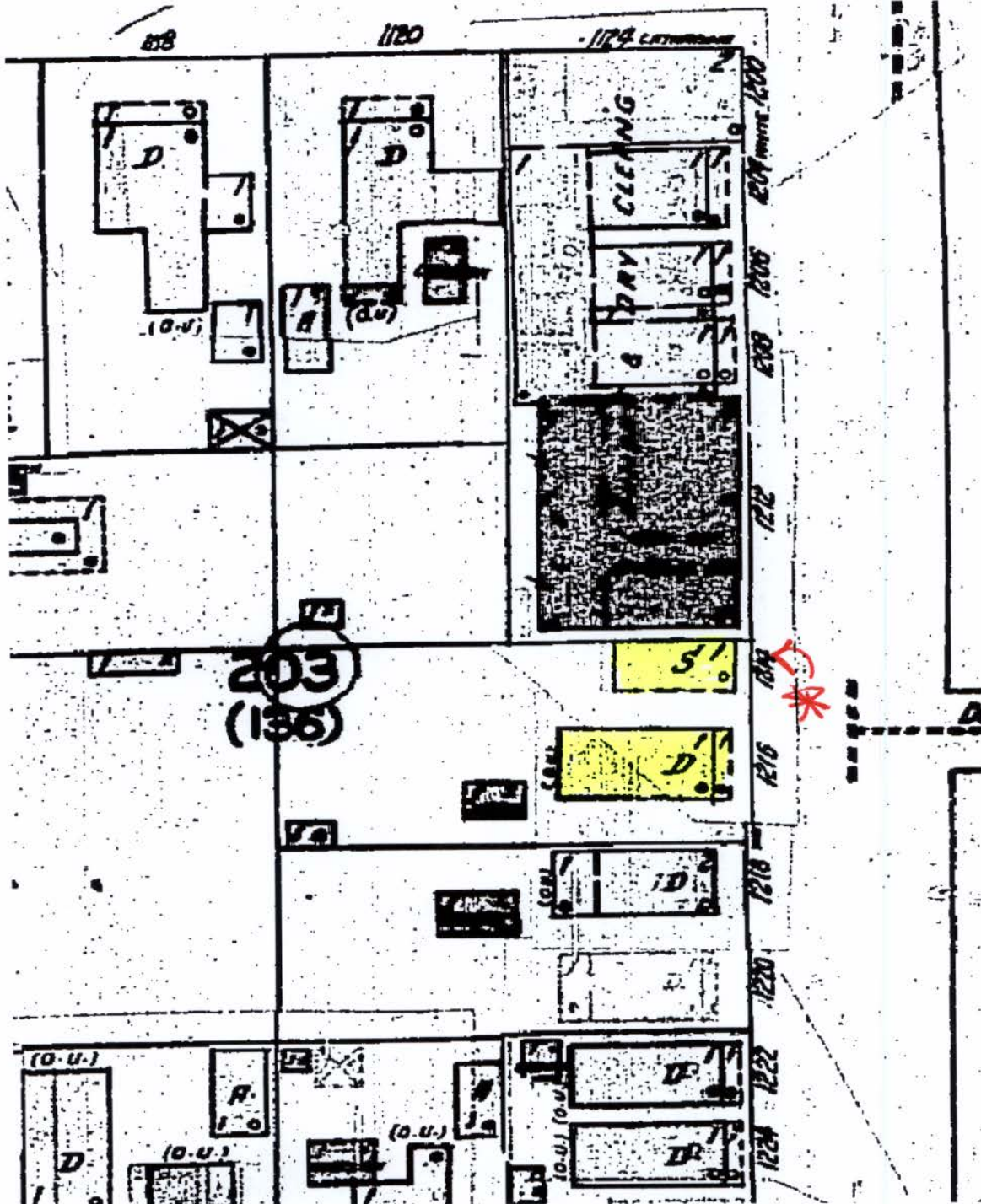
A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a horizontal line.

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#1216 White Street Sanborn map 1948 copy

Project Photos



Photo taken by the Property Appraiser's office c1965; 1216 White St.; house built c1899; garage - Brady's Bicycle Repair; Monroe County Library



