

Staff Report

- 7 Replace existing front wood picket fence with wood shadow box 50 lineal feet by 6 foot height- **#1307 Reynolds Street, Thornburg Construction (H11-01-1095)**

The house located in 1317 Reynolds Street is not listed in the surveys. An addition to the back and the side of the house was recently done. The house is located on a corner lot. The house has an existing 6' tall fence that surrounds the property on its south and west sides. A swimming pool is located on the west side of the property towards Seminary Street. The applicant wants to replace the existing deteriorated front fence with a new 6 foot tall one. The applicant is worried about the proximity of his house to the Reynolds School.

Guidelines that should be reviewed for this application;

Fences and walls (pages 41-42):

(3) A picket fence up to 4 feet in height is permitted at the front of the structure: if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions.

(4) Six foot height picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.

(6) Six foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.

It is staff's belief that the proposed project is inconsistent with the guidelines. Staff did not find evidence of any previous six foot fence on the front yard of this particular property.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS
 APPLICATION # 11-01-1095

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME: JEROME BALLAROTTO DATE: 8-16-2011
 OWNERS ADDRESS: 1307 REYNOLDS ST. PHONE #: _____
 APPLICANT'S NAME: ANTONIO A OSBORN! PHONE #: 305-797-2227
THORNBOROUGH CONSTRUCTION
 APPLICANT'S ADDRESS: #14 EMERALD DR.
 ADDRESS OF CONSTRUCTION: _____
1307 REYNOLDS ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
REPLACE EXISTING WOOD PICKET FENCE WITH WOOD SHADOW BOX FENCE. 50'-0" L.F X 6'-0" HT. WITH ONE ENTRY GATE FRONT OF PROPERTY FACING REYNOLDS ST.

AUG 16 2011
 MC NOON

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 (repair, rehab, 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: 8-16-2011
 Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed in the surveys.

Guidelines for fences/walls - (pages 41-42)

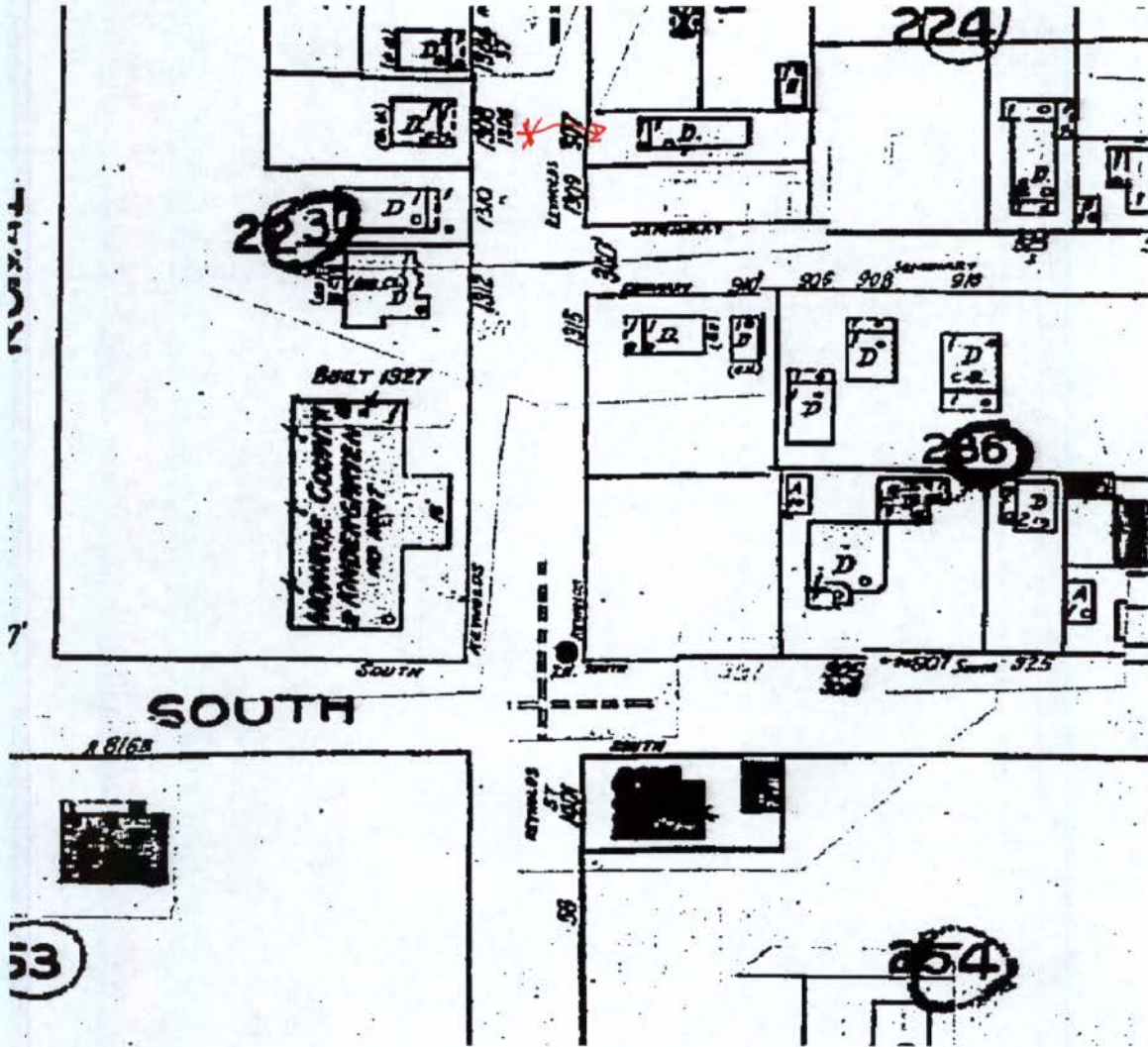
Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1307 Reynolds Street Sanborn map 1948 copy

