

Staff Report

2 Remove non contributing, non historic- **#710 Windsor Lane- Thomas Kelly (H11-01-1506)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of a cbs house located on #710 Windsor Lane. The building is not listed in the surveys. According to the Sanborn map of 1962 the footprint and setbacks of what used to be the structure located on #710 Windsor Lane differs with what is today in existence on that site. The applicant has submitted plans for a new two story house to replace the non historic structure. On November 23, 2011 the Commission approved the first reading for demolition as well as the proposed new house.

It is staff's belief that the existing structure is not 50 years old, therefore can not be considered historic. The Sanborn map of 1962 can be use as evidence that the footprint of the structure that sits today on the site is completely different of what is depicted in the Old map. Staff understands that the existing structure can not be considered on a near future to be deemed contributing to its surrounding historic context. It is staff's belief that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Chapter 102 Section 218 of the LDR's.

Application



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

APPLICATION # 11-01-1506

OWNER'S NAME: JANET HINKLE DATE: 11/10/11

OWNER'S ADDRESS: 700 WINDSOR LANE PHONE #: 850-545-4958

APPLICANT'S NAME: THOMAS KELLY PHONE #: 745-1100
304-1984

APPLICANT'S ADDRESS: 1941 ROCKY RD, SUGARLOAF KEY, FL. 33042

ADDRESS OF CONSTRUCTION: 710 WINDSOR LANE. # OF UNITS 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

- REMOVE EXISTING NON-CONTRIBUTING, NON-HISTORICAL BUILDING
- CONSTRUCT A NEW 2-STORY FRAME RESIDENCE & POOL.

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

***** NOV 20 2011 *****

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

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/10/11
Applicant's Signature: [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 APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

11/23/11 1st reading done
Approved 11/23/11 (PH) - [signature] Denied _____ Deferred _____

Reason for Deferral or Denial:

6a approved - concerns that lowers to safe standard
6b - demolition non contributing, non historic structure approved standard

HARC Comments:

Not listed in the surveys.
Ordinance for Demolition
Guidelines for New construction (pages 36-38a)

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

Date: 11/23/11

Signature: [signature]

Historic Architectural
Review Commission



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

November 30, 2011

Mr. Thomas Kelly
19141 Rocky Road
Sugarloaf Key, Florida 33042

**RE: CONSTRUCT A NEW TWO STORY FRAME RESIDENCE AND
POOL. REMOVE NON CONTRIBUTING NON HISTORIC HOUSE
FOR: #710 WINDSOR LANE- HARC APPLICATION # H11-01-1506
KEY WEST HISTORIC DISTRICT**


Dear Mr. Kelly:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for the above mentioned project on the public hearing held on Wednesday, November 23, 2011. The Commissioners motioned to approve your application based on the submitted plans and your presentation. During the hearing you mentioned that a revision to the plans will be done in order to comply with rear yard setbacks.

Because this project includes a demolition request, a second reading will take place on Wednesday, December 14, 2011, 6:00 pm at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request.

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.

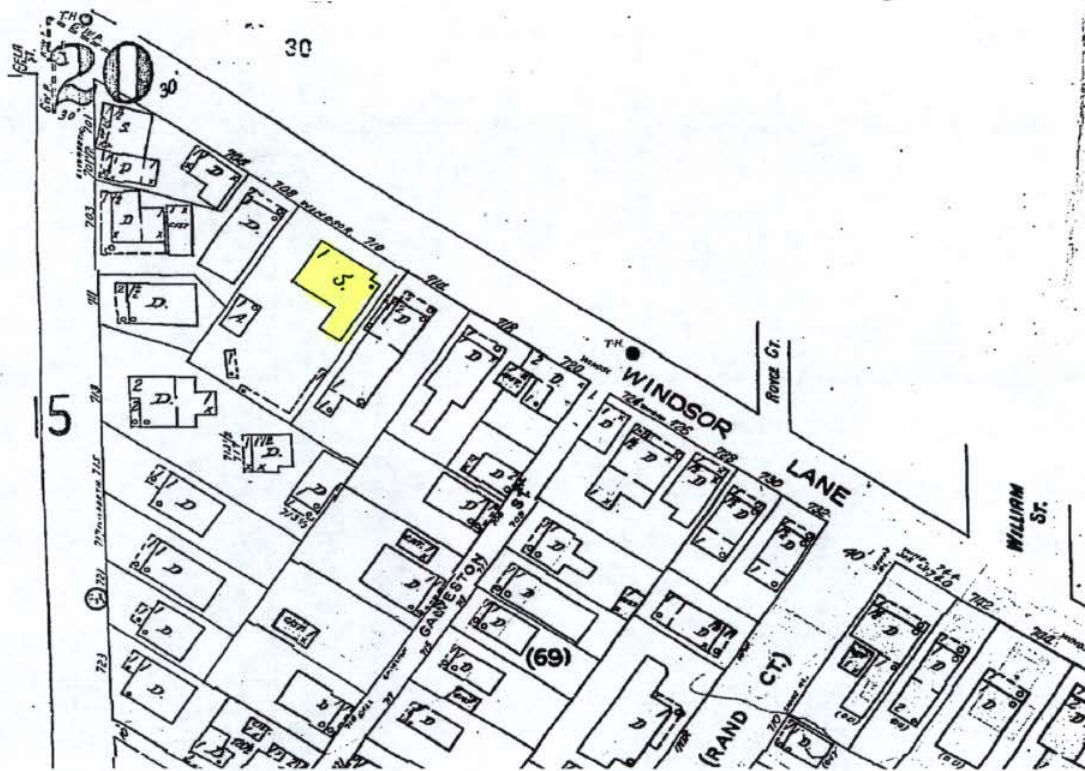
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

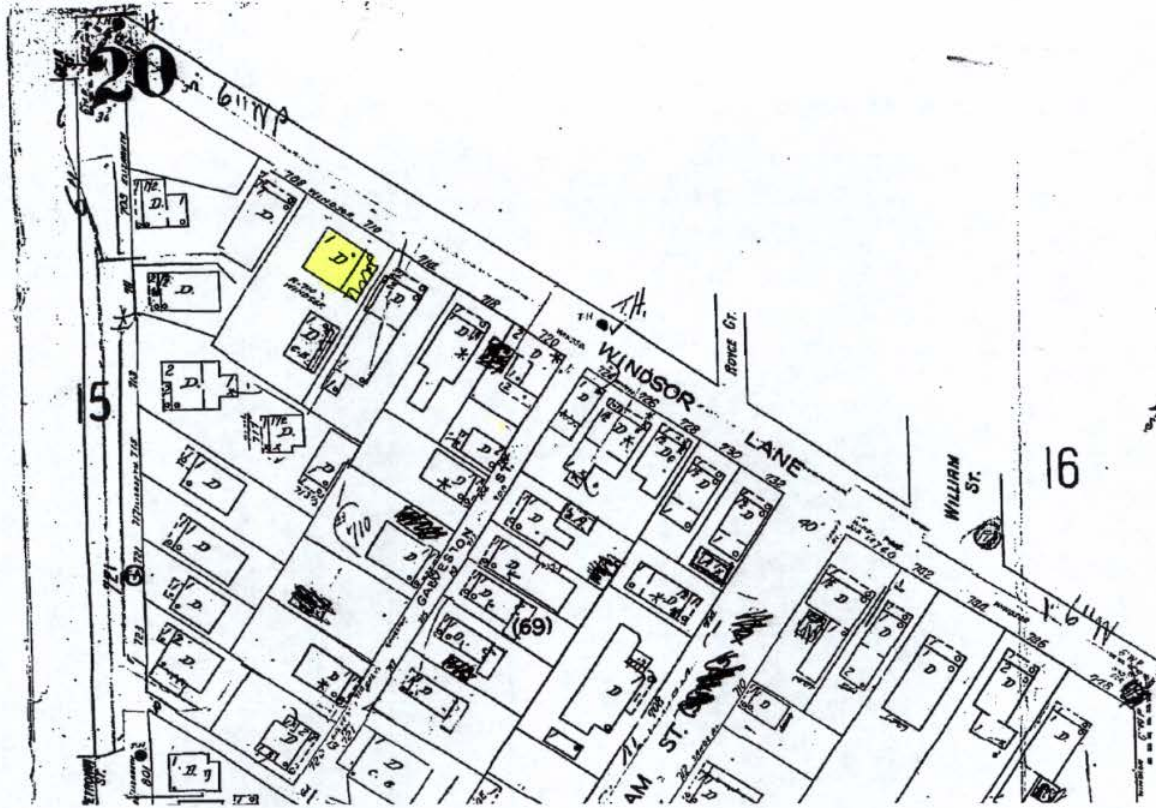
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#710 Windsor Lane 1948 Sanborn map



