

Staff Report

- 15a Reconstruction of chimney with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance Case - **#730 Southard Street - Adele V. Stones (H11-01-1757)**

This staff report is for the review of a request to reconstruct a chimney that was demolished without HARC consent. The applicant submitted an elevation and section plan showing a *new reconstructed chimney* that is completely different of what was used to be the historic chimney. According to the submitted and approved plans by this Commission on May 10, 2011 the chimney was depicted with an extension just on its upper part in order to comply with Fire Code. The shape and configuration of that chimney remained the same as the original one, being the flue of the chimney completely separated from the exterior wall. There were no notes in the plans or any request from the architect, who was the applicant by that time, to demolish the existing brick chimney. Moreover on the original application there was a request for demolition of other elements, non historic ones, and the carport. The new proposed chimney will be taller than the approved one and its shape and configuration will not match the historic one.

Staff reviewed the submitted plans to the building department and compared them to the ones that were approved by this Commission. The demolition plan, sheet D1.1, submitted as part of the building permit clearly excludes the chimney. Page A1 of those plans includes a new reconstructed chimney on the William Street elevation and a building section. There were inconsistencies between the demolition plan and the elevations. By reviewing the HARC approved plans it is evident that the depicted chimney on those plans is very different from the one depicted in the building permit plans.

The historic chimney was a character defining element of the historic house, which is listed as a contributing resource. The house located at #730 Southard Street is a magnificent example of a two and a half story frame structure and, according to the survey, was built in 1919. An exposed brick chimney was located on the south façade and was in stable condition when the project was presented to this Commission in 2011.

Staff wants this Commission to be aware of the definitions of the reconstruction and restoration words:

Reconstruction: *The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as it appeared at a specific period of time.* HARC guidelines page 74

Restoration: *The act or process of actually recovering the form and details of a property and its setting as it appeared at a particular*

period of time by means of the removal of later work or by the replacement of missing earlier work.

It is staff opinion that this proposal is new addition to the side of the house; the depicted work in the plans does not proposes a reconstruction or a rehabilitation plan since what is proposed is completely different of what was demolished.

Staff understands that the following guidelines can be reviewed for this application:

Additions, alterations and new construction (pages 36-38a):

- (1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-*
- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*

Building Exteriors- Masonry (page 25);

- (6) Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.*

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings clearly states under Roofs:

Recommended:

Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still evidence-using the physical evidence to guide the new work. Examples can include large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The LDR establishes under Sec.102-154- Compliance with certain federal standards, that *the historic architectural review commission shall not approve any proposed work which will be in conflict with the US The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1992)*

It is staff's opinion that the proposed plans are inconsistent with the guidelines as well as the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. It is staff's opinion that the new replacement should be more in keeping with the form and configuration of the chimney that was demolished. The new design does not convey the same visual appearance of the historic chimney and does not match the old in design and visual qualities.

Application



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-1001757

OWNER'S NAME: Vincent Barletta, Trustee
730 Southard Trust

DATE: 12/22/11

OWNER'S ADDRESS: 40 Shawmut Road
Canton, MA

PHONE #:

APPLICANT'S NAME: Adele V. Stones
Stones & Cardenas

PHONE #: 305-294-0252

APPLICANT'S ADDRESS: 221 Simonton Street
Key West, FL 33040

ADDRESS OF CONSTRUCTION: 730 Southard Street, Key West, FL

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: After the fact demolition of historic chimney structure to allow reconstruction with additional height of 6' to 10' and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code.

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: 12/23/11

Applicant's Signature: Adele V. Stones

Required Submittals

x	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
on file	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

46456-8287
(SK) - AR

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Consulting resource. frame vernacular built 1917-
demolition ordinance.
additions/ alterations (p. 36-38)
Building exteriors Masonry (p. 25)
Secretary of Interior's Standards & Guidelines.

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

Date: _____

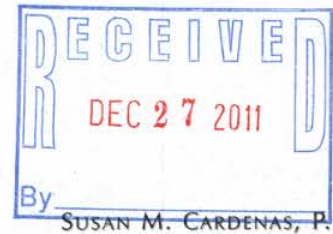
Signature: _____

Historic Architectural
Review Commission

STONES & CARDENAS
ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.



December 22, 2011

Enid Torregrossa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, FL 33040

Re: 730 Southard Street, Key West, Florida

Dear Ms. Torregrossa:

Please accept the attached "after-the-fact" application to demolish the former chimney structure to allow reconstruction of the chimney with the addition of six to ten feet (6' – 10') height and twelve inches (12") width and flue liner required in order for a functional fireplace and chimney to meet applicable building code. The poor condition of the chimney bricks required that they be removed to allow the proposed height increase and widening for placement of a flue liner. The original chimney bricks were extremely friable (chalky, crumbling) not suitable for reuse on a working fireplace. As the bricks were removed, more than 50% broke apart or crumbled. The contractor has preserved a number of the bricks in order to best match the replacement material which has been identified as Acme Brick "Olde Edmond".

The demolition of the chimney was always contemplated by the architect as necessary to reconstruct this historic element of the residence. The architect was not aware of the requirement to (separately) seek demolition approval of the external chimney. The submitted and approved plans for the building permit clearly identify the project demolition to include the chimney, depicting the reconstructed chimney with the height and width increases included.

Please place this application on the next available HARC agenda for consideration.

Thank you for your kind assistance. If you have any questions, please do not hesitate to contact this office.

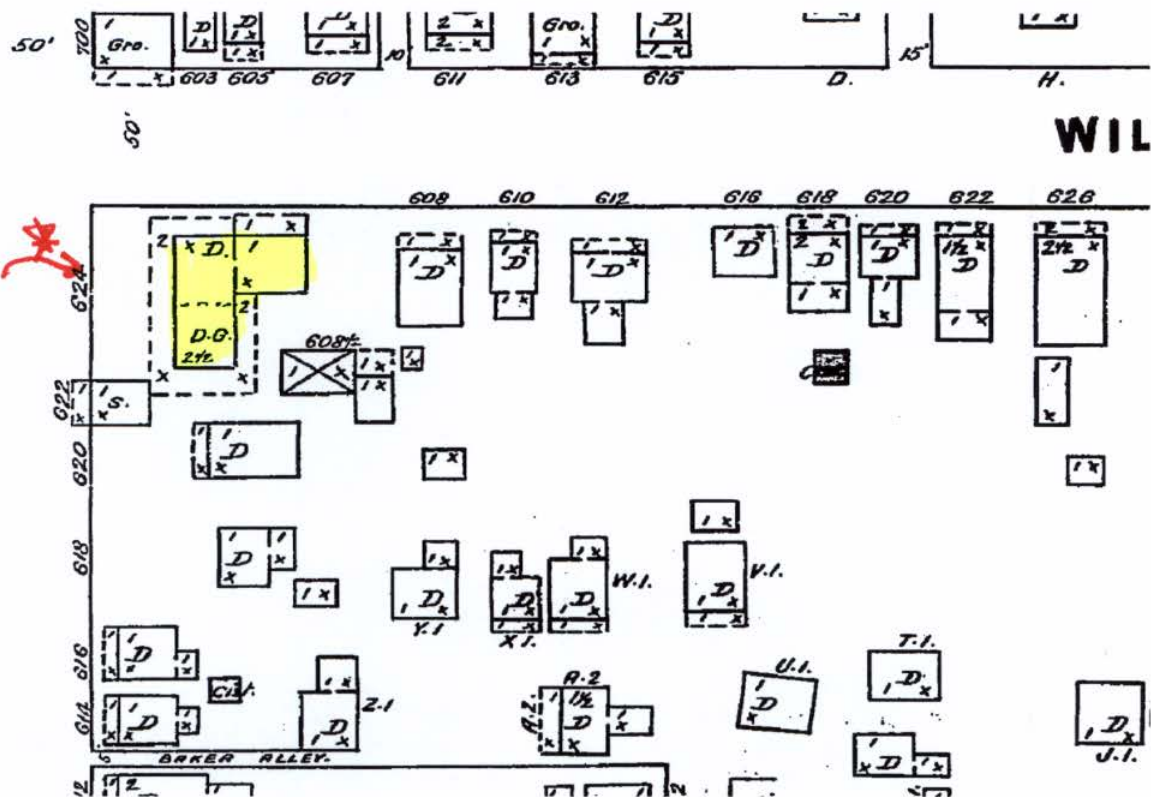
Sincerely,

Adele V. Stones

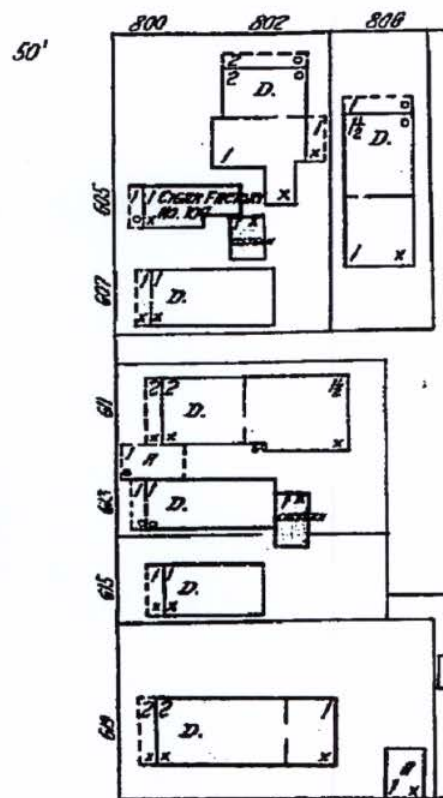
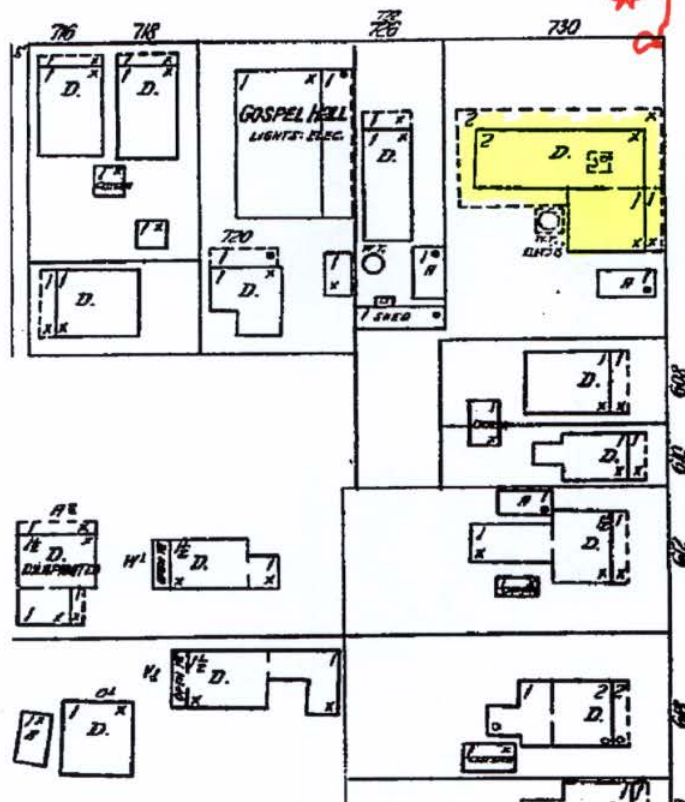
AVS/cms

c: client

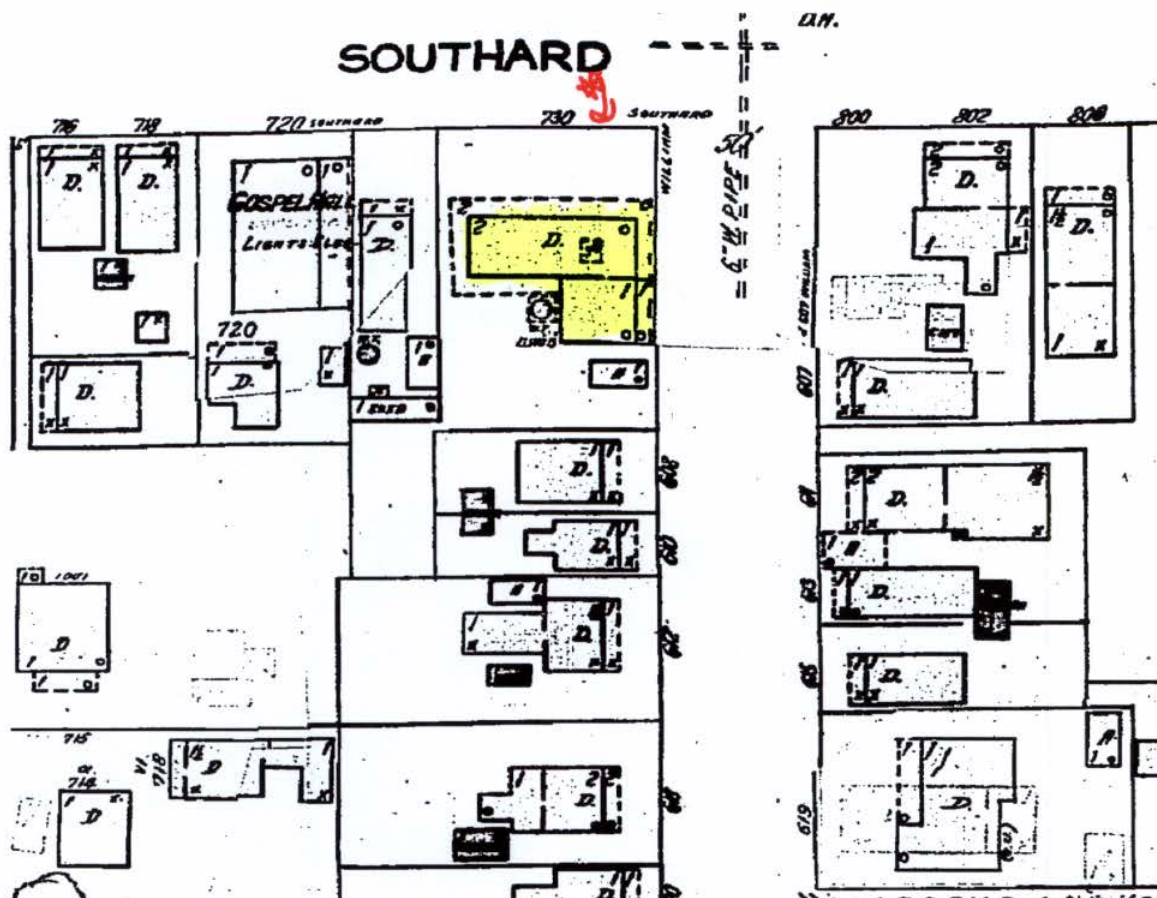
Sanborn Maps



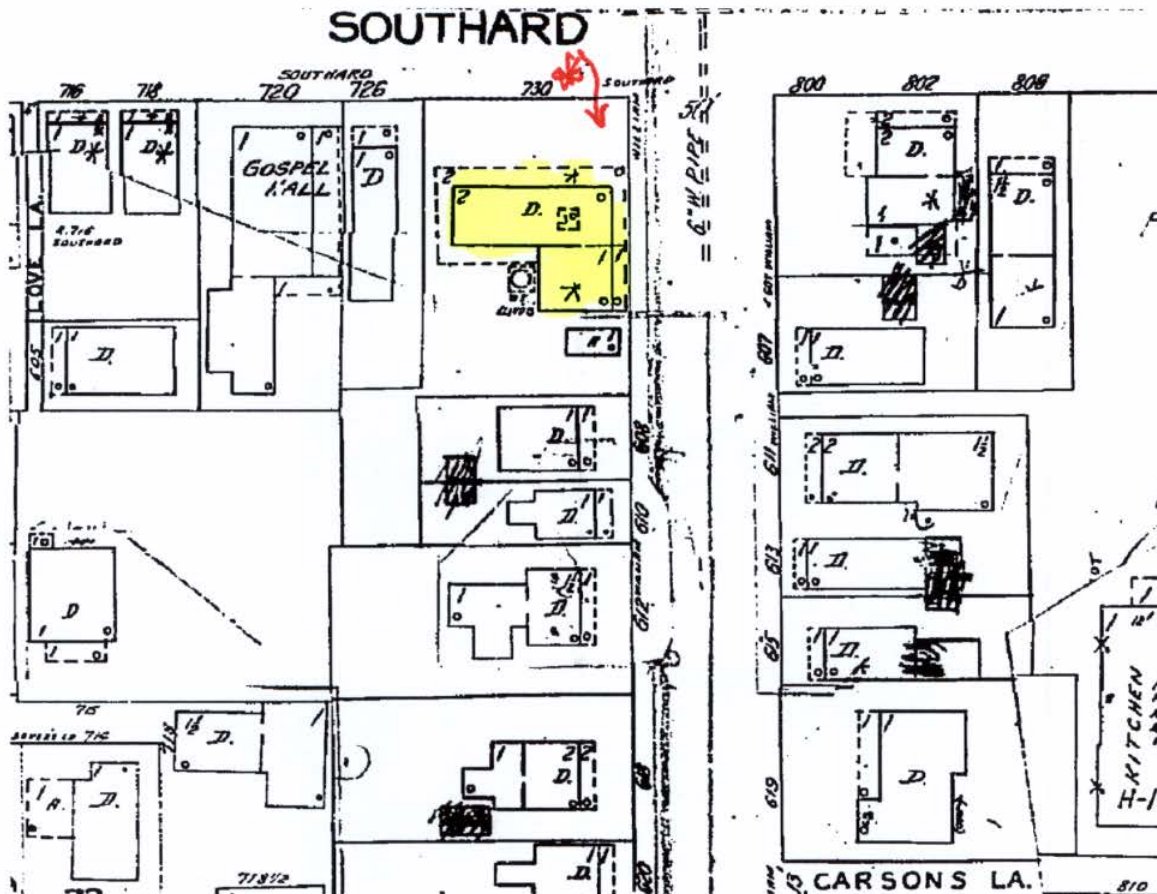
#730 Southard Street Sanborn map 1892 copy



#730 Southard Street Sanborn map 1926



#730 Southard Street Sanborn map 1948 copy



#730 Southard Street Sanborn map 1962 copy

Project Photos



The Heritage House Collection, donated by the Campbell, Poirier and Pound families. The house at 730 Southard Street in the 1930s. From a collection of photographs taken or collected during the 1930s by the WPA workers in Key West.

Monroe County Library



The front of the Albury house at 730 Southard taken 1971. U.S. Navy photo. Monroe County Library



Photo taken by the Property Appraiser's office c1965; 730 Southard St.; built 1919; Monroe County Library





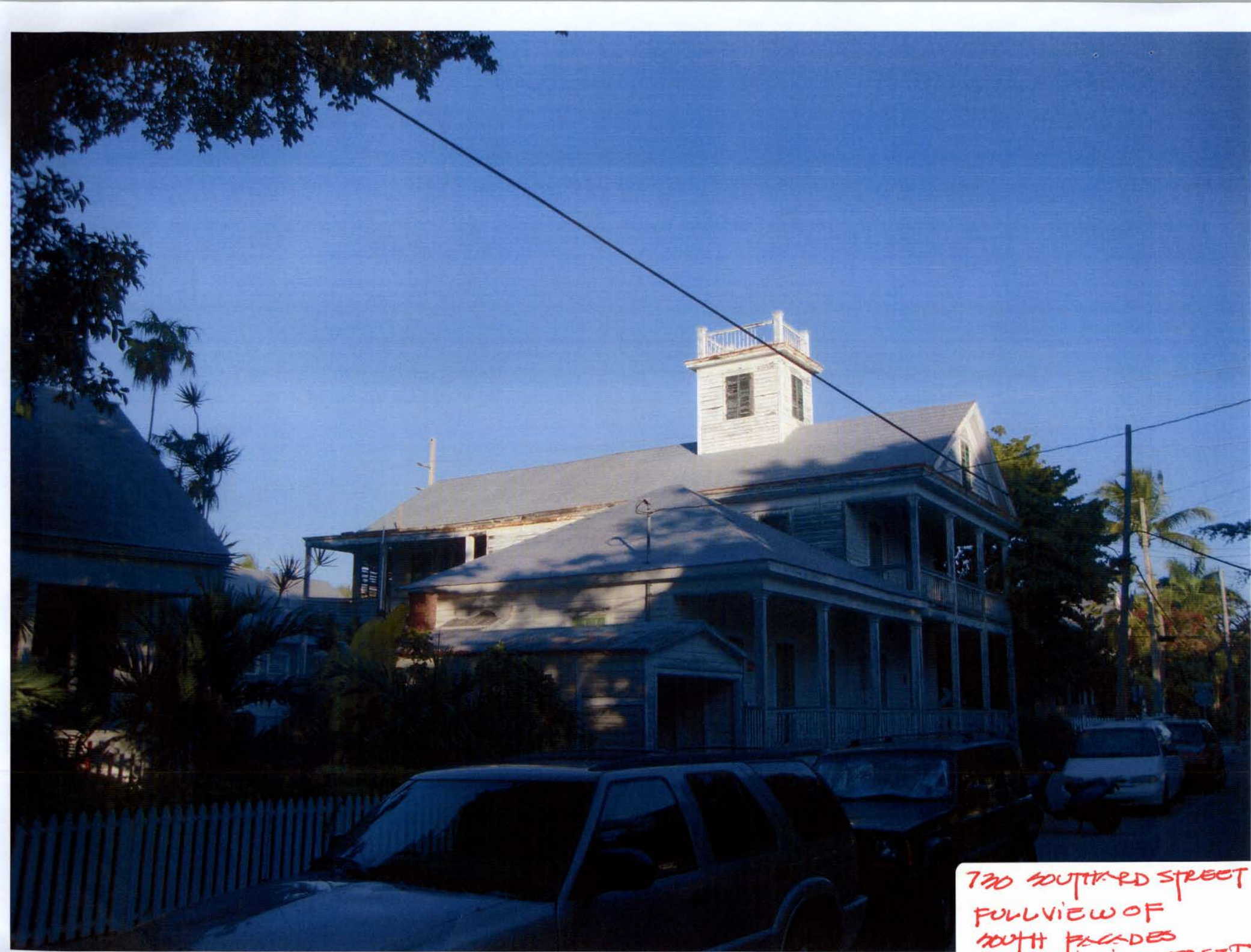
730 SOUTHWARD STREET
DETAIL OF
BRICK CHIMNEY



730 SOUTHARD STREET
William Street Facades

RECEIVED
MAR 11 2011
BY





720 SOUTHERD STREET
FULL VIEW OF
SOUTH FACADE
FROM WILKIN STREET

Survey



LOCATION MAP

Port of Tract 5, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as Part of Lot Two (2) of Square Fifty-nine (59). Commencing at the corner of the intersection of William Street and Southard Street and running thence along the Southwesterly side of William Street in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet; thence at right angles in a Northwesterly direction One hundred (100) feet to the Southeasterly side of Southard Street; thence at right angles along the Southeasterly side of Southard Street, in a Northeasterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow & bearings based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

⊙ = found 1/2" Iron Pipe
▲ = found P.K. Nail
△ = set P.K. nail P.L.S. No. 2449

Abbreviations:

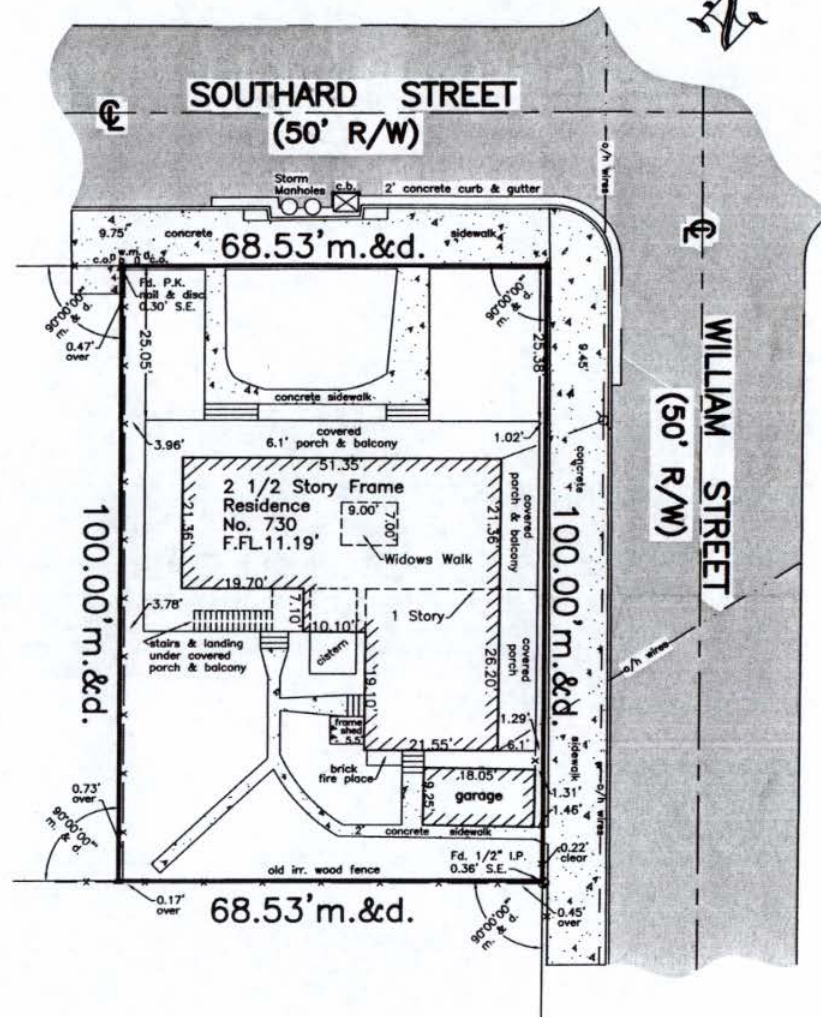
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
N.T.S. = Not to Scale
Ⓢ = Centerline
Elev. = Elevation
B.M. = Bench Mark
Irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
C.L.F. = Chain Link Fence
C.B. = Catch Basin

Field Work performed on: 12/2/10

CERTIFICATION:

I HEREBY CERTIFY that the attached *Boundary Survey* is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute, Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810



730 Southard Trust and Vincent F. Barletta
730 Southard Street, Key West, Florida 33040

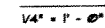
Boundary Survey		Dwn No.: 10-349	
Scale: 1" = 20'	Ref. 202-27	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/2/10		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0277

Plans

CONTRACTOR TO RETAIN ALL TIG, DOORS,
WINDOWS & HARDWARE THAT ARE REMOVED.
ARCHITECT TO REVIEW ITEMS FOR REUSE.



01.1

Previous Approved Plans

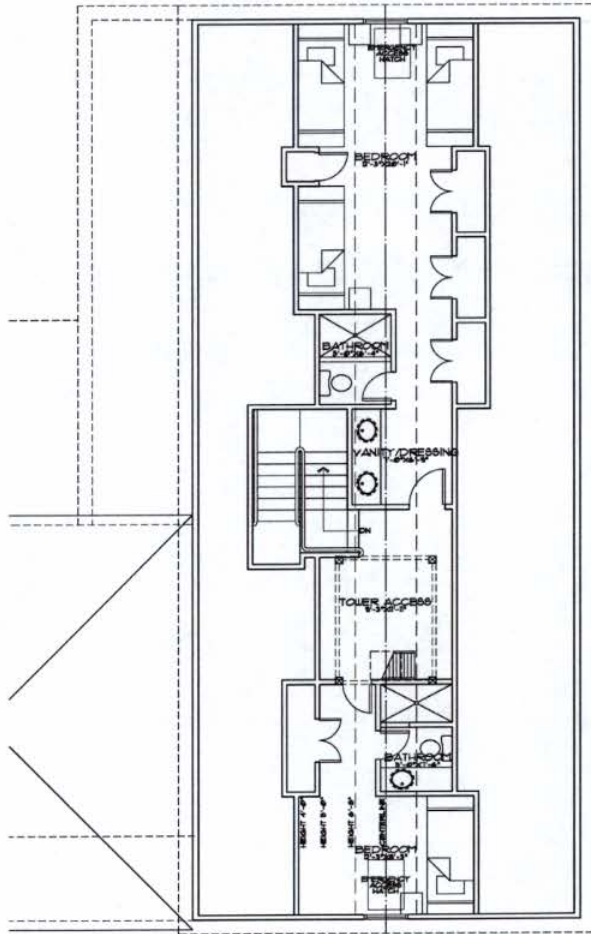
730 Southard Street
Key West, FL

date:
3/28/11
revision:

HARC
sheet:
A1

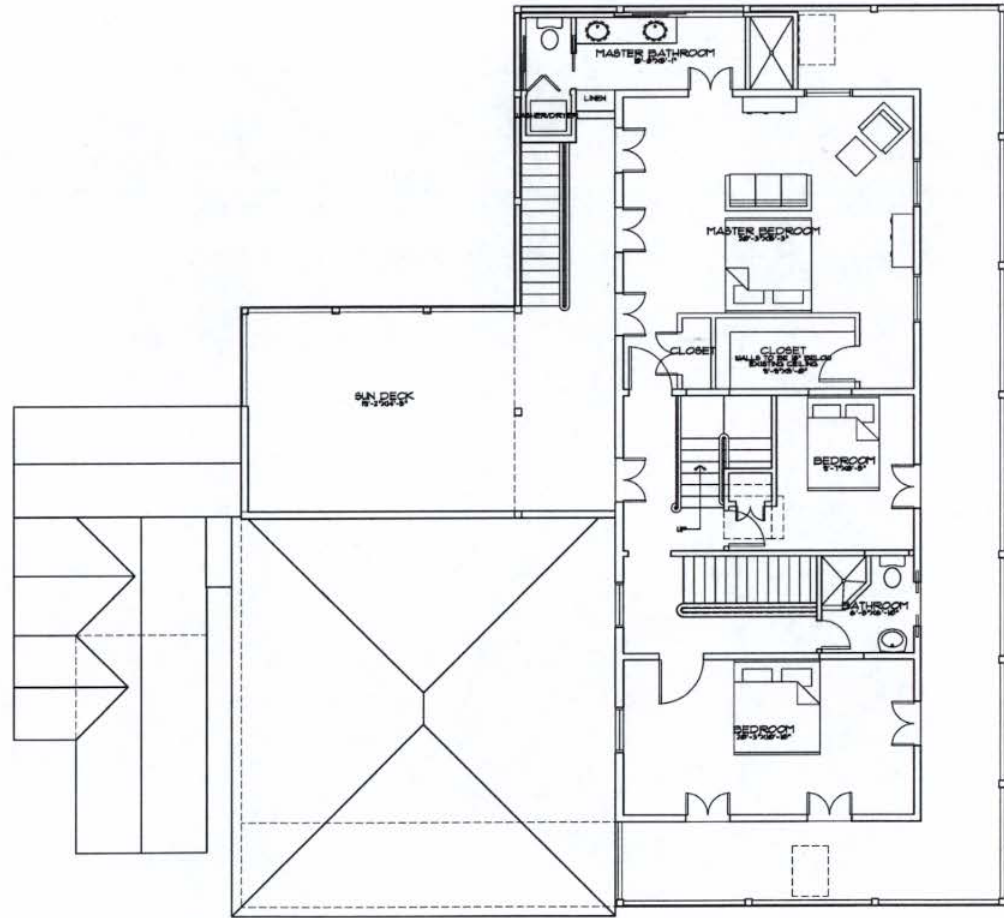

$$V_4^2 = 7 \cdot 0^2$$

\\SRV\NET\dwg\shared\dwg\dwg\206\Barletta\206_Barletta.dwg, Job: 3-25-11, Aug. 2002/11 1:04:42 PM



Attic Plan

1/4" = 1' - 0"



Second Floor Plan

1/4" = 1' - 0"

THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West, FL
(305) 296 3611
TEPopePA@aol.com

date:
3/28/11
revision:

HARC
sheet:

A2

Barletta Residence

730 Southard Street

Key West, FL

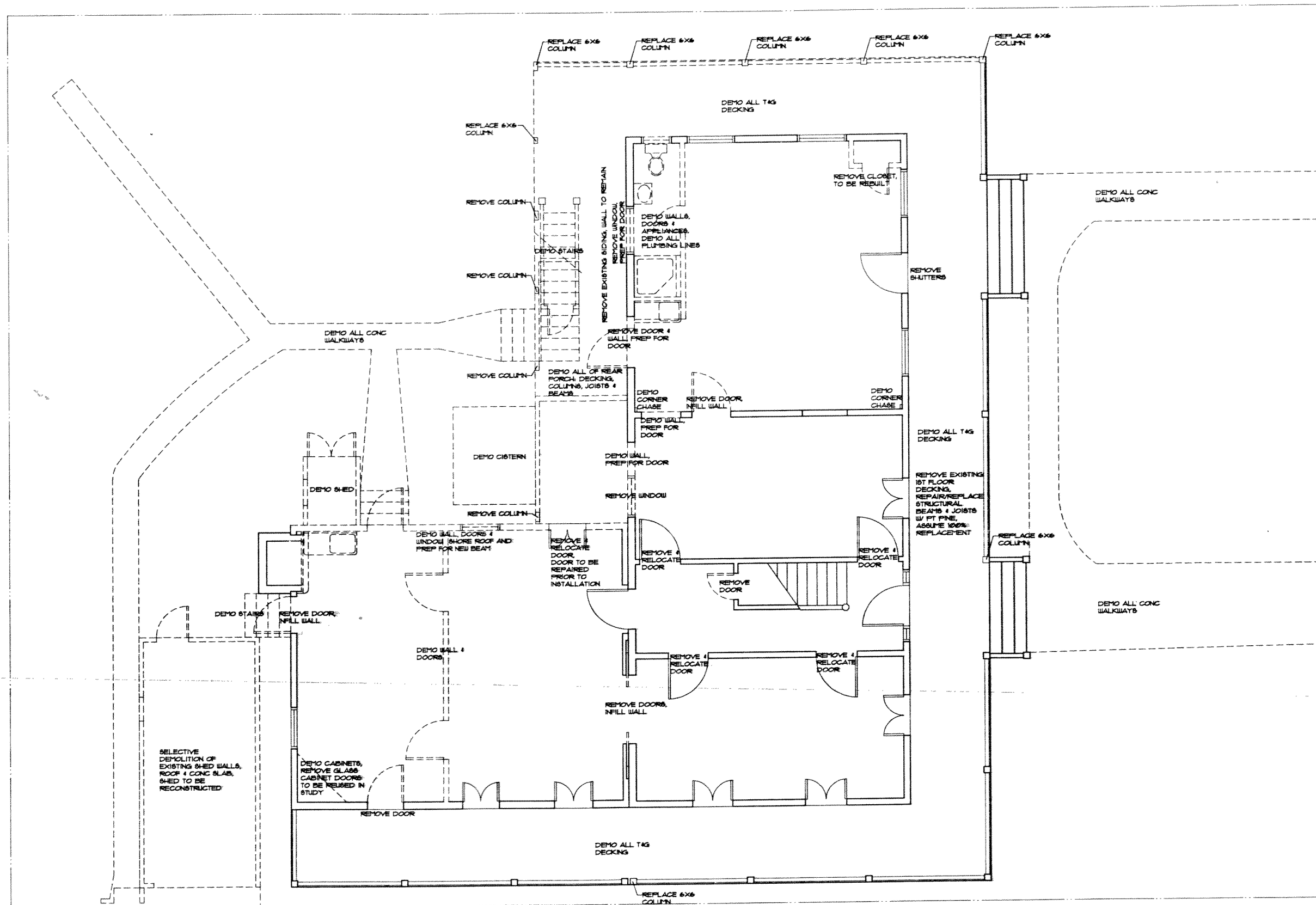


730 Southard Street
Key West, FL

A4

**Demolition Site Plan From the
Building Department Approved Plans**

CONTRACTOR TO RETAIN ALL TIG, DOORS,
WINDOWS & HARDWARE THAT ARE REMOVED.
ARCHITECT TO REVIEW ITEMS FOR REUSE.