Photos

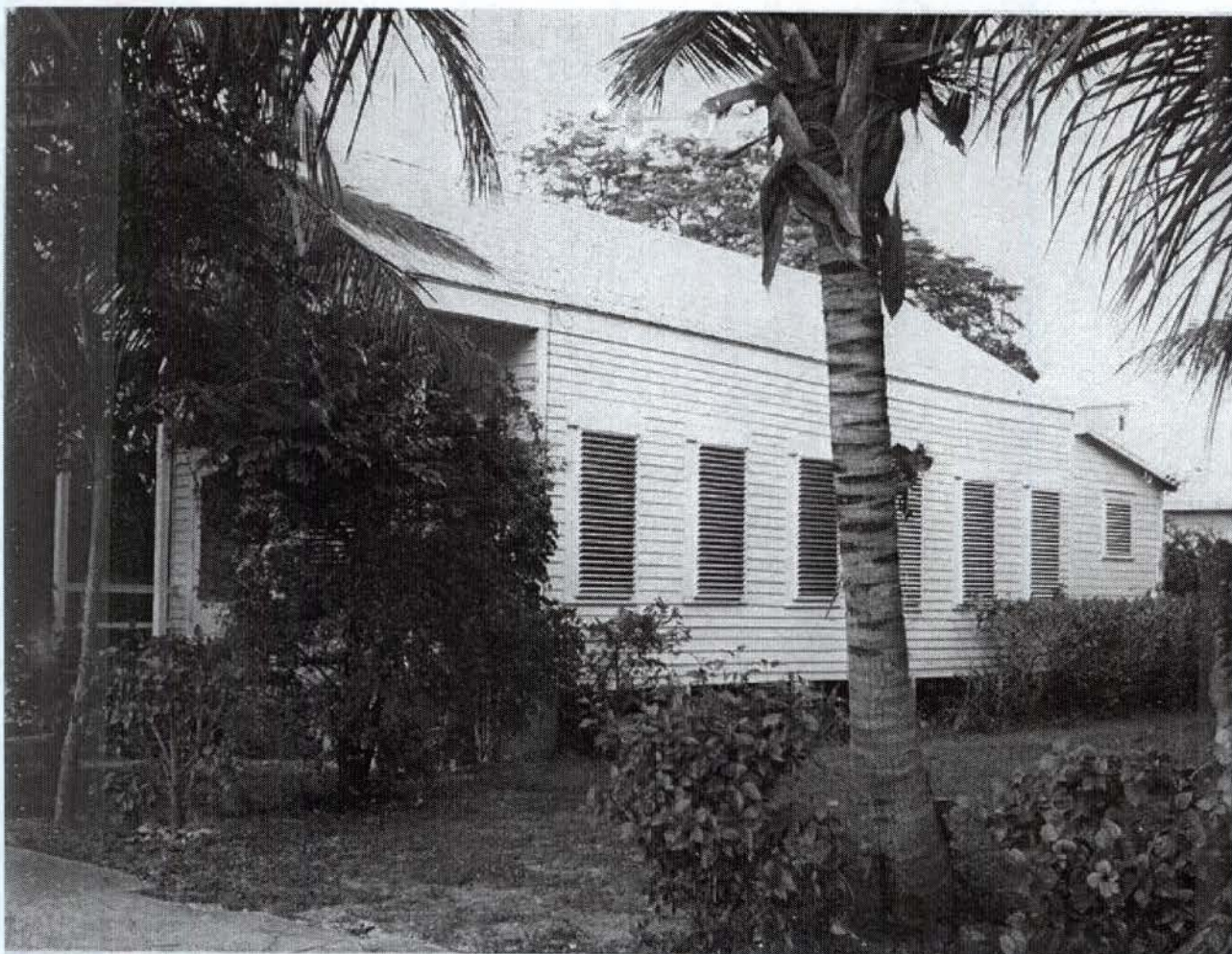


Photo taken by the Property Appraiser's office c1965; 1307 Reynolds St.; Monroe County Library

Emerald Homes
Luxury Homes Specialist
www.emeraldhomesfl.com
304-7000 305-797-2227

Another Quality Job
By
ERNEST LIZ
Plumbing
Call: 305-294-0955



1301

THORNTON CONCRETE
IN THE TROPICS
WINE & AIR PUMP, 1301 1301

Notable Home Specials
4444
888-304-1000 # 855-397-1000

RECEIVED
AUG 16 2011
BY MC NOON

Correspondence

Commissioners of the City of KEY WEST



Dear Commissioners,

I am the owner of 1307 Reynolds Street. I have owned this home since 1995. When I purchased this home the house was last restored in 1975. Although I did not restore the house until recently, the property has been fenced with a six foot wooden fence on all sides since before the first renovation in the 1970's. Over the years I have maintained and repaired the fence as needed. Now, however, since the entire property has been restored including preserving all the Dade County Pine walls and the metal shingle roof, I would like to restore the fence, which will substantially improve the appearance of the property as viewed from the street.

I am now told that I am not permitted to restore the six foot fence. I am disappointed in that I tried very hard to bring the property up to date with hurricane wood windows and doors and the metal shingle roof and still maintain the historic appearance of the house, which I love so much. I am also very concerned that replacing the current fence with anything shorter will create a substantial safety issue.

My house is at the corner of Reynolds and Seminary, only a matter of feet from the Reynolds elementary school. Every day numerous children walk past my house on both Reynolds and Seminary. While the fence is near the property line on both streets, just five feet on the other side of the fence is a large, 7 foot deep swimming pool. The height of the fence completely hides the pool from the street and eliminates any interest in the pool by the children. It also provides a substantial deterrence to any thought of climbing the fence to gain access to the pool. This is of serious concern to me because the house is often empty in as much as it is not my primary residence.