#710 Windsor lane 1962 Sanborn map

Project Photos

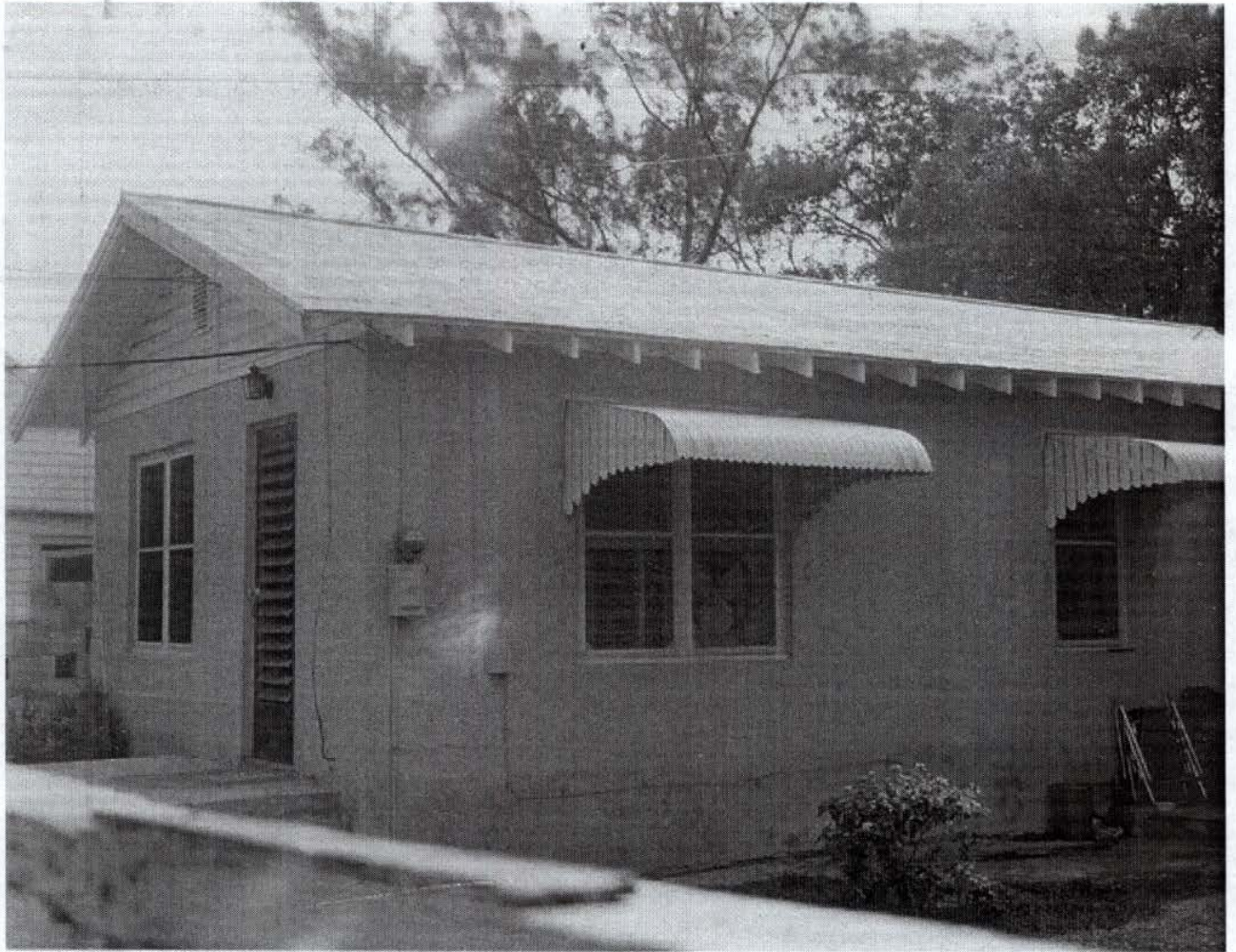
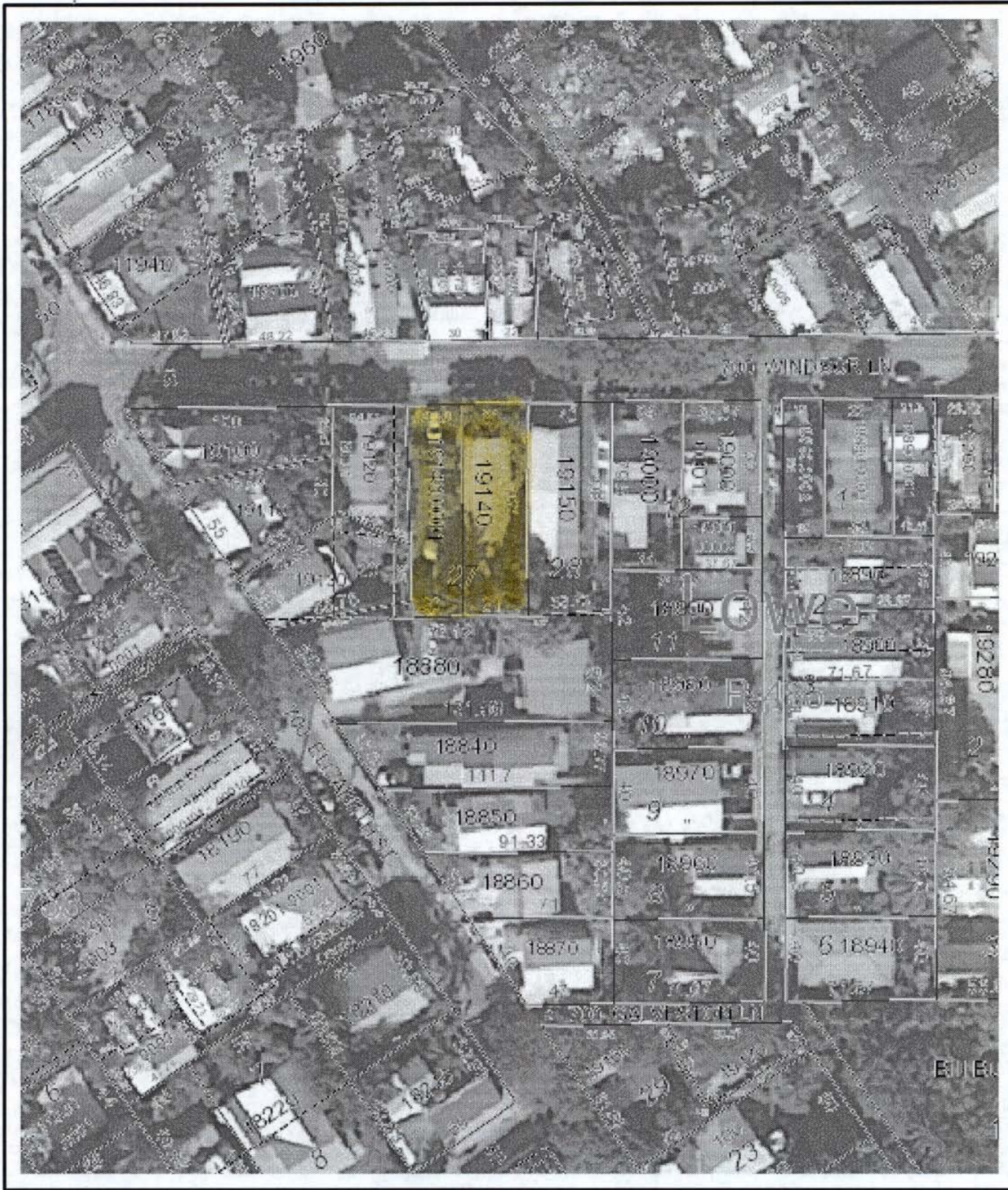


Photo taken by the Property Appraiser's office c1965; 710 Windsor Lane; Monroe County Library



Monroe County, Florida

MCPA GIS Public Portal

Printed: Oct 03, 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.







