

# Historic Architectural Review Commission

## Staff Report Item 5

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<b>Meeting Date:</b>	October 8, 2014
<b>Applicant:</b>	Thomas E. Pope, Architect
<b>Application Number:</b>	H14-01-1448
<b>Address:</b>	#821 Waddell Avenue
<b>Description of Work:</b>	New two-story home with carport on vacant lot.
<b>Site facts:</b>	The lot is located on the North West corner of Waddell Avenue and Reynolds Street and faces a park. The site has been vacant since 2006; in January 24, 2006 the Commission approved a design for a house on this lot and the demolition of an existing cbs structure. Many houses in the Casa Marina area have carports and garages. The majority of the houses in the area were built during the 1940's through 1960's.
<b>Guidelines Cited in Review:</b>	New Construction (pages 36-38a), specific mass, scale and proportions.  Decks, patios and pools (pages 39-40), specifically guidelines 1 and 6.  Outbuildings (pages 40-41), specific guidelines 4, 5 and 9.

### Staff Analysis

The Certificate of Appropriateness in review is for a new two story frame structure to be built on a vacant corner lot. The design is based on traditional forms although it does not mimic any specific structure found in the historic district. The proposed house has a three bay configuration with a small porch on the western side of the front façade, hardi trim pilasters with capitals are attached to the first floor main facade. The back portion of the house is one story. The maximum height of the principal hip roof will be 29'- 4 1/2".

The proposed materials for the house includes hardi board lap siding, impact resistance 6 over 6 aluminum windows and operable wood louvered shutters for all windows. The plans also includes a detached carport with an enclosed storage area on the back. The access to the carport will be through Reynolds Street. The

site plan also includes a deck with a pool located between the house and the carport. The site has already a perimeter fence.

### **Consistency with Guidelines**

1. The proposed design creates a height transition between the two story house located to the west side and the one story structure located on Reynolds Street, by making the back portion of the house a one story.
2. The proposed design, although based on traditional buildings forms and textures to Key West, reads contemporary, as proportions of the house as well as roof forms are not found in historic homes. The size of the proposed structure in relation to its lot will create a building that will not overshadow its surrounding neighboring houses.
3. Although visible carports are not appropriate in the historic district, this portion of Old Town has many houses where carports and garages were part of the original site design.

It is staff's opinion that the proposed plan is consistent with many of the guidelines specific to mass, scale and proportion. The proposed carport as well as the swimming pool will not detract from the historic neighbor.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # \_\_\_\_\_**

OWNER'S NAME:  DATE:

OWNER'S ADDRESS:  PHONE #:

APPLICANT'S NAME:  PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION:  # OF UNITS

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

DETAILED DESCRIPTION OF WORK:

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*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*

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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: \_\_\_\_\_

Applicant's Signature: Holly Booton

**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	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:\$ \_\_\_\_\_

**HISTORIC ARCHITECTURAL REVIEW APPLICATION**

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*vacant lot*  
*Guidelines for new construction (pages 36-38a)*  
*Outbuildings (pages 40-41)*  
*Pods (pages 39-40)*

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

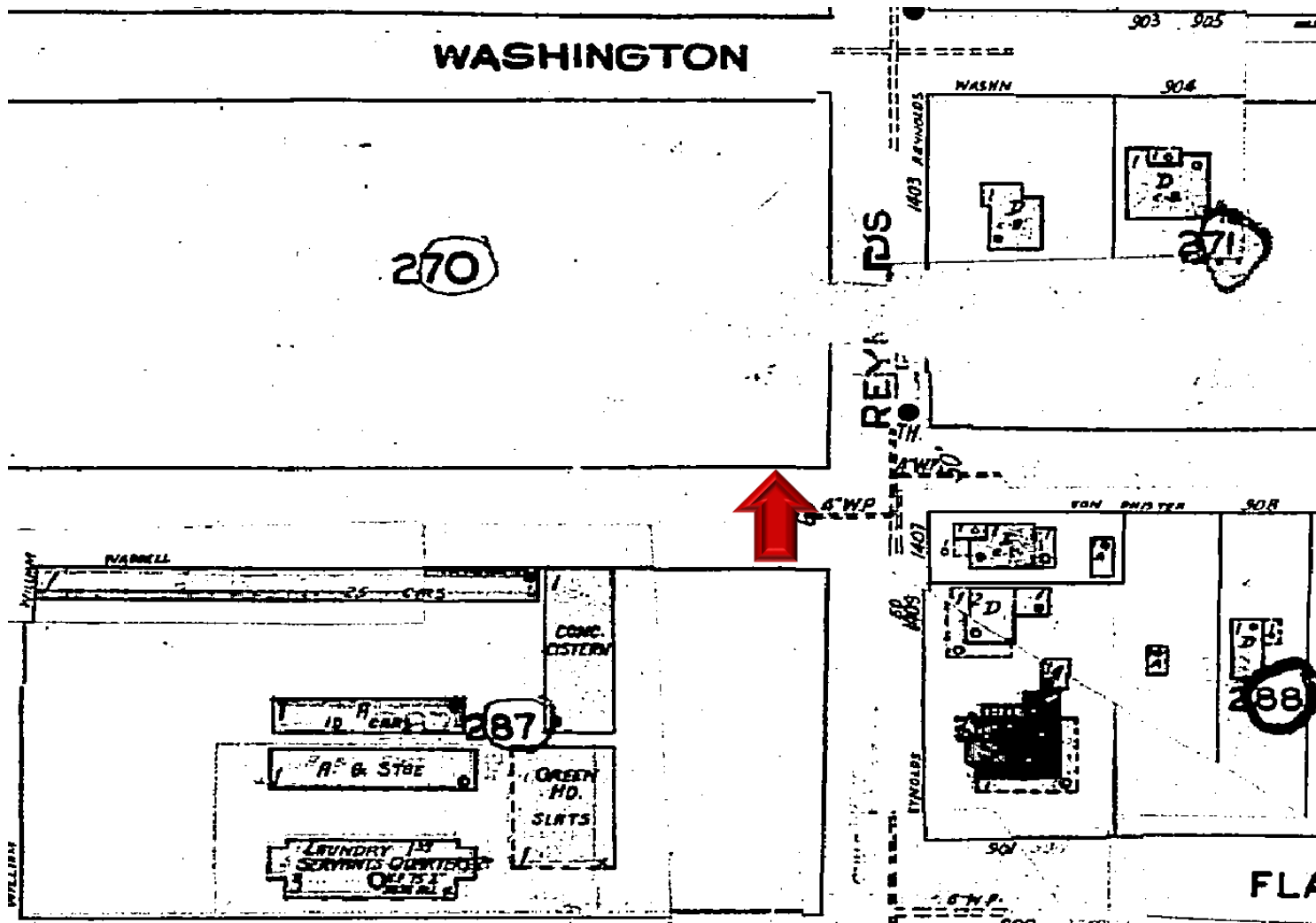
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Historic Architectural  
Review Commission

# **Sanborn Maps**



#821 Waddell Avenue Sanborn map 1948





# **Project Photos**























# Survey

**LEGAL DESCRIPTION -**

LEGAL DESCRIPTION - PROVIDED (O.R. BK. 2514, PG. 395):

On the Island of Key West and known on the Key West Investment Company's Plat recorded in Plat Book 1, Page 69, Monroe County, Florida records as Lots One (1) and Two (2), Block Eleven (11), Tract Seventeen (17), and more particularly described as follows:  
Commencing at the corner of Waddell Avenue and Reynolds Street and running thence in a Northwesterly direction along Reynolds Street, One Hundred (100) feet to an alley; thence at right angles in a Southwesterly direction along said alley One Hundred and Fifteen (115) feet more or less to an alley; thence at right angles in a Southeasterly direction along said alley One Hundred (100) feet out to Waddell Avenue; thence at right angles along Waddell Avenue in a Northeasterly direction One Hundred and Fifteen (115) feet more or less to the point of Beginning. References being had to deed recorded in Deed Book E-1, Page 246, Monroe County, Florida Records.

