

# **Staff Report**

# Historic Architectural Review Commission

## Staff Report Item 8a

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<b>Meeting Date:</b>	October 8, 2014
<b>Applicant:</b>	Thomas E. Pope, Architect
<b>Application Number:</b>	H14-01-1452
<b>Address:</b>	#824 Shavers Lane
<b>Description of Work:</b>	Renovations to a contributing structure with new porch, rear addition, pool, and fence.
<b>Building Facts:</b>	The house located at 824 Shavers Lane is listed as a contributing resource. The single-story frame vernacular house was built ca. 1926 according to the resource survey, but the house appears on the 1912 Sanborn map. The front porch first appears on the 1948 Sanborn map. The house has a partially connected rear addition, which was constructed between 1948 and 1962 and is currently in poor condition.
<b>Guidelines Cited in Review:</b>	Secretary of the Interior's Standards (pages 16-17), specifically Standards 4, 6, 9, and 10.  Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5, 6 and 8.

### Staff Analysis

The Certificate of Appropriateness in review proposes additions to the historic house on its side and back. It also proposes the reconstruction of the deteriorated, historic rear addition. The new side addition will be lower in height than the main house, but the new rear addition – behind the reconstructed existing addition – will be taller than the existing house by almost two feet. While the reconstructed addition will have a side gable roof, the other additions will have front gable roofs. All proposed additions will be single-story.

The proposed side addition will be setback approximately 17 feet from the front porch. The side addition's front façade will have a traditional façade that will be in keeping with the house, but the different materials of the windows, siding, and

roof will help delineate the additions as new construction and not part of the original structure. Staff feels the side addition would more appropriate setback approximately 25 feet from the front porch to create more of a distinction between the main house and its additions. This was discussed with the architect.

The plan also includes renovations to the historic house. The front porch, which has been highly modified with concrete, will be demolished to construct a wooden porch in keeping with the architecture of the house. The house will receive new concrete piers, double hung wood windows, and repairs/replacement to the siding and roof. The plan also includes a rear covered porch, pool, pool and mechanical equipment, and a perimeter fence.

### **Consistency with Guidelines**

1. The deteriorated historic addition will be replaced with a new structure that will match the old in design, color, texture and other visual qualities, and where possible, materials.
2. The proposed additions will not outsize or overshadow the main house or any surrounding structure.
3. The proposed south side addition will be setback from the street and will not be perceived as a principal structure. Although this would be improved if the addition was setback another eight feet.
4. The proposed additions will be in keeping with the main house mass, scale, proportions and architectural vocabulary.

It is staff's opinion that the proposed plans are consistent with the guidelines pertaining additions, alterations and new construction and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The additions are designed with an appropriate mass and scale. The design will not detract from the historic fabric or surrounding urban context. The only issue of the proposed plans is that it requires the demolition of a historic addition.

# Application



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

APPLICATION # 14-011452

OWNER'S NAME: Mike Marino DATE: 8/25/14

OWNER'S ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Thomas E. Pope, PA PHONE #: 296-3611

APPLICANT'S ADDRESS: 610 White Street, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 824 Shavers Lane # OF UNITS:     

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

**DETAILED DESCRIPTION OF WORK:**

Renovations to an existing contributing structure with new rear addition, new pool, new fence per plans.

*\*includes mechanical and pool equipment. No water features on pool. icp*

*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: 9/2/14

Applicant's Signature: Holly Epton

**Required Submittals**

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input 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

Owner: KEYWEST Type: OC Drawn:       
 Date: 9/16/14 Receiver:       
 Fee: 1001.50  
 \* Staff Use Only  
 Date:      \$100.00  
 Trans:      3020237  
 CK CHECK 13914 \$100.00  
 Staff Approval: \_\_\_\_\_  
 Trans date: 9/16/14 Time: 17:32:29

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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Main House is listed as a contributing resource.  
Addition is historic.  
Guidelines for additions (pages 36-38a)  
Secretary of the Interior's Standards  
Ordinance for Demolition (Sec. 102-217, 218)*

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

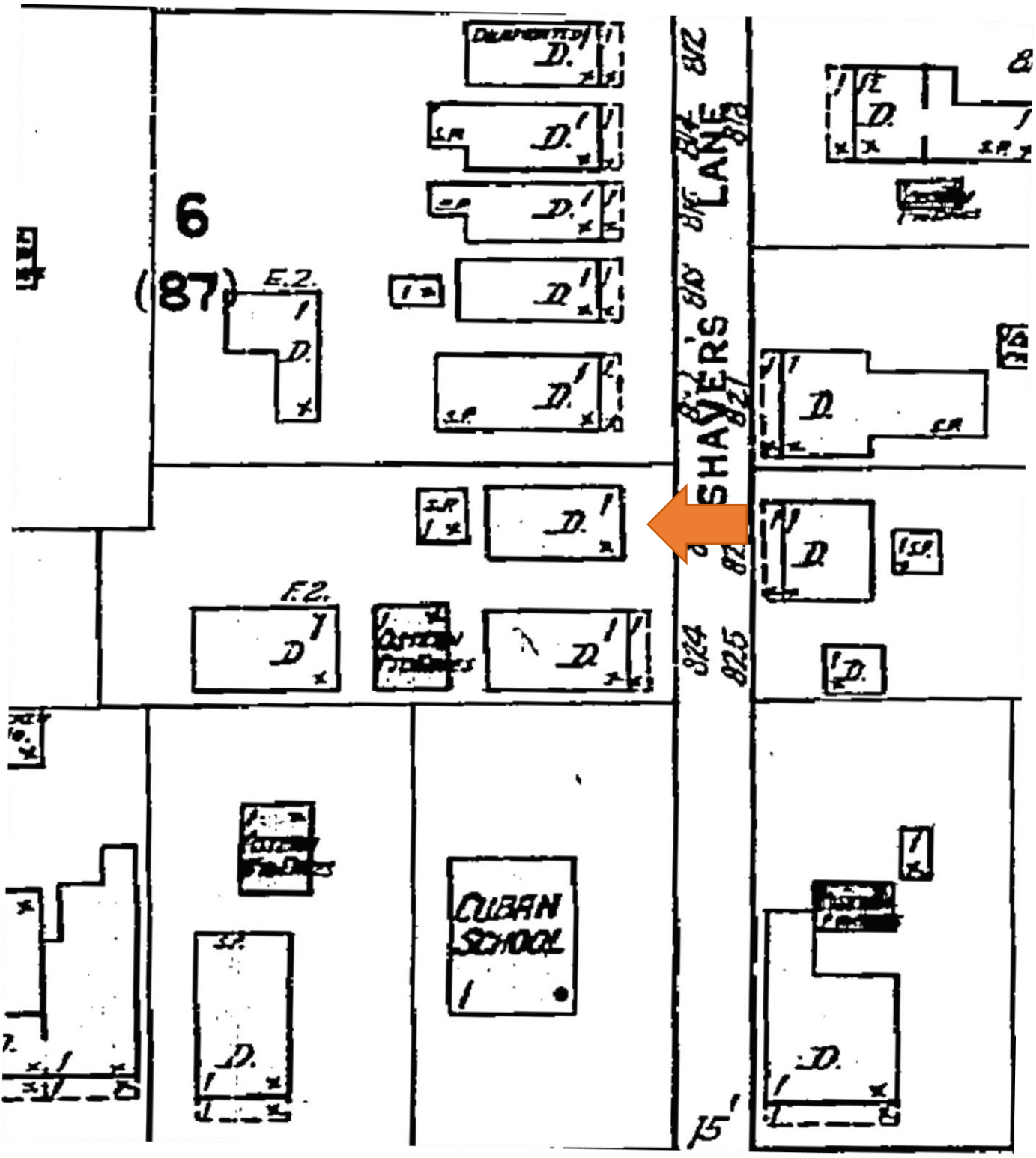
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Date: \_\_\_\_\_