Enid Torregrosa <etorregr@keywestcity.com>

1216 White Street

1 message

William Rowan <wlrowan@gmail.com>
To: etorregr@keywestcity.com

Mon, Mar 5, 2012 at 1:16 PM



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IMG_3124

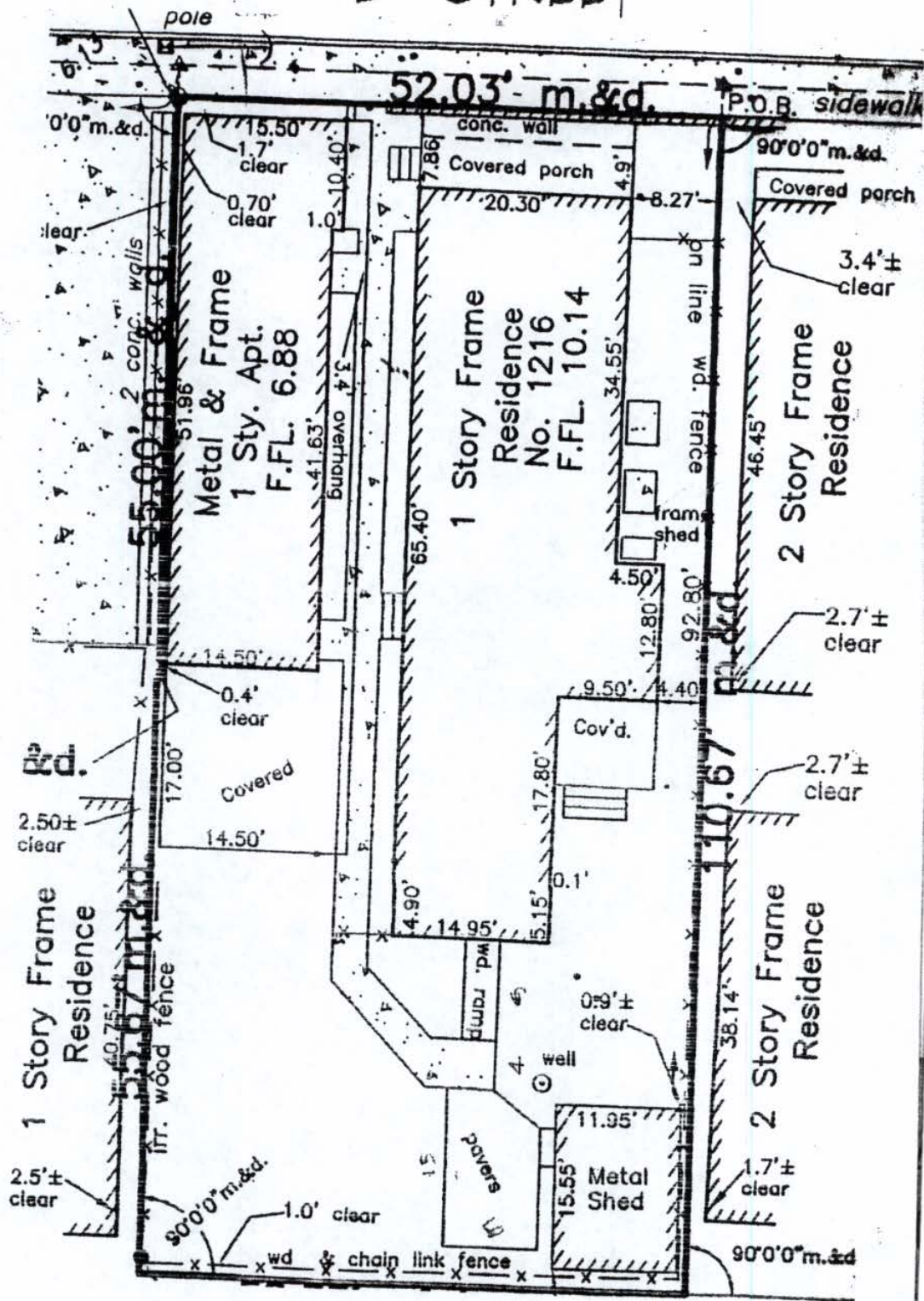


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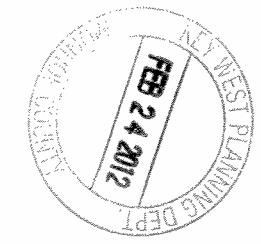
Survey

