



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2018

Applicant: T. Seth Neal, Architect

Application Number: H18-03-0009

Address: #1316 Walton Street

Description of Work:

New two-story frame house. New pool, fences, and deck. Existing house has been declared unsafe by the CBO.

Site Facts:

The site in question has a one-story frame structure. On January 25, 2018, the Chief Building Official declared the structure unsafe. The historic wood frame house has exterior stucco walls. The building is listed as not eligible to the local register.

On April 12, 2005, the Commission reviewed a design that included two two-story frame structures for the lot. As part of the approval, the Commission motioned to approve the demolition of the building. The approved plans are still valid, as they were approved before the two-year expiration date, which was adopted in August 1, 2006.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.

Staff Analysis

This staff report is for the review of a new proposal for a two- story single-family frame house as a replacement of an unsafe structure. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. Proposed finishes include wood lap siding for exterior walls, 6 over 6 impact resistant clear glass windows, operable wood shutters, and metal v-crimp panels for the roofing system.

The maximum height of the new proposed house is 24'-5" and the building will be setback from the street approximately 20' from the front property line. The building will have a front wooden porch and will supported by concrete footers. The plan provides for an off-street parking space

The plan also includes a pool and deck in the rear yard and behind the house, a front yard 4' tall wood picket fence and one car driveway.

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new structure will not outsize the surrounding structures as it has been designed taking into account actual setbacks and heights of adjacent houses on the urban block. The proposed building form and architectural vocabulary used, makes this new design one harmonious and sensible to its urban context. By comparing, the approved 2005-2006 plans with the submitted plans staff opines that the current application proposes a more appropriate design, as the scale mass and proportions are more in keeping with the surrounding context.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1 300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 18-00300008	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1316 WHALTON STREET KEY WEST FL 33040	
EDWARD FLYNN QUALIFIED PERSONAL RESIDENCE TRUST	PHONE NUMBER 843-290-8895
817 DUVAL ST. KEY WEST, FL 33040	EMAIL SKYFLY11@gmail.com
T. SETH NEAL	PHONE NUMBER 251-422-9547
548 POWELL BLVD AVENUE LITTLE TORCH KEY, FL 33042	EMAIL sethneal@snarchitects.com
<i>T. Seth Neal</i>	DATE 1-26-2018

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO ___ INVOLVES A HISTORIC STRUCTURE: YES ___ NO ___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO ___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: NEW 1 1/2 STORY RESIDENCE W. POOL AT REAR. RESIDENCE WILL HAVE WOOD LAP SIDING, S-V METAL ROOF, WOOD WINDOWS + WOOD FRONT DOOR.

MAIN BUILDING: SEE ABOVE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Open: KEYWAY Type: BLDG Permits-NEP
 Date: 1/29/18 2018 Receipt no: 5978
 Trans date: 1/29/18
 Trans number: 200
 CK CHECK 1.00
 \$400.00
 \$400.00
 Time: 11:03:54

35096-12023-01C

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
AT THE REAR YARD THERE IS A POOL + WOOD DECK. SEE SITE PLAN	
PAVERS:	FENCES: ^{EXISTING + NEW} WOOD FENCE, SEE SITE PLAN
DECKS: WOOD, SEE SITE PLAN	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES, SEE SITE PLAN
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <i>Not contributing. Guidelines for new construction of</i>		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



THE CITY OF KEY WEST

Building Department

P.O. Box 1407, Key West, FL 33401

Phone: 305-809-3051

KeyWestCity.com

PUBLIC NOTICE

UNSAFE

Pursuant to Article III, Section 14-71, 14-72, and 14-73 of the Key West Code of Ordinances, the Building Official of the City of Key West hereby declares this structure dangerous and possessing conditions rendering dwelling unfit for human habitation.

1316 Whalton (Front House)
KEY WEST, FLORIDA

THIS BUILDING IS DANGEROUS. IT IS HEREBY CLOSED AND ITS USE PROHIBITED.

Section 14-115. Unauthorized Removal of Complaints, Notices, or Orders.

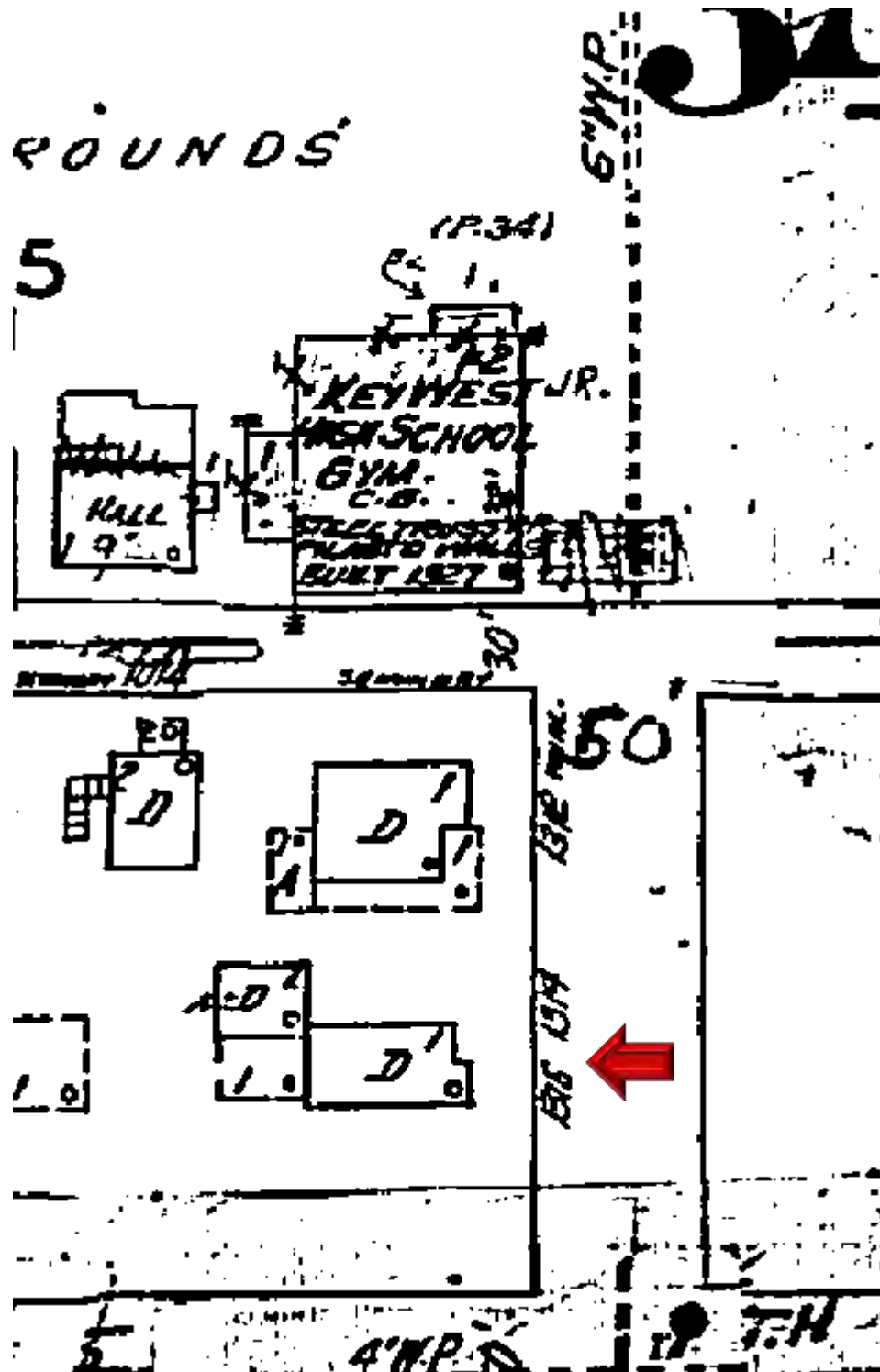
No person without consent of the Building Official shall remove or allow the removal of this notice in accordance with Sections 14-108 and 14-109.

POSTED AND ORDERED THIS 25 DAY OF Jan 20 19

BUILDING OFFICIAL SIGNATURE:

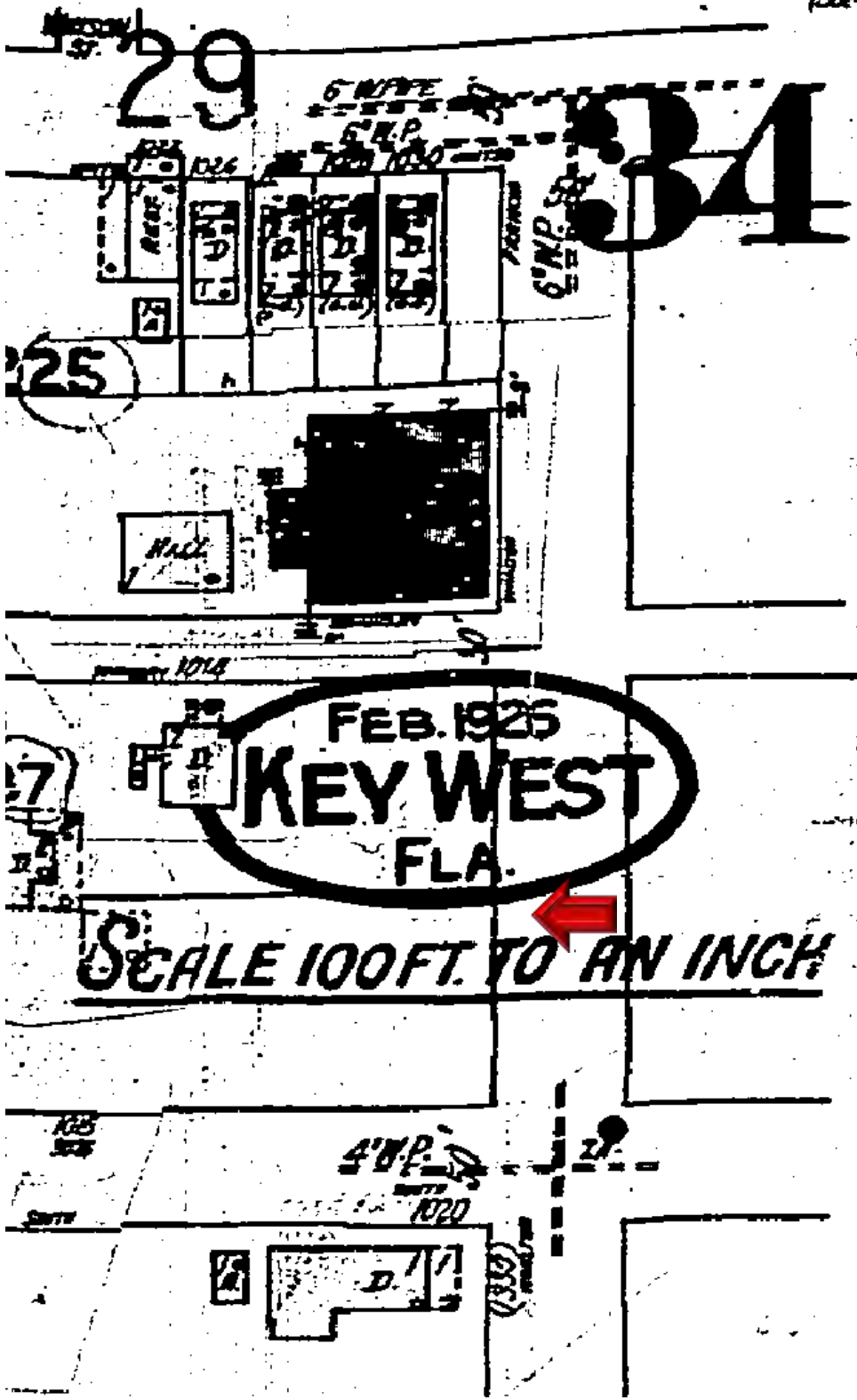
R. W. Wamsler

SANBORN MAPS



1962 Sanborn Map

(254)



1948 Sanborn Map

PROJECT PHOTOS



1316 Whalton Street circa 1965. Monroe County Library



1316

1316

1316





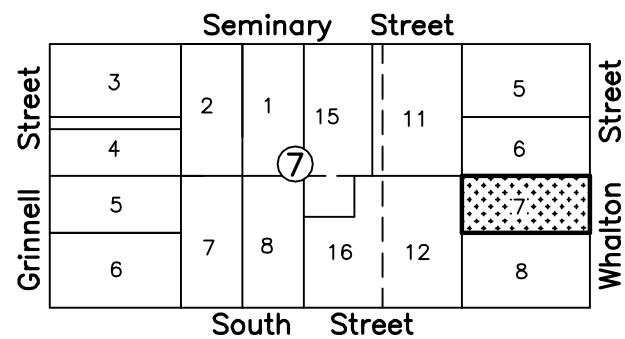








SURVEY



LOCATION MAP

Square 7, Tract 18
(P.B. 1, pg. 43)
City of Key West



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Whalton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: V-267 Elevation: 7.215"
Title search has not been performed on
said or surrounding properties.
No Title Opinion or Abstract to the
subject property has been provided. It
is possible that there are Deeds,
Easements, or other instruments
(recorded or unrecorded) which may
affect the subject property. No search
of the Public Records has been made
by the Surveyor.
Field Work performed on: 8/22/17

LEGAL DESCRIPTION:

A parcel of land on the Island of Key West and known as the Northwesterly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesterly Right-of-Way line of South Street with the Southwesterly Right-of-Way line of Whalton Street and run thence Northwesterly along the Southwesterly Right-of-Way line of said Whalton Street for a distance of 58.00 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly Right-of-Way line of the said Whalton Street for a distance of 34.50 feet to the Northerly corner of the said Lot 7; thence Southwesterly and at right angles along the Northwesterly boundary line of the said Lot 7 for a distance of 90.00 feet to the Westerly corner of the said Lot 7; thence Southeasterly and at right angles along the Southeasterly boundary line of the said Lot 7 for a distance of 34.50 feet; thence Northeasterly and at right angles for a distance of 90.00 feet back to the Point of Beginning.

SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS:

A parcel of land on the Island of Key West and known as the Northwesterly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesterly Right-of-Way line of South Street with the Southwesterly Right-of-Way line of Whalton Street and run thence Northwesterly along the Southwesterly Right-of-Way line of the said Whalton Street for a distance of 92.50 feet to the Northerly corner of the said Lot 7; thence Southwesterly and at right angles along the Northwesterly boundary line of the said Lot 7 for a distance of 57.50 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly boundary line of the said Lot 7 for a distance of 23.70 feet; thence Southeasterly and at right angles for a distance of 23.70 feet; thence Northeasterly and at right angles for a distance of 14.00 feet; thence Northwesterly and at right angles for a distance of 14.00 feet back to the Point of Beginning.

MONUMENTATION:

- ▲ = FPK
- △ = SPK, P.L.S. No. 2749
- = FIB/FIP
- ⊙ = SIB, 1/2"

NOTE: Distance calls starting at the P.O.B. for the Easement are incorrect. The calls should read as; Southwesterly along the Northwesterly boundary line of said Lot 7 for a distance of 23.70 feet; thence Southeasterly and at right angles for a distance of 14.00 feet; thence Northwesterly and at right angles for a distance of 23.70 feet; thence Northeasterly and at right angles for a distance of 14.00 feet back to the Point of Beginning.

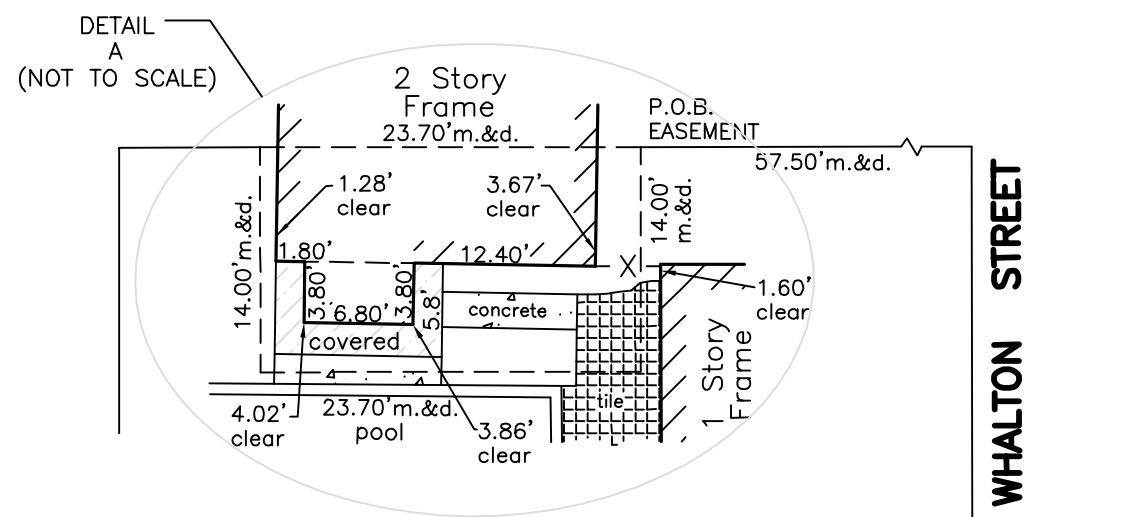
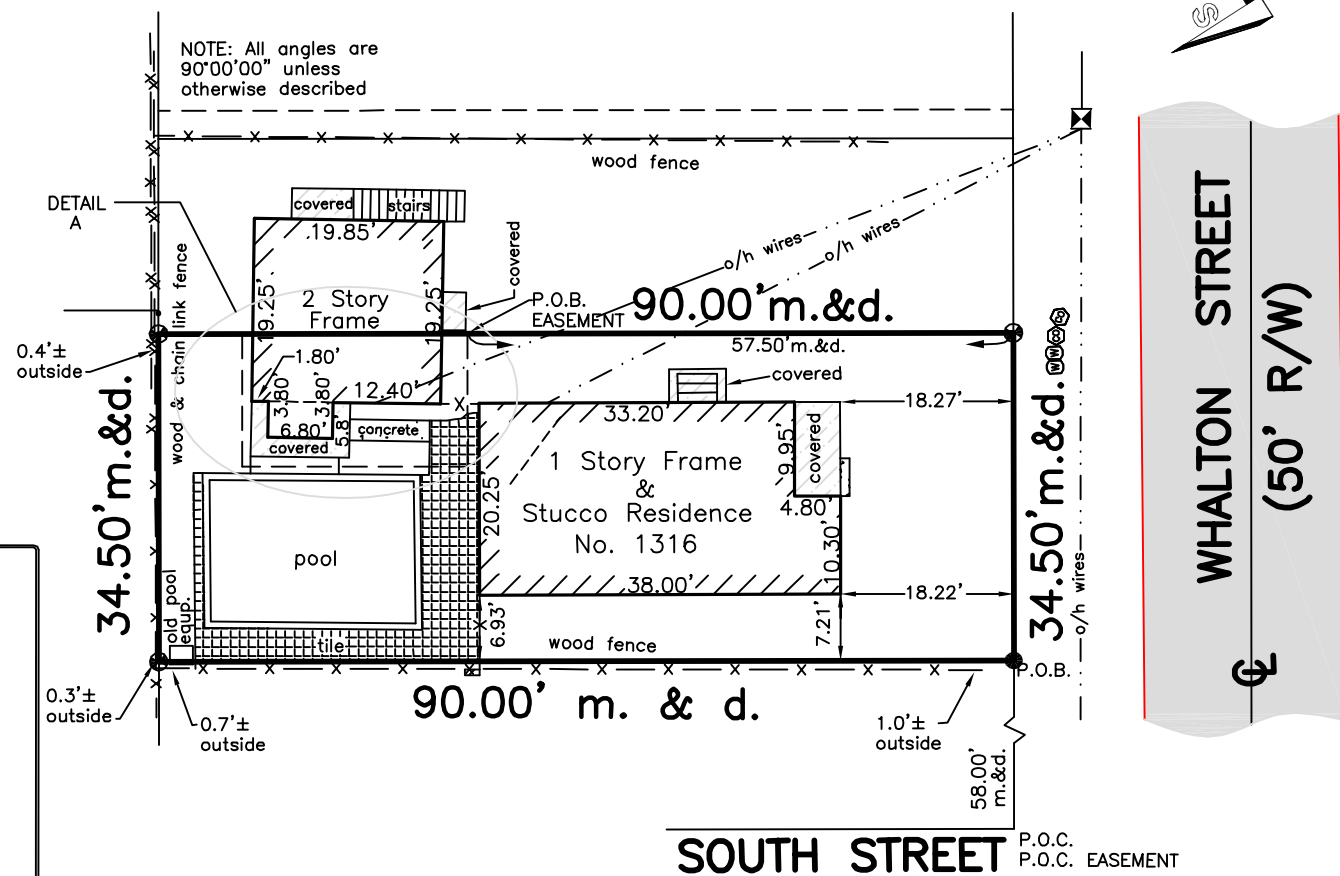
CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

LEGEND

A/C	Air Conditioner
BAL	Balcony
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CO	Clean Out
C.B.S.	Concrete Block Stucco
COV'D	Covered
D	Deed
ELEV	Elevation
F.FL.	Finished Floor Elevation
FD	Found
FIB	Found Iron Bar
FPK	Found Nail & Disc
IRR	Irregular
LB	Licensed Business Number
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Head
P	Plat
PB	Plat Book
P.O.B.	Point Of Beginning
P.O.C.	Point Of Commence
R/W	Right Of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SPK	Set Nail And Disc
WV	Water Valve
⊕	Concrete Utility Pole
⊙	Sanitary Sewer Clean Out
⊗	Water Meter



Nationstar Mortgage			
1316 Whalton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 17-316	
Scale 1" = 20'	Ref. 225-57	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 8/24/17	File	Flood Zone AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
fred\drawings\keywest\block169\1316whalton			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhldeb1@bellsouth.net
L.B. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

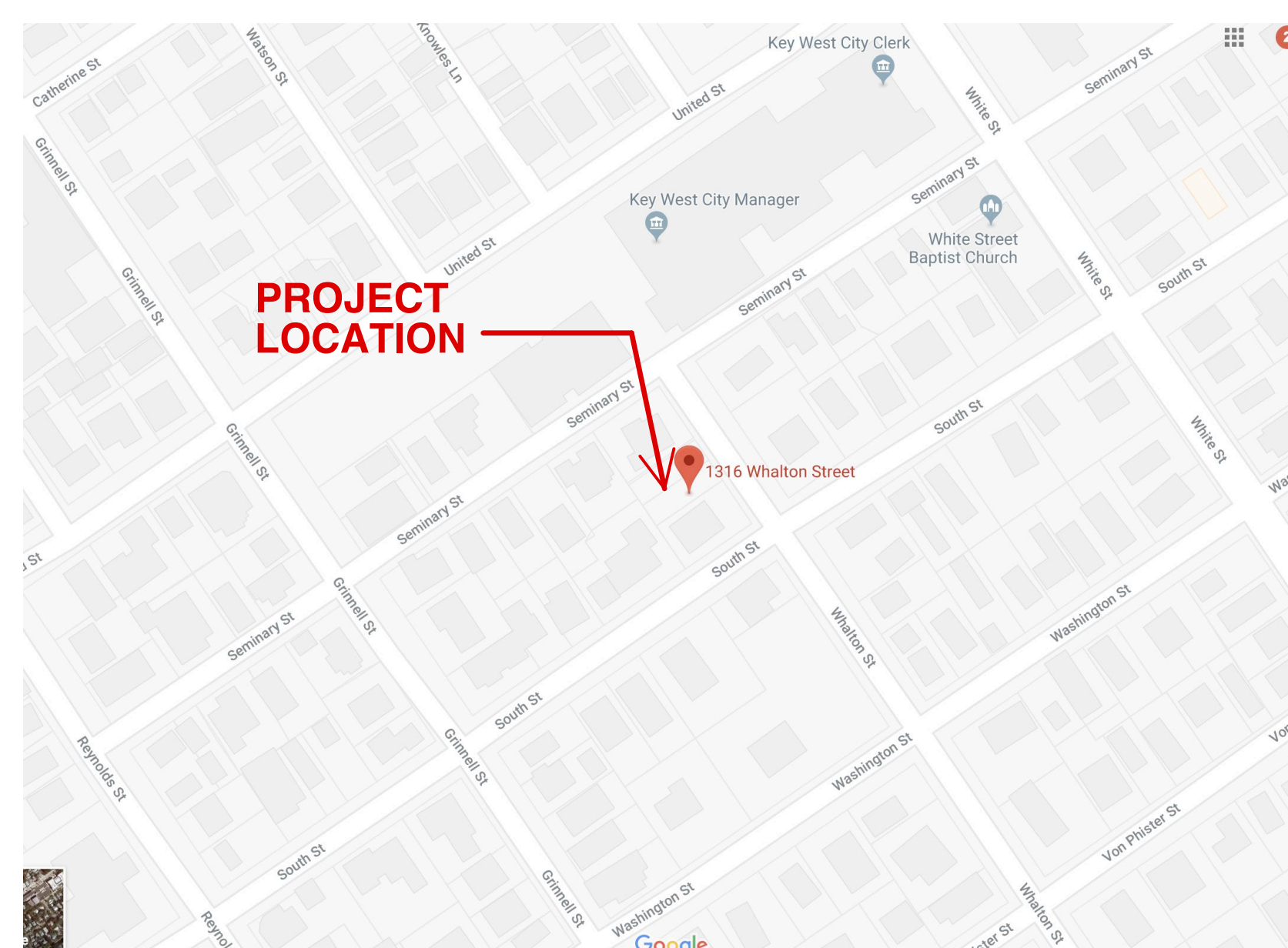
SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,104 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	34.50' X 90'	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,631 SQ. FT.	1,862 (60% MAX)	1,562 SQ. FT. (50%)	CONFORMS
OPEN SPACE	1,472 SQ. FT.	1,086 (35% MIN)	1,435 SQ. FT. (46%)	CONFORMS
BUILDING COV.	991 SQ. FT.	1,241 (40% MAX)	1,145 SQ. FT. (37%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	517 SQ. FT. REAR YARD AREA	(30% MAX COV.) 155 SQ. FT. REAR YARD AREA	154 SQ. FT. (29.8%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	345 SQ. FT. FRONT YARD AREA	172.5 (50% MIN)	254 SQ. FT. (73%)	CONFORMS
SETBACKS				
EAST SIDE SETBACK	6.93'	5'	6'-1"	CONFORMS
WEST SIDE SETBACK	7.21'	5'	6'-1"	CONFORMS
REAR SETBACK	33.71'	15'	24'-5"	CONFORMS
FRONT SETBACK	18.22'	10'	20'-0"	CONFORMS
BUILDING HEIGHT	13'-8 1/2"	30'	24'-5"	CONFORMS

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



A NEW RESIDENCE FOR

EDWARD FLYNN Q.P.R.T.

