

Staff Report

6a Construct a new two story frame residence and pool- #710 Windsor Lane- Thomas Kelly (H11-01-1506)

This Certificate of Appropriateness review is for a new construction of a two story house where an existing one story cbs structure is located. According to the Sanborn map of 1962 the footprint and setbacks of what used to be a structure located on #710 Windsor Lane differs with is today in existence on that site.

The proposed plans include a two story wood frame building with v-crimp metal roof panels. The design includes hardi board lap siding, impact resistance wood windows and wood bahama shutters. The front façade will have a two story four bay porch, on the second floor and a three bay porch on the first floor. The front porch posts are doubled and chamfered. Instead of railings on the second floor porches wood louvered shutters a proposed. The new house will be setback from the sidewalk approximately 13'-2". The main roof of the house will have a maximum height of 29'- 6".

Staff understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the submitted plans. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** - New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the proposed design will not conform to actual setbacks for HHDR historic zone district;

Front yard- 10 ft
Street side- 5 ft

Side- 5 ft
Rear- 20 ft
Maximum height 30 ft

The new proposed house, if approved, will require a backyard setback variance since it will be 18' setback from the property line

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case. The building will be located on a FEMA X zone.

3. **Height** - must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new house will be a two story structure. The building to the right side is a one story structure. The buildings to the back and the house to the left side are two stories.

4. **Proportion, scale and mass** - massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

Staff understands that the existing lot for this house is large in size. Although the house located on the north side is a one story frame structure, the majority of the buildings in the area are two stories. The one story house on the north side of the site, #708 Windsor Lane, is listed as a contributing resource; as well as #714 Windsor Lane, which is a two story historic house.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design incorporates traditional forms and configurations found in historic frame vernacular buildings.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed design incorporates similar elements found in the historic district.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials for the new house are compatible with existing materials found in the historic district, particularly in new or non historic structures.

It is staff's belief that the proposed design is consistent with many of the guidelines for new construction.

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

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

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

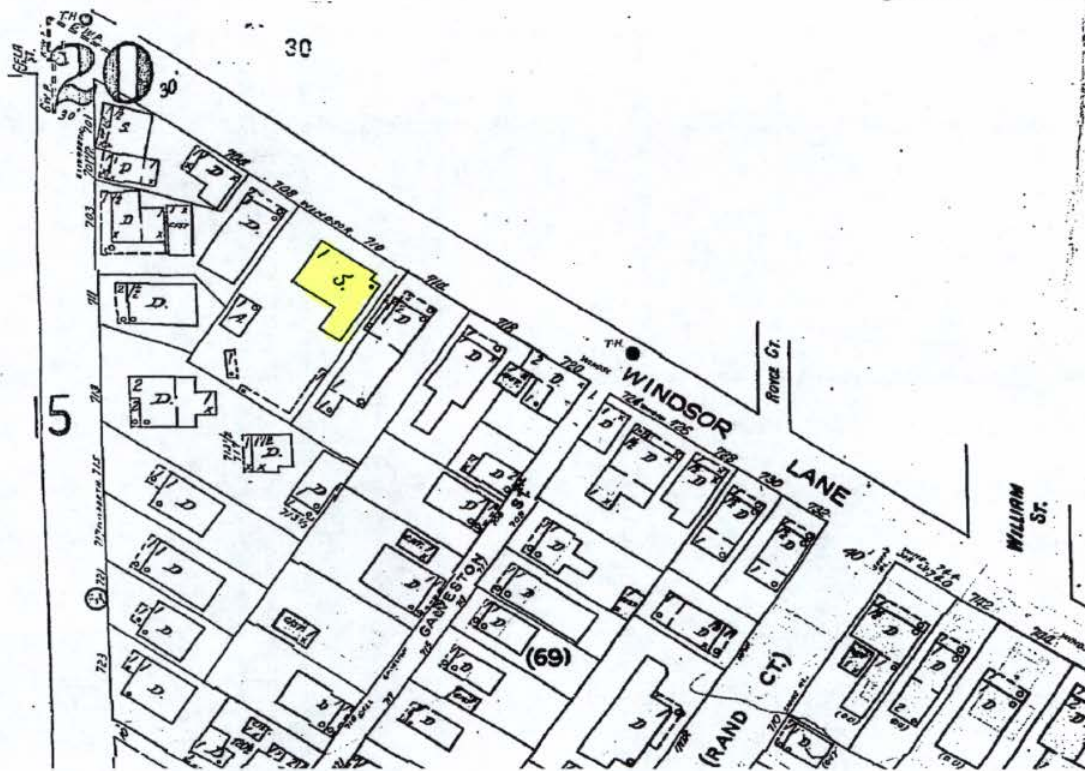
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

