



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 19, 2019

Applicant: Ken Reynolds, Owner
Bender & Associates, Architects

Application Number: H2019-0020

Address: #601 Caroline Street

Description of Work

In kind repairs of wooden porch elements and siding. New wood shutters. New white paint for exterior wall, stained wood shutters, and gray color for exterior porch decks.

Site Facts

The building under review is located at the northeast corner of Caroline and Simonton Streets. The circa 1888 frame vernacular structure was originally build as a dwelling unit. Historically known as the Richard Moore Kempt House, the house was built by John Sawyer, a skilled ship carpenter, after the original home was lost in the Great Fire of 1886. In the 1970's the house was converted into a bed and breakfast. The building is known as the Cypress House and its exterior walls and architectural elements have not been covered with painting for more than 58 years. There is evidence of a white color paint in some siding, particularly in areas where weather protection exists like the covered front porch and under the eaves and cornices.

SOI Standards and Guidelines and Guidelines Cited on Review

- Secretary of the Interior's Standards (pages 16-23), specifically Standards 4 and 5.
- Guidelines for Shutters (page 30-31), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 3, 4, and 5.

- Guidelines for Exterior colors (pages 35-36).
- SOI Guidelines (pages 1-39), specifically pages 11-12- Wood: Clapboard, weather-board, shingles, and other wooden siding and decorative elements;

Not Recommended:

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Recommended:

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Staff Analysis

This staff report is for the review of in kind repairs, construction of new wood shutters and painting white the historic and iconic building known as the Cypress House. In-kind repairs are for exterior wooden elements that require maintenance or replacement. As such, replacements will replicate existing elements and be as same as existing in profile, size, and materials. The plan also includes new wood shutters that will withstand current wind code, as the house still possess historic windows. The new shutters will be stained.

The plan also includes the painting of the entire exterior walls, and porches elements in white and porch decking in gray color. Some cornices and siding, particularly on the second floor front façade still have traces of white painting, but the building has not been painted for over 58 years.

Consistency with Cited SOI Standards - Guidelines, and HARC Guidelines

This project proposes the replacement in kind and repairs to wooden architectural elements that are missing, extremely deteriorated or need repairs. It also proposes the installation of new wood shutters for the protection of historic wood windows. All these proposals are consistent with cited guidelines and regulations.

The design also proposes the painting of the building exterior with white painting. White painting is an appropriate color for buildings in the historic district and there is evidence of white paint within the building. Staff cannot identify if originally, the house was painted or not, when it was painted for the first time or how long it has not been painted. Kempt's daughter, Grace, inherited the house after her dad died in 1908 and she lived on it. It can be infer that as an art teacher Grace Kempt did not had the resources to maintain and paint the house. She sold the house in 1960. Staff can certainly conclude that there is evidence that the exterior siding was already weathered way before 1960.

Although the house is known as the Cypress House, the siding is pine. Painting the house white will make this iconic structure look as any other large house within the urban block. The identity that the building has acquired because it has not been painted will be lost; as staff opines that the weathered wood siding has historic significance in its own right and as such shall be retained and preserved. (SOIS 4, 5, and 6). The desire to paint the building white is a branding issue, as the new owners of the complex want all their buildings white. It is staff's opinion that painting the building white will jeopardize the historic patina of the unpainted wood; which is a character defining feature of this historic building.

Key West has fine examples of unpainted and weathered siding that still stand as iconic historic structures; this makes those buildings unique in their own. Most recently, the owner of 610 White Street needed to protect the historic unpainted weathered pine siding and they applied an appropriate coat that had allowed the building still looks weathered while protecting the wood.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # <i>H-2019-20</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	601 Caroline Street, Key West, FL 33040		
NAME ON DEED:	KHP Capital Partners, LP	PHONE NUMBER	415-868-4888
OWNER'S MAILING ADDRESS:	101 California Street Suite 980	EMAIL	
	San Francisco, CA 94111		
APPLICANT NAME:	Ken Reynolds	PHONE NUMBER	415-999-3553
APPLICANT'S ADDRESS:	101 California Street suite 980	EMAIL	ken.reynolds@khpcp.com
	San Francisco, CA 94111		
APPLICANT'S SIGNATURE:	<i>Ken Reynolds</i>		DATE <i>5/20/19</i>

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Refurbish exterior of structure that has been without proper maintenance or care since proximately 1960. Historic photos clearly show the building painted in the past. Paint still remains on most surfaces of the building. The existing shutters will be removed and replaced with historic flat panel type shutters with historic recreation hardware.

Shutters will be rated for Miami Dade, 180 mph.

MAIN BUILDING:

Paint, caulk and seal building envelope, replace shutters with historic recreations, finished with a wood stain.

A sample board is being prepared for the meeting.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES:

DECKS:

PAINTING:

Paint structure, columns, deck and wood stain on new historic shutter recreations.

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

Building is historic & contributing. Has not been painted for over 50 years.

FIRST READING FOR DEMO:

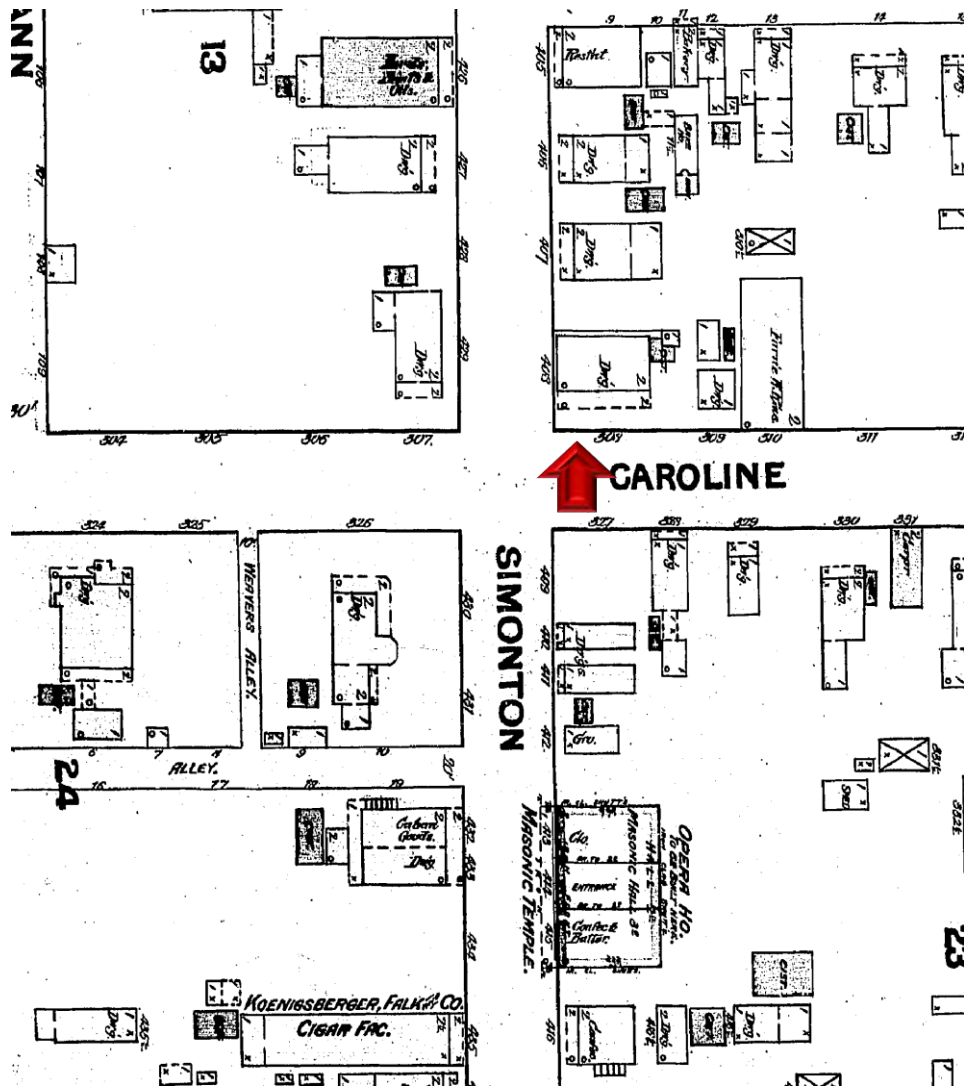
SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