WHITE STREET

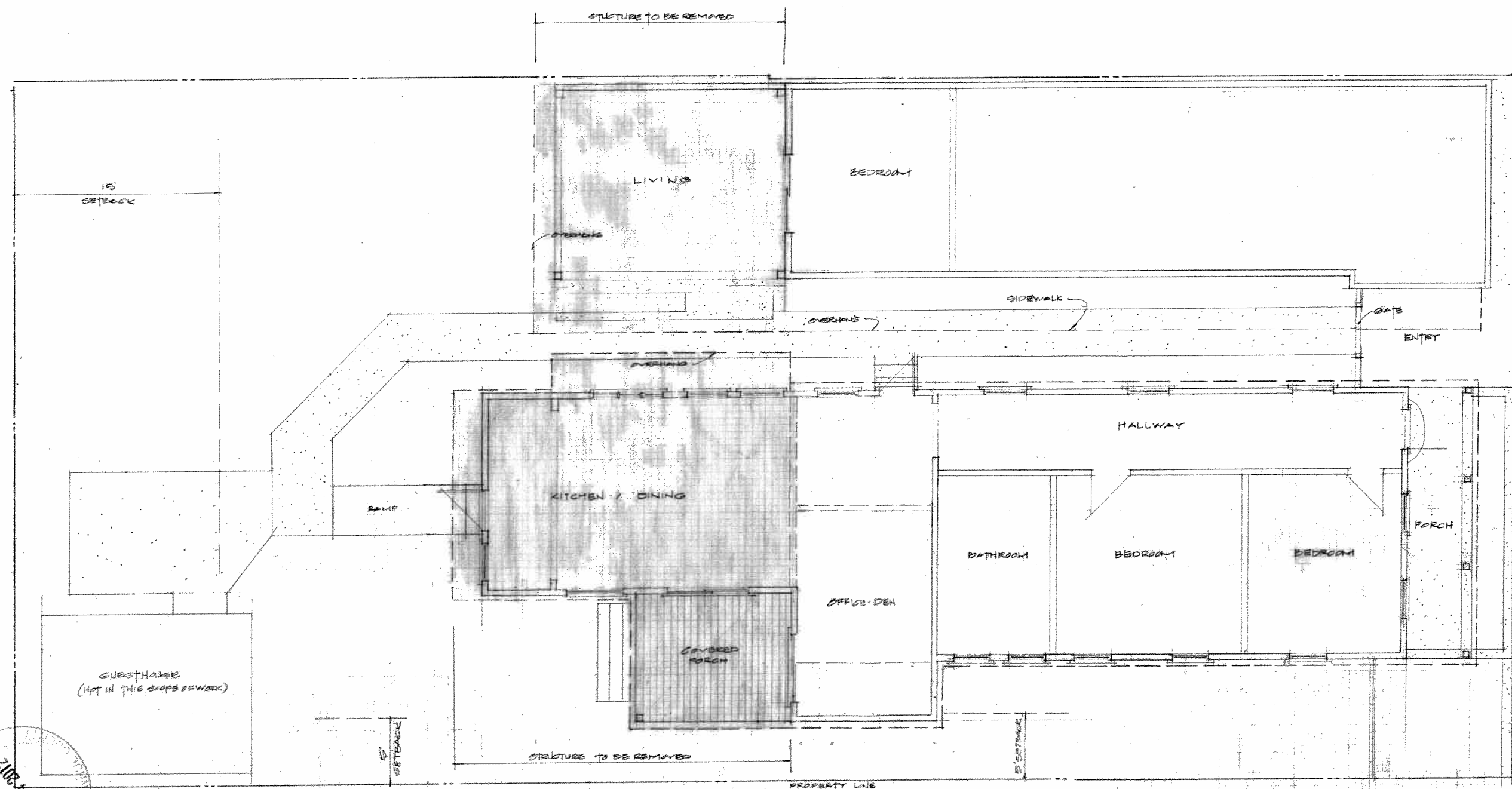


SURVEY

Proposed design



COWLES RESIDENCE
ADDITION/RENOVATION
1216 WHITE STREET KEY WEST, FLORIDA



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SITE PLAN - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

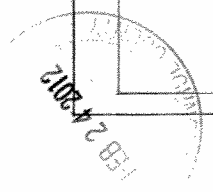
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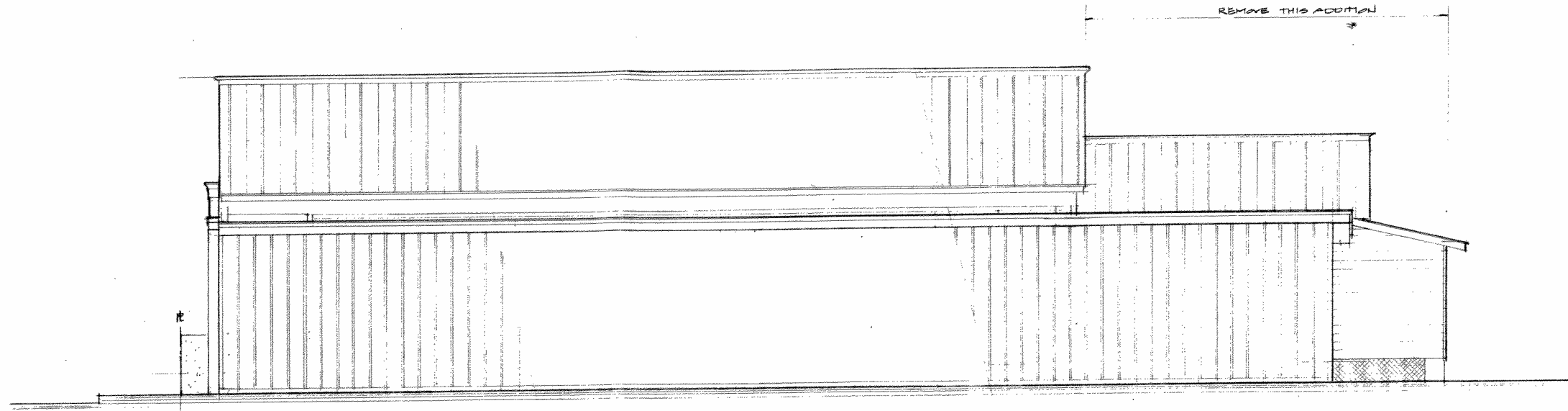
WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 236 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AF-001751