1316 WHALTON STREET
KEY WEST, FLORIDA 33040

DESIGN NOTES:

CERTIFICATE OF COMPLIANCE:

GENERAL NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED UPON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING.

INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS.

ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.

ALL CHANGE ORDERS MUST BE APPROVED AND SIGNED PRIOR TO EXECUTION.

DO NOT SCALE PLANS. DIMENSIONS ARE MEANT TO BE A GUIDE ONLY -FIELD CONDITIONS AND PREVIOUS CONSTRUCTION TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 ARCHITECTURAL SITE PLANS & SURVEY
- EX1.1 EXISTING FLOOR PLANS
- A1.0 STREETSCAPE DRAWINGS
- A1.1 FIRST FLOOR & SECOND FLOOR PLANS
- A2.1 ELEVATIONS

SCOPE OF WORK:



T.S. NEAL
ARCHITECTS INC.

548 POWELL AVENUE
LITTLE TORCH KEY
FLORIDA 33042
251-422-9547

A NEW RESIDENCE FOR
EDWARD FLYNN Q.P.R.T.
1316 WHALTON STREET
KEY WEST, FL 33040

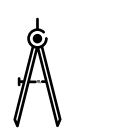
DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: TSN
CHECKED: -
DATE: 01-09-2018

REVISION #	DATE
#3	01-12-2018
#4	01-17-2018
#5	01-18-2018
#6	01-19-2018

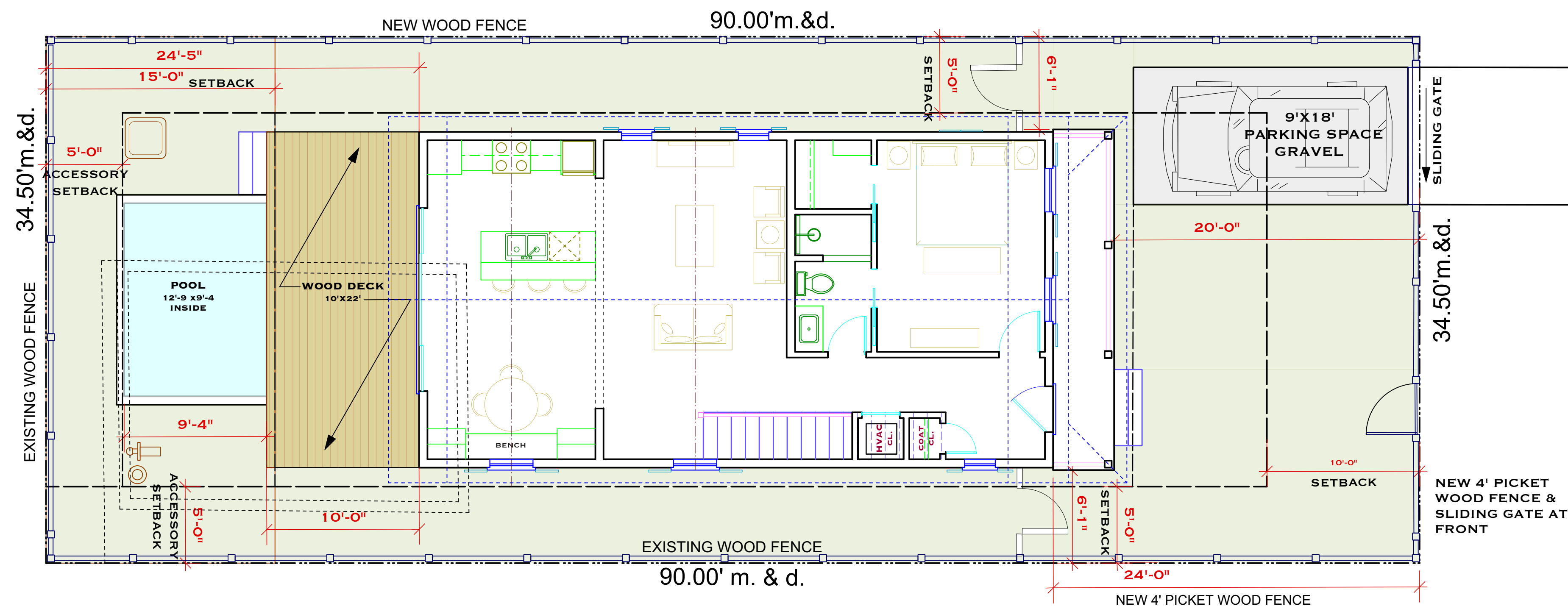
T1.1

SHEET #



TSN

T.S. NEAL ARCHITECTS, INC.



1 ARCHITECTURAL SITE PLAN
 C1.1 SCALE: 3/16" = 1'-0"

SURVEY PROVIDED BY OWNER

T.S. NEAL
 ARCHITECTS INC.
 548 POWELL AVENUE
 LITTLE TORCH KEY
 FLORIDA 33042
 251-422-9547

A NEW RESIDENCE FOR
EDWARD FLYNN Q.P.R.T.
 1,316 WHALTON STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ARCHITECTURAL SITE PLAN
 & SURVEY

DRAWN: TSN
CHECKED: -
DATE: 01-09-2018

REVISION #	DATE
#3	01-12-2018
#4	01-17-2018
#5	01-18-2018
#6	01-19-2018

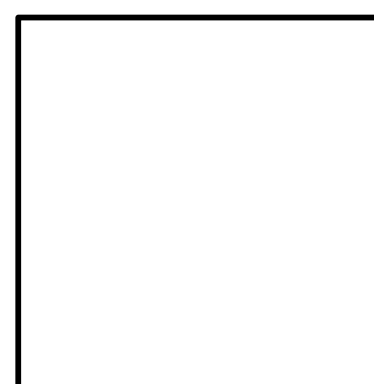
C1.1
 SHEET #

T.S. NEAL
 ARCHITECTS, INC.



T.S. NEAL
ARCHITECTS INC.

548 POWELL AVENUE
LITTLE TORCH KEY
FLORIDA 33042
251-422-9547



A NEW RESIDENCE FOR
EDWARD FLYNN Q.P.R.T.
1316 WHALTON STREET
KEY WEST, FL 33040

DRAWING TITLE:

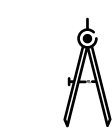
EXISTING & PROPOSED
STREETSCAPE DRAWING

DRAWN: TSN
CHECKED: -
DATE: 01-09-2018

#3	01-12-2018
#4	01-17-2018
#5	01-18-2018
#6	01-19-2018
REVISION #	DATE

A1.0

SHEET #

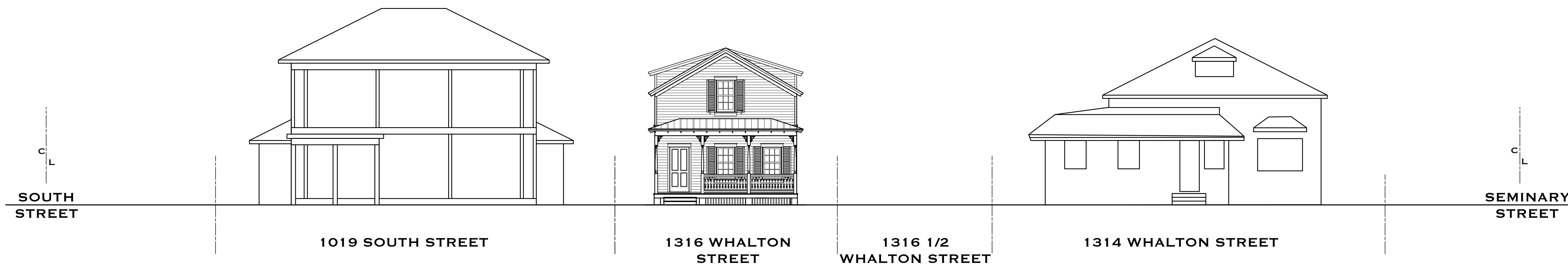


TSN

T.S. NEAL ARCHITECTS, INC.



1 2005 APPROVED STREETSCAPE DRAWING
A1.0 SCALE: 1/8" = 1'-0"



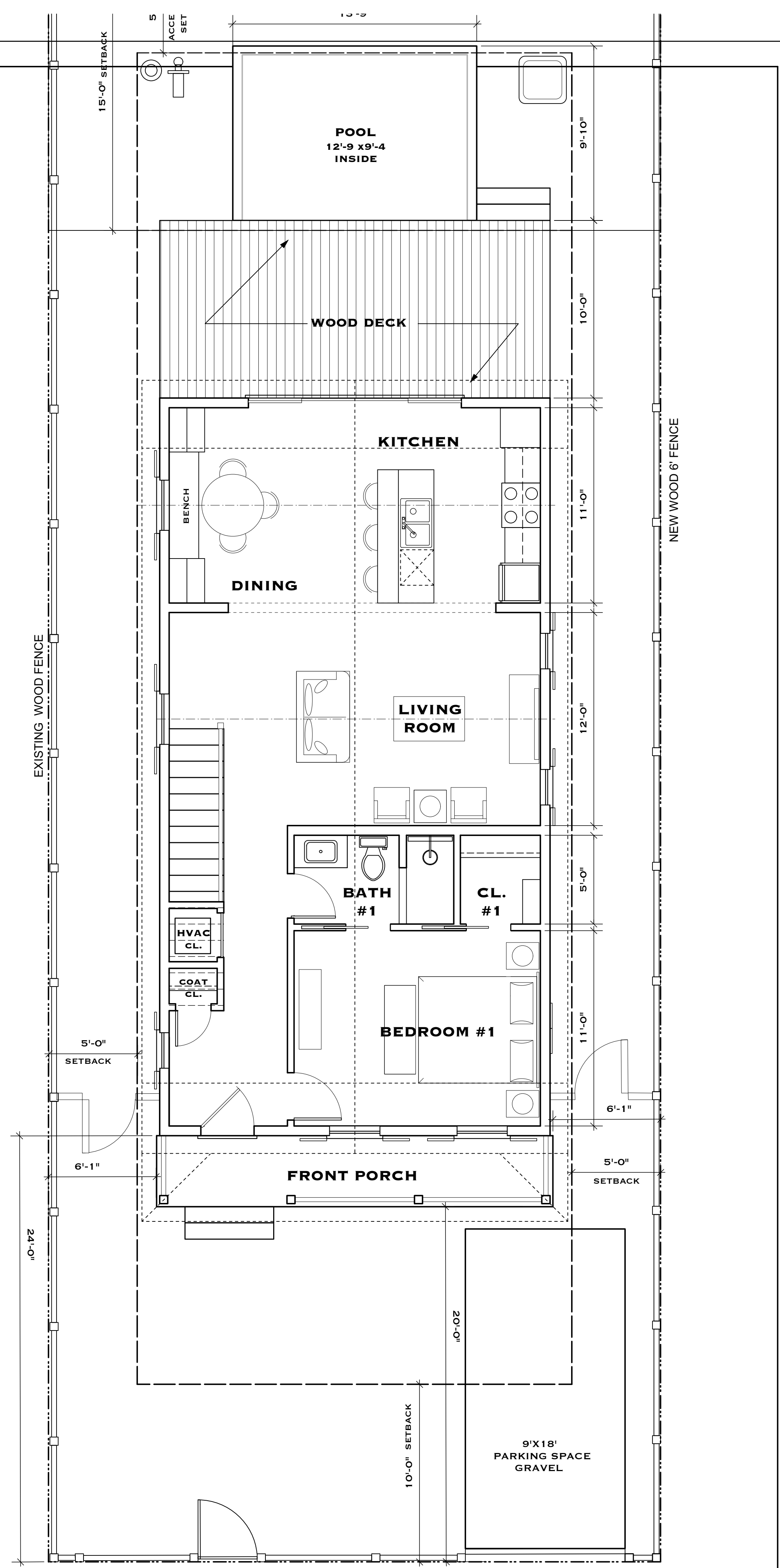
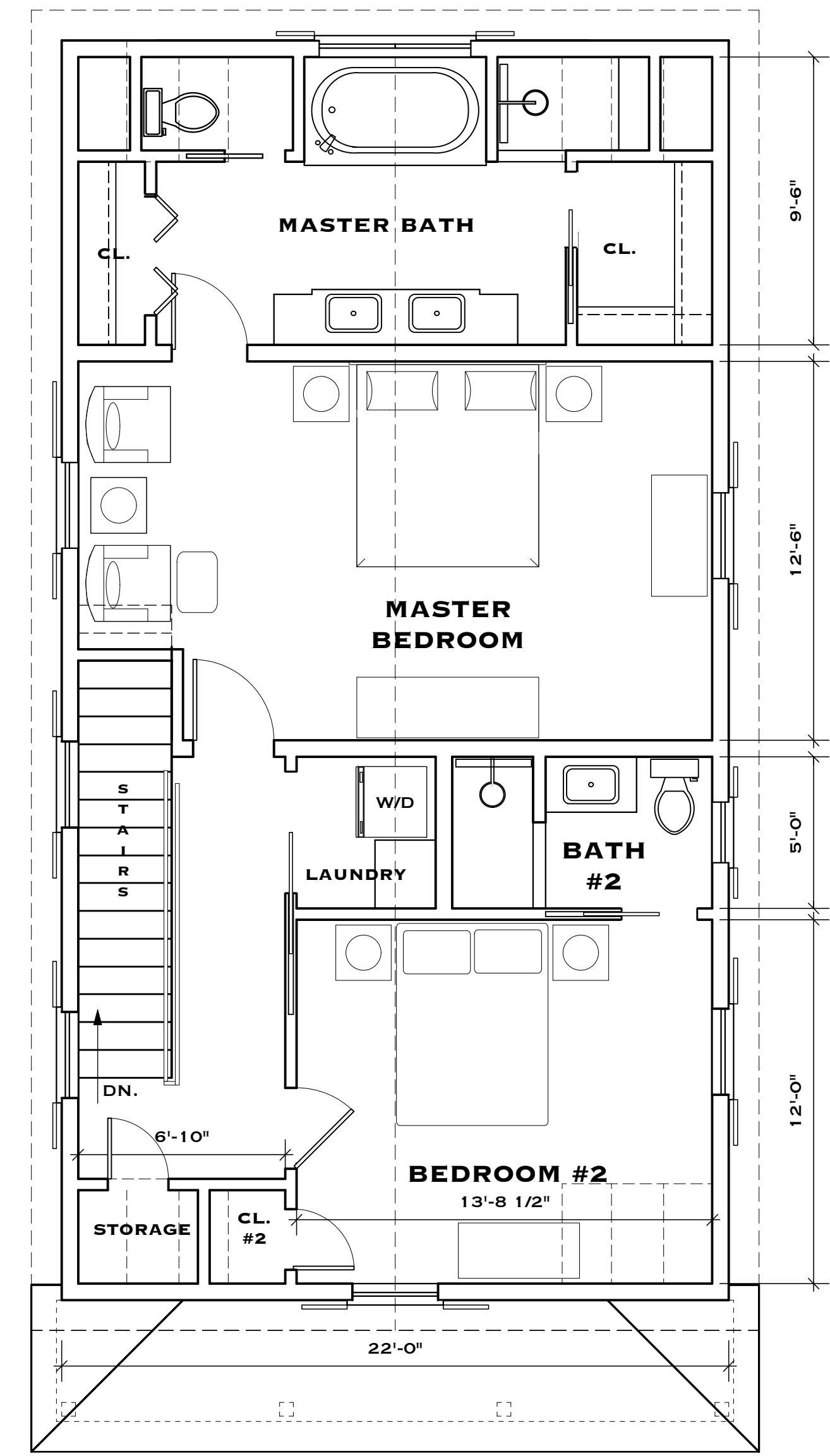
2 PROPOSED STREETSCAPE DRAWING
A1.0 SCALE: 1/8" = 1'-0"



