

Staff Report



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Historic Architectural Review Commission

Staff Report

Meeting Date: September 25, 2012

Applicant: Vincent and Laura Barletta

Application Number: H12-01-1531

Address: 708 William Street

**Summary Description
of Work :**

Demolition of non-historic rear porch and side bathroom additions and renovation of existing cottage with one and one half story addition at rear

**Guidelines Cited in
Review:**

Page 24 Building Exteriors - wood exteriors , items 1 and 2, page 26 Roofing items 1 through 6, Page 29, Windows item 1 through 11, page 32 ,Entrances, Porches and Doors, items 1 through 16, pages 36 and 37 Additions and Alterations/New Construction , items 1 through 8, and page 38/38a ,items 1 through 7 page 39 Demolitions and Relocations Items 1, 2 and 3 page 39 Decks, Patios ,Hot Tubs and Pools, items through 6 ,page 41 Fences and Walls ,items 1 through 10, page 42 Air Conditioning , Antennas ,Trash facilities & Satellite Dishes , items 1 through 7



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Staff Analysis: The proposed project responds to the applicable guidelines cited above in a sympathetic well derived manner. The one and half story addition well behind the front historic façade with the roof section in scale with the units to the left and south meets the guidelines with regard to balancing mass and scale.

The demolition of the non historic screen porch is consistent with the guidelines. The Sanborn maps confirm the addition is non historic . The choice of materials, location of doors and windows , arrangement of openings are consistent with the Guidelines. The location of accessory structures is appropriate to the site as well as the guidelines. The location of the decks and walkways is consistent with the Guidelines.

As to other matters, the size and use of the rearmost addition which is labeled “pavilion” is actually an enclosed un-attached structure which will require a habitable space variance unless it is accessed by an enclosed breezeway or the walls which enclose the building are removed on at least two sides to create a true pavilion. With regard to the pool and the pool equipment to serve both 608 William and 730 Southard a unity of title must be filed with and approved by the City attorney or variances for the pool location and perhaps the air conditioners may be required.

Respectfully submitted
Donald Leland Craig, AICP

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **H12-01-153**

OWNER'S NAME: Vincent + Laura Barletta DATE: 9/12/12

OWNER'S ADDRESS: _____ PHONE #: _____

APPLICANT'S NAME: Thomas E. Pope, PA PHONE #: 296.3611

APPLICANT'S ADDRESS: 610 white street

ADDRESS OF CONSTRUCTION: 608 William st. # OF UNITS: _____

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Renovation of existing cottage with addition at rear. Demolish non-historic rear porch and side bathroom additions.

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.

RECEIVED
SEP 13 2012
**CITY OF KEY WEST
PLANNING DEPT.**

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: 9/12/12

Applicant's Signature: M. J. Billy Burton.
TE POPE, PA.

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Previous Approval



City Of Key West
Planning Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

January 27, 2010

Arch. Thomas E. Pope
PO Box 5567
Key West, Florida 33045

RE: RENOVATION OF EXISTING COTTAGE. NEW DORMER AT REAR AND NEW ADDITION AT REAR. DEMOLISH EXISTING NON HISTORIC PORCH. NEW POOL AND LANDSCAPE FOR: 608 WILLIAM STREET - HARC APPLICATION # H9-12-23-1437 KEY WEST HISTORIC DISTRICT

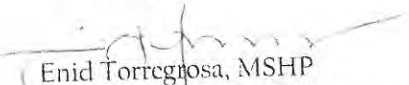
Dear Architect Pope:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project at the public hearing held on Tuesday, January 12, 2010. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

CL 4 - #608 William Street- Thomas E. Pope, Architect-(H09-12-23-1437)-
Renovation of existing cottage. New dormer at rear and new addition at rear. Demolish existing non-historic porch. New pool and hard-scape

The house located on 608 William Street is listed as a contributing resource in the 1998 and 2004 surveys. The one and a half story frame vernacular house was built circa 1889. The proposed project includes the incorporation of a dormer window on the back side of the main gable roof, the construction of a new one story attached addition to the south elevation of the main house, the enclosure of a back screened room and construction of a new swimming pool and hard scape.

The Historic Architectural Guidelines of the City of Key West includes under Article VI- Design Guidelines in Key West Historic District (o and p) Additions, alterations and new construction, pages 36-38, the following;

HARC reviews alterations of non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible, HARC will encourage projects that lessen the detracting of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or non contributing buildings within the district.

The main house is a contributing resource. The proposed plans includes an attached one story addition to the south façade with a setback of approximately 31'- 4" from the right of way, new hip roof and enclosure of an existing back screened room and the addition of a dormer window at the back of the main house roof.

Guideline 1

A structure shall not be altered and/or expanded in such manner that it's essential character defining features are disguised or concealed.

Staff understands that the proposed design will not obscure character defining elements the contributing houses processes. The one story addition on the side of the house will be set back approximately 19'-11" from the main facade. The proposed dormer will be located on the back of the main house roof and will not be visible from the right of way.

Guideline 2

Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.

The main house is a contributing resource. The proposed plans includes an attached one story addition to the south

façade with a setback of approximately 31'- 4" from the right of way, new hip roof and enclosure of an existing back screened room and the addition of a dormer window at the back of the main house roof.

Guideline 3

Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscape

The proposed addition is compatible and harmonious with the existing house. The incorporation of metal shingles on the roofs is compatible to the original structure. The proposed project will incorporate wood siding for the main house dormer. Hardi plank siding is proposed as the exterior material for all new walls.

Guideline 4

Additions should be constructed with scale, height and mass that is appropriate to the original building and its neighbors.

It is staff understanding that the design is in scale and in proportion with the surrounding houses. The proposed height of the addition and new hip roof on the back of the house are lower than the existing main house.

Guideline 5

Additions should be attached to less publicly visible secondary elevations of an historic structure.

This addition will be attached to the side of the house and set back from the right-of-way 31'-4" from the right-of-way. The proposed window dormer will be located on the back of the existing main roof.

Guideline 6

Additions should not alter the balance and symmetry of a historic structure.