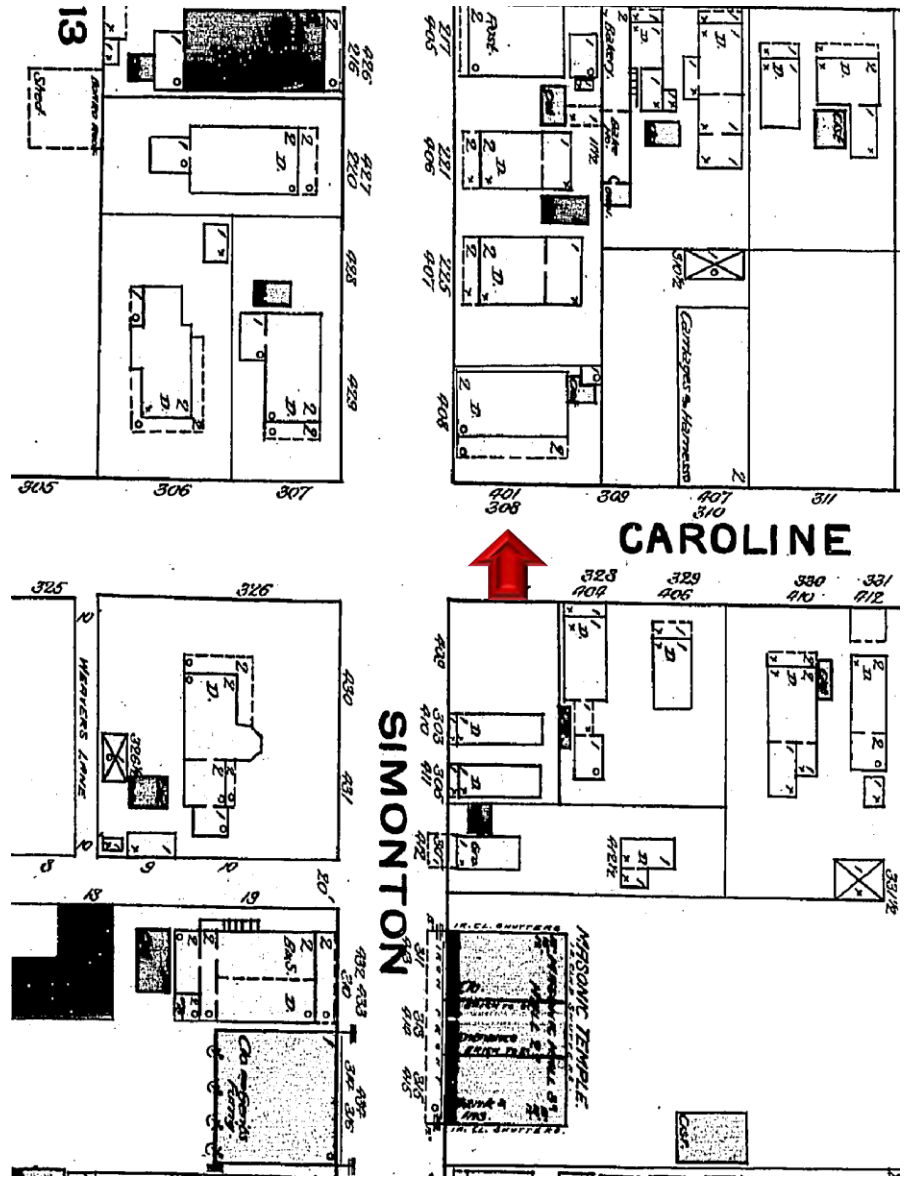
HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