During the course of the renovation of this property I have been both sensitive to HARC requirements and also cooperative with their policies. In that regard, I am flexible in the design of the fence, so long as it can remain at its present height. I believe this six foot fence is an essential safety requirement because of the location of the swimming pool and the inquisitive nature of our children. It's not just the presence of a physical barrier, but also the ability to hide even the existence of the pool from the children

For these reasons I am requesting that a permit to restore this fence be issued

Respectfully


Jerome A. Ballarotto

Survey

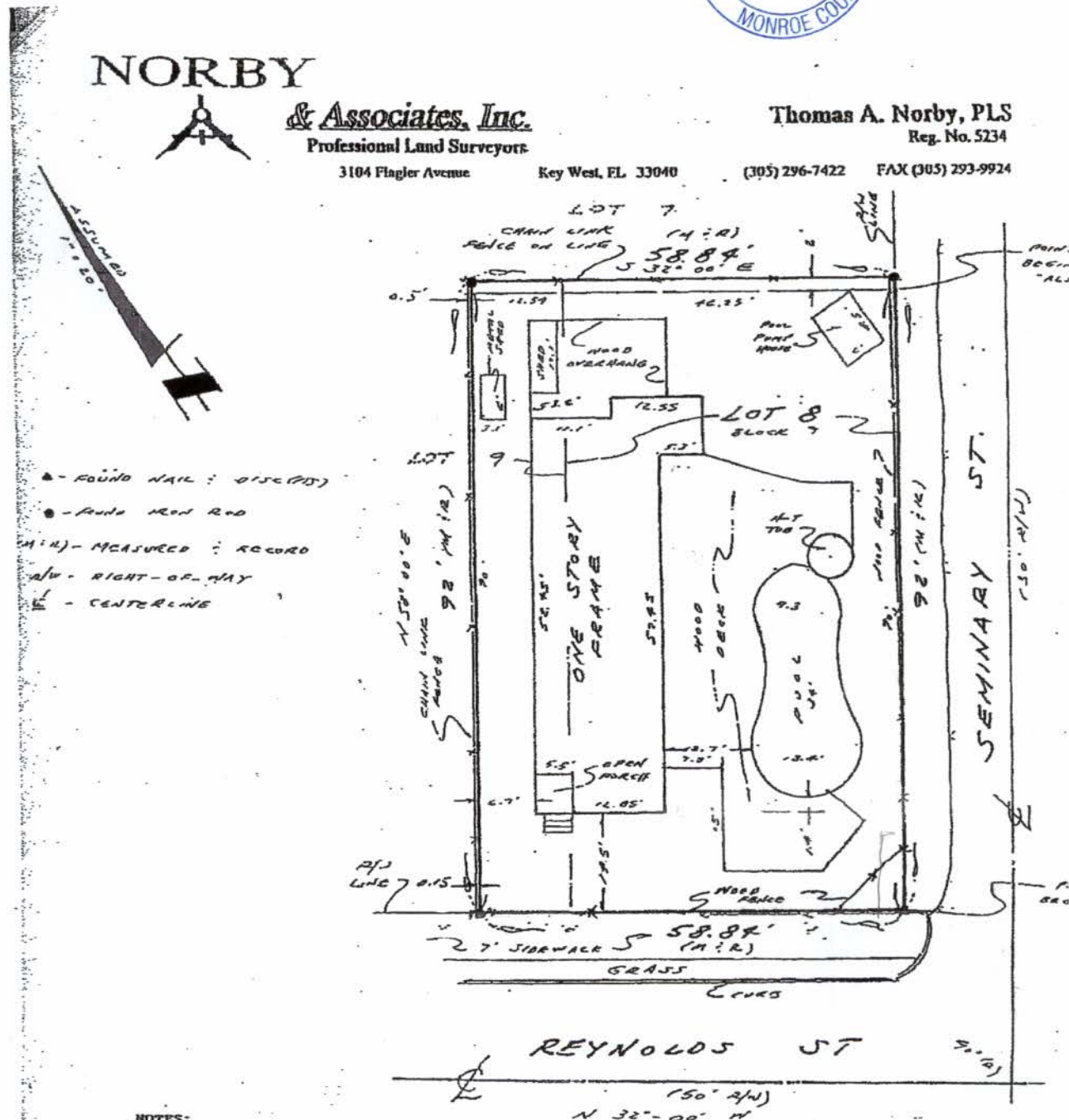
JEROME BALLAROTTO RESIDENCE.
 1307 REYNOLDS ST. KEY WEST FL, 33040
 REPLACEMENT FENCE PROJECT.
 145' - 10" L.N. FT. OF FENCE & GATES.



NORBY
 & Associates, Inc.
 Professional Land Surveyors

Thomas A. Norby, PLS
 Reg. No. 5234

3104 Flagler Avenue Key West, FL 33040 (305) 296-7422 FAX (305) 293-9924



- - ROUND NAIL : DISC (PD)
- - ROUND IRON ROD
- (M:R) - MEASURED : RECORD
- (M:R) - RIGHT-OF-WAY
- (C) - CENTERLINE

NOTES:

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

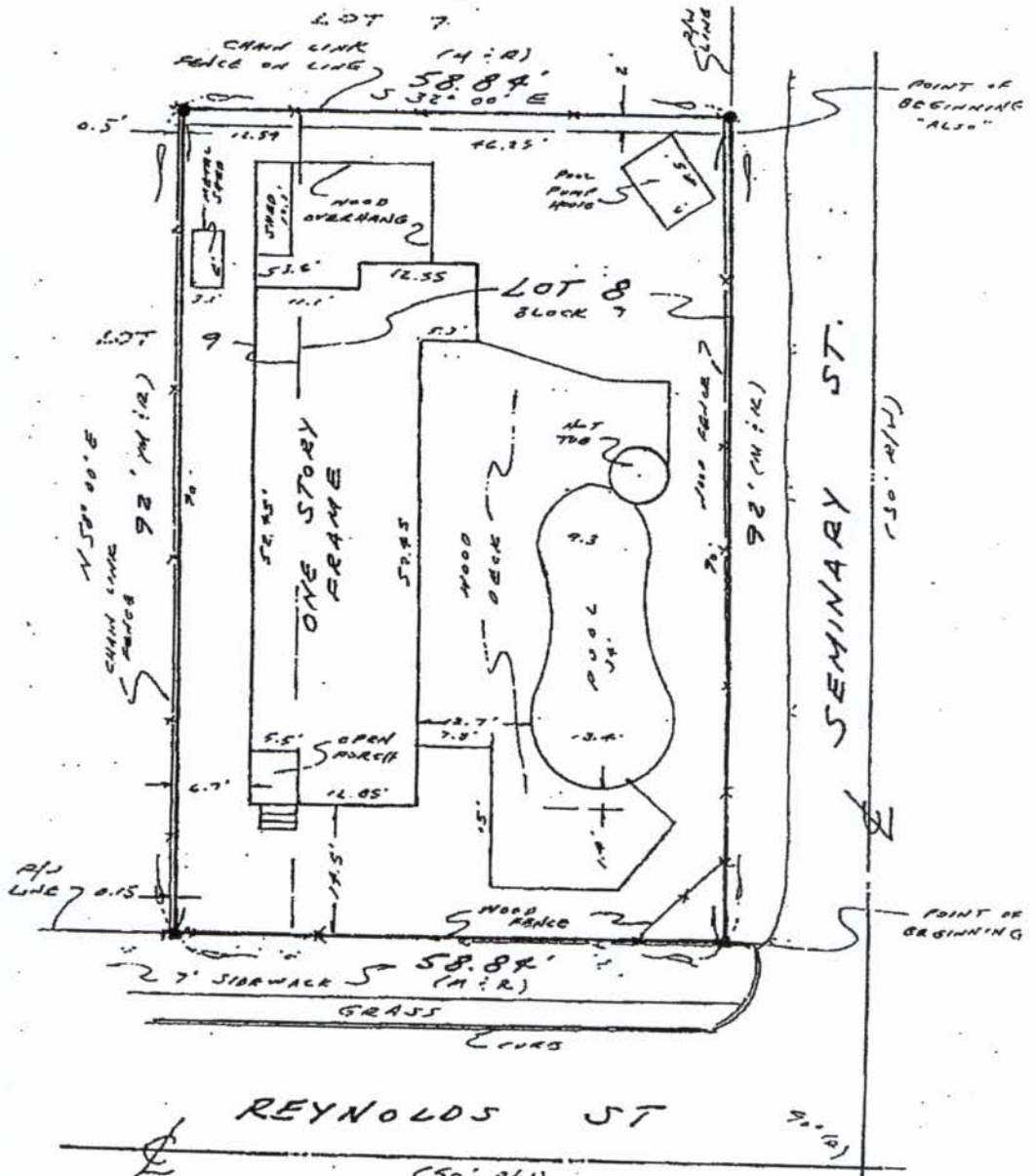
Key West, FL 33040

(305) 296-7422

FAX (305) 293-9924

Thomas A. Norby, PLS

Reg. No. 5234



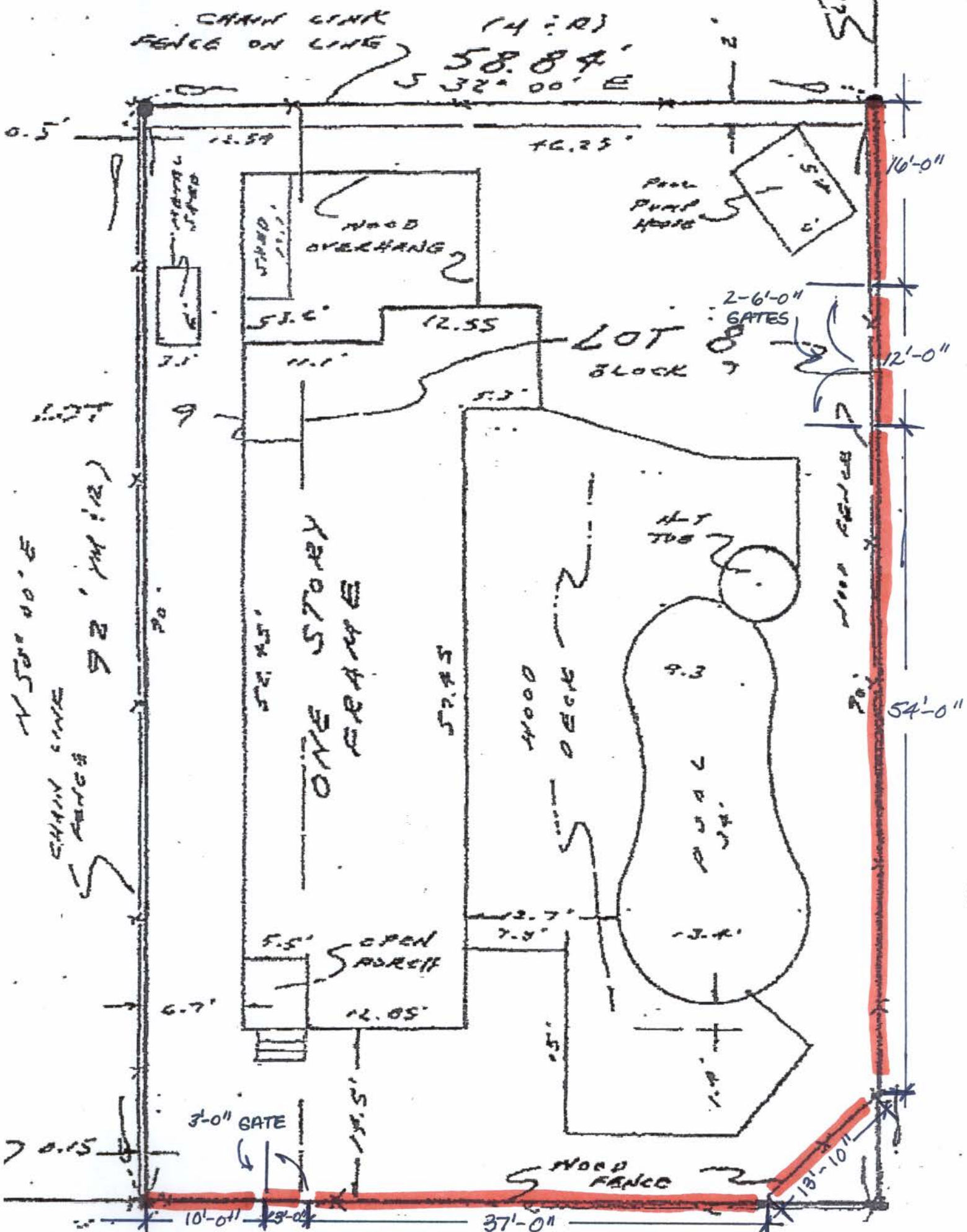
- ▲ - FOUND NAIL : DISC (PD)
- - FOUND IRON ROD
- M:R - MEASURED : RECORD
- R/W - RIGHT-OF-WAY
- C - CENTERLINE