This proposed addition will not alter the balance and symmetry the house possesses. The proposed setback from the main façade makes this addition a secondary elevation.

Guideline 7

No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

The new design does not propose any alterations that may change or enlarge the existing proportions of the house. The addition is one story height.

Guideline 8

New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged, or destroyed.

The new design proposes setbacks to the front façade of the house that will help in the differentiation between the new addition and the historic fabric.

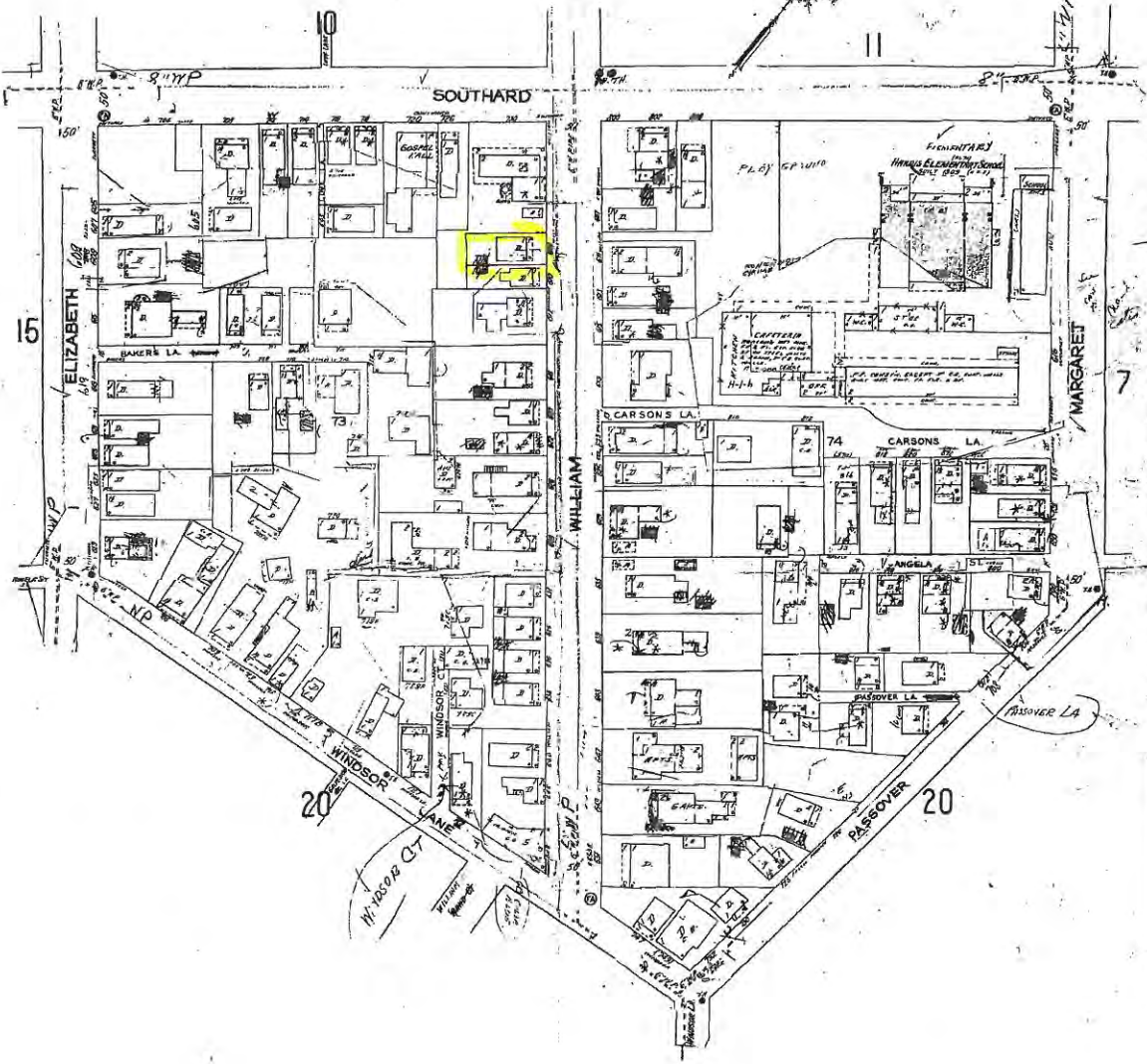
Staff recommends to this honorable commission to **approve** the plans as proposed. The proposed design complies with the City's Historic Architectural Guidelines. The additions are harmonious and compatible with the existing house as well as within its historic context.

Sanborn Maps

16

16

FEB. 1925
KEY WEST
FLA.



