



Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 23, 2016

Applicant: Thomas E. Pope

Application Number: H15-01-1924

Address: #1404 Whalton Street

Description of Work:

Partial demolition of historic wall.

Site Facts:

The vacant lot was lot 3 of 1021 Washington Street. Having been platted but never developed, it received a beneficial use allocation in 2015. The site does have a very historic coral wall that runs along the property line. A neighbor has provided photos that show the fence was in existence at least by 1948.

A few months ago, a new two-story building at 1402 Whalton Street was approved by the Commission.

Ordinance and Guidelines Cited in Review:

Secretary of the Interior Standards (pages 16-23), specifically Standards 2, 4, and 5.

Demolition of historic and contributing structures, Sec. 102-217 (3) and Sec.102-218 Criteria for Demolitions of the Land Development Regulations.

Demolitions and Relocations (page 39), specifically guideline 1 and introductory paragraph.

Staff Analysis

This Certificate of Appropriateness in review is for the second reading of demolition of approximately 15 feet of a historic wall to create a driveway and pedestrian access for a new house. The Commission approved demolition of the wall with the condition that the demolished wall materials are reused on-site as part of the house's landscaping. Built before 1948 as evidenced by historic photographs provided by a neighbor, the wall is one of the few coral walls that are still fully intact, and therefore staff feels that it is very significant to the site. The wall is generally in good condition, and has been repaired and maintained over the years.

The ordinance for demolition states that "a historic building or structure...should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9)." The wall has distinctive characteristics of a type and method of construction using a material that is not commonly used anymore. As this is a new single family residence being constructed, the applicant is required by the land development regulations to provide an off-street single parking space for the house.

Even though staff finds that the proposed demolition of the historic wall inconsistent with the guidelines and ordinance, the Commission already approved removal of another 15 feet of the wall in September 2015 for 1402 Whalton Street. The applicant for this project has stated that the removed parts of the wall will be infilled with wrought iron gates that will match the wrought iron that is existing.

If approved, this review will be the final reading for this request.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER H15-01-1924	BUILDING PERMIT NUMBER 15-5162	INITIALS & DATE [Signature] 1/15
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		%
<input type="checkbox"/> YES <input type="checkbox"/> NO		

BY: **[Signature]**
DEC 23 2015

ADDRESS OF PROPOSED PROJECT:	1404 WHALTON	# OF UNITS
RE # OR ALTERNATE KEY:	910342	
NAME ON DEED:	WASHINGTON ST PARTNERS LLC	PHONE NUMBER (863) 607-9496
OWNER'S MAILING ADDRESS:	6604 CRESCENT LAKE DR	EMAIL
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	THOMAS E POPE, PA	PHONE NUMBER 305-296-3611
ARCHITECT / ENGINEER'S ADDRESS:	610 WHITE STREET	EMAIL TEPOPEPA@AOL.COM
	KEY WEST, FL 33040	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., NEW HOUSE ON VACANT LOT,
OPEN EXISTING WALL TO ALLOW NEW DRIVE AND PEDESTRIAN ACCESS,
NEW POOL AND NEW 6' PICKET FENCE PER PLANS

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: EVERETT ATWELL	QUALIFIER PRINT NAME:
OWNER SIGNATURE: [Signature]	QUALIFIER SIGNATURE:
Notary Signature as to owner: [Signature] agent	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS 23 DAY OF December , 20 15	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

42)59 / N1654/00

Planning Department 1/14/2015 **[Signature]**

[Signature]

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
NEW WOOD FRAME HOME		
NEW POOL		
WOOD PICKET FENCE		
AS PER PLANS		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 12/28/15 50 Receipt no: 6475
 2015 1001924
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3074450
 CK CHECK 14310 \$100.00
 Trans date: 12/28/15 Time: 8:14:59

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> Tabled for add'l. info. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS: <i>SUBJECT TO RE.USE WALLING MATERIALS WITHIN LANDSCAPING ON THIS SITE.</i>			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE: <i>By [Signature]</i>	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The removal of only portions of the historic wall are necessary to gain vehicular and pedestrian access to site. +/- 15'-0" for vehicular +/- 3'-0" for pedestrian.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The front property line where the wall exists is 44.6 feet long. We are requesting the removal of 18'-0" for access.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

None have occurred.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

None have occurred.

- (d) Is not the site of a historic event with a significant effect upon society.

None have occurred.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

This does not exemplify any of the any of the above.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

This wall does not portray any of the above.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

None exist.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

None exist.

- (i) Has not yielded, and is not likely to yield, information important in history.

None exist.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

X _No Reason_ Will be provided with Building Permit.

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

None of the above will be destroyed.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

None of the above will be destroyed.

(4) Removing buildings or structures that would otherwise qualify as contributing.

Requesting partial demolition to gain access to site.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any **changes to an approved Certificate of Appropriateness must be submitted for review.***

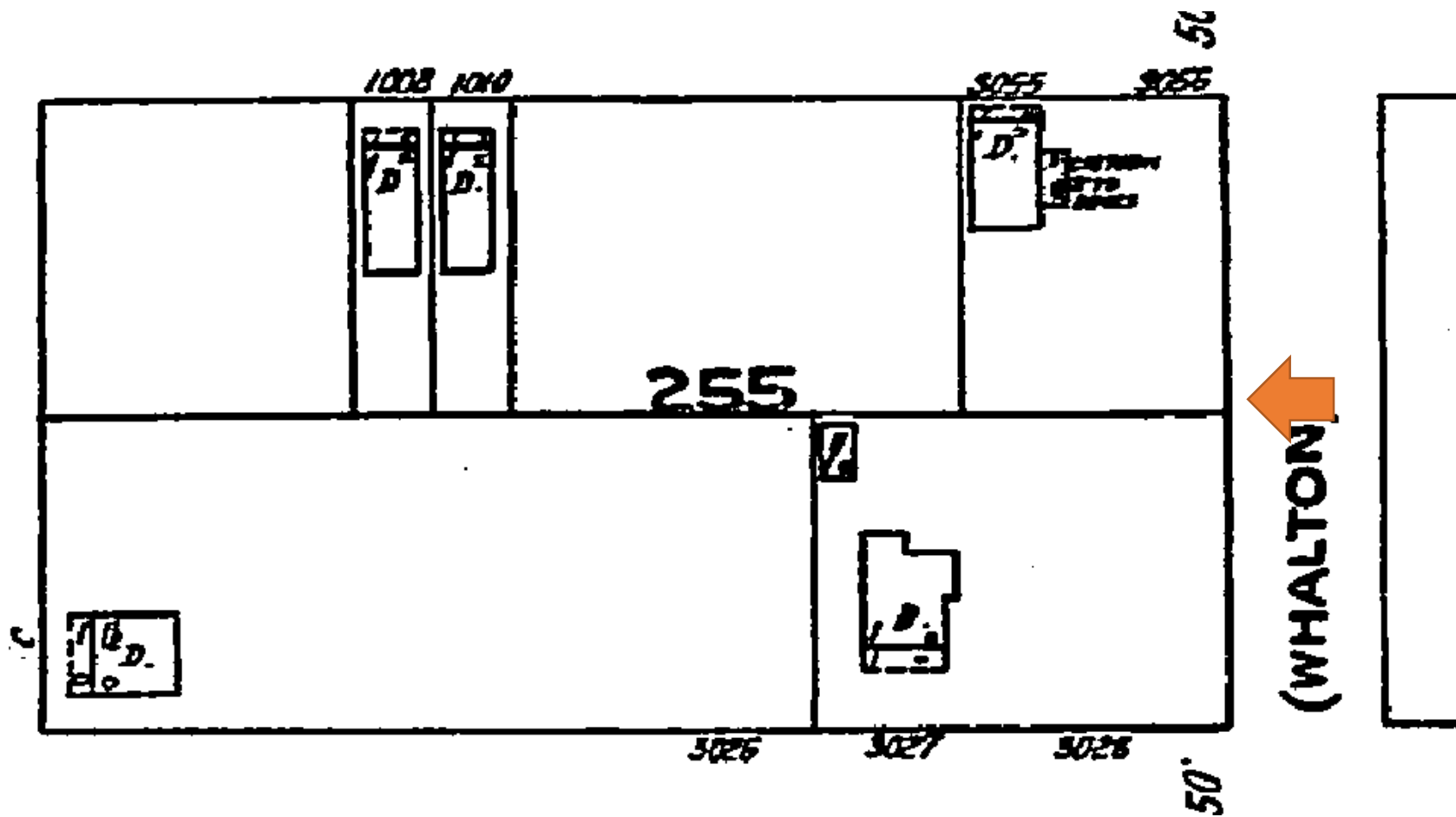
 PROPERTY OWNER'S SIGNATURE:	Everett Atwell 1/15/2016 DATE AND PRINT NAME:
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OFFICE USE ONLY

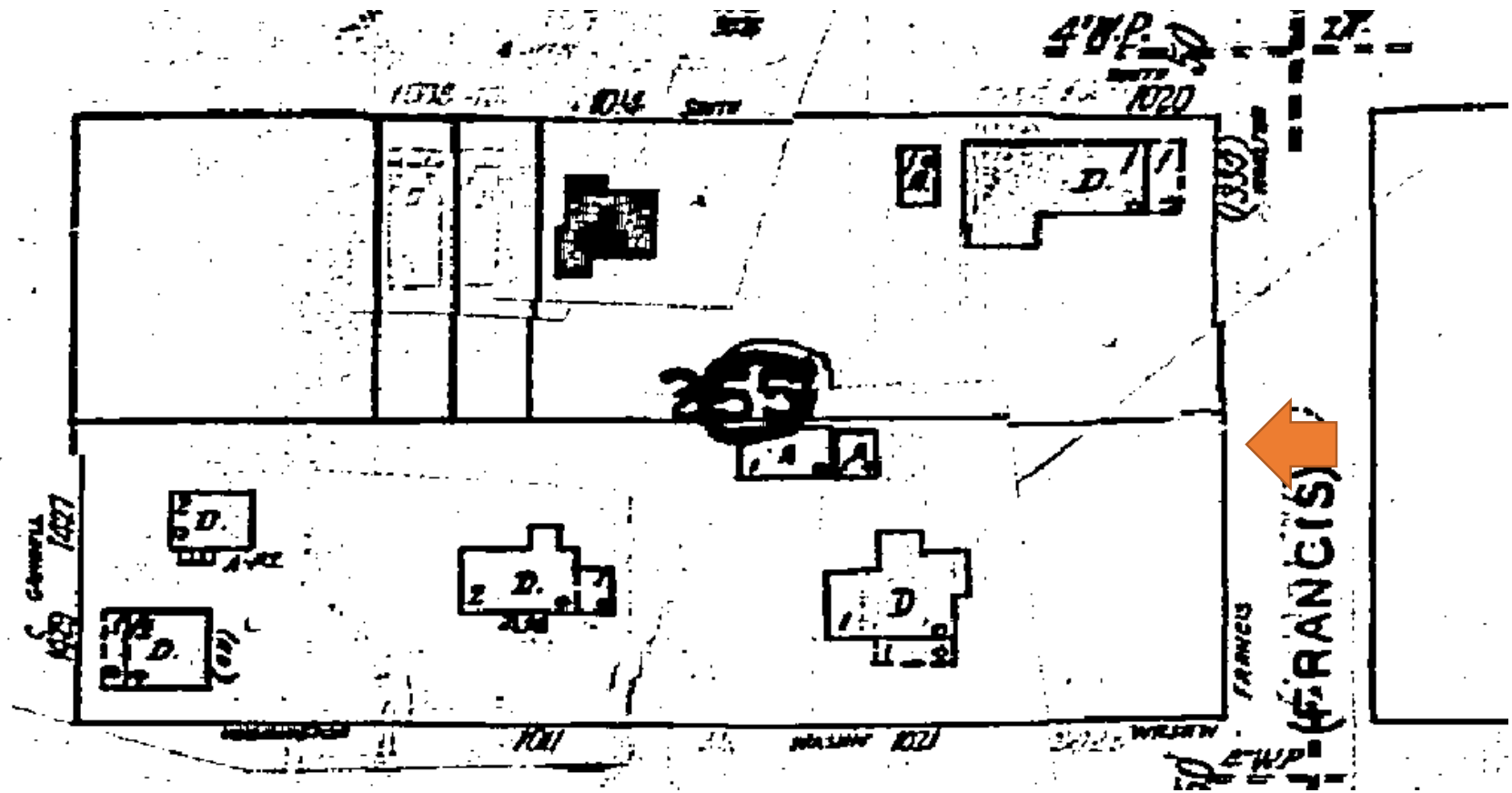
BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____	<input type="checkbox"/> Not listed Year built _____ Comments _____

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

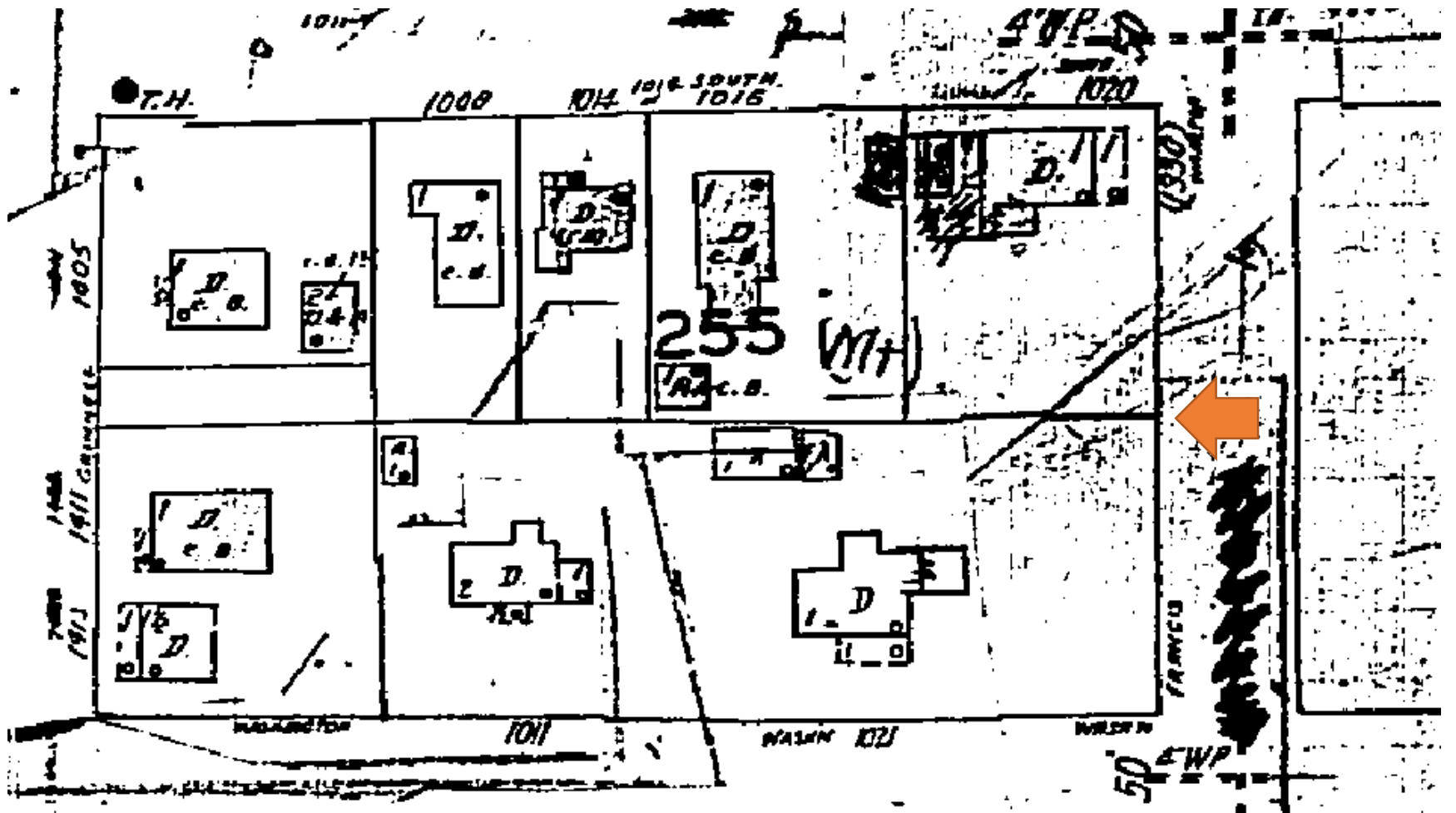
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Photograph taken on 1016 South Street, c. 1948. Courtesy of Paula Carbonell. Note that you can see the columns from the wall on Whalton Street in the background.



Photograph taken on 1016 South Street, 1950s. Courtesy of Paula Carbonell.

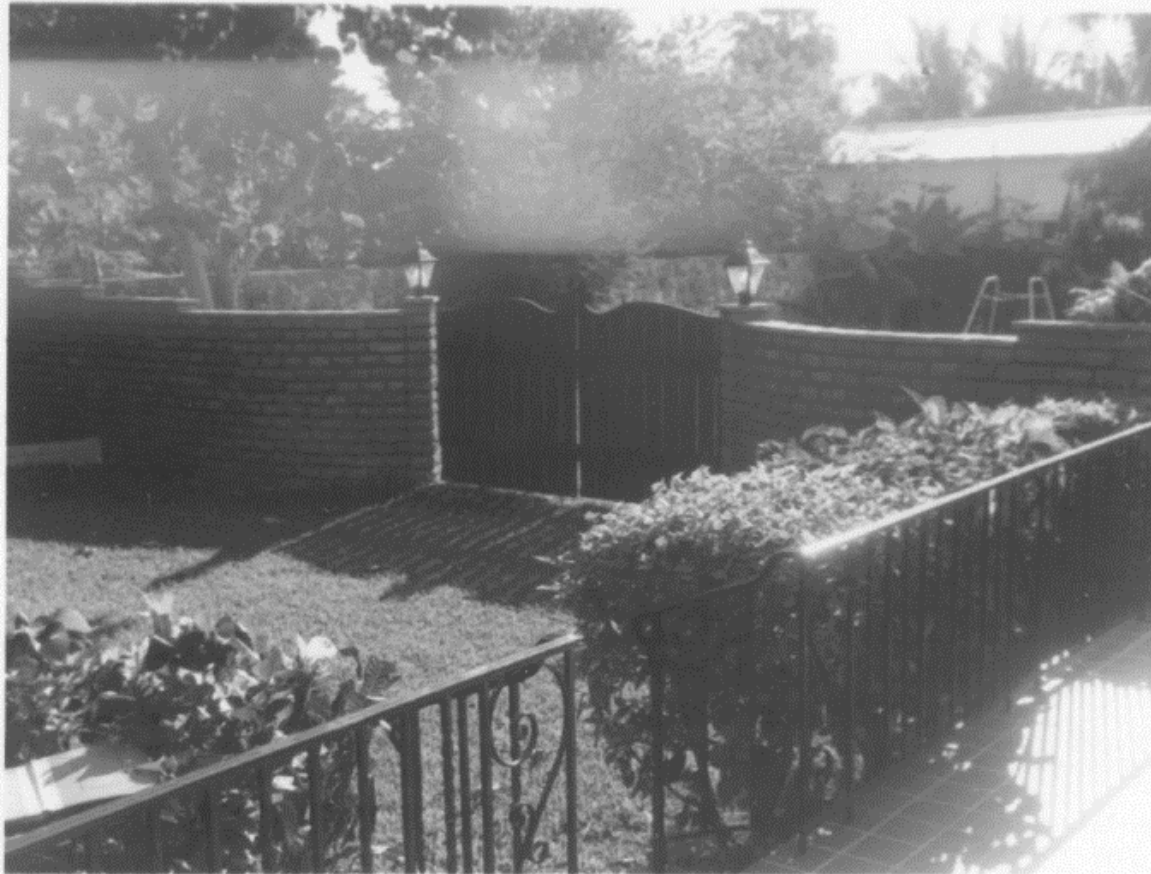


Photograph taken on 1016 South Street, c. 1951. Courtesy of Paula Carbonell.



Photograph taken on 1016 South Street, c. 1951. Courtesy of Paula Carbonell.

NOV 1958



Photograph taken on 1016 South Street, 1958. Courtesy of Paula Carbonell.





















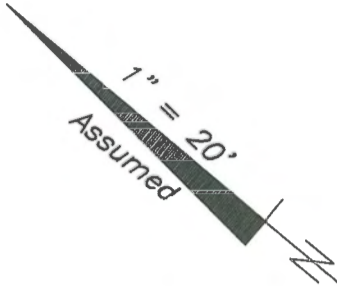




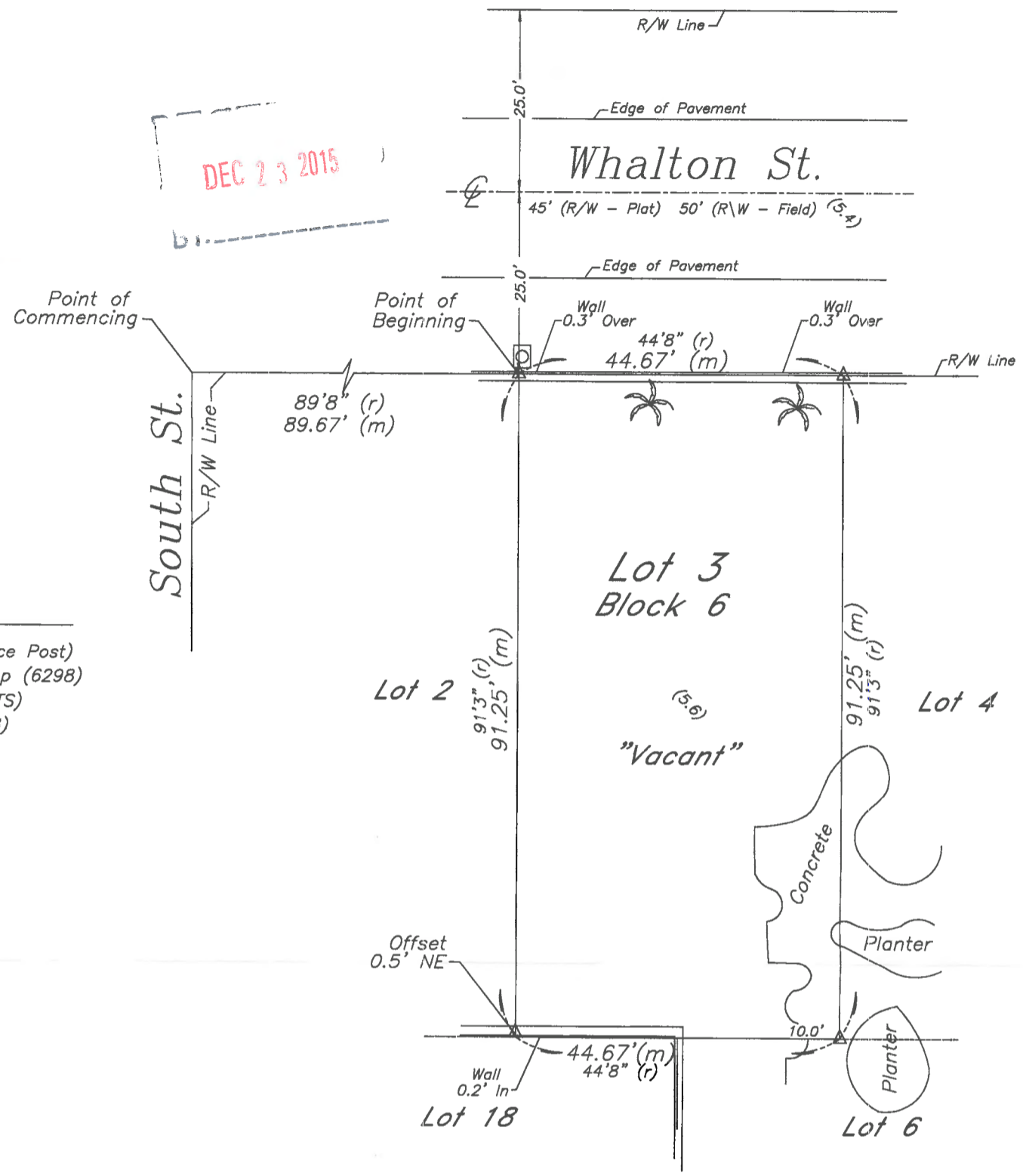


SURVEY

Boundary Survey Map of Lot 3, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION



DEC 23 2015



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊡ Sewer Cleanout
- 🌴 Palm
- (8) Tree (Diameter in inches)

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: Whalton Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: May 21, 2015 and July 17, 2015
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Flood Insurance Rate Map Zone: AE (EL 6); Community Panel #120168; 1516K; 2-18-05.
 11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
 12. Benchmark utilized: BASIC

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18), and is better known and described as Lot Three (3) of Square Six (6), according to the Plat or Diagram of part of said Tract Eighteen (18) made by the Webb Realty Company and recorded in Plat Book One (1), Page 42, Monroe County, Florida, Records. COMMENCING at a point on Whalton Street eighty-nine (89) feet, eight (8) inches from the corner of Whalton and South Streets and runs on said Whalton Street southeasterly forty-four (44) feet, eight (8) inches; thence at right angles southwesterly ninety-six (96) feet and three (3) inches; thence at right angles northwesterly forty-four (44) feet, eight (8) inches; thence at right angles northeasterly ninety-six (96) feet, three (3) inches out to Whalton Street, the Point of Commencement.

BOUNDARY SURVEY FOR: Washington St Partners, LLC

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
May 25, 2015
Revised 7/17/15 structure removed

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



Front Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



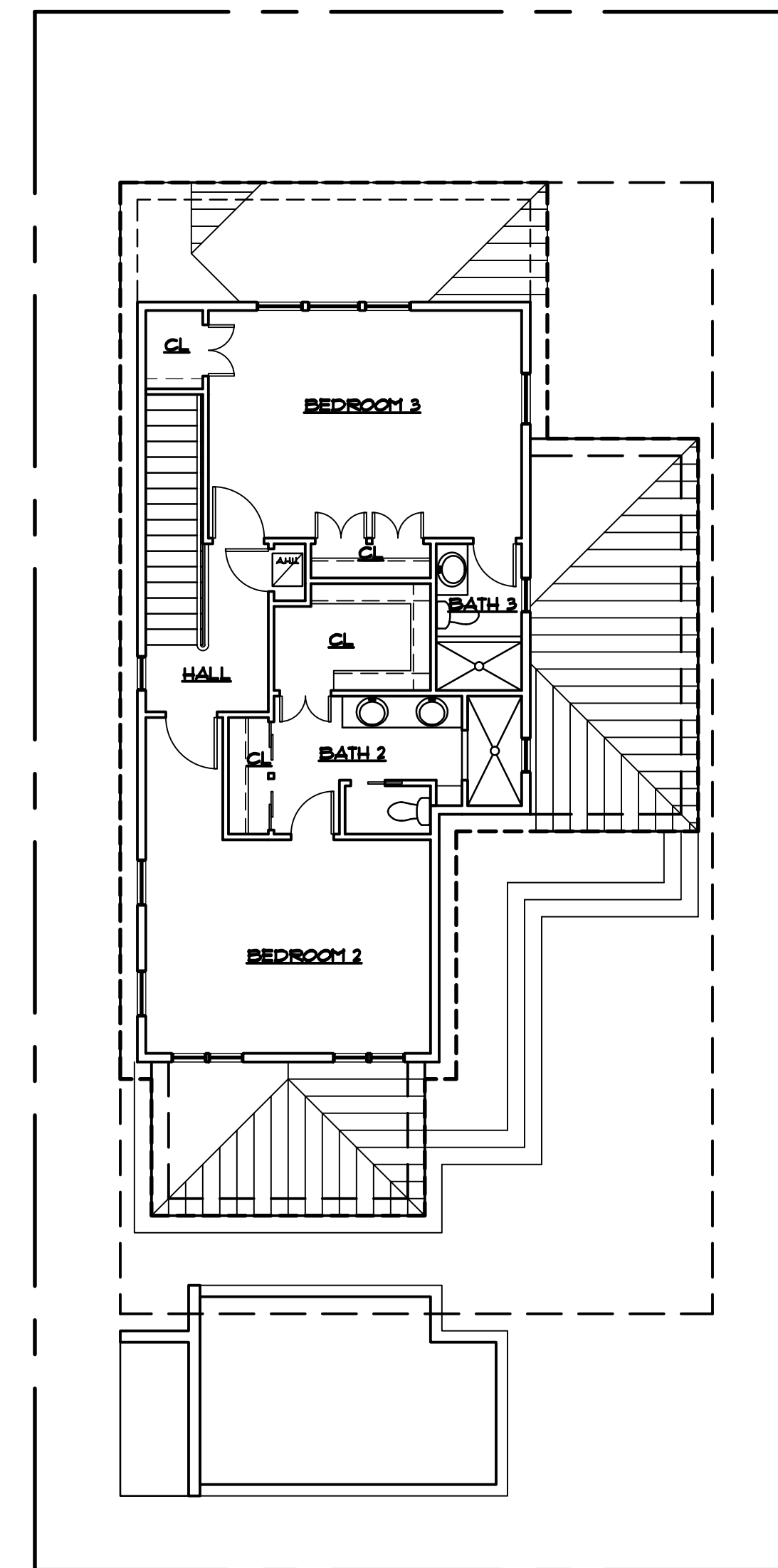
Left Side Elevation

1/8" = 1' - 0"



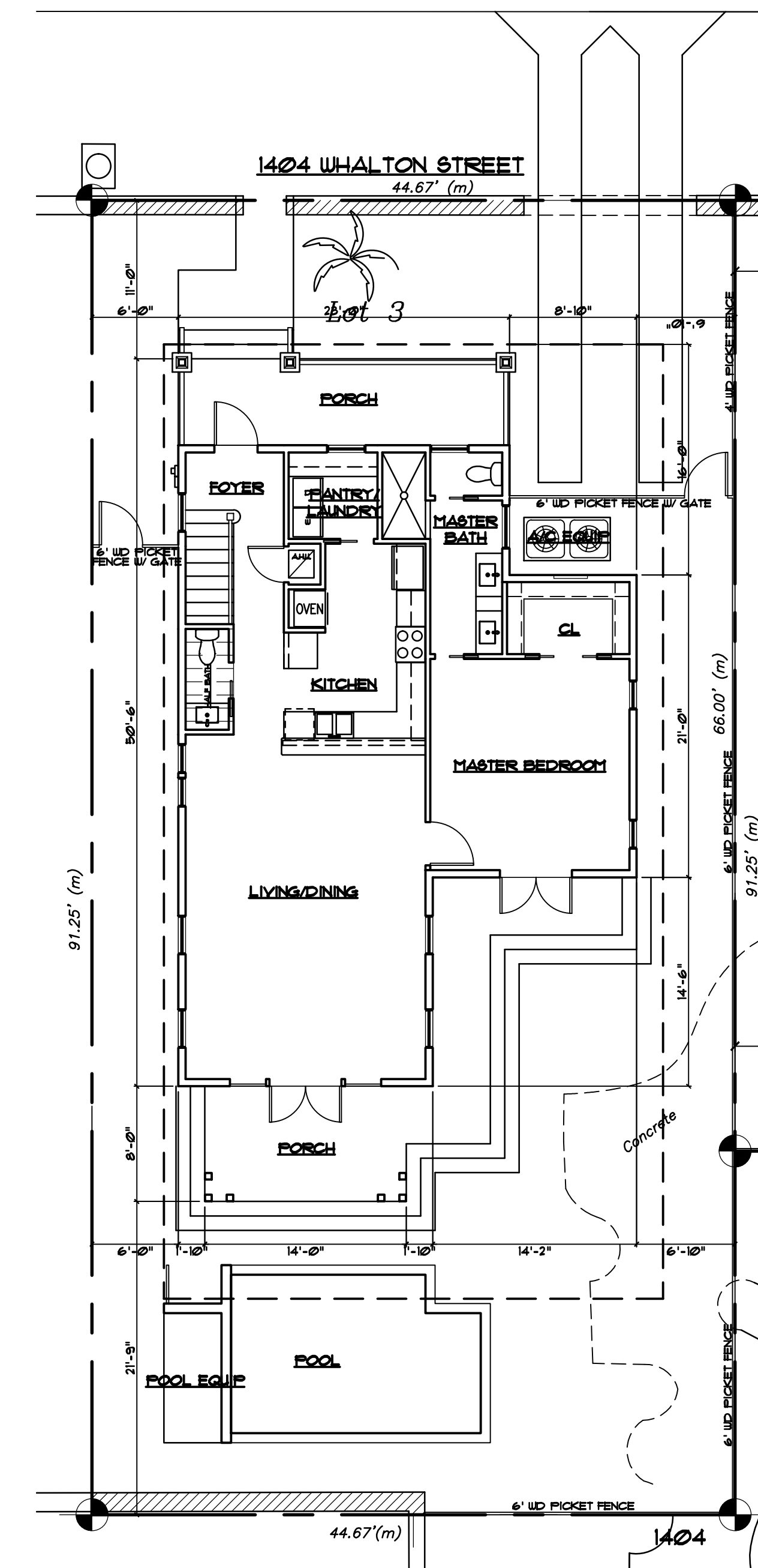
Right Side Elevation

1/8" = 1' - 0"



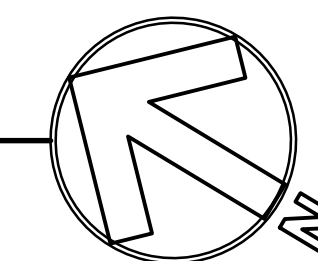
Second Floor Plan

1/8" = 1' - 0"



First Floor Plan

1/8" = 1' - 0"



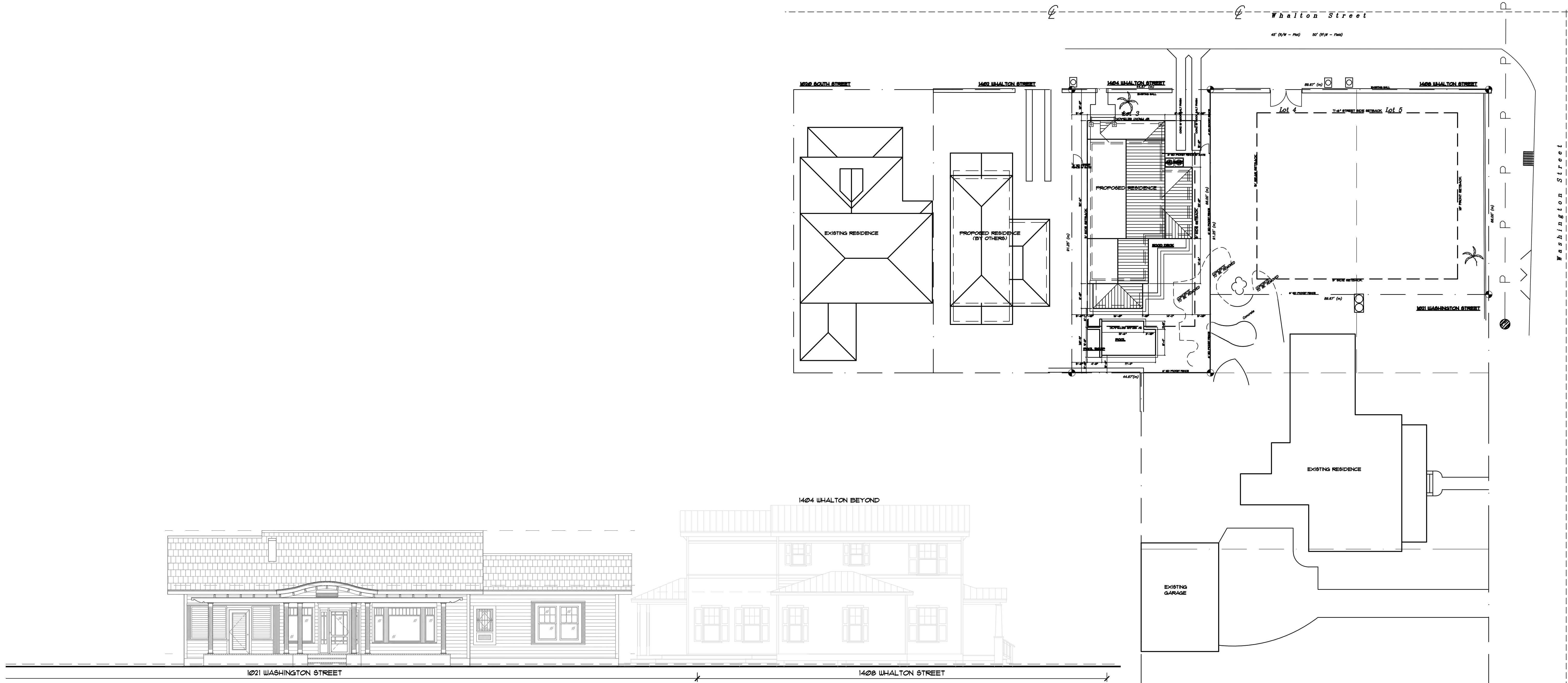
1404 Whalton Street

Whalton Street Residence
 1404 Walton Street
 Key West, FL

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

date:
 12/22/15
 revision:
 1/21/16

sheet:
 A1.1

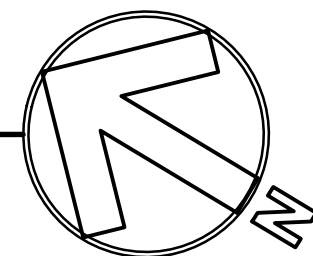


Washington Street Streetscape

1/8" = 1' - 0"

Site/Context Plan

1/16" = 1' - 0"



Walton Street Streetscape

1/8" = 1' - 0"

Whalton Street Residence
1404 Whalton Street Key West, FL

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

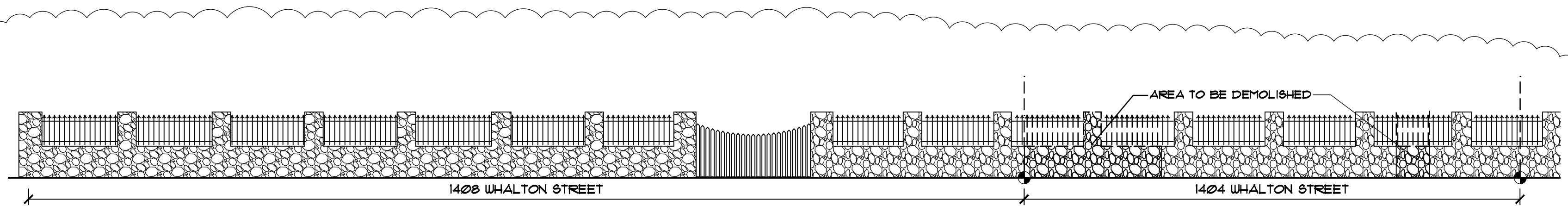
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revision:
1/21/16

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WHALTON STREET RESIDENCE

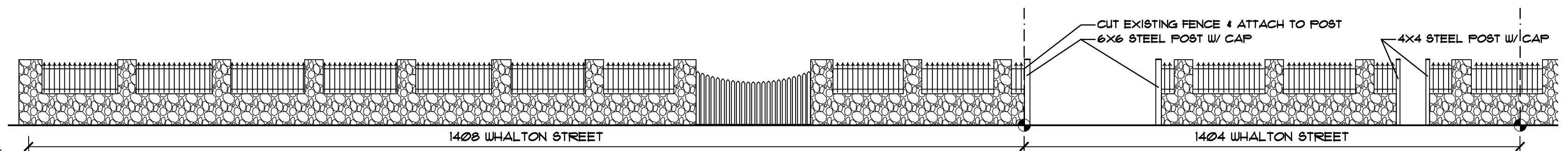
SITE ANALYSIS

1404 Whalton Street		
Zoning		HMDR
Flood Zone		AE 6
Design Flood Elevation	BFE+ 1'	7'-0" NGVD
Site Area		4,076
Max Lot Coverage	40%	1,630.4
Max Impervious Area	60%	2,445.6
Min Open Space Ratio	0.20	815.2
	Max	Proposed
Height	30'	25'-11.5"
Setbacks		
Front	10'	10'
Rear	15'	20'-9"
Street Side	7.5'	N/A
Side (Left)	5'	5'-10"
Side (Right)	5'	5'
	Covered Building Area (SF)	Impervious Area (SF)
Building Areas		
New Building	1,566	1,566
Existing Walls	59	59
Site Areas		
Driveway	N/A	118
Walkway	N/A	52
Pool	N/A	223
Slabs	N/A	54
Wood Decks	96	
Site Area (SF)	4,076	
Site Area (AC)	0.09	
Total Lot Coverage (SF)	1,625	
Lot Coverage (%)	39.9%	
Total Impervious Area (SF)		2,072
Impervious Area (%)		50.8%
Proposed Open Space (SF)	1,908	
Proposed Open Space Ratio	0.47	
Flood Elevation Provided		7'-7.5" NGVD



