Staff Report

Historic Architectural Review Commission

Staff Report
Item 3

Meeting Date:	November 27, 2012
Applicant:	Debra Yates
Application Number:	H12-01-1742
Address:	#717 White Street
Description of Work:	After the fact installation of two mirrors framing front porch door and silver paint over brick walkway. Attach house number over front door.
Guidelines and Ordinance Cited in Review:	Code of Ordinances Sec. 62-87- Display of street number required; penalties, (a) and (b) 1. Contributing and Noncontributing Structures (page 2). Exterior colors (pages 35-36). Additions, Alterations/ New Construction (pages 36-38a), specifically first paragraph of page 37, and guidelines 1 and 3. Historic Architectural Design Principles (page 52), specifically- Material. HARC Project Categories and the Architectural Guidelines (pages 53-54), specifically II and III.

Staff Analysis

The building located at #717 White Street is listed as a non-contributing resource. The masonry structure was built in 1948 and is located on the south corner of White and Newton Streets. According to the circa 1965 photo from the Monroe County Library the house still have the same front and side fenestrations, but with different type of door and windows.

The applicant installed, and attached to the main facade two mirrors adjacent to the entry door and painted part of the existing bricked walkway with silver paint without the benefit of a Certificate of Appropriateness. According to the

applicant these alterations will be temporary since she has further plans for the property. The applicant also wishes to install the house number attached to the roof's eave of the main façade. The proposed numbers will be 12" tall, silver in color and will protrude from the bottom part of the eave. The house has its number script over the front door. The applicant had cleaned and removed debris from the house since it was in complete neglect.

It is staff's opinion that the attachment of the mirrors is an alteration, as defined in the Land Development Regulations, Sec. 102-1- Definitions;

> *Alteration means any change affecting the exterior appearance of an existing structure or improvement by additions, remodeling, maintenance, or structural changes involving changes in form, texture, materials, or color or any such changes in appearance in a specially designated historic site or historic interior.*

Although the building in question is not listed as contributing it is part of the historic district. The installation of the mirrors is an alteration to the main façade that has an adverse effect on the surrounding historic properties

Consistency with Guidelines

1. The existing mirrors detract and radically change the existing façade. Due to the effect of the mirrors the façade stands out from the historic urban fabric. Part of the front walls are altered, disguised and concealed by the installation of two mirrors.
2. The use of silver painting to paint a brick walkway is inconsistent with the guidelines.
3. The installation of the proposed number on the eave of the house, although is an innovative detail, will not be in keeping with its surrounding streetscape.

It is staff's opinion that the proposed after the fact alteration of the main façade by the installation of mirrors and silver color on the walkway visually detracts from the urban experience. The new elements stand out and cannot be related to the immediate residential context. It is staff's opinion that the proposals are inconsistent with the guidelines. If approved this may create a precedent.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01-1742

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: DEBRA YATES

DATE: 10·25·12

OWNER'S ADDRESS: 717 WHITE STREET

PHONE #: 304·8965

APPLICANT'S NAME: DEBRA YATES

PHONE #: 304·8965

APPLICANT'S ADDRESS: 717 WHITE STREET

ADDRESS OF CONSTRUCTION: 717 WHITE STREET

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: ADD 2 MIRRORS FRAMING FRONT PORCH DOOR ATTACH HOUSE #'S (717) 12"H STAINLESS SAN SERIF FABRICATED (ATTACH HOUSE #S OUER FRONT PORCH DOOR)
•SEE PHOTOGRAPHS

SILVER PAINT OVER SIDEWALK BRICK

AFTER THE FACT FOR MIRRORS & SILVER PAINTING

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

RECEIVED
OCT 25 2012
CITY OF KEY WEST
PLANNING DEPT

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: 10·25·12

Applicant's Signature: _____

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 COMMISSION USE ONLY

****

Approved _____ Denied _____ Deferred ✓

Reason for Deferral or Denial:
11/13/12 - Postponed next work meeting Shallcat

HARC Comments:
Non Contributing resource.

