

Historic Architectural Review Commission

Staff Report Item 9a

Meeting Date: June 25, 2013

Applicant: Charles Walter, Owner

Application Number: H13-01-791

Address: #312 Caraballo Lane

Description of Work: Construction of new shed.

Building Facts: The proposed shed will replace an existing shed that is in disrepair. Neither the main house in the lot nor the shed are listed as contributing, although they are depicted in the 1948 and 1962 Sanborn maps. The Sanborn maps depict a similar footprint of the existing structure in the same location, with an address of #815 Eaton Rear. More than a house the structure has a scale of an ancillary building.

The structure has a gable roof that has collapsed in some areas and wood board and batten siding that shows severe decay. The structure is on grade and not elevated on posts and is nonconforming to actual setbacks.

Guidelines Cited in Review: Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a.

Staff Analysis

The Certificate of Appropriateness proposes the construction of a new frame structure that will replicate the three dimensional footprint of the existing shed, but in actual required setbacks. The shed will be elevated on 18" piers. The plans include the use of wood board and batten siding, two over two wood windows, wood shutters and metal shingles as the roofing material. The applicant had expressed interest in reuse any wood that can be salvage. The shed will be lower in height than the main house.

The proposed design will comply with actual setbacks requirements for accessory structures, which is 5'. The project will not alter impervious ratio and building coverage, which will be less of maximum allowed for the HMDR zoning district.

Consistency with Guidelines

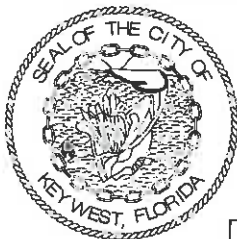
1. The proposed design will replicate the existing structure, which incorporates forms and textures found in the historic district.
2. The proportions and scale of the proposed new shed are in keeping with its surrounding urban context.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The plans propose the reconstruction of a historic structure that is extremely compromised due to neglect.

Application

Aldermale Ky 1003433

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION # 05-29-113-100791

OWNER'S NAME: Walters DATE: May 29 2013
OWNER'S ADDRESS: 525 Dupont Ln PHONE #: 305 304 7660
APPLICANT'S NAME: Karl & Stephanie Walters PHONE #: 305 294 8146
APPLICANT'S ADDRESS: 525 Dupont Lane
ADDRESS OF CONSTRUCTION: 312 Caraballo Ln # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Demo "Shed" rebuild at proper elevation 6' - and locate inside setbacks elevation

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.

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: MAY 29 2013
Applicant's Signature: [Handwritten Signature]

Required Submittals

Table with 2 columns: checkbox, description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', 'PHOTOGRAPHS OF ADJACENT BUILDINGS', 'ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC'.

PT
Trans number: 2923538
VN VISIT/DATE: 6/13/13
Date: 6/13/13
Staff Approval: [Signature] Time: 7:36:01

Staff Use Only \$100.00
Date:
Staff Approval: [Signature]
Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed but historic

Ordinance for demolition

Guidelines for new construction

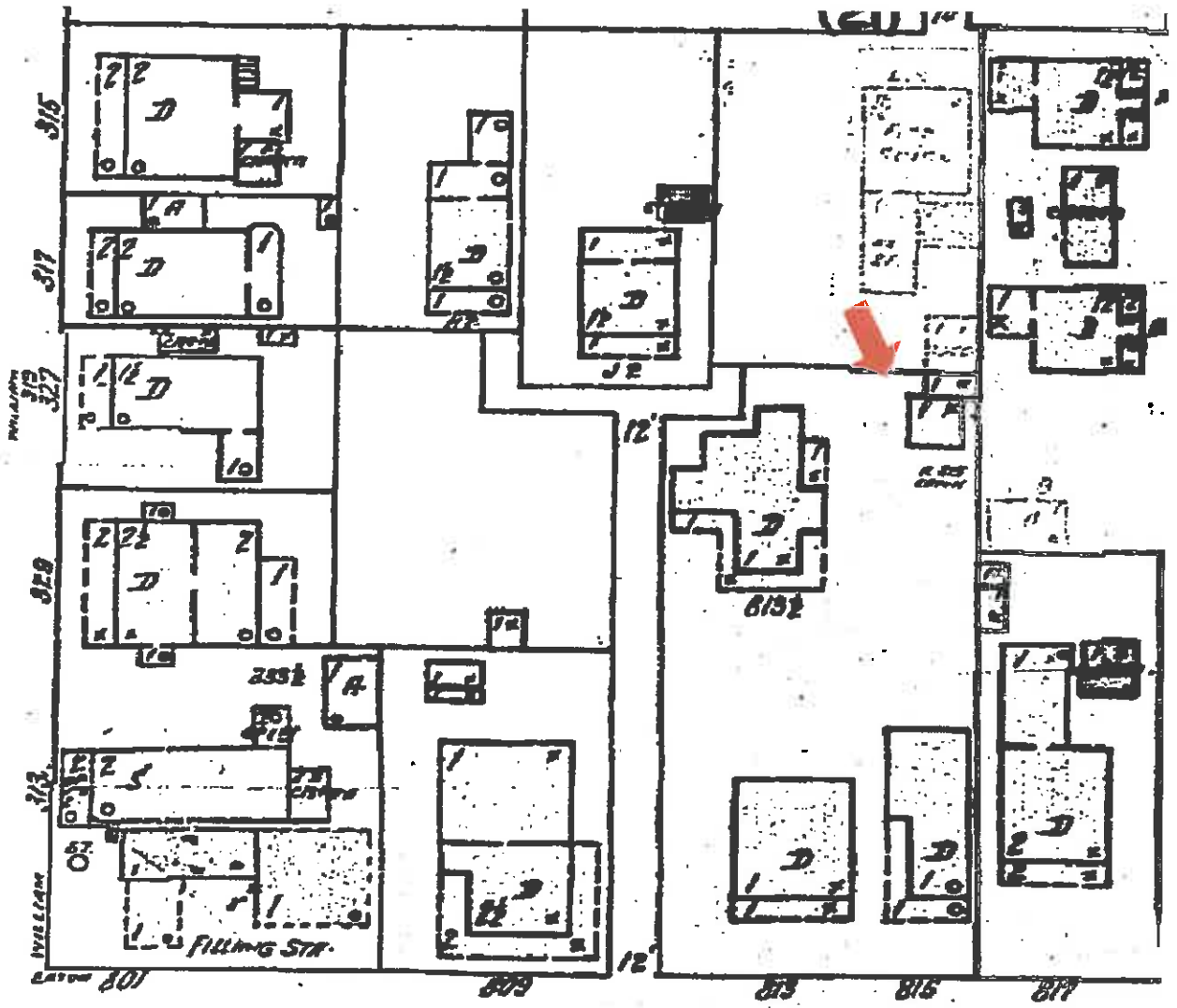
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