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

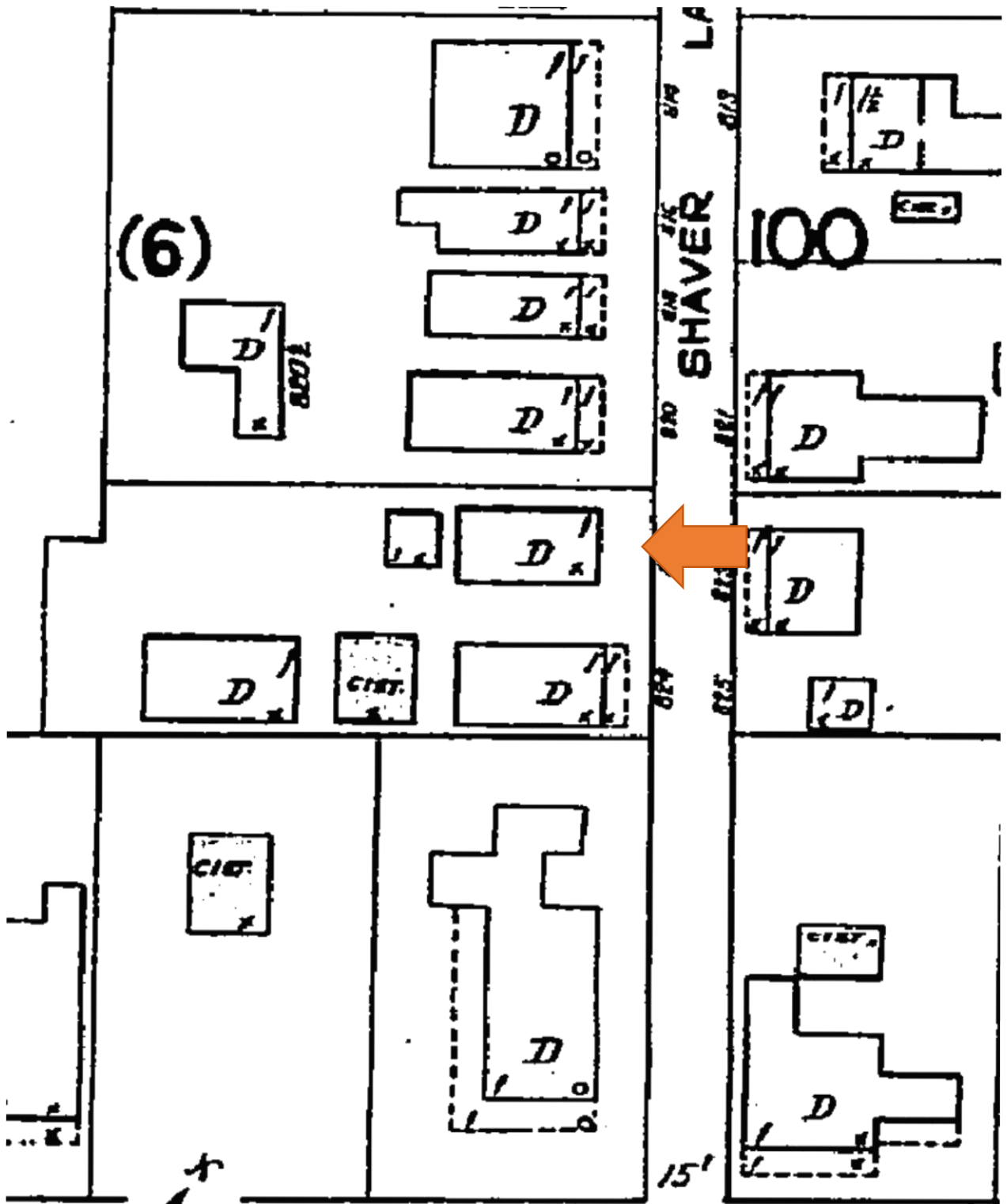
Historic Architectural  
Review Commission