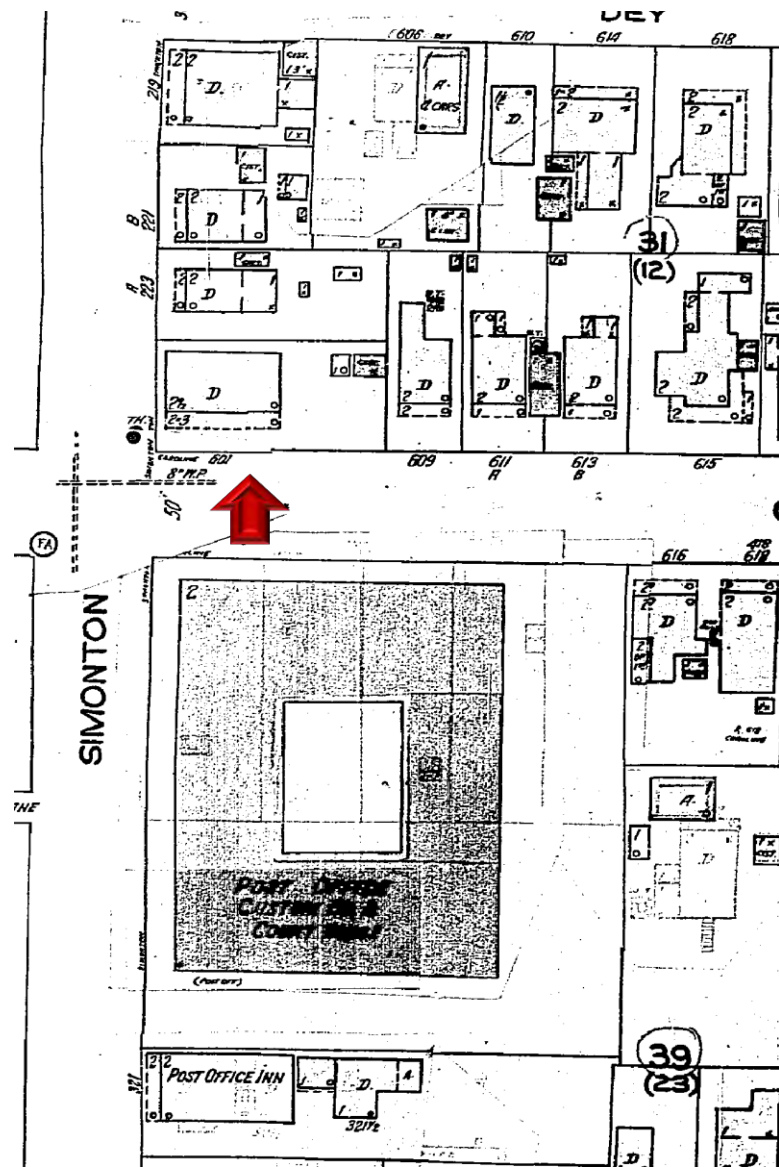
1889 Sanborn Map



1892 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



Unknown date. Ida Woodward Barron Collection. Monroe County Library



601 Caroline Street circa 1960. Monroe County Library



HABS 1967. National Park Service Library



HABS 1967. National Park Service Library



HABS 1967. National Park Service Library



HABS 1967. National Park Service Library



HABS 1967. National Park Service Library







610 White Street







PROPOSED DESIGN

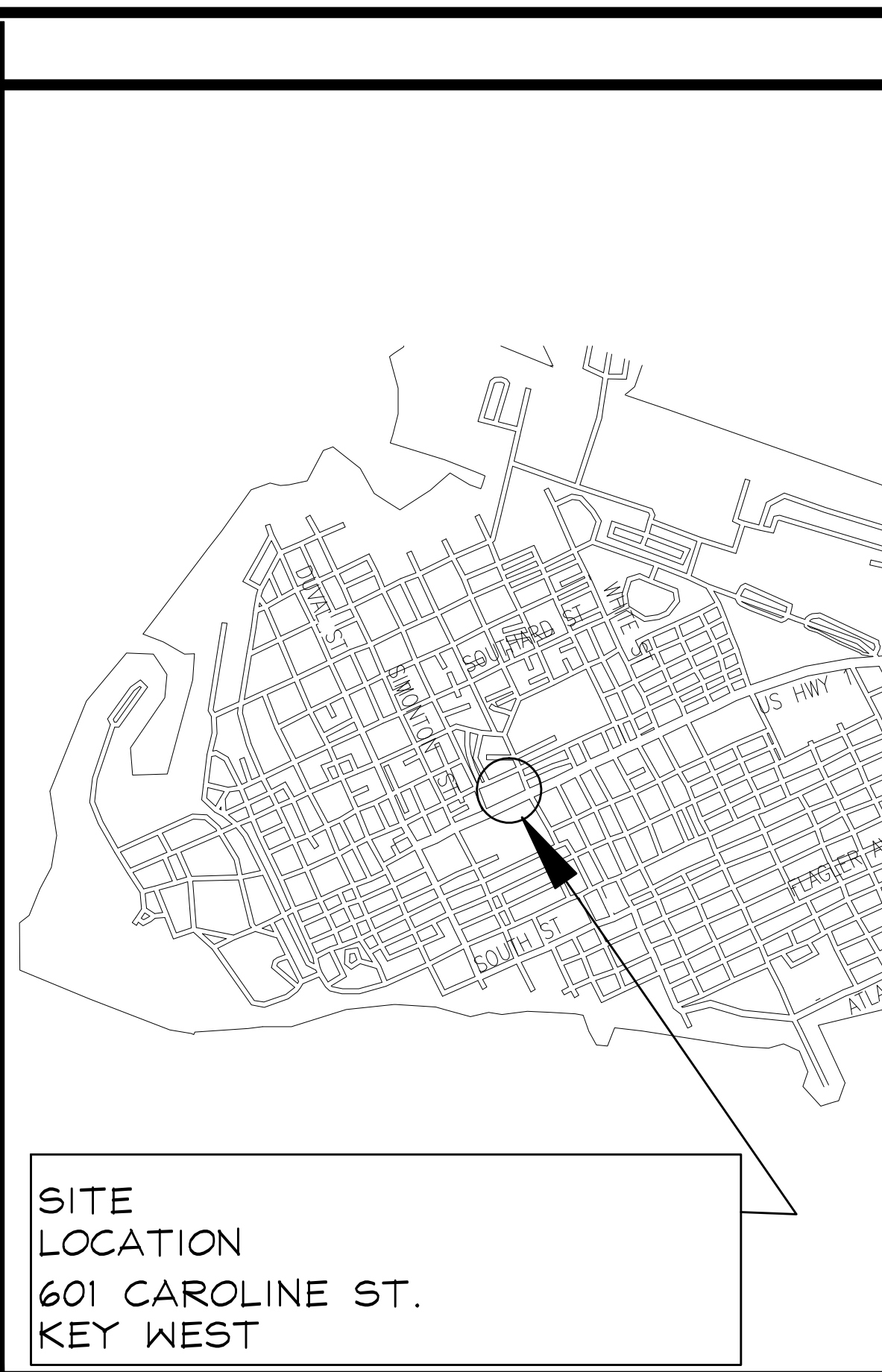
CYPRESS HOUSE

EXTERIOR SIDING REPAIR AND PAINTING HARC SUBMITTAL

601 CAROLINE STREET KEY WEST, FLORIDA



SITE LOCATION
601 CAROLINE ST.
KEY WEST



SITE LOCATION
601 CAROLINE ST.
KEY WEST

P R O J E C T D I R E C T O R Y

PROJECT: CYPRESS HOUSE
EXISTING BUILDING RENOVATION
601 CAROLINE ST.
KEY WEST, FL 33040

ARCHITECT'S PROJECT No.: 0437E

OWNER: KHP CAPITAL PARTNERS
Address: 101 CALIFORNIA ST. SUITE 980
SAN FRANCISCO, CA 94111
Tel: 415-944-1568
Representative: KEN REYNOLDS
eMAIL: ken.reynolds@khpcc.com

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: bender@bendandassociates.com
Project Manager: David Salay (Principal-in-Charge)
Project Architect: David Salay

PROJECT NOTE: THE CYPRESS HOUSE IS A FUNCTIONAL GUEST HOUSE OPEN 7 DAYS A WEEK. THE GUESTHOUSE SHALL REMAIN OPEN WHILE WORK IS TAKING PLACE. CONTRACTOR SHALL PERFORM WORK WITH THIS IN MIND, USING ALL APPLICABLE SAFETY AND OSHA STANDARDS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT BOTH ON THE ROOF AND ON THE ENTIRE PROPERTY. CONTRACTOR SHALL COORDINATE WITH THE BUILDING STAFF AS REQUIRED FOR DELIVERIES, PARKING AREAS, GROUND STAGING AREAS, ETC.

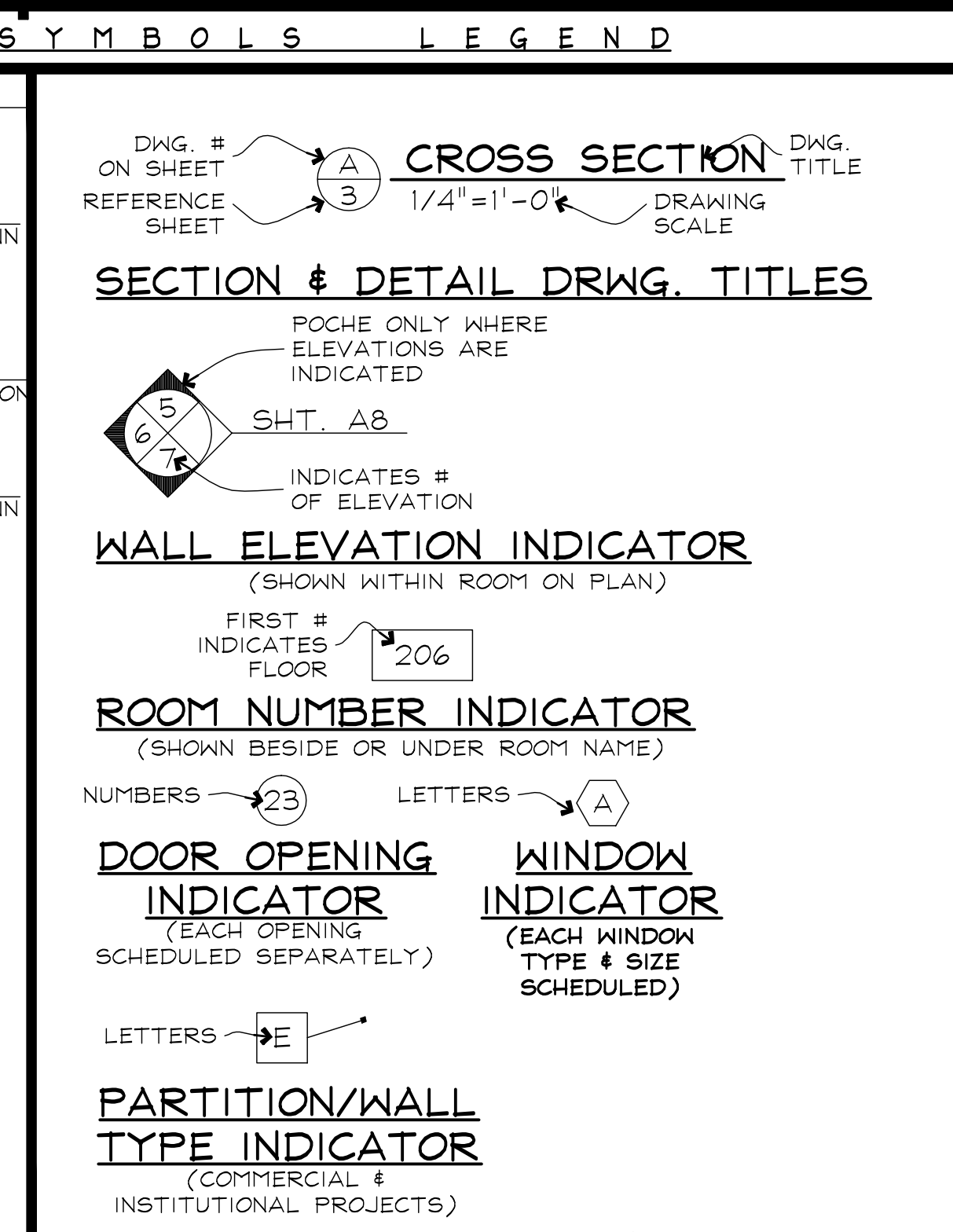
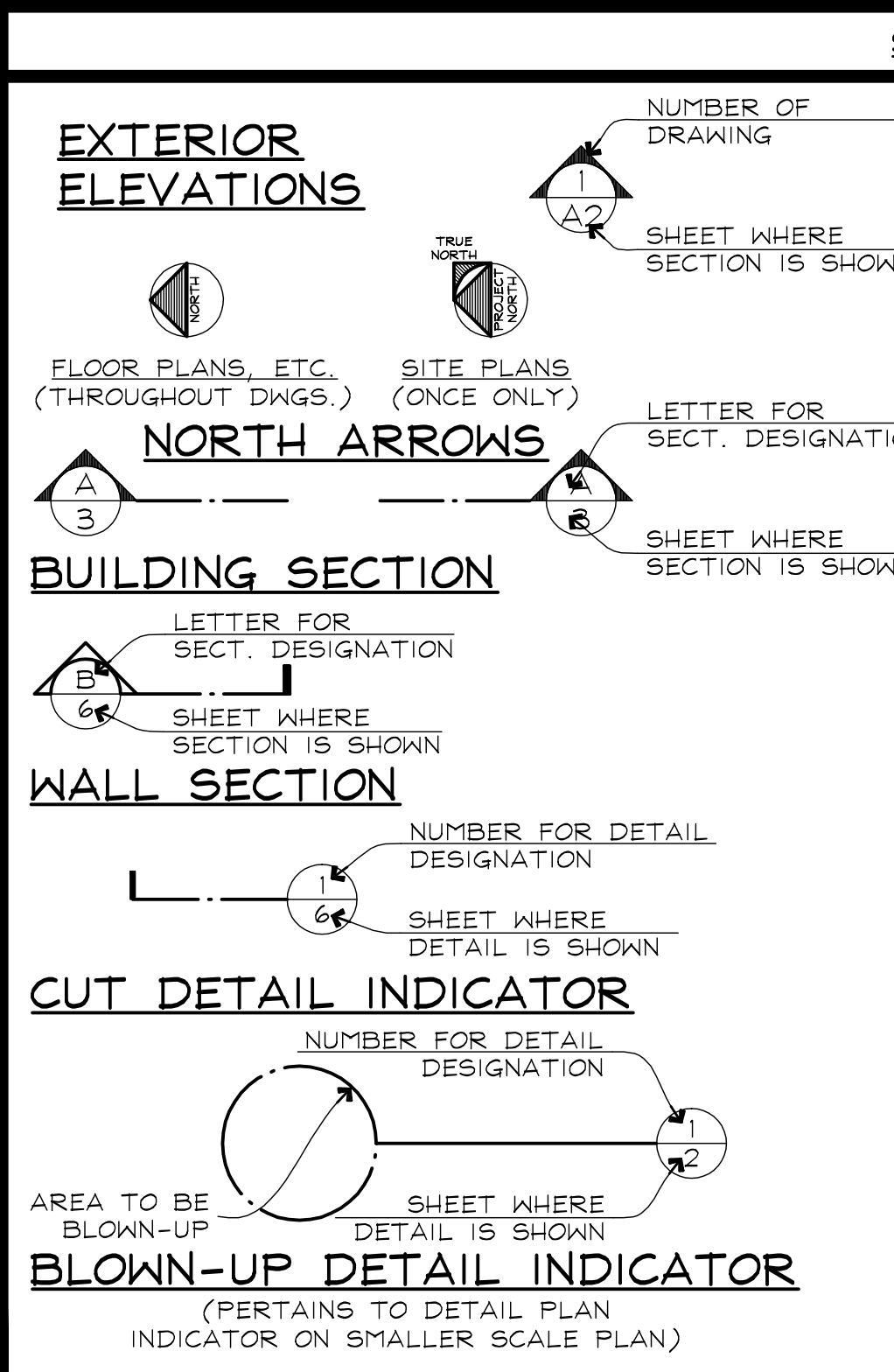
G E N E R A L N O T E S