DRAWING TITLE:
PROPOSED FLOOR PLAN
 DRAWN: TSN
 CHECKED: -
 DATE: 01-09-2018

REVISION #	DATE
#3	01-12-2018
#4	01-17-2018
#5	01-18-2018
#6	01-19-2018

A1.1
 SHEET #



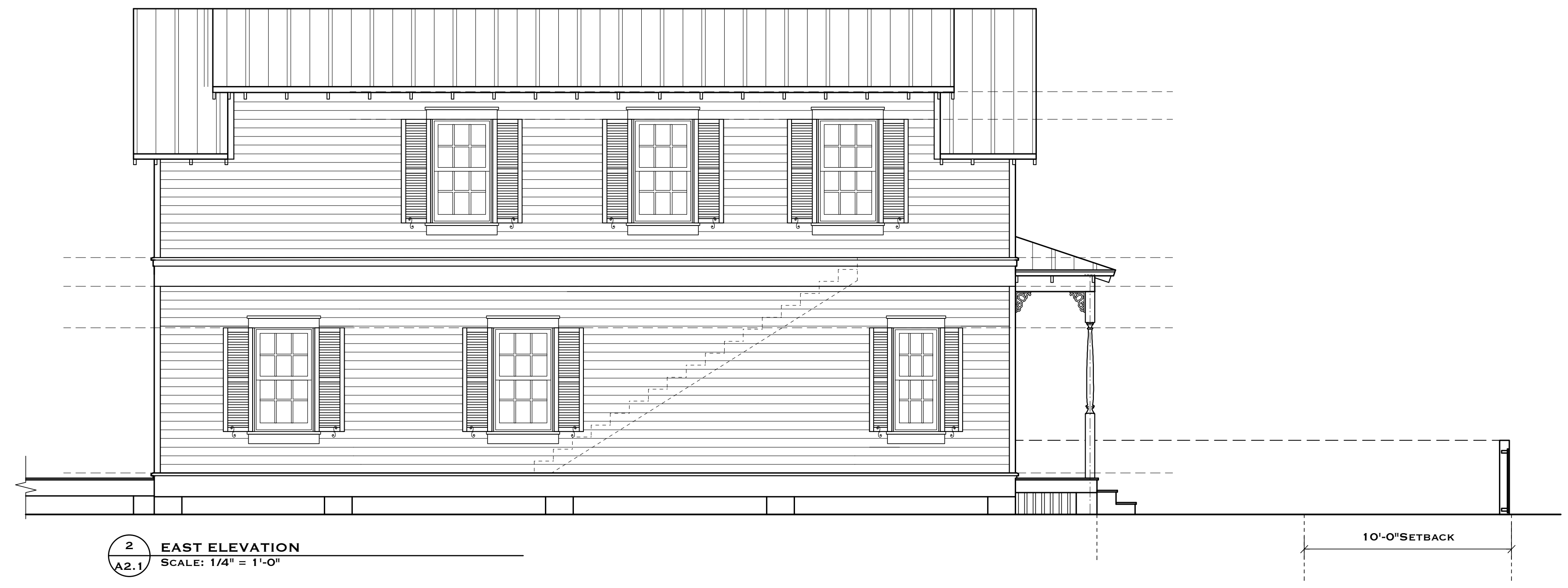


DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 01-09-2018

REVISION #	DATE
#3	01-12-2018
#4	01-17-2018
#5	01-18-2018
#6	01-19-2018

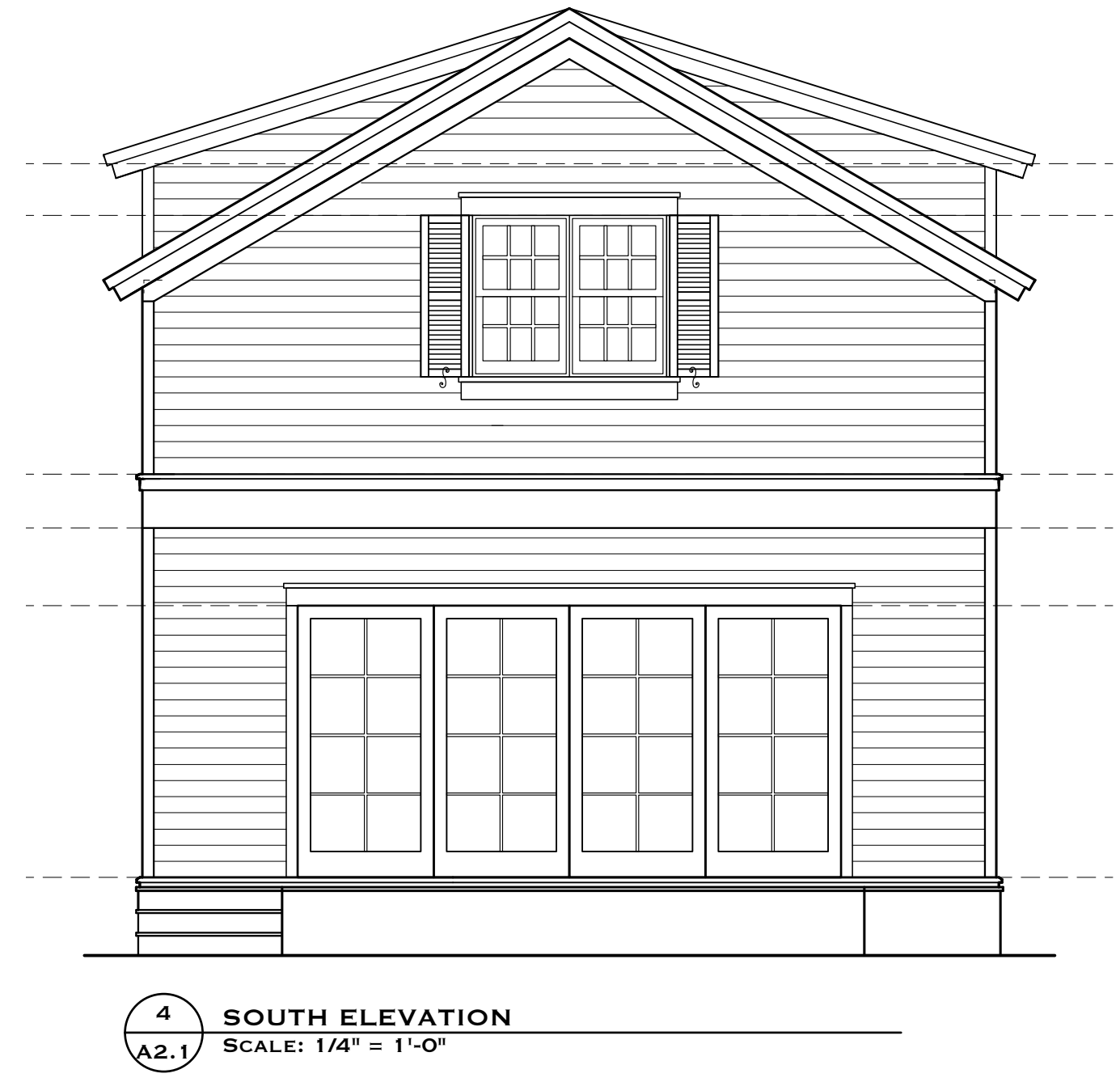
A2.1
 SHEET #



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



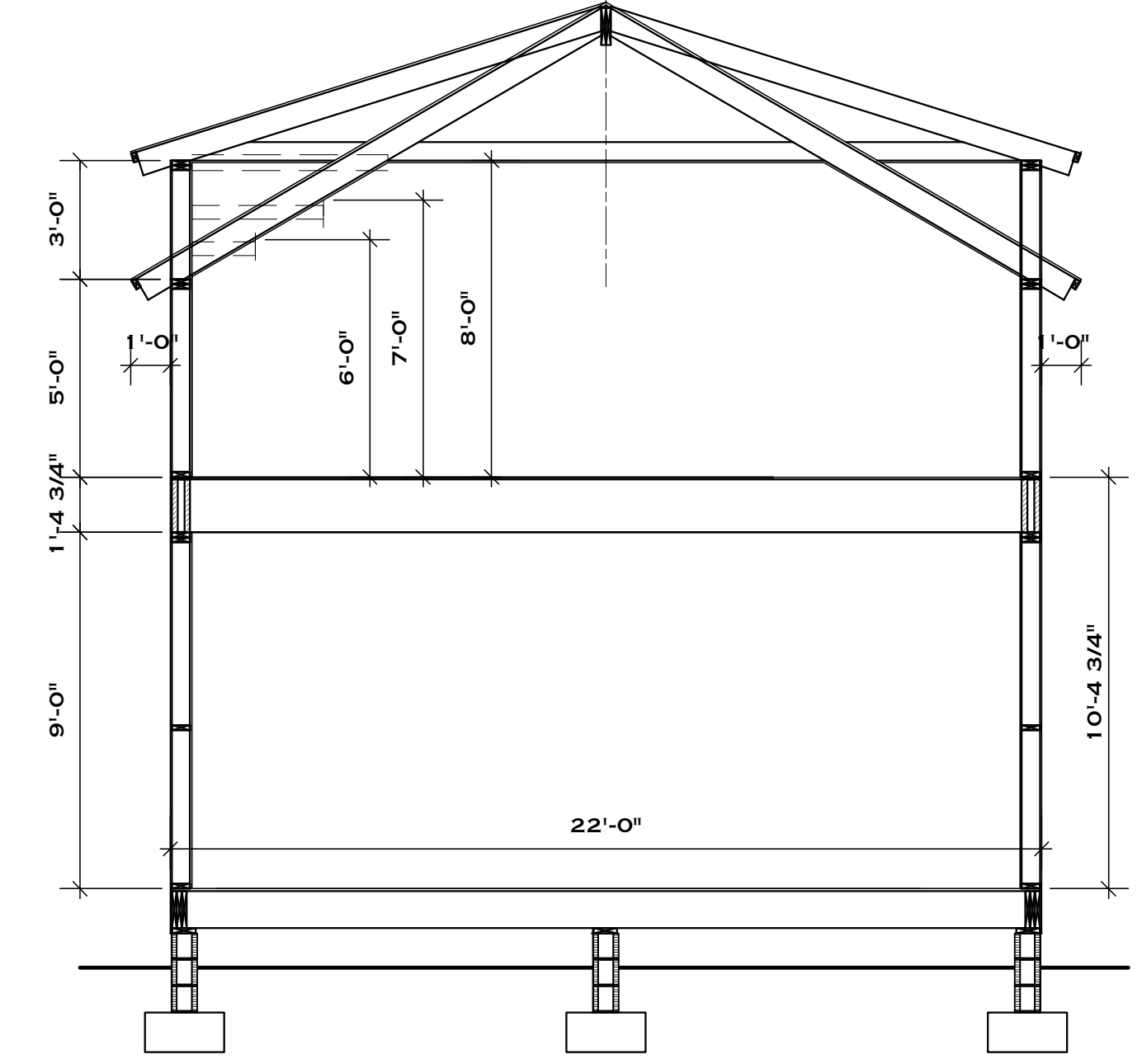
1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