**AND ALSO**

That part of an 10' wide alley way westerly of and adjacent to Lots One (1) and Two (2), Block Eleven (11), as shown on the Key West Investment Company's Subdivision of Part of Tract 17, recorded in Plat Book 1, Page 69, Monroe County, Florida Records, and more particularly described as follows:

Commencing at the Southwest corner of said Lot One (1) and running in a Northwesterly direction on the boundary of said Lots One (1) and Two (2), a distance of 100.00 feet to a point;  
thence at right angles in a Southwesterly direction 5.00 feet to a point;  
thence at right angles in a Southeasterly direction 100.00 feet to a point;  
thence at right angles in a Northeasterly direction 5.00 feet back to the Point of Beginning.

**LESS**

On the Island of Key West and known on the Key West Investment Company's Plat recorded in Plat Book 1, Page 69, Monroe County, Florida Records, as a part of Lots One (1) and Two (2), Block Eleven (11), Tract Seventeen (17), and more particularly described as follows:  
Commencing at the Southeast corner of said Lot One (1) and running in a Northwesterly direction on the Westerly boundary of said Lots 1 and 2, a distance of 100.00 feet to the Northeast corner of the said Lot 2;

thence at right angles in a Southwesterly direction 3.44 feet to a point;  
thence at an angle deflected 89°29'56" to the left and in a Southeasterly direction 100.00 feet to a point on the Southerly boundary line of the said Lot 1;  
thence on the Southerly boundary line of the said Lot 1 in a Northeasterly direction 4.31 feet back to the Point of Beginning.

NOTE: THE FOLLOWING DESCRIPTIONS HAVE BEEN NEWLY AUTHORED BY THE UNDERSIGNED AT THE REQUEST OF THE CLIENT TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL.

**PARCEL A**

On the Island of Key West and known on the Key West Investment Company's Plat recorded in Plat Book 1, Page 69, Monroe County, Florida records as a part of Lots One (1) and Two (2), Block Eleven (11), Tract Seventeen (17), and more particularly described as follows:

Commencing at a point 44.32 feet southwesterly from the intersection of the northwesterly right-of-way of Waddell Avenue and the southwesterly right-of-way of Reynolds Street and running thence in a southwesterly direction along the northwesterly right-of-way of Waddell Avenue for a distance of 70.69 feet to a 10 foot alley; thence at right angles in a northwesterly direction along said 10 foot alley for a distance of 100.0 feet; thence at right angles in a northeasterly direction for a distance of 70.69 feet; thence at right angles in a southeasterly direction for a distance of 100.0 feet back to the Point of Beginning.

**AND ALSO**

That part of an 10' wide alley way westerly of and adjacent to Lots One (1) and Two (2), Block Eleven (11), as shown on the Key West Investment Company's Subdivision of Part of Tract 17, recorded in Plat Book 1, Page 69, Monroe County, Florida Records, and more particularly described as follows:

Commencing at the Southwest corner of said Lot One (1) and running in a Northwesterly direction on the boundary of said Lots One (1) and Two (2), a distance of 100.00 feet to a point;  
thence at right angles in a Southwesterly direction 5.00 feet to a point;  
thence at right angles in a Southeasterly direction 100.00 feet to a point;  
thence at right angles in a Northeasterly direction 5.00 feet back to the Point of Beginning.

**PARCEL B**

On the Island of Key West and known on the Key West Investment Company's Plat recorded in Plat Book 1, Page 69, Monroe County, Florida records as a part of Lots One (1) and Two (2), Block Eleven (11), Tract Seventeen (17), and more particularly described as follows:

Commencing at the intersection of the northwesterly right-of-way of Waddell Avenue and the southwesterly right-of-way of Reynolds Street and running thence in a southwesterly direction along the southwesterly right-of-way of Reynolds Street for a distance of 100.0 feet to a 10 foot alley; thence at right angles in a southwesterly direction along said 10 foot alley for a distance of 44.31 feet; thence at right angles in a southeasterly direction for a distance of 100.0 feet to the northwesterly right-of-way of Waddell Avenue; thence at right angles along the right-of-way of Waddell Avenue in a northeasterly direction for a distance of 44.31 feet back to the Point of Beginning.

**LESS**

On the Island of Key West and known on the Key West Investment Company's Plat recorded in Plat Book 1, Page 69, Monroe County, Florida Records, as a part of Lots One (1) and Two (2), Block Eleven (11), Tract Seventeen (17), and more particularly described as follows:  
Commencing at the Southeast corner of said Lot One (1) and running in a northwesterly direction on the Westerly boundary of said Lots 1 and 2, a distance of 100.00 feet to the Northeast corner of the said Lot 2;

thence at right angles in a southwesterly direction 3.44 feet to a point;  
thence at an angle deflected 89°29'56" to the left and in a southeasterly direction 100.00 feet to a point on the Southerly boundary line of the said Lot 1; thence on the Southerly boundary line of the said Lot 1 in a northeasterly direction 4.31 feet back to the Point of Beginning.