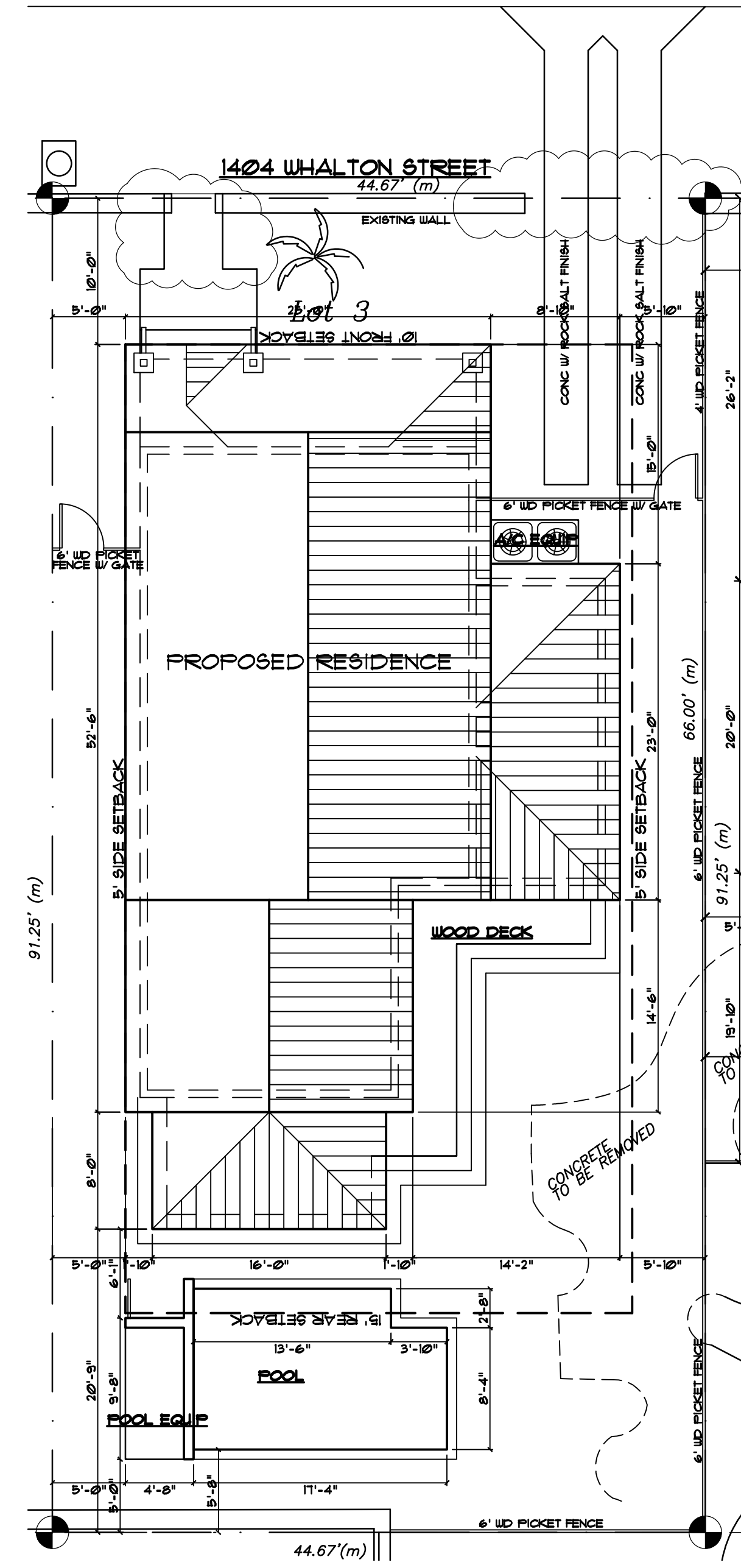
Walton Street Existing Wall

1/8" = 1' - 0"



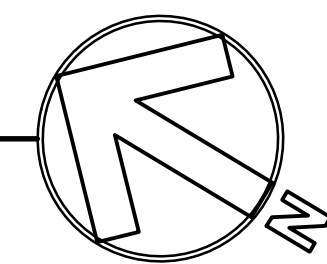
Walton Street Proposed Wall

1/8" = 1' - 0"



Site Plan

1/8" = 1' - 0"



Whalton Street Residence
1404 Whalton Street Key West, FL

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

date:
12/22/15
revision:
1/15/16

sheet:
A0.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY FRAME STRUCTURE AND SITE WORK. PARTIAL DEMOLITION OF HISTORIC WALL.

FOR- #1404 WHALTON STREET


Applicant – Thomas E. Pope

Application #H15-01-1924

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

The Planning Commission for the City of Honolulu is holding a public meeting on the proposed project at the following location:

NEW TWO-STORY FRAME STRUCTURE AND SITE WORK, PARTIAL DEMOLITION OF HISTORIC WALL.

PDR- #1494 WHATTON STREET

Applicant: Thomas C. Page Application #PDR-1494

This notice is not the equivalent of a final decision. It is only a notice of the proposed project. The Planning Commission will hold a public meeting on the proposed project on the date and time listed below. The Planning Commission will make a final decision on the proposed project at the public meeting. The Planning Commission will also hold a public meeting on the proposed project on the date and time listed below. The Planning Commission will make a final decision on the proposed project at the public meeting.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gavin Scarborough, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1404 whalton on the 21 day of January, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 1/26/2016, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-1924

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 1/21/2016
Address: 610 white st
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of January, 2016.

By (Print name of Affiant) Gavin Scarborough who is personally known to me or has produced identification and who did take an oath. _____ as

NOTARY PUBLIC

Sign Name: M. Holly Booton
Print Name: M. Holly Booton
Notary Public - State of Florida (seal)
My Commission Expires: 12/17



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

PROPERTY APPRAISER INFORMATION

Monroe County Property Record Card (021)

Alternate Key: 9103482

Roll Year 2016

Effective Date: 1/22/2016 9:54:28 AM

Run: 01/22/2016 09:54 AM

WASHINGTON ST PARTNERS LLC

6604 CRESCENT LAKE DR
LAKELAND FL 33813-4652

Parcel 00039160-000300-05-68-25

Alt Key 9103482

Affordable Housing No

FEMA Injunction

Inspect Date

Business Name

Physical Addr 1404 WHALTON ST, KEY WEST

Nbhd 6131

Mill Group 10KW

PC 0000

Next Review

Associated Names

Name	DBA	Role
WASHINGTON ST PARTNERS LLC,		Owner

Legal Description

KW WEBB REALTY CO SUB PB1-42 LOT 3 SQR 6 TR 18 OR145-472/74 OR2290-1990/1992E OR2743-1523/25

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
01	01SD	45	91	No	4,075.23	SF	0.00		1.00	1.00	1.00	1.05		N		
Total Just Value																

Appraiser Notes

FOR THE 2015 TAX ROLL THIS PARCEL (LOT 3) HAS BEEN SPLIT OUT OF RE 00039160-000000 AK 1039900 PER PROPERTY OWNER'S REQUEST.

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2015F	C	674,085	0	0	0	674,085	674,085	0	N	674,085