The Sanborn Library, LLC

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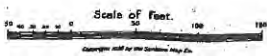
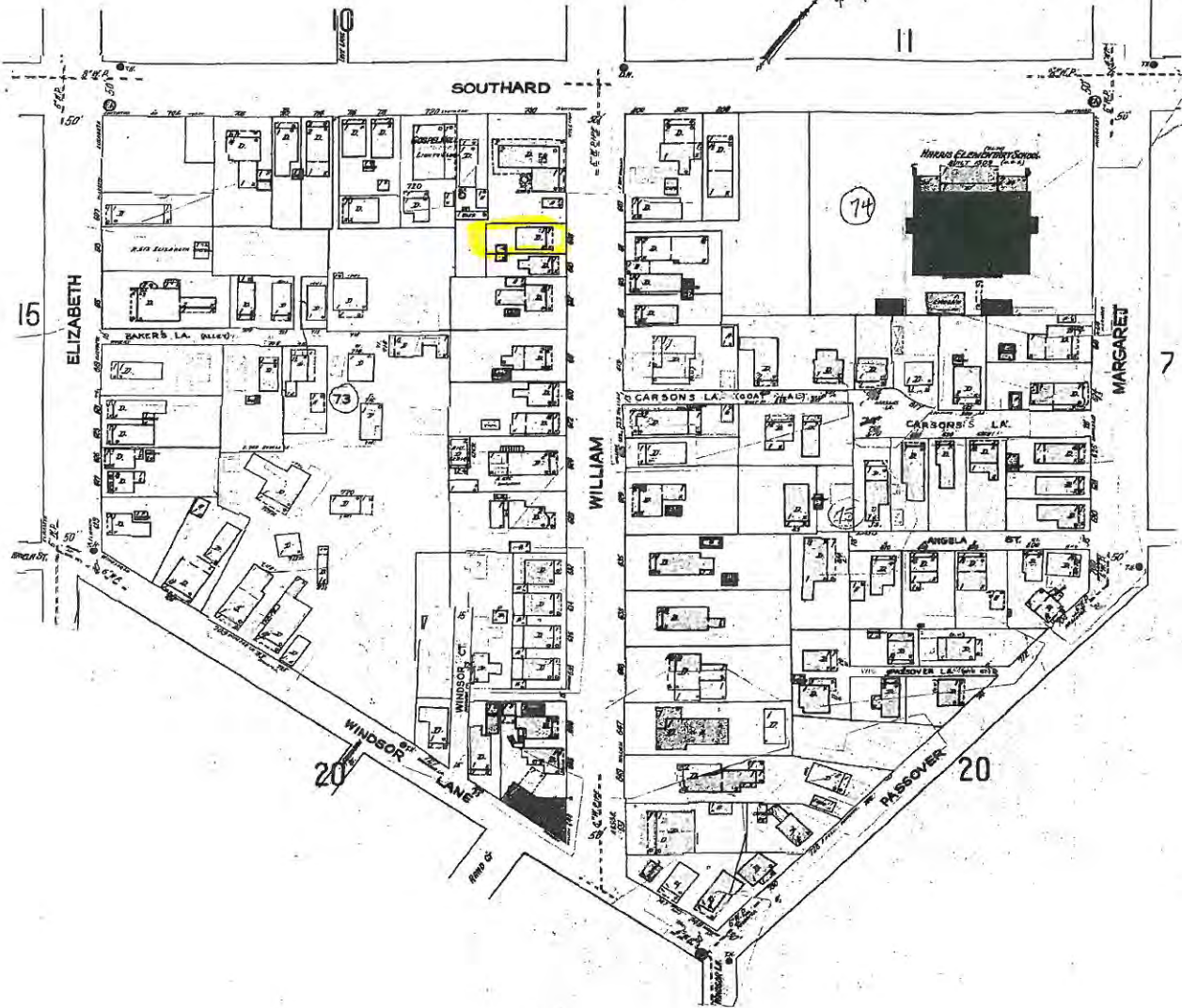
16