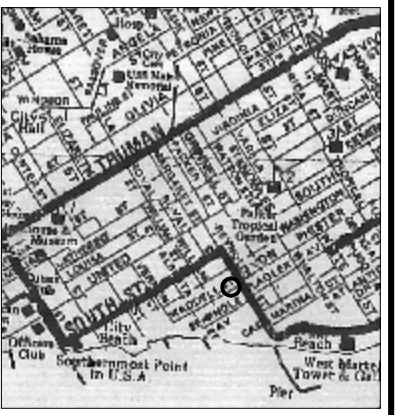
# MAP OF BOUNDARY SURVEY

## Part of Lots 1 & 2, Block 11 & Part of a 10' Wide Alley

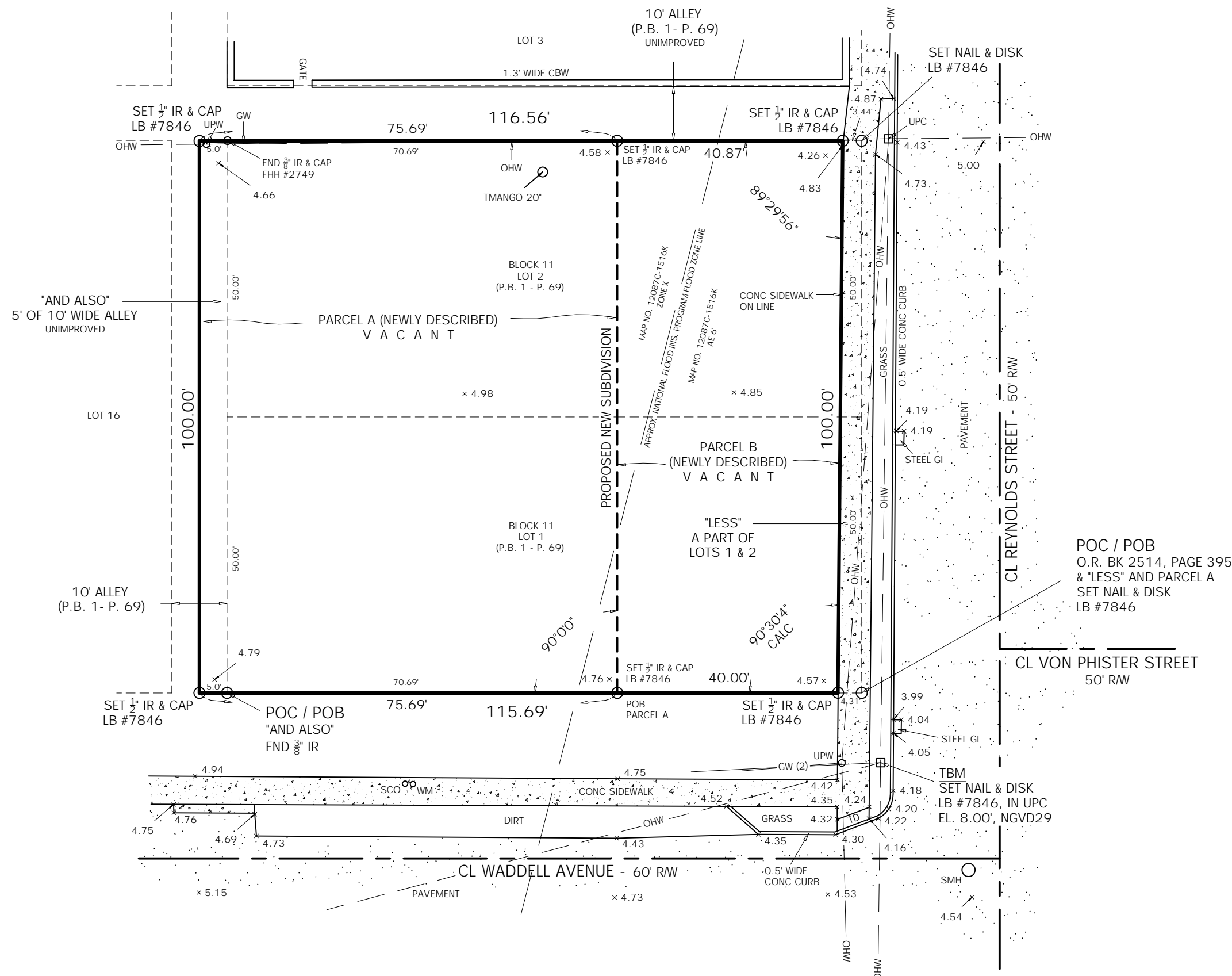
### Key West Investment Company's Subdivision of Part of Tract 17

#### Plat Book 1, Page 69

#### Monroe County, Florida



LOCATION MAP - NTS



SCALE: 1" = 20'

**SURVEYOR'S NOTES:**

BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES  
UNLESS OTHERWISE INDICATED

ADDRESS:  
817 & 821 WADDELL AVENUE  
KEY WEST, FL  
33040

ELEVATIONS SHOWN AS X.XX REFER  
TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA1653  
STAMPING: U397 1988  
MARK LOGO: NGS  
ELEV.: 4.52', NGVD29

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE 6' & "X" ZONE

HORIZONTAL & VERTICAL MEASUREMENTS WERE  
OBTAINED USING A TOTAL STATION & TDS RANGER  
DATA COLLECTOR.

This parcel crosses more than one National Flood Insurance Program Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from flood maps located at:  
[http://mc-gisweb.monroecounty-fl.gov/MCFEMA\\_public/default.aspx](http://mc-gisweb.monroecounty-fl.gov/MCFEMA_public/default.aspx).

These lines are shown hereon for informational purposes only, and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction.

CERTIFIED TO -  
WADDELL AND REYNOLDS, LLC

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                    |
|-----------------------------------|--|------------------------------------|
| BFP - BACK-FLOW PREVENTER         | FO - FENCE OUTSIDE                             | PCC - POINT OF COMPOUND CURVE      |
| BO - BLOW OUT                     | FOL - FENCE ON LINE                            | PCP - PERMANENT CONTROL POINT      |
| C & G - 2" CONCRETE CURB & GUTTER | GI - GRATE INLET                               | PK - PARKER KALON NAIP             |
| CB - CONCRETE BLOCK               | GW - GUY WIRE                                  | POB - POINT OF BEGINNING           |
| CBW - CONCRETE BLOCK WALL         | HB - HOSE BIB                                  | PI - POINT OF INTERSECTION         |
| CI - CURB INLET                   | IP - IRON PIPE                                 | POC - POINT OF COMMENCEMENT        |
| CL - CENTERLINE                   | IR - IRON ROD                                  | PRC - POINT OF REVERSE CURVE       |
| CLF - CHAINLINK FENCE             | IS - IRON ROD                                  | PRM - PERMANENT REFERENCE MONUMENT |
| CM - CONCRETE MONUMENT            | LS - LANDSCAPING                               | PT - POINT OF TANGENT              |
| CMC - CONCRETE                    | MB - MAILBOX                                   | R - RADIUS                         |
| COS - CONCRETE SLAB               | MEAS - MEASURED                                | ROL - ROOF OVERHANG LINE           |
| CVRD - COVERED                    | MHWL - MEAN HIGH WATER LINE                    | ROW - RIGHT OF WAY                 |
| D - DELTA ANGLE                   | MTLF - METAL FENCE                             | ROWL - RIGHT OF WAY LINE           |
| DEASE - DRAINAGE EASEMENT         | NAVD - NORTH AMERICAN VERTICAL DATUM (1988)    | SCD - SANITARY CLEAN-OUT           |
| EB - ELECTRIC BOX                 | NCVD - NATIONAL GEODETIC VERTICAL DATUM (1929) | SMH - SANITARY MANHOLE             |
| EL - ELEVATION                    | ENCL - ENCLOSURE                               | SPV - SPRINKLER CONTROL VALVE      |
| ENCL - ENCLOSURE                  | FEE - FINISHED FLOOR ELEVATION                 | SV - SEWER VALVE                   |
| FH - FIRE HYDRANT                 | OHW - OVERHEAD WIRES                           | TBM - TEMPORARY BENCHMARK          |
| FI - FENCE INSIDE                 | PM - PARKING METER                             | TDB - TOP OF BANK                  |
| FND - FOUND                       |  | PCS - POINT OF CURVE               |
|                                   |  | TS - TRAFFIC SIGN                  |

SCALE:	1" = 20'
FIELD WORK DATE:	07/11/11
REVISION DATE:	-/-
SHEET:	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RW
INVOICE #:	11062402

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED \_\_\_\_\_  
JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**REECE & WHITE**  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# **Beneficial Use Allocation Letter**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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April 9, 2014

VIA ELECTRONIC MAIL  
erica@spottswood.com

Erica Hughes Sterling  
500 Fleming Street  
Key West, FL 33040

**RE: Beneficial Use Allocation, 821 Waddell Street (RE#00037430-000200, AK# 9100338)**

Dear Ms. Sterling,

This letter is in response to your request for a beneficial use allocation for property located at 821 Waddell Street. The subject property is a vacant lot located within the Historic Medium Density Residential (HMDR) zoning district. Pursuant to Section 108-999, neither provisions of the Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the Comprehensive Plan (August 10, 1993) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased.