APPROVED DESIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved 4/12/05
✓

Denied

Deferred 2/2/05
✓

Reason for Deferral or Denial:

2/2/05 - no one was present
3/8/05 - tabled, first hearing for demolition. Evidence that
the front structure is not historic should be provided
for the file. The Commission had no objection to the demolition
of the rear structure

HARC Comments:

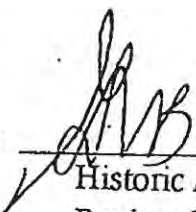

Not listed in any survey. Guidelines for demolition p. 39-54
and see 102; new construction p. 36-38

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

① Acceptable new plans to be submitted before demo
permit can be released

Date: 4/12/05

Signature:



Historic Architectural
Review Commission

HISTORIC PRESERVATION CONSULTING
P. O. Box 56 KEY WEST, FLORIDA 33041

PH 305.294.0566
sharon@kwlightgallery.com

HISTORIC PRESERVATION CONSULTANT / HISTORIAN / PUBLISHER

January 21, 2005

Ms. Ginny Stones
Simonton Street
Key West, Fl 33040

RE: 1316 Whalton St., and 1316 1/2 Whalton St., Key West —Historic Status

Dear Ms Stones,

During my site visits to the property on January 12 and 19, I inspected the sites, and the interior and exterior of the structures at 1316 and 1316 1 /2 Whalton Street. I made this inspection in an effort to assess the historic status of both structures, and to determine whether or not either or both buildings has "contributing value" to Key West's district. The purpose of this report is to determine whether either of the buildings do or do not conform to the standards of a historic structure as described in the Historic Architectural Review Commission's architectural guidelines.

I have reviewed Monroe County deeds and Assessment rolls, the Sanborn Maps from 1926, 1948 and 1962, as well as the Historic Surveys of 1976 and 1998.

My assessment of both residential buildings is based upon my review of these materials, and the site inspections. Upon this review, I have concluded that :

1/ 1316 Whalton Street, a one-story frame residence, circa 1956, which was re-sided with masonry stucco over the original novelty siding, does NOT retain any contributing value to Key West's Historic District.

2/ 1316 1/2 Whalton Street, a one-story frame residence over a former garage, built AFTER 1962, does NOT retain any contributing value to Key West's Historic District.

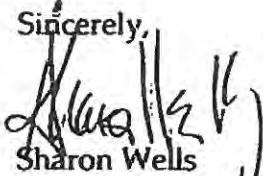
Please see the attached report which includes photographs, copies the the Sanborn maps and other historic documentation.

page 2

I appreciate the opportunity to review this project and offer my findings with regard to the historic and architectural status of the above-noted properties.

Please feel free to contact me if you have further questions.

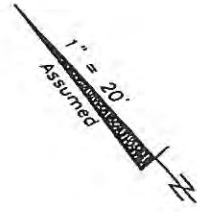
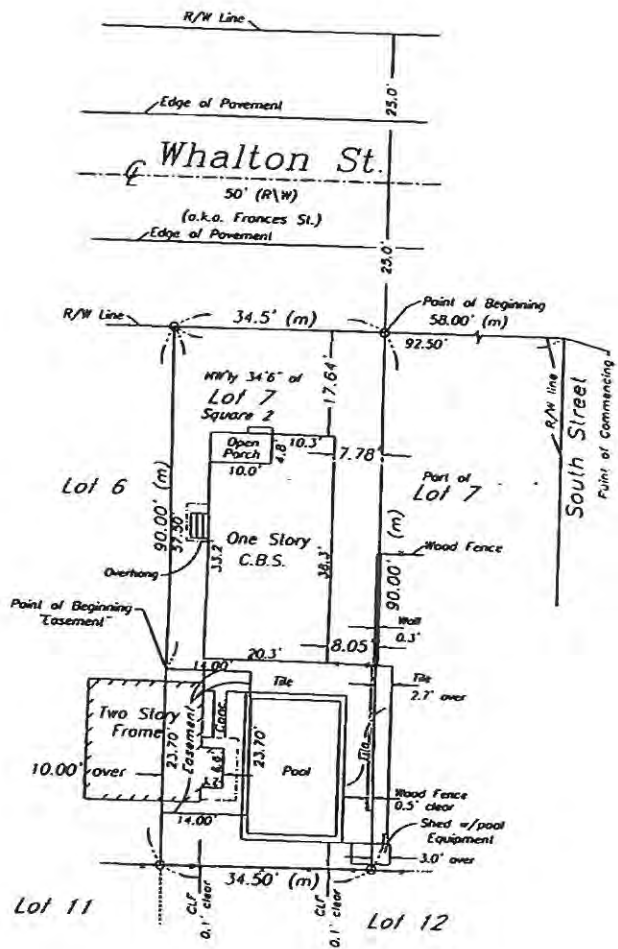
Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Wells', written over the printed name.

Sharon Wells

Historic Preservation Consultant.

Boundary Survey Map of NW¹/₄ 34'6" of Lot 7, Square 2,
Tract 18, Island of Key West, Florida



LEGEND

- Found 1/2" Iron Rod (Norby)
- ⊙ Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- P.O.B. Point of Beginning
- CLF Chain Link Fence

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

Sheet One of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duct Ave., Key West, FL 33040
(305) 296-7422 Fax (305) 293-9924

Boundary Survey Report of SE'ly 20'6" of Lot 6, Square 2,
Tract 18, Island of Key West, Florida

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1316-1/2 Whallon Street, 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. Error of closure exceeds one part in 10,000.
9. Date of field work: January 10, 2005.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as the SE'ly 20 feet and 6 inches of Lot 6, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NW'ly right of way line of South Street with the SW'ly right of way line of Whallon Street and run thence NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 92.50 feet to the E'ly corner of the said Lot 6, said point also being the Point of Beginning; thence continue NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 20.50 feet; thence SW'ly and at right angles for a distance of 90.00 feet to the SW'ly boundary line of the said Lot 6; thence SE'ly and at right angles along the SW'ly boundary line of the said Lot 6 for a distance of 20.50 feet to the S'ly corner of the said Lot 6; thence NE'ly and at right angles along the SE'ly boundary line of the said Lot 6 for a distance of 90.00 feet back to the Point of Beginning.

TOGETHER WITH an Easement described as follows:

A parcel of land on the Island of Key West and known as a part of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

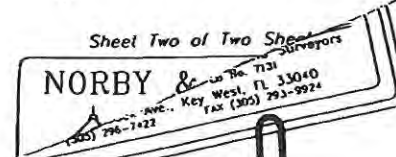
COMMENCE at the intersection of the NW'ly right of way line of South Street with the SW'ly right of way line of Whallon Street and run thence NW'ly along the SW'ly right of way line of the said Whallon Street for a distance of 92.50 feet to the N'ly corner of the said Lot 7; thence SW'ly and at right angles along the NW'ly boundary line of the said Lot 7 for a distance of 57.50 feet to the Point of Beginning; thence continue SW'ly along the NW'ly boundary line of the said Lot 7 for a distance of 23.70 feet; thence SE'ly and at right angles for a distance of 14.00 feet; thence NE'ly and at right angles for a distance of 23.70 feet; thence NW'ly and at right angles for a distance of 14.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gregory W. & Aidree V. Tolan;

NORBY & O'FLYNN SURVEYING, INC.


Lynn O'Flynn, PSM
Florida Reg. #6298

January 18, 2005



HISTORIC PRESERVATION REPORT

ASSESSMENT OF THE STATUS OF 1316 WHALTON STREET, KEY WEST

DOCUMENTATION

The small frame structure of 1316 Whalton Street is located in a short block between South and Seminary streets. This block of Whalton Street was NEVER included in either of the two Historic Site Surveys, conducted in 1976 and 1998.

The building measures roughly 20' x 38'. According to deed records and tax assessment rolls, the property was purchased in December, 1955. The lot, located in the George W. Nichols Subdivision was part of the T. A. Thompson Estate, and was platted, and valued at \$100 with NO improvements in 1939. This lot (7) was sold to Carl Kyker in December, 1955 (OR 52-464-65.) The house was sold again in 1972. It is most likely that the frame structure with a stucco exterior was built within that time span, according to the assessments.

The building was never included on either the Cultural Survey of 1976 or the 1998 Key West Survey. There is no site file for the property. Thus the structure has never appeared on any Historic Survey of Key West's built environment.

Copies of relevant Sanborn Maps pages are attached.

Date of Construction: Post-1955

The structure is not evident on the 1948 Sanborn Map. On the 1962 Sanborn Insurance Map it is a rectangular frame with stucco structure, with a porch.

The building does not meet the following requisite criteria which establish the historic integrity of a building:

Status: Not a Contributing or Altered Building on either Key West Historic Surveys

Style: None

The residence is a cottage of post-1955 vintage. It is typical of the majority of Key West's frame houses, in terms of scale, but little else. Key West's Frame Vernacular buildings as described in the Key West Cultural Survey, are 1 or 1 1/2 stories, and maintain a gable roof which is more steeply pitched than the roof on the subject property.

Location: The building is located within the boundaries of the National Register District. Structures on either side are non-historic. The neighborhood incorporates a mix of historic residential and non-historic homes.

Appearance: Altered significantly

The building's frame exterior has been covered with stucco throughout except for the

page 2

top portion of the facade. Spalling and cracking is evident.

Alterations over time to original:

-The front entry porch floor is concrete; windows are a mixed lot, and include modern 2/2 square metal windows. No historic windows exist.

-Original exterior historic fabric has been covered by stucco/masonry.

-On the interior: Replacement boards are quite extensive. Original interior walls are constructed of double sheets of beaverboard compressed and stuccoed. Wood flooring exist. Little trim is evident. Ceilings are not original except in the front room.

** -original roof was composition singles (Sanborn, 1962).

- detailing and finishes on the interior are not traditional historic finishes. Flooring is linoleum, walls are modern sheeting, and the ceilings are drop ceilings covered by paneling.

-no evidence of exemplary workmanship exists.

ASSESSMENT

Condition: Structural condition: Poor.
Wood elements are deteriorating beneath the covering of masonry which envelops the entire building, except at the front gable.

Use: Residential

Historic Integrity: Some original frame novelty siding is evident. This dates from the 1950's.

Setting: The building is set within the middle of a block in the Historic District, between 2 non-historic structures. Pool in rear.

Fenestration: Metal jalousies and modern fixed

Configuration: The structure which dates from post-1955 is Rectangular

Roof : Low pitched gable. Building's roof covering is metal or asphalt shingles. Condition: fair

ASSESSMENT : 1316 Whalton

It appears that despite the scale of the dwelling, (circa 1956), 1316 Whalton Street does NOT contribute to the "historic value of the city."

The age of the structure, the poor and deteriorating condition of materials, the lack of finishes on both the interior and exterior, the atypical low roof pitch, the lack of an historic porch, and the lack of quality materials and workmanship warrant this finding.

Additionally, the building is not associated with an event or person of historic significance to Key West.

The building embodies no distinctive characteristics of a type, period or method of construction or historical significance in Key West. It is not particularly significant to the neighborhood or District. It is not specifically associated with events significant to local or national history, nor is it the site of an historic event.

The building at 1316 Whalton does not emplyify the cultural or historic heritage of the city, nor does it exemplify a distinctive or distinguishing architectural character. The building has not yielded information important to the city, and does not embody a singular physical exceptional architectural style or unique location.