26

FLA · 506

FEB 1925
KEYWEST
FLA

16



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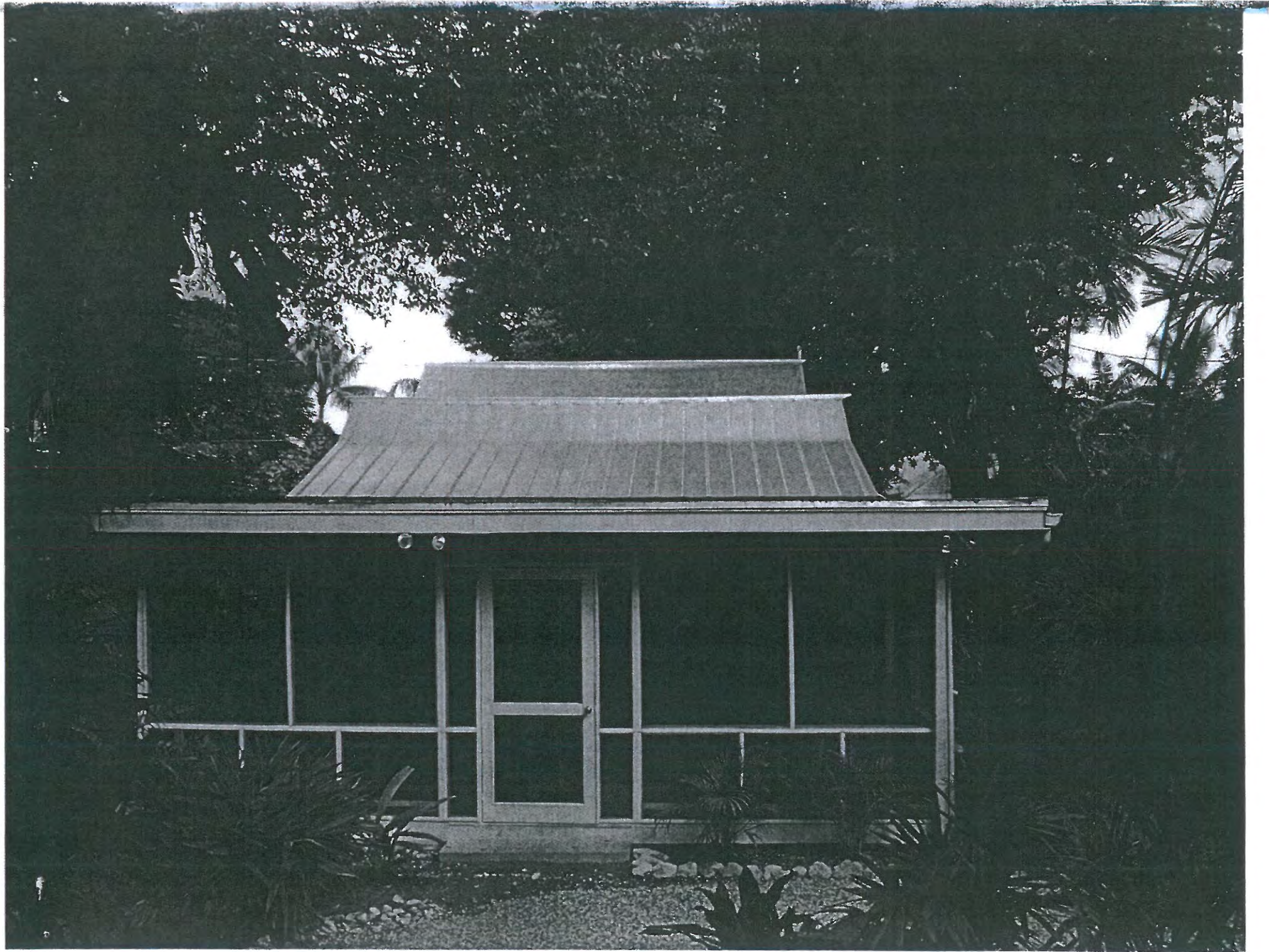
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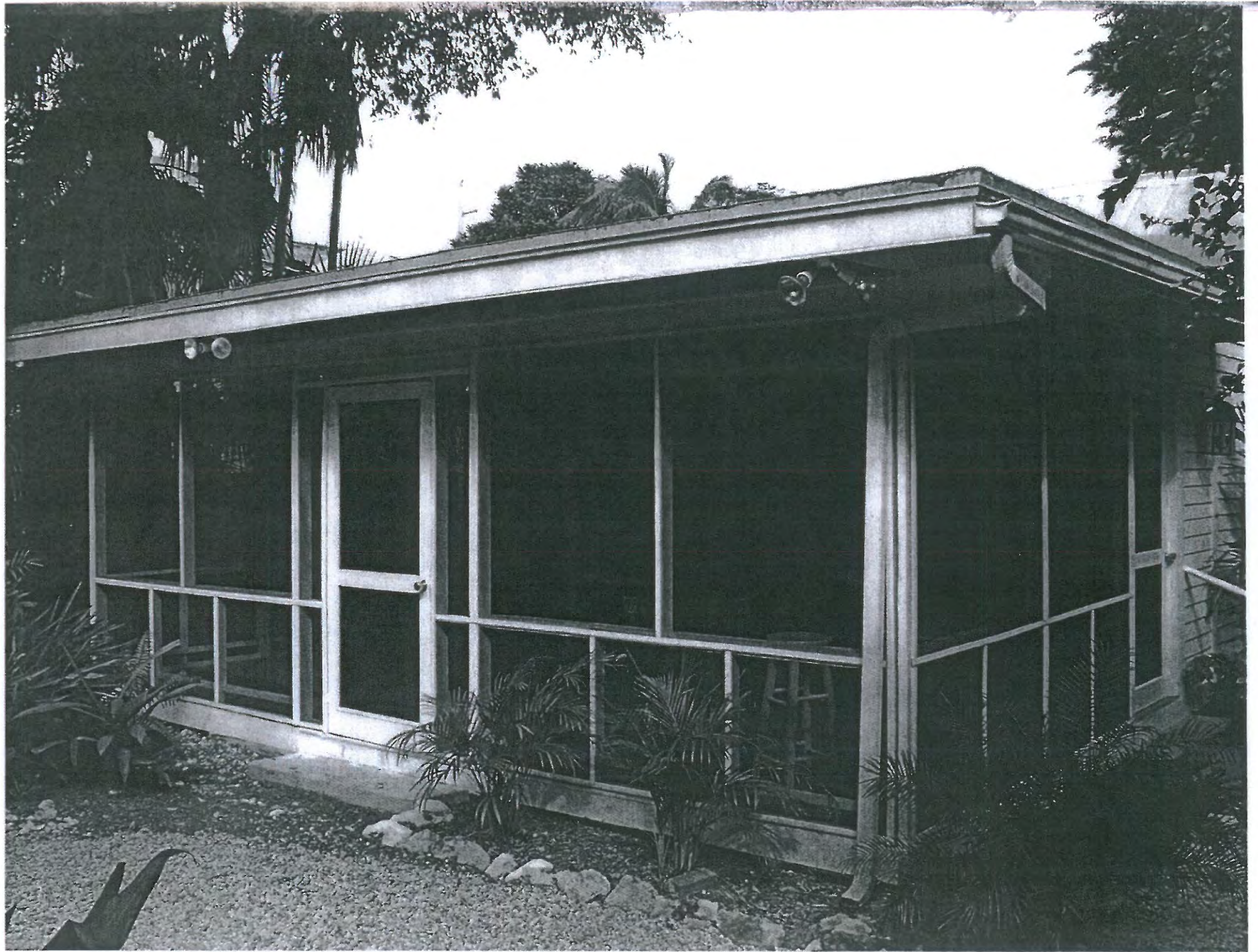
Photos