In January 2008 the property known as 1426 Reynolds Street was granted a lot split; however, it was not recorded until August 2011. The lot was reconfigured from an east-west orientation to a north-south orientation and assigned the address 817-822 Waddell Street. The structure on the lot was demolished in 2007 and received a build-back determination for 817 Waddell in March 2011.

The minimum lot size in the HMDR zoning district is 4,000 square feet. The lot size of 821 Waddell Street is 4,044 square feet. In accordance with Code of Ordinance Sections 108-994 through 108-999, the Planning Department hereby grants a beneficial use allocation for property located at 821 Waddell Street. The allocation will be for a 1.0 full Building Permit Allocation System unit for the purpose of constructing a permanent single-family dwelling on a single family lot.

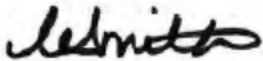
This action is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). This permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective until forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Anyone who may wish to appeal any administrative decision may do so in accordance with Section 90-431 of the Land Development Regulations. Please do not hesitate to contact me at 305-809-3722 with any questions or comments that you may have.

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*

821 Waddell Street  
Beneficial Use

Respectfully,

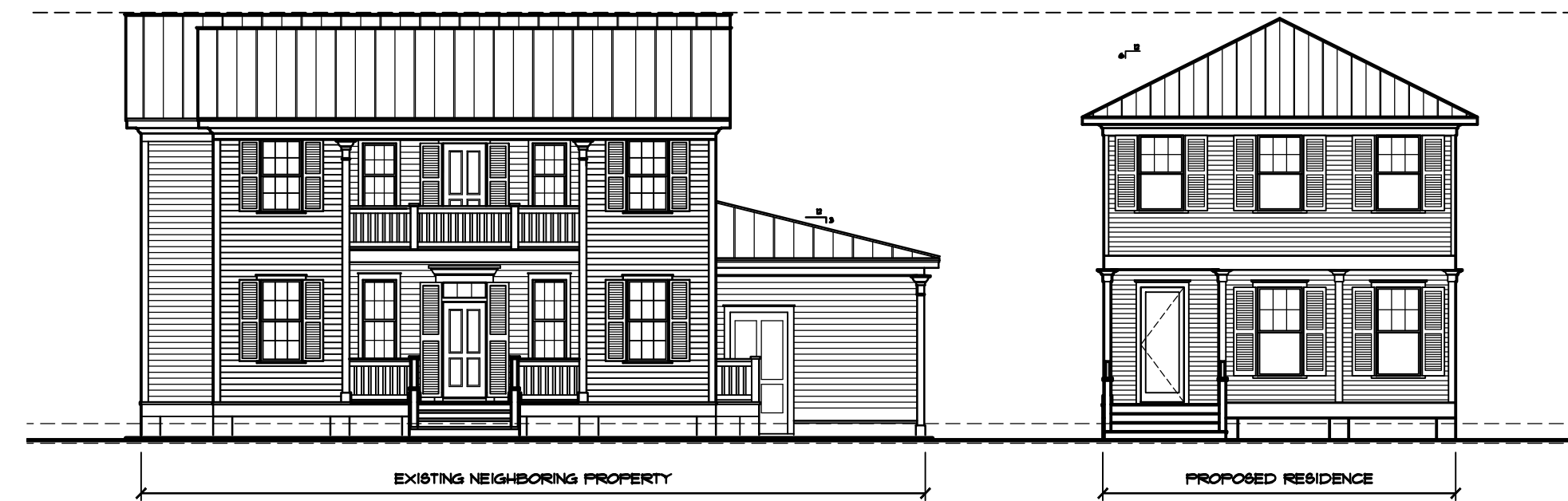


Carlene Smith  
Planner Analyst

Attachment: Survey  
Quit Claim Deed  
January 2008 Lot Split  
Assignment of Street Address  
March 2011 Build Back (817 Waddell)  
Application

cc: Donald Leland Craig, AICP, Community Development Services Director / Planning Director  
Ron Wampler, Building Official  
Larry Erskine, Chief Assistant City Attorney  
Carolyn Walker, Licensing Official  
Michael Turner, Utilities Collection Manager  
Scott Russell, C.F.A., Monroe County Property Appraiser

# **Proposed Design**

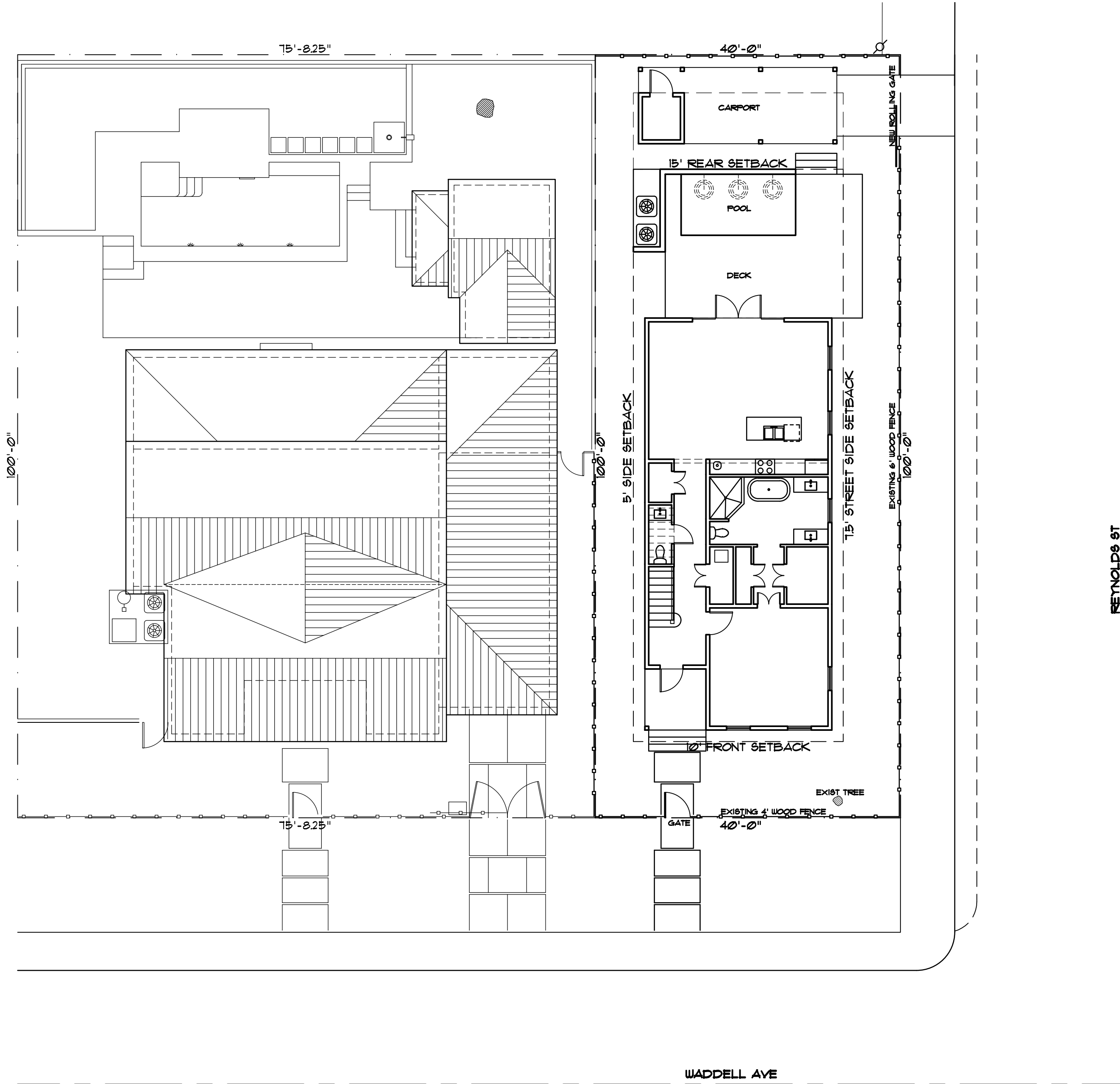


**Waddell Ave Elevation**

3/32" = 1' - 0"