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

Date: 11/13/12 Signature: Rudy Shallcat

Historic Architectural
Review Commission

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

November 14, 2012

Ms. Debra Yates
#717 White Street
Key West, Florida 33040

RE: AFTER THE FACT INSTALLATION OF TWO MIRRORS FRAMING FRONT PORCH DOOR AND SILVER PAINT OVER BRICK WALKWAY. ATTACH HOUSE NUMBER OVER FRONT DOOR.
FOR: #717 WHITE STREET - HARC APPLICATION # H12-01-1742
KEY WEST HISTORIC DISTRICT

Dear Ms. Yates:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the request for the above mentioned project on the public hearing held on Tuesday, November 13, 2012.

I will be including this item under Old Business in the next HARC agenda for November 27, starting at 5:30 at Old City hall. Should you have any questions, please do not hesitate to contact me at your convenience.

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

Sincerely:

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040 305.809.3973 etorregr@keywestcity.com

Xc. Peg Corbett

Miscellaneous Information

DIVISION 2. - NAMES AND NUMBERS [75]

Sec. 62-86. - Assignment of street numbers in accordance with plats.
Sec. 62-87. - Display of street number required; penalties.
Secs. 62-88—62-115. - Reserved.

Sec. 62-86. - Assignment of street numbers in accordance with plats.

The city engineer is authorized and empowered to assign new and corrected street numbers to all houses and buildings existing and incorrectly numbered and to assign new street numbers to all houses and buildings constructed within the corporate city limits. Such corrected and new street numbers shall be furnished in accordance with street plats on file in the office of the city engineer.

(Code 1986, § 76.09)

Sec. 62-87. - Display of street number required; penalties.

(a) The owner or occupant of any building or structure, residential or commercial, assigned a street number by the chief building official shall have affixed to such building or paneled upon glass or some metallic surface the assigned number, which shall be in Arabic numerals of a contrasting color and which shall be located in a position to be easily discernible from the street fronting the building or structure.

(b) The following additional requirements shall apply to the street numbers:

(1) For single-family dwellings, the numerals shall be at least three inches in height and one-half inch in stroke width and shall be affixed on, immediately above, or immediately to the side of the principal building entrance.

(2) For single-occupant commercial, multiunit residential, and multiunit commercial buildings having a single street number, the numerals shall be at least five inches in height but no greater than 31 inches in height and shall be affixed at the center or on either end of the building. Multiunit buildings, in addition, shall have numerical or letter unit designations displayed as required for single-family dwellings.

(3) For multiunit residential and multiunit commercial buildings having separate street numbers for each unit, the numerals shall be at least three inches in height and one-half inch in stroke width and shall be affixed on, immediately above, or immediately to the side of the principal building entrance.

(c) Owners or occupants of those buildings and structures subject to review by the historic architectural review commission (HARC) will be required to obtain approval from the historic architectural review commission for their street numbers.

(d) It shall be the duty of the owner or occupant to maintain the street numbers, once affixed, in good condition and to replace any number or portion thereof if it is removed for any reason.

(e) Whenever any building or structure shall be erected or located in the city, it shall be the duty of the owner or the contractor on behalf of the owner to make application and to procure a

number designated and assigned to the building or structure by the city engineer and to affix the number in the manner provided in subsection (a) of this section. A certificate of occupancy shall not be issued by the chief building official until the number is affixed as provided by this section.

(f) A violation of this section shall subject the violator to code enforcement proceedings under article VI of chapter 2 and F.S. ch. 162.