# **Sanborn Maps**

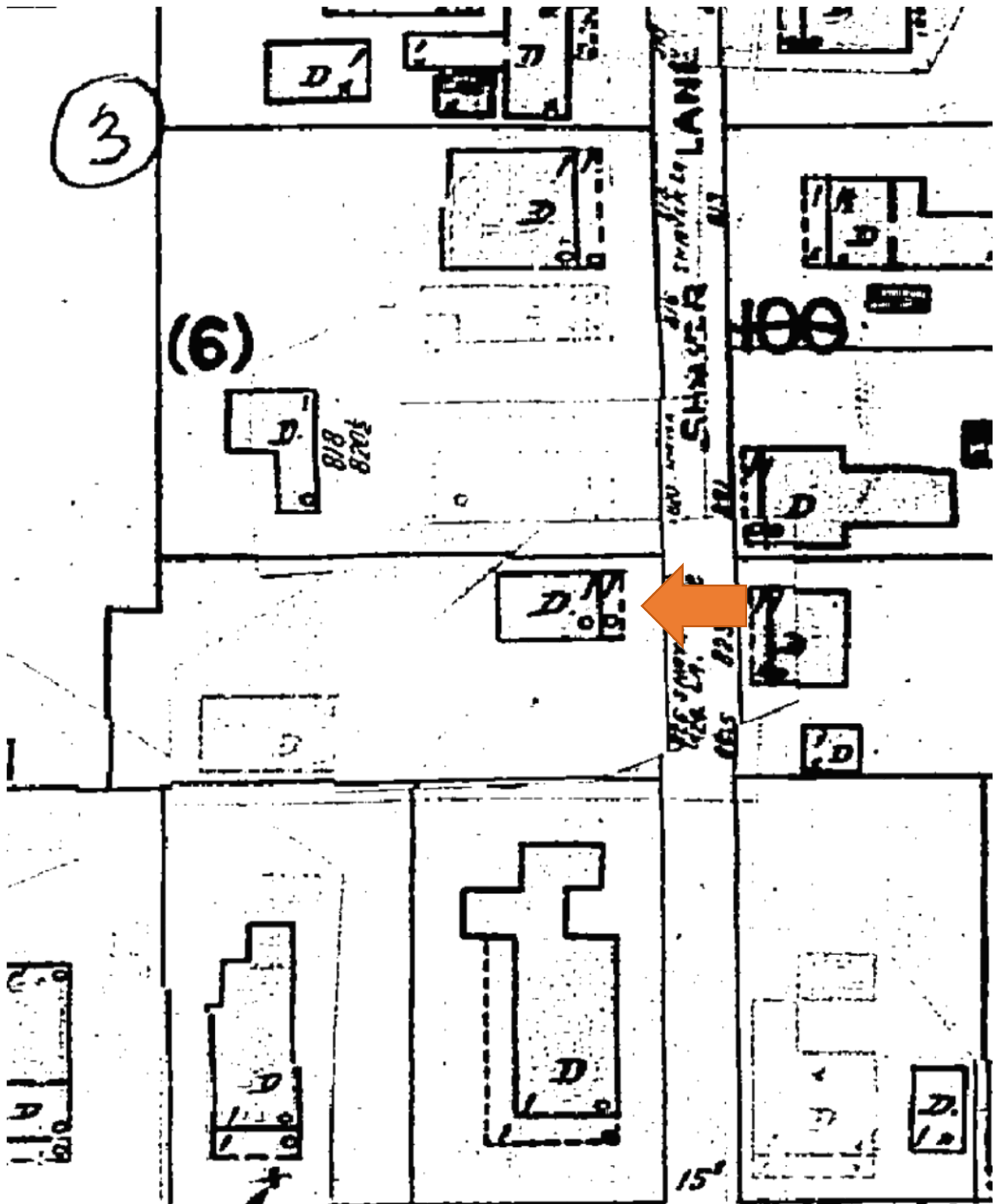


1912 Sanborn Map

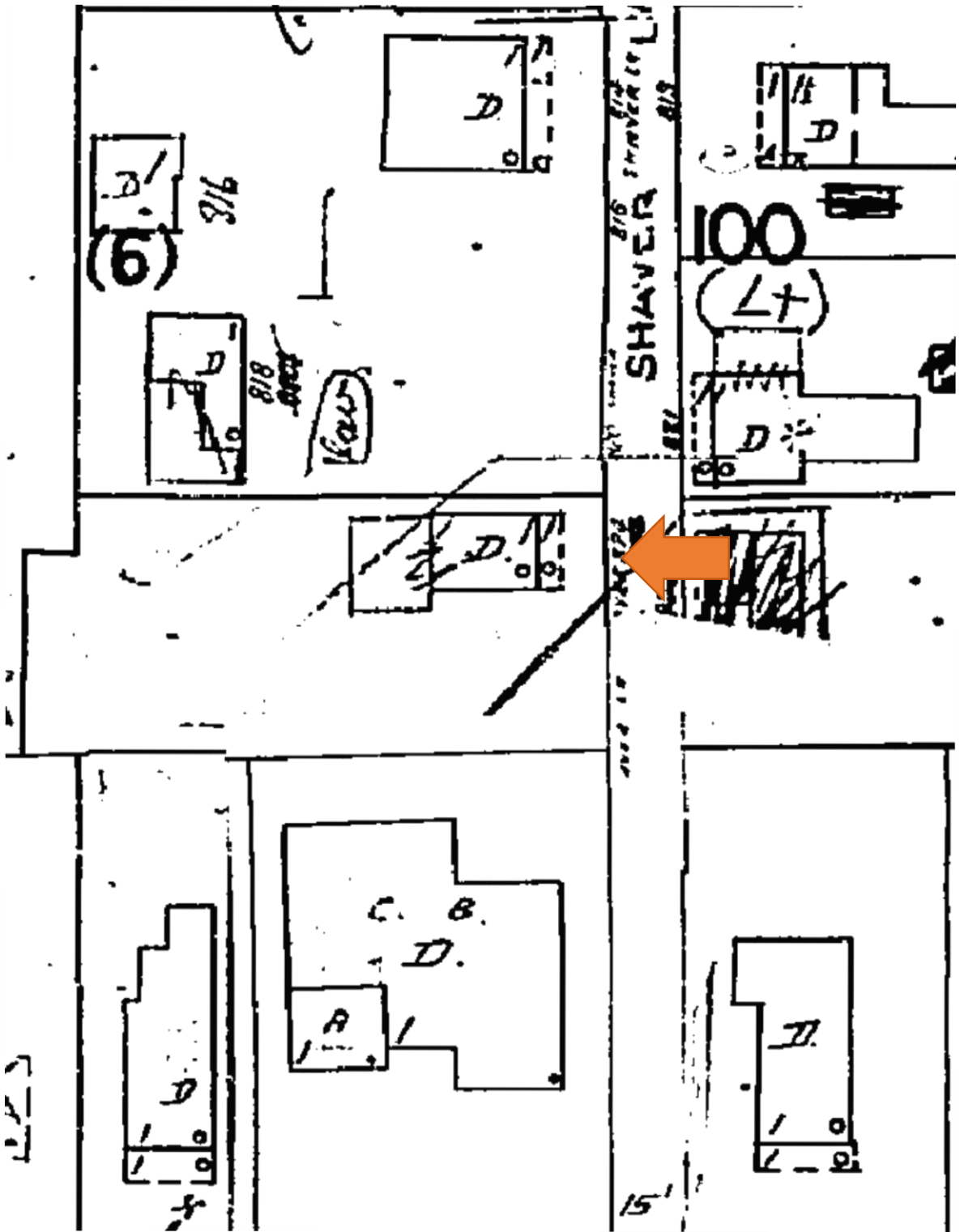




1926 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map

# **Project Photos**



c.1965 Property Appraiser Photo.



RETURN OF THE DOG

CLOSED

824

BEWARE OF THE DOG

WE CAN MAKE IT TO THE FENCE IN 3 SECONDS  
EE  
CAN YOU?

FOR SALE

Seaport  
REALTORS

STEVE SCHWARTZ  
305.304.1708



Taco Weds

Taco

BEWARE OF THE DOG