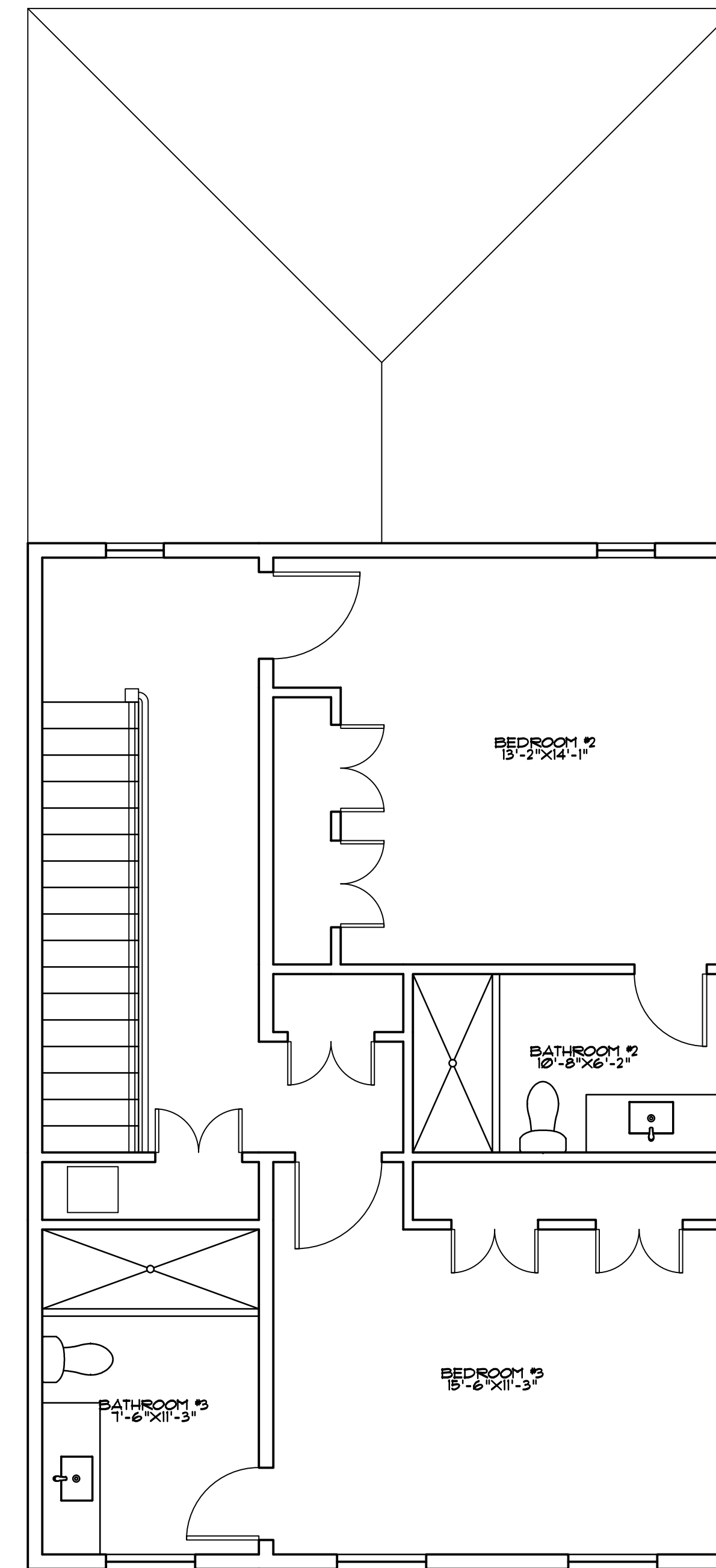
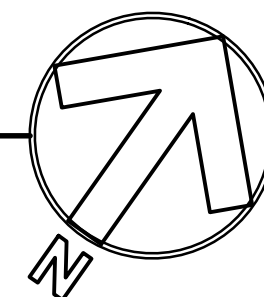
**SITE ANALYSIS**

ZONING	HMDR
SITE AREA	4,000 <sup>±</sup> (0.09 AC)
FLOOD ZONE	AE 6
MAX LOT COVERAGE	40% (1,600 SF)
PROPOSED LOT COVERAGE	33.6% (1,383 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	10'
REAR	15'
SIDE	5'
MAX IMPERVIOUS SURFACE	60% (2,400 SF)
PROPOSED IMPERVIOUS SURFACE	46% (1,846 SF)



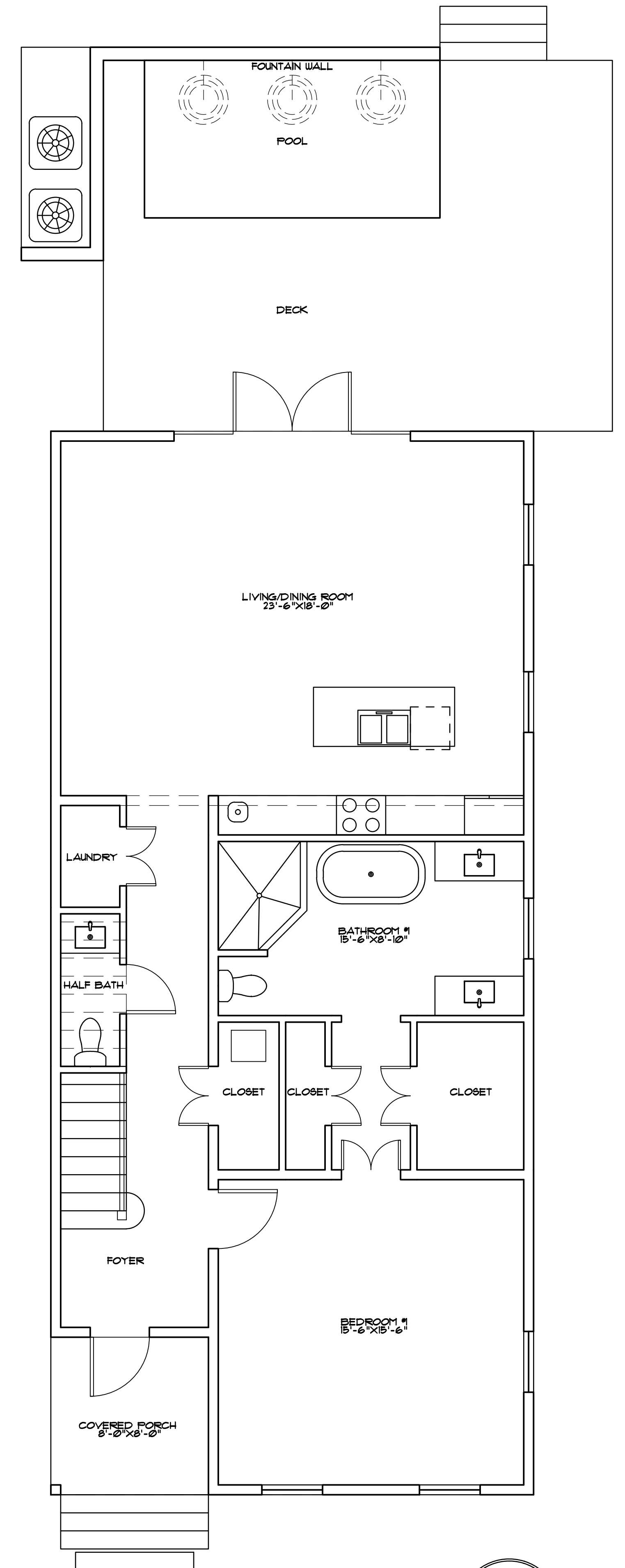
**Site Plan**

3/32" = 1' - 0"