JOB NUMBER
2012

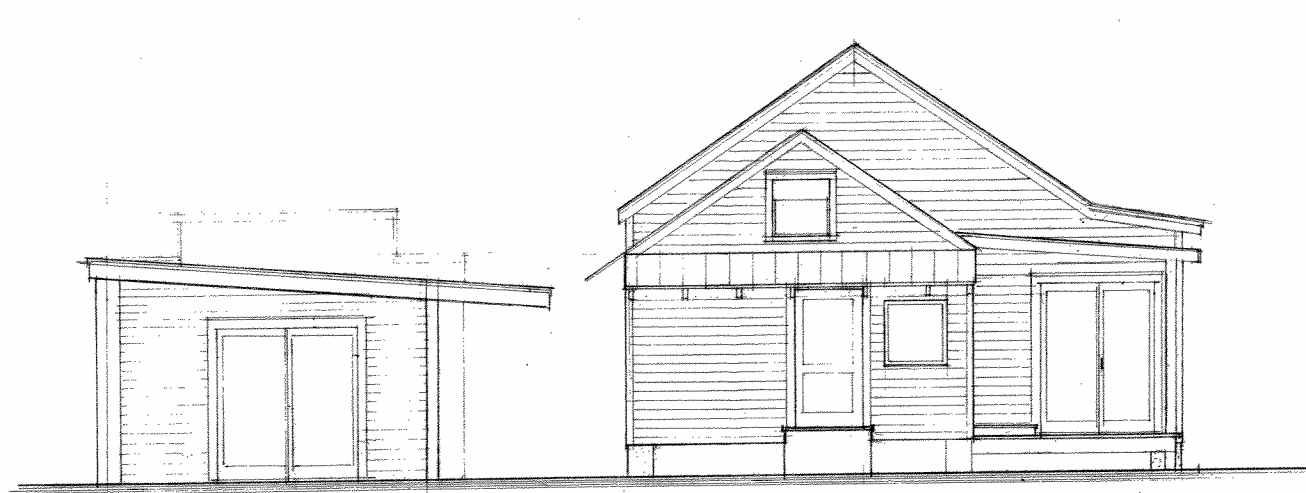
DATE 2-24-12

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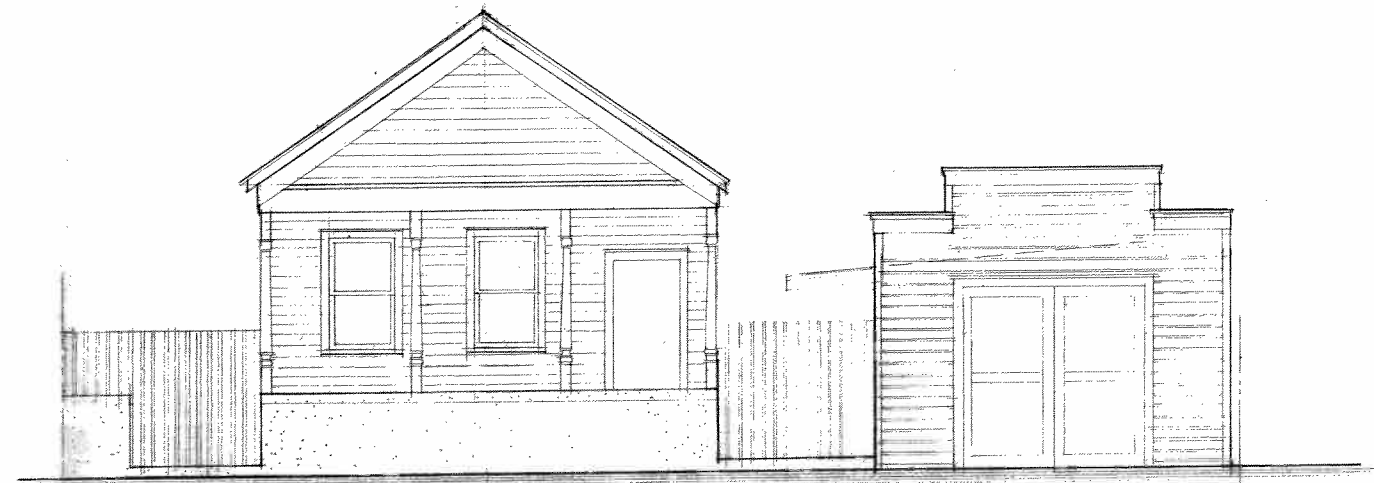




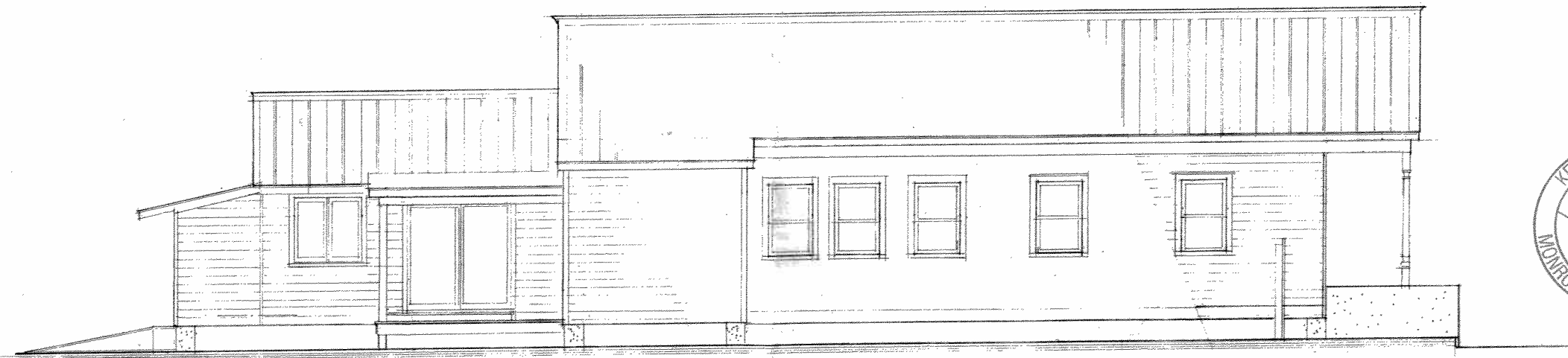
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