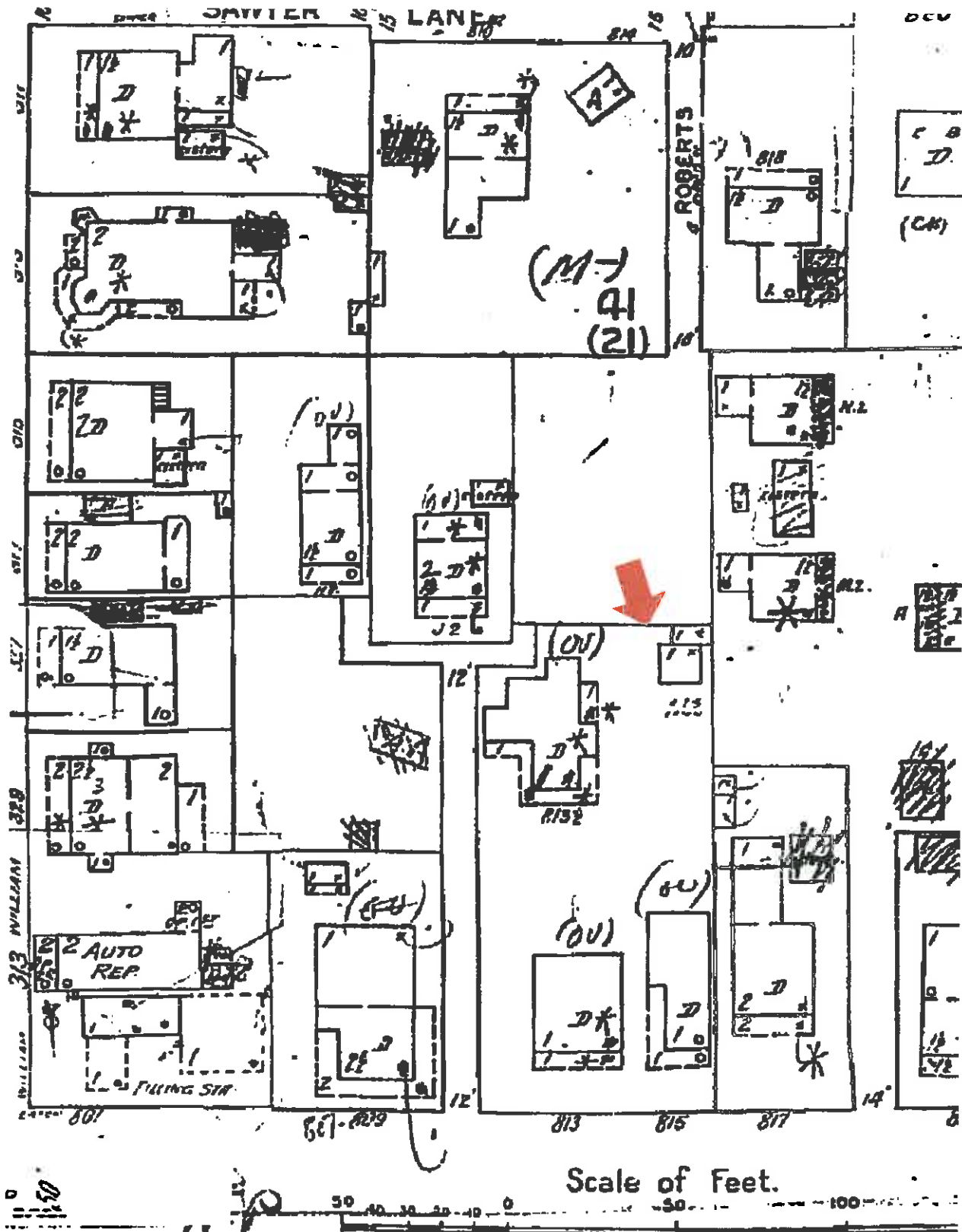
Sanborn Maps



V.P. 50



#312 Caraballo Lane Sanborn map 1948



#312 Caraballo Lane Sanborn map 1962

Project Photos



main House

Photo taken by Property Appraiser's office c1965; 813 Rear Eaton St-Today's #312 Caraballo Lane.;
built c1889. Monroe County Library.

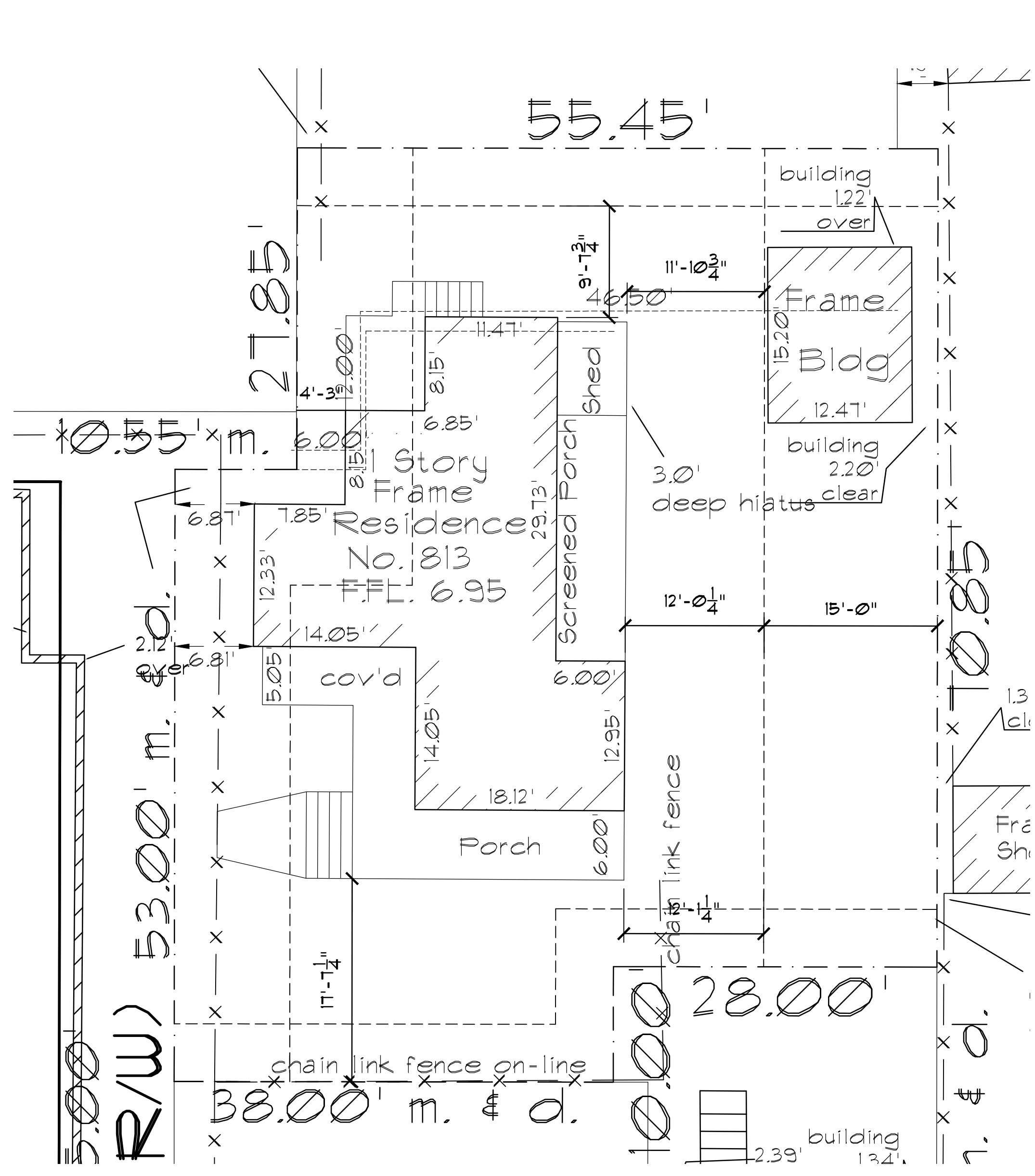






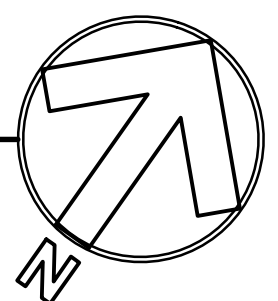


Proposed design



Existing Survey

1/8" = 1' - 0"

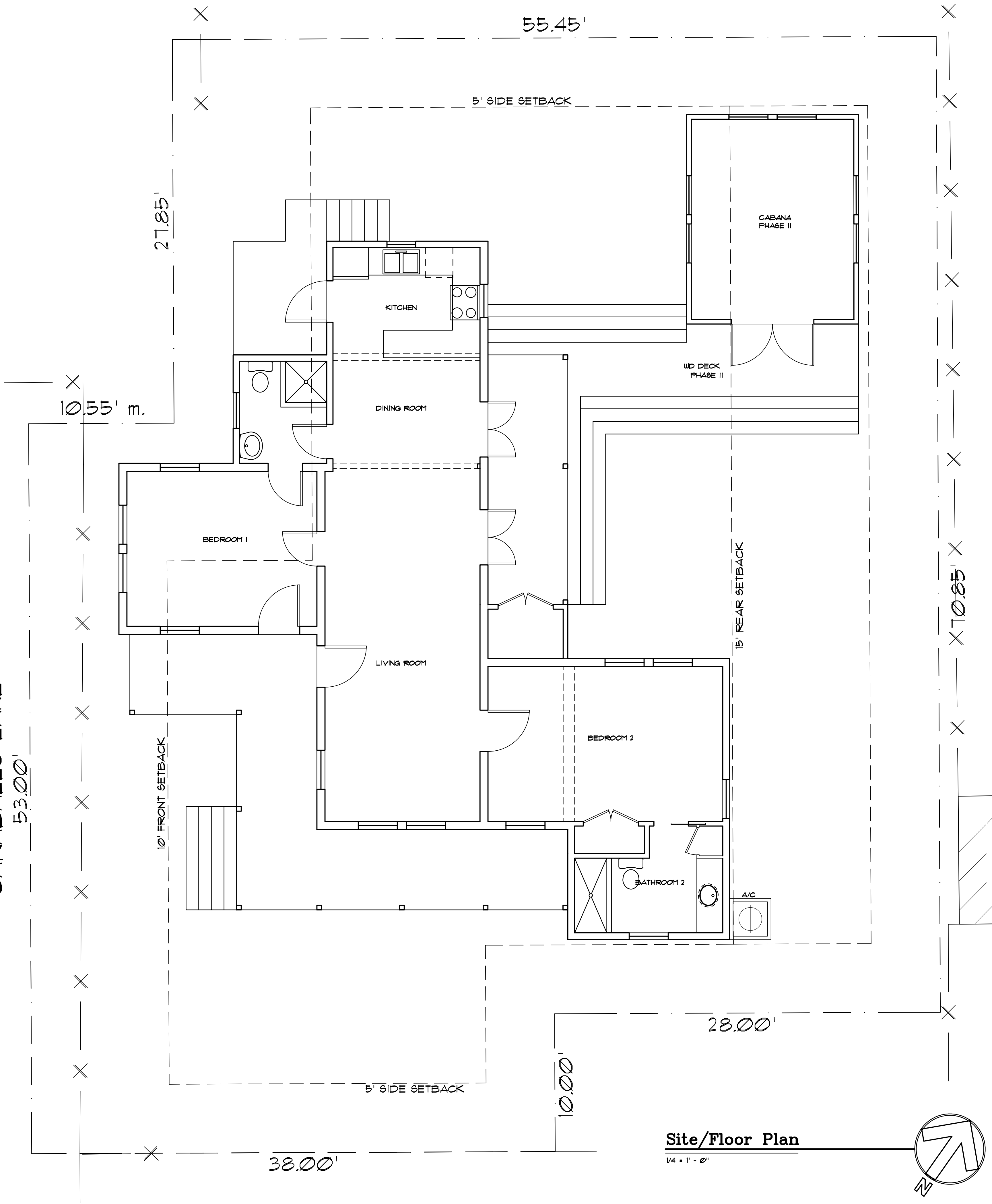


SITE ANALYSIS

ZONING	H/M-D-R
SITE AREA	4,762* (0.11 AC)
FLOOD ZONE	AE 6
MAX LOT COVERAGE	40% (1,905 SF)
EXISTING LOT COVERAGE	28% (1,314 SF)
PROPOSED LOT COVERAGE	35% (1,648 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	10'
REAR	15'
SIDE	5'
MAX IMPERVIOUS SURFACE	60% (2,857 SF)
EXISTING IMPERVIOUS SURFACE	30% (1,431 SF)
PROPOSED IMPERVIOUS SURFACE	38.5% (1,833 SF)

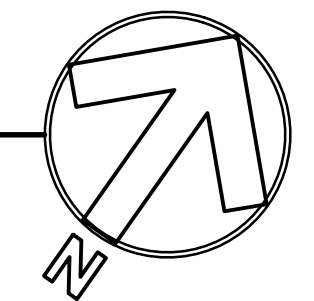
CARABALLO LANE

53.00'



Site/Floor Plan

1/4" = 1' - 0"

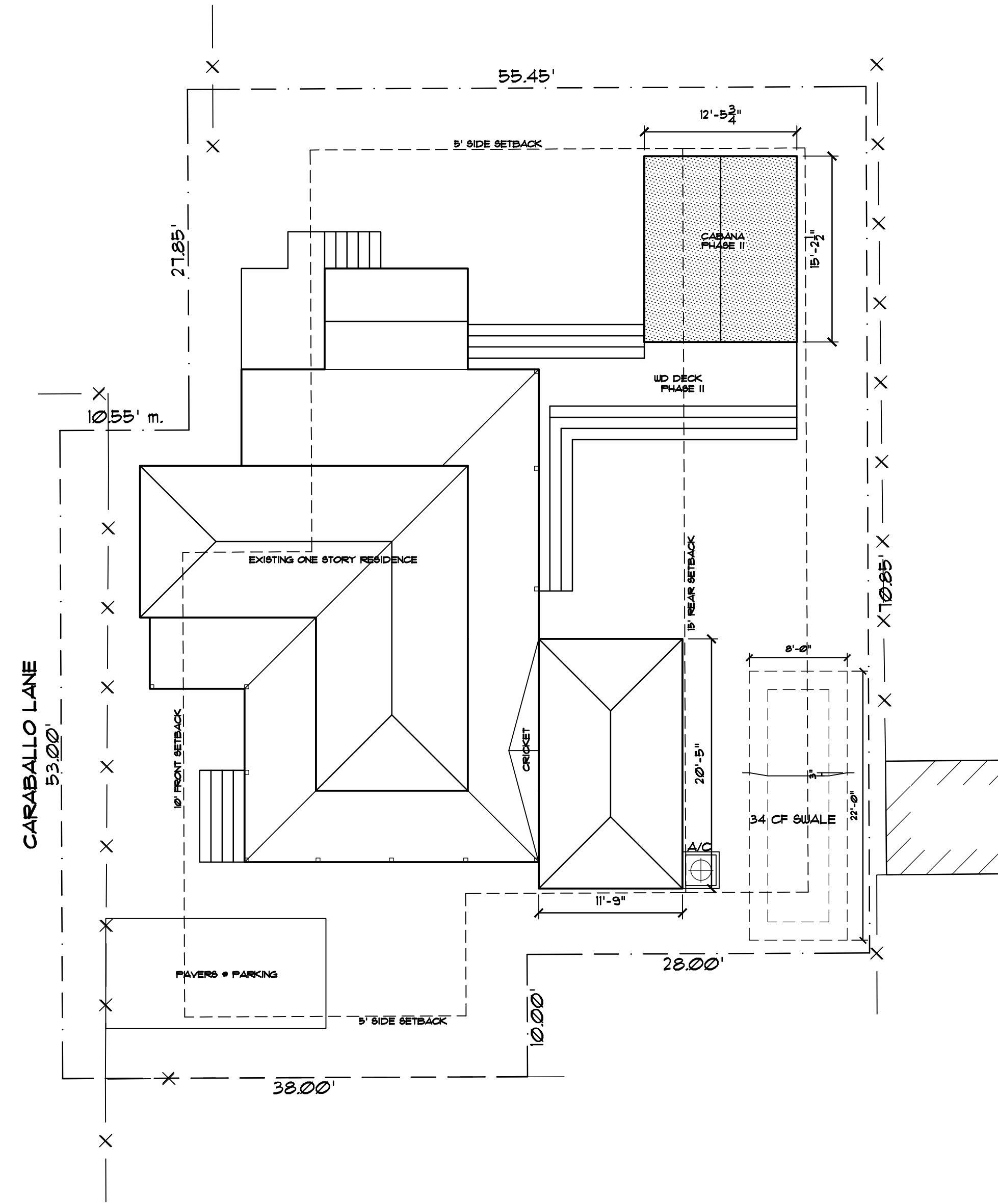


THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPopePA@aol.com

Walter's Residence Cabana
 312 Caraballo Lane
 Key West, FL

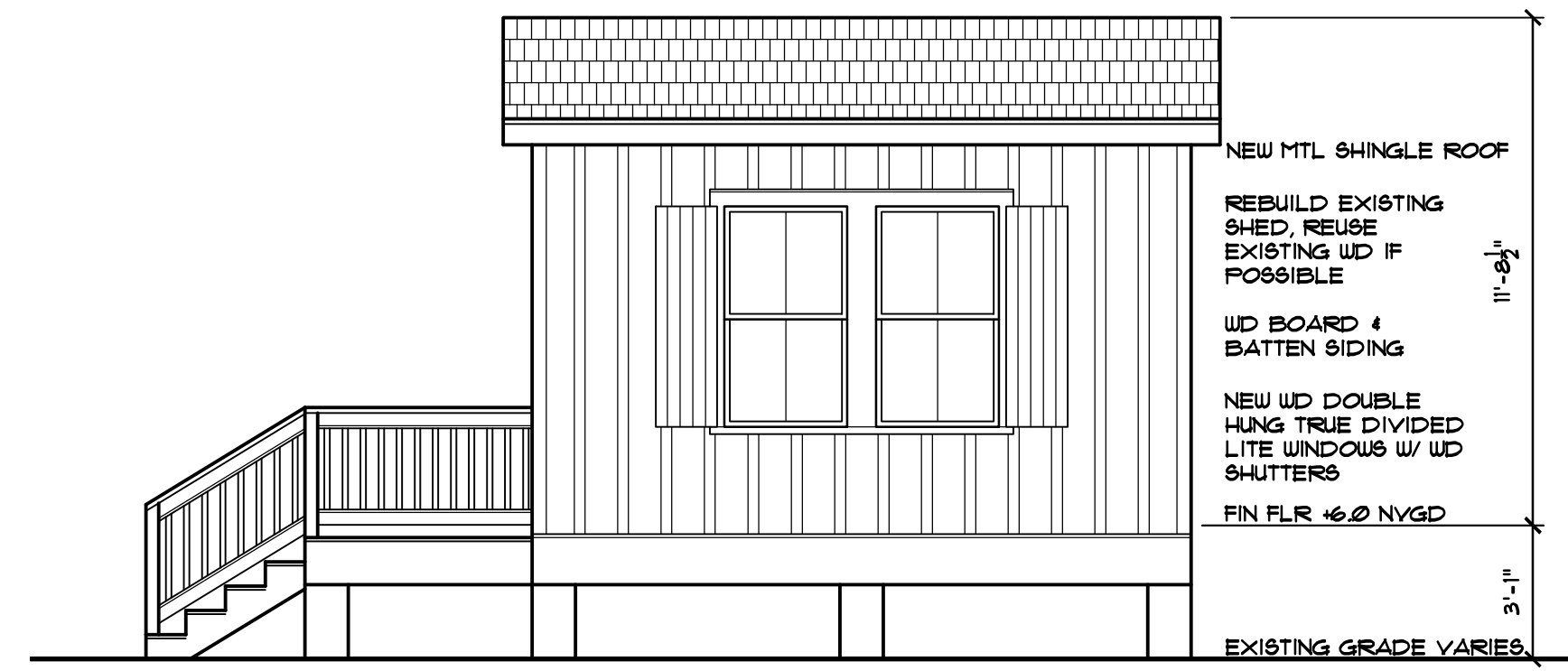
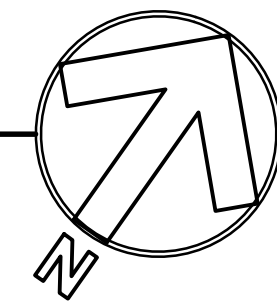
date:
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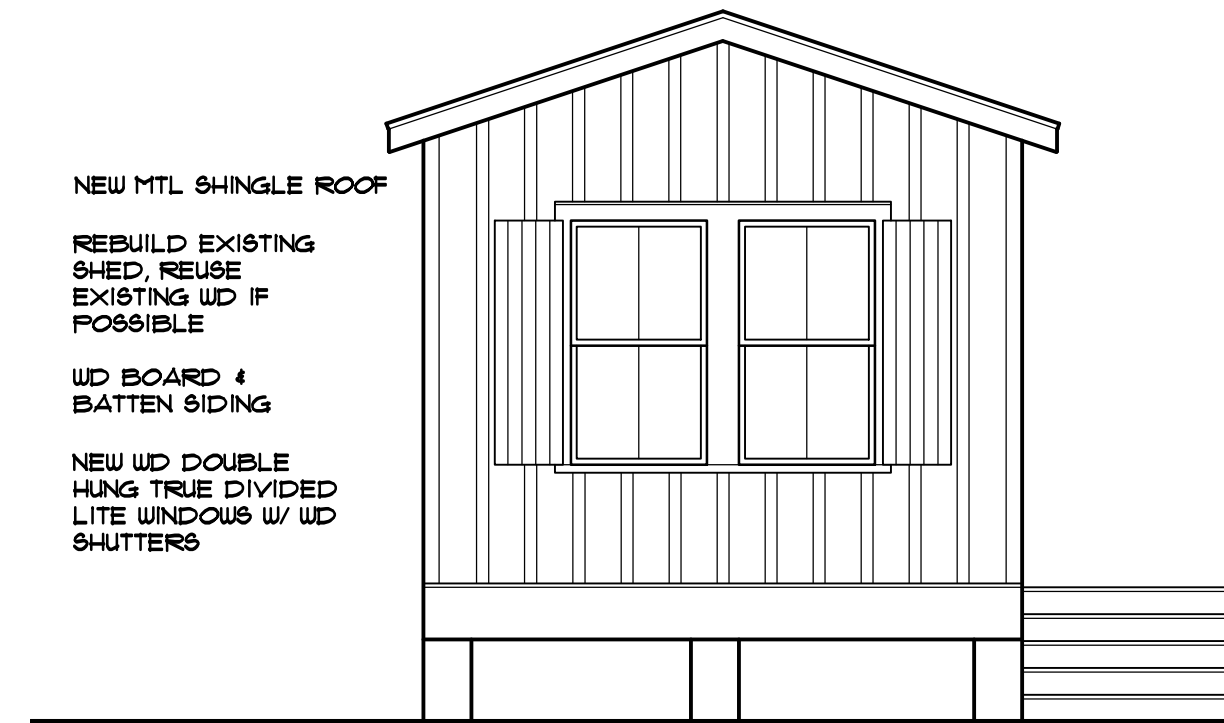
Site Plan

1/8" = 1' - 0"



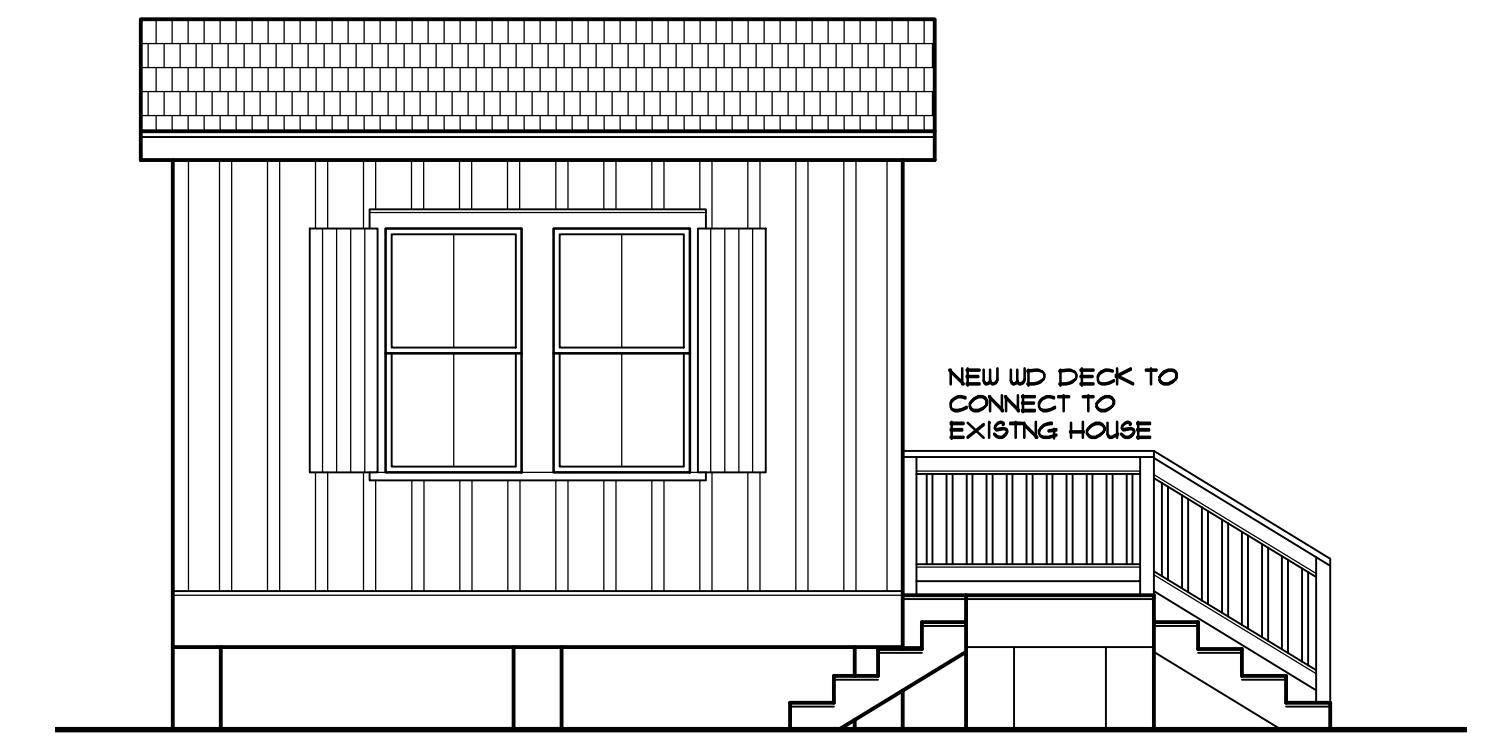
Rear Elevation

1/4" = 1' - 0"



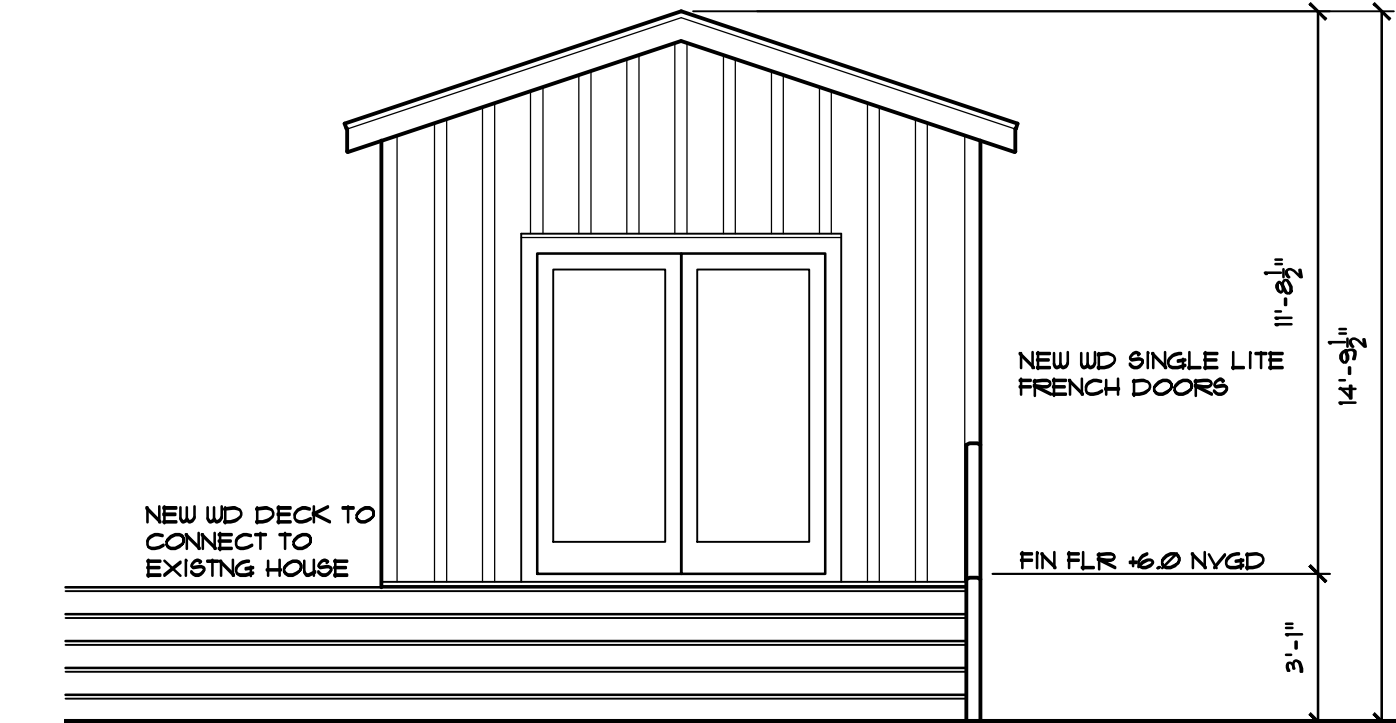
Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Eaton St Side Elevation