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
 FLORIDA BUILDING CODE - Building 2014 EDITION
 FLORIDA BUILDING CODE - Existing 2014 EDITION
 FLORIDA BUILDING CODE - Residential 2014 EDITION
 FLORIDA BUILDING CODE - Plumbing 2014
 FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
 FLORIDA BUILDING CODE - Mechanical 2014 EDITION
 NATIONAL ELECTRICAL CODE 2008 EDITION
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
 NFPA 1 2006 EDITION
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts).
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

A B B R E V I A T I O N S

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	W/F	WELDED WIRE FABRIC
HDN	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		



M A T E R I A L D E S I G N A T I O N S

	CONCRETE MASONRY UNITS IN PLAN
	CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
	METAL IN ELEVATION
	METAL IN SECTION
	FINISH WOOD IN ELEV. & IN SECTION
	DIMENSION LUMBER IN SECTION (CONTINUOUS)
	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
	GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
	EARTH, NATURAL SUBSTRATE
	GRAVEL, AGGREGATE BASE COURSE, FILL
	FIBERGLASS BATT INSULATION
	RIGID INSULATION

P A R T I T I O N S & W A L L S

	CONCRETE MASONRY UNITS
	POURED CONCRETE
	WOOD FRAME
	METAL STUDS
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED

S H E E T I N D E X

SHEET INDEX

A0.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND

A1.0 SITE PLAN

A2.1 EXTERIOR ELEVATIONS

EXISTING AND HISTORIC PHOTOS

DESCRIPTION OF WORK:
 EXTERIOR REPAIR OF HISTORIC FACADE, ALL SIDES. REPAIR AND PAINT SIDING, COLUMNS, GUARDRAILS AND PORCH DECKING. REPAIR DETERIORATED GUARDRAILS IN KIND.

CYPRESS HOUSE
601 CAROLINE STREET
KEY WEST, FLORIDA

Bender & Associates
ARCHITECTS
p.a.