NOTES:

1. Flood Insurance Rate Map Zone: X; Community Panel #120168, 1716 G, dated 11-4-92.
2. Underground foundations and utilities were not located.
3. Street address: 1307 Reynolds Street, Key West, FL 33040.
4. Date of field work: July 25, 1995.

Site Plans

CHAIN LINK FENCE ON LINE (14:0) 58.84' 53° 00' E

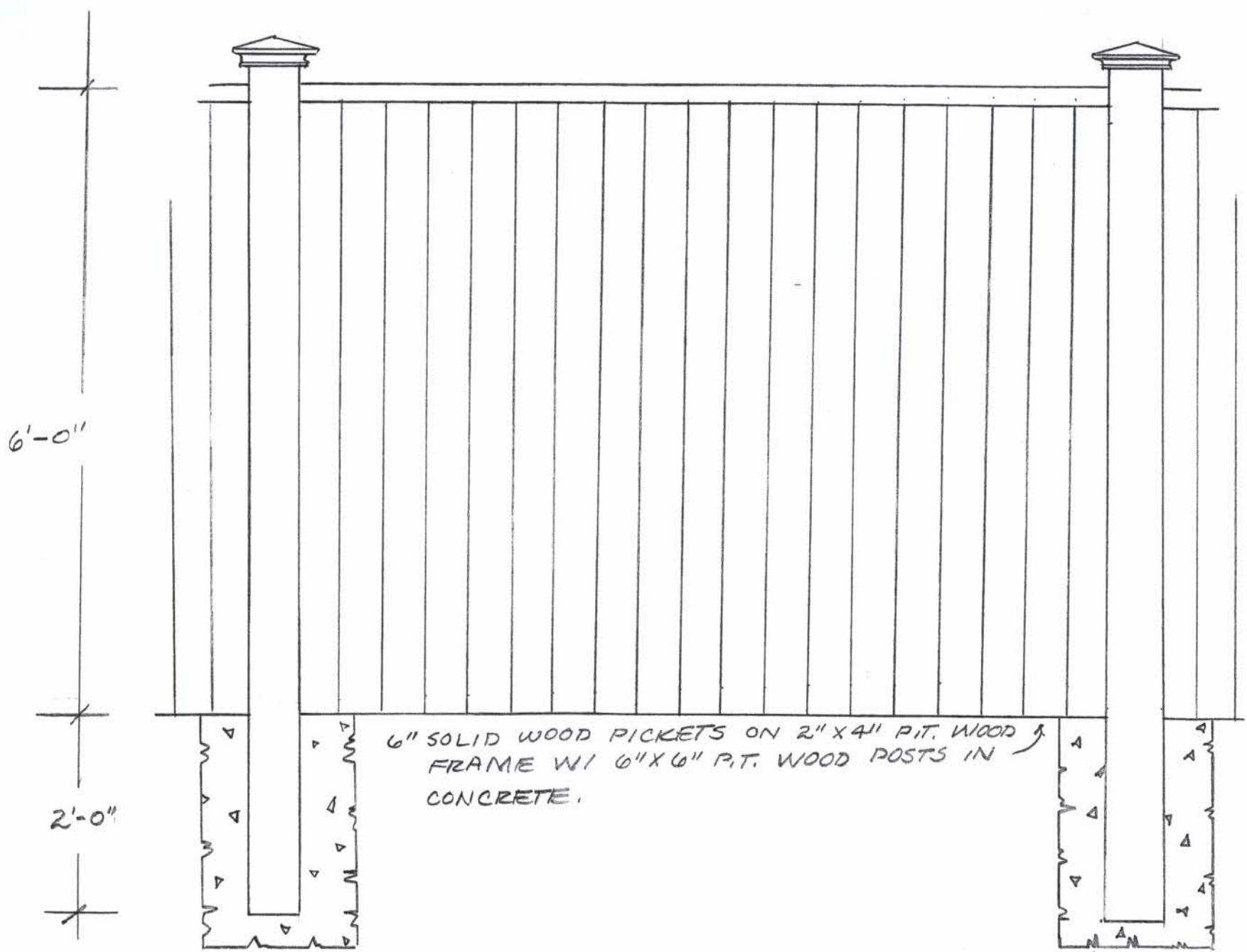


CHAIN LINK FENCE 92' (M:R)