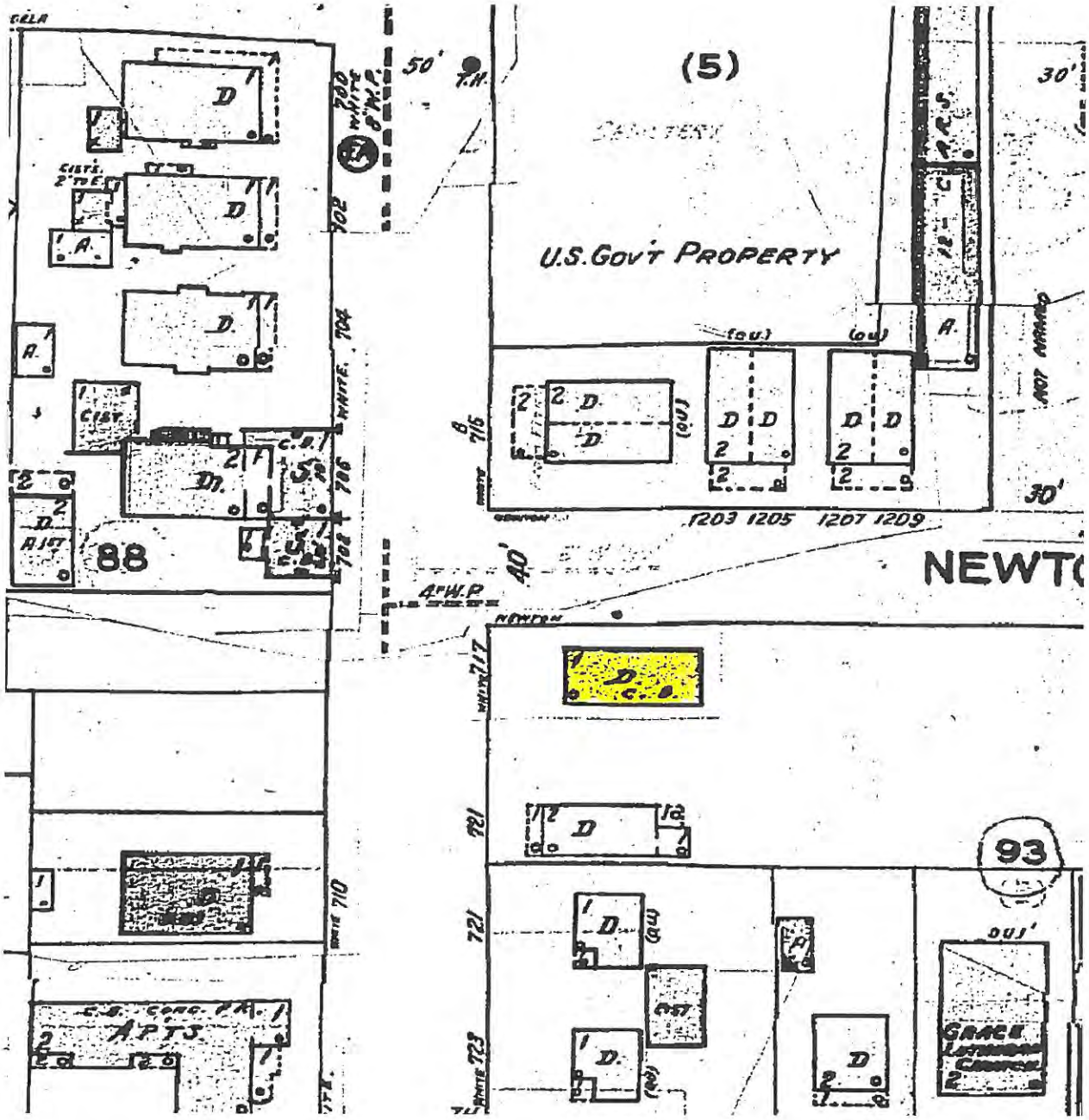
(Code 1986, § 76.10)

Secs. 62-88—62-115. - Reserved.