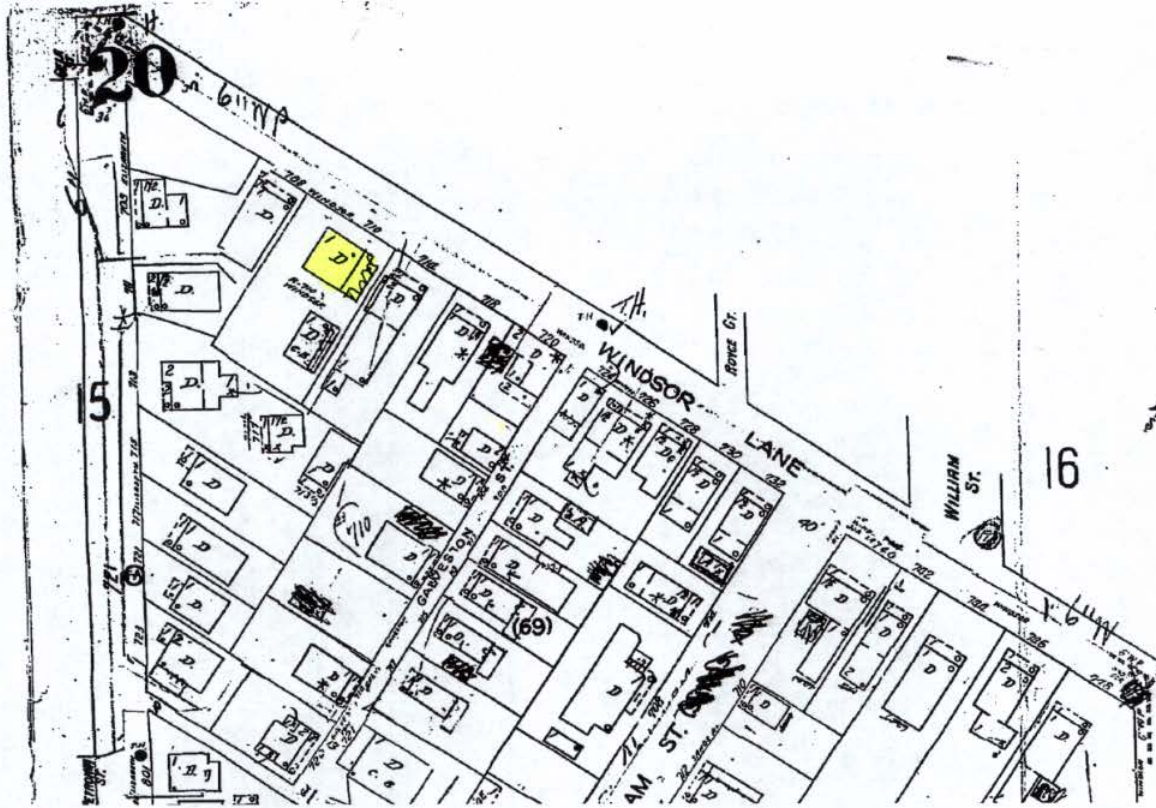
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#710 Windsor Lane 1948 Sanborn map



#710 Windsor lane 1962 Sanborn map

Project Photos

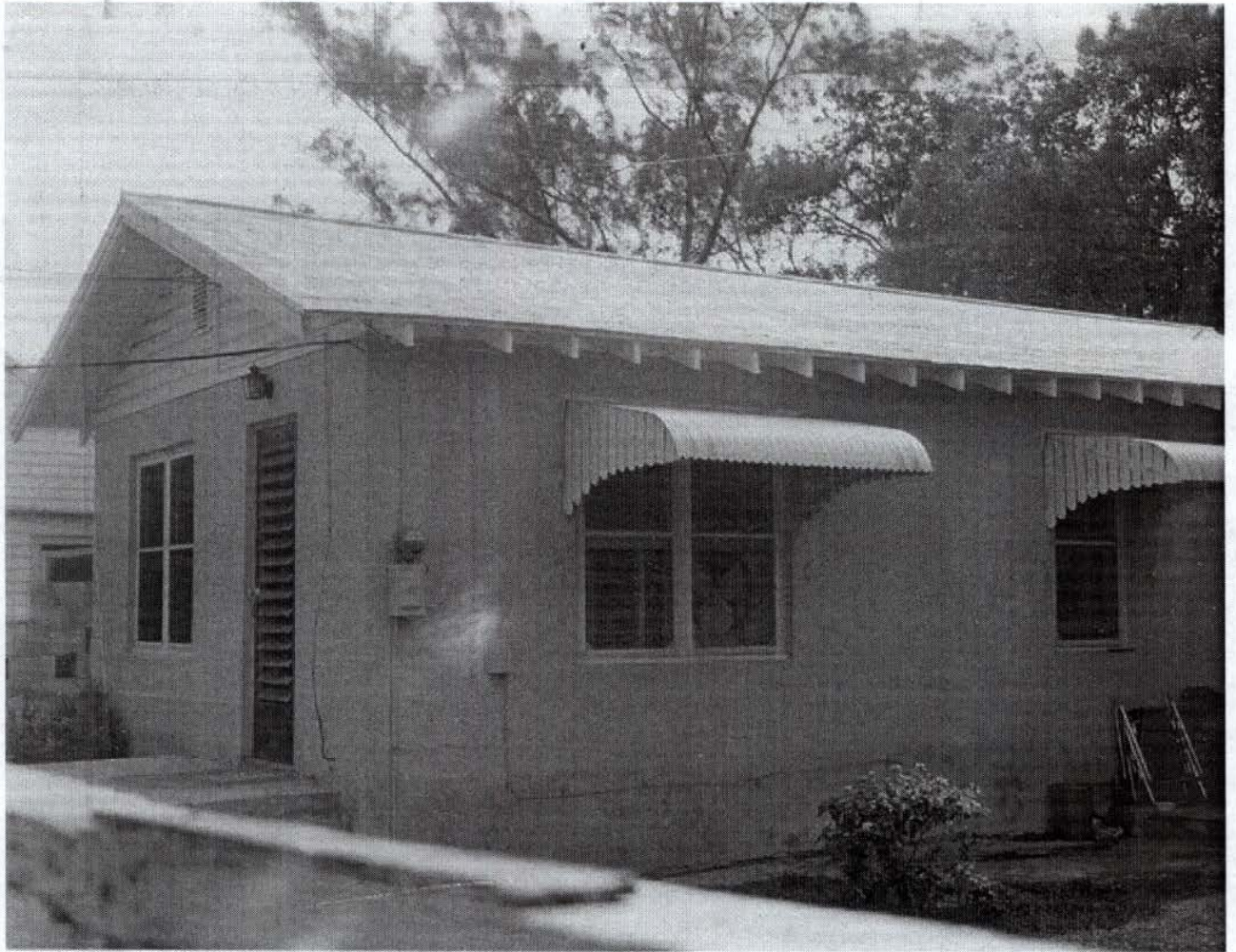
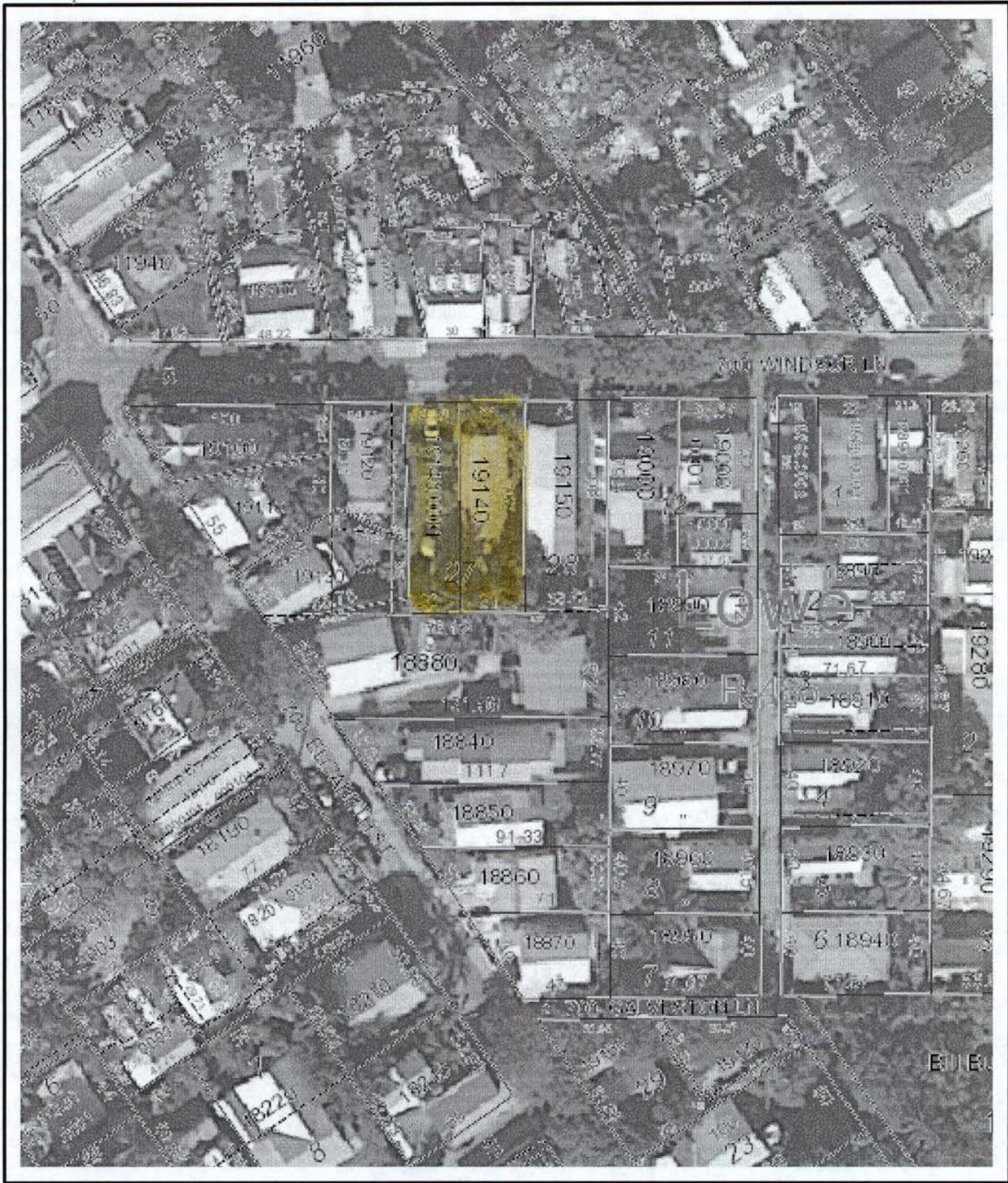