POSTED
PRIVATE
PROPERTY
NO
TRESPASSING











EXISTING 1710 WINDSOR LANE



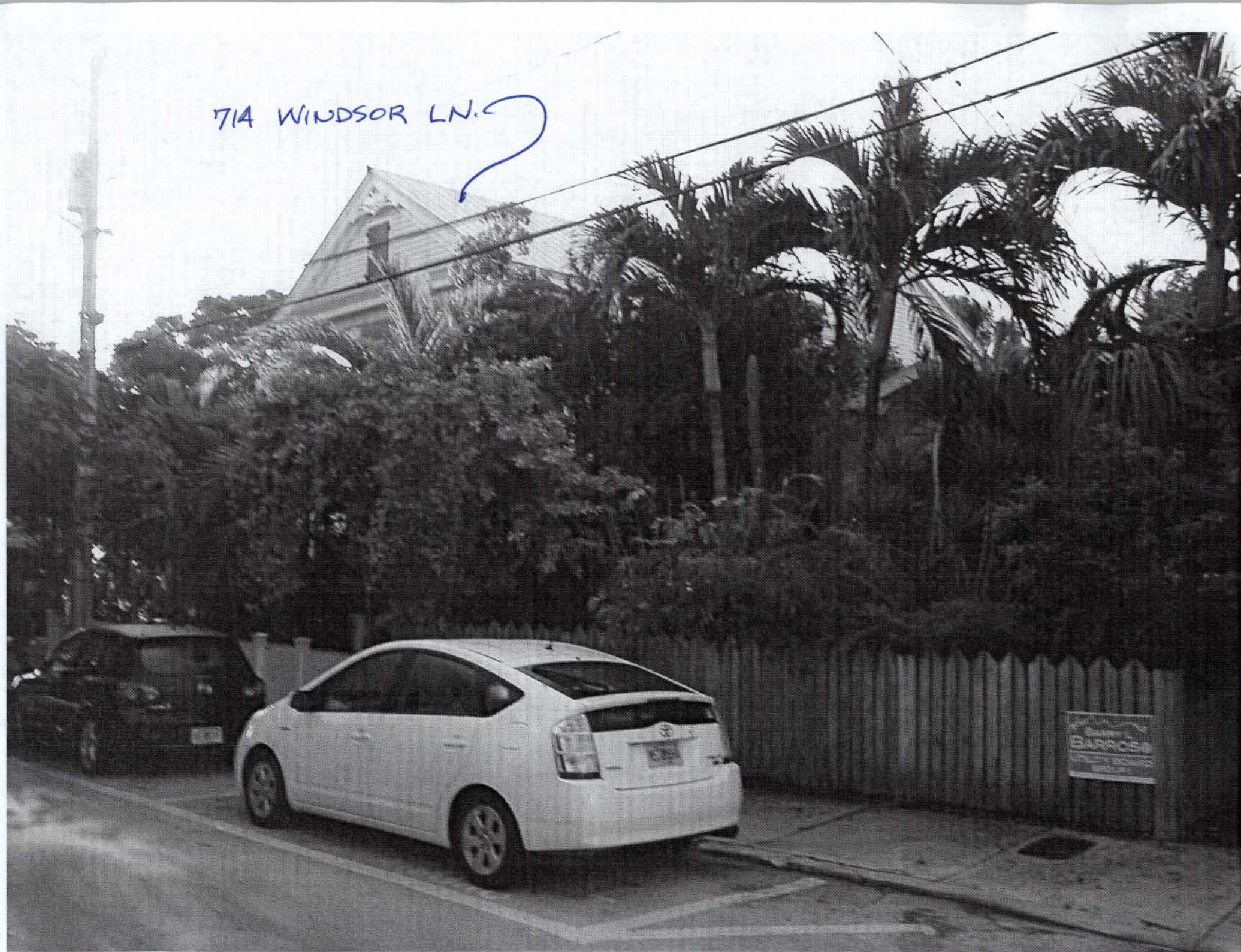
714 WINDSOR LANE
(TO LEFT OF SUBJECT)