608

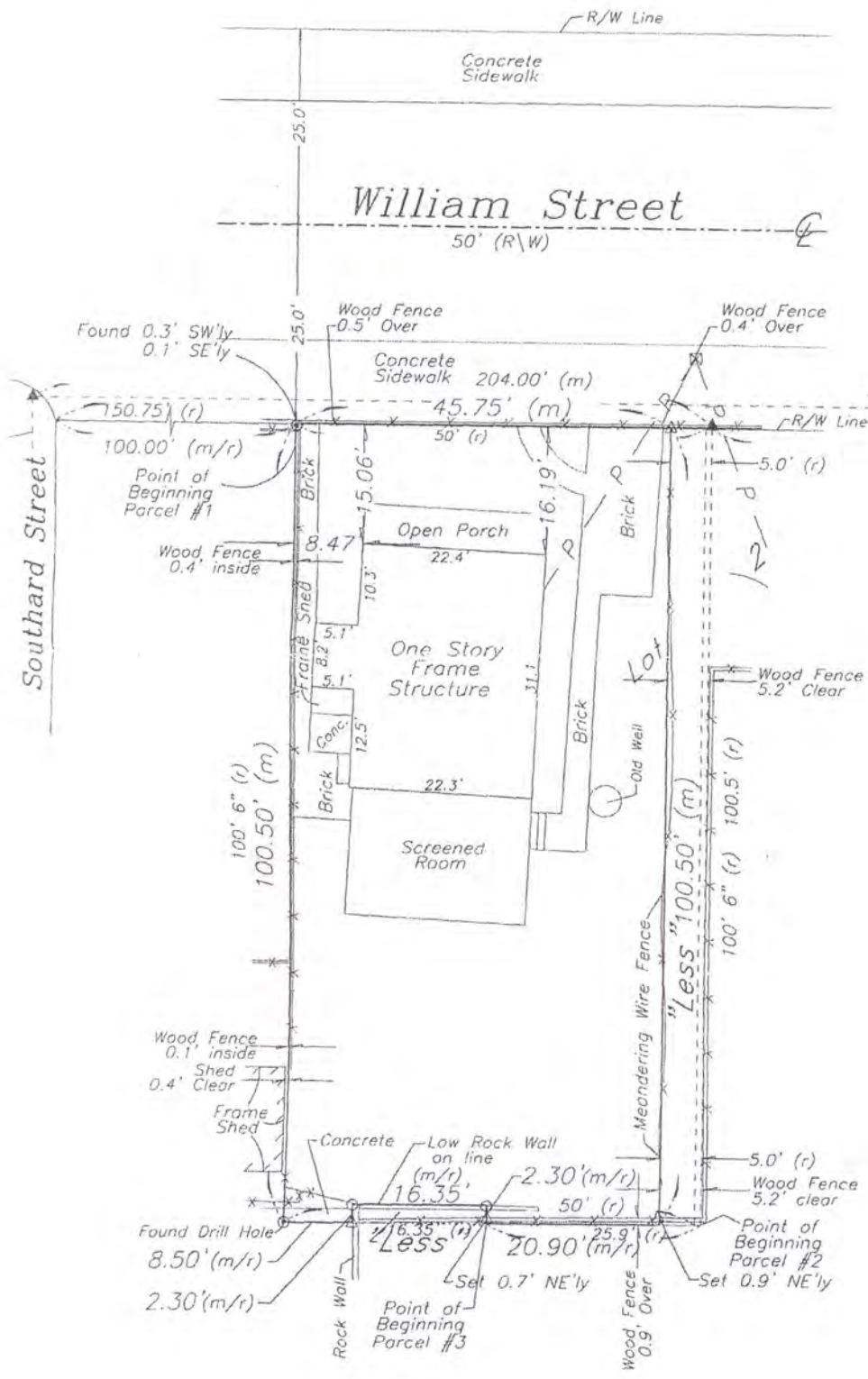








Survey



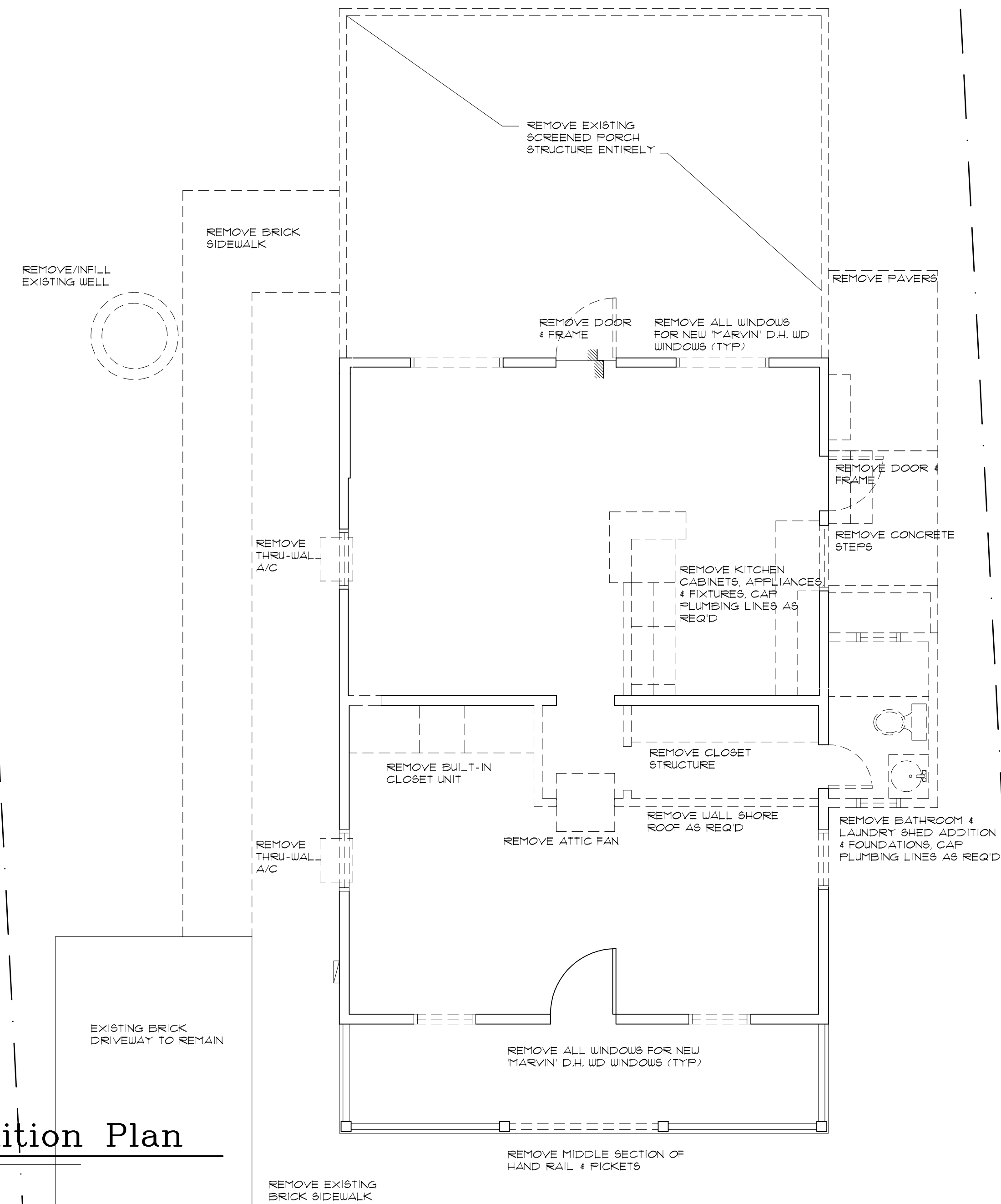
LEGEND

- ⊙ Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS) (5234)
- △ 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