3-0" GATE

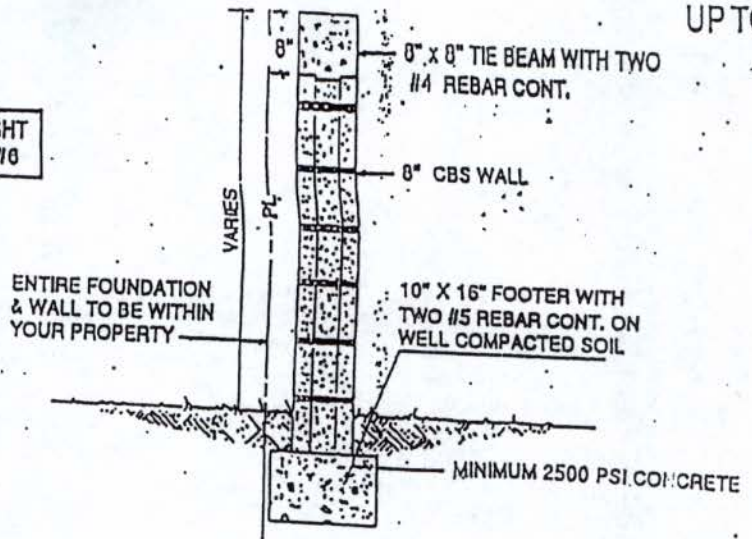
TOTAL OF 145'-10" OF 6'-0" HT. FENCE W/ GATES.

... PROPOSED FENCE : 1307 REYNOLDS ST.



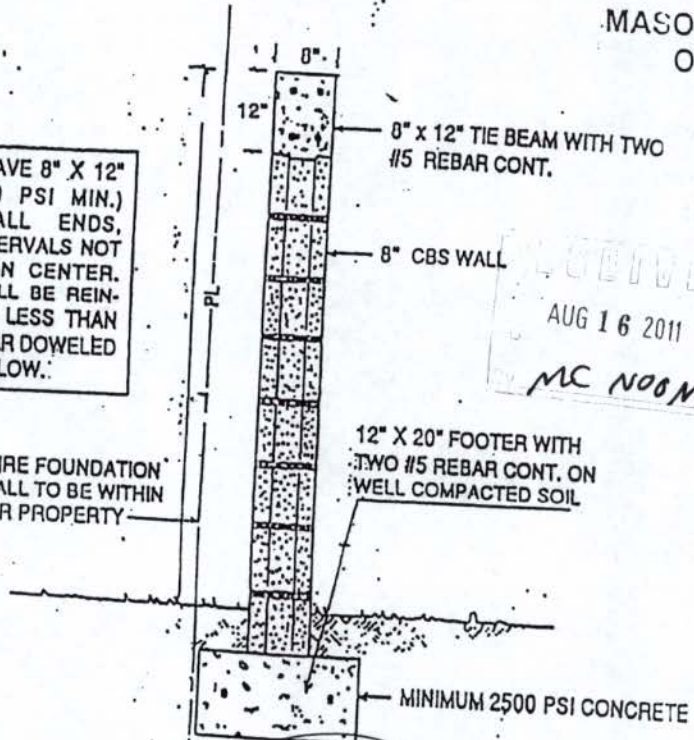
MASONRY FENCE
UP TO 5 FEET

FOR FENCE HEIGHT
LIMITATION SEE #8



MASONRY FENCE
OVER 5 FEET

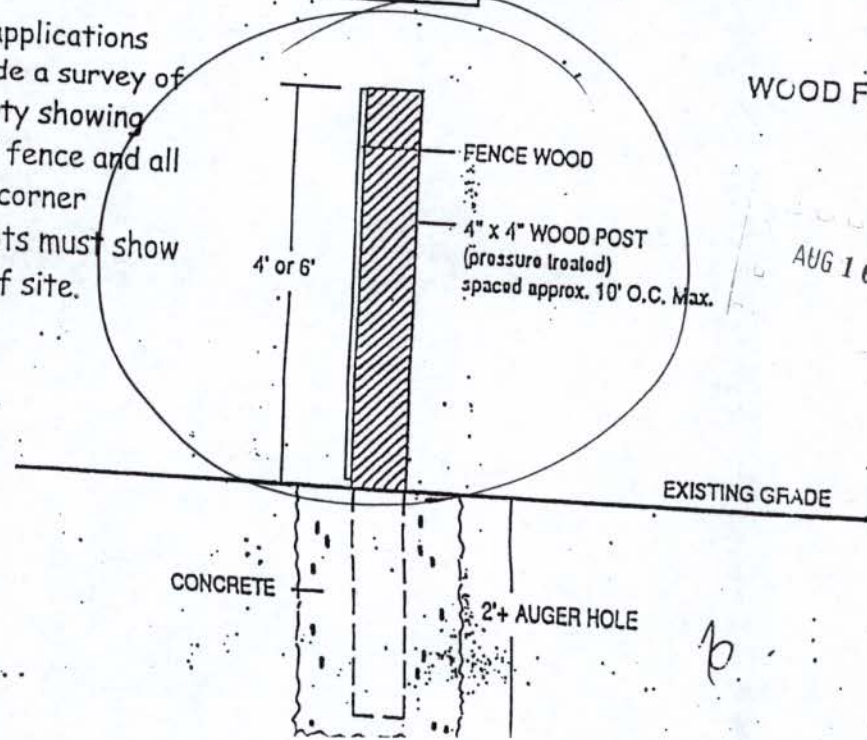
THIS DESIGN TO HAVE 8" X 12" CONCRETE (2500 PSI MIN.) COLUMNS AT ALL ENDS, CORNERS, AND INTERVALS NOT EXCEEDING 20' ON CENTER. ALL COLUMNS SHALL BE REINFORCED WITH NOT LESS THAN 4-#5 VERTICAL REBAR DOWELED TO THE FOOTING BELOW.