Photo taken by the Property Appraiser's office c1965; 710 Windsor Lane; Monroe County Library



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.

















EXISTING 1710 WINDSOR LANE



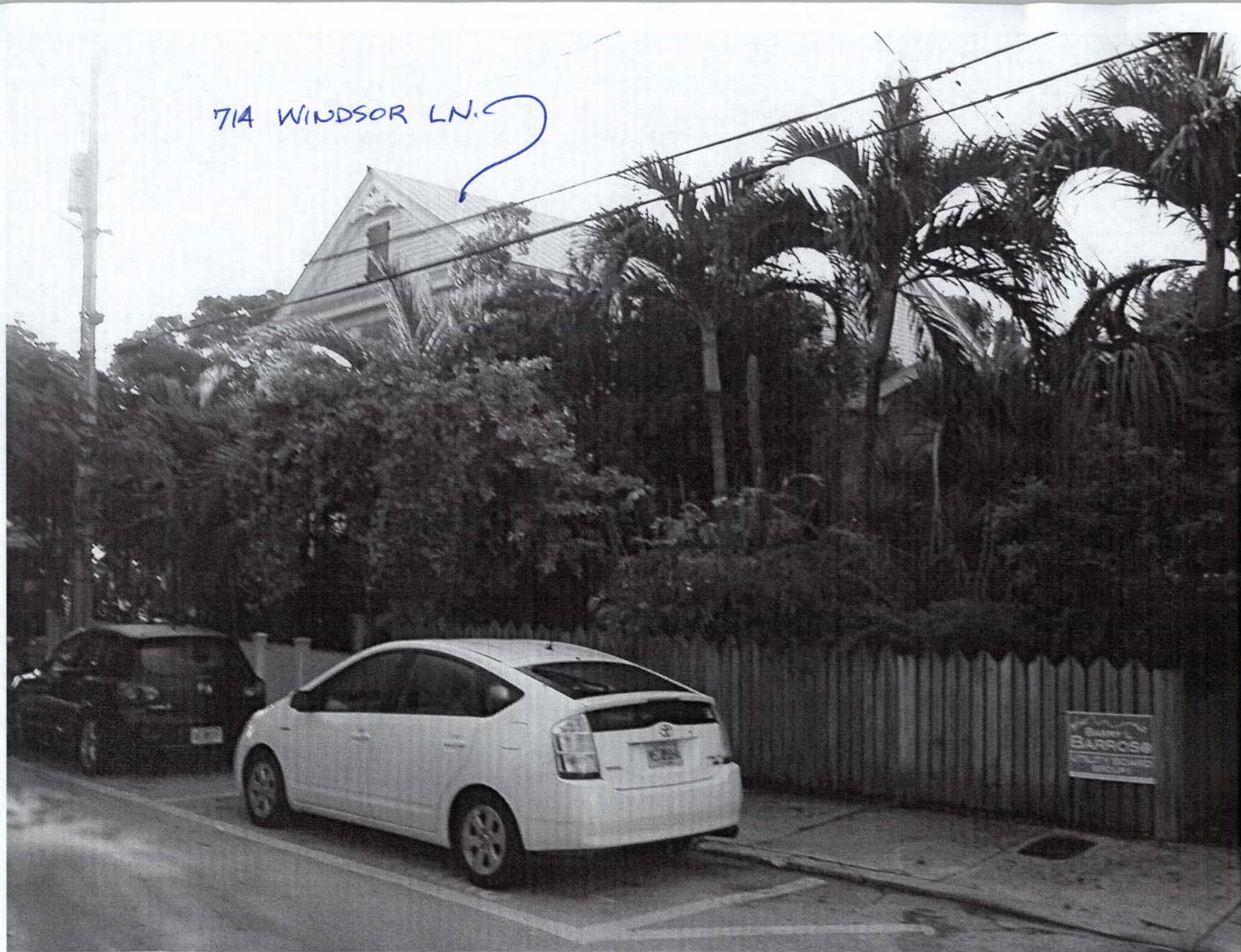
714 WINDSOR LANE
(TO LEFT OF SUBJECT)