Proposed Plans

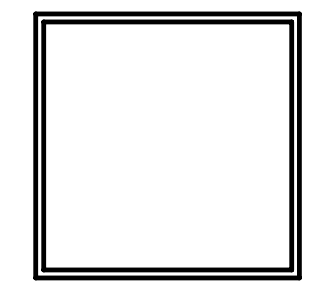
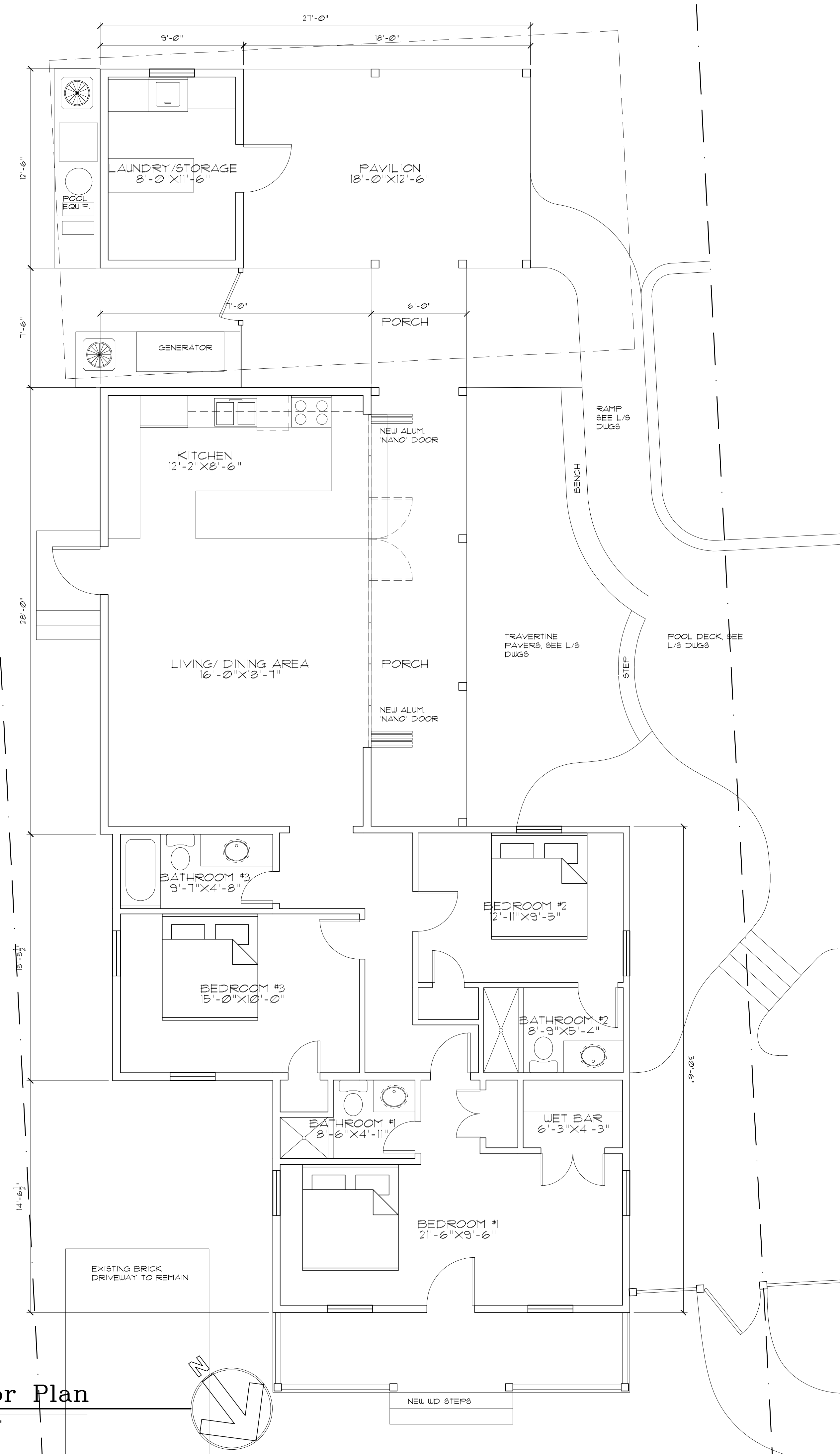
Demolition Plan

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"



608 WILLIAM ST. ADDITION & REMODEL
 608 William Street Key West, FL

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

date: 9/13/12
 revision:

sheet:
A1

608 William Street

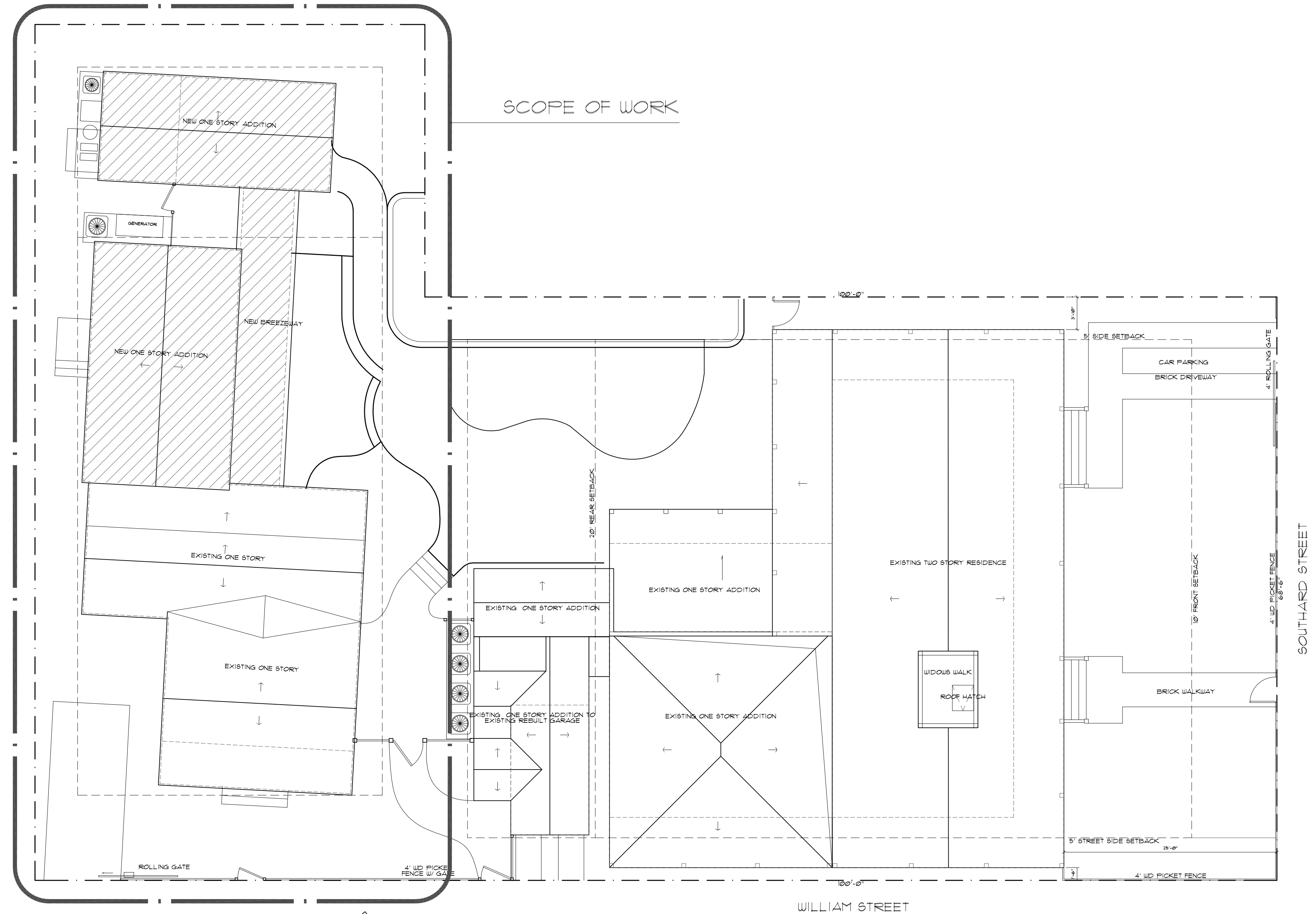
INDEX

SITE PLAN	S1
DEMO & FLOOR PLAN	A1
ELEVATIONS	A2



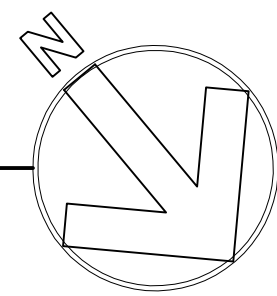
William Street Elevation

1/8" = 1' - 0"



Site Plan

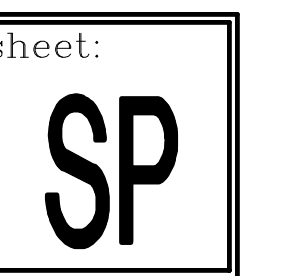
1/8" = 1' - 0"