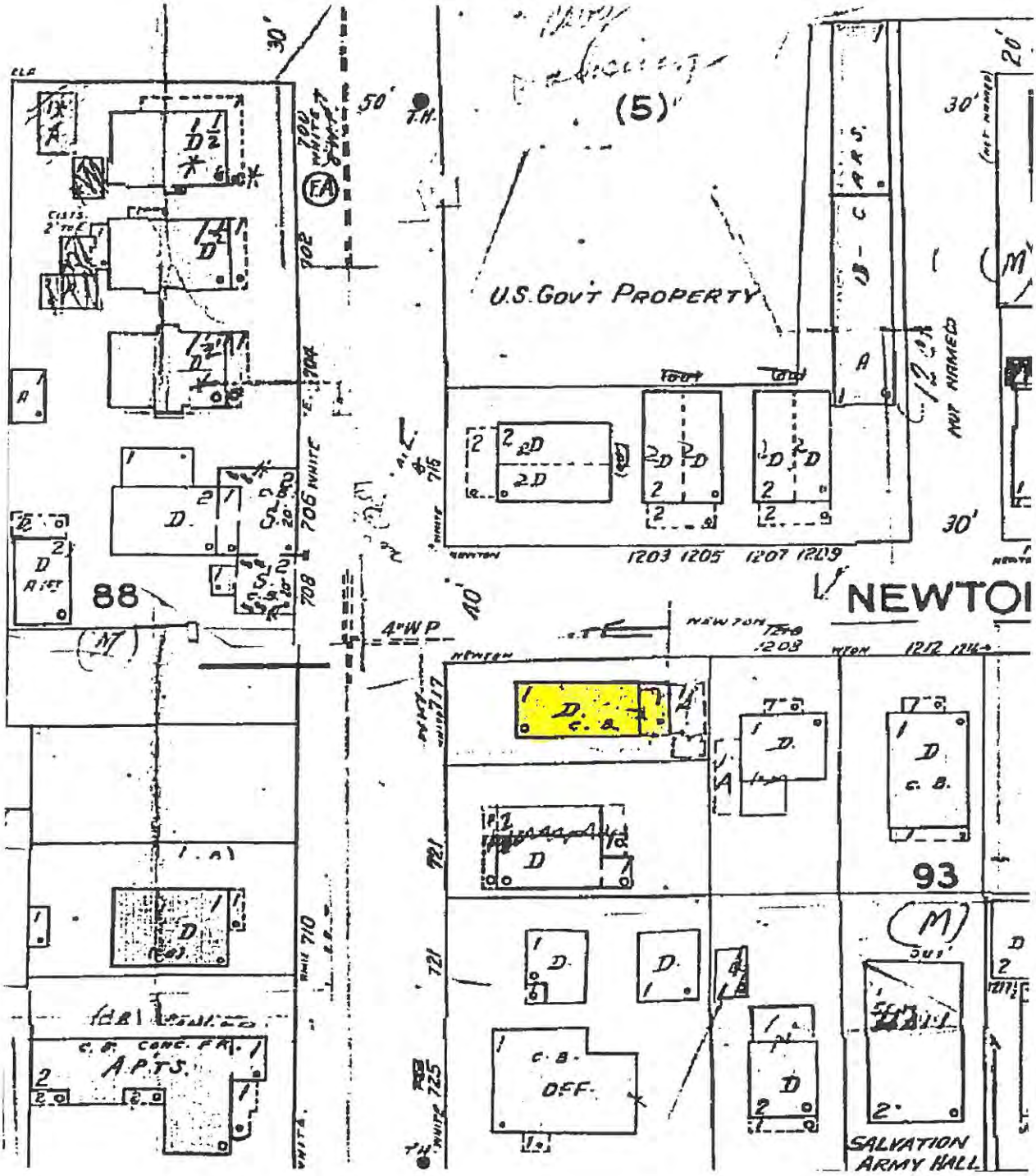
FOOTNOTE(S):

(75) ***State Law reference***— *Identification numbers, F.S. §§ 334.044, 335.08.* *(Back)*