Sharon Wells
Historic Preservation Consultant.
January, 2005

page 4

Appearance:

Two story frame building; residential over garage/currently storage.

Alterations over time to original: This is likely just as it was built.

–Windows are a mixed lot, and include modern 2/2 square metal windows.

–Detailing to this contemporary building mimics historic detailing on the SE elevation.

- Detailing and finishes on the interior are not traditional historic finishes. Flooring is concrete on the first floor and wood on the second. Walls are modern sheeting, and the ceilings are drop ceilings covered by paneling.

–no evidence of exemplary workmanship exists

ASSESSMENT

Condition: Structural condition: Fair

Use: Residential / Storage

Historic Integrity: None

Setting: The building is set within the middle of a block in the Historic District, next to 2 non-historic structures

Fenestration: Metal jalousies and modern fixed

Configuration: The structure which dates from post-1962 is Rectangular

Roof : Hip. Condition: good to fair

ASSESSMENT : 1316 1/2 Whalton Street

It appears that despite the traditional scale of the dwelling, (though built post -1962), 1316 1/2 Whalton Street does NOT contribute to the "historic value of the city."


The poor and deteriorating condition of materials, the lack of finishes on both the interior and exterior, the lack of a historic porch, and the lack of quality materials and workmanship warrant this finding.

page 5

Additionally, the building is not associated with an event or person of historic significance to Key West.

The building embodies no distinctive characteristics of a type, period or method of construction or historical significance in Key West. It is not particularly significant to the neighborhood or District. It is not specifically associated with events significant to local or national history, nor is it the site of an historic event.

The building at 1316 1/2 Whalton Street does not exemplify the cultural or historic heritage of the city, nor does it exemplify a distinctive or distinguishing architectural character. The building has not yielded information important to the city, and does not embody a singular physical exceptional architectural style or unique location.



1/22/05

Sharon Wells

Historic Preservation Consultant

First meeting Demo
Tabket

T8.H05-02-10-0215 **704 Caroline Street, Sam Hochman**

4' 6" dormer below roof cap line which can barely be seen from street unless you walk 30 yards away.

Sam Hochman presented a dormer design as suggested by the Commission.

The Commission agreed that this was a properly proportioned design and exactly would they were looking for.

Matthew Stratton motioned to approve. Don Craig seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

→ T9. H05-02-10-0216 **1316 & 1316 ½ Whalton Street**

Owners wish to demolish the existing non historic non-contributing structures in order to build two (2) new residential units on Lot#6/Lot#7, in accordance with HARC Guidelines.

Ginny Stones presented the project and noted both of these structures are less than 50 years old and do not appear on the 1948 Sanborn Map. They are planning to demolish these structures and build two new residential structures.

The Commission agreed that 1316 ½ is not historic and may be demolished. They were concerned that 1316 Whalton Street might be historic. The style and framing appear earlier than the 1950's, more typical of the 1930's. Perhaps the structure was moved to the site.

Ms. Stones said there is a concrete porch.

Based on the condition of the spalling concrete on the tie beam it appears that this may be a CBS structure dolled up with a pitched roof to appear like a bungalow/cottage.

The Commission requested that more evidence is provided showing that this is a CBS structure clad in wood siding. The Commission agreed they had no problem with the demolition of the rear structure.

Don Craig motioned to table. This is considered the first hearing for the demolition request. Vicki Marino seconded the motion.

APPROVE _____ DISAPPROVE _____ TABLE X

T10. H05-02-10-0218 **807-811 Washington Street, The Craig Company**

Demolition of existing 17 transient units and 1 MGR'S unit (permanent) and replace with 9 nine non-transient units.

Withdrawn from this agenda.

APPROVE _____ DISAPPROVE _____ TABLE _____

second meeting. Demo approved

CL12. H05-04-01-504 520 Louisa Street, Thomas Kelly

Remove roof system at front of building and raise pitch to 6/12 for a metal v-crimp roof.

Thomas Kelly presented the project. He would like to raise the roof so the slope will be suitable for v-crimp. Work on this property was previously approved. The only element to be added at this time is raising the roof pitch. The structure is now listed on the 2004 survey as contributing 1950.

We have allowed the stucco building to be clad in siding and a porch be built under the previous survey. There is not much on this building that is character defining.

George Born noted the recent past is always on the cutting edge of preservation.

Don Craig motioned to approve as submitted as the project should be reviewed in a consistent manner under the guise of the 1998 survey. Matthew Stratton seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

TABLED ITEMS

T1. H04-11-23-1853 630 Dey Street, Adele V. Stones

Install amateur radio antennae annexed to or adjacent to the historic structure (widows walk).

Adele Stones (attorney) presented photographs of the streetscape as requested. She noted that the proposed structure would be on the widow's walk in the center of the property. The location on the widow's walk will allow the owner to take the antennae down. They will be seeking a height variance as it will extend to 40'. The widow's walk is not a historic feature of the building. The owner is a part time resident so the antennae can be removed when the property is vacated. The antennae would have 4 horizontal elements. These elements telescoping and will retract from 15' to 4'.

If they place the antennae in the side yard the support structure will extend vertically for 40'. It would not be retractable as the utility lines are nearby.

There are Federal laws that require local governments to accommodate amateur radio operators.

Matthew Stratton said he has the right to have an antenna. Our jurisdiction is the placement of antennae.

George Born asked if the tree canopy would disrupt the signal.

Ms. Stones said it will rise above the tree canopy.

Don Craig motioned to approve the location of the antennae on the widow's walk. No guy wires are allowed. The materials used may not be reflective. The structure should also be retractable. Terry Garcia seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

T2. H05-02-10-0216 1316 & 1316 1/2 Walton Street

Owners wish to demolish the existing non historic non-contributing structures in order to build two (2) new residential units on Lot#6/Lot#7, in accordance with HARC Guidelines.

Adele Stones (attorney) presented the project. The Commission had requested more evidence as to the age of the front structure, 1316 Whalton Street, as it might be historic and could have been moved to this location.

A report from Sharon Wells was submitted. The property appraiser's card indicates the walls were CBS, stucco. This would not be characteristic of a structure moved to this location. The Commission was concerned this was originally a wood frame building covered with stucco.

Matthew Stratton said the evidence in the file does indicate the structure is not historic.

Matthew Stratton motioned to approve the demolition of both structures subject to the submittal of approval plans for new construction. Don Craig seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

T3. H05-01-14-0078 916 James Street, Bob Pierce

New construction, two main houses, two affordable cottages.

Donald Morris (owner) and Drew Pierce (Atlantic Structures) presented the project. They have reconfigured the guest cottages as 1 1/2-story structures as requested.

The Commission agreed they have followed their recommendations. Matthew Stratton said the scale, mass, and proportion are appropriate.

Mr. Morris said he is happy with Matthew Stratton's suggestions.

Matthew Stratton motioned to approve with the addition of shutters that match those of the other main houses. Don Craig seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

T4. H04-12-02-1882 725 Duval Street, Gary the Carpenter

1-Install 4 new storefront windows on Duval St. side 2-Install new staircase with landing on Petronia St. side windows + doors and significant renovation of historical portion including renovation of entry porch. Pool & pool deck at side yard.

Withdrawn from this agenda.

APPROVE _____ DISAPPROVE _____ TABLE _____

T5. H05-03-07-0352 811 Southard Street, Guillermo Orozco

Renovation, addition and new storage building.

Guillermo Orozco presented the project. George Born read the minutes into the record. The Commission was concerned with the age of the pump house structure.

Mr. Orozco provided detailed photos of the building. He said the only element that appears historic is the doors.

Mr. Stratton said he visited the site and found nothing salvageable at the pump house structure. It is interesting that a huge cistern is present and it is not shown on the Sanborn Maps. He is concerned



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE of APPROPRIATENESS

APPLICATION # 125-12-21-19116

OWNER NAME: GREGG KERR DATE: 12/21/05
 OWNERS ADDRESS: _____ PHONE #: 766-0232
 APPLICANT'S NAME: THOMAS KELLY PHONE #: 745-1100
 APPLICANT'S ADDRESS: 19141 ROCKY RD, SUGARLOAF KEY FL.
 ADDRESS OF CONSTRUCTION: 1316 WALTON STREET. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
TWO NEW SINGLE FAMILY RESIDENCES (FRAME)
PICKET FENCES
POOLS IN REAR

DEC 21 2005
 RECEIVED

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	
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, additions, or expansions)	
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: 12/21/05
 Applicant Signature: Thomas Kelly

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

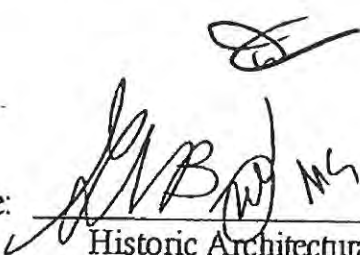
HARC Comments:

Guidelines for new construction p.36-38 Third floor
can not exceed 1/2 story - 50% of the second floor
area. Guidelines for peaks p.39-40

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

- ① ^{floor} calculations to be submitted
- ② proof of ^{permits} denials to be submitted
- ③ final design of floor to be submitted

Date: 1/10/06

Signature: 

Historic Architectural
Review Commission

Design

HARC MINUTES AND ORDERS

10 January 2006

so the pool is no longer located between the street and the primary structure.

Don Craig motioned to table so the pool location, the fenestration, and roof of the addition can be rethought. Marilyn Wild seconded the motion.

APPROVE _____ DISAPPROVE _____ TABLE X _____

CL6. H05-12-20-1915 1133 Von Phister Street, Thomas Kelly

New 1 story frame addition @ rear. Pool @ rear. Raise existing building to meet flood require. Replace existing windows & doors. Fence @ front.

Thomas Kelly explained this is a cottage adjacent to 1420 White Street. They would like to raise the house to meet the flood elevation requirements, about 24". The proposed rear yard pool would be terraced. Windows and doors will be replaced. The windows will be vinyl clad.

George Born said the cottage is not historic.

The property is AE-6 and they need to get to 8'. The structure will have to be raised 2'. The fence will be wrought iron. The wall will be stone.

Matthew Stratton said he would prefer they eliminate the mutins as they are the stuck on variety.

Don Craig motioned to approve the proposed project. Marilyn Wild seconded the motion. The wrought iron fence drawings should be submitted to staff for final review.

APPROVE X _____ DISAPPROVE _____ TABLE _____

CL7. H05-12-20-1916 1316 Whalton Street, Thomas Kelly

Two new single family residences (frame), picket fences, pools in rear.

Thomas Kelly said the demolition of the existing structure was previously represented by Ginny Stones and approved.

George Born said we need proof of this for the file.

Matthew Stratton said this is a well done application. He asked what kind of materials will be used.

Mr. Kelly said they will have hardi-board siding with v-crimp roofing.

George Born is concerned that the buildings may be proportionally, too tall. The third floor- half story, must be no more than 50% the area of the second floor.

Mr. Kelly said the Fire Marshall will not allow fencing or plantings in the ally between the two proposed structures.

Matthew Stratton motioned to approve with the condition that the floor area calculations, proof of demo approval and fence design are submitted for staff review. The plans should be fully detailed. Don Craig seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

CL8. H05-12-28-1935 1420 Simonton Street, Gonzalez Architects
Demolish existing structures.

Jose Gonzalez presented the project. This is the old Logan's Lobsterhouse. He addressed the nine criteria for demolition as previously requested by the HARC Commission (Sec. 102-218).

Mr. Gonzalez said it is confusing to know if the criteria for a Certificate of No Contributing Value or Demolition should be used.

George Born explained this ambiguity is why we are trying to revise these in the Code of Ordinances.

Mr. Gonzalez said he built the second floor on this building about 20 years ago, around 1987.

Mr. Born said it is not listed in any of our surveys. It does not appear to be historic.

Don Craig motioned to approve the demolition as presented in Mr. Gonzalez's analysis of the demolition criteria. Marilyn Wild seconded the motion.

* Note: This file is linked with previous HARC application H05-12-02-1809 for replacement construction on the tabled section (T2) of this agenda which is now approved based on this demolition approval.

APPROVE X DISAPPROVE _____ TABLE _____

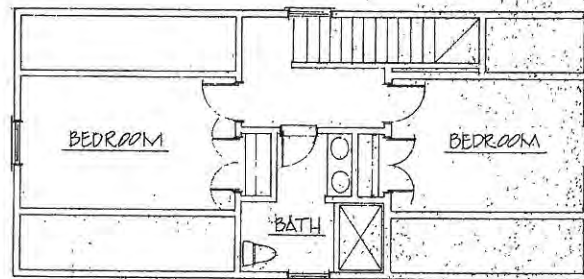
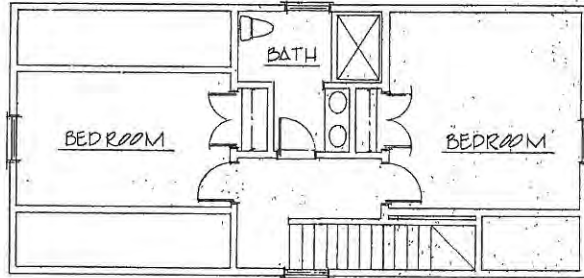
CL9. H05-12-1939 1424 Catherine Street, David Knoll, Architect
Demolition of existing garage to be replaced with new habitable structure with windows doors and siding to match existing.