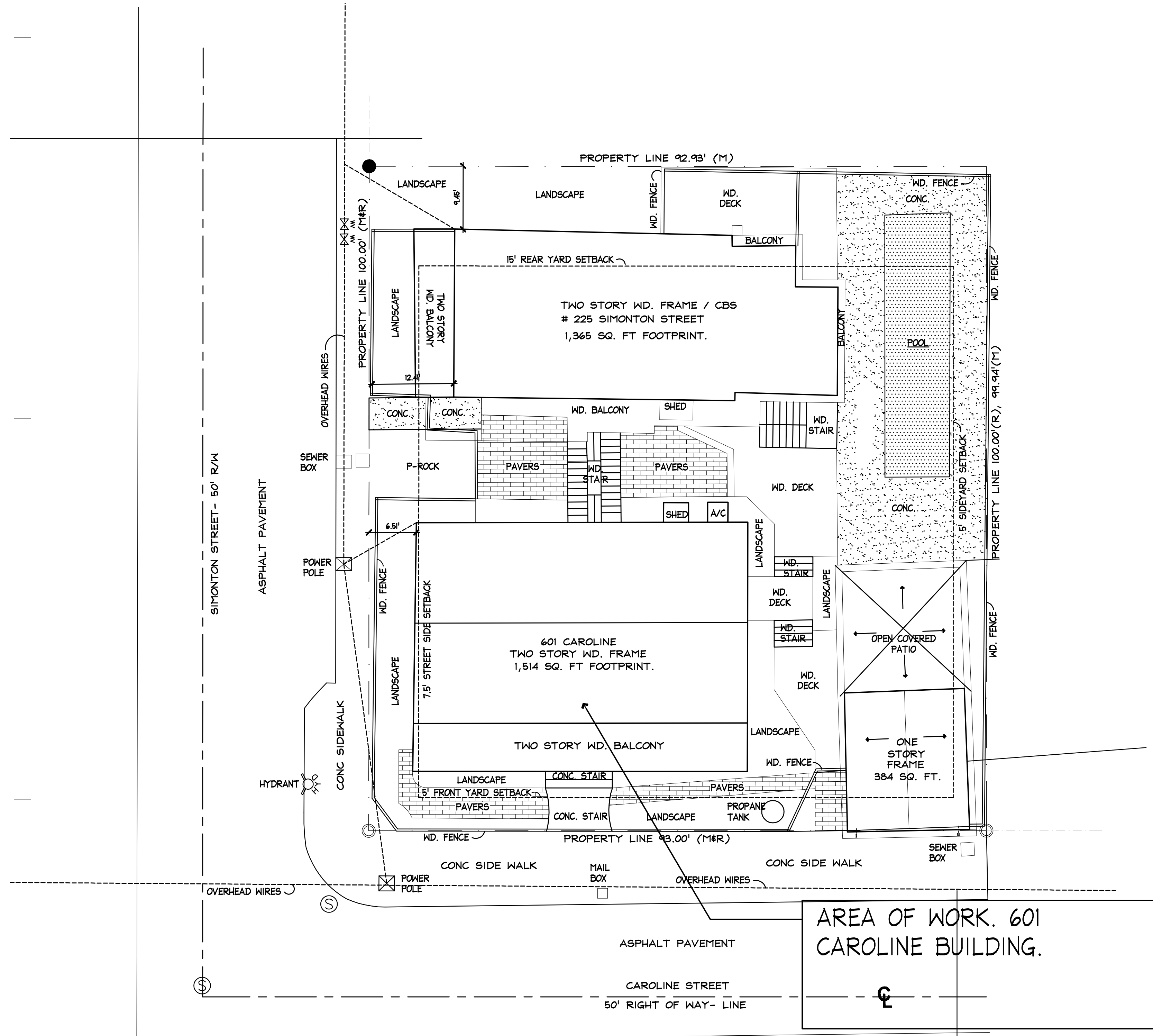
Project No.: 1822

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

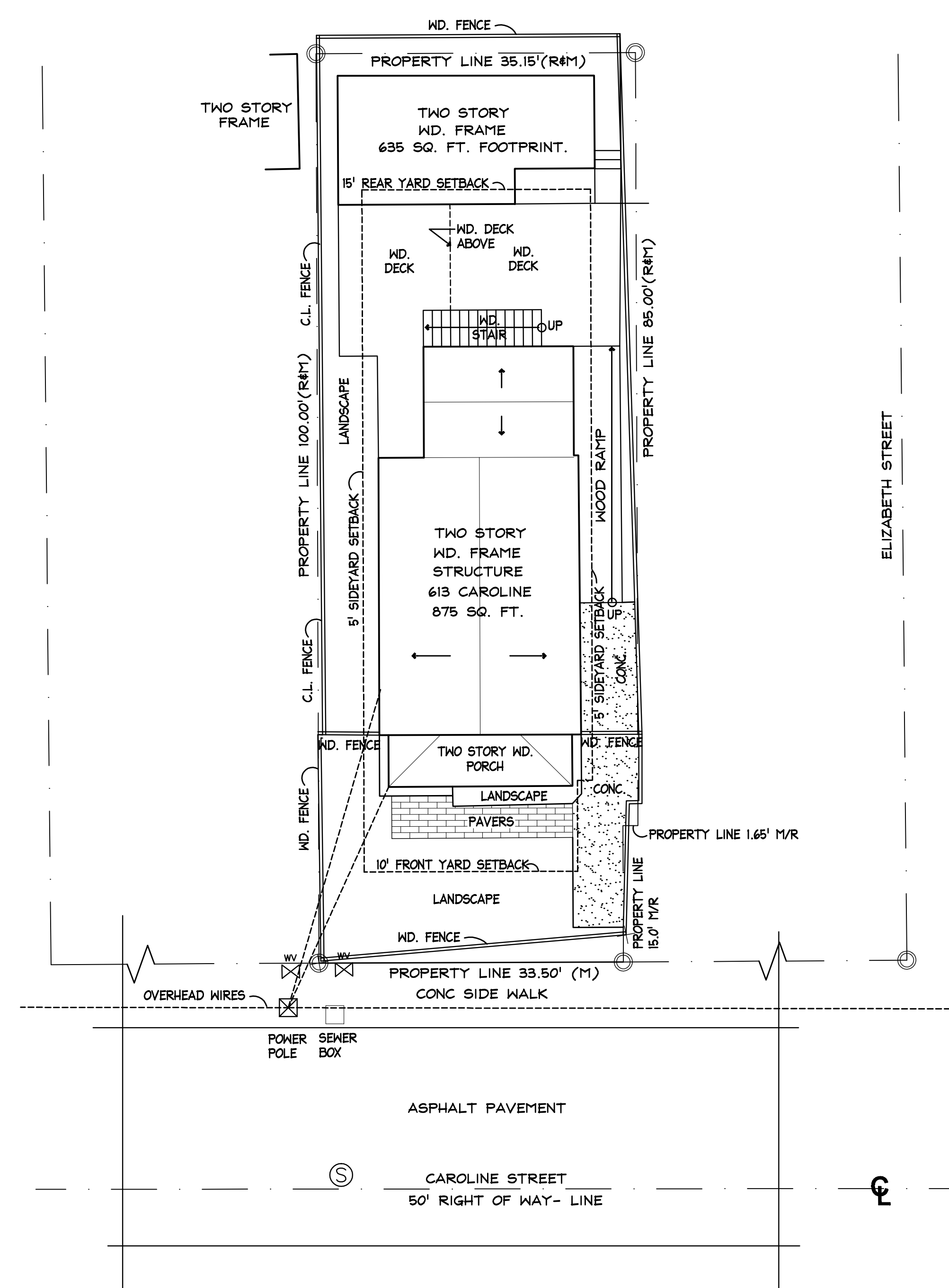
Date: 9/6/18

A0.0

1 OF 18



AREA OF WORK. 601
CAROLINE BUILDING.

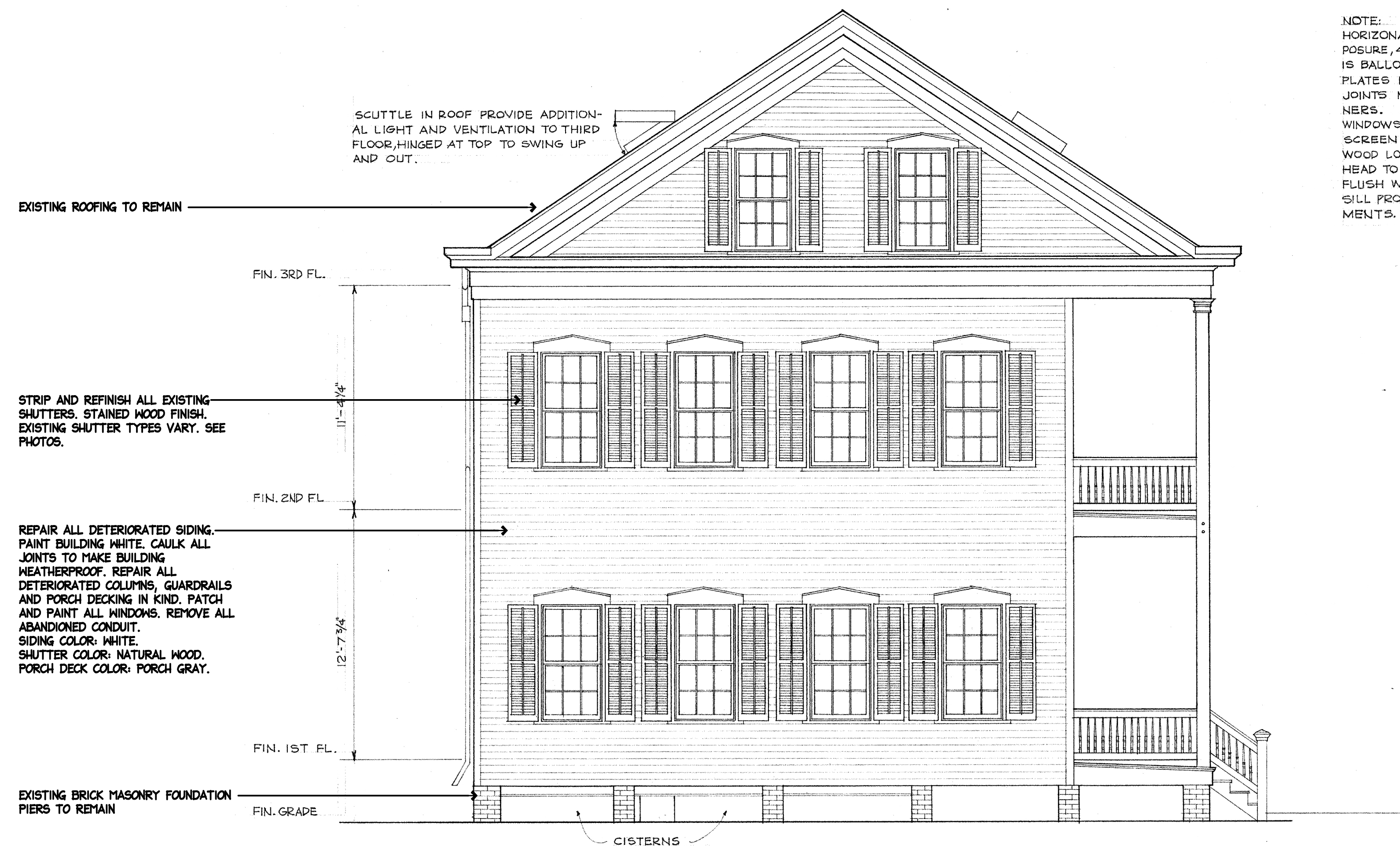


CYPRESS HOUSE
601 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1822
SITEPLAN SURVEY
Date: 9/6/18



NOTE:
 HORIZONTAL LAPPED WOOD SIDING, 4" AVERAGE EXPOSURE, 4 1/2" CORNER BOARDS. STRUCTURAL SYSTEM IS BALLOON FRAME, 4"x4" AND 2"x4" STUDS, 4"x6" PLATES LAPPED AND BUTT SPLICES AND OTHER JOINTS MORTISED AND TENON, TREE NAIL FASTENERS.
 WINDOWS: 6/6 DOUBLE HUNG WINDOWS, INSECT SCREEN LOWER HALF (MODERN).
 WOOD LOUVER SHUTTERS HUNG AT JAMB OR AT HEAD TO SWING UP AND OUT; WINDOW TRIM FLUSH WITH EDGE OF SIDING, DRIP MOLD AND SILL PROJECT SLIGHTLY, SIMPLE FLUSH PEDIMENTS.

6 WEST EXTERIOR ELEVATION (SIMONTON ST.)
 A2.1 SCALE: 1/4"=1'-0"



NOTE:
 HORIZONTAL LAPPED WOOD SIDING, 4" AVERAGE EXPOSURE, 4 1/2" CORNER BOARDS. STRUCTURAL SYSTEM IS BALLOON FRAME, 4"x4" AND 2"x4" STUDS, 4"x6" PLATES LAPPED AND BUTT SPLICES AND OTHER JOINTS MORTISED AND TENON, TREE NAIL FASTENERS.
 WINDOWS: 6/6 DOUBLE HUNG WINDOWS, INSECT SCREEN LOWER HALF (MODERN).
 WOOD LOUVER SHUTTERS HUNG AT JAMB OR AT HEAD TO SWING UP AND OUT; WINDOW TRIM FLUSH WITH EDGE OF SIDING, DRIP MOLD AND SILL PROJECT SLIGHTLY, SIMPLE FLUSH PEDIMENTS.

1 SOUTH EXTERIOR ELEVATION (CAROLINE ST.)
 A2.1 SCALE: 1/4"=1'-0"

CYPRESS HOUSE
 601 CAROLINE STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.a.

Project No: 1822
 EXTERIOR ELEVATIONS
 Date: 9/6/78

A2.1
 2 OF 18

CYPRESS HOUSE**601 CAROLINE STREET - EXISTING AND HISTORIC PHOTOS****EXISTING PHOTOS:**

The existing front (south) façade of Cypress House, 601 Caroline St. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated wood columns, guardrails and porch decking. Refinish all shutters in stained wood.



The existing side (west) façade of Cypress House, along Simonton Street. Building is leaking badly and is not weathertight. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking. Refinish all wood shutters in stained wood.



Detail view of existing damaged siding at west façade.