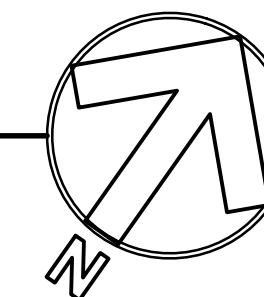
**Second Floor Plan**

1/4" = 1' - 0"



**First Floor Plan**

1/4" = 1' - 0"



Holiday Residence

821 Waddell Ave Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

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

date: 8/26/14  
revision:

sheet:

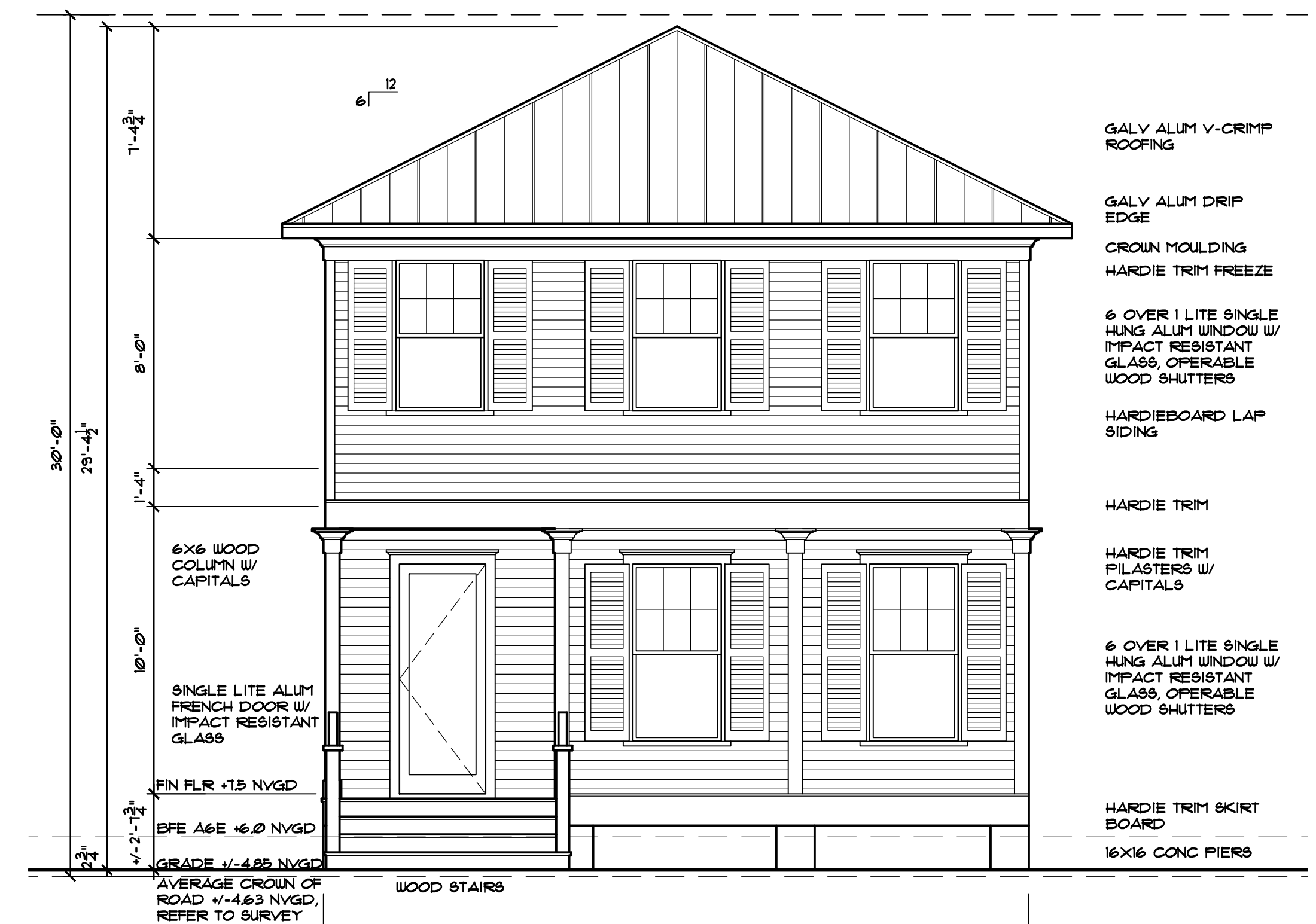
A1





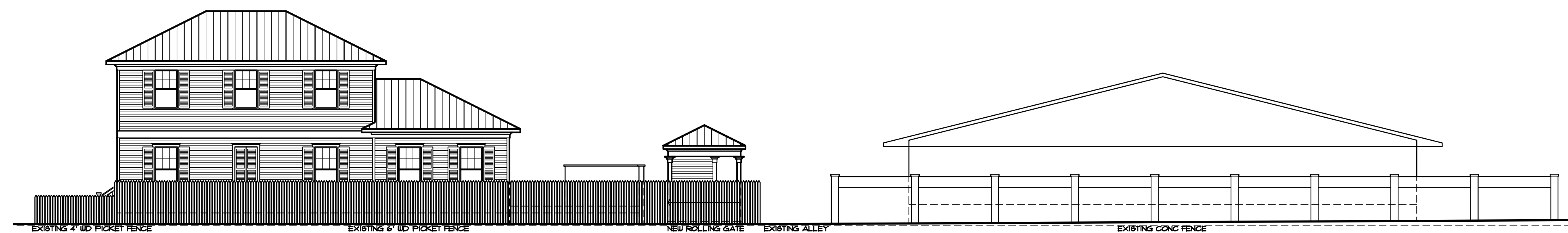
**Street Side Elevation**

1/4" = 1' - 0"



**Front Elevation**

1/4" = 1' - 0"



**Reynolds Street Elevation**

3/32" = 1' - 0"

Holliday Residence

Key West, FL

821 Waddell Ave

THOMAS E. POPE, P.A. ARCHITECT

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

date: 8/26/14  
revision:

sheet:

A2





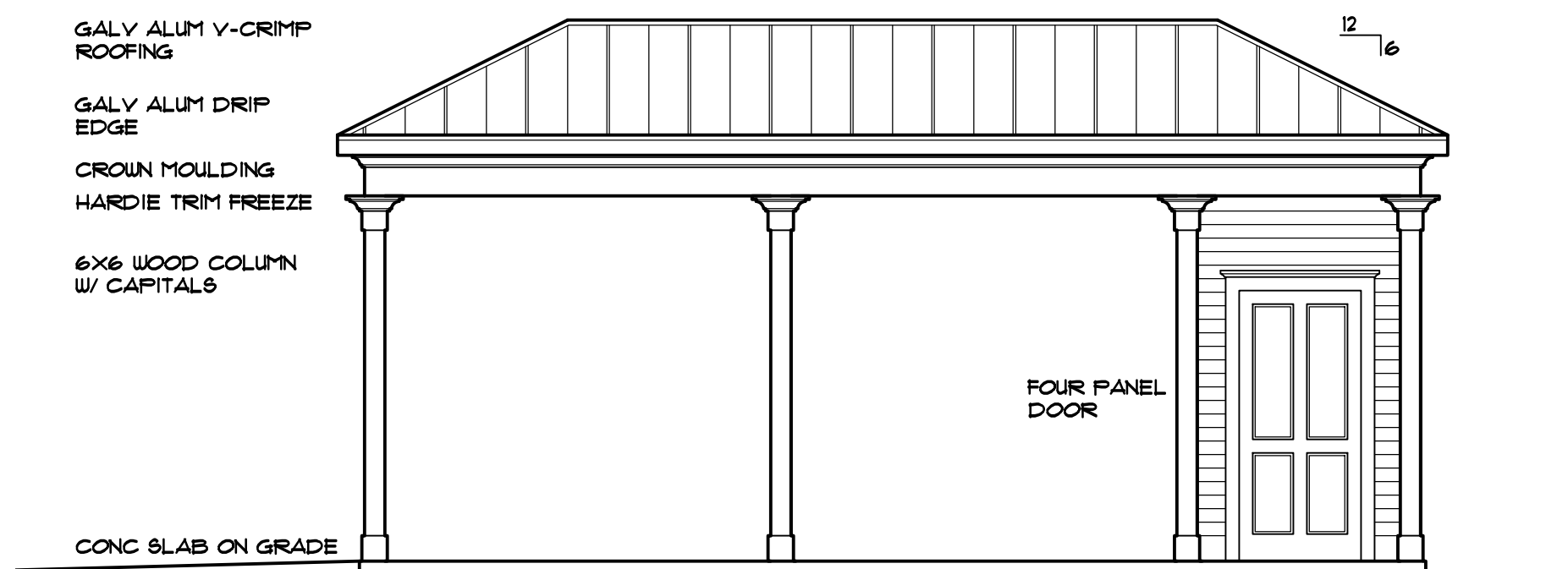
Side Elevation

1/4" = 1' - 0"

Holliday Residence

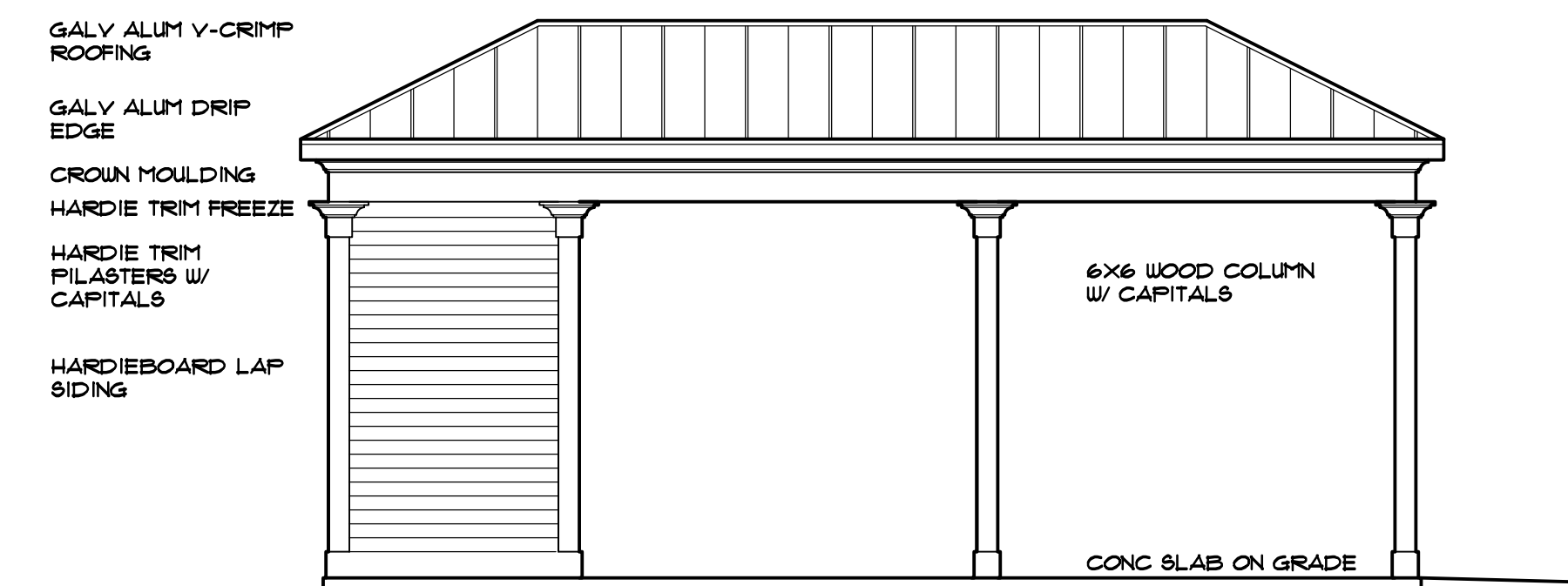
Key West, FL

821 Waddell Ave



Carport  
Rear Side Elevation

1/4" = 1' - 0"



Carport  
House Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

(305) 296 3611

date:  
8/26/14

revision:

sheet:

A3

**Previously Approved Design  
and Meeting Minutes**

**January 24, 2006**

**APPLICATIONS REQUIRING CLARIFICATION:**

**CL1.H06-01-06-24 1320 Grinnell Street, Doug Spencer**

To construct detached 3rd bedroom /bath & pool bath- materials, details, fenestration, and roof pitch to match primary structure.

Steve Talbot, (property owner), presented the project. They feel it will be a nice addition to the streetscape.

Don Craig said this is an accessory structure and even though oriented on Seminary Street, the secondary elevation, it is oriented to the front of the lot. Normally accessory structures are to the rear of the lot or coincidental with the main house. He asked where the hot tub, air condition, and pool equipment will be located.

Matthew Stratton aid it appears that the spa will be located over the setback.

Don Craig said we need to have staff review the previous approval to ensure there were no changes made to the main structure and Lanai.

Matthew Stratton motioned to approve this accessory structure with the condition that staff review the other previous HARC approval to ensure other project elements have not been changed. Don Craig seconded the motion.

APPROVE   X   DISAPPROVE        TABLE       

**CL2.H06-01-12-52 815 Waddell Street/1426 Reynolds Street, Jock de Bore, RA**

**H06-01-12-53 817 Waddell Street/1426 Reynolds Street, Jock de Bore, RA**  
Remove existing single family home. Split property into 2 lots and build 2 single family homes (other house under separate application).

Jock De Bore (architect) and Erik De Bore (owner) presented the project. They already have approval to demolish the existing structure at 1426 Reynolds Street pending approval of new construction. The design for each of the proposed new structures is different. One will have a carport. The other will have a garage.

Matthew Stratton explained they cannot have a six foot fence on the street side of a corner property or along the front.

Jock De Bore asked if he could eliminate the upper 2' of lattice.