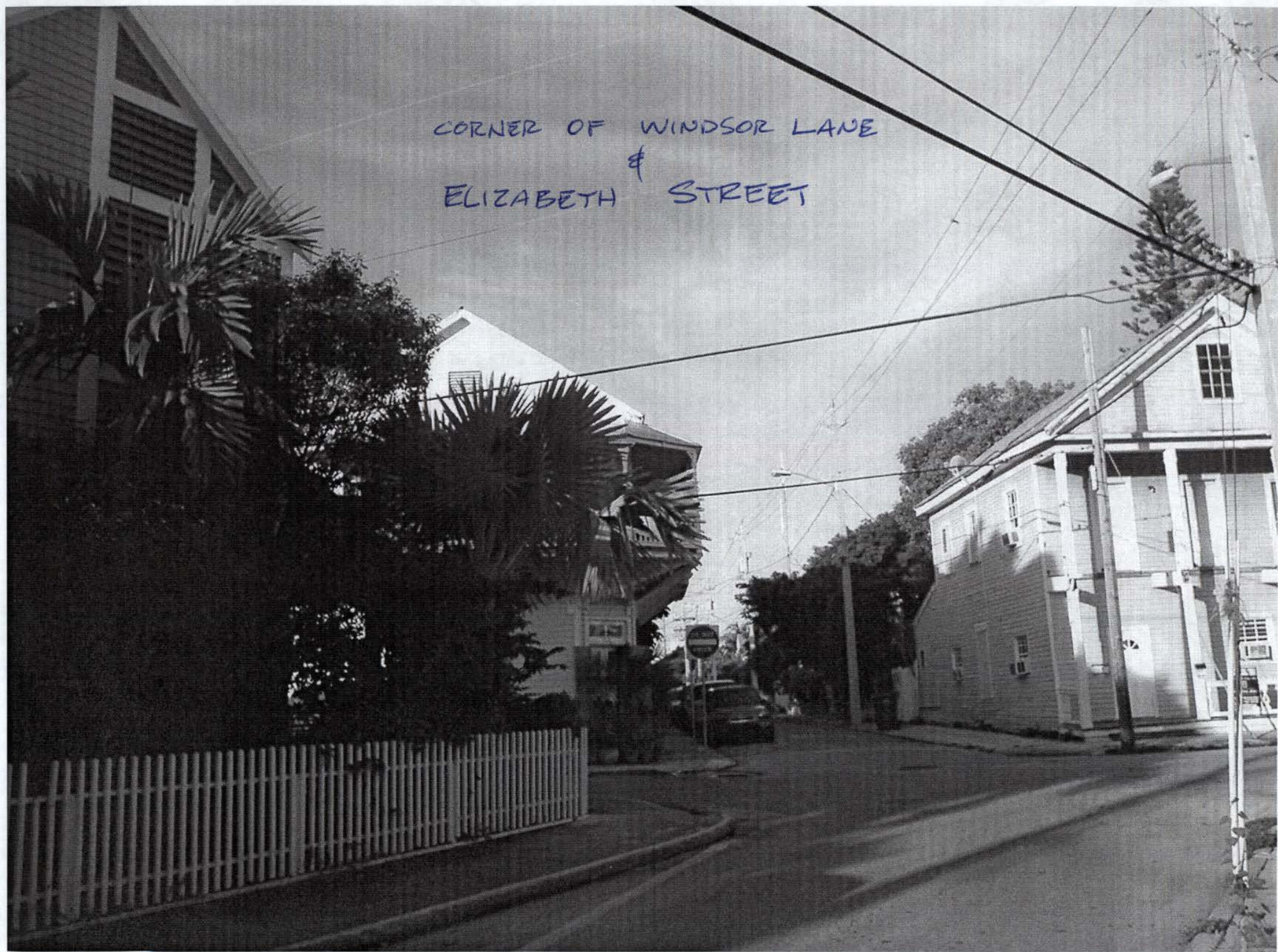


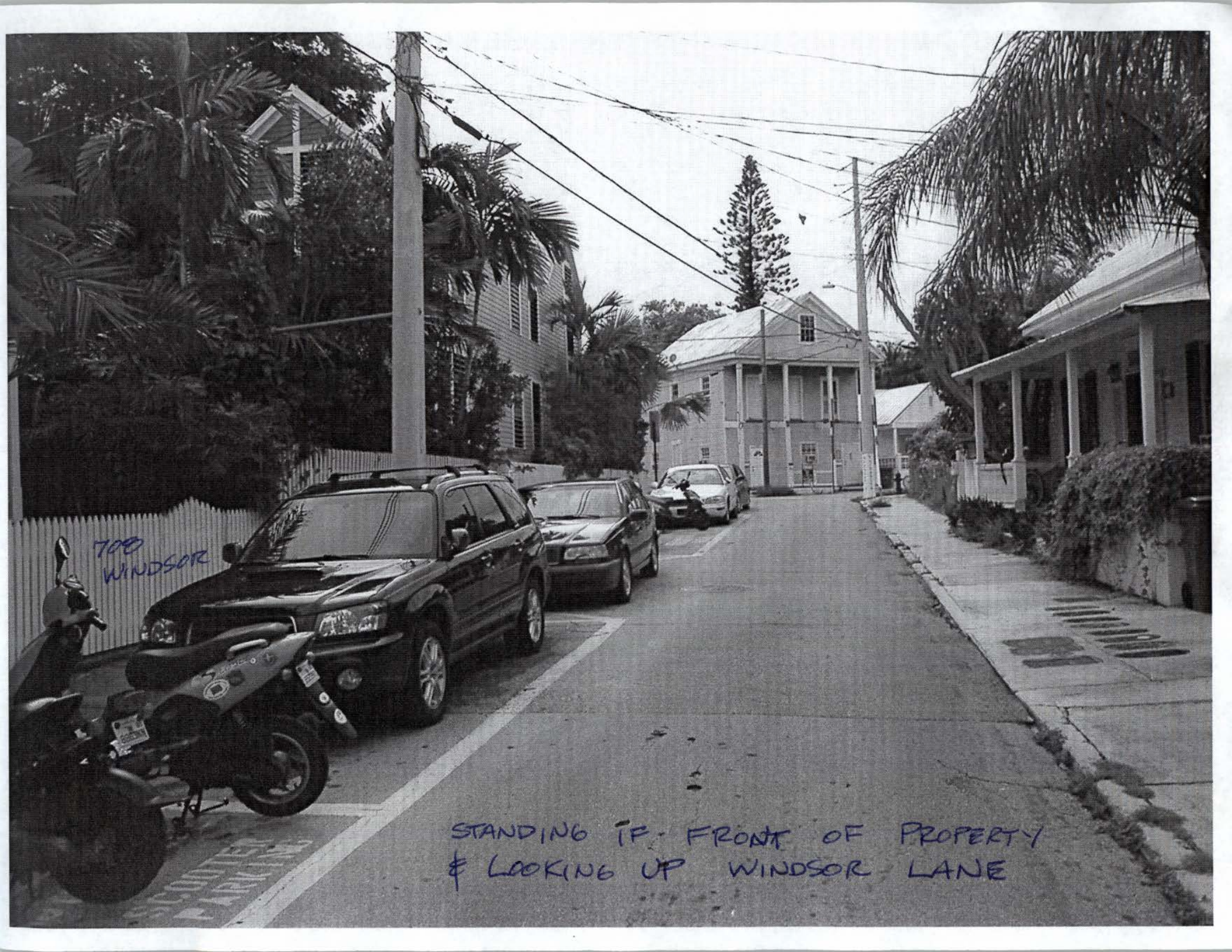
71A WINDSOR LANE
(TO LEFT OF SUBJECT)

714 WINDSOR LN.



CORNER OF WINDSOR LANE
&
ELIZABETH STREET





700
WINDSOR

STANDING IN FRONT OF PROPERTY
& LOOKING UP WINDSOR LANE



708 WINDSOR LANE (TO RIGHT OF SUBJECT)

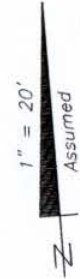
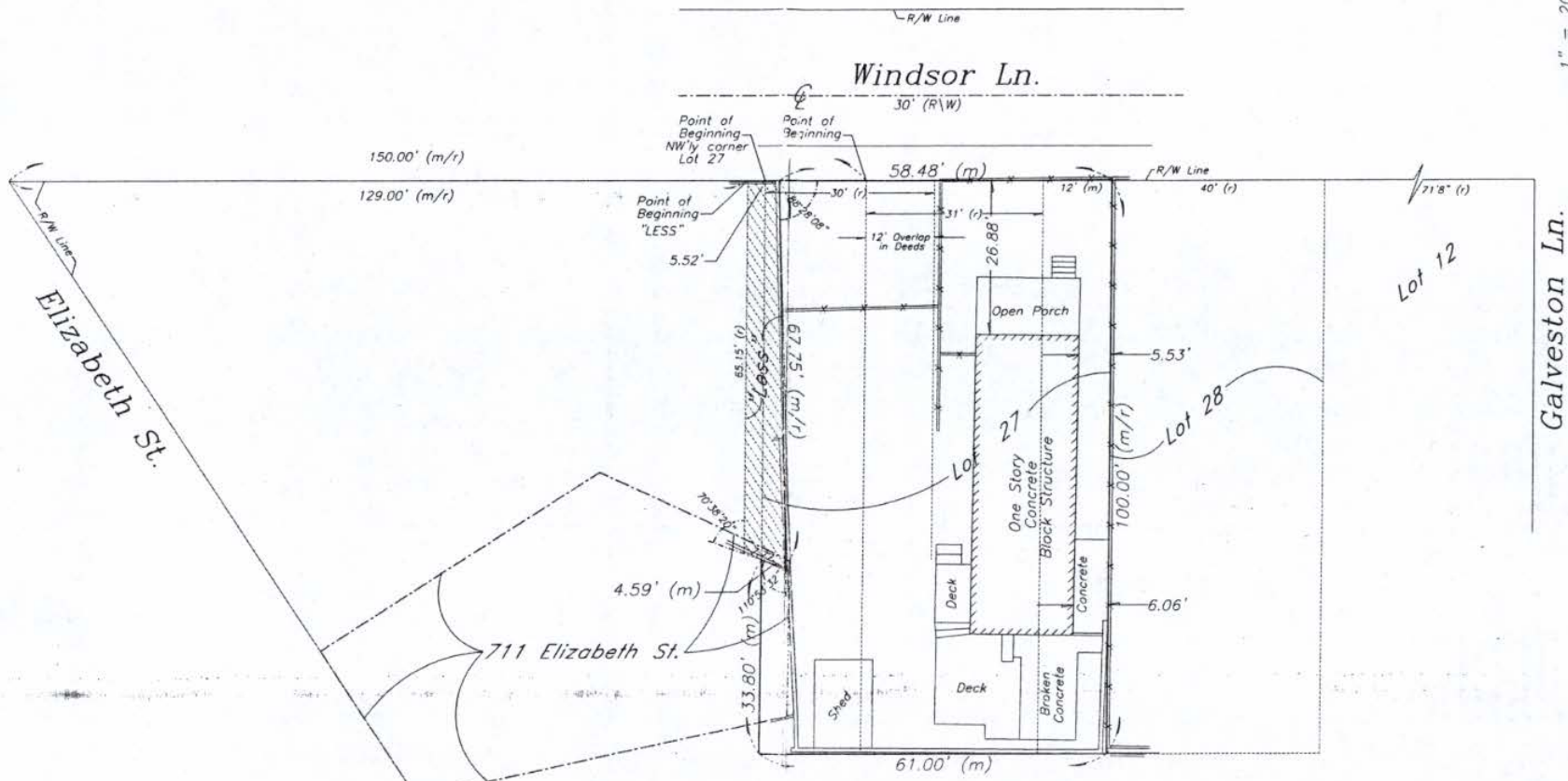