Detail view of severely deteriorated siding at west gable. The siding is so deteriorated that water and air intrusion is occurring.



Side view of existing front porch. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking in kind. Remove all abandoned conduit.



Existing porch column at SW corner of porch. Column is extremely deteriorated. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking in kind.



View of lower front porch ceiling. Note traces of paint at existing siding. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking. Refinish all wood shutters in stained wood. Shutter types vary.



View of lower front porch ceiling. Note traces of paint at existing siding. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking. Refinish all wood shutters in stained wood.



Detail view of siding at front porch. Note traces of white paint.



View of windows above 2nd floor porch. Note traces of white paint. Refinish all wood shutters in stained wood.



View of ceiling at 2nd floor porch. Note traces of white paint.



View of damaged wood guardrail at west side of 2nd floor porch. Repair all guardrails in kind.

Paint porch decking porch gray.



View of 2nd floor porch siding. Note traces of paint. Paint siding white. Repair siding.



View of damaged 2nd floor guardrail with turned spindles. Repair in kind.



Detail of damaged column at 2nd floor porch. Column wood is checked. Guardrail is loose. Repair in kind. Paint porch decking. Paint columns and guardrail. Repair wood in kind.



Damaged and deteriorated siding at north side of building (rear). Patch and paint siding. Remove all abandoned conduit. Patch and paint existing windows. Refinish all wood shutters in stained wood.



Deteriorated siding at east side of building. Patch and paint existing siding. Remove all abandoned conduit.



Detail view of east gable. Note traces of paint at fascia.



Existing front porch column. Note severe deterioration and missing guardrail spindles. Patch and paint column and siding. Repair existing column. Paint.



Detail view of existing historic putty glazed window. Patch and paint existing putty glazed DH window. Refinish all wood shutters in stained wood. Shutter types vary. (Wood Louvered and Wood Bahama style.)



General View of NE corner of building. Repair all deteriorated siding. Paint building white and install sealant. Repair deteriorated columns, guardrails and porch decking. Refinish all wood shutters in stained wood.

HISTORIC PHOTOS:



View of west façade, ca. 1933.



View of 2nd floor porch, date unknown, but probably 1967. Note traces of paint.



View of front façade, 1960s.



View of SW corner, 1965.



View of upper floors, 1970's.

The following is an Excerpt from a HABS Survey conducted in 1967. The report describes the building in detail.

HABS, FLA. 44-KEY, 7-

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. FL 180

RICHARD MOORE KEMP HOUSE

Location: 601 Caroline Street, Key West, Monroe County, Florida.

USGS Key West Quadrangle, Universal Transverse
Mercator Coordinates: 17.418660.2716150.

Present Owner
and Occupant:

Mr. and Mrs. James J. Craig.

Present Use:

Residence.

Significance:

The building is a fine example of late nineteenth century
Key West architecture with no major alterations or addi-
tions.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1887-1888.
2. Architect: Probably no formal architectural plans were drawn.
3. Original and subsequent owners: November 20, 1845, James M. Curry and wife, Margaret J., sold part of Lot 4, Square 12, to Samuel Kemp (Deed Book D, p. 92). Samuel Kemp sold part of this property, consisting of the corner lot, to his sons William and Richard M. Kemp on December 14, 1859 (Deed Book F, p.331). William Kemp sold his interest to Richard M. Kemp in 1869 (Deed Book G, p. 403). The original home was burned in the fire of 1886. The present home was built about 1887-1888. It was sold by the surviving heir, Miss Grace Kemp, to Mr. and Mrs. James J. Craig, May 21, 1960. (Monroe Land Title Company Abstract).
4. Builder: The builder was John T. Sawyer (Reardon interview).
5. Original plan and construction: A wood frame, two-and-a-half story, rectangular building with a two-story veranda inset under the roof on the front.
6. Additions and alterations: There have been no additions and the only alteration is the closing off of the rear hall on the first floor to provide a lavatory. The original flooring exists throughout the house, except in the downstairs hall-dining room and kitchen, where the floors were replaced in the 1930s.

RICHARD MOORE KEMP HOUSE
HABS No. FL-180 (Page 2)

C. Sources of Information:

a. Primary and unpublished sources:

Key West City Directory, 1887, Bensel Co., Poughkeepsie, New York.

Monroe County Courthouse Deedbooks and Records, County Clerk's Office, Key West, Florida.

Monroe Land Title Company Abstract, Key West, Florida.

Sanborn Map of Key West, Sanborn Map Co., City of Key West, New York, 1889.

b. Secondary and published sources:

Chapin, George M., Florida Past and Present 1513-1913, Vol. II, S.J. Clark Publishing Co., Chicago. 1914. pp.109-110.

Harlee, William C., Kinfolks Vol. II, Searcy and Pfaff, Ltd., New Orleans, 1934.

c. Interviews:

Craig, Mrs. James J., present resident, Key West, Florida. n.d.

Reardon, Mrs. William H., daughter of John T. Sawyer, builder of the house, 609 Francis Street, Key West, Florida, July 12, 1965.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A fine example of late nineteenth century Key West architecture. The design of the house was influenced by the Classical Revival style, island architectural traditions and ship building techniques as evidence by its proportions, trim and construction.
2. Condition of fabric: Generally good.

B. Description of Exterior:

1. Overall dimensions: A two-and-a-half story rectangular block, 37'-5" x 50'-3", with five bays across the front.
2. Foundations: Brick piers; two cisterns beneath the building are 4'-6" deep, stucco over masonry, do not appear to be structural.

Note: 1967 HABS Report states that TRACES OF WHITE PAINT REMAIN

RICHARD MOORE KEMP HOUSE
HABS No. FL-180 (Page 3)

3. Wall construction: Horizontal wood siding, lapped joints, 4" average exposure, traces of white paint remain, 4 1/2" corner boards.
4. Structural system: Balloon frame, 4" x 4" and 2" x 4" studs, 4" x 6" plates, lapped and butt splices and other joints mortise and tenon, 2" x 8" roof rafters 25" on center average. Floor framing is of 2" x 8" joists, beams 4" x 8".
5. Porches: Veranda extends across long dimension at both floor levels on southeast elevation; wood balustrade of turned, tapered balusters, rails which continue through porch columns; 7 1/2" x 7 3/4" columns continuous from first floor to soffit of entablature second floor, composite mold capitals; iron tie rods extend from entablature second floor to wall of house; second floor porch ceiling follows roof pitch to allow for windows into third floor; wood steps from first floor porch to grade, balustrade and square newels with cornice finials.

Modern wood steps at side (northeast doorway).
6. Openings:
 - a. Doorways and doors: Central doorway, porch into stair hall, first and second floors; on southeast (front) of the building. Two two-panel wood shutters per opening, top panel operating louvers; hinged at jambs and swing out; two two-panel doors swing in; two-pane sash above doorway; simple Greek Revival trim flush with exterior siding.

Doorways between porches and rooms on southeast (front) of the building, four on each floor; two two-panel wood shutters per opening, top panel operating louvers; swing out; one four-panel wood door swings in; simple Greek Revival trim.

Side entrance doorway: Screen door (modern) swings out, four panel wood door swings in.
 - b. Windows and shutters: Six-over-six-light double hung sash, insect screen lower half (modern); two wood shutters per opening, hung at jambs or at head to swing up and out; window trim flush with edge of siding, drip mold and sill project slightly; simple flush pediments in southeast front and southwest elevations.
7. Roof:
 - a. Shape, covering: Gable roof parallel to long dimension. Terne metal shingles.
 - b. Cornice, eaves: Boxed eaves and gutters, composite molded cornice, galvanized downspouts.

RICHARD MOORE KEMP HOUSE
HABS No. FL-180 (Page 4)

- c. Other: Scuttles in roof provide additional light and ventilation for third floor; they are hinged at the top to swing up and out.

C. Description of Interior:

1. Floor plans:

- a. First Floor: Central stair hall; living room and library on the left divided by multicentered, arched opening; dining room and kitchen over the right, rear (northwest end) of stair hall partitioned off to afford toilet; stairway to second floor. Two cisterns beneath the building are accessible through openings in living room and library floors (wood strips left out, no surrounds).

- b. Second floor: Central stair hall; bedroom and northeast side; bedroom and work shop southwest side. Stairway to third floor.

- c. Third floor: Central stair hall, opening in attic and to crawl spaces at eaves; one room each side with access to crawl space; two roof scuttles each room; camp ceiling in all third floor spaces.

2. Stairways: Stairway from first to second floor: Wood stairway, 7" risers, 11' tread; molded rail, turned balusters, octagonal newel with disc finial; partition under exterior string appears to have been added, soffit sheathed with wood strips.

Stairway from second to third floor: Wood stairway, 7" risers, 10" treads; balustrade similar to stairway from first floor; soffit of stairway sheathed.

