

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date:	July 23, 2013
Applicant:	Karl Walter, Owner
Application Number:	H13-01-791
Address:	#312 Caraballo Lane
Description of Work:	Demolition of existing dilapidated shed.
Building Facts:	<p>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.</p> <p>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.</p>
Ordinance Cited in Review:	Sections 102-217 (3), demolition for contributing or historic structures of the Land Development Regulations.

Staff Analysis

On June 25, 2013 the Commission approved proposed plans for the reconstruction of the shed and the first reading for demolition. This review is for the second reading for demolition. The Certificate of Appropriateness proposes the demolition of the existing historic shed.

It is staff's opinion that the proposed demolition of a historic structure can be considered by the Commission since its actual condition is irrevocably compromised by extreme deterioration.

Application

Altamonte 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.

Required Submittals

<input 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 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

Order: Carl Key Sample: DC Date: 6/9/13 Receipt no: 73618

PT

Trans number: 2923538
VN VISA: DATE

Trans date: 6/9/13

Time: 7:36:01

Staff Approval: _____

Fee Due: \$ _____

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:

[Signature]

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

6/25/13 - design approved *Phelan*

6/25/13 - ~~denial~~ approved 1st reading *Phelan*

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:

6/25/13

Signature:

Rudy Phelan

Historic Architectural
Review Commission



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

July 8, 2013

Mr. Karl Walters
#525 Dupont Lane
Key West, Florida 33040

**RE: CONSTRUCTION OF NEW SHED. DEMOLITION OF EXISTING
DILAPIDATED SHED.**

**FOR: #312 CARABALLO LANE - HARC APPLICATION # H13-01-791
KEY WEST HISTORIC DISTRICT**

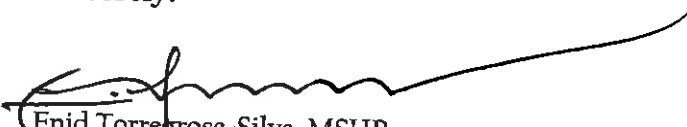
Dear Mr. Walters:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on Tuesday June 25, 2013. The Commission motioned to approve the project based on the submitted documents and your presentation.

Since your request includes the demolition of a historic structure I will be including the project on the July 23, 2013 agenda for the second reading for demolition. 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.

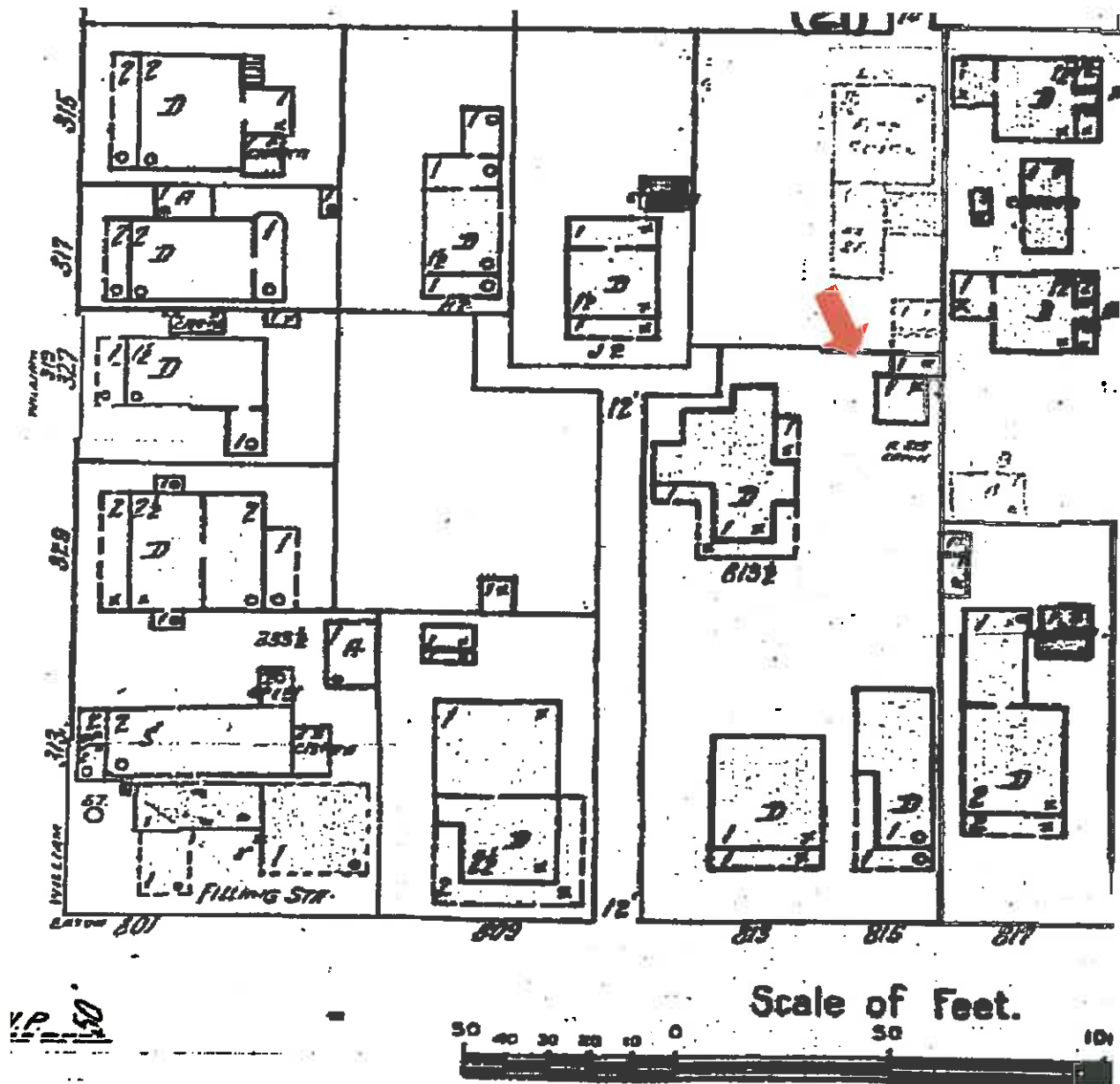
Sincerely:


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

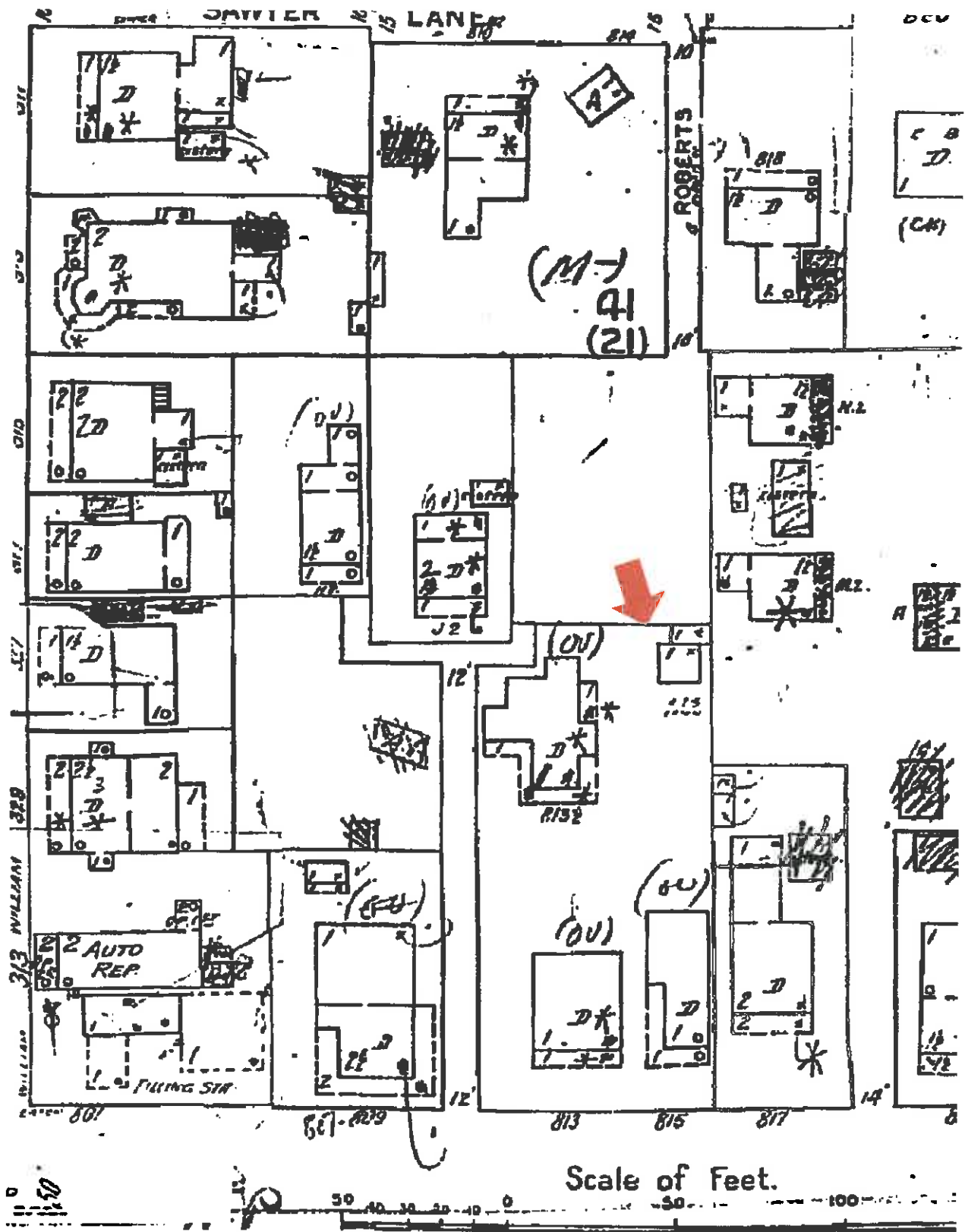
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#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.

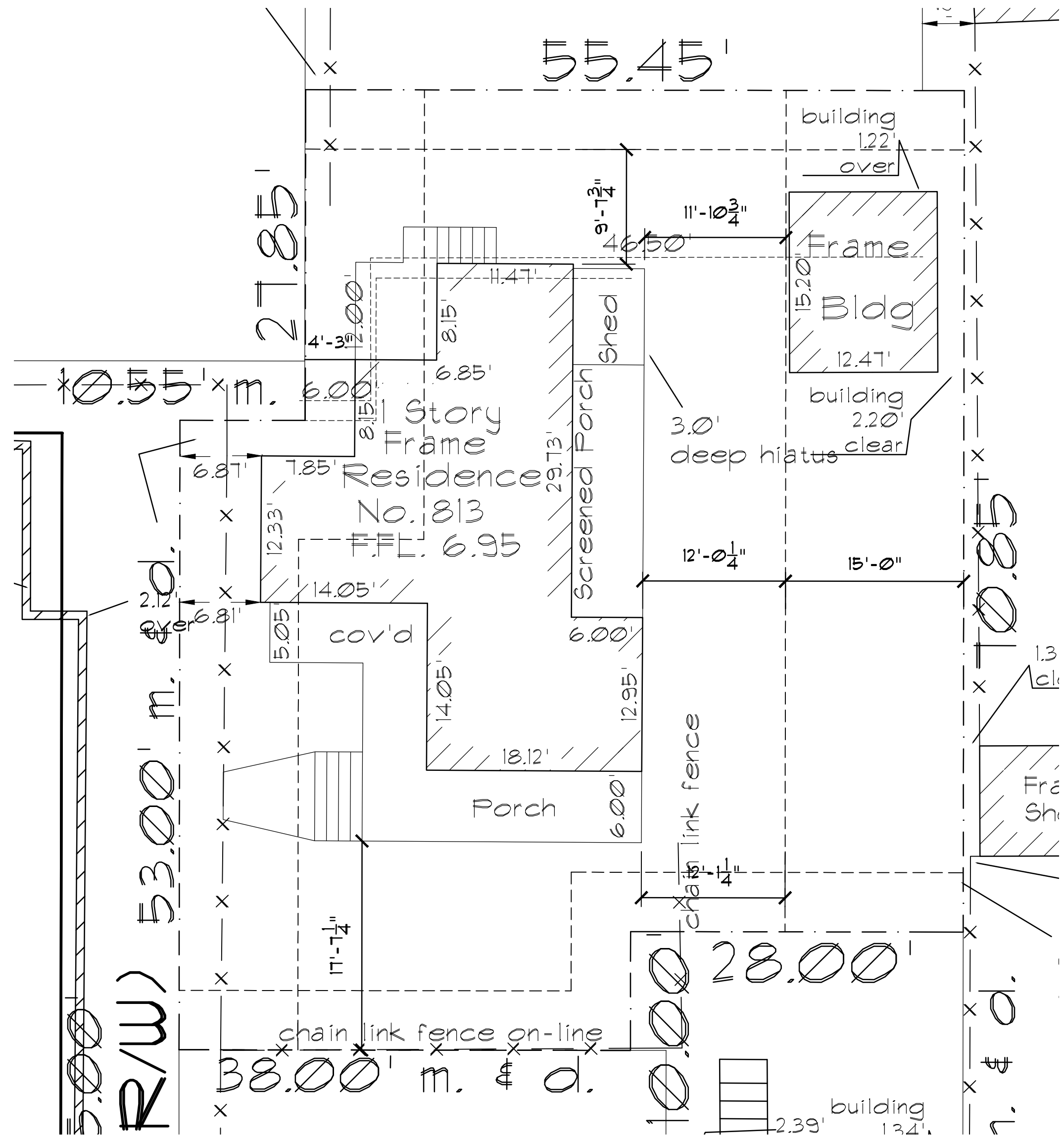








Proposed design



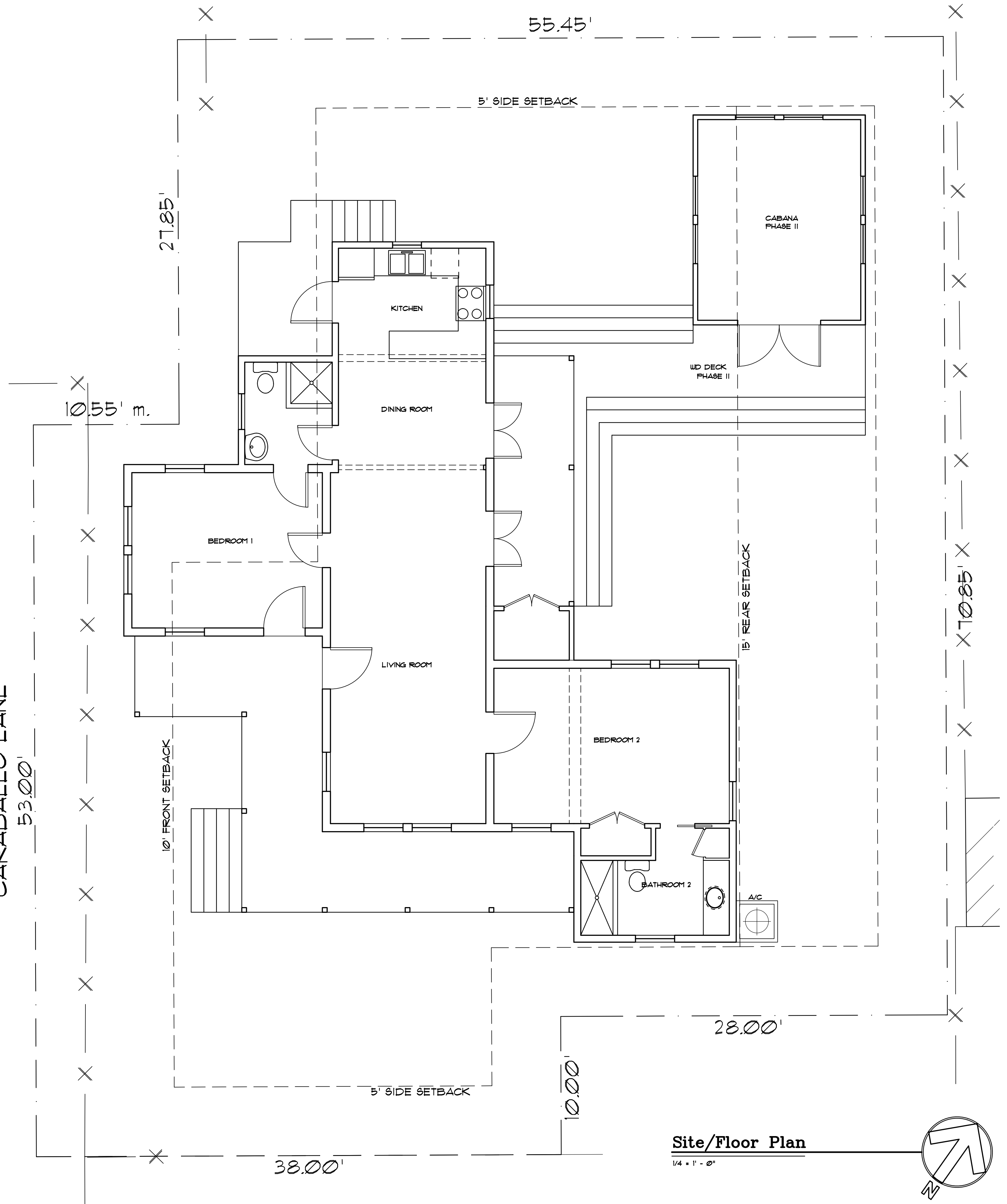
Existing Survey

1/8" = 1' - 0"

SITE ANALYSIS

ZONING	HMDR
SITE AREA	4.762* (0.11 AC)
FLOOD ZONE	AE 6
MAX LOT COVERAGE	40% (1,925 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% (2,851 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"

Walter's Residence Cabana

Key West, FL

312 Caraballo Lane

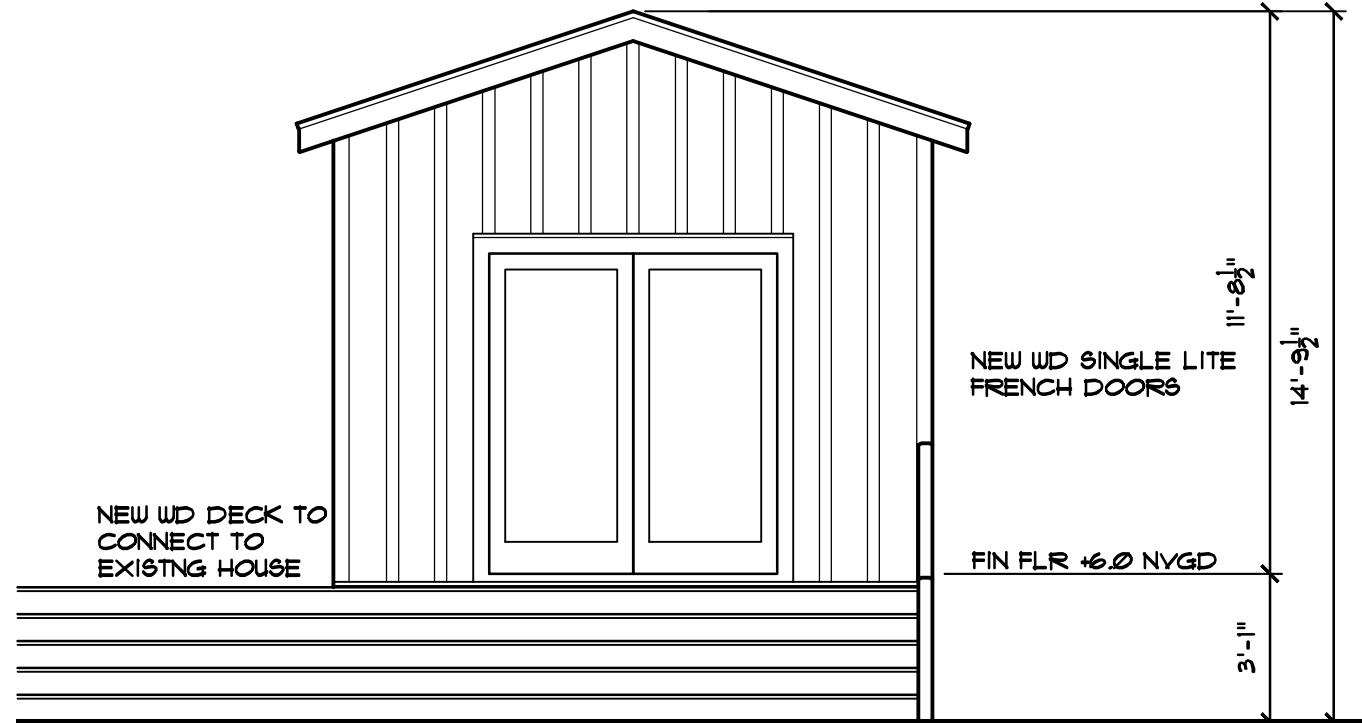
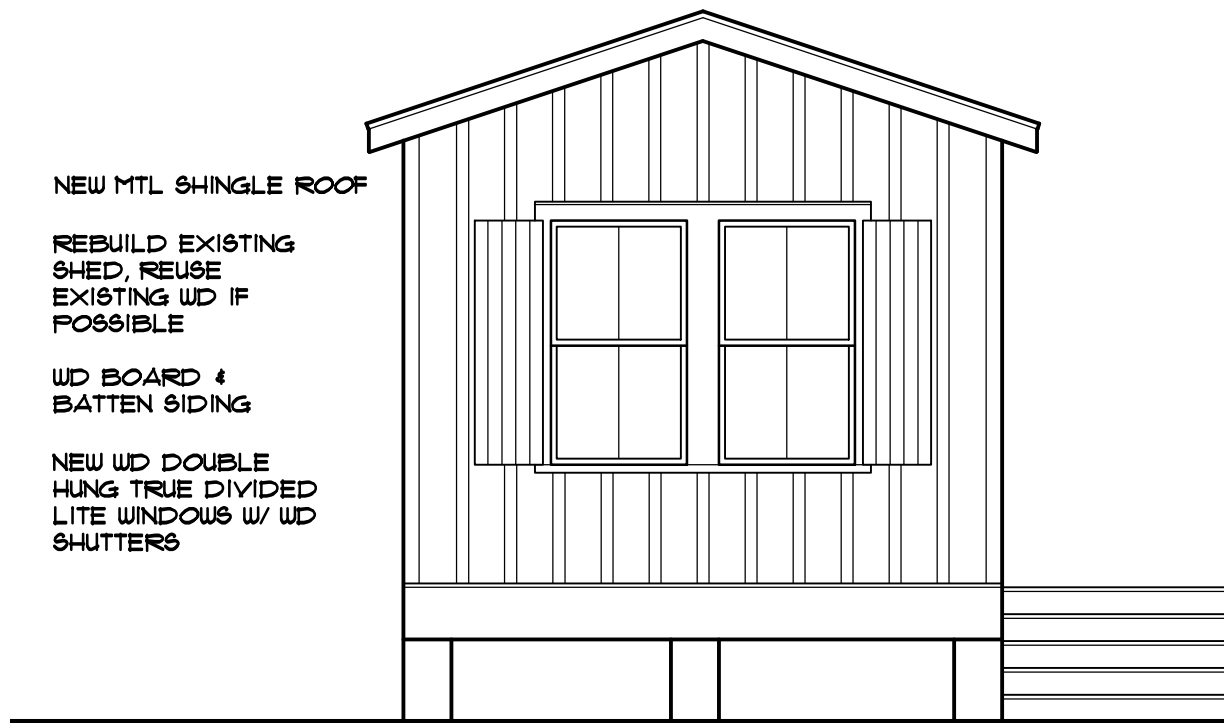
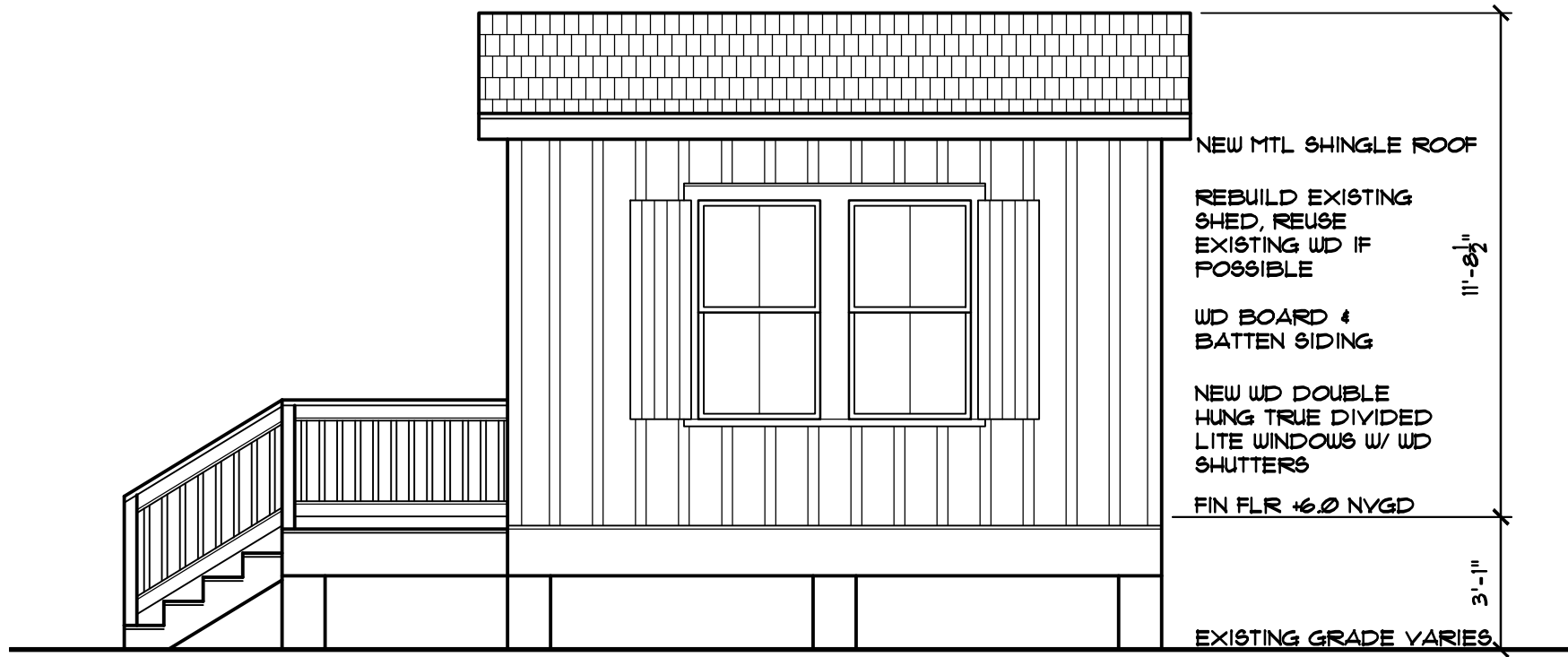
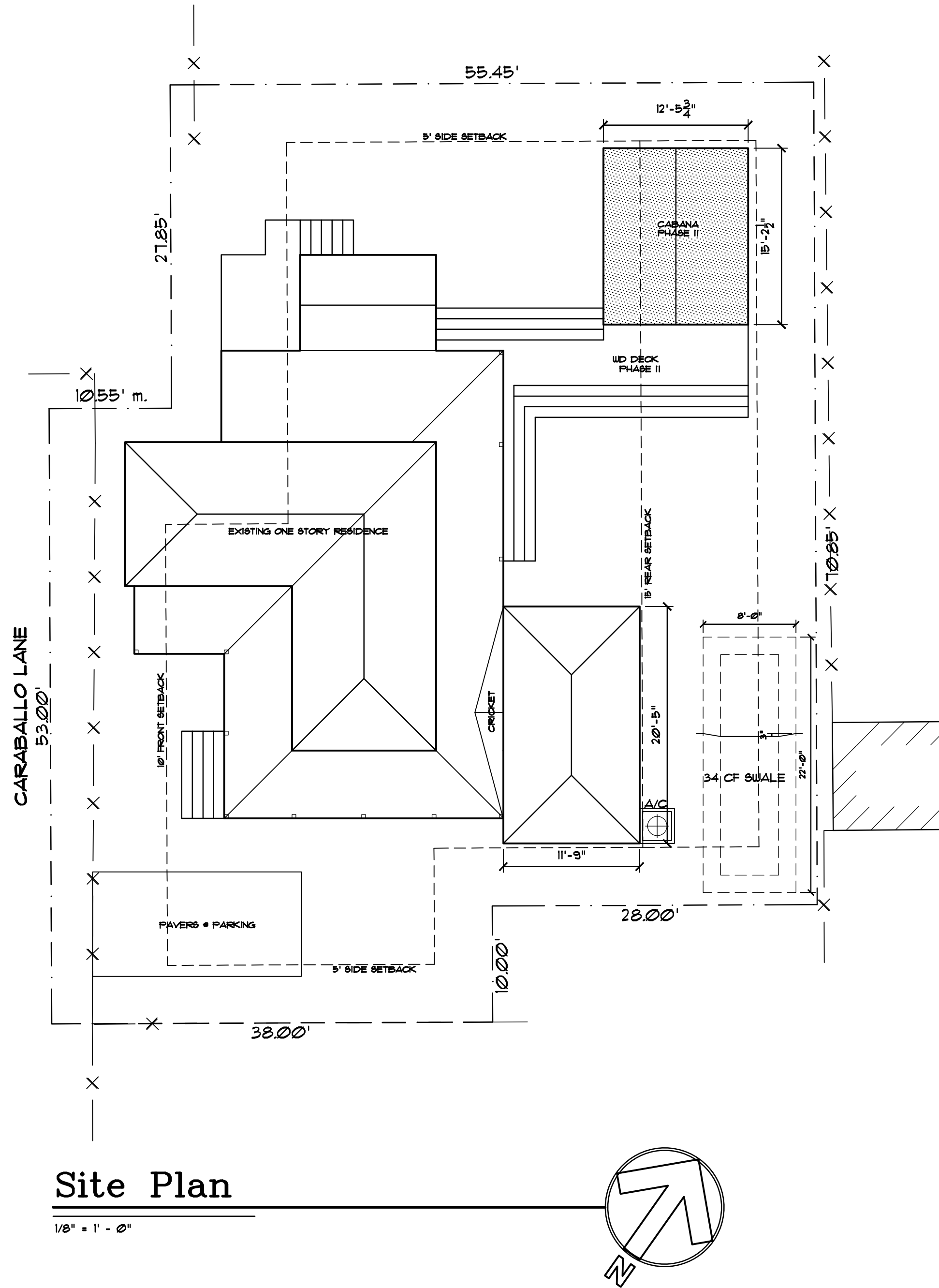
THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
TEPopePA@aol.com

date:
5/29/13
revision:

sheet:

A1



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

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

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

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

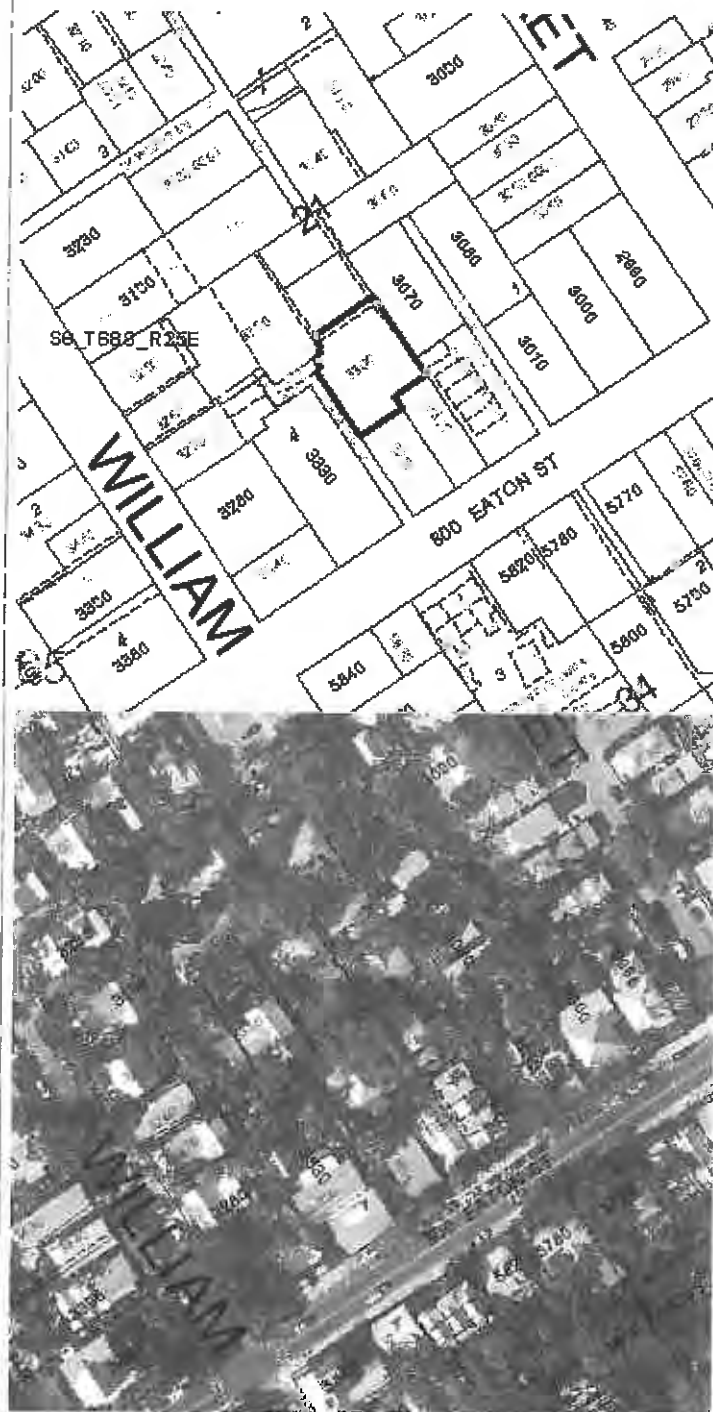
Affordable Housing: No

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
 Effective Age 27
 Year Built 1939
 Functional Obs 0

Condition G
 Perimeter 158
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 33
 Grnd Floor Area 812

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

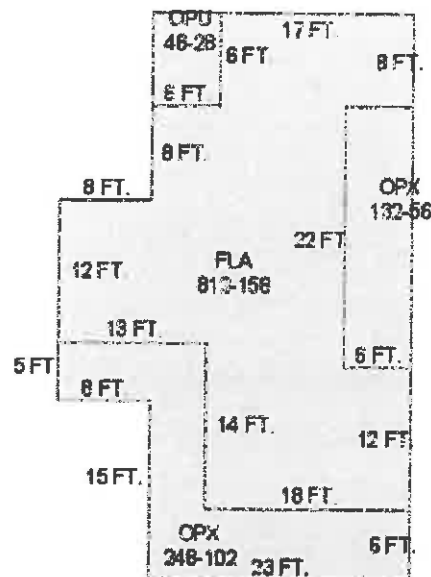
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 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	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. PAPAYA, 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
-----------	------------	---------	----	---

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