EXISTING

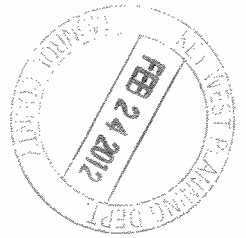
**COWLES RESIDENCE
ADDITION/RENOVATION
1216 WHITE STREET KEY WEST, FLORIDA**

**WILLIAM ROWAN
ARCHITECTURE**
KEY WEST, FLORIDA
321 PEACOCK LANE
305.396.3784
FLORIDA LICENSE AR-003751

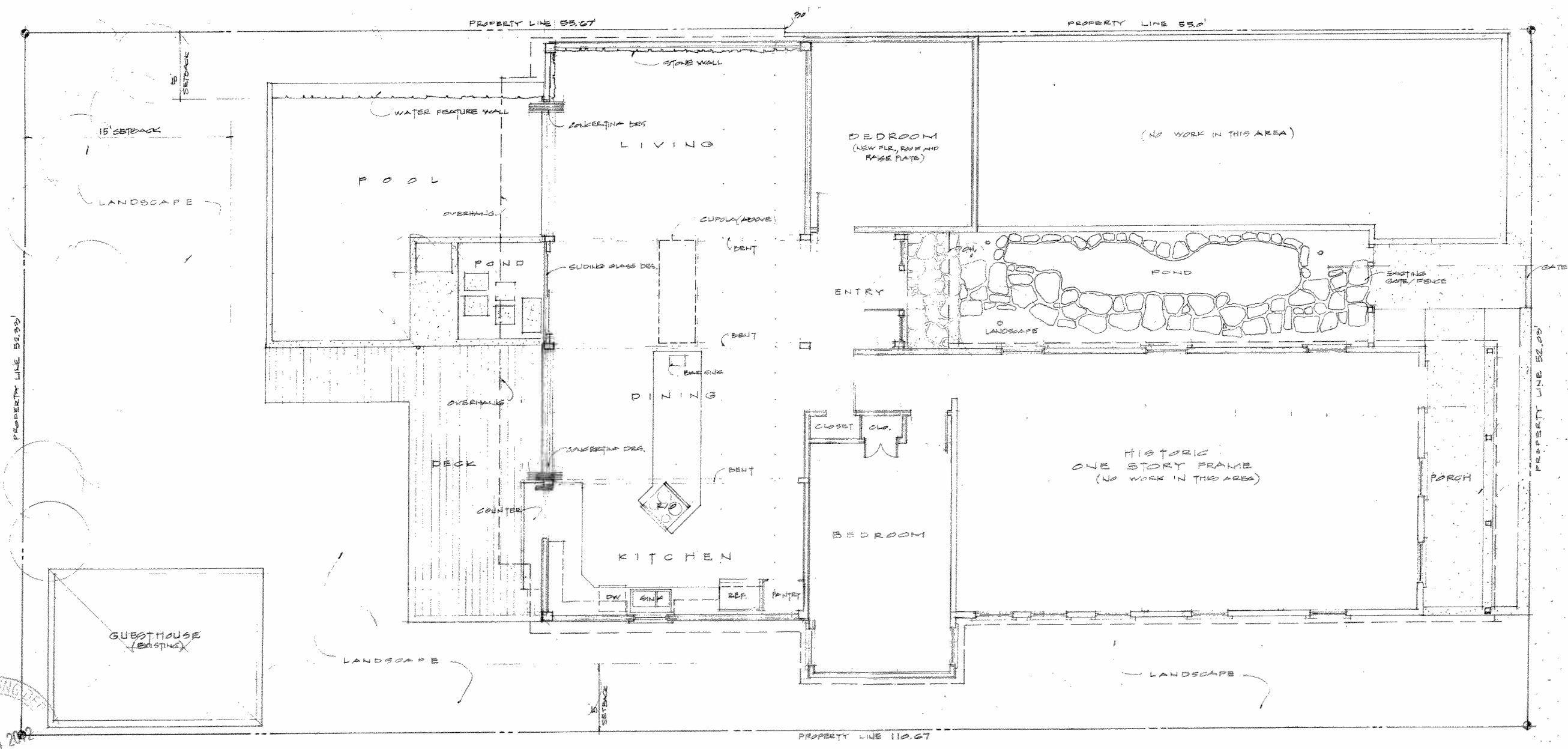
2012

DATE: 2.24.12

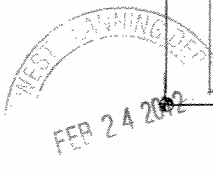
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COWLES RESIDENCE
ADDITION/RENOVATION
1216 WHITE STREET KEY WEST, FLORIDA