Sanborn Maps



#717 White Street Sanborn map 1948



#717 White Street Sanborn map 1962

Project Photos

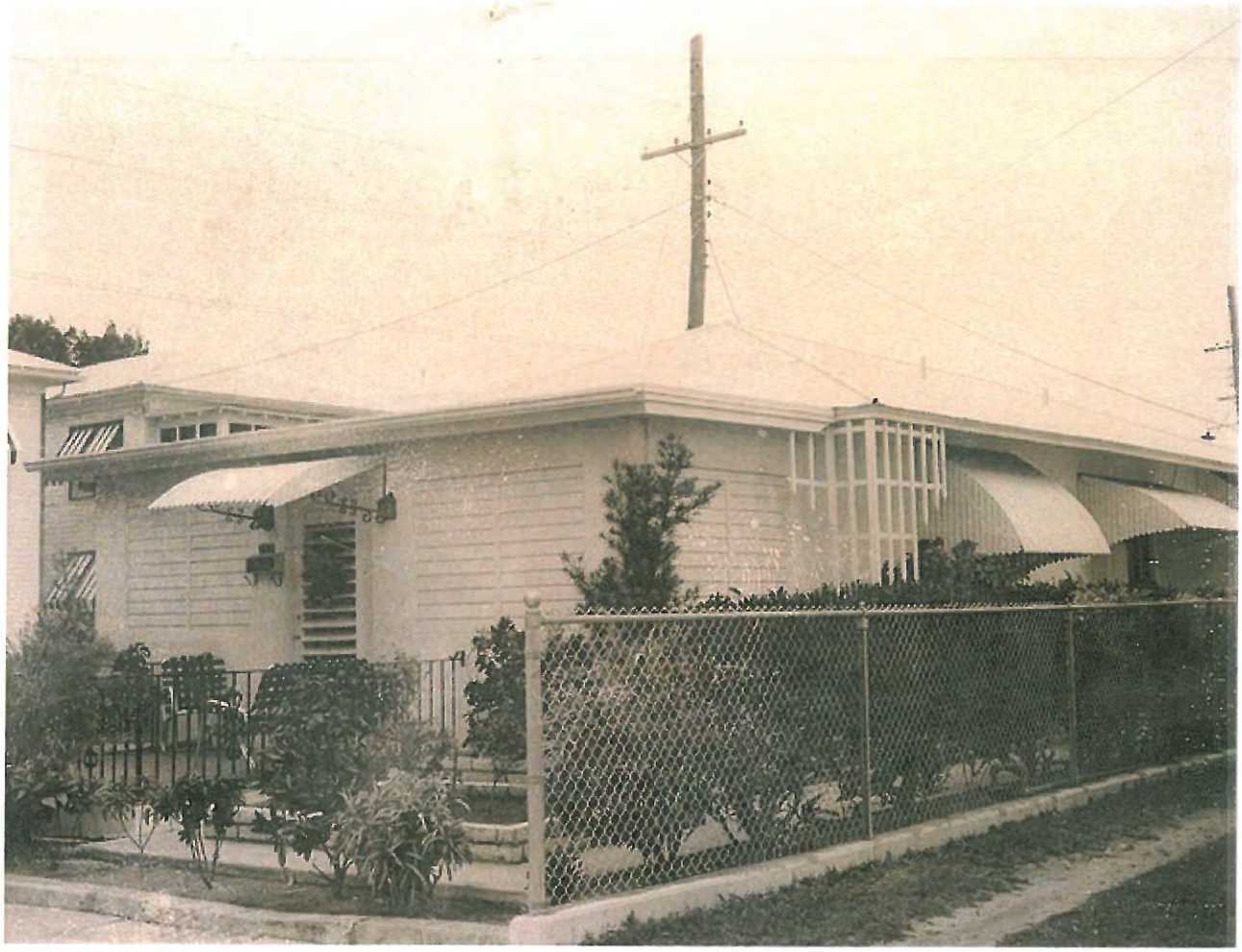
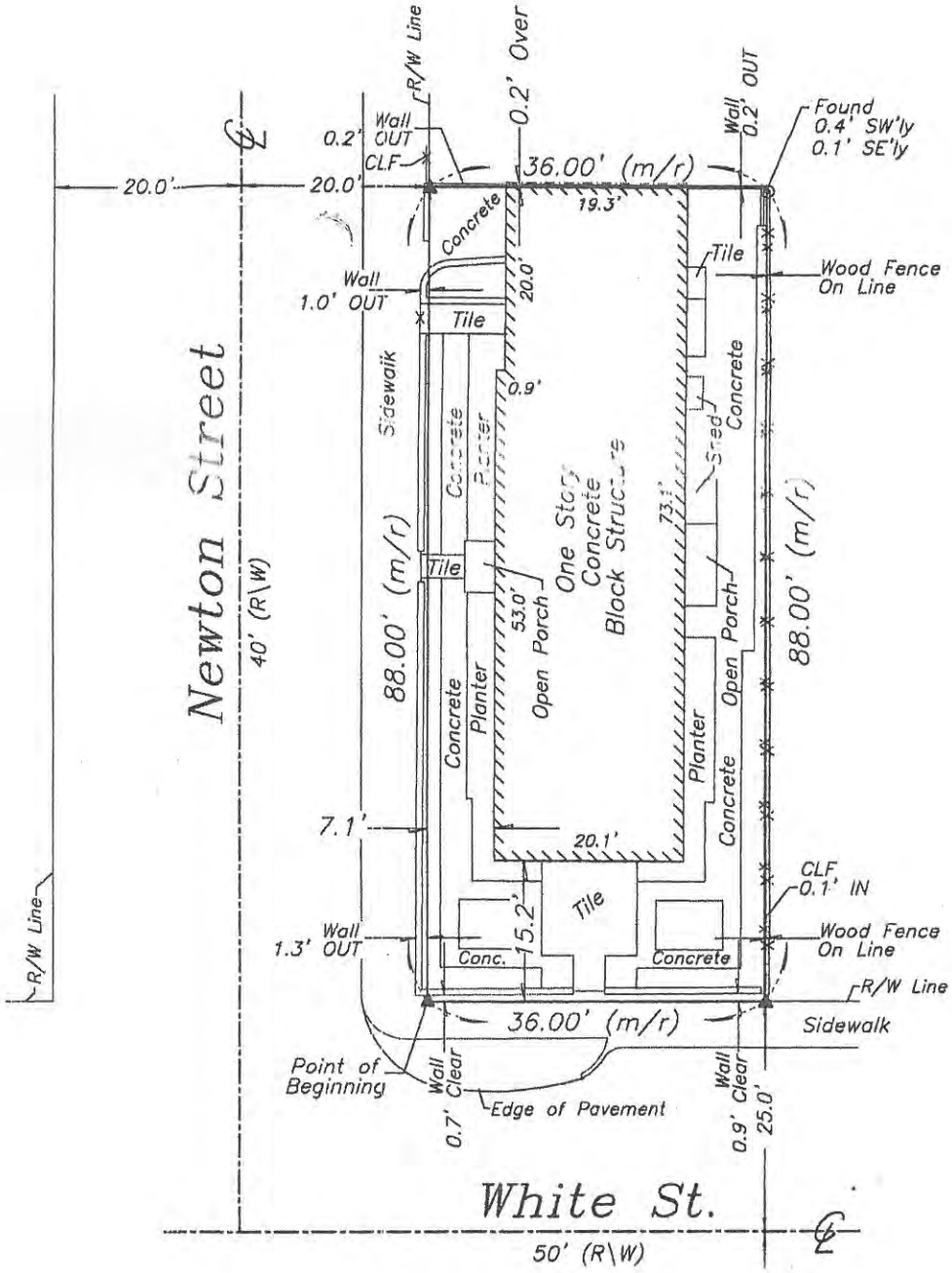