700 WINDSOR LANE

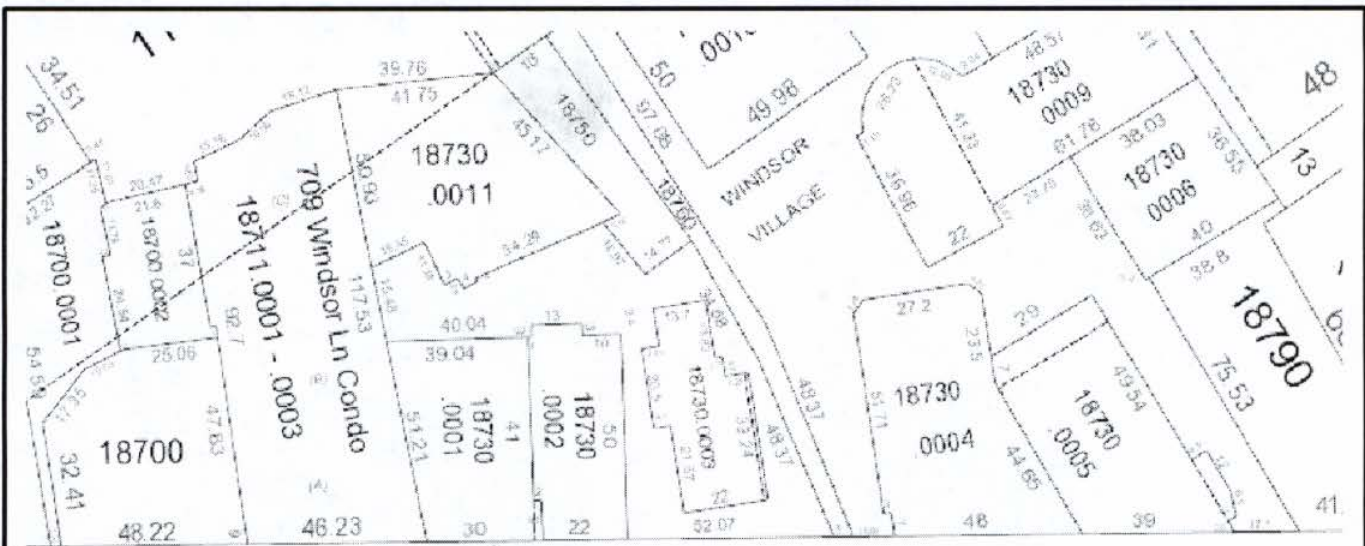


Survey

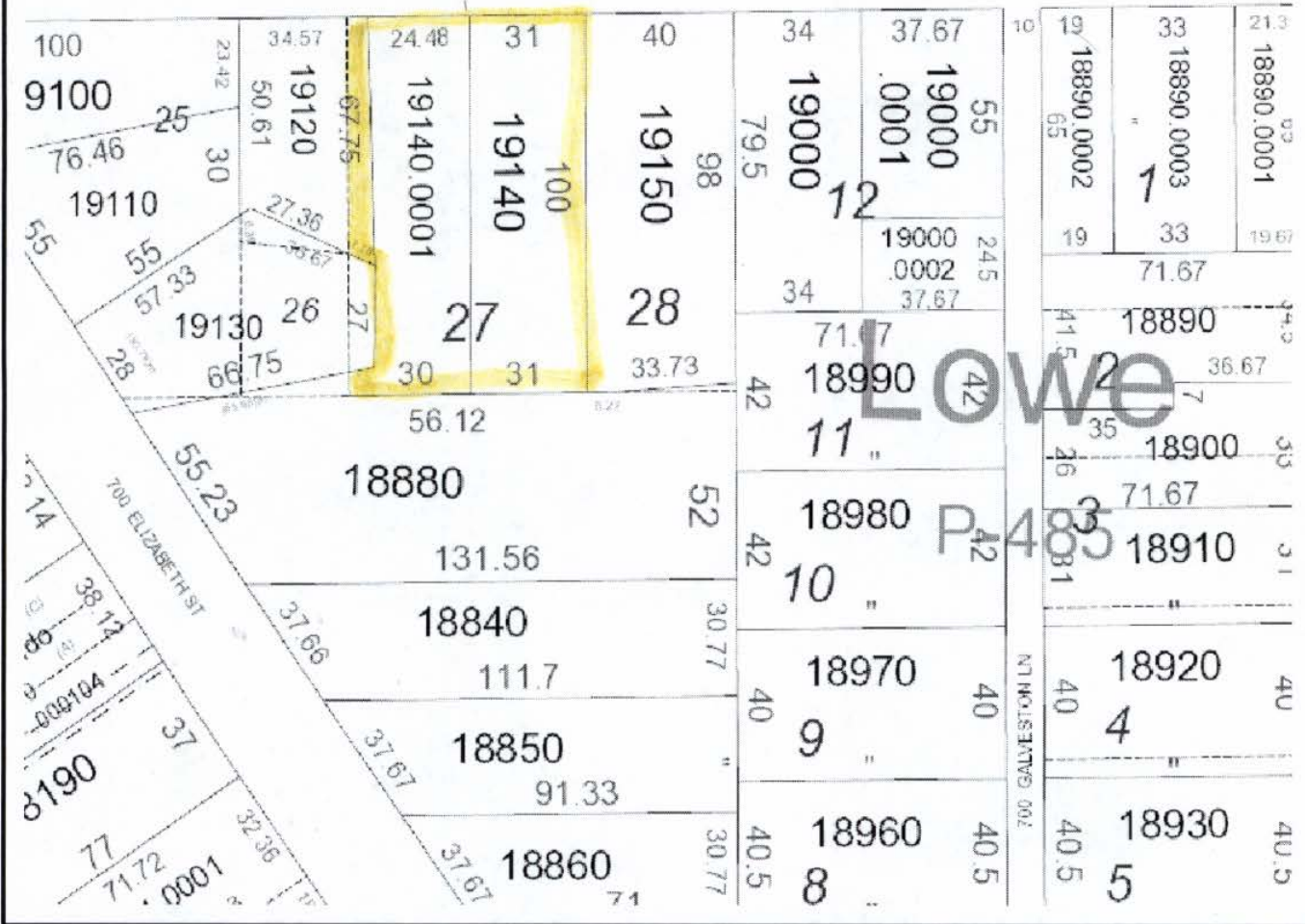
Boundary Survey Map of part of Lot 27,
Tract 5, Island of Key West



J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244



700 WINDSOR LN



Monroe County, Florida

MCPA GIS Public Portal

Printed: Sep 21, 2011

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Correspondence

Thomas Kelly



19141 Rocky Road ♦ Sugarloaf Key, Florida 33042
Phone (305) 745-1100

November 9, 2011

Enid Torregrosa
Historic Preservation Planner
City of Key West

Re: 710 Windsor Lane

Enid,

Thank you for taking the time to review this project on the site of Windsor Lane a couple of weeks ago. As you suggested a research of the Sanborn Maps was needed to determine if the existing CBS residence was historic based on the age of the building.

The building does not show up on the latest Sanborn Maps. Upon inspection of the building materials used, the structure should be dated to the mid 1980s. The windows are an anodized aluminum awning style in a milled finish. The T1-11 siding and the "jailhouse" style door would also be from that period. This information is consistent with the Monroe County Property Appraiser.

I spoke to Brendon Cunningham with regard to the build-back determination for two units. It has been determined that two residential units may be built at 710 Windsor Lane.

Best Regards,

Thomas Kelly



THE CITY OF KEY WEST

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

January 11, 2010

VIA EMAIL AND HAND DELIVERY

Mr. Ralph Sanchez
13 Cypress Avenue
Key West, Florida 33040


**RE: 710 Windsor Lane
Build-Back Determination**

Dear Mr. Sanchez,

This letter is in response to your request regarding the build-back rights for the property located at 710 Windsor Lane. Based on the information available to the Planning Department, it appears that there were two residential units on the property. A conversation with the Fire Department determined that one of the units was damaged by a fire. That damaged unit was removed and has not been replaced as of this date.