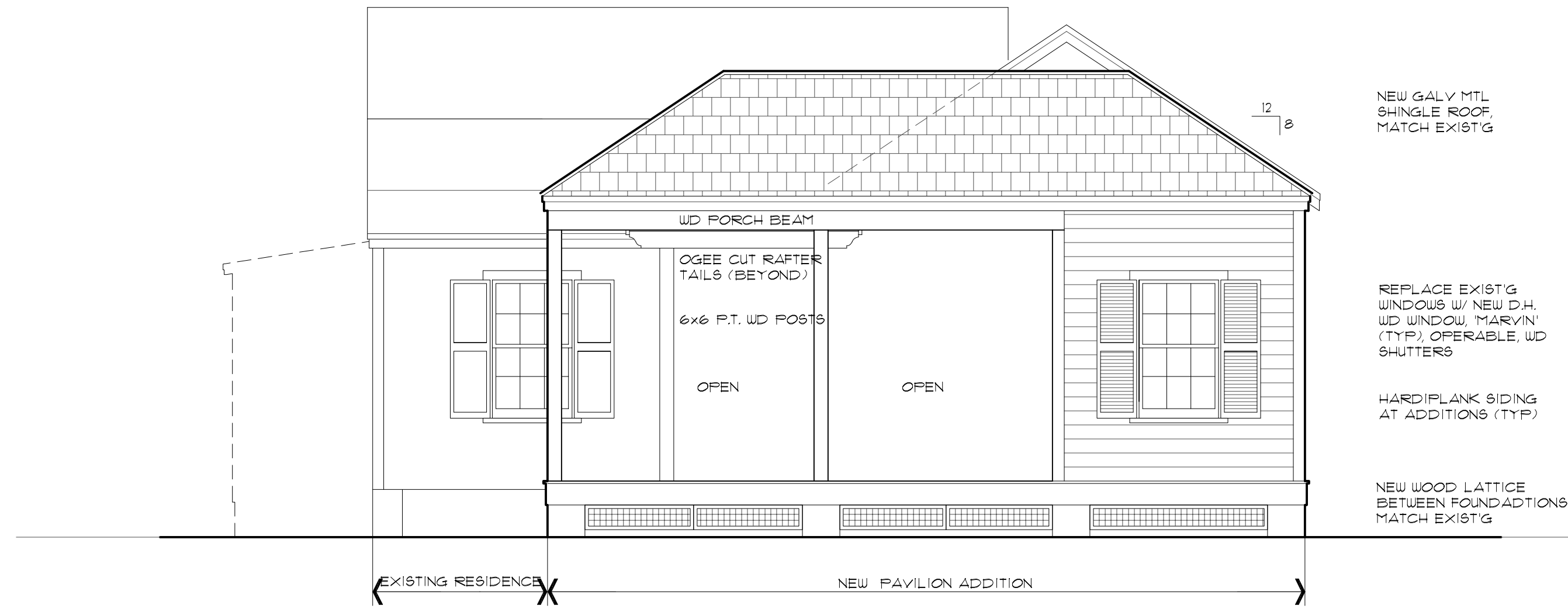


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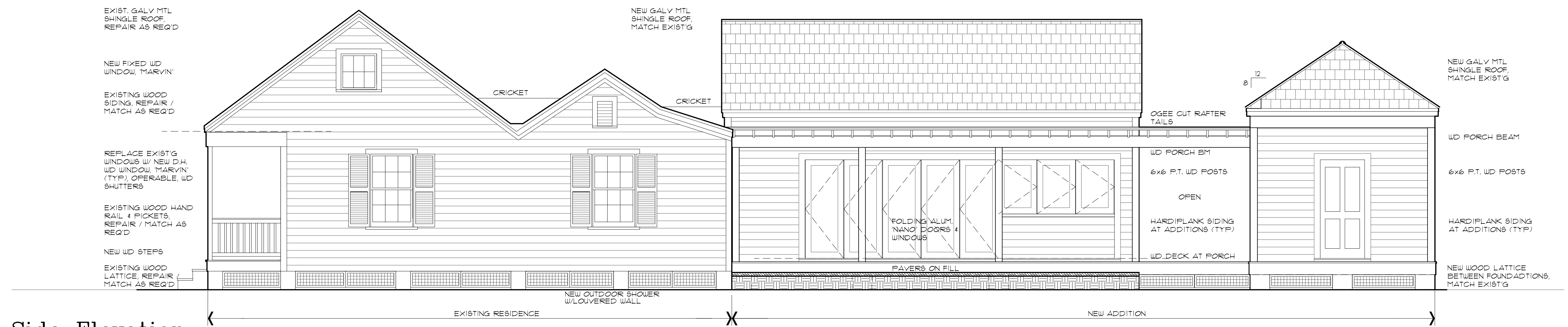
Rear Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"

608 WILLIAM ST. ADDITION & REMODEL
608 William Street
Key West, FL

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

date: 9/13/12
revision:

sheet:
A2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida.

The purpose of the hearing will be to consider a request for:

Renovation of existing cottage with one and a half story addition at rear.

Demolition of rear porch & side bathroom additions.

608 William Street

Applicant- Thomas Pope

H12-01-1531

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 809-3723 or visit our website at <http://keywest.legistar.com/Calendar.aspx>

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Wayne Giordiano _____, 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:
_____ 608 William _____ on the 18th day of September, 2012.

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 September 25, 2012.

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 H12-01-1531.

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

Signed Name of Affiant:

Date: September 18, 2012
Address: 3140 PUBLERNAVE
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18th day of
September, 2012.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





608

Public Meeting Notice



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

**Property Record Card -
Map portion under construction.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

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 G61-29/32 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR1128-1375/79 OR1241-1926D/C OR2497-636/37 OR2538-411/13



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	11,413.27 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 0
 Total Living Area: 3527
 Year Built: 1919

Building 1 Details

Building Type R1
 Effective Age 71
 Year Built 1919
 Functional Obs 0

Condition A
 Perimeter 352
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 63
 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

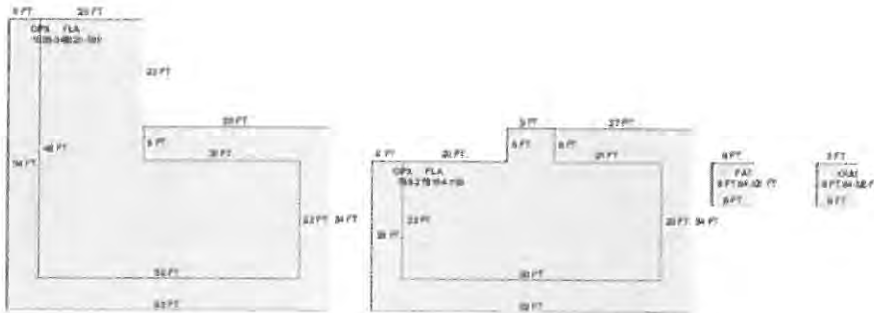
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

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

Building 2 Details

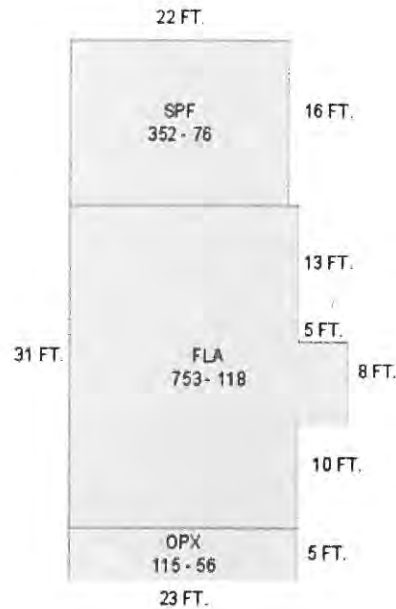
Building Type R1	Condition G	Quality Grade 450
Effective Age 20	Perimeter 118	Depreciation % 27
Year Built 1938	Special Arch 0	Grnd Floor Area 753
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2	Bedrooms 2
Heat Src 1 NONE	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA		1	1938	N			753

12:ABOVE AVERAGE
WOOD

0	OPX	1	1938	115
0	SPF	1	1938	352

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	189 SF	21	9	1984	1985	2	50
2	FN2:FENCES	165 SF	0	0	1984	1985	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
4	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
5	PT2:BRICK PATIO	124 SF	31	4	1984	1985	2	50
6	GR2:GARAGE	200 SF	0	0	1939	1940	2	60

Appraiser Notes

AK 1012025 (RE 00011710-000000) IS NOW COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/15/2012 SCJ).

UNITY OF TITLE RECORDED (OR2540-2262) RESULTING IN COMBINATION OF AK 1012025 WITH AK 1012009.

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
2012	226,888	3,911	1,013,407	1,244,206	1,149,622	0	1,244,206
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

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Monroe County Property Appraiser
Karl D. Borlum
P.O. Box 1176
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