AUG 16 2011
MC NOON

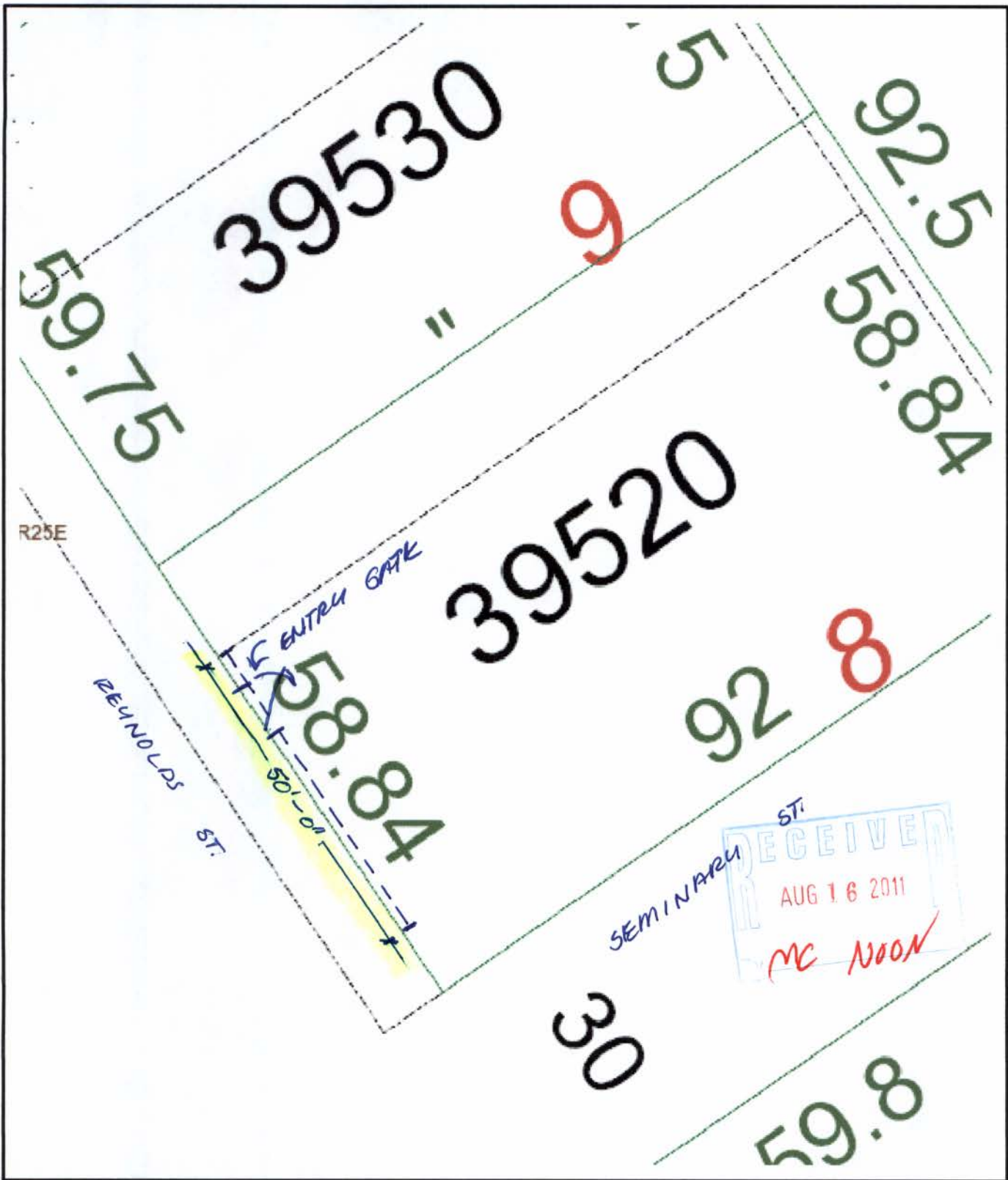
All fence applications must include a survey of the property showing location of fence and all gates. All corner property lots must show clear line of site.

WOOD FENCE



AUG 16 2011

b



Monroe County, Florida

MCPA GIS Public Portal

Printed: Aug 16, 2011

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.



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

**GIS Mapping requires Adobe Flash 10.3 or higher.
(An Export Map widget is in the lower left corner.)**

Property Record View

Alternate Key: 1040266 Parcel ID: 00039520-000000

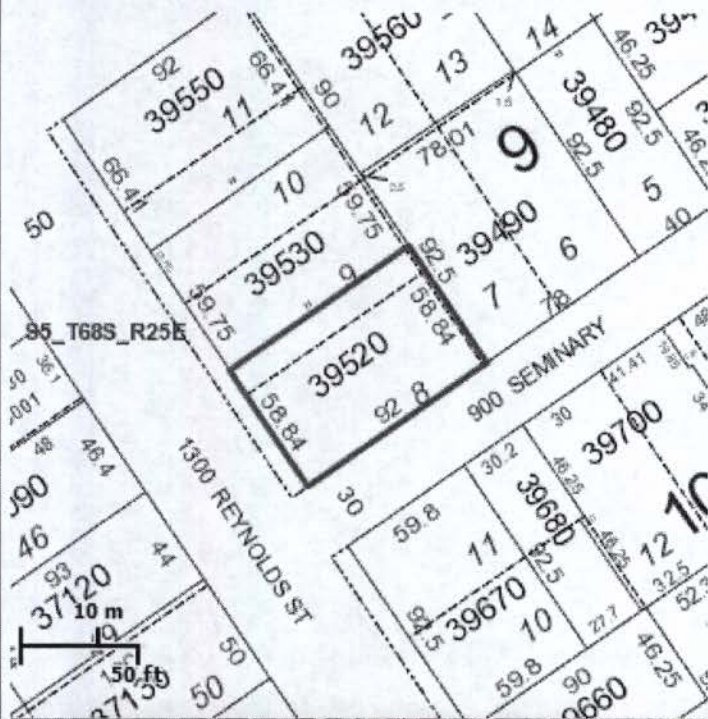
Ownership Details

Mailing Address:
BALLAROTTO JEROME A
143 WHITEHORSE AVE
TRENTON, NJ 08610

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1307 REYNOLDS ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42PT LOT 7 & ALL LOT 8 & PT LOT 9 SQR 9 TR 18 OR395-449/50
OR861-36/37 OR1061-1795/96 OR1364-1266/67 OR1840-1187/89Q/C(LG)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	59	92	5,413.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1091
Year Built: 1918