A site visit revealed that there are two separate sewer and water meters. Further, the old sewer line is clearly visible in the vacant yard at grade. The property has since been subdivided into two separate lots under common ownership. At this time, the only practical location for the replacement unit would be on the second, vacant parcel. If there are any questions or concerns, please contact me direct at 305.809.3724.

Respectfully,

Brendon Cunningham 

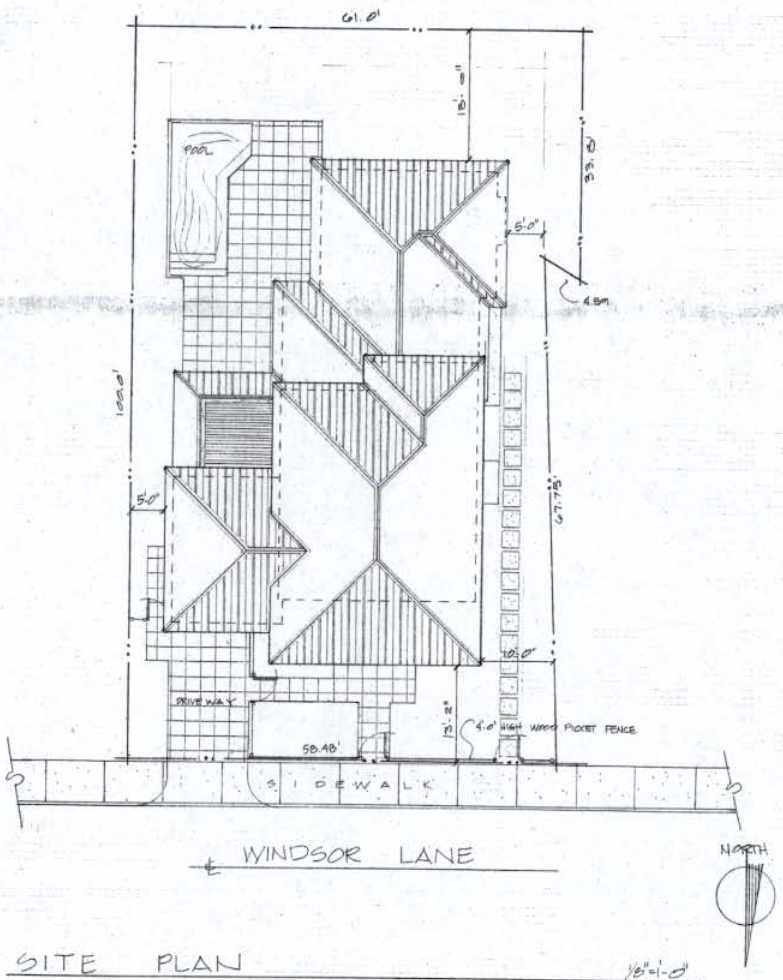
Attached: Sanborn Map
Site Photos
Property Appraiser Records

Xc: Amy Kimball-Murley, AICP, Planning Director
Geo File

Site Plans

710 WINDSOR LANE

KEY WEST - FLORIDA



LEGAL DESCRIPTION

Part of LOT 27, TRACT 5, 'Island of Key West'