8214

BEWARE OF THE DOG

HE CAN MAKE IT TO THE FENCE IN 3 SECONDS  
CAN YOU?



FOR SALE

Seapo  
REALTY

STEVE SCHW  
305.304.1

BEWARE  
OF THE DOG

WE CAN MAKE IT TO  
THE FENCE IN 3 SECONDS  
CAN YOU?

824





Case Wine

2008

824

**BEWARE OF THE DOG**

WE CAN MAKE IT TO THE HOUSE IN 2 MINUTES  
CAN YOU?





Face Wada

Face Wada

Delivery

202-677-7042















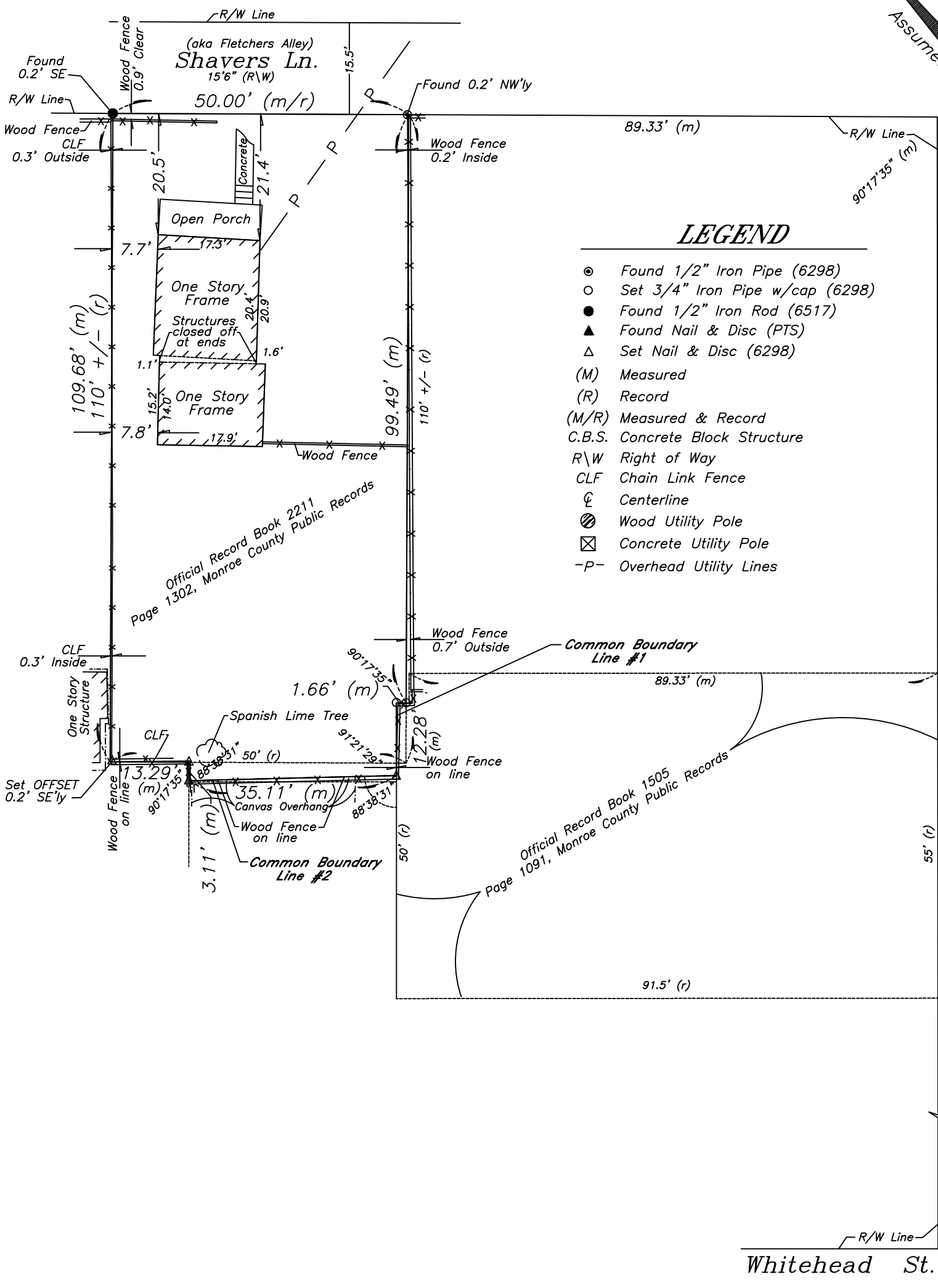
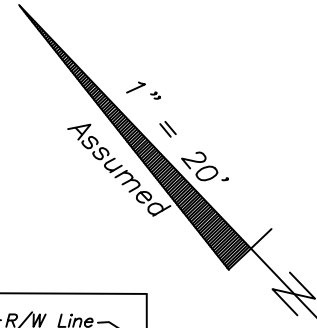