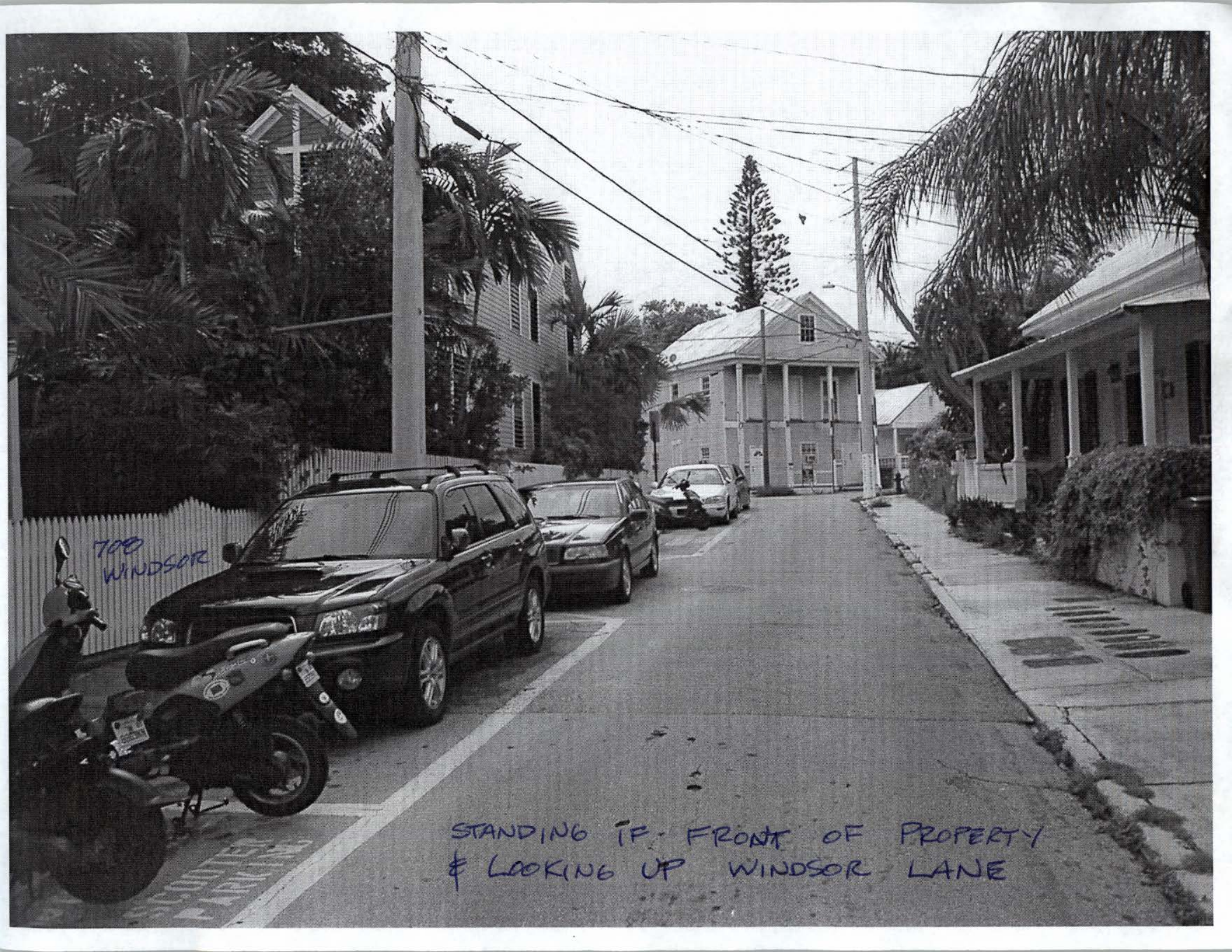
71A WINDSOR LANE
(TO LEFT OF SUBJECT)

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)

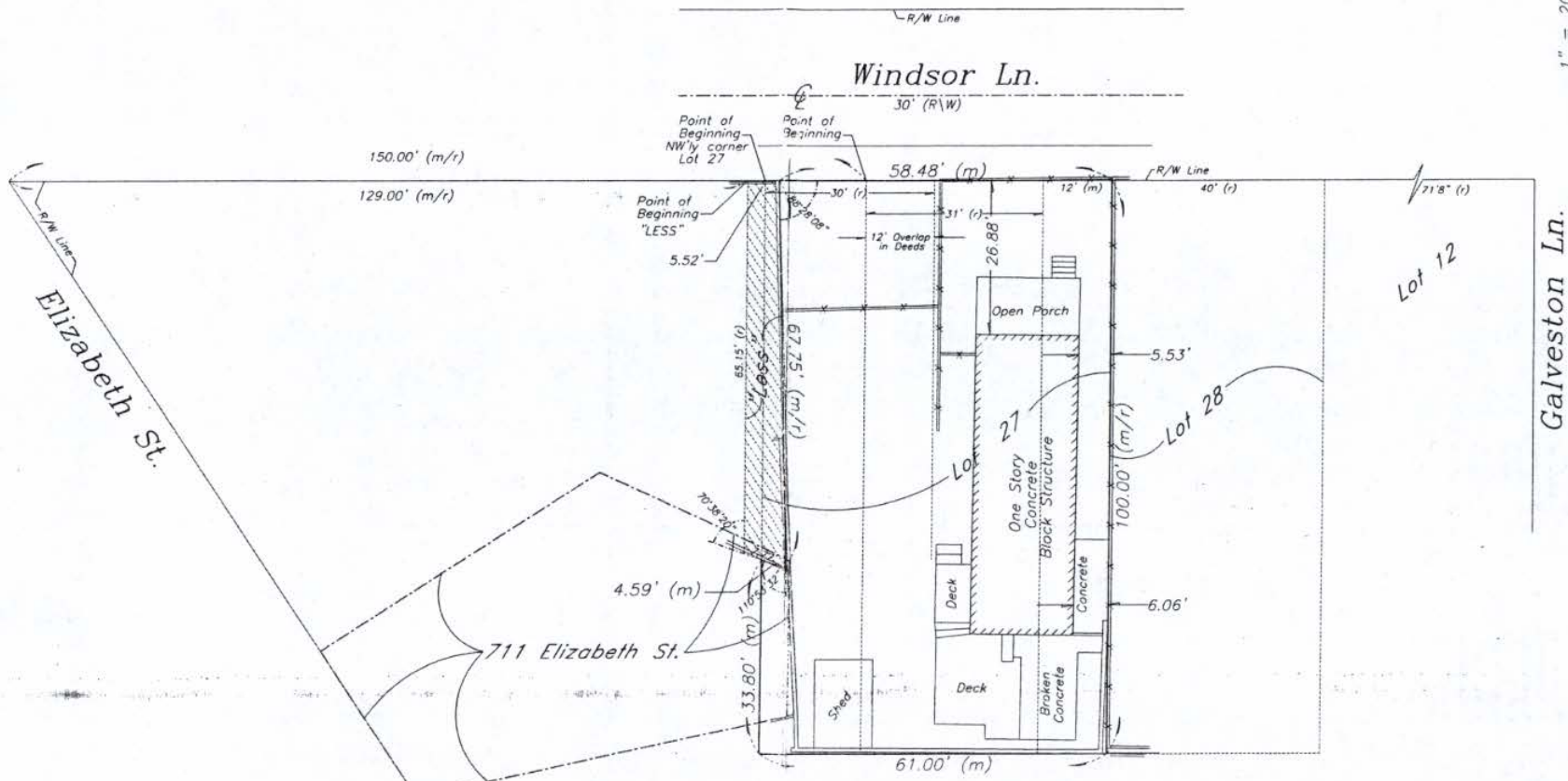


700 WINDSOR LANE



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

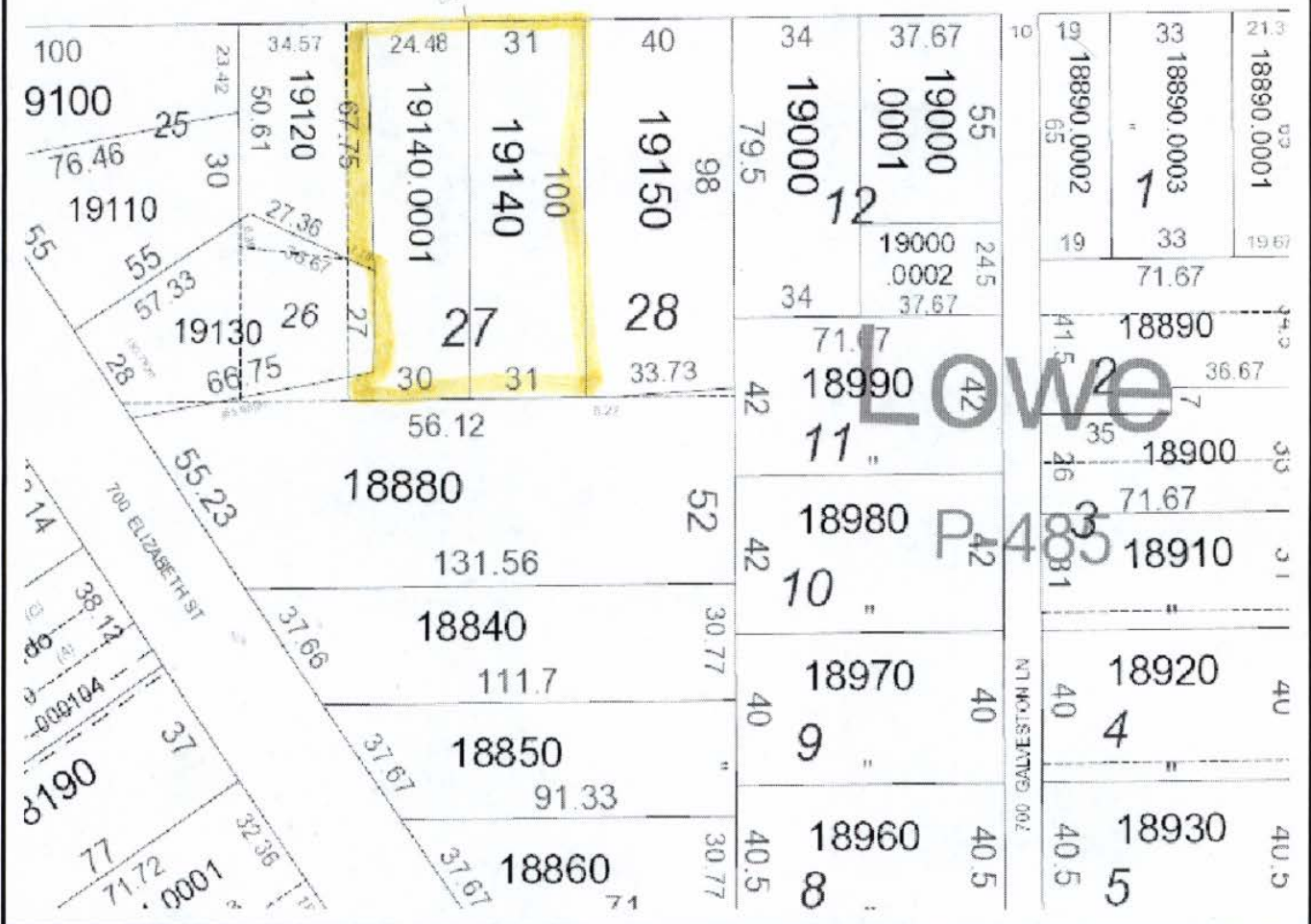
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



28 3/4

0.22
71
69

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 

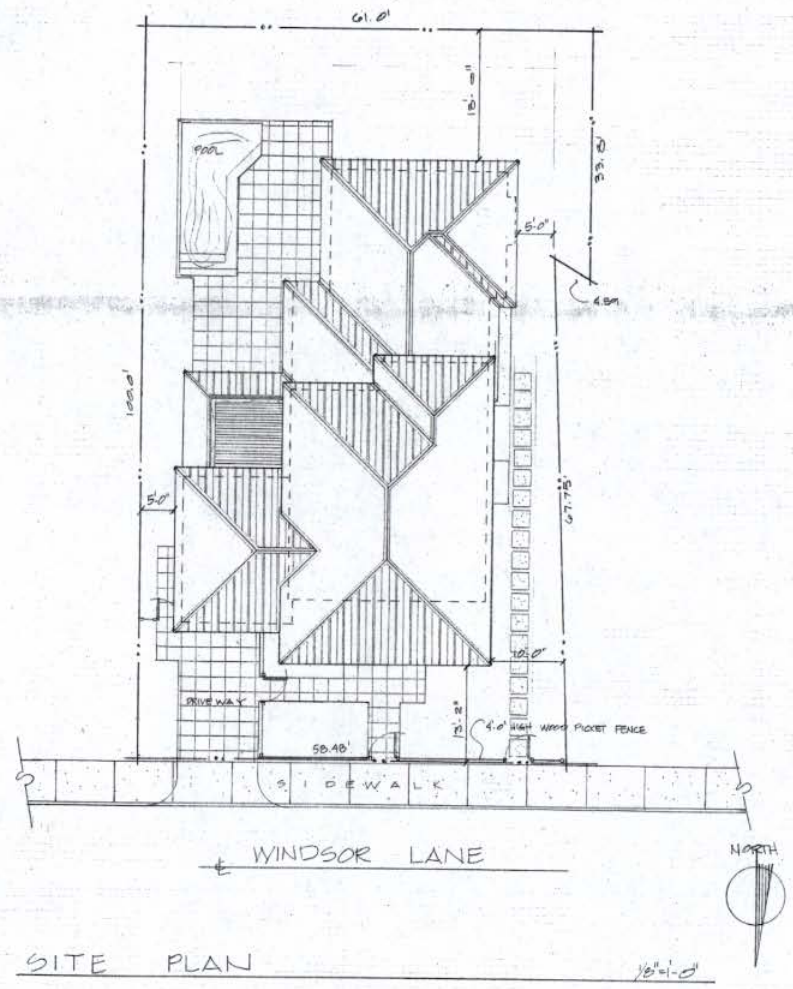
Attached: Sanborn Map
Site Photos
Property Appraiser Records

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

56.6%

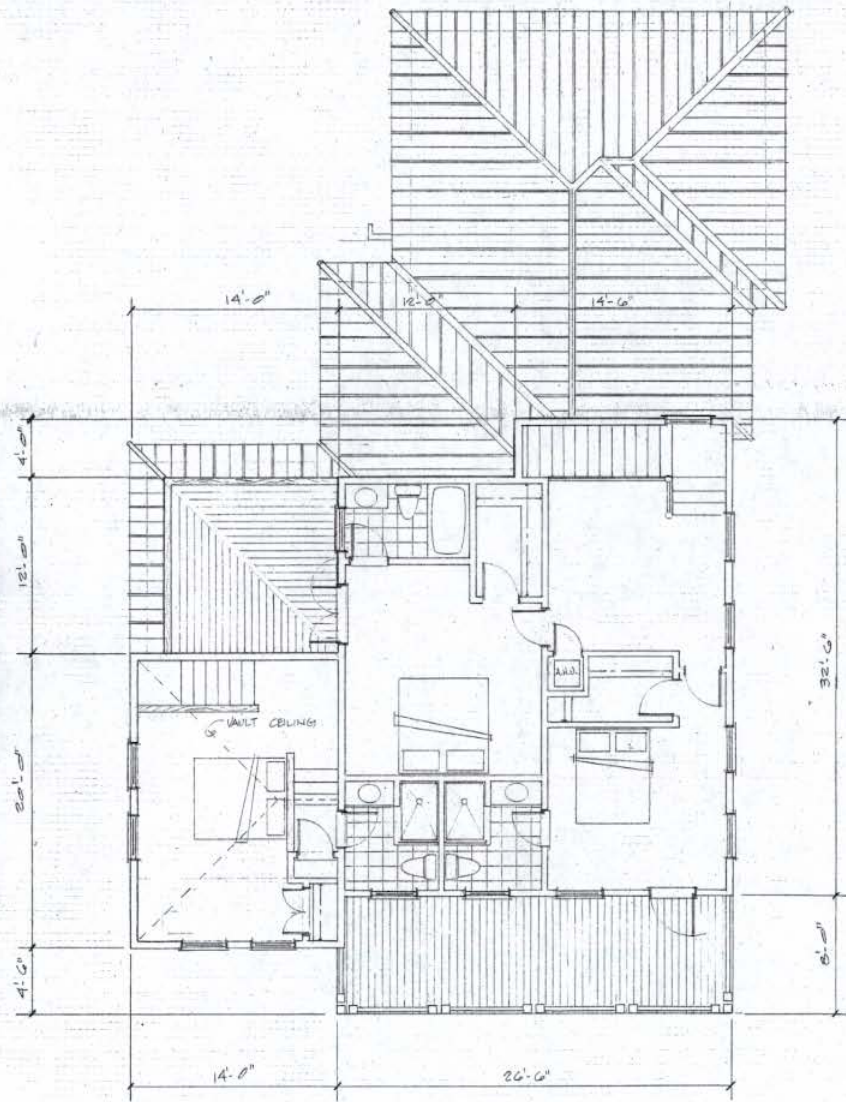
SITE PLAN

KEY WEST

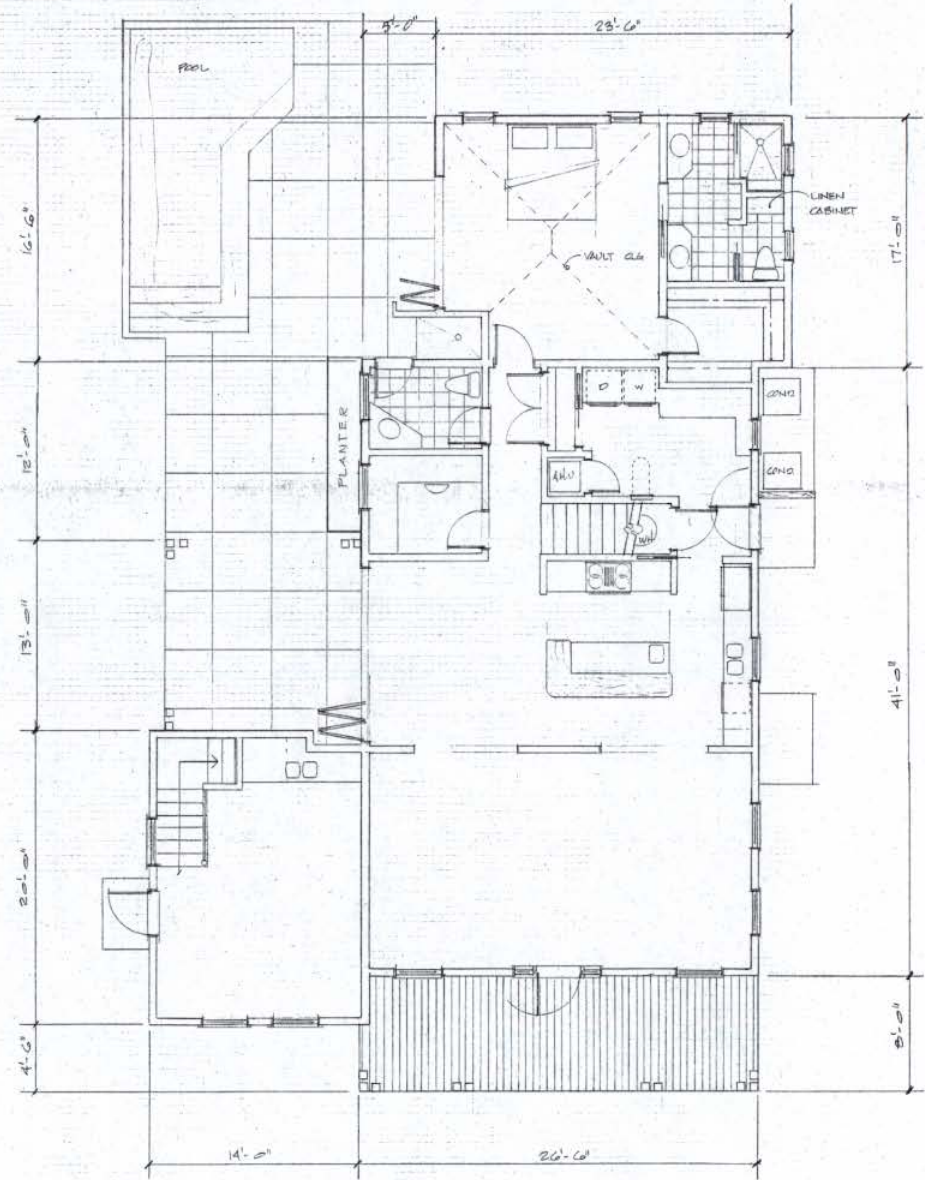
710 WINDSOR LANE
SITE PLAN

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: TCR
 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