FLOOD ZONE

Zone - X

BUILDING ZONE

H-HDR

BUILDING TO LOT COVERAGE RATIO

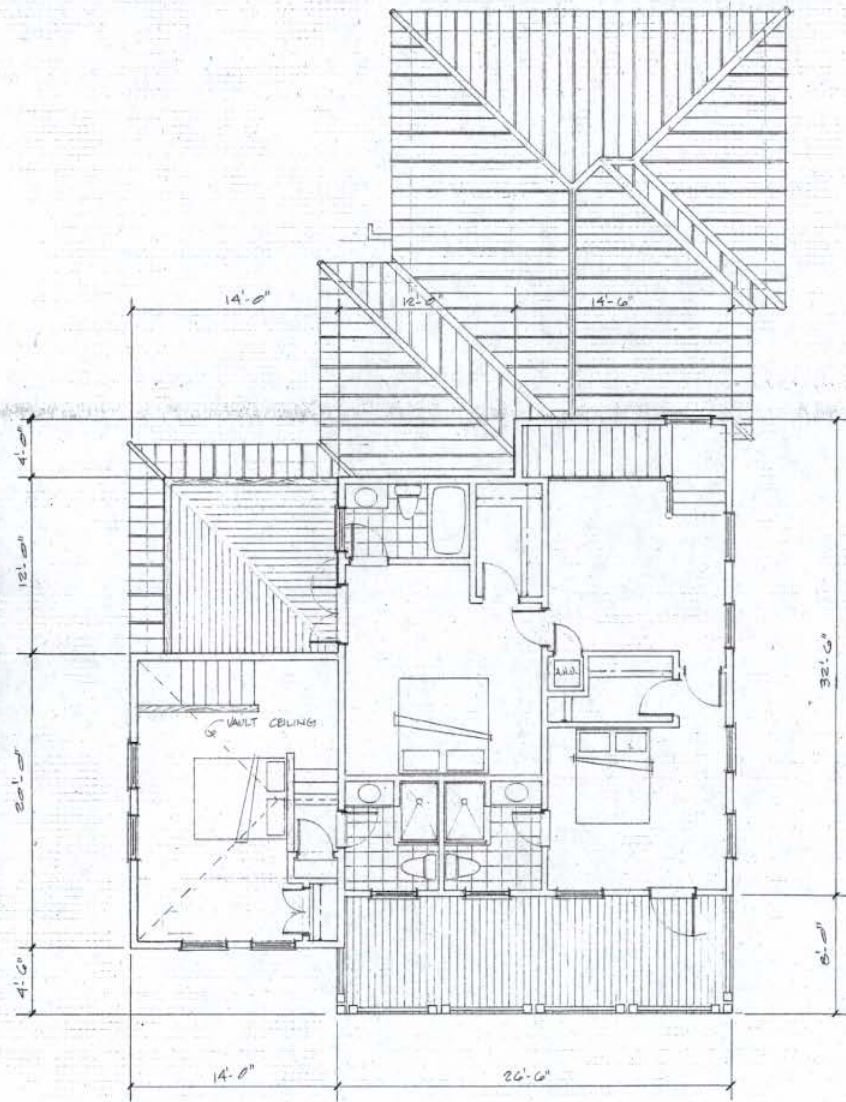
55.6%

SITE PLAN

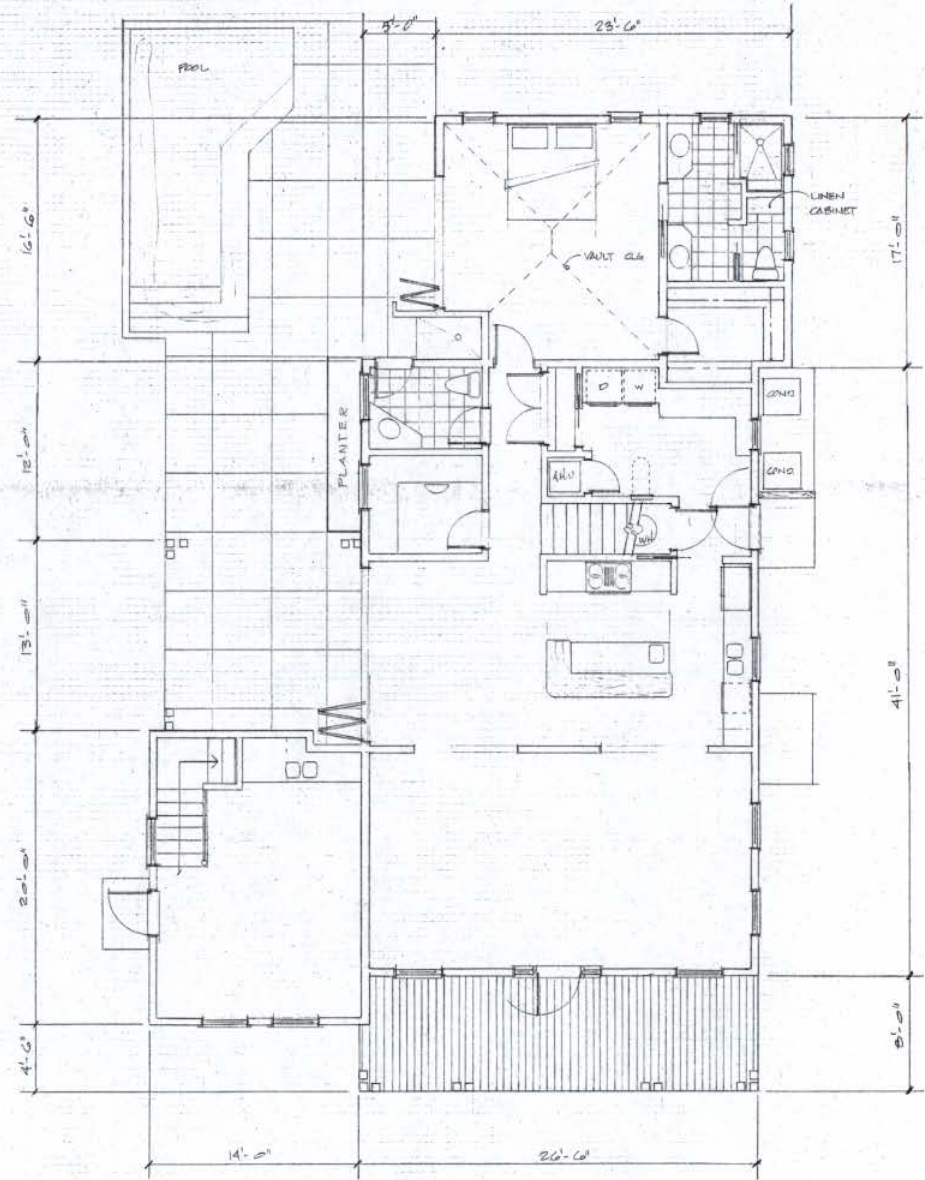
KEY WEST
 710 WINDSOR LANE
 SITE PLAN

DRAWN TCK
 DATE 09/08/11

SHEET NUMBER
D-1
 OF



SECOND FLOOR PLAN $\frac{1}{4}''=1'-0''$



FIRST FLOOR PLAN $\frac{1}{4}''=1'-0''$

THOMAS KELLY ENTERPRISES INC.
 8911 ROCKY ROAD - BUCKLELOAF KEY
 • DESIGN CONCEPTS
 • CONSTRUCTION MANAGEMENT
 (305) 745-1100

KEY WEST

710 WINDSOR LANE
 FLOOR PLANS

DRAWN FOR
 DATE: 08/08/11

SHEET NUMBER
D-2
 8



SOUTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



THOMAS KELLY ENTERPRISES INC.
1841 ROCKY ROAD - SHANNON GAP KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 745-1100

KEY WEST

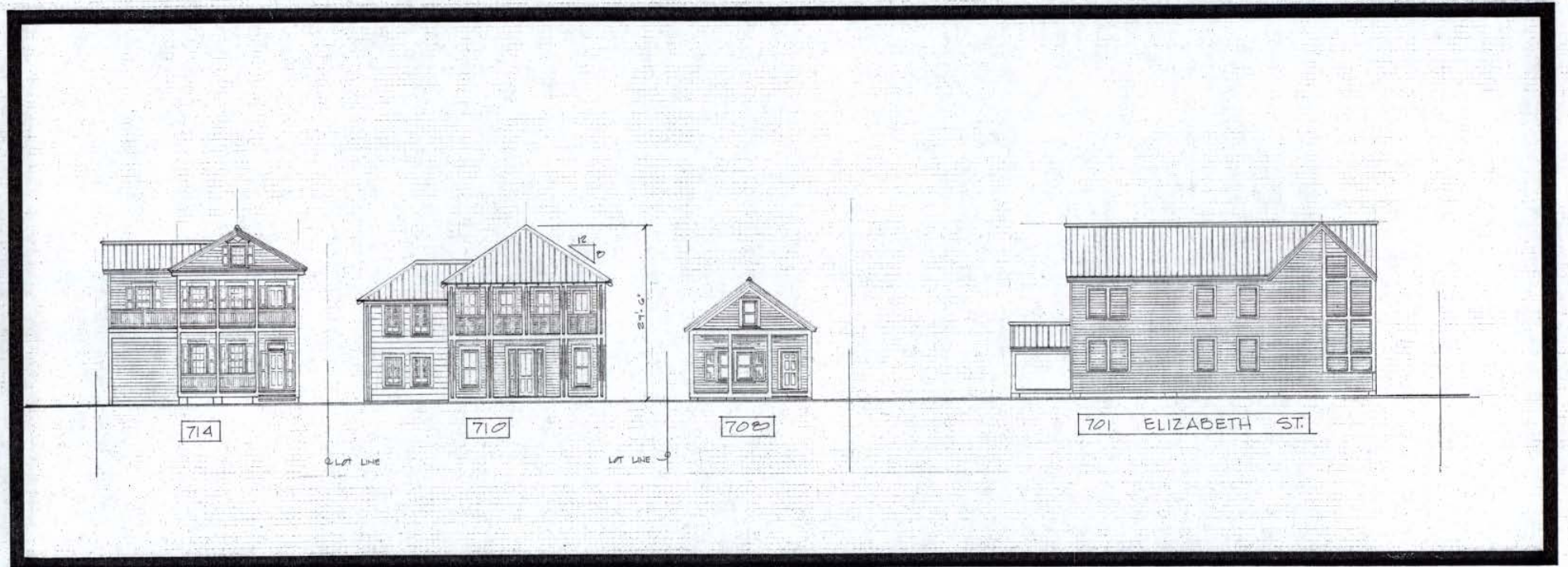
710 WINDSOR LANE
TWO-POINT PERSPECTIVE

DRAWN TCK
DATE: 02/28/11

SHEET NUMBER
P-1
OF 1

WINDSOR LANE - STREETScape

KEY WEST - FLORIDA



THOMAS KELLY ENTERPRISES INC.
18141 ROCKY ROAD - SUGARLOAF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(306) 745-1100

WINDSOR LANE - STREETSCAPE

KEY WEST - FLORIDA



LOT = 3966[#]

BUILD'G = 271A[#]

68%

LOT = 567A[#]

BUILD'G = 2247[#]

39%

LOT = 2062[#]

BUILDING = 92A[#]

44.8%

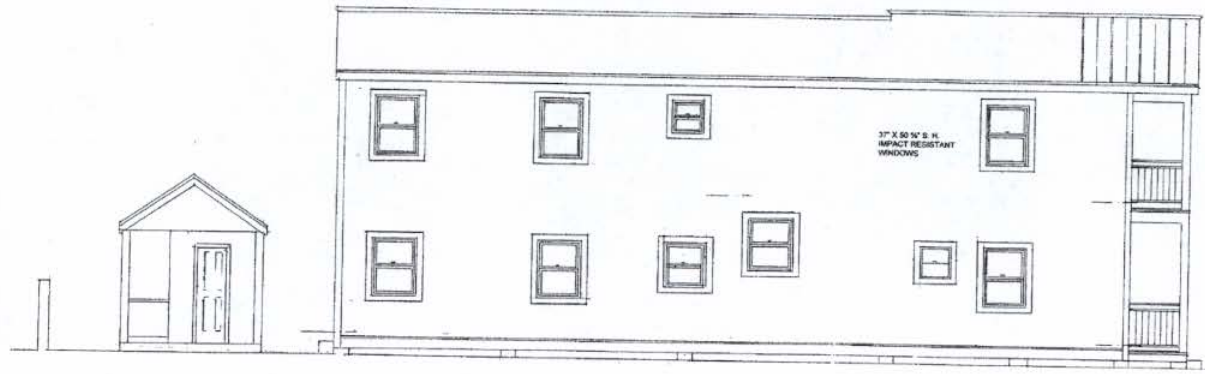
LOT = 2720[#]

BUILDING = 1750

64.3%

THOMAS KELLY ENTERPRISES INC.
19141 ROCKY ROAD - SUGARLOAF KEY
- DESIGN CONCEPTS
- CONSTRUCTION MANAGEMENT
(305) 745-1100

APPROVED FOR 710 WINDSOR LANE
(H10-05-27-598)