W H I T E S T R E E T



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



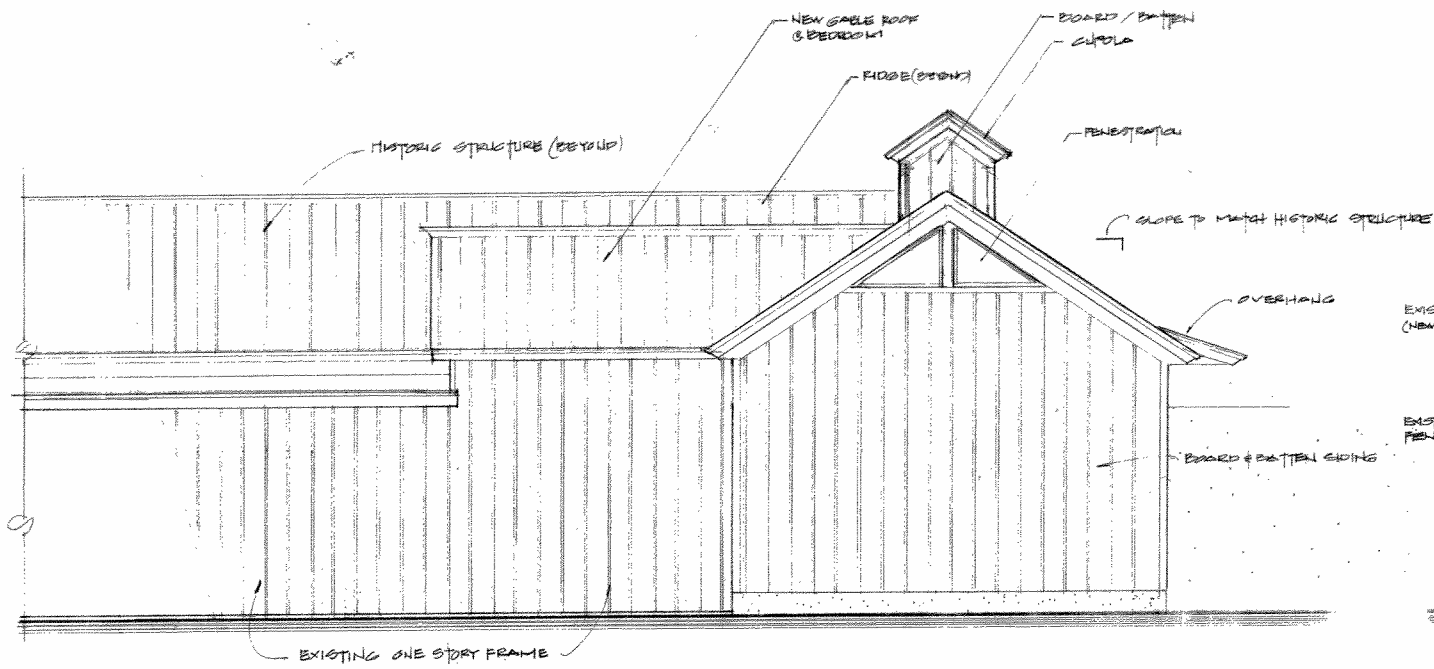
WILLIAM R. COWAN
ARCHITECTURE
321 PEACOCK LANE
305.296.7884
KEYWEST, FLORIDA
FLORIDA LICENSE AR-001751