# Survey

# Boundary Survey Map of part of Lot 4, Square 6, Tract 4, Island of Key West



## LEGEND

- Found 1/2" Iron Pipe (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6517)
- ▲ 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

NOTE:  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Three Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of part of Lot 4, Square 6,  
Tract 4, Island of Key West

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: 824 Shavers Lane, 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: August 27, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. This Survey Report is not full and complete without the attached Survey Map.
12. All decking, concrete and bricking is not shown.
13. Surveyor held Boundary Line Agreement recorded in Official Record Book 2497 at Page 1133.

*BOUNDARY SURVEY OF:* A parcel of land on the Island of Key West being all that part of Lot Four (4) in Square Six (6) of Tract Four (4) of Simonton's and Wall's Addition to the City of Key West, being approximately 50 feet from front on Fletchers Alley (also known as Shavers Lane) by approximately 110 feet in depth, be the said dimensions more or less; and being the same premises intended to be conveyed to James A. Waddell by deed of John White and wife dated May 1, 1896, and recorded in Book 0, Page 235 and known as Nos. 822 and 824 Shavers Lane. And being the same premises conveyed to John Wesley Reddick by virtue of Warranty Deed dated February 13, 1945 and recorded in Book G17, Pages 352 through 353, Public Records of Monroe County, Florida.

*BOUNDARY SURVEY FOR:* Michael Marino;  
Dunlap & Moran, P.A.;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

August 28, 2014

Sheet Three of Three Sheets

J. LYNN O'FLYNN, Inc.

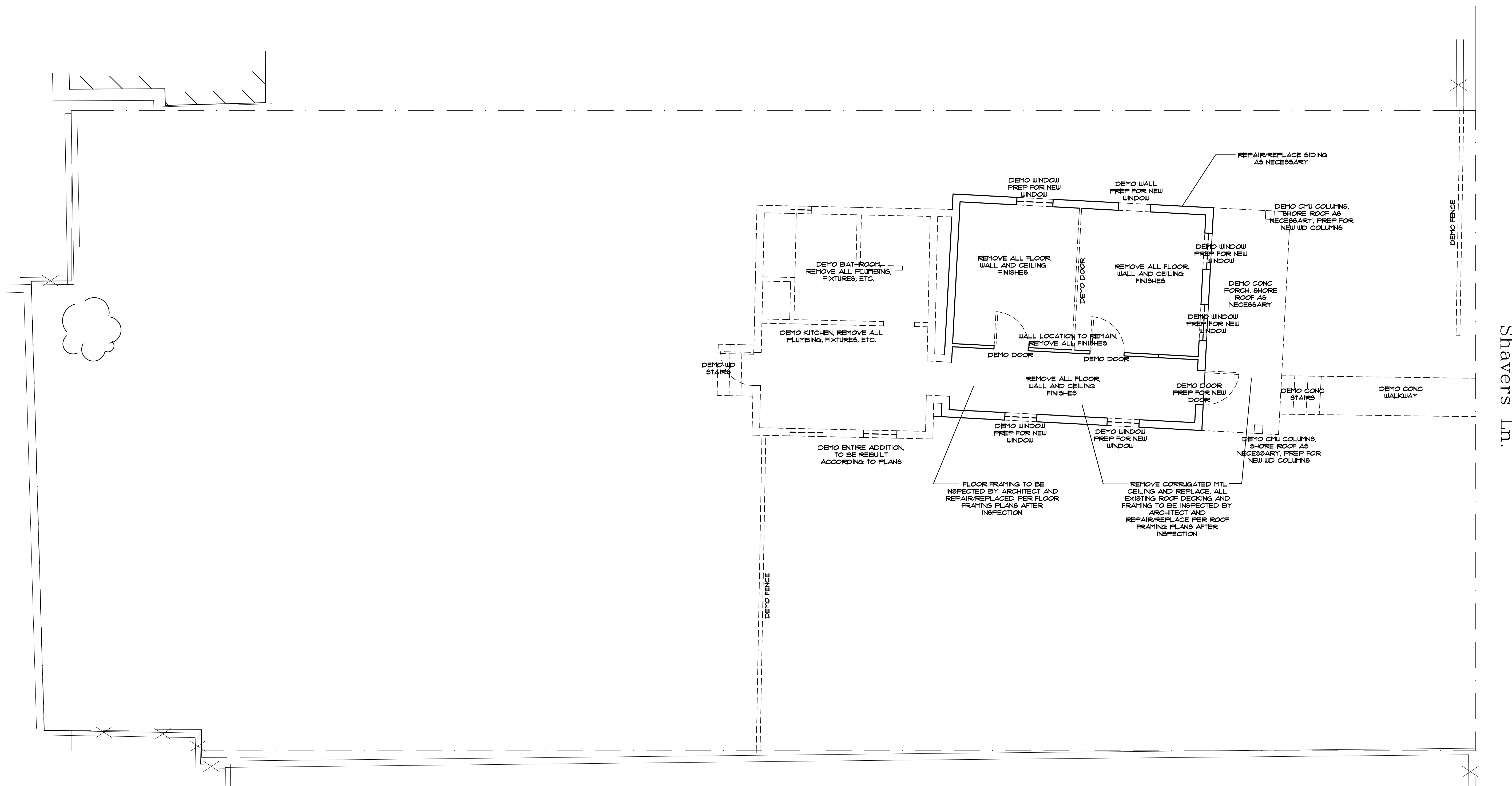


Professional Surveyor & Mapper  
PSM #6298

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

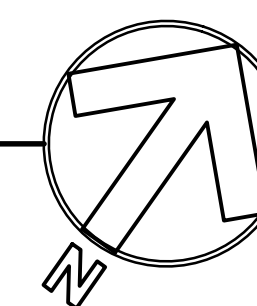
# **Proposed Design**





### Demolition Plan

1/4" = 1' - 0"