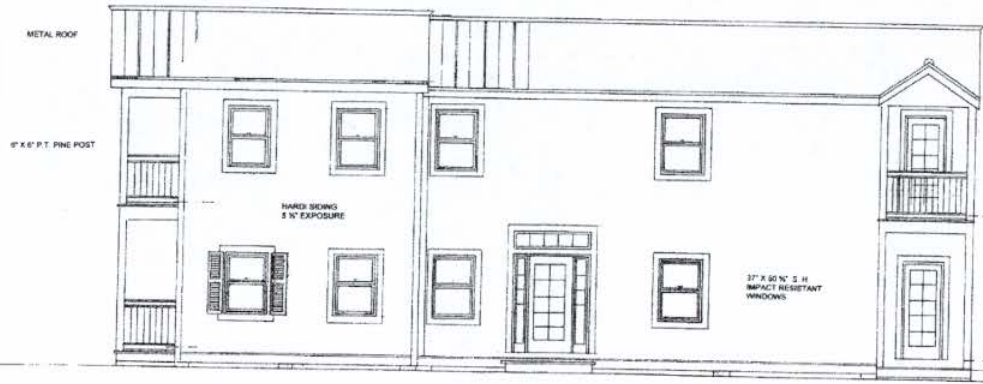
LEFT ELEVATION
SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



REVISIONS	BY

REYNOLDS ENGINEERING
SERVICES
10000 W. WINDSOR LANE
DADE CITY, FL 34608
PHONE 813 341-9900
FAX 813 341-9901
C. Reynolds, P.E. Designer
DATE:

LEGAL: Part of Title 6, according to William A. Whitehead's
Ordinance 2007-10, Chapter 10, Section 10.02
and 10.03, which are hereby adopted as amended, 1007
of the Code of the City of Dade County, Florida.
FLOOD INSURANCE RATE MAP ZONE X
DATE: 01/11/10, FIRM 17110, H
CLASS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Ralph Sanchez

Date	
Scale	
Drawn	
Job	
Sheet	3

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCT A NEW TWO STORY FRAME RESIDENCE AND POOL. REMOVE
NON CONTRIBUTING, NON HISTORIC BUILDING**

#710 WINDSOR LANE

Applicant- Thomas Kelly- Application Number H11-01-1506

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 .

**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.

Property Record View

Alternate Key: 1019828 Parcel ID: 00019140-000000

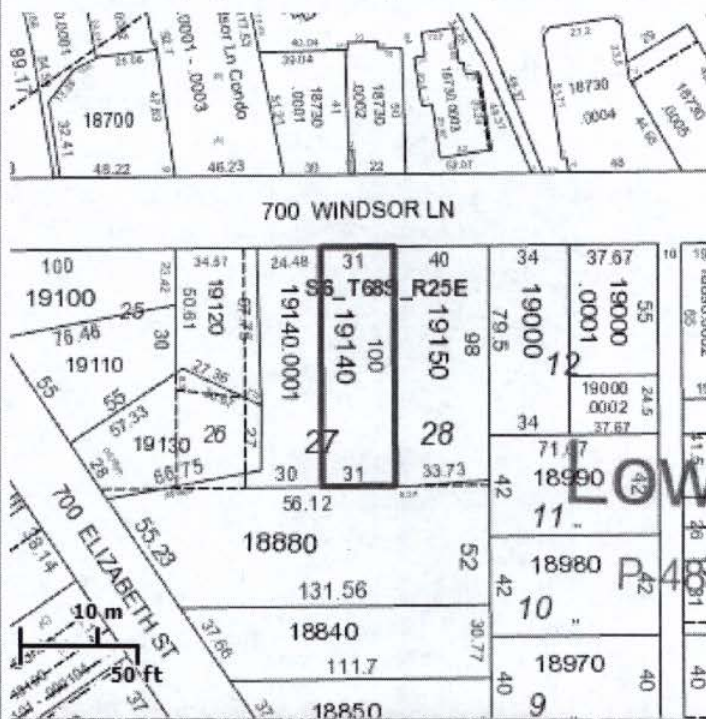
Ownership Details

Mailing Address:
HINKLE JANET B REV TR
700 WINDSOR LN
KEY WEST, FL 33040-6415

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 710 WINDSOR LN KEY WEST
Legal Description: KW PT LT 27 OF TR 5 OR93-558/59 OR872-1229/30 OR2092-1964/65 OR2519-466/67

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	31	100	3,100.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 936
Year Built: 1954

Building 1 Details

Building Type R1
Effective Age 19
Year Built 1954
Functional Obs 0

Condition A
Perimeter 140
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 27
Grnd Floor Area 936

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

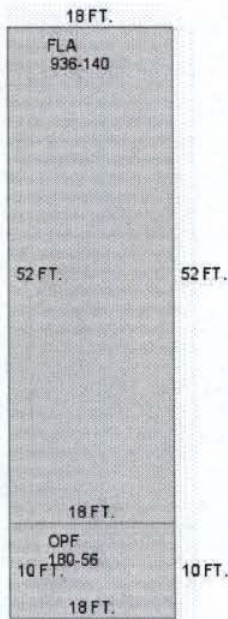
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 2

Extra Features:

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

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	FLA	5:C.B.S.	1	1993	N	Y	0.00	0.00	936
2	OPF	5:C.B.S.	1	1993	N	Y	0.00	0.00	180

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	792 SF	132	6	1994	1995	2	30
1	UB3:LC UTIL BLDG	90 SF	10	9	1985	1986	1	30
2	FN2:FENCES	124 SF	31	4	1973	1974	2	30

Appraiser Notes

2008-02-11 \$1,295,000 2/1 PLANS/PERMITS HAVE BEEN APPROVED FOR A 3,000 SF LUXURY HOME.DKRAUSE

2006-12-15 MLS OFFERING \$1,450,000 2 LOTS PRIME OLD TOWN LOCALE,CBS 2/1.DKRAUSE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B931309	05/01/1993	02/01/1994	675		STORM PANELS

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	89,296	218	244,582	334,096	334,096	0	334,096
2010	90,553	218	306,094	396,865	396,865	0	396,865
2009	104,495	218	465,263	569,976	569,976	0	569,976
2008	97,598	218	542,500	640,316	640,316	0	640,316
2007	145,118	218	413,850	559,186	559,186	0	559,186
2006	305,631	218	294,500	600,349	600,349	0	600,349
2005	261,969	218	266,600	528,787	528,787	0	528,787
2004	159,381	218	340,440	500,039	500,039	0	500,039
2003	126,781	230	198,590	325,601	325,601	0	325,601
2002	130,767	246	156,035	287,048	287,048	0	287,048
2001	114,562	259	156,035	270,856	270,856	0	270,856
2000	140,185	434	96,458	237,077	237,077	0	237,077
1999	108,983	359	96,458	205,800	205,800	0	205,800
1998	90,442	312	96,458	187,212	187,212	0	187,212
1997	79,137	285	85,110	164,532	164,532	0	164,532
1996	57,431	218	85,110	142,759	142,759	0	142,759
1995	55,622	220	85,110	140,952	140,952	0	140,952
1994	49,743	204	85,110	135,057	135,057	0	135,057
1993	29,923	213	85,110	115,247	115,247	0	115,247
1992	29,923	221	85,110	115,254	115,254	0	115,254
1991	25,851	230	85,110	111,191	111,191	0	111,191

1990	21,542	0	79,300	100,842	100,842	0	100,842
1989	18,078	0	76,250	94,328	94,328	0	94,328
1988	15,568	0	67,100	82,668	82,668	0	82,668
1987	15,382	0	38,125	53,507	53,507	0	53,507
1986	15,470	0	36,600	52,070	52,070	0	52,070
1985	14,816	0	20,938	35,754	35,754	0	35,754
1984	14,022	0	20,938	34,960	34,960	0	34,960
1983	14,022	0	20,938	34,960	34,960	0	34,960
1982	14,266	0	19,642	33,908	33,908	0	33,908

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
5/20/2011	2519 / 466	575,000	WD	05
3/9/2005	2092 / 1964	1,050,000	WD	M

This page has been visited 54,388 times.

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