

Staff Report

Historic Architectural Review Commission

Staff Report Item 6-a

Meeting Date: January 22, 2013

Applicant: Matthew Stratton, Architect

Application Number: H12-01-2040

Address: #1117 Stump Lane

Description of Work: Reconstruct three bay front porch and front façade to historically accurate configuration. New wood windows and door.

Building Facts: House is listed as a contributing resource in the 1977 Survey. The two story frame vernacular house was built circa 1899. The house main facade still looks the same since 1965.

Guidelines Cited in Review:

Secretary of the Interior's Standards (pages 16-17), specifically Standard 2.

Windows (Pages 29-30), specifically guideline 3.

Entrances, porches and doors (pages 32-33), specifically guidelines 1, 3, 7 and 9.

Staff Analysis

The Certificate of Appropriateness proposes the removal of walls that enclosed a front porch and its reconstruction back to its historic configuration. The plans propose the use of traditional architectural details for a three bay front porch, including 6" by 6" wood posts with cap trim to match existing and chamfer edges. Although a photo circa 1965 shows the house as it looks today the applicant has submitted evidence that in the 1950's the porch was open. Moreover the 1948 Sanborn map the footprint of the house shows a full front porch.

The plans also includes a new wood solid door with transom, new Marvin 6 over 6 true divided lite wood windows for the front and pediment as replacements of glass jalousie windows and solid shutters for the new windows. New wood siding is proposed over the pediment and for the new front wall. The plans

include gray paint to be applied to the existing front porch tile floor and planter as well as to the new shutters. Walls and trims will be painted white.

Consistency with Guidelines

1. The proposed plans will bring back the front façade of the house to its original configuration. The plans are based on accurate documentation including historic photos and Sanborn maps.
2. The proposed colors are in keeping with the historic character of the house and surrounding structures.
3. The proposed new entry door and new windows are more appropriate units than the existing glass jalousie elements.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The plans propose a true rehabilitation of the front façade of the house. By doing so the new design will bring back a character defining element of the house that once was obscured with inappropriate enclosure, windows and door.

Application



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

APPLICATION # H-12-01-2040

OWNER'S NAME: KW2 LLC DATE: 12/26/12

OWNER'S ADDRESS: 1217 Grinnell PHONE #: (316)772-6552

APPLICANT'S NAME: m.stratton.architecture PHONE #: 923-9670

APPLICANT'S ADDRESS: 1901 S. Roosevelt Blvd. #205W

ADDRESS OF CONSTRUCTION: 1117 Stump Lane # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove porch enclosure and reconstruct 3-bay front porch and front facade to historically accurate configuration

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: 12/26/12

Applicant's Signature: *Matthew Stratton*

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	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

RECEIVED
DEC 27 2012
CITY OF KEY WEST
PLANNING DEPT.

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Contributing / built c. 1899. / non historic front enclosure.
Secretary of Interior's Standards - standard 2
Guidelines for windows (p.29-30)- entrances (p.32-33)
Ordinance for demolitions.*

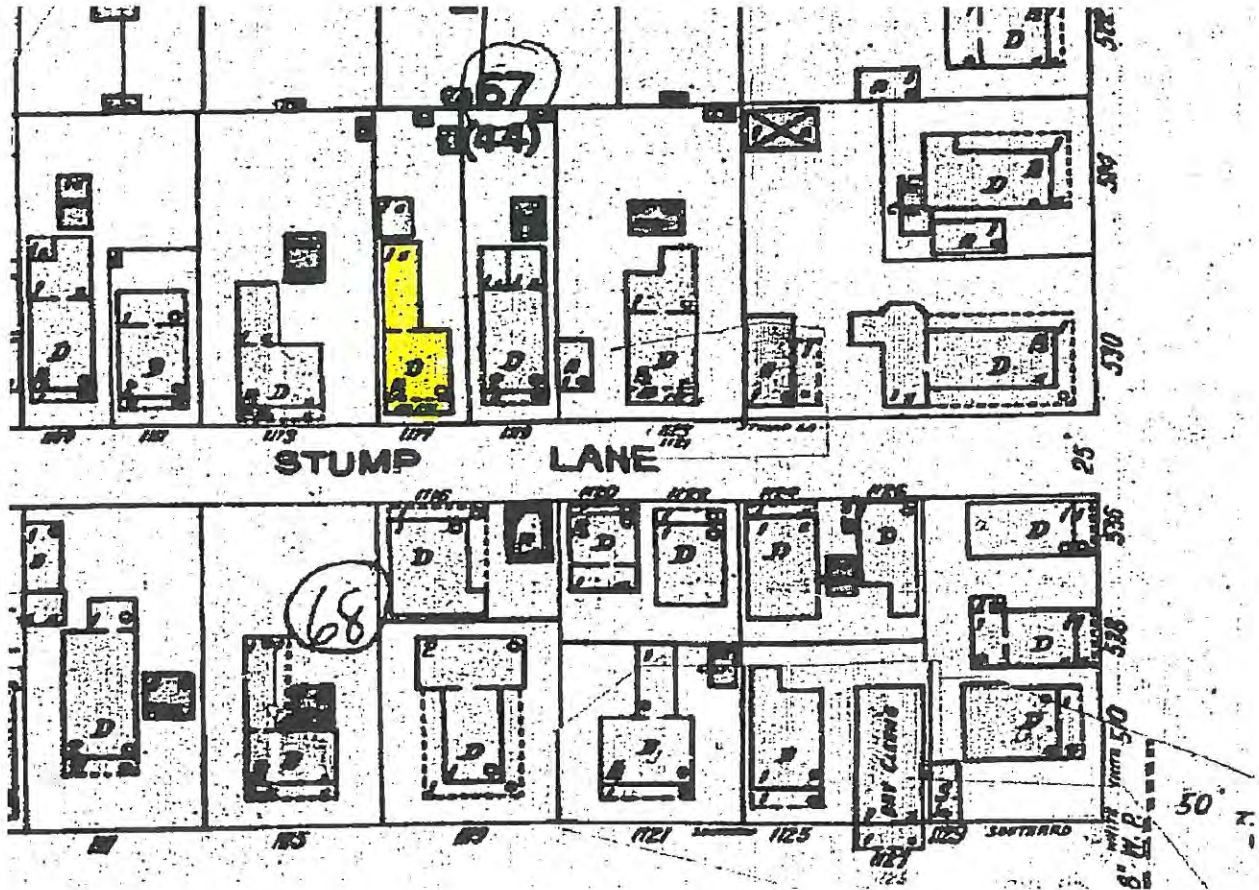
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1117 Stump Lane Sanborn map 1948

Project Photos



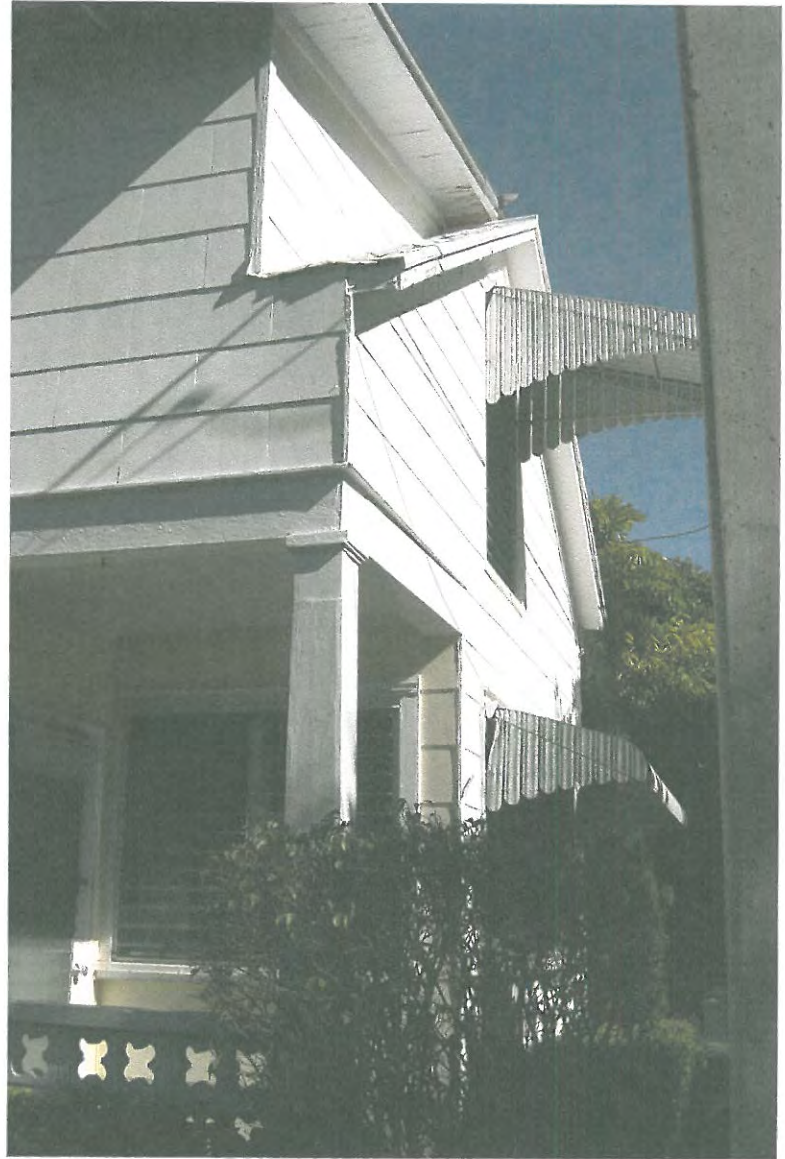
1117 STUMP LN.



Photo taken by Property Appraiser's office c1965; 1117 Stump Lane; built c1899; Monroe County Library



FRONT
1117 STUMP LN.



FRONT PORCH
1117 STUMP LN.



FRONT PORCH STEPS
1117 STUMP LN.



1117 STUMP LN.

EAST NEIGHBOR



WEST NEIGHBOR

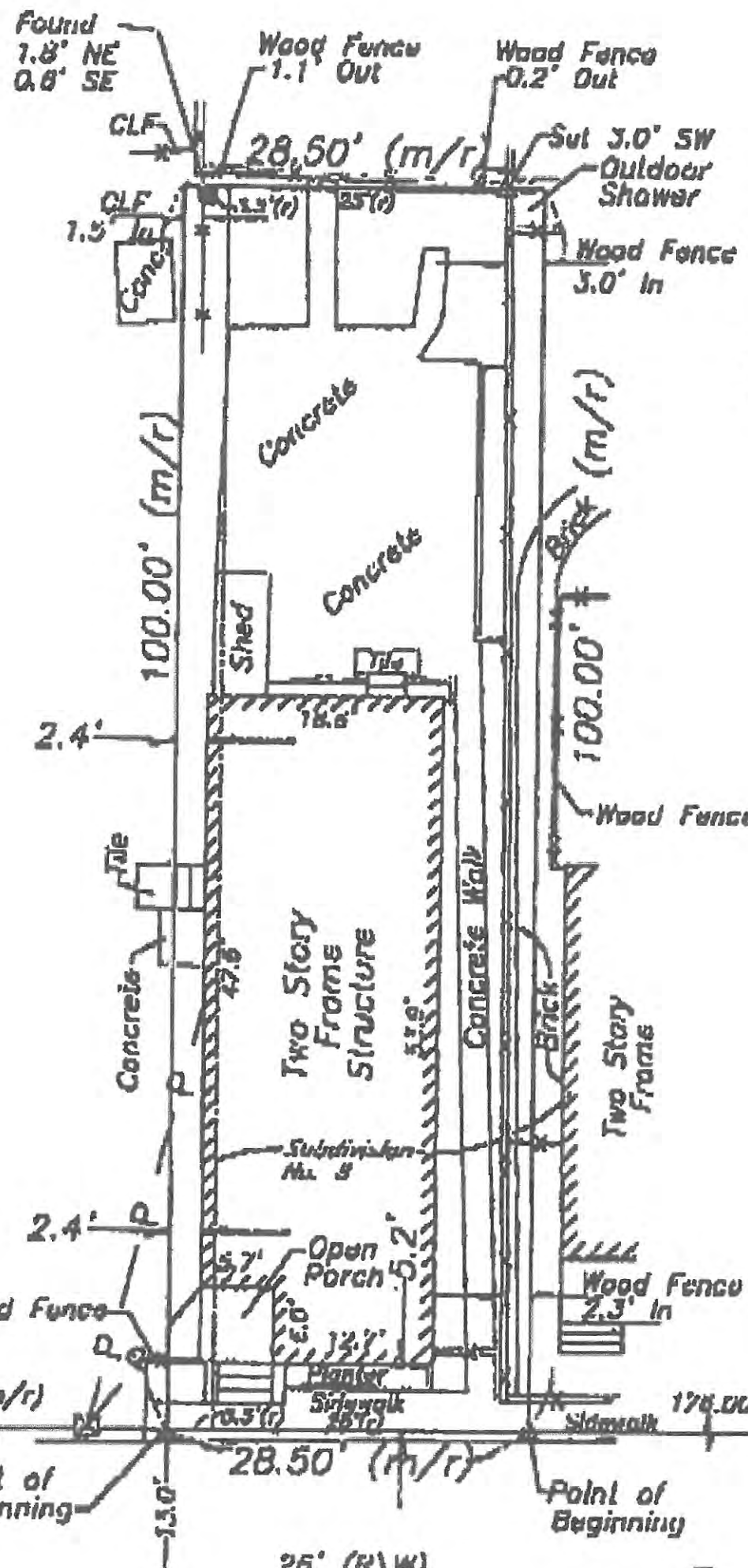
1117 STUMP LN.

Survey

ost)
(298)

Frances Street

White Street

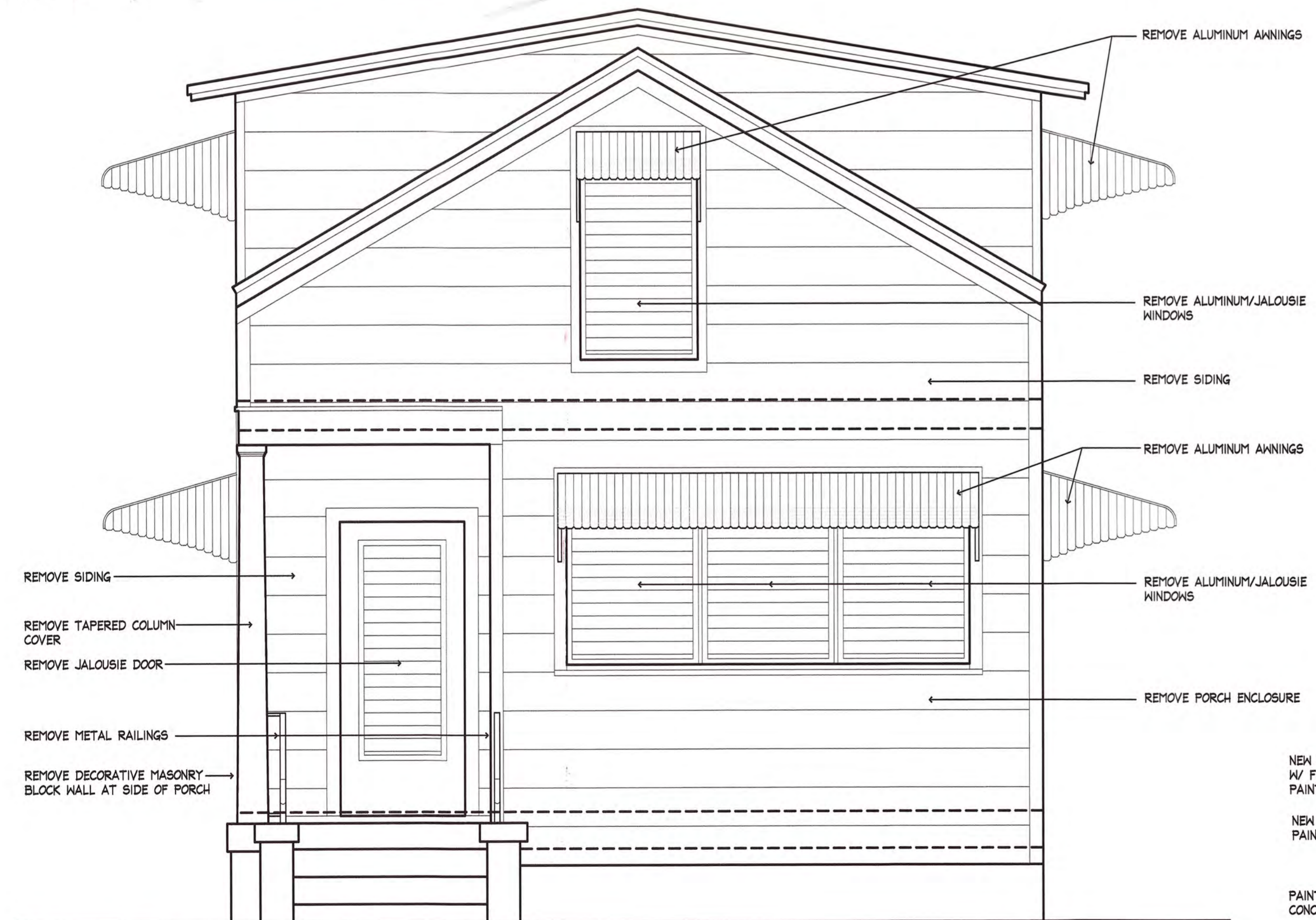


C. E. T. A.

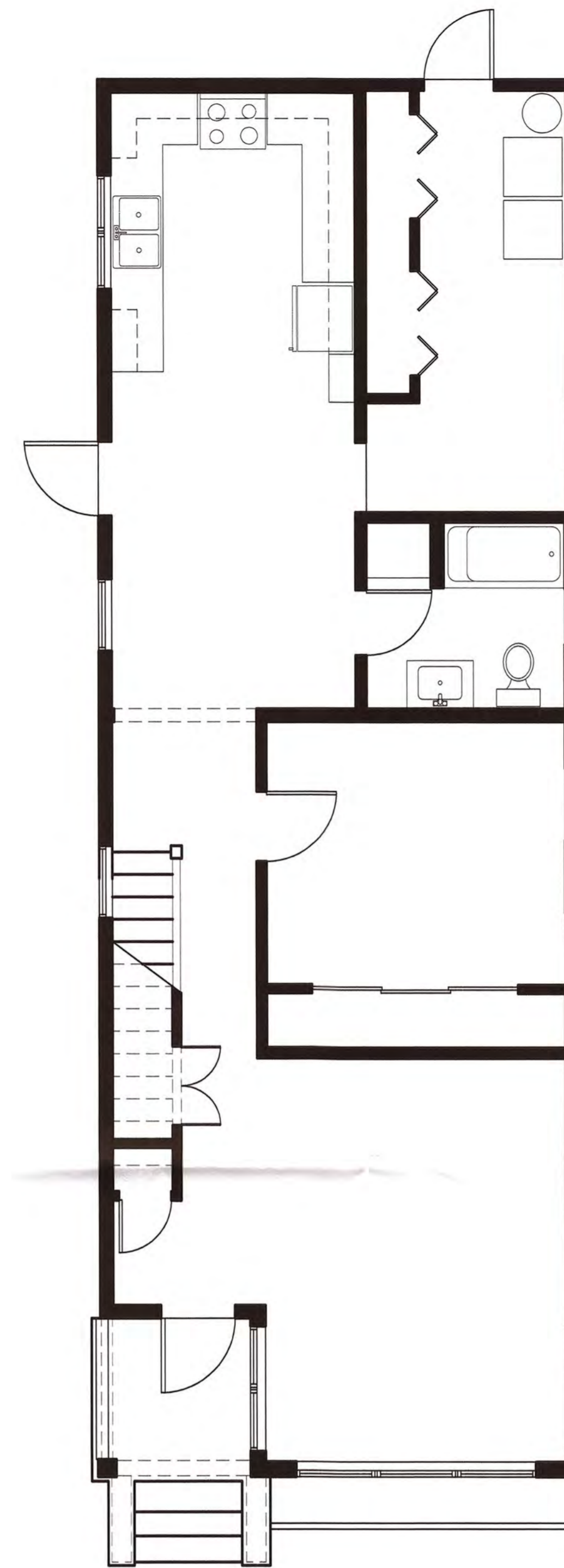
Proposed design



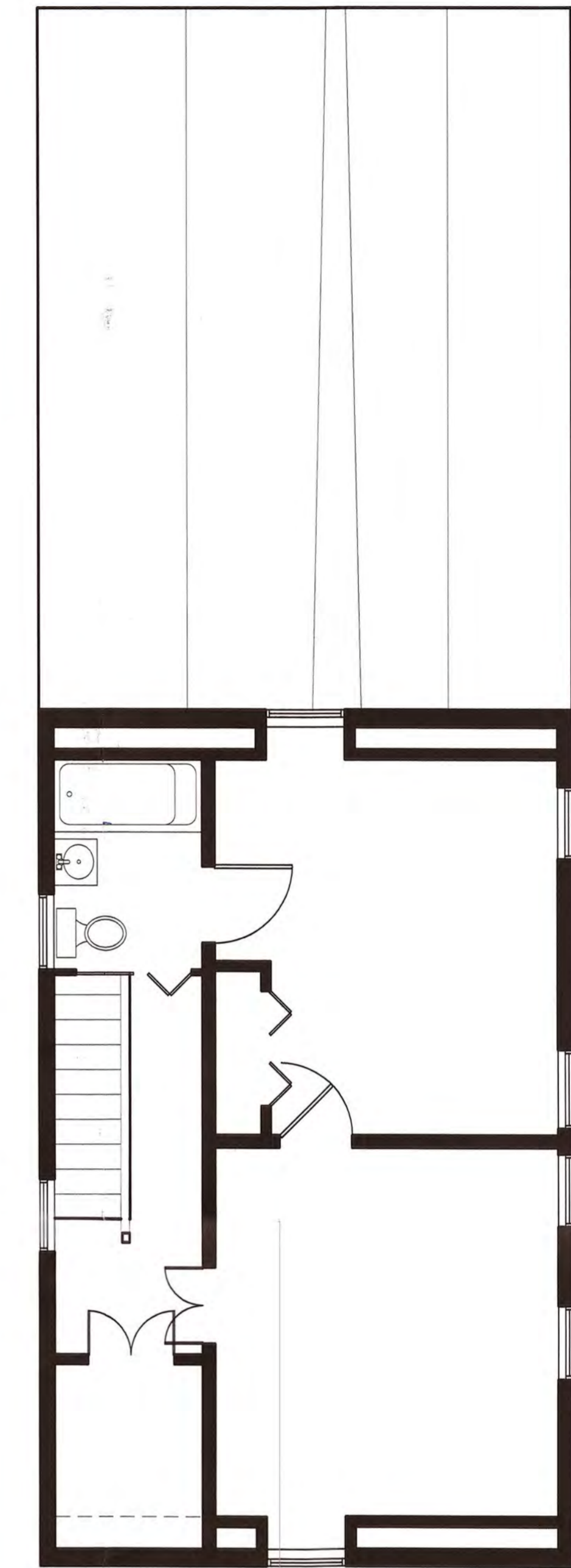
PROPOSED FRONT ELEVATION
1/2"=1'-0"



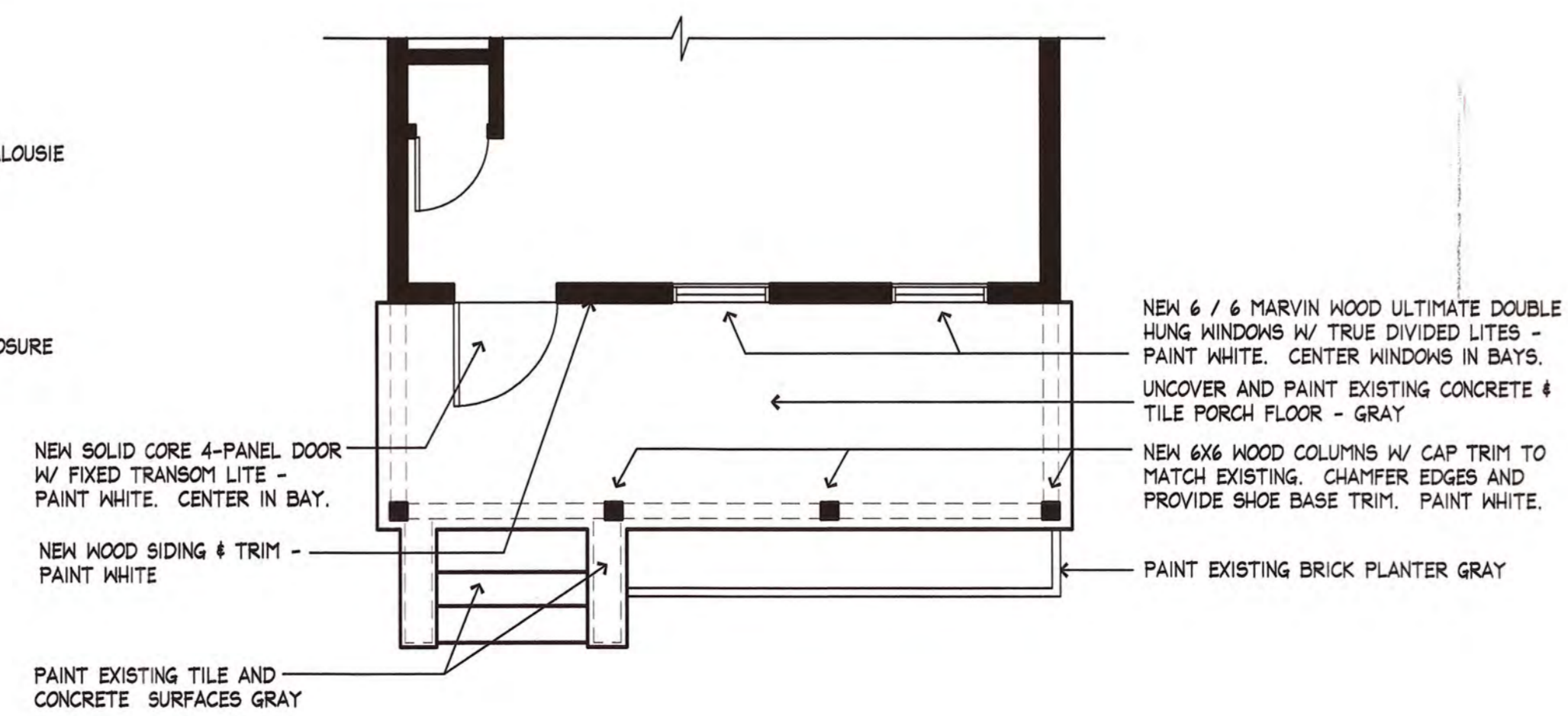
EXISTING FRONT ELEVATION
1/2"=1'-0"



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



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



PROPOSED FRONT PORCH PLAN
1/4"=1'-0"

SCOPE OF WORK:
REMOVE PORCH ENCLOSURE AND RECONSTRUCT 3-BAY FRONT PORCH AND FRONT FACADE TO HISTORICALLY ACCURATE CONFIGURATION

super white

INT. RM

SIBING & TRIM +
WINDOWS & DOORS

graystone

1475

PORCH FLOOR & STEPS +
SOLID BOARD SHUTTERS

EXTERIOR PAINT
COLORS

1117 STUMP LN.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., January 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCT THREE BAY FRONT PORCH AND FRONT FAÇADE TO HISTORICALLY ACCURATE CONFIGURATION. NEW WOOD WINDOWS AND DOOR. REMOVE NON-HISTORIC FRONT PORCH ENCLOSURE.

FOR- #1117 STUMP LANE

Applicant- MATTHEW STRATTON-ARCHITECT

Application # H12-01-2040

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

The offices of the Property Appraiser will be closed Monday the 21st for Martin Luther King, Jr. Day.

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

**Property Record Card -
Map portion under construction.**

Alternate Key: 1007064 Parcel ID: 00006820-000000

Ownership Details

Mailing Address:

STICKNEY CLYDE P JR
33 BLACK HICKORY WAY
ORMOND BEACH, FL 32174-5705

All Owners:

DEES JUDY STICKNEY T/C, HARGRAVE BRENDA
STICKNEY, STICKNEY CLYDE P JR

Property Details

PC Code: 01 - SINGLE FAMILY

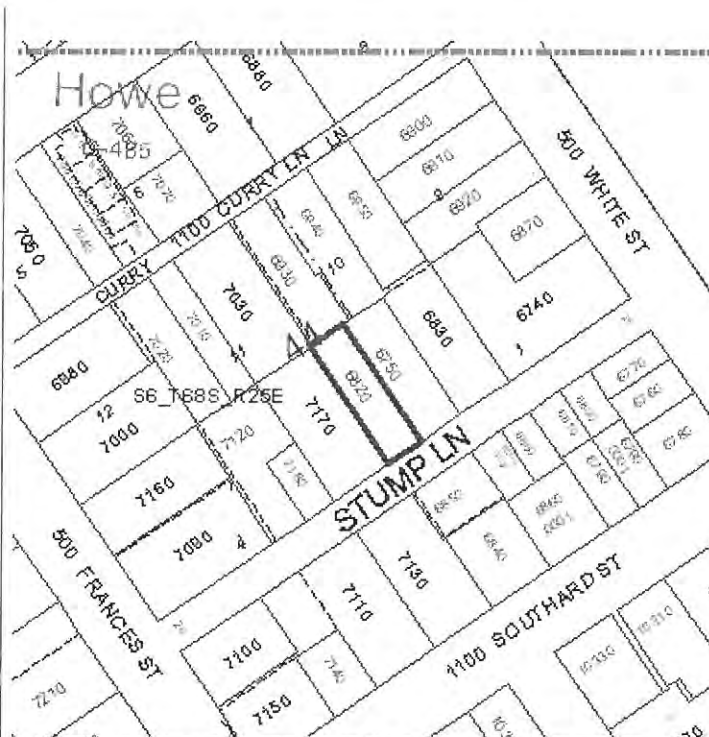
Millage Group: 10KW

Affordable Housing: No

Section-Township-
Range: 06-68-25

Property Location: 1117 STUMP LN KEY WEST

Legal Description: KW PT LT 1 SQR 44 G49-602/03 OR1033-2332 OR2381-410D/C OR2557-485/90WILL OR2577-1621/23



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	0	0	2,850.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 1541
 Year Built: 1935

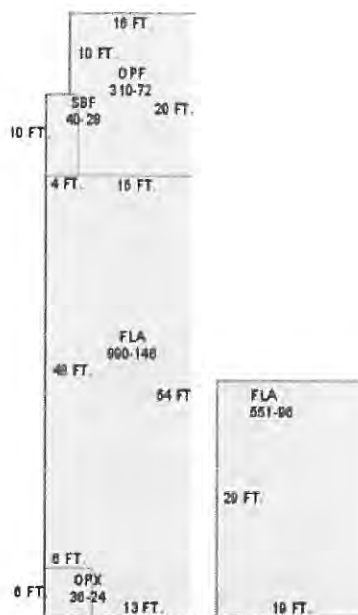
Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 550
Effective Age 23	Perimeter 242	Depreciation % 30
Year Built 1935	Special Arch 0	Grnd Floor Area 1,541
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP 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	<u>OPF</u>	1:WD FRAME	1	1988	N	N	0.00	0.00	310
2	<u>SBF</u>	1:WD FRAME	1	1988	N	N	0.00	0.00	40
3	<u>OPX</u>	1:WD FRAME	1	1988	N	N	0.00	0.00	36
4	<u>FLA</u>	1:WD FRAME	1	1988	N	N	0.00	0.00	990
5	<u>FLA</u>	1:WD FRAME	1	1988	N	N	0.00	0.00	551

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	140 SF	20	7	1979	1980	1	50
2	CL2:CH LINK FENCE	400 SF	0	0	1964	1965	1	30

Appraiser Notes

1117 STUMP LANE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10-1316	05/17/2010	03/01/2011	5,360		R & R SHINGLES WITH VCRIMP
1	9801582	05/20/1998	01/01/1999	1,000	Residential	PAINT OUTSIDE OF RESIDENC

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	138,375	616	242,900	381,891	381,891	0	381,891
2011	140,352	616	228,054	369,022	177,856	25,000	152,856
2010	187,795	616	287,850	476,261	175,228	25,000	150,228
2009	208,541	633	437,532	646,706	170,621	25,000	145,621
2008	191,557	650	498,750	690,957	170,451	25,000	145,451
2007	270,945	636	380,475	652,056	165,486	25,000	140,486
2006	449,666	653	270,750	721,069	161,450	25,000	136,450
2005	449,666	670	213,750	664,086	156,748	25,000	131,748
2004	255,683	687	199,500	455,870	152,183	25,000	127,183
2003	246,214	704	99,750	346,668	149,346	25,000	124,346
2002	214,528	720	99,750	314,998	145,846	25,000	120,846
2001	169,961	737	99,750	270,448	143,550	25,000	118,550
2000	173,737	775	54,150	228,663	139,369	25,000	114,369
1999	130,259	751	54,150	185,160	135,705	25,000	110,705
1998	121,826	646	54,150	176,622	133,568	25,000	108,568
1997	111,948	604	48,450	161,002	131,336	25,000	106,336
1996	88,900	487	48,450	137,838	127,511	25,000	102,511
1995	85,608	281	48,450	134,338	124,401	25,000	99,401
1994	72,437	244	48,450	121,131	121,131	25,000	96,131
1993	72,437	251	48,450	121,138	121,138	25,000	96,138

1992	72,437	257	48,450	121,145	121,145	25,000	96,145
1991	72,437	264	48,450	121,151	121,151	25,000	96,151
1990	60,753	271	37,763	98,787	98,787	25,000	73,787
1989	55,230	253	37,050	92,533	92,533	25,000	67,533
1988	30,886	0	31,350	62,236	62,236	25,000	37,236
1987	26,756	0	18,625	45,381	45,381	25,000	20,381
1986	26,871	0	18,000	44,871	44,871	25,000	19,871
1985	26,212	0	10,175	36,387	36,387	25,000	11,387
1984	24,827	0	10,175	35,002	35,002	25,000	10,002
1983	24,861	0	10,175	35,036	35,036	25,000	10,036
1982	25,255	0	9,250	34,505	34,505	25,000	9,505

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
6/21/2012	2577 / 1621	100	WD	19

This page has been visited 91,140 times.

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