3. Flooring: Wood floor of 5 1/2" wood strips; portions covered with 3 1/4" wood strips and miscellaneous patterned linoleum (covering applied to offset termite damage to original floor).
4. Wall and ceiling finish: Wood strips 3 1/4" wide, flush joints; 9 1/2" base boards; molded wood cornice.
5. Doorways and doors: Four-panel wood doors throughout in rectangular openings, heavy molded trim; multicentered arched opening between living room and library, molded wood trim, paneled soffit.
6. Decorative features: None of importance; painted center pieces and library cabinet work is modern; turned porch balusters are very thin, tapering from 1 3/5" to 3/4".
7. Hardware: Large amounts of original door hardware remain, porcelain door knobs and key hole covers, brass and cast iron works.

RICHARD MOORE KEMP HOUSE
HABS No. FL-180 (Page 5)

8. Mechanical equipment:

- a. Heating: None; no evidence of either original heating or cooking facilities; ceiling fan in library not original.
- b. Lighting: Electric, with fragments of early exposed system remaining, modern fixtures.
- c. Plumbing: Hand operated pump originally moved water from cistern to bath tub in second-floor space.

D. Site:

1. General setting and orientation:

The building is located on the north corner of Caroline and Simonton Streets on a fragment of the original site; it faces southeast on Caroline Street, across from the U.S. Post Office and Customs House. A wood picket fence at sidewalk edges and on property lines. Landscaping includes two large frangipani trees, palms, mahogany and other native or tropical foliage.

2. Two wood outbuildings are located northeast of the building.

Prepared by: F. Blair Reeves, AIA
Supervising Architect
HABS-Key West Project
September 1967

PART III. PROJECT INFORMATION

These records were prepared in 1967 during a summer project jointly sponsored by the Old Island Restoration Foundation, Inc. of Key West, and the Historic American Buildings Survey. Twenty-two structures were recorded, ranging from commercial structures, residences and hospitals to a convent, a lighthouse, and the Memorial to the Victims of the disaster of the Battleship Maine.

The project was under the direction of F. Blair Reeves, AIA, Associate Professor, Department of Architecture, University of Florida. Measured drawings were prepared by student architects John D. Davenport and John F. Grimm of Texas A. and M. University, and John O. Crosby of the University of Florida. Mrs. Betty M. Bruce of the Old Island Restoration Foundation, Inc., and Professor Reeves were responsible for the historical and architectural data. They were assisted by members of the Foundation. J. Franks Brooks, Photographer, of Key West, supplied the photographs.

History of building, adapted from Steve Ness:

The stately building before you is the second structure to stand on this lot since Key West became a frontier territory of the United States. In 1845, the Samuel Kemp family purchased a quarter of this city block to construct their family home.

The Kemp family was some of the original settlers, originating in the Bahamas' Islands, who migrated to Key West shortly after the island was settled.

Their first home was lost in the Great Fire of 1886. Richard Kemp rebuilt the current house in 1888 and it remained in the family for 72 years.

The structure was built by John Sawyer, a skilled ship carpenter. The design of the house reflects simplified classic revival island architecture. It is considered to be one of the best examples of Key West-Bahamas style architecture in the Historic District and is recorded in the Library of Congress.

While its elegant and simplified architectural lines are a sharp contrast to its Victorian counterparts, it harkens back to large homes that were designed to impress from the street.

The height and width of the structure required wooden beams of great length. It was a costly venture since all building materials had to be shipped by sailing ships and in some cases obtained by demolition of existing structures around town.

The Kemps were an interesting family that changed the finances and notoriety of Key West. Richard Kemp had a thriving furniture store at a time when the population of Key West doubled within a 10 year period. By 1890 the island was the largest city in Florida with the wealthiest citizens per capita in the nation.

Like most successful citizens of the day, Richard was in touch with the unique environment that surrounded his world. He was responsible for properly identifying the Ridley turtle as an unnamed species. The turtle was officially named Kemp's Turtle by scientists at Harvard University.

The Kemp's greatest financial accomplishment was taking some sponge samples from the fledgling local sponge industry to New York in an attempt to find a market for the products. His first attempt met with little interest but his second try a year later brought great success.

One of Richard Kemp's daughters married a man named Arapian, the first sponge merchant of Florida, who greatly influenced the development of the sponge industry for the next 50 years. At the height of the industry there were 350 sponge boats catching 200 tons of sponges per year and supplying 80% of sponges purchased nationally.

KEY WEST
HISTORIC
BUNGALOWS

a kimpton sanctuary

EXTERIOR DESIGN: Brand Recognition.

- TIMELESS EXTERIOR PALETTE = WHITE PAINTED BUILDING WITH NATURAL VARNISH.
- MODERN INTERPRETATION OF CLASSIC GAS LANTERN.
- PROPERTY ACCENT COLOR APPLIED TO FRONT DOOR or ROLL-DOWN SHADES
- UNIFYING SIGNAGE



Powerstrip Studio



KEY WEST
HISTORIC
BUNGALOWS

a kimpton sanctuary

New shutters on Cypress House will be historic recreations.
Kiln baked hardwood stained as shown.

AND WHEN YOU ENTER... TIMELESS MEETS ESOTERIC FUNK



Powerstrip Studio





953 NORTH CRESCENT HEIGHTS BLVD. LOS ANGELES CA 90046
 T 323.822.7540 F. 323.822.7560 WWW.POWERSTRIPSTUDIO.COM

PROJECT: KIMPTON KEY WEST
 AREA: MODEL ROOM
 ISSUE DATE: 9/14/2018
 STATUS: Issued
 STATUS DATE:

SPECIFICATION

SOURCE:
 GC Provided/Installed

MANUFACTURER:
 Benjamin Moore Paint
 Attn: Lorraine Romero
 T (800) 832-8445 ext. 3307
 E lorraine.romero@benjaminmoore.com
 W www.benjaminmoore.com

MODEL NUMBER: OC-57

COLOR/FINISH: White Heron - Exterior

DIMENSIONS:

Notes: GC must refer to product guidelines for methods of application and surface preparation. Applied to Level 4 drywall surface.
 GC to verify take-off quantity.
 GC must submit draw down sample to owner and designer for written approval.
 Paint to be Low/No VOC. Must meet Greenseal Standard GS11 (for Interior Use)
 Must have low odor, anti-microbial properties, mold/mildew resistance, and be recommended for hotel use.

Required Approvals

Purchase Order Shop Drawing Finish Sample CFA Prototype

BY	DRAWING	QTY.	ITEM	ITEM #
JW	N/A	0	EXTERIOR PAINT @ GUESTHOUSES	PT-4

Distribution and quantity provided for preliminary pricing purposes only. Owner/PA must verify all quantities.



ITEM: EXTERIOR PAINT @ GUESTHOUSES
ITEM #: PT-4
STATUS: Issued

PROJECT KIMPTON KEY WEST

ISSUE DATE: 9/14/18

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 19, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

IN KIND REPAIRS OF WOODEN PORCH ELEMENTS AND SIDING. NEW WOOD SHUTTERS. NEW WHITE PAINT FOR EXTERIOR WALL, STAINED WOOD SHUTTERS, AND GRAY COLOR FOR EXTERIOR PORCH DECKS.

#601 CAROLINE STREET

Applicant – Ken Reynolds Application #H2019-0020

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00001030-000000
 Account# 1001058
 Property ID 1001058
 Millage Group 12KW
 Location 601 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 12 OR185-172/75 OR537-575 OR537-576 OR730-252 OR773-1691 OR779-155 OR765-861/862 CASE #77-439 CASE #85-290-CP-12 OR985-731/732P/R OR1041-1534/1535Q/C OR1041-153 6/1537Q/C OR1436-1099/1101 OR2554-1724/26 OR2920-2192/2196
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KHP IV KEY WEST LLC
 C/O KHP CAPITAL PARTNERS LP
 101 CALIFORNIA ST STE 980
 SAN FRANCISCO CA 94111

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$1,943,498	\$2,390,133	\$0	\$0
+ Market Misc Value	\$215,944	\$265,570	\$0	\$0
+ Market Land Value	\$2,159,442	\$2,655,703	\$4,106,184	\$3,057,572
= Just Market Value	\$4,318,884	\$5,311,406	\$4,106,184	\$3,057,572
= Total Assessed Value	\$3,662,497	\$3,329,543	\$3,026,857	\$2,751,689
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,318,884	\$5,311,406	\$4,106,184	\$3,057,572

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	9,300.00	Square Foot	93	100

Commercial Buildings

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 6,360
 Finished Sq Ft 3,360
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1933
 Year Remodeled
 Effective Year Built 1993
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,024	0	0
FHS	FINISH HALF ST	1,850	0	0
FLA	FLOOR LIV AREA	3,360	3,360	0
OPU	OP PR UNFIN LL	16	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OUU	OP PR UNFIN UL	54	0	0
OPF	OP PRCH FIN LL	56	0	0
TOTAL		6,360	3,360	0