George Born said that would be a good idea.

The parking lot of the Casa Marina is across the street from Waddell Street.

Mr. Stratton is concerned with the scale and mass of the proposed buildings. The guidelines state (page 52) "projects should not exceed the established size and scale of other buildings in the vicinity. Proportion and scale refer to the relationship of height to width of the front elevation. When most of the buildings along a streetscape have similar proportions, it would be harmful to construct a new building of substantially different proportion."

Don Craig said the reason we approved the demolition of the existing structure is it is a noncontributing CBS structure. We are placing the new structures in with similar noncontributing buildings that may be subject to demolition as well. By applying this rule we are not protecting a historic context. We need additional photographs of the streetscape to help determine if any historic structures will be impacted.

Erik De Bore described the surrounding structures using the 1948 Sanborn Map. Most of the existing structures are one story.

Don Craig motioned to approve with the condition that larger scale photographs of the streetscapes on Reynolds Street and Waddell Street are submitted to staff. Terry Garcia seconded the motion.

Marilyn Wild asked about the location of the A/C. The guidelines state this equipment should not be visible from the right of way.

Matthew Stratton noted the shutters do not fit the windows. Shutters should fit the window opening and be operable.

Don Craig modified his approval to include the condition that the shutters are operable bi-fold style or are eliminated, the A/C equipment is not visible from the right a way, the fence height on the front and street side yard, and additional photographs of the streetscape on Reynolds Street and Waddell Street. Staff should review the photographs to ensure that historic structures will not be impacted by the new construction.

APPROVE  X  DISAPPROVE \_\_\_\_\_ TABLE \_\_\_\_\_

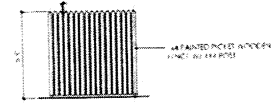
**CL3.H06-01-12-54 519 Duval Street, Thomas E. Pope**

New construction of two and a half story building fronting Duval St.  
Free standing two and one half story carriage house at rear of  
property fronting Bahama Street.

Thomas Pope said they had to redesign the project site plan based on the location of a large Ficus tree that must be protected. The first floor will be commercial. The second floor will be a residential unit. There will also be a free standing 2 ½ story carriage house residence on Bahama Street. They are changing from 4 residential units to two. This is a



**1 FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



**FENCE ELEVATION**  
Scale: 1/4" = 1'-0"



**2 SIDE ELEVATION**  
Scale: 1/4" = 1'-0"

NOTE: THE EXTERIOR WOODS AND TRIM ARE TO BE PAINTED IN THE NEW FINISH SPECIFIED UNDER PAINT SCHEDULE.  
 WINDOWS: GLASS IS 1/2" x 1/2" x 1/2"  
 REAR DOORS: TRIM ETC. BRIGHT WHITE (R-12)  
 PORCH FLOOR: HAWAIIAN BLUE (R-12)  
 PORCH: 4" x 4" x 4" x 4" (R-12)



**3 REAR ELEVATION**  
Scale: 1/4" = 1'-0"



**4 SIDE ELEVATION**  
Scale: 1/4" = 1'-0"

NO.	REVISION/DESCRIPTION	DATE
2	REVISION FOR MARK APPROVAL	07/13/08
1	DESIGN PLAN	12/01/05

817 Waddell Street  
Key West, Florida 33040

**PROJECT TEAM**

ARCHITECT  
 deBoer Architects  
 835 Bard Avenue, Staten Island, NY 10314  
 Phone (917) 752-3183 Fax (917) 581-2922

**EXTERIOR ELEVATIONS**

Scale	AS NOTED
Project No.	02-2005
Drawing No.	



**FRONT ELEVATION**

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



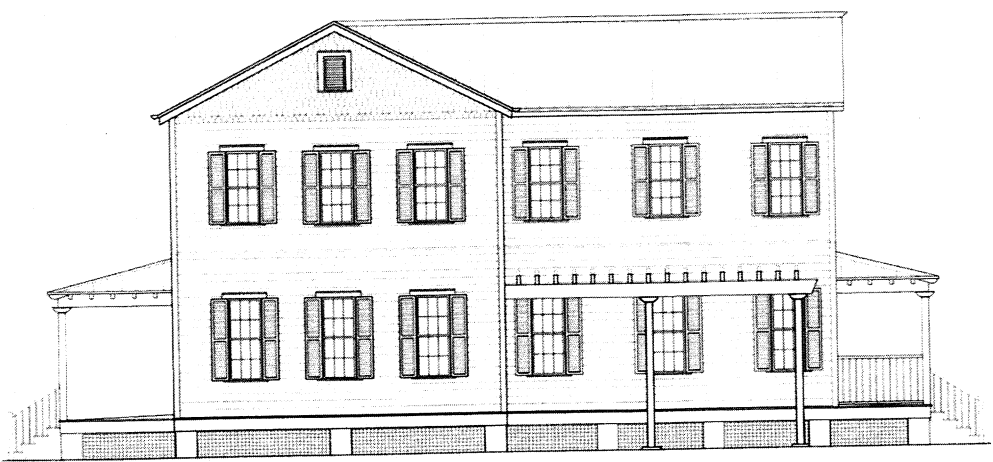
**SIDE ELEVATION**

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



**REAR ELEVATION**

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



**SIDE ELEVATION**

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

1	SUBMIT FOR MARK REVIEW	12/02/09
2	TRUCK PLAN	10/04/09
3	REVISIONS/CLARIFICATIONS	DATE

817 Waddell Street  
Key West Florida 33040

**PROJECT TEAM**

**ARCHITECT**

deBoer Architects  
835 Red House, Olden Island, NY 13301  
Phone (917) 753-2183 Fax (917) 581-2727

**EXTERIOR ELEVATIONS**

Scale AS NOTED  
Project No. 04-2005  
Drawing No.

# 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:

**NEW TWO STORY HOME WITH CARPORT ON VACANT LOT.**

**FOR- #821 WADDELL AVENUE**

**Applicant- Thomas E. Pope**

**Application # H14-01-1448**

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

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 with IE9 & Firefox. Requires Adobe Flash 10.3 or higher

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

**Alternate Key: 9100338 Parcel ID: 00037430-000200**

**Ownership Details**

**Mailing Address:**  
WADDELL AND REYNOLDS LLC  
PO BOX 6  
KEY WEST, FL 33041-0006

**Property Details**

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 821 WADDELL AVE KEY WEST  
**Subdivision:** Key West Investment Co's Sub  
**Legal Description:** KW KW INVESTMENT CO SUB PB1-69 PT LOTS 1-2 SQR 11 TR 17 H3-124 COUNTY DOCKET 12-43 OR750-527 OR1992-1582/1582A OR2263-429/433(RES NO 06-183) OR2514-395/96 OR2531-293/95

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
Z10D - CONTIG SFR DRY	40	100	4,044.00 SF

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	720 SF	120	6	2012	2013	2	30

0	FN2:FENCES	160 SF	40	4	2012	2013	2	30
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### Appraiser Notes

PER OR2531-293 THIS PARCEL HAS BEEN SPLIT OUT FROM AK1038181, RE: 00037430-000000, DONE FOR THE 2012 TAX ROLL

### 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	0	2,987	161,760	164,747	164,747	0	164,747
2013	0	3,080	169,330	172,410	172,410	0	172,410
2012	0	0	372,527	169,330	169,330	0	169,330

### 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
8/16/2011	2531 / 293	100	QC	11

This page has been visited 4,824 times.

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