Photo taken by the Property Appraiser's office c1965; 717 White St. Monroe County Library

AUG. 2012 717 WHITE ST.

Survey

Boundary Survey Map of part of Lot 1, Square 3, Tract 7, Island of Key West, FL



1" = 20'
Assumed
N

LEGEND

⊙	Found 2" Iron Pipe (Fence Post)
○	Set 3/4" Iron Pipe w/cap (6298)
●	Found 1/2" Iron Rod (2863)
▲	Found Nail & Disc (5234)
△	Set Nail & Disc (6298)
(M)	Measured
(R)	Record
(M/R)	Measured & Record
C.B.S.	Concrete Block Structure
R\W	Right of Way
CLF	Chain Link Fence
℄	Centerline
⊘	Wood Utility Pole
⊠	Concrete Utility Pole
-P-	Overhead Utility Lines

Proposed Plans

GREAT

SPACE

DEBRA YATES
BENJAMIN BURLE

STAINLESS #'S
12" H
(ATTACHED TO EAVE)
SETBACK FENCE
5' H.?
717
OBAMA
MAILBOX
STAINLESS
POSSIBLE PARKING SPACE
(HAVE APPROVED TO ENGINEERING)
GREAT
SPACE
DEBRA YATES
BENJAMIN BURLE

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., November 13, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT INSTALLATION OF TWO MIRRORS FRAMING FRONT PORCH DOOR AND SILVER PAINT OVER BRICK WALKWAY. ATTACH HOUSE NUMBER OVER FRONT DOOR.