First Floor Demolition Plan

$$V_4^* = P - \mathcal{O}^*$$

Barletta Residence

730 Southard Street
Key West, Fl.

THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
(305) 296 3611 : TEPOPEPA@aol.com

date:
8/5/11
revision:

sheet:

D1.1

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF CHIMNEY WITH ADDITIONAL HEIGHT OF 6' TO 10' AND INSTALLATION OF FLUE LINER IN ORDER TO RESTORE FIREPLACE AND CHIMNEY TO OPERATIONAL CONDITION, IN COMPLIANCE WITH FIRE AND BUILDING CODE. AFTER THE FACT DEMOLITION OF HISTORIC CHIMNEY- CODE COMPLIANCE CASE

#730 SOUTHARD STREET

Applicant- Adele V. Stones -Application Number H11-01-1757

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

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: 1012009 Parcel ID: 00011690-000000

Ownership Details

Mailing Address:

730 SOUTHARD TRUST 11/29/2010
C/O BARLETTA VINCENT F TRUSTEE
40 SHAWMUT RD
CANTON, MA 02021-1409

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 730 SOUTHARD ST KEY WEST

Legal Description: KW PT LOT 2 SQR 59 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR2386-1203/04 OR2389-1412/13 OR2497-1926D/C OR2497-636/37

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	6,853.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2774
Year Built: 1919

Building 1 Details

Building Type R1
Effective Age 61
Year Built 1919
Functional Obs 0

Condition A
Perimeter 352
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 54
Grnd Floor Area 2,774

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

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

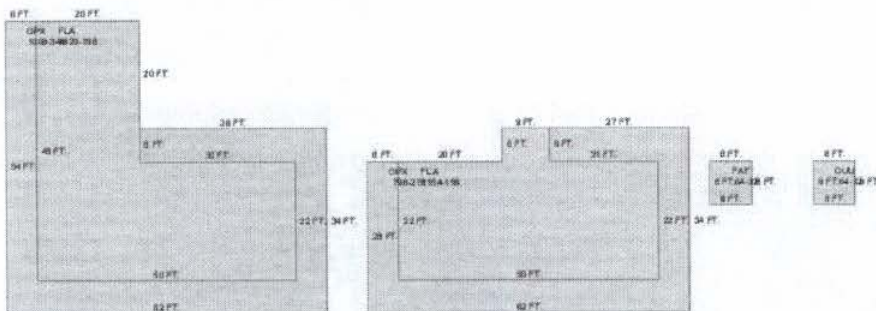
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,620
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,008
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,154

4	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	798
5	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64
6	OUU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	GR2:GARAGE	200 SF	0	0	1939	1940	2	60
2	FN2:FENCES	354 SF	0	0	1959	1960	2	30
3	PT3:PATIO	374 SF	0	0	1939	1940	1	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701696	05/01/1997	08/01/1997	1,100		UPGRADE TO 150 AMP

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	188,200	3,634	348,383	540,217	540,217	0	540,217
2010	287,055	3,998	437,427	728,480	728,480	0	728,480
2009	315,445	3,998	664,889	984,332	984,332	0	984,332
2008	310,020	3,998	952,567	1,266,585	1,266,585	0	1,266,585
2007	504,032	3,958	1,199,275	1,707,265	324,537	25,000	299,537
2006	638,258	3,958	651,035	1,293,251	316,621	25,000	291,621
2005	565,314	3,958	582,505	1,151,777	307,399	25,000	282,399
2004	410,307	3,958	479,710	893,975	298,446	25,000	273,446
2003	395,110	3,958	239,855	638,923	292,882	25,000	267,882
2002	379,640	3,958	239,855	623,453	286,018	25,000	261,018
2001	300,771	3,958	239,855	544,584	281,514	25,000	256,514
2000	261,337	4,395	130,207	395,940	273,315	25,000	248,315
1999	248,839	4,185	123,697	376,721	266,130	25,000	241,130
1998	210,206	3,535	123,697	337,439	261,939	25,000	236,939
1997	193,163	3,249	110,676	307,087	257,561	25,000	232,561
1996	153,394	2,580	110,676	266,650	250,060	25,000	225,060
1995	147,713	2,227	110,676	260,615	243,961	25,000	218,961
1994	124,987	1,884	110,676	237,548	237,548	25,000	212,548
1993	110,879	161	110,676	221,716	221,716	25,000	196,716

1992	110,879	161	110,676	221,716	221,716	25,000	196,716
1991	110,879	161	110,676	221,716	221,716	25,000	196,716
1990	73,829	161	86,262	160,251	160,251	25,000	135,251
1989	67,117	146	84,635	151,898	151,898	25,000	126,898
1988	56,881	146	71,614	128,641	128,641	25,000	103,641
1987	56,259	146	51,055	107,460	107,460	25,000	82,460
1986	56,559	146	49,342	106,047	106,047	25,000	81,047
1985	54,995	146	28,920	84,061	84,061	25,000	59,061
1984	51,368	146	28,920	80,434	80,434	25,000	55,434
1983	51,368	146	28,920	80,434	80,434	25,000	55,434
1982	52,340	146	28,920	81,406	81,406	25,000	56,406

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
12/15/2010	2497 / 636	800,000	WD	02

This page has been visited 33,820 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176