#### DEMOLITION NOTES

CONTRACTOR TO SHORE ROOF AS REQUIRED AND NOTIFY ARCHITECT

CONTRACTOR TO PROTECT INTERIOR FROM WEATHER AFTER DEMOLITION

CONTRACTOR TO PROTECT LANDSCAPING AS REQUIRED

CONTRACTOR TO INSPECT FLOORING, CEILING, & FRAMING AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED

Shavers Ln.

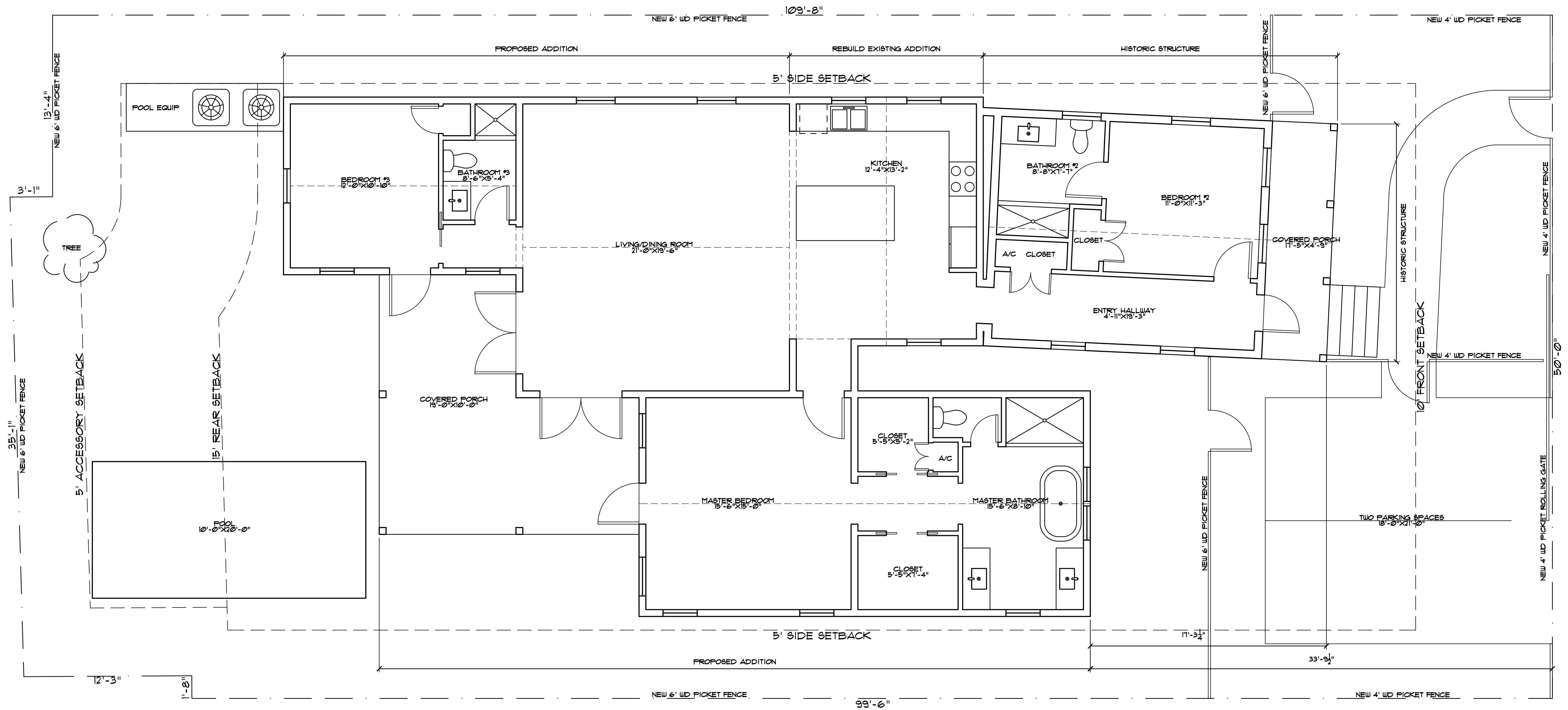
**THOMAS E. POPE, P.A. ARCHITECT**  
 610 White Street, Key West FL  
 (305) 296 3611  
 TEPopePA@aol.com

date:  
8/28/14  
revision:

sheet:  
D1

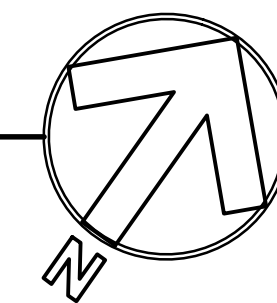
Marino Residence

824 Shavers Ln Key West, FL



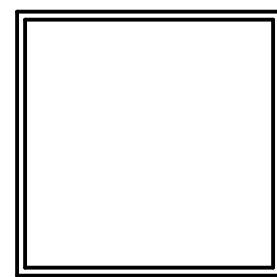
### Site/Floor Plan

1/4" = 1' - 0"



#### SITE ANALYSIS

ZONING	H-M-D-R
SITE AREA	5,559 <sup>sq</sup> (0.13 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	40% (2,224 SF)
PROPOSED LOT COVERAGE	39.6% (2,199 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	10'
REAR	15'
SIDE	5'
MAX IMPERVIOUS SURFACE	60% (3,335 SF)
PROPOSED IMPERVIOUS SURFACE	53% (2,995 SF)