#717 WHITE STREET

Applicant- DEBRA YATES Application Number H12-01-1742

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

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

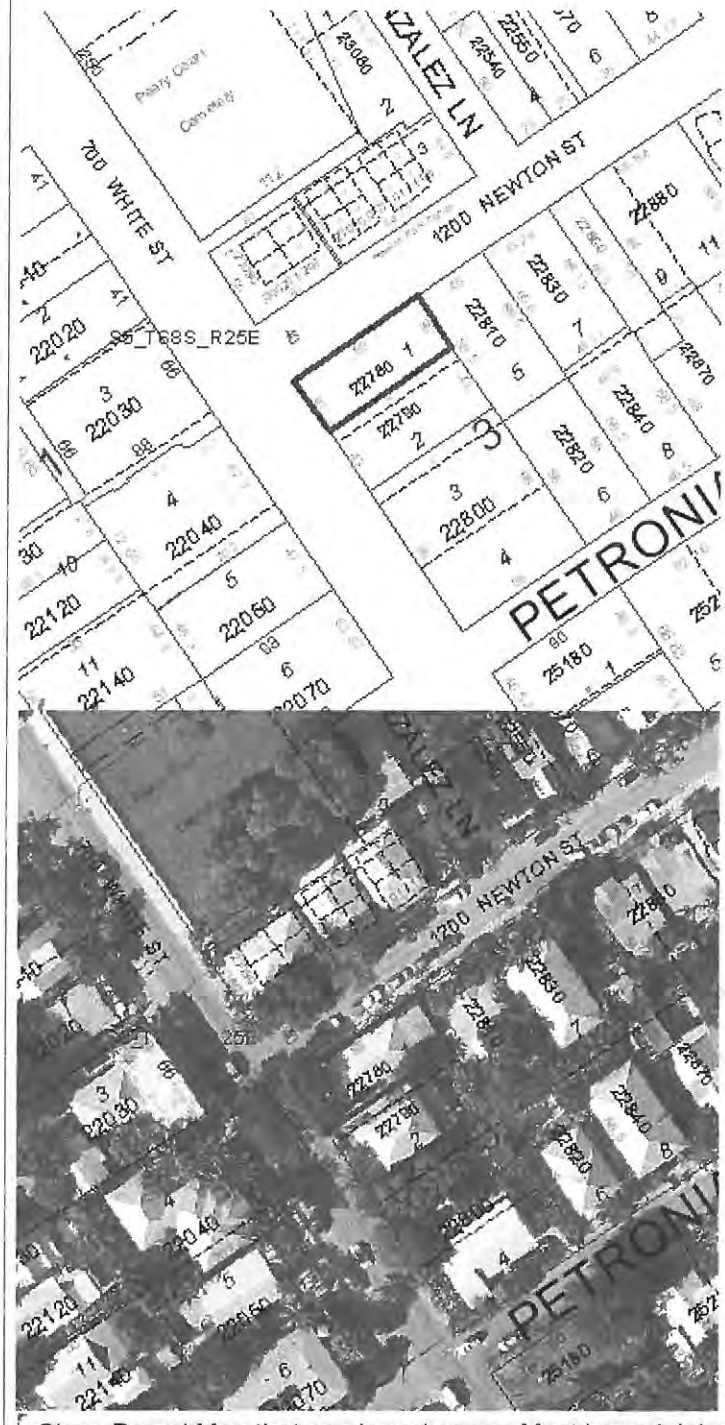
Alternate Key: 1023574 **Parcel ID:** 00022780-000000

Ownership Details

Mailing Address:
YATES DEBRA
130 PEARY CT UNIT A
KEY WEST, FL 33040-7728

Property Details

PC Code:	01 - SINGLE FAMILY
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	05-68-25
Property Location:	717 WHITE ST KEY WEST
Legal Description:	KW WADDELLS SUBDIVISION PB1-28 LOT 1 SQR 3 TR 7 G23-408/410 G65-80/81 OR645-385L/E OR1180-474/475L/E OR1607-1185D/C OR1607-1166/70 OR1607-1171/73 OR1618-2012/14 OR2024-1856/57 OR2579-1777/78



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	36	88	3,168.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
Total Living Area: 1535
Year Built: 1948

Building 1 Details

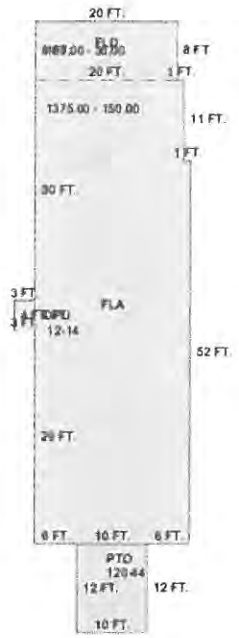
Building Type	R1	**Condition**	G	**Quality Grade**	450
Effective Age	41	**Perimeter**	226	**Depreciation %**	40
Year Built	1948	**Special Arch**	0	**Grnd Floor Area**	1,535
Functional Obs	0	**Economic Obs**	0		

