

Staff Report

4a Renovations of rear façade of the building- #629 Caroline Street-
Applicant William P. Horn Architect (H12-01-638)

This staff report is for the review of a Certificate of Appropriateness for renovations and repairs of the rear façade of a contributing building. The application includes demolition of non historic additions, which are in detrimental conditions. If the demolition is approved repairs of siding-including new, new windows, trims and new doors will be necessary in order to restore the rear façade. According to the Sanborn maps the back portion of the house has changed through time. The Sanborn map of 1889 depicts a one story sawtooth structure attached to the north east part of the house.

The proposed plans include new wood siding, new wood windows and solid wood doors. Staff previously approved a Certificate of Appropriateness for painting and another application for the installation of new shingles and new true divided 6 over 6 lites wood windows.

The building in question is listed as a contributing resource. The frame vernacular structure was built circa 1889 and is a fine example of its kind. On November of 2010 the Chief Building Official condemned the building and in July 2011 the Housing Authority bought the structure and since then started renovations. The need of a stair on the north part of the house responds to actual building and fire codes since the attic serves as an apartment. This apartment was left in a will to the undertaker of this house. The new design incorporates a spiral staircase that will be located on the interior of the house. According to the Survey map the house encroaches both sidewalks. The Housing Authority will need to secure an easement with the city.

Guidelines that should be reviewed for this application;

Building Exteriors- wood (page 24);

....Replacement siding on contributing structures must match the original siding.

Windows (pages 29-30);

(3) Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows.

It is staff's opinion that the proposed plans are consistent with many of the guidelines. The proposed design will bring back the back façade to an

accurate original design. The proposed new windows and doors will be appropriate to this historic house. Since the building is a non conforming structure the proposed project may require Planning Board review.

Application



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

APPLICATION # H12-01000638

OWNER'S NAME: HOUSING AUTHORITY CITY OF KEY WEST DATE: 9/12/12

OWNER'S ADDRESS: 1400 KENNEDY DRIVE PHONE #: 292-6143

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON STREET

ADDRESS OF CONSTRUCