

Staff Report

Historic Architectural Review Commission

Staff Report Item 4a

- Meeting Date:** March 12, 2013
- Applicant:** William Rowan
- Application Number:** H13-01-0223
- Address:** #910 United Street
- Description of Work:** Demolish exterior stair, landing and overhang. Build new reconfigured stair, entry and deck at the second floor. Install new wood windows, doors and shutters.
- Building Facts:** The house is listed as a contributing resource. The two story frame vernacular house was built in 1899. The house has two dwelling units with access to the second floor unit via an exterior stair. The lot is located in an X .2% flood zone for FEMA purposes.
- Guidelines and Ordinance Cited in Review:** HARC Guidelines: Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5 and 8.

Staff Analysis

The Certificate of Appropriateness for review is a request to replace an existing exterior stair and entry deck to a second floor dwelling unit. The shed roof over the existing first floor addition will be removed and raised to provide a flat roof surface for a deck area for the second floor dwelling unit. The existing stair will be replaced and reconfigured from the front elevation to the rear.

Consistency with Guidelines

It is staff's opinion that the proposed reconfigured stair and second floor deck are in proper scale with the existing and surrounding structures:

The proposed construction amounts to little more than a minor renovation of an existing stair, entry and deck.

Application



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

02-14-H-13-100223

APPLICATION # _____

OWNER'S NAME:

GORDON MACDOWELL

DATE:

2.14.13

OWNER'S ADDRESS:

910 UNITED ST.

PHONE #:

APPLICANT'S NAME:

WILLIAM ROWAN

PHONE #:

296 3784

APPLICANT'S ADDRESS:

321 PEACOCK

ADDRESS OF CONSTRUCTION:

910 UNITED ST.

OF
UNITS

2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE AND RELOCATE STAIRS TO SECOND FLOOR. REMOVE LANDING AND ROOF OVERHANG AT SECOND FLOOR ENTRY. RECONFIGURE ENTRY AND DECK AT SECOND FLOOR. INSTALL HISTORIC WINDOWS AND WOOD SHUTTERS AT ALL WINDOWS

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: 2/14/13

Applicant's Signature:

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 type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input 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

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

2/6

2/26/13

Reason for Deferral or Denial:

2/26/13 - postponed applicant did not appear. Shullist

HARC Comments:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



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

March 4, 2013

Arch William Rowan
#321 Peacon Lane
Key West, Florida 33040

RE: NEW STAIRS TO SECOND FLOOR ENTRY. RECONFIGURE ENTRY AND DECK AT SECOND FLOOR. INSTALL WOOD WINDOWS AND WOOD SHUTTERS AT ALL WINDOWS. REMOVAL OF EXISTING EXTERIOR STAIRCASE, REMOVE LANDING AND OVERHANG FOR: #910 UNITED STREET - HARC APPLICATION # H13-01-223 KEY WEST HISTORIC DISTRICT

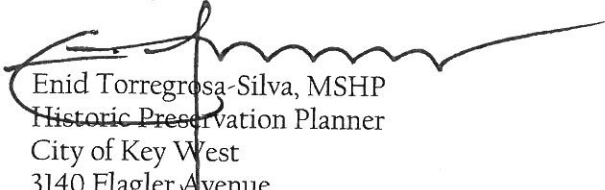
Dear Architect Rowan:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, February 26, 2013. The Commission motioned to postpone the item since you were not present in the meeting.

I will reschedule this item on the next agenda, which will be for March 12, 2013. 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.

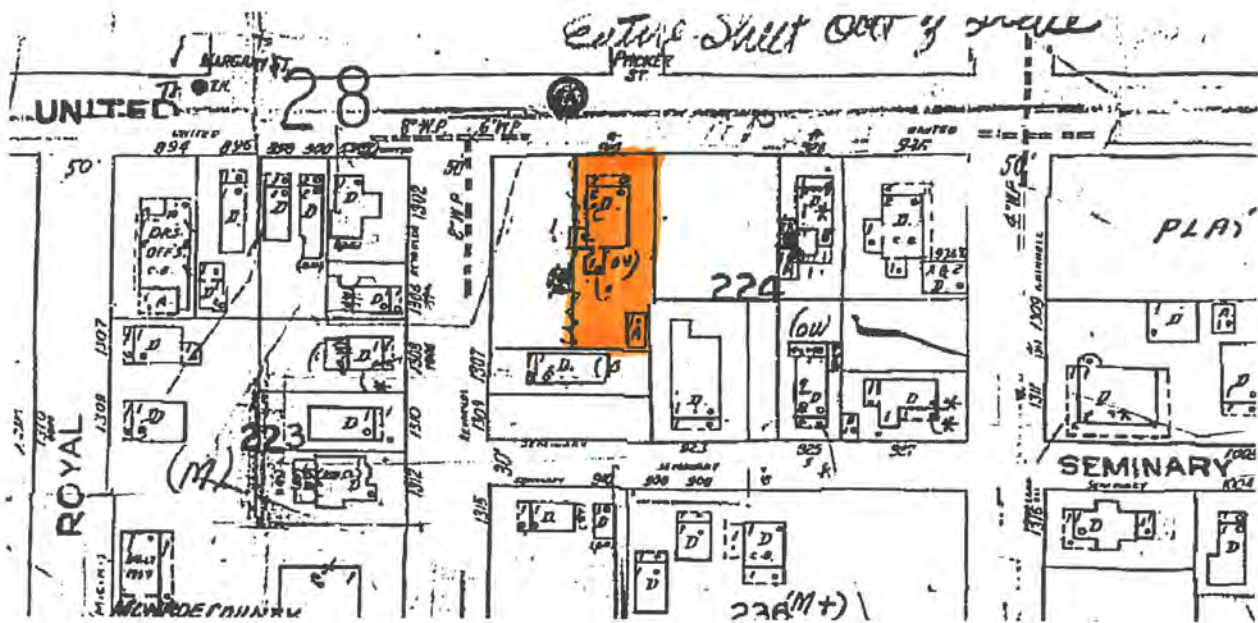
Sincerely:


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

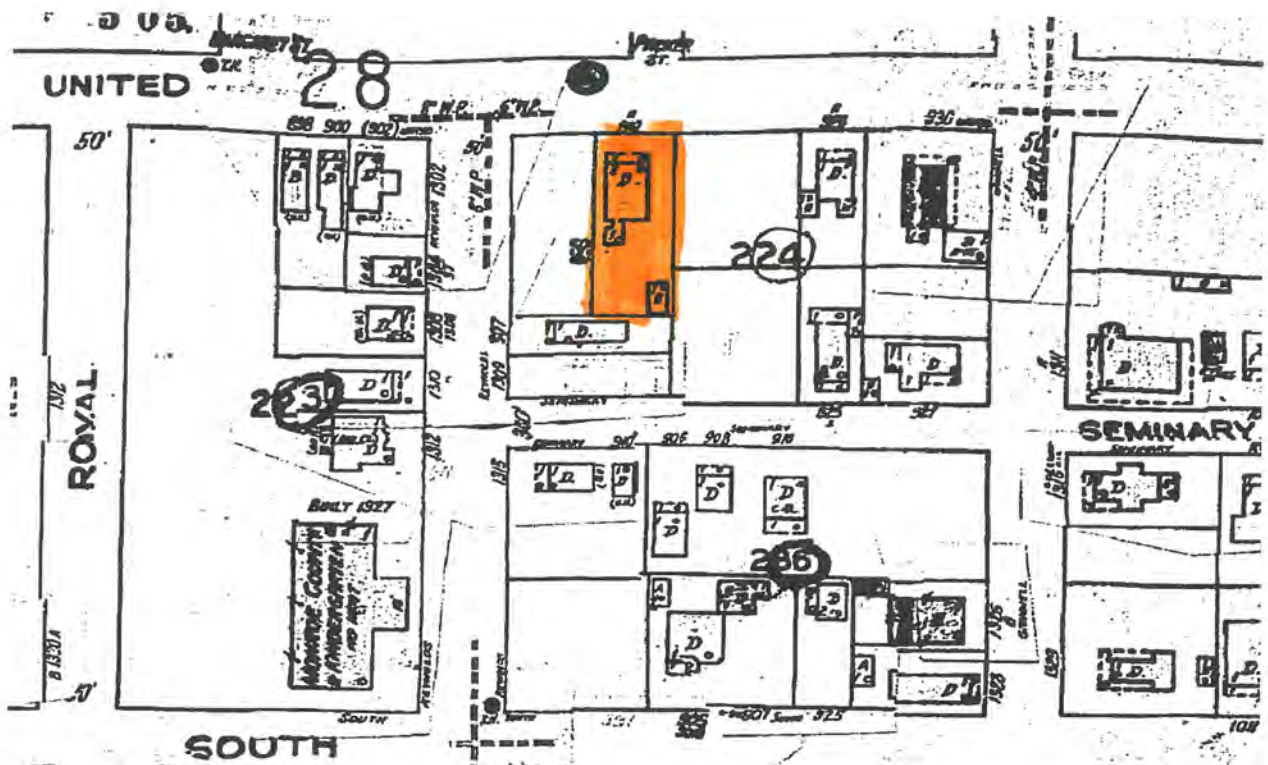
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



Sanborn Map circa 1962



Sanborn Map circa 1948

Photos













Survey

Proposed Plans

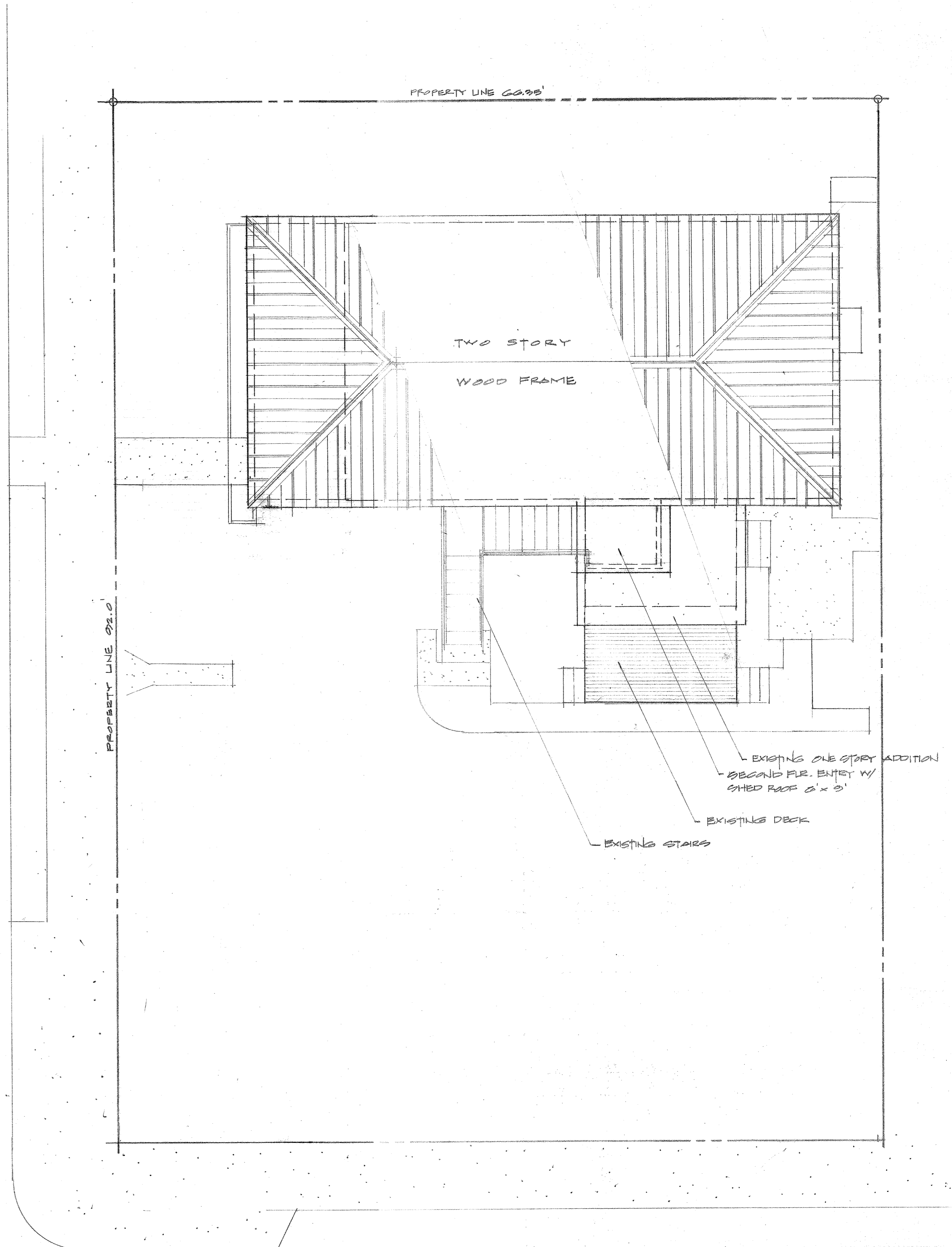


NORTH ELEVATION



WEST ELEVATION

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SITE PLAN

EXISTING
SCALE 3/16" = 1'-0"

MACDOWELL RESIDENCE
NEW DECK/STAIR
910 UNITED ST., KEY WEST, FLORIDA

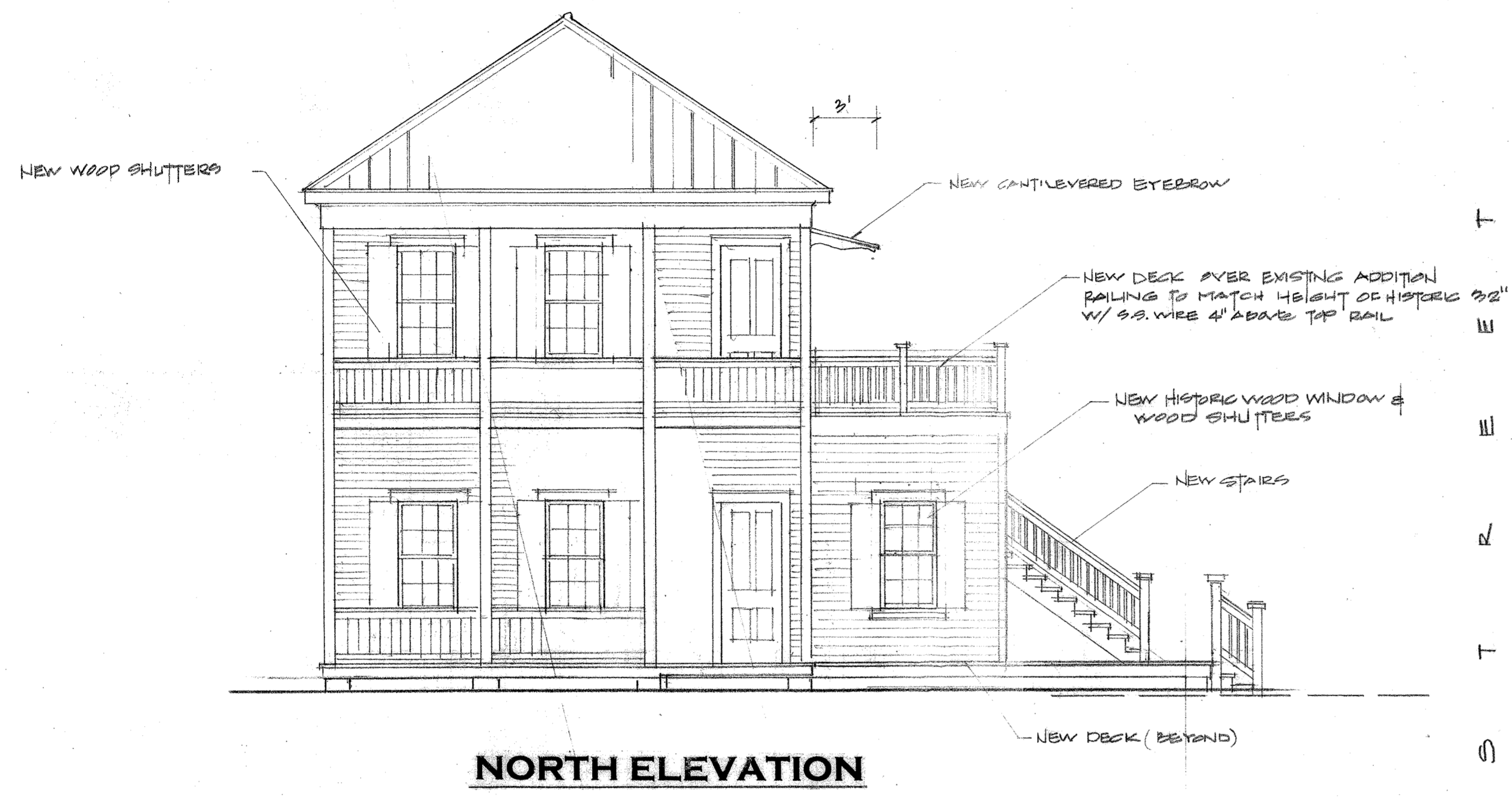
SEAL

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751
521 PEACOCK LANE
302.296.3784

JOB NUMBER

DATE 2.19.19

A1
2 OF

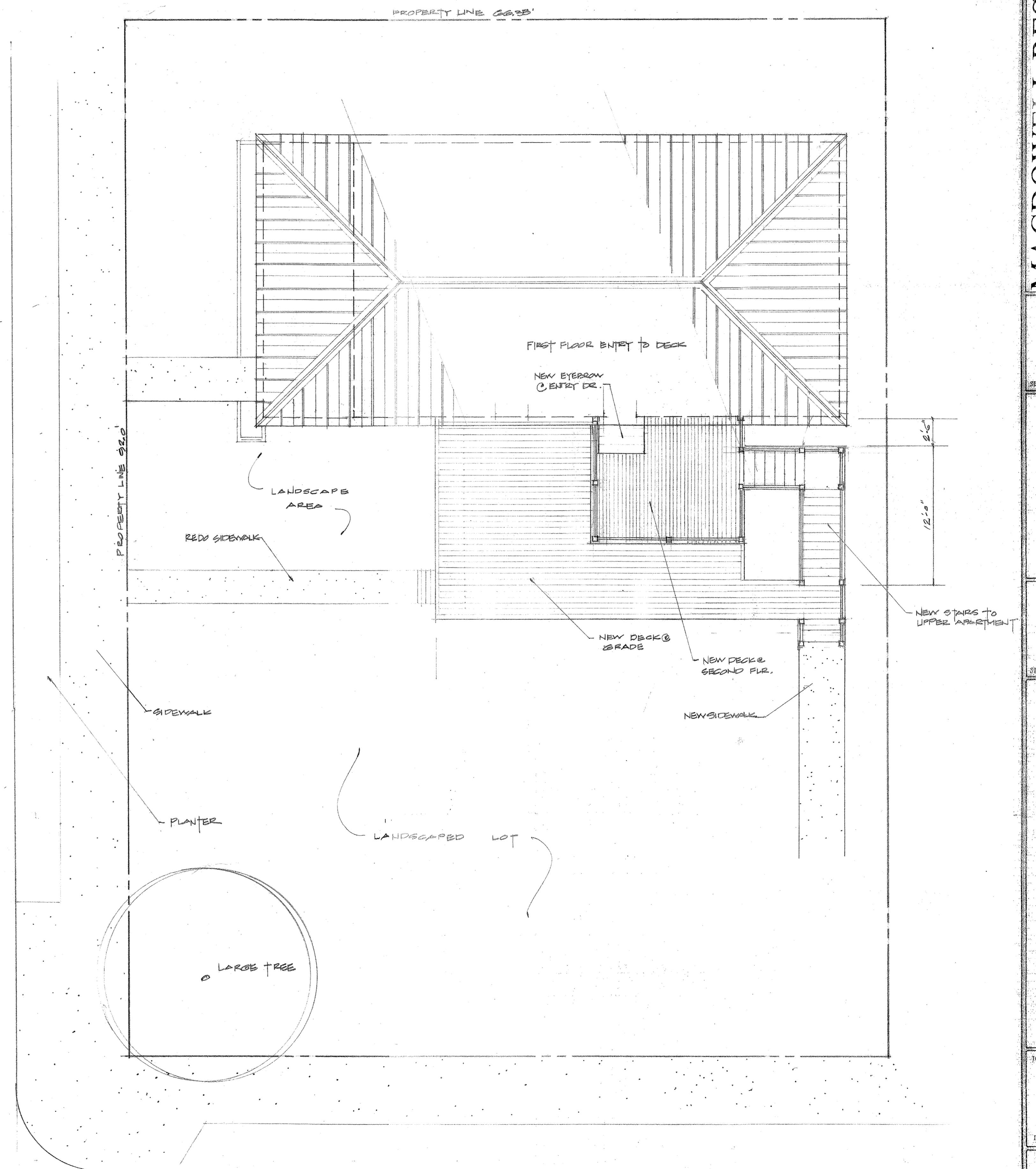


NORTH ELEVATION



WEST ELEVATION

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R E Y N O L D S S T.

SITE PLAN



PROPOSED
SCALE 3/16" = 1'-0"

MACDOWELL RESIDENCE
NEW DECK/STAIR
910 UNITED ST KEY WEST, FLORIDA

SEAL

SEAL

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751
321 PEACOCK LANE
305 296 3784

JOB NUMBER

DATE 2.13.13

A2

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Noticing



910

Public Meeting Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

New stairs to second floor entry. Reconfigure entry and deck at second floor. Install wood windows and wood shutters at all windows. Removal of existing exterior staircase, remove landing and overhang.

910 United Street
Applicant: William Rowan
H13-01-0223
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 809-3773 or visit our website at <http://www.keywestregister.com/Calendar.asp>

THIS NOTICE SHOULD NOT BE REMOVED FROM THE SITE UNTIL FINAL DETERMINATION

910

Public Meeting Notice

The Planning and Architectural Review Commission will hold a public hearing on 1/28/2013 at 10:00 AM at City Hall, 318 Greene Street, Key West, Florida. The purpose of the meeting will be to consider a request for:

1. Reconfigure entry to second floor stairs. Reconfigure entry and deck at ground floor. Install wood windows and wood shutters at all windows. Removal of existing exterior staircase, remove landing and overhang.

910 United Street
Applicant: William Kawan
H13-01-0223

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3180 Flagler Avenue call 305-373-3723 or visit our website at <http://keywest.fl.gov/Calendar.html>.

THIS NOTICE SHOULD NOT BE REMOVED FROM THE SITE UNTIL 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 - Map portion under construction.

Alternate Key: 1040291 Parcel ID: 00039550-000000

Ownership Details

Mailing Address:

MACDOWELL GORDON AND JULIANA
39761 THOMAS MILL RD
LEESBURG, VA 20175-6931

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 910 UNITED ST KEY WEST

Subdivision: The Webb Realty Co

Legal KW WEBB REALTY CO SUB PB1-42 PT LOT 10 AND ALL LOT 11 AND PT LOT 12 SQR 9 TR 18 G5-513

Description: OR446-503-504 OR1268-972D/C OR1271-1471/72 OR1277-286M/T OR1284-2028/29M/T OR1572-2186D/C OR1620-2109/10 OR1794-126/127 OR1923-1732/33 OR2002-718/720 OR2350-212/13C/T OR2420-2247/50

Building 1 Details

Building Type R2
Effective Age 37
Year Built 1901
Functional Obs 0

Condition G
Perimeter 282
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 38
Grnd Floor Area 2,133

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

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 4

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
0	OPF		1	2010				168
1	FLA	12:ABOVE AVERAGE WOOD	1	1900	N N	0.00	0.00	1,125
5	FLA	12:ABOVE AVERAGE WOOD	1	1900	N N	0.00	0.00	1,008
6	OPX		1	1900		0.00	0.00	168
7	OUF		1	1900		0.00	0.00	36

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	104 SF	13	8	2001	2002	2	40
1	CL2:CH LINK FENCE	330 SF	66	5	1964	1965	1	30
2	PT2:BRICK PATIO	120 SF	40	3	1964	1965	2	50
6	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
7	FN2:FENCES	276 SF	92	3	1998	1999	2	30

Appraiser Notes

2008-10-31 SALES FLYER \$699,000 4/2 STately GRANDE DAME CONCH HOUSE IN PRIME CASA MARINA NBHD.2/1 UP & 2/1 DOWN.DKRAUSE

2009-04-24 SALES CARD \$569,000 SAME AS PRIOR LISTING.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-2142	07/31/2009	07/15/2010	200	REMOVE CONCRETE SLAB ON GRADE AT FRONT PORCH	132sf
09-2210	07/31/2009	07/15/2010	750	RECONSTRUCT ORIGINAL WOOD PORCH AT FRON OF DWELLING	132sf
11-0503	07/18/2011		17,000	***ATF***REMOVE SEVERAL NON BEARING WALLS, REMOVE KITCHEN AND BATH, RE FRAME SEVERAL WALLS, RE DRYWALL.	TOTAL SF OF WORK IS APPROX 1000sf
9702227	07/01/1997	08/01/1997	3,000	REPLACE FUSE BOX	
9901046	03/29/1999	11/30/1999	1,000	REPAIRS	
0002748	09/19/2000	12/05/2000	500	REPAIR PORCH FLOORING	
0000617	03/16/2000	12/05/2000	2,000	INTERIOR RENOVATIONS	
0000729	04/03/2000	12/05/2000	10,000	INTERIOR RENOVATIONS	
0004506	01/10/2001	11/01/2001	11,000	RENOVATION/REMODEL/DECK	
0200074	01/10/2002	10/07/2002	800	PLUMBING	
0200151	01/16/2002	10/07/2002	1,200	REMODEL KITCHEN	

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	190,633	2,356	154,047	347,036	347,036	0	347,036
2011	187,607	2,426	213,269	403,302	377,164	0	403,302
2010	187,607	2,482	151,658	341,747	341,747	0	341,747
2009	293,572	2,690	705,731	1,001,993	1,001,993	0	1,001,993
2008	266,883	2,719	580,423	850,025	850,025	0	850,025
2007	354,745	2,723	672,069	1,029,537	1,029,537	0	1,029,537

2006	500,846	2,762	488,778	992,386	992,386	0	992,386
2005	469,678	2,791	366,583	839,052	839,052	0	839,052
2004	362,323	2,820	366,583	731,726	731,726	0	731,726
2003	390,001	2,858	119,140	512,000	512,000	0	512,000
2002	317,850	2,887	119,140	439,877	439,877	0	439,877
2001	251,959	2,916	119,140	374,016	374,016	0	374,016
2000	238,425	3,493	108,448	350,366	350,366	0	350,366
1999	247,481	8,847	73,876	330,204	168,267	25,000	143,267
1998	188,757	6,748	73,876	269,381	165,618	25,000	140,618
1997	164,357	1,576	65,552	231,485	162,850	25,000	137,850
1996	103,201	1,011	65,552	169,764	158,107	25,000	133,107
1995	94,027	601	65,552	160,181	154,251	25,000	129,251
1994	84,090	554	65,552	150,196	150,196	25,000	125,196
1993	82,854	502	65,552	148,908	148,908	25,000	123,908
1992	82,854	502	65,552	148,908	148,908	25,000	123,908
1991	82,854	502	65,552	148,908	148,908	25,000	123,908
1990	77,684	797	46,823	125,305	125,305	25,000	100,305
1989	70,622	725	45,782	117,129	117,129	25,000	92,129
1988	47,602	725	37,458	85,785	85,785	25,000	60,785
1987	47,035	725	28,510	76,270	76,270	25,000	51,270
1986	47,283	725	27,469	75,477	75,477	25,000	50,477
1985	45,876	725	16,560	63,161	63,161	25,000	38,161
1984	42,828	725	16,560	60,113	60,113	25,000	35,113
1983	42,915	725	16,560	60,200	60,200	25,000	35,200
1982	43,772	725	14,407	58,904	58,904	25,000	33,904

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
5/4/2009	2420 / 2247	488,000	WD	O2
3/13/2008	2350 / 212	100	CT	F
4/29/2004	2002 / 0718	985,000	WD	Q
8/21/2003	1923 / 1732	745,000	WD	Q
3/1/2000	1620 / 2109	350,000	WD	O

This page has been visited 302,574 times.

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