David Knoll presented the project. He would like to remove the old garage structure and replace it with a new structure in the same footprint. It is in very poor condition.

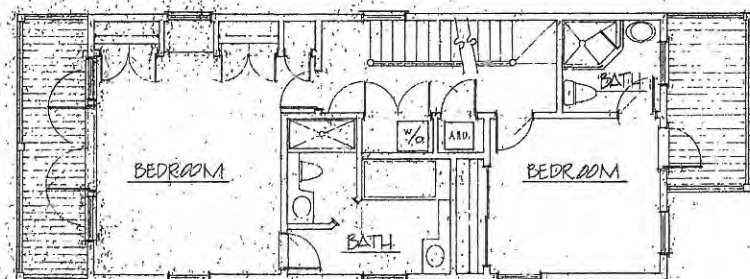
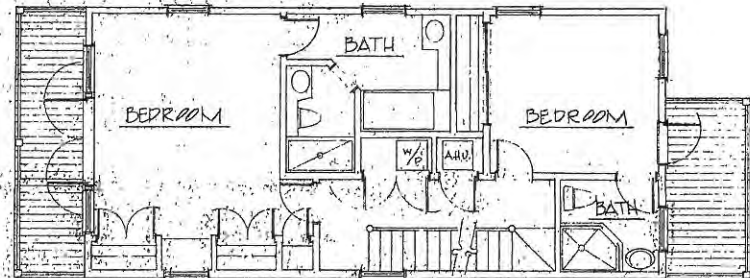
Matthew Stratton asked if he will need a variance to rebuild this structure in the setback and as habitable space.

WHATLTON STREETSCAPE





THIRD FLOOR PLAN 1/4" = 1'-0"



SECOND FLOOR PLAN 1/4" = 1'-0"

THOMAS KELLY ENTERPRISES INC.
 2841 ROCKY ROAD - SUWANEE, GA 30086
 • CONSTRUCTION MANAGEMENT
 (800) 744-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 1000 W. PALM BLVD. #100
 P.O. BOX 4880 - KEY WEST, FL 33041
 (305) 354-1195

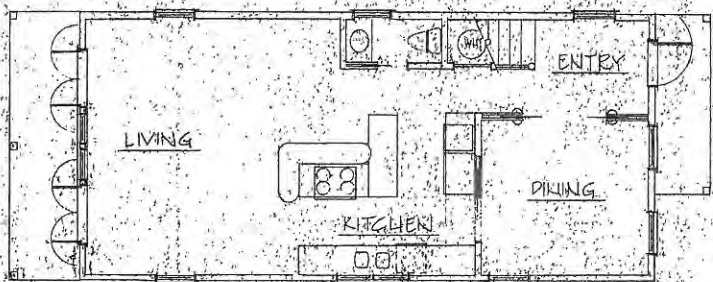
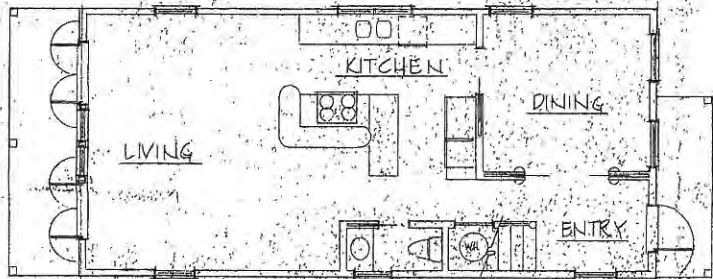
SEAL
 PAUL J. MITCHELL

KEY WEST

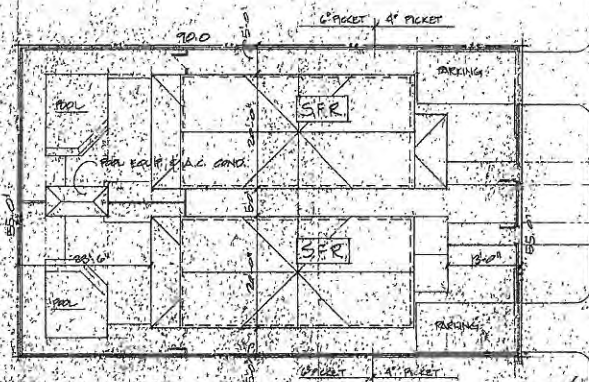
1316 WALTON STREET
 SECOND FLOOR and THIRD FLOOR PLAN

DRAWN: TCK
 DATE: 1/26/06

SHEET NUMBER
D-2
 OF
 PROJECT NO.



FIRST FLOOR PLAN



SITE PLAN

THOMAS KELLY ENTERPRISES INC.
 4411 ROCKY ROAD - AUBURNDALE, FL
 33511
 • JOHN CONNORS
 • CHAIRMAN & CEO
 • (813) 745-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 10000 W. PALM BEACH BLVD., FL 33411
 P. 561-830-1100

SEALED
 PAUL J. MITCHELL

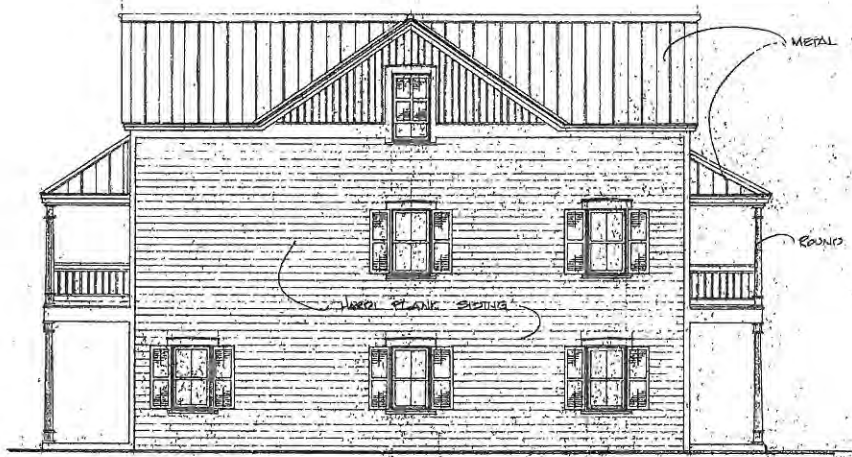
KEY WEST

1316 WALTON STREET
 SITE PLAN and FIRST FLOOR PLAN

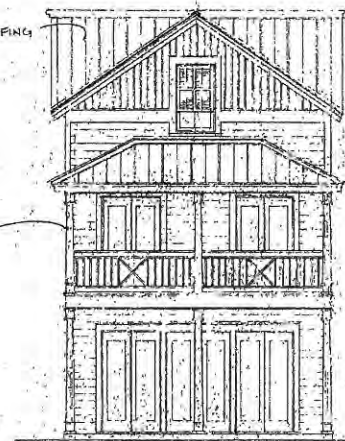
DRAWN FOR
 DATE 11/27/08

SHEET NUMBER
D-1

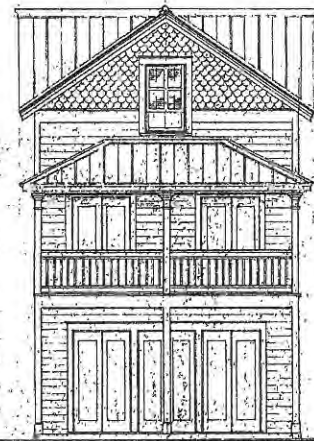
PROJECT NO.



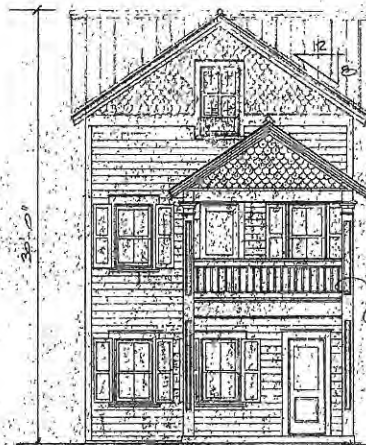
NORTHEAST ELEVATION



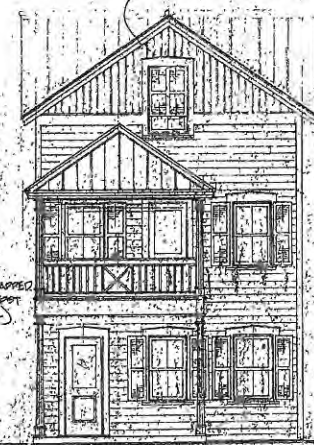
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH WEST ELEVATION



BUILDING B

THOMAS KELLY ENTERPRISES, INC.
 8941 ROCKY ROAD - BURLINGAME, CA 94010
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (800) 746-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 FLORIDA P.E. #35981
 P.O. BOX 4630 KEY WEST, FL 33041
 (305) 304-196

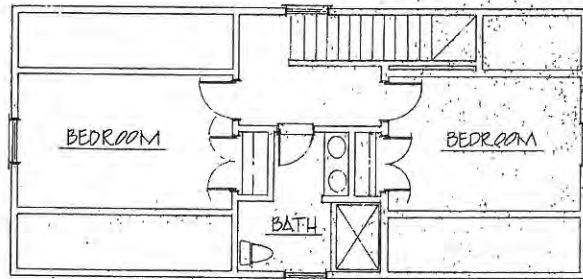
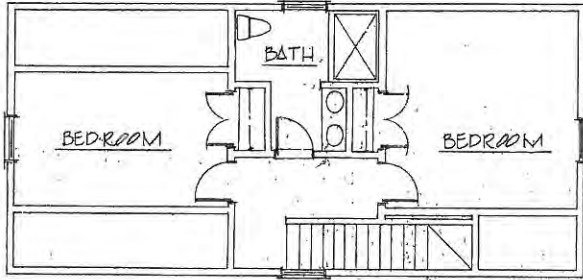
SEAL
 PAUL J. MITCHELL

KEY WEST

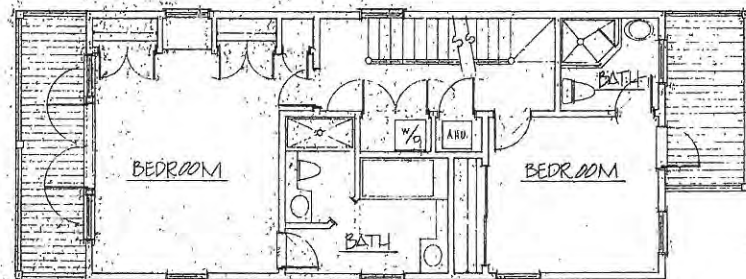
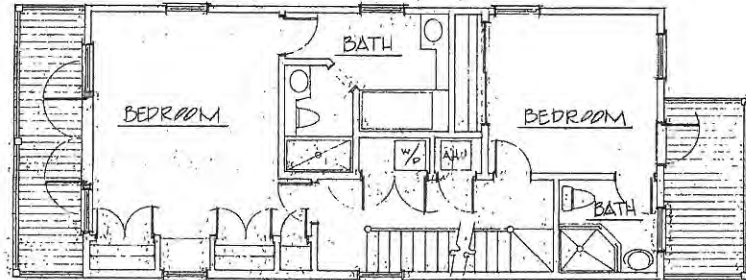
1316 WALTON STREET
 EXTERIOR ELEVATIONS

DATE: 10/10/08

PROJECT NO.
D-3



THIRD FLOOR PLAN 1/4" = 1'-0"



SECOND FLOOR PLAN 1/4" = 1'-0"

THOMAS KELLY ENTERPRISES INC.
 1541 ROCKY ROAD - SUWALOOP KEY
 * DESIGN CONCEPTS
 * PROJECT MANAGEMENT
 (888) 740-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 FLORIDA PROFESSIONAL ENGINEER
 P.O. BOX 100000 - SUWALOOP KEY, FL 33041
 (888) 304-1195

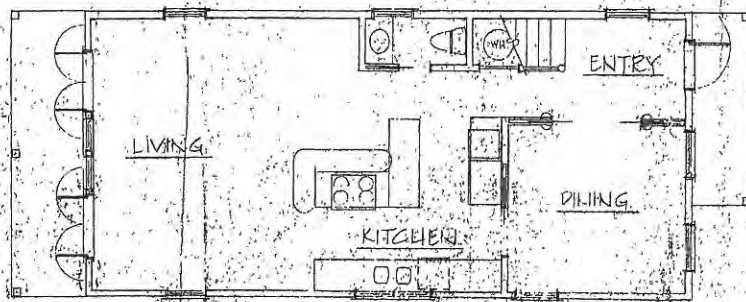
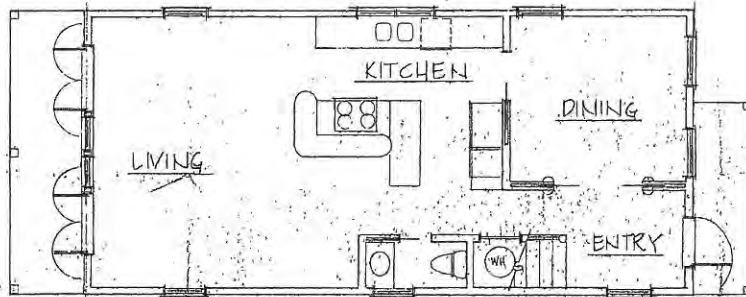
SEAL
 PAUL J. MITCHELL

KEY WEST

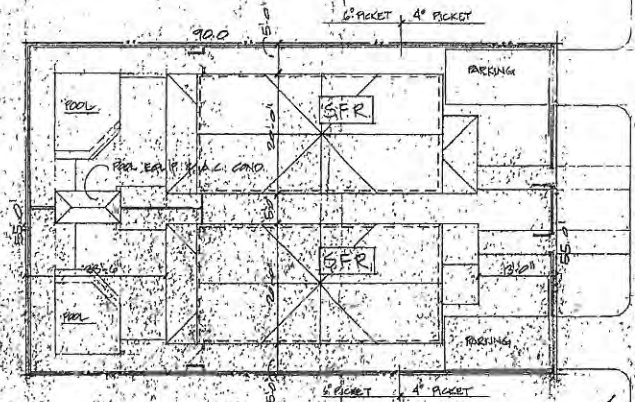
1316 WALTON STREET
 SECOND FLOOR and THIRD FLOOR PLAN

DRAWN TCK
 DATE 1/25/05

SHEET NUMBER
D-2
 OF
 PROJECT NO.