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 4,574
Finished Sq Ft 2,409
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 450 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1933
Year Remodeled
Effective Year Built 1993
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	300	0	0
FAT	FINISHED ATTIC	1,200	0	0
FLA	FLOOR LIV AREA	2,409	2,409	0
OUU	OP PR UNFIN UL	609	0	0
OUF	OP PRCH FIN UL	56	0	0
TOTAL		4,574	2,409	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1975	1976	1	950 SF	2
WALL AIR COND	1979	1980	1	3 UT	2
BRICK PATIO	1985	1986	1	88 SF	2
FENCES	1985	1986	1	90 SF	5
CUSTOM POOL	2007	2008	1	400 SF	5
FENCES	2013	2014	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/30/2018	\$6,150,900	Warranty Deed	2181367	2920	2192
2/3/2012	\$3,850,000	Warranty Deed		2554	1724
6/1/1986	\$525,000	Warranty Deed		985	731
10/1/1978	\$150,000	Conversion Code		765	861

Permits

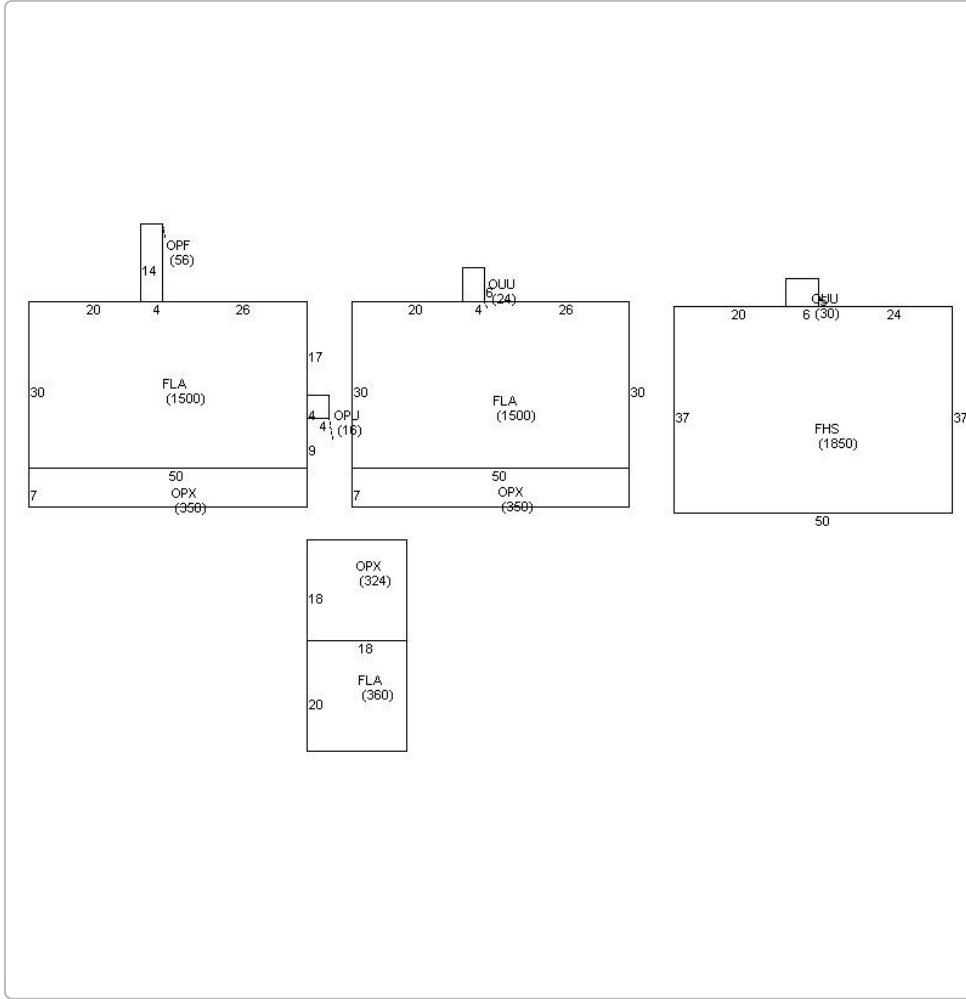
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
17-00001888	5/17/2017		\$6,000	Commercial
13-4392	10/16/2013		\$5,900	Commercial
13-1632	4/24/2013		\$800	Commercial
12-1289	9/4/2012		\$4,000	Commercial
12-2769	9/4/2012		\$6,000	Commercial
12-2744	7/27/2012		\$1,500	Commercial
12-0975	3/19/2012	8/7/2012	\$2,000	
12-0951	3/15/2012	8/7/2012	\$2,000	
08-1575	5/7/2008		\$2,400	Commercial
07-4558	10/2/2007	10/29/2007	\$500	Commercial
07-2749	6/8/2007	2/26/2008	\$2,350	Commercial
06-3972	7/19/2006	9/28/2006	\$2,400	Commercial
06-1648	3/13/2006	7/7/2006	\$1,000	Commercial
05-5187	11/17/2005	7/7/2006	\$2,400	Commercial
05-4765	10/31/2005	7/7/2006	\$2,400	Commercial
05-3334	8/8/2005	10/13/2005	\$2,400	Commercial
04-2696	8/16/2004	12/2/2004	\$1,000	Commercial
04-0089	1/15/2004	12/2/2004	\$2,400	Commercial
03-0782	3/19/2003	7/21/2003	\$2,300	Commercial
00-0035	1/5/2000	7/12/2000	\$2,000	Commercial
99-3635	10/29/1999	12/15/1999	\$7,424	Commercial

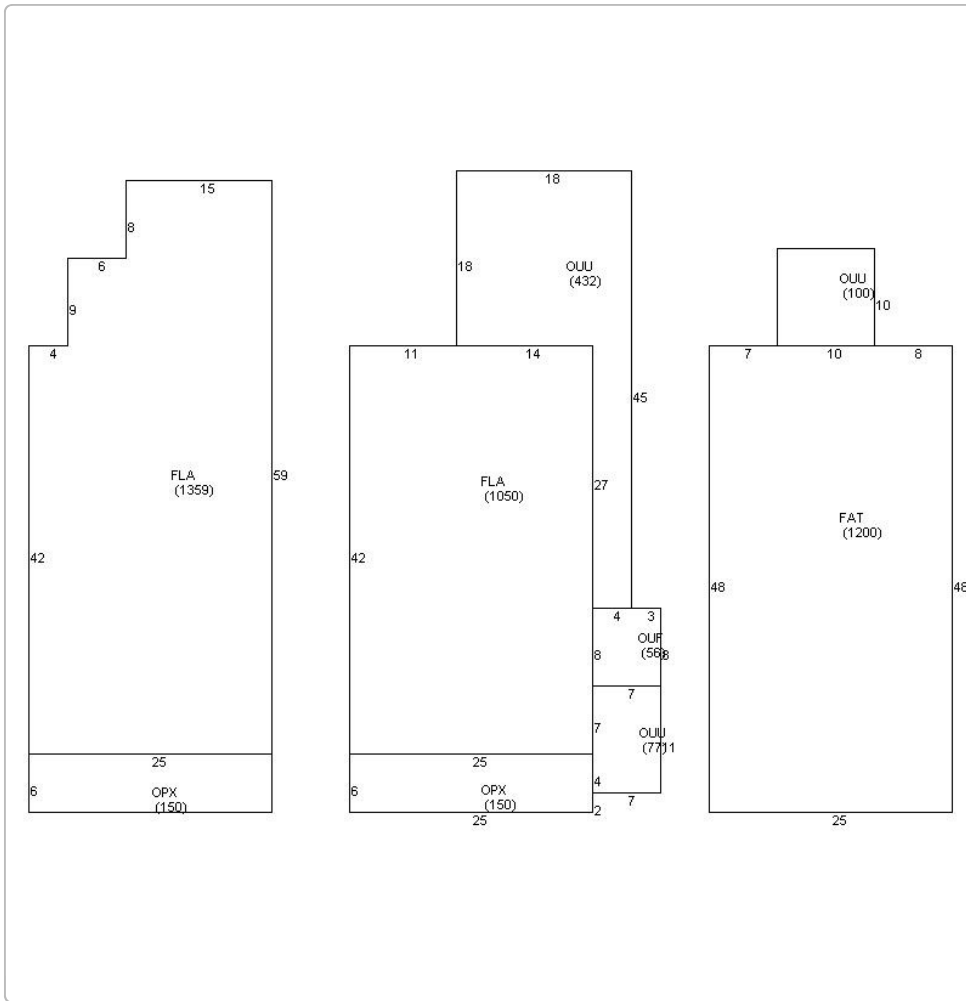
Number	Date Issued	Date Completed	Amount	Permit Type
99-3230	9/29/1999	10/25/1999	\$15,000	Commercial
98-2632	11/13/1998	8/16/1999	\$250	Commercial
B942745	8/1/1994	10/1/1994	\$4,000	Commercial
B941099	4/1/1994	12/1/1994	\$15,765	Commercial
B940802	3/1/1994	12/1/1994	\$1,500	Commercial

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 6/14/2019 5:33:15 AM

Version 2.2.25

Developed by