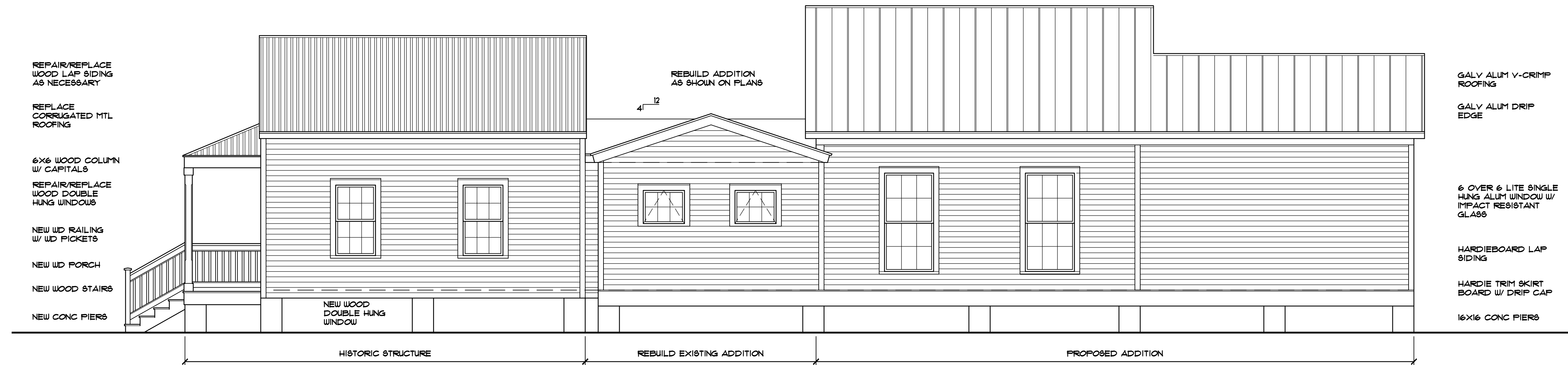


**Marino Residence**  
824 Shavers Ln Key West, FL

**THOMAS E. POPE, P.A. ARCHITECT**  
610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
8/28/14  
revision:

sheet:  
**A1**



**Right Side Elevation**

1/4" = 1' - 0"



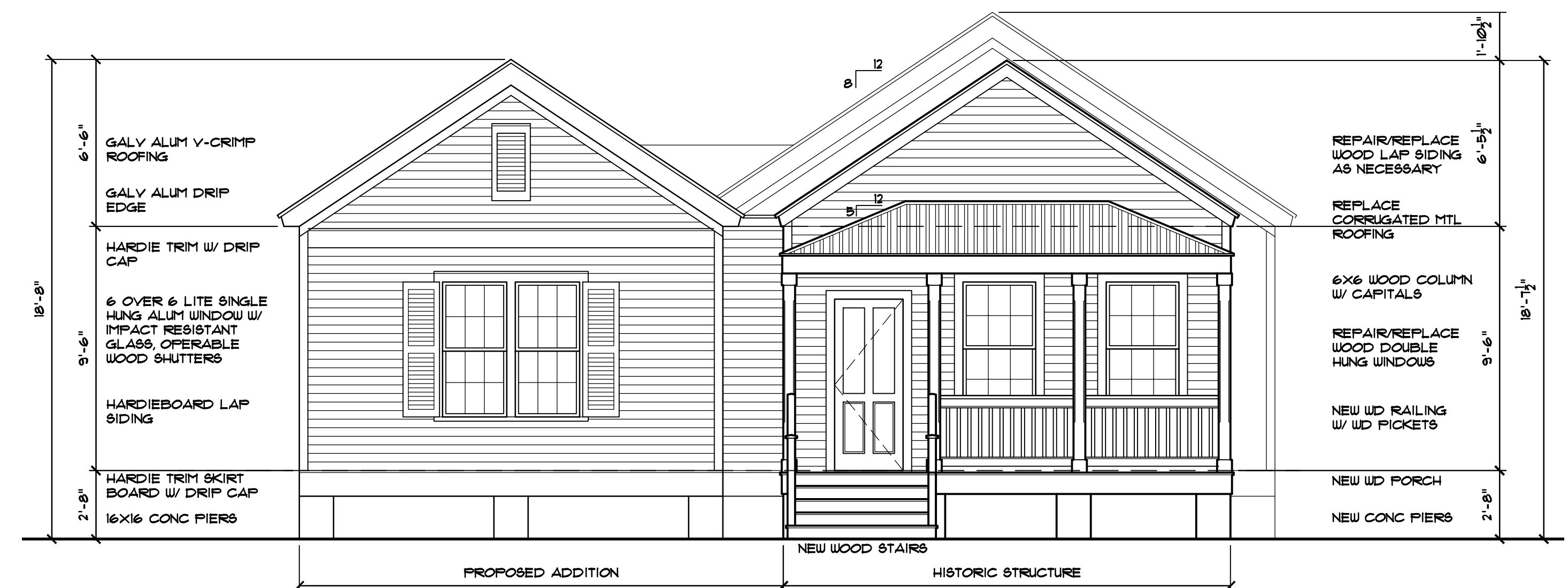
**Left Side Elevation**

1/4" = 1' - 0"



**Rear Elevation**

1/4" = 1' - 0"



**Front Elevation**

1/4" = 1' - 0"

Marino Residence

824 Shavers Ln Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date: 8/28/14  
revision:

sheet:

A2

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 8, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO A CONTRIBUTING STRUCTURE WITH NEW PORCH, REAR ADDITION, POOL, AND FENCE. DEMOLITION OF HISTORIC PORCH AND HISTORIC REAR ADDITION.**

**Applicant- Thomas E. Pope**

**Application # H14-01-1452**

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**



824

SEWARD  
CENTRE

Public  
Notice

SEWARD  
CENTRE

# **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

The offices of the Property Appraiser will be closed Monday, October 13th in observance of Columbus Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1017698 Parcel ID: 00017240-000000**