FIRST FLOOR PLAN



SITE PLAN

THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUWANEE, GA 30086
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (404) 748-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 FLORIDA PROFESSIONAL ENGINEER
 P.O. BOX 4600 WEST, FL 33041
 (800) 304-1946

SEAL
 PAUL J. MITCHELL

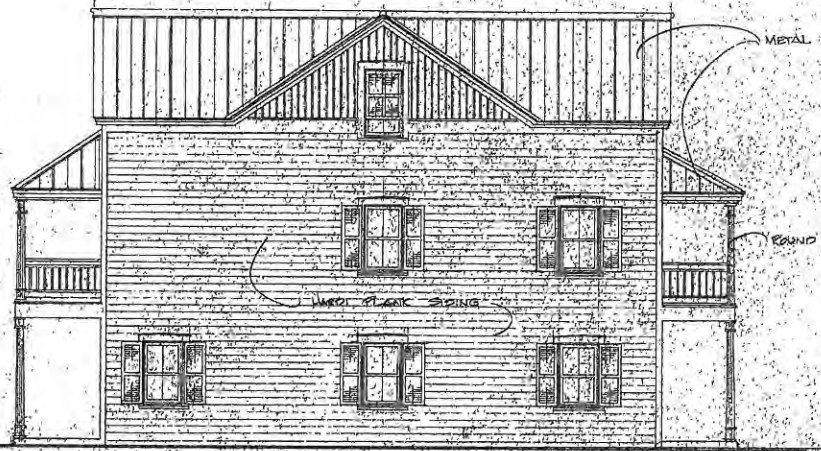
KEY WEST

1316 WALTON STREET
SITE PLAN and FIRST FLOOR PLAN

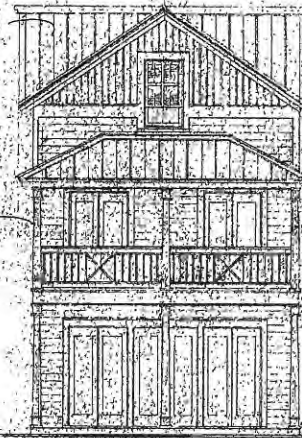
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SHEET NUMBER
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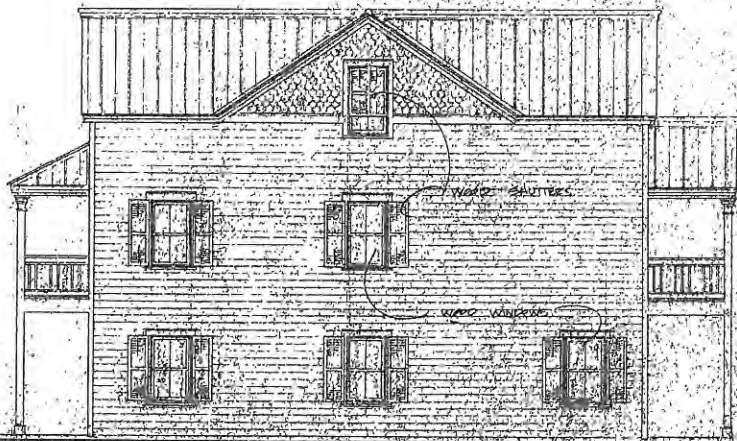
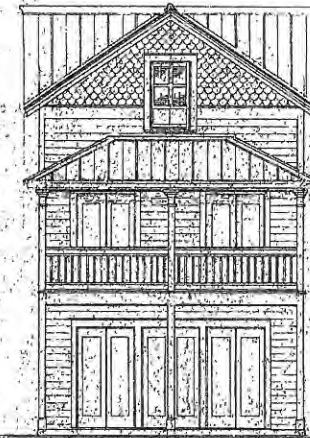
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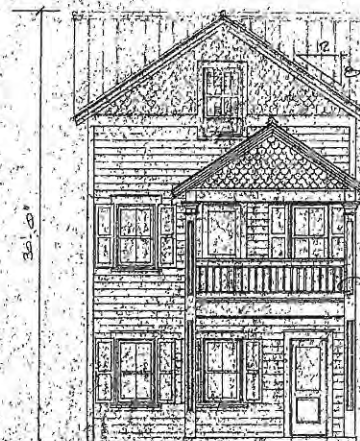
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH WEST ELEVATION



BUILDING 'E'

THOMAS KELLY ENTERPRISES INC.
 3945 BERRY ROAD - SUWANEE, GA
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (770) 748-1000

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
 FLORIDA P.E. #2581
 P.O. BOX 4420 KEY WEST, FL 33941
 (305) 854-1948

SEAL
 PAUL J. MITCHELL

NET WEST

1316 WALTON STREET
 EXTERIOR ELEVATIONS

DRAWN BY
 DATE 11/24/18

SHEET NUMBER
D-3

PROJECT NO.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 27, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY FRAME HOUSE. NEW POOL, FENCES, AND DECK. EXISTING HOUSE HAS BEEN DECLARED UNSAFE BY THE CBO.

#1316 WHALTON STREET

Applicant – T. Seth Neal, Architect Application #18-03-0008

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00040360-000000
Account # 1041076
Property ID 1041076
Millage Group 10KW
Location 1316 WHALTON ST, KEY WEST
Address
Legal KW GEORGE W NICHOLS SUB PB1-42 PT LOT 7 SQR 2 TR 18 (A/K/A
Description UNIT 1 AND 7 FT UNIT 2) OR52-464/65 OR505-1083 OR746-55/56
 OR912-2267 OR1223-1330/31 OR1907-222/223 OR2096-1295/97
 OR2259-2327/2339(DEC/REST) OR2860-1086/1089C/T OR2888-
 2333/37
 (Note: Not to be used on legal documents)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision George W Nichols Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

FLYNN EDWARD QUALIFIED PER RES TR
 1/3/2018
 817 Duval ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$39,856	\$36,889	\$38,593	\$36,715
+ Market Misc Value	\$20,168	\$20,168	\$17,709	\$16,797
+ Market Land Value	\$372,367	\$334,831	\$312,411	\$226,844
= Just Market Value	\$432,391	\$391,888	\$368,713	\$280,356
= Total Assessed Value	\$331,849	\$301,681	\$274,256	\$249,324
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$432,391	\$391,888	\$368,713	\$280,356

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,105.00	Square Foot	34.5	90

Buildings

Building ID	3156	Exterior Walls	WD FR STUCCO
Style		Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1948
Gross Sq Ft	760	Foundation	WD CONC PADS
Finished Sq Ft	710	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	116	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	62	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	710	710	0
OPF	OP PRCH FIN LL	50	0	0
TOTAL		760	710	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	324 SF	3
FENCES	1983	1984	1	60 SF	3
BRICK PATIO	1985	1986	1	288 SF	5
RES POOL	1985	1986	1	414 SF	3
FENCES	1985	1986	1	64 SF	2
WALL AIR COND	1988	1989	1	1 UT	2

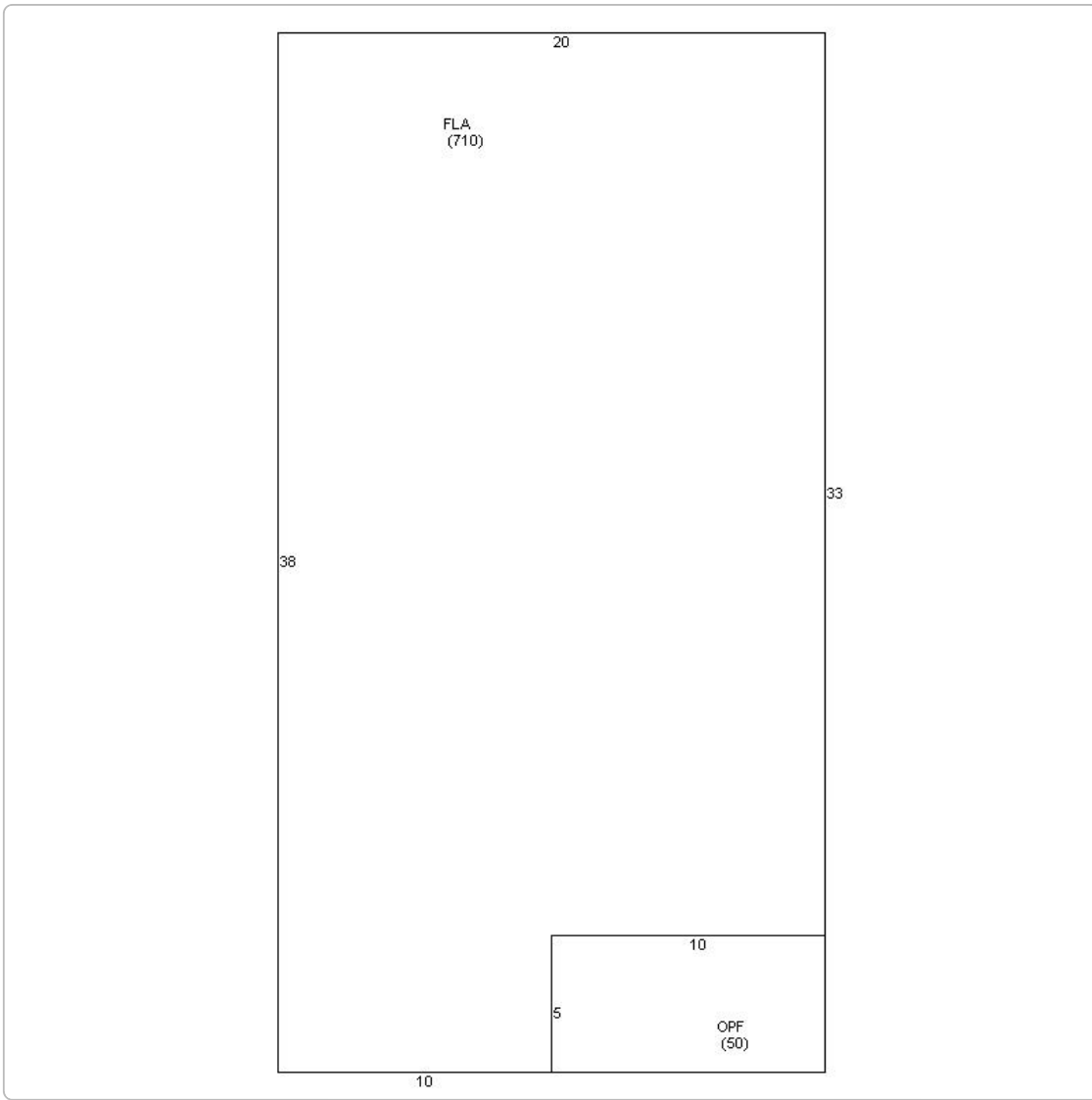
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/13/2018	\$420,000	Warranty Deed	2152665	2888	2333	99 - Unqualified	Improved
6/16/2017	\$100	Certificate of Title	2127917	2860	1086	38 - Unqualified	Improved
3/2/2005	\$650,000	Warranty Deed		2096	1295	Q - Qualified	Improved
7/2/2003	\$390,000	Warranty Deed		1907	0222	M - Unqualified	Improved
6/1/1984	\$1	Warranty Deed		912	2267	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0201	1/17/2013	1/17/2013	\$1,000	Residential	REMOVE CAST IRON SEWER AND REPLACE WITH PVC

Sketches (click to enlarge)



Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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