Building 1 Details

Building Type R1
Effective Age 30
Year Built 1918
Functional Obs 0

Condition G
Perimeter 168
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 36
Grnd Floor Area 1,091

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 2

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1988	N	Y	0.00	0.00	30
2	FLA	1:WD FRAME	1	1988	N	Y	0.00	0.00	1,091
4	CPX		1	1988	N	Y	0.00	0.00	198
5	SBF	1:WD FRAME	1	1988	N	Y	0.00	0.00	40

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT4:PATIO	920 SF	0	0	2001	2002	4	50
1 →	FN2:FENCES	876 SF	146	6	<u>1987</u>	1988	2	30
3 →	FN2:FENCES	47 SF	1	0	<u>1979</u>	1980	3	30
4 →	FN2:FENCES	64 SF	32	2	<u>1979</u>	1980	3	30
7	PT3:PATIO	194 SF	0	0	1987	1988	1	50
8	PO4:RES POOL	372 SF	31	12	2000	2001	3	50

Appraiser Notes

2003-01-10 (241) 1 TRANSIENT RENTAL UNIT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-2509	08/25/2009		109,000	DEMO EXISTING BATHROOM & KITCHEN STRUCTURES @ SE CORNER OF PROPERTY*INSTALL FOUNDATION FOR NEW 2 STORY ADDITION*CONSTRUCT ADDITION STRUCTURE 560SF*REBUILD ROOF STRUCTURE OF EXISTING MAIN HOUSE BLDG, BUILD ROOF STRUCTURE OVER EXISTING POOL DECK 170SF* RE FRAME WALLS AS NEEDED*RE SHEATH MAIN HOUSE STRUCTURE & INSTALL NEW SIDING	
09-2506	08/24/2009		2,500	DEMO EXISTING SHED STRUCTURE & CARPORT, DEMO OF KITCHEN ADDITION STRUCTURE AND ALL STRUCTURE LOCATED AT NE SECTION OF PROPERTY.	
09-2512	08/25/2009		16,000	INSTALL COMPLETE ELECTRICAL SYSTEM 200AMP SVC 2 AC HOOKUPS	
09-2526	08/25/2009		8,000	INSTALL ONE 2.5 AND ONE 2 TON A/C UNIT WITH 14 DUCT OPENINGS	
09-2510	08/25/2009		12,000	INSTALLATION OF 1800SF OF POLY STICK ROOFING MEMBRANE AND 1800SF OF 5 VCRIMP ROOFING	
10-0246	01/26/2010		814	INSTALL SECURITY SYSTEM AND POOL ALARM	
09-2511	05/11/2010		10,000	INSTALL PLUMBING FOR 4 LAV SINKS,3 SHOWERS, 1 LAUNDRY, 3 STOOLS, 1 W/H, 1 BATH TUB, 1 KITCHEN SINK	
10-0246	01/26/2010		814	INSTALL SECURITY SYSTEM AND POOL ALARMS	
01-1311	03/22/2001	11/02/2001	2,000		A/C
02-2378	09/06/2002	10/31/2002	3,500		RESURFACE POOL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
-----------	------------------	------------------------------	------------------	---------------------------	----------------------	---------------------	----------------------

2011	87,611	32,231	293,666	413,508	413,508	0	413,508
2010	110,883	40,467	263,257	414,607	414,607	0	414,607
2009	124,858	41,542	336,896	503,296	503,296	0	503,296
2008	134,637	30,958	514,235	679,830	679,830	0	679,830
2007	185,132	25,296	595,430	805,858	805,858	0	805,858
2006	263,238	25,904	487,170	776,312	776,312	0	776,312
2005	273,613	26,608	351,845	652,066	652,066	0	652,066
2004	169,795	27,348	270,650	467,793	467,793	0	467,793
2003	176,587	28,056	139,385	344,028	344,028	0	344,028
2002	242,496	26,311	139,385	408,192	408,192	0	408,192
2001	199,764	27,284	139,385	366,433	366,433	0	366,433
2000	216,916	30,568	101,494	348,977	348,977	0	348,977
1999	175,731	26,650	101,494	303,875	303,875	0	303,875
1998	149,817	23,415	101,494	274,726	274,726	0	274,726
1997	129,571	20,878	90,668	241,118	241,118	0	241,118
1996	109,326	18,152	90,668	218,146	218,146	0	218,146
1995	98,581	17,067	90,668	206,316	206,316	0	206,316
1994	88,162	15,697	90,668	194,527	194,527	0	194,527
1993	88,162	16,159	90,668	194,989	194,989	0	194,989
1992	107,558	16,607	90,668	214,833	214,833	0	214,833
1991	107,558	17,068	90,668	215,294	215,294	0	215,294
1990	130,493	17,503	71,722	219,718	219,718	0	219,718
1989	118,630	16,341	67,663	202,634	202,634	0	202,634
1988	47,287	9,707	55,483	112,477	112,477	0	112,477
1987	46,750	9,947	37,079	93,776	93,776	0	93,776
1986	46,997	10,171	35,726	92,894	92,894	0	92,894
1985	45,694	10,407	21,878	77,979	77,979	0	77,979
1984	42,634	10,638	21,878	75,150	75,150	0	75,150
1983	42,634	1,029	21,878	65,541	65,541	0	65,541
1982	15,985	0	19,797	35,782	35,782	25,000	10,782

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
7/1/1995	1364 / 1266	273,000	WD	Q
7/1/1988	1061 / 1795	259,000	WD	Q
8/1/1982	861 / 36	84,000	WD	Q

This page has been visited 115,486 times.

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