1/4" = 1' - 0"

Walter's Residence Cabana

312 Caraballo Lane

Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

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

date:
5/23/13
revision:
6/19/13

sheet:

A2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF NEW SHED. DEMOLIOTION OF EXISTING DELAPIDATED SHED.

FOR- 312 CARABALLO LANE

Applicant- Karl and Stephanie Walters

Application # H13-01-791

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**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

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

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

Alternate Key: 1003433 Parcel ID: 00003300-000000

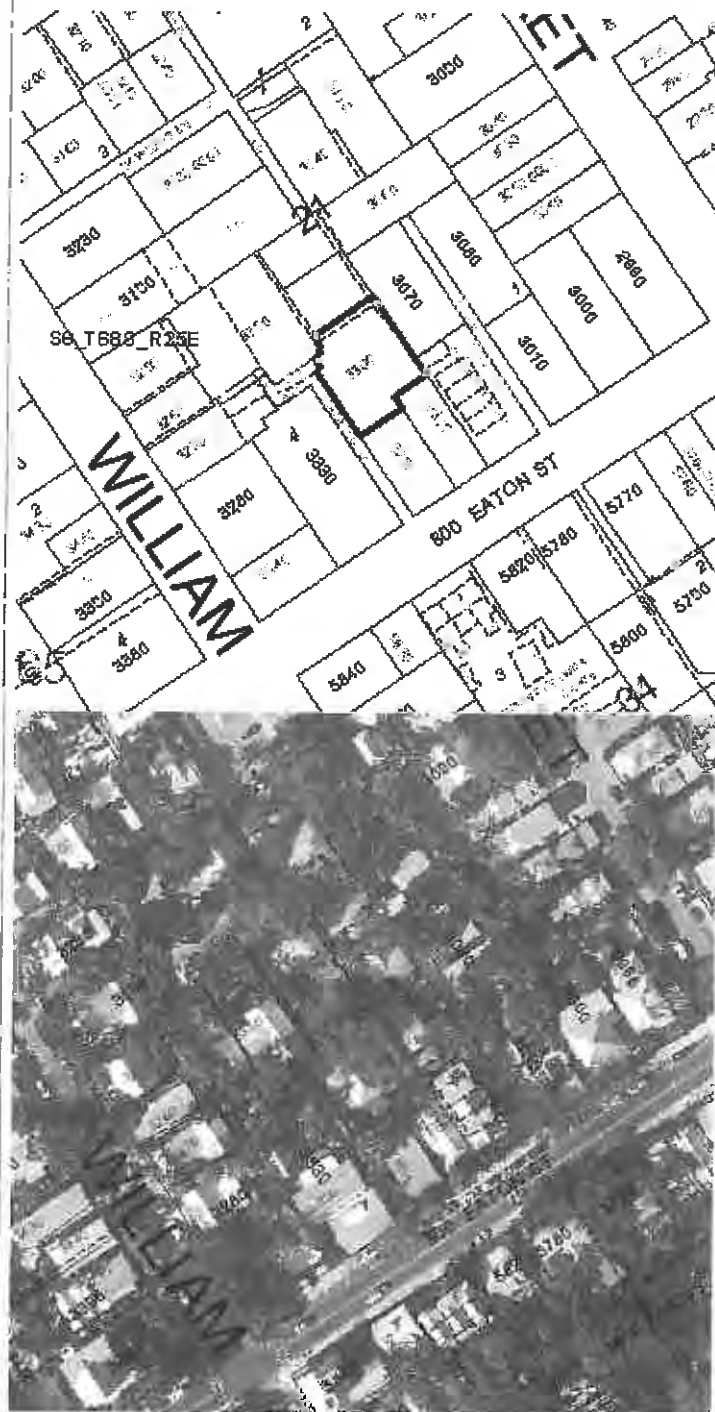
Ownership Details

Mailing Address:
WALTERS CHARLES D AND STEPHANIE A
525 DU PONT LN
KEY WEST, FL 33040-7458

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 312 CARABALLO LN KEY WEST
Legal Description: KW PT LOT4 SQR 21 N-182/83 G5-399 G19-240 G19-242 OR689-263/64 OR747-575/76 OR2107-429/30
OR2322-2380/82 OR2452-2068/69 OR2626-1551

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE			4,844.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 812
 Year Built: 1939

Building 1 Details

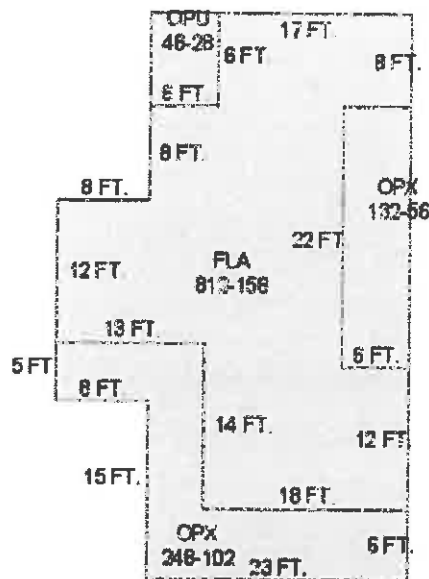
Building Type R1	Condition G	Quality Grade 450
Effective Age 27	Perimeter 158	Depreciation % 33
Year Built 1939	Special Arch 0	Grnd Floor Area 812
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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	OPX		1	1990	N N	0.00	0.00	248
2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	812
3	OPX		1	1990	N N	0.00	0.00	132
4	OPU		1	2005	N N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	30 SF	0	0	1974	1975	2	50
2	CL2:CH LINK FENCE	332 SF	0	0	1964	1965	1	30