### Ownership Details

**Mailing Address:**

824 KW LLC  
PO BOX 21182  
SARASOTA, FL 34276-4182

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 11KW

**Affordable Housing:** No

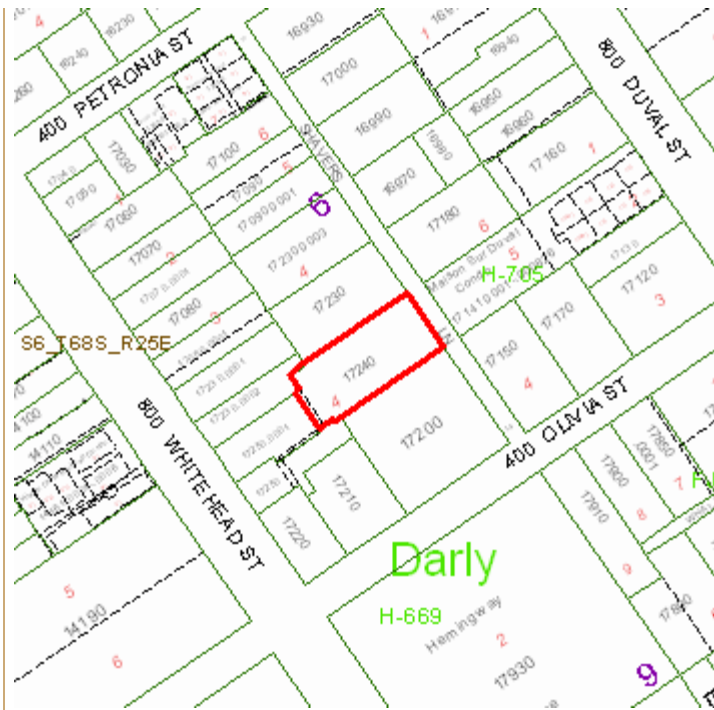
**Section-Township-Range:** 06-68-25

**Property Location:** 824 SHAVERS LN KEY WEST

**Legal Description:** KW PT LOT 4 SQR 6 TR 4 G17-352 OR2211-1299/1302F/J OR2487-1903/04

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	110	5,574.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 610  
**Year Built:** 1933

## Building 1 Details

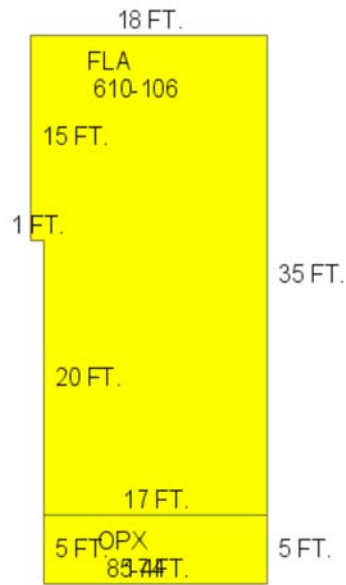
<b>Building Type</b> R1	<b>Condition</b> P	<b>Quality Grade</b> 450
<b>Effective Age</b> 38	<b>Perimeter</b> 106	<b>Depreciation %</b> 39
<b>Year Built</b> 1933	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 610
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 1
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 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	610
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	85

## Appraiser Notes

2009-05-12 MLS \$535,000.DKRAUSE

PER OR2497-1133 BOUNDRY LINE AGREEMENT BETWEEN 824 SHAVERS LANE AND 823 WHITEHEAD STREET

2008-04-16 MLS \$735,000 1/1 AN OPPORTUNITY! TOTAL RENOVATION/DEMO. RARELY CAN YOU BUILD YOUR DREAM HOME ON A SMALL QUIET LANE STEPS OFF DUVAL. RECENT APPRAISAL AND PRICED ACCORDINGLY.DKRAUSE

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9803119	10/13/1998	01/01/1999	600	Residential	REPLACE METER RISER ETC

## 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	54,216	0	231,275	285,491	275,264	0	285,491
2013	55,104	0	275,328	330,432	250,240	0	330,432
2012	55,993	0	171,621	227,614	227,491	0	227,614
2011	32,568	0	174,242	206,810	206,810	0	206,810
2010	22,854	0	190,979	213,833	213,833	0	213,833
2009	25,115	0	254,639	279,754	279,754	25,000	254,754
2008	22,832	0	764,500	787,332	721,678	25,000	696,678
2007	71,539	504	693,000	700,658	700,658	25,000	675,658
2006	134,957	512	444,125	579,594	579,594	0	579,594
2005	102,797	524	412,500	515,821	515,821	0	515,821
2004	76,572	532	327,250	404,354	404,354	0	404,354
2003	76,572	540	148,500	225,612	225,612	0	225,612
2002	53,810	552	143,000	197,362	197,362	0	197,362
2001	52,074	240	143,000	195,314	195,314	0	195,314
2000	54,678	403	71,500	126,581	126,581	0	126,581
1999	37,493	276	71,500	109,270	109,270	0	109,270
1998	42,650	250	71,500	114,400	114,400	0	114,400
1997	39,370	230	60,500	100,100	100,100	0	100,100
1996	26,903	157	60,500	87,560	87,560	0	87,560
1995	26,903	157	60,500	87,560	87,560	0	87,560
1994	24,059	141	60,500	84,700	84,700	0	84,700
1993	23,625	0	60,500	84,125	84,125	0	84,125
1992	23,625	0	60,500	84,125	84,125	0	84,125
1991	23,625	0	60,500	84,125	84,125	0	84,125
1990	12,213	0	45,375	57,588	57,588	0	57,588
1989	10,094	0	44,000	54,094	54,094	0	54,094
1988	8,852	0	44,000	52,852	52,852	0	52,852

<b>1987</b>	8,742	0	20,625	29,367	29,367	0	29,367
<b>1986</b>	8,790	0	19,800	28,590	28,590	0	28,590
<b>1985</b>	8,528	0	26,400	34,928	34,928	0	34,928
<b>1984</b>	7,991	0	26,400	34,391	34,391	0	34,391
<b>1983</b>	7,991	0	14,355	22,346	22,346	0	22,346
<b>1982</b>	8,139	0	14,355	22,494	22,494	0	22,494

## 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
<b>9/13/2010</b>	2487 / 1903	250,000	<u>WD</u>	<u>02</u>

This page has been visited 5,005 times.

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