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

Roof Type	GABLE/HIP	**Roof Cover**	METAL	**Foundation**	CONCR FTR
Heat 1	NONE	**Heat 2**	NONE	**Bedrooms**	3
Heat Src 1	NONE	**Heat Src 2**	NONE		

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	1	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1947	N	N	0.00	0.00	1,375
2	PTO		1	1947			0.00	0.00	120
3	FLD	5:C.B.S.	1	1947	N	N	0.00	0.00	160
4	OPU		1	1997			0.00	0.00	12

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	115 SF	0	0	1961	1962	5	30
2	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
3	PT3:PATIO	189 SF	0	0	1984	1985	2	50

Appraiser Notes

2004-08-23 SOLD FOR $609,000 ON 06/28/04=.91%-SKI
2012-04-24 MLS $299,000 3/2 VERY UNIQUE PROPERTY, IN GREAT LOCATION, MEADOWS HOME WITH GOOD BONES. A CBS, HIGH CEELINGS, GORGEOUS CUBAN TILE FLOORS, CURB CUT IN A PLACE FOR A OFF-STREET.
2004-03-01 THE PARCEL IS BEING OFFERED FOR $670,000 FROM THE KW CITIZEN ON 02-29-04-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9903989	12/08/1999	12/27/1999	4,000		NEW ROOF
	0000002	01/03/2000	08/16/2000	2,000		INTERIOR PAINTING
	0000089	01/11/2000	08/16/2000	1,100		ELECTRICAL

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
2012	116,611	1,316	252,690	370,617	370,617	0	370,617
2011	167,154	1,346	246,468	414,968	414,968	0	414,968
2010	169,098	1,376	308,468	478,942	478,942	0	478,942
2009	187,957	1,406	468,872	658,235	658,235	0	658,235
2008	174,540	1,436	491,040	667,016	667,016	0	667,016
2007	182,789	1,467	538,560	722,816	722,816	0	722,816
2006	325,334	1,497	300,960	627,791	627,791	0	627,791
2005	345,324	1,527	190,080	536,931	536,931	0	536,931
2004	247,759	1,557	190,080	439,397	439,397	0	439,397
2003	280,794	1,588	88,704	371,086	371,086	0	371,086
2002	184,256	1,618	70,488	256,362	256,362	0	256,362
2001	108,690	1,668	70,488	180,846	180,846	0	180,846
2000	108,690	1,537	57,024	167,251	167,251	0	167,251
1999	70,481	168	57,024	127,673	104,362	25,000	79,362
1998	65,474	156	57,024	122,654	102,719	25,000	77,719
1997	59,697	143	50,688	110,527	101,002	25,000	76,002

1996	51,994	124	50,688	102,806	98,061	25,000	73,061
1995	47,372	113	50,688	98,173	95,670	25,000	70,670
1994	42,365	101	50,688	93,155	93,155	25,000	68,155
1993	41,203	615	50,688	92,506	92,506	25,000	67,506
1992	41,203	615	50,688	92,506	92,506	25,000	67,506
1991	41,203	615	50,688	92,506	92,506	25,000	67,506
1990	39,052	615	40,392	80,059	80,059	25,000	55,059
1989	35,502	559	39,600	75,661	75,661	25,000	50,661
1988	29,004	559	36,432	65,995	65,995	25,000	40,995
1987	28,705	559	21,701	50,965	50,965	25,000	25,965
1986	28,861	559	20,909	50,329	50,329	25,000	25,329
1985	27,830	559	12,514	40,903	40,903	25,000	15,903
1984	26,070	559	12,514	39,143	39,143	25,000	14,143
1983	26,070	559	12,514	39,143	39,143	25,000	14,143
1982	26,607	559	12,514	39,680	39,680	25,000	14,680

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
7/10/2012	2579 / 1777	275,000	WD	38
6/28/2004	2024 / 1856	609,000	WD	Q
11/23/1999	1607 / 1166	199,000	WD	Q

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