Appraiser Notes

2012-01-11 MLS ACTIVE SHORT SALE \$499,000 2/2 COLLECTING OFFERS UNTIL MARCH 1. GIGANTIC LOT WITH A LOVELY AS IS ROMANTIC GINGERBREAD COTTAGE WITH A WRAP AROUND PORCH. BEAUTIFUL WOOD FLOORS. PAPAIA, BANANA, COCONUT PALM, NONI, ORANGE AND LEMON TREES. ABSOLUTE BEST AREA IN KEY WEST BETWEEN WILLIAM AND MARGARET. HUGE SIDE YARD. PEACE AND SERENITY ON THIS PRIVATE LANE IS MORE COUNTRY THAN CITY. EASY ACCESS FOR CONSTRUCTION EQUIPMENT TO ENTIRE PERIEMETER OF PROPERTY. PLENTY OF PARKING. MEDIAN PRICE OF SOLD HOMES ON SIMILAR SIZE LOT IN THIS AREA IS \$1,100,000. 3 SIMILAR PROPERTIES IN PRICE RANGE, BUT THIS IS A BETTER LOCATION. EASY ACCESS FOR CONSTRUCTION EQUIPMENT TO ENTIRE PERIEMETER OF PROPERTY. PLENTY OF PARKING. 48HRS NOTICE REQUIRED

PER OR2595-1982 SOLD 2,255 SQ FT TO AK1003158, REDUCE THIS PARCEL TO 4,641 SQ FT; DONE FOR THE 2013 TAX ROLL.

FOR THE 2007 TAX ROLL THIS PARCEL HAS CHANGED IN SIZE, PROPERTY OWNER SUPPLIED OUR OFFICE WITH A SURVEY AND REQUESTED THAT THE SIZES REFLECT AS THE SURVEY SHOWS. ALSO FOR THE 2007 TAX ROLL THIS PARCEL NOW INCLUDES RE 336 AK 1003492 WHICH HAS BEEN COMBINED WITH THIS PARCEL.

UPDATED PHYSICAL ADDRESS PER ASSIGNMENT BY THE CITY OF KEY WEST.

THIS PARCEL IS NOW COMBINED WITH A PORTION OF RE 00003370-000000 AK 1003506 (2301 SQ FT) PER OWNERS REQUEST. DONE FOR THE 2010 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	13-2062	05/10/2013	8,000	Residential	REPLACE ROTTEN POSTS ON PORCH; RAILINGS; STAIR STRINGS AND TREADS; HEADERS; DEMO INTERIOR AS NECESSARY. REPLACE HEADERS AS NECESSARY, DEMO INTERIOR AS NECESSARY, ALL WORK TO MATCH EXISTING & PAINT WHITE, DEMO BATH & KITCHEN.	
1	13-1704	04/30/2013	2,500	Residential	REMOVE CHAIN LINK FENCE & REPLACE WITH WHITE 6' PICKET 50% OPEN 6 X 6 POSTS ONE (1) 3-0 GATE, 76 L.F. ON ONE SIDE OF PROPERTY.	
1	05-1510	05/10/2005	10/31/2005	2,000	Residential	DEMO ONLY FLOORING
1	05-2522	07/29/2005	10/31/2005	1,000	Residential	REPLACE EXISTING BACK DECK BOARDS
1	05-1801	05/20/2005	10/31/2005	1,000	Residential	REMOVE WINDOW FRAMES TO FIX CORDS & WEIGHTS
1	05-2524	06/22/2005	10/31/2005	250	Residential	DEMO INTERIOR WALLS
1	05-4220	09/26/2005	10/31/2005	16,000	Residential	INSTALL 200 AMP SERVICE & CENTRAL A/C

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	86,342	328	587,803	674,473	674,473	0	674,473
2011	95,230	328	530,937	626,495	626,495	25,000	601,495
2010	97,770	328	563,547	661,645	661,645	25,000	636,645
2009	113,021	328	544,783	658,132	658,132	25,000	633,132
2008	105,283	328	638,705	744,316	744,316	25,000	719,316
2007	171,053	303	812,166	983,522	983,522	25,000	958,522
2006	406,169	303	215,840	622,312	622,312	0	622,312
2005	313,749	303	195,392	509,444	509,444	0	509,444
2004	215,706	308	170,400	386,414	386,414	0	386,414
2003	171,584	313	84,064	255,961	255,961	0	255,961
2002	144,698	317	79,520	224,535	224,535	0	224,535
2001	114,637	322	79,520	194,480	194,480	0	194,480
2000	117,185	377	46,008	163,570	163,570	0	163,570
1999	111,581	361	46,008	157,950	157,950	0	157,950
1998	94,258	309	46,008	140,574	140,574	0	140,574
1997	86,615	286	41,464	128,365	128,365	0	128,365
1996	68,783	229	41,464	110,476	110,476	0	110,476
1995	66,235	59	41,464	107,758	107,758	0	107,758
1994	56,045	52	41,464	97,561	97,561	0	97,561
1993	56,045	0	41,464	97,509	97,509	0	97,509
1992	56,045	0	41,464	97,509	97,509	0	97,509
1991	56,045	0	41,464	97,509	97,509	0	97,509
1990	72,144	0	34,648	106,792	106,792	0	106,792
1989	27,367	0	34,080	61,447	61,447	0	61,447
1988	22,413	0	34,080	56,493	56,493	0	56,493
1987	22,160	0	14,711	36,871	36,871	0	36,871
1986	22,284	0	14,314	36,598	36,598	0	36,598
1985	21,666	0	9,386	31,052	31,052	0	31,052
1984	20,308	0	9,386	29,694	29,694	0	29,694
1983	20,308	0	9,386	29,694	29,694	0	29,694
1982	20,670	0	8,155	28,825	28,825	0	28,825

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
4/19/2013	2626 / 1551	366,000	WD	99
2/12/2010	2452 / 2068	100	QC	11

3/14/2005	2107 / 429	765,000	QC	M
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This page has been visited 47,581 times.

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