710 WINDSOR LANE
TWO-POINT PERSPECTIVE

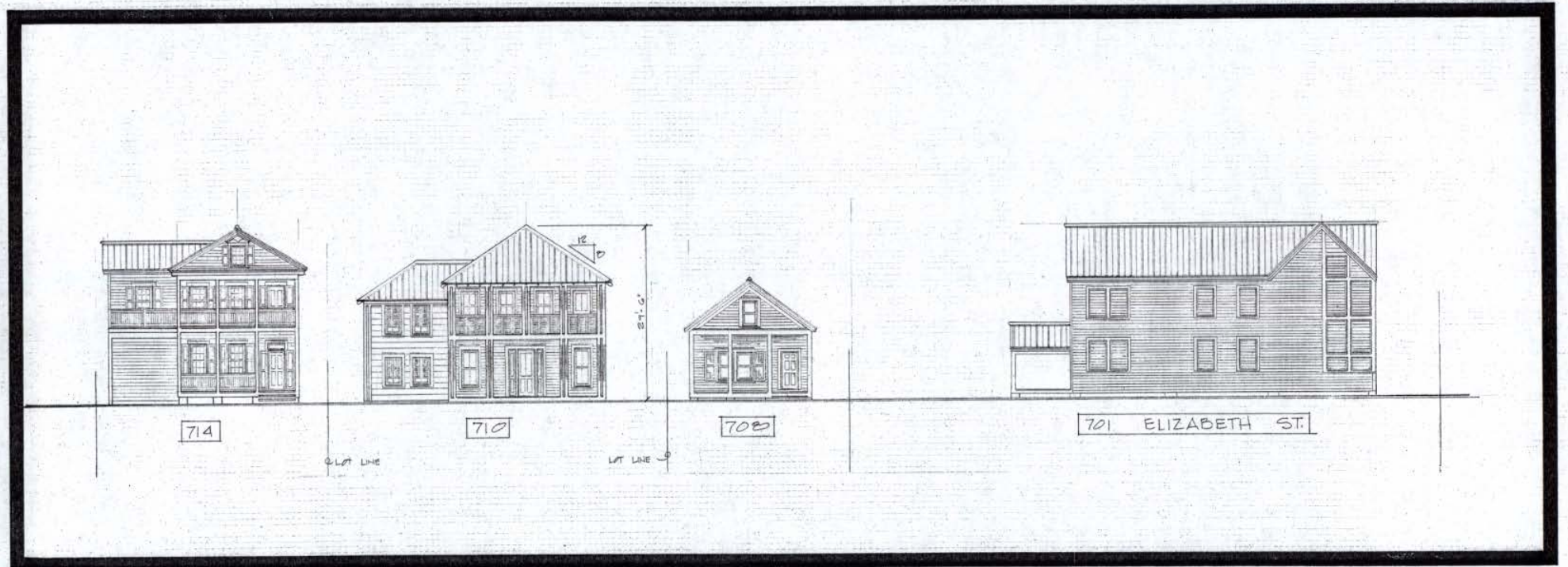
DRAWN TCK
DATE: 02/28/11

SHEET NUMBER
P-1
OF 1

KEY WEST

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%

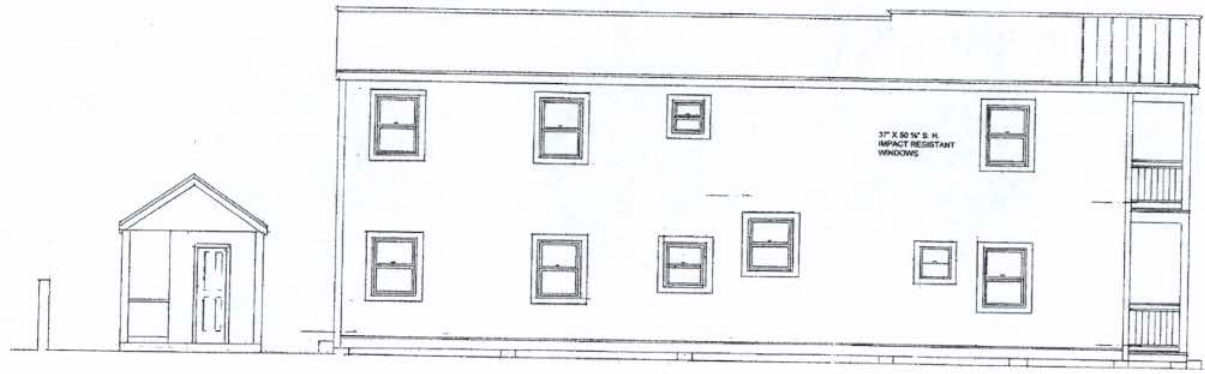
LOT = 2720[#]

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)



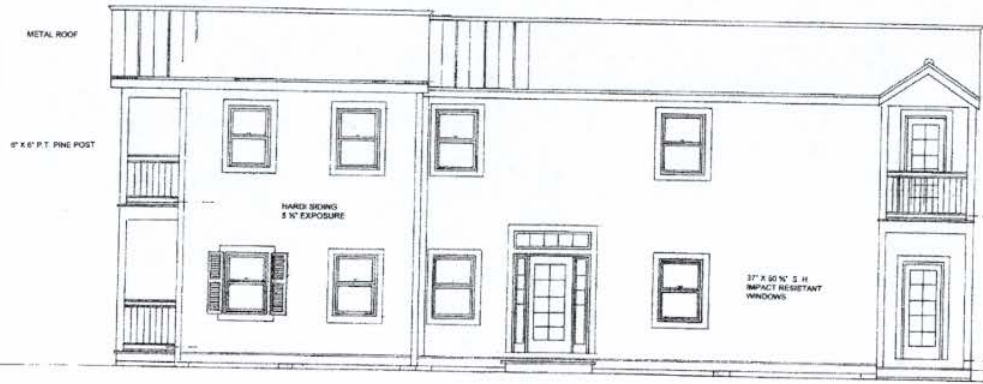
LEFT ELEVATION
SCALE: 1/2" = 1'-0"



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
Survey of Windsor Lane, Deed No. 1252
and recorded in 2007-10, Page 272 of the Public Records
of Hernando County, Florida.
FLOOD INSURANCE RATE MAP ZONE X
DATE: 01/11/10, FIRM 1714C, H
Issue March 5, 2007

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

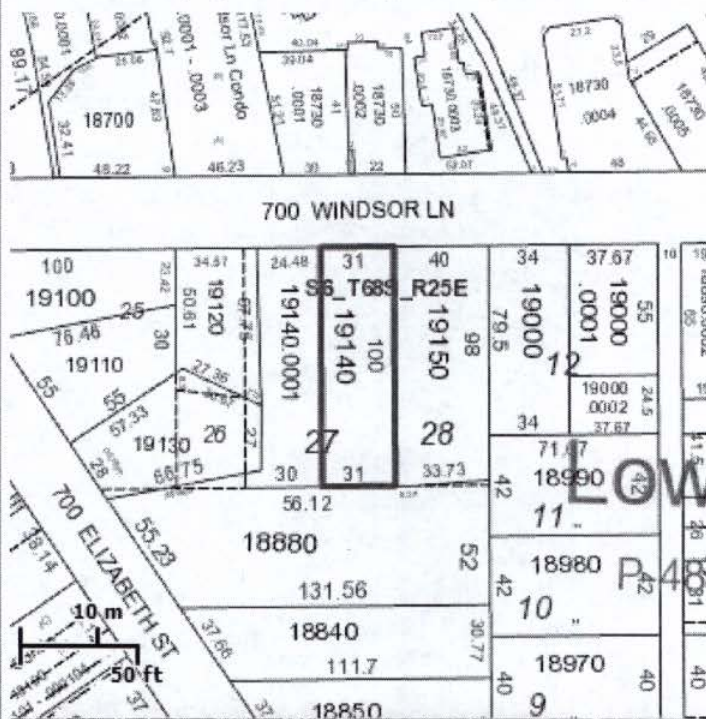
Ownership Details

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

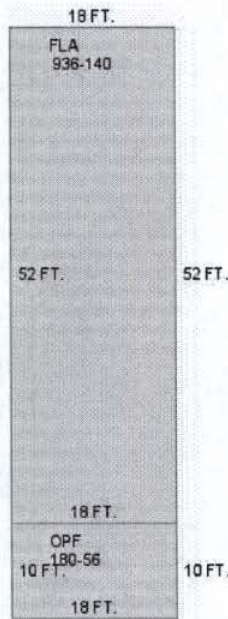
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

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