JOB NUMBER
2012

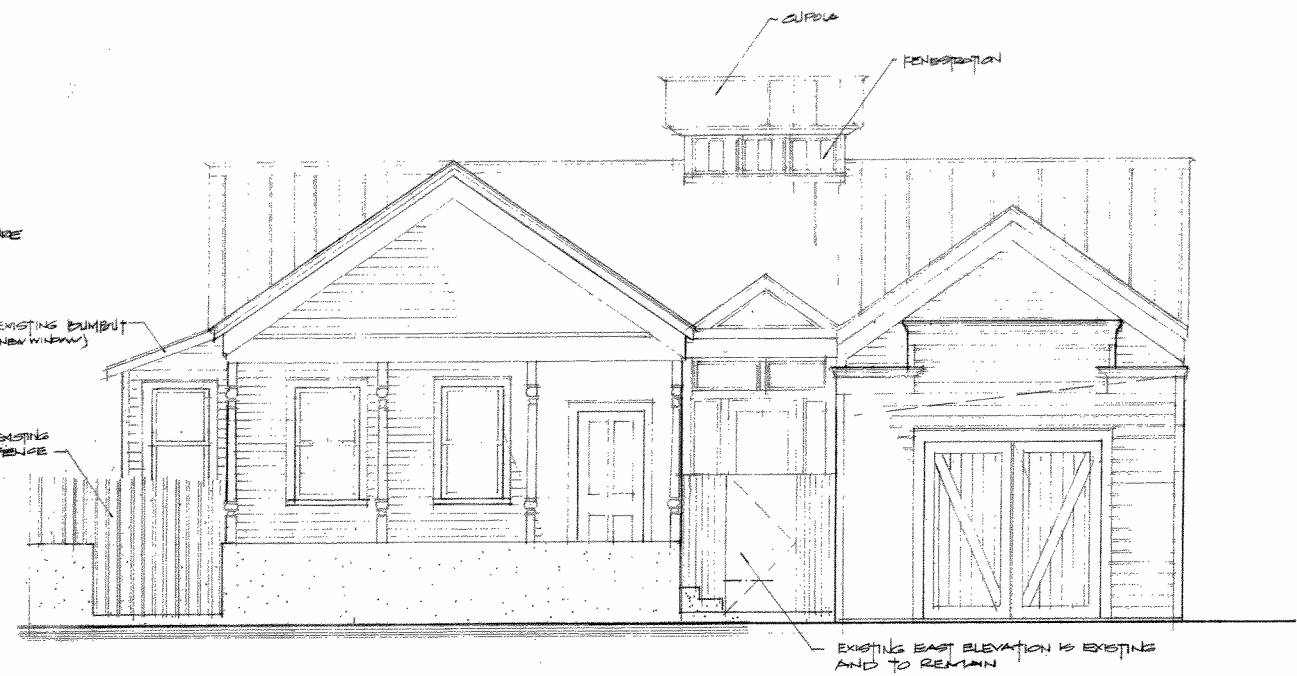
DATE

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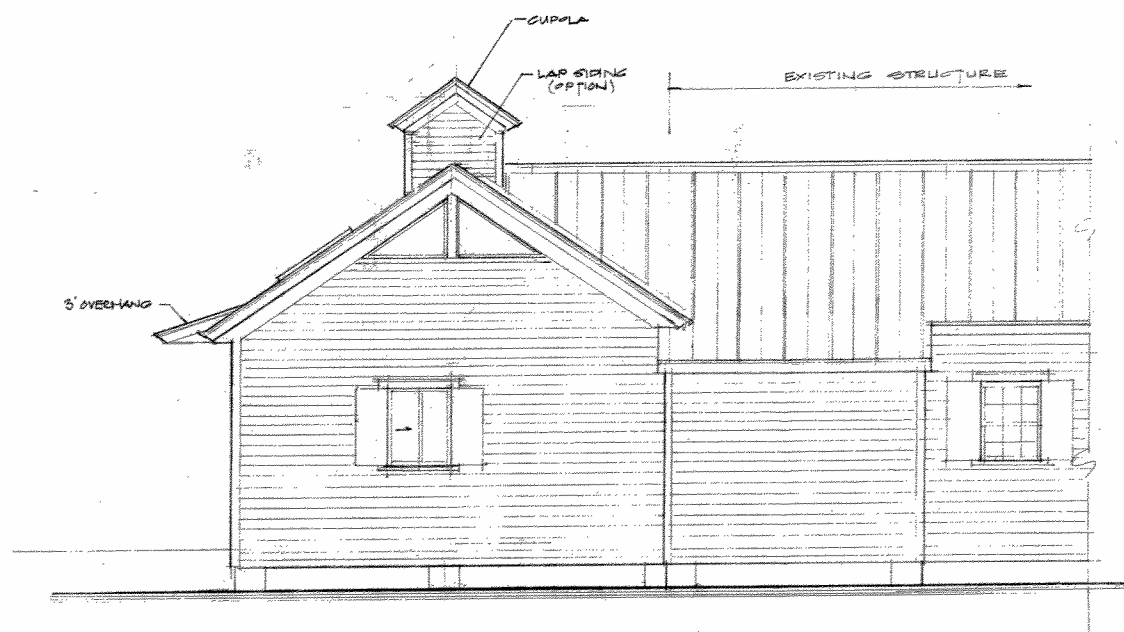
4 OF



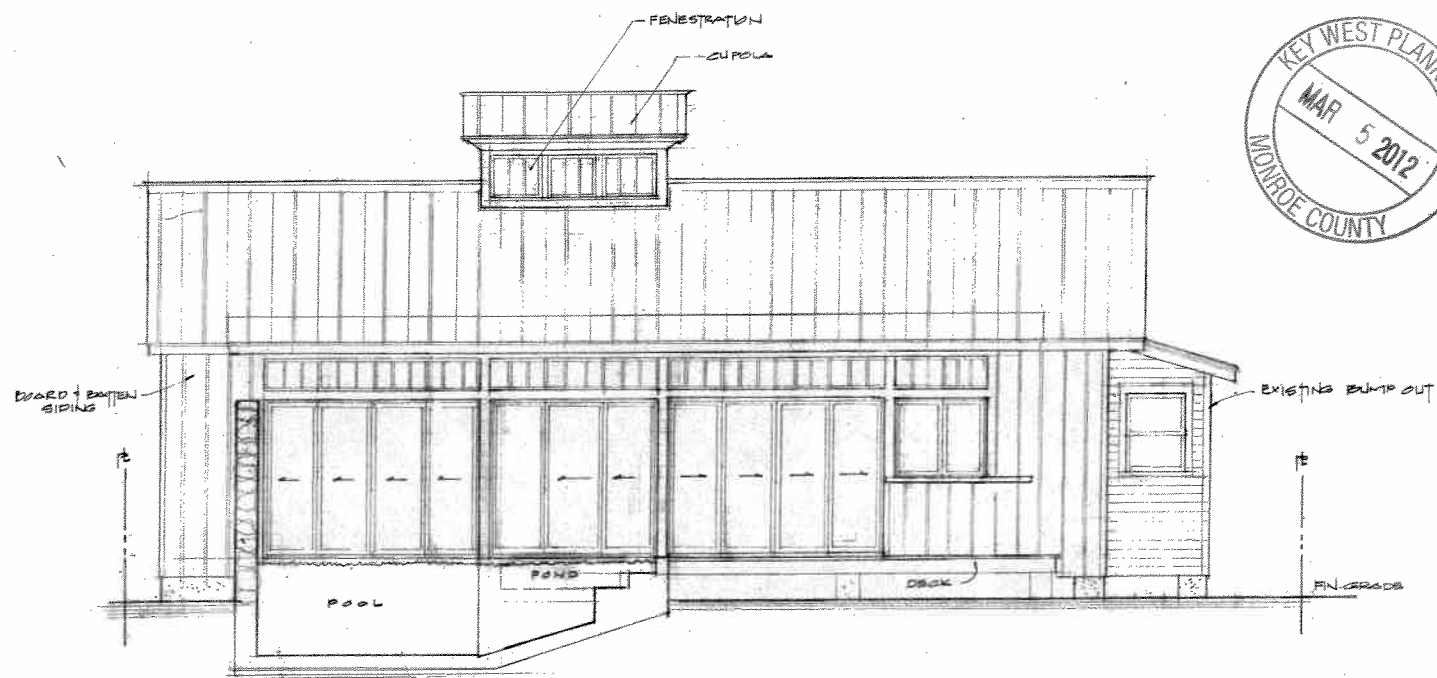
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



**COWLES RESIDENCE
ADDITION/RENOVATION
1216 WHITE STREET KEY WEST, FLORIDA**

**WILLIAM ROWAN
ARCHITECTURE**
321 PRACON LANE
303.206.3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

JOB NUMBER
1012
DATE
2.24.12

A4
5 OF 5

PROPOSED

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITONS AT REAR OF BUILDINGS, ONE STORY TIMBER FRAME WITH BOARD AND BATTEN. DEMOLITION OF BACK ADDITIONS

#1216 WHITE STREET

Applicant- William Rowan - Application Number H12-01-342

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**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1033839 Parcel ID: 00033070-000000

Ownership Details

Mailing Address:
COWLES SHAWN M
1216 WHITE ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township -Range: 05-68-25
Property Location: 1216 WHITE ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 PT LOT 5 AND ALL LOT 6 SQR 3 TR 13 VV-221 OR101-121/122 OR403-810
OR442-910/911 OR1308-2356/58Q/C OR2243-1009/1011(ORDER) OR2391-497/99C/T OR2434-2028/30
OR2434-2031/33

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	5,807.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1315
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 12
 Year Built 1933
 Functional Obs 0

Condition A
 Perimeter 188
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 12
 Grnd Floor Area 1,315

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

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

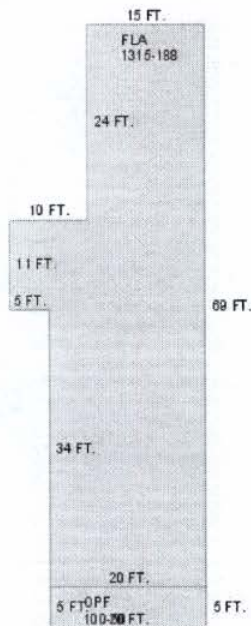
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

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	1993	N N	0.00	0.00	1,315
2	OPF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	800 SF	50	16	1939	1940	2	50
2	FN2:FENCES	96 SF	0	0	1939	1940	4	30
3	FN2:FENCES	56 SF	0	0	1969	1970	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2042	06/20/2011	12/08/2011	2,000		R & R SIDING ON NORTH AND EAST FACADES OF GAREAGE BLD. ADD STEP UP PARPET AT EAST ELEVATION
B931086	04/01/1993	12/01/1995	400		REPL WNDS,SIDING,WNDS FRA

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
2011	106,745	5,403	319,989	432,137	432,137	25,000	407,137
2010	108,363	5,403	273,119	386,885	386,885	0	386,885
2009	120,857	5,403	349,516	475,776	475,776	0	475,776
2008	114,932	5,403	544,815	665,150	665,150	0	665,150
2007	209,036	5,403	603,928	818,367	818,367	0	818,367
2006	222,527	5,403	464,560	692,490	167,132	25,500	141,632
2005	203,430	5,403	348,420	557,253	162,264	25,500	136,764
2004	174,369	5,403	271,609	451,381	157,538	25,500	132,038
2003	116,246	5,403	116,140	237,789	154,601	25,500	129,101
2002	96,671	5,403	116,140	218,214	150,978	25,500	125,478
2001	96,671	5,403	116,140	218,214	148,601	25,500	123,101
2000	89,766	6,719	98,719	195,204	144,273	25,500	118,773
1999	55,296	4,927	98,719	158,942	140,481	25,500	114,981
1998	55,296	4,927	98,719	158,942	138,269	25,500	112,769
1997	51,945	4,628	87,105	143,678	135,958	25,500	110,458

1996	41,221	3,673	87,105	131,999	131,999	25,500	106,499
1995	41,221	3,673	87,105	131,999	130,689	25,500	105,189
1994	36,864	3,285	87,105	127,254	127,254	25,500	101,754
1993	36,944	805	86,865	124,614	124,614	25,500	99,114
1992	36,944	814	86,865	124,623	124,623	25,500	99,123
1991	36,944	823	86,865	124,631	124,631	25,500	99,131
1990	40,814	833	62,253	103,900	103,900	25,500	78,400
1989	28,542	765	60,806	90,113	90,113	25,500	64,613
1988	24,846	774	52,119	77,739	77,739	25,500	52,239
1987	24,532	782	34,746	60,060	60,060	25,500	34,560
1986	24,670	791	34,746	60,207	60,207	25,500	34,707
1985	23,889	799	24,531	49,219	49,219	25,500	23,719
1984	22,206	807	24,531	47,544	47,544	25,500	22,044
1983	22,206	816	24,531	47,553	47,553	25,500	22,053
1982	22,683	824	23,203	46,710	46,710	25,500	21,210

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
8/21/2009	2434 / 2031	310,000	WD	02
7/21/2009	2434 / 2028	100	WD	11
12/5/2008	2391 / 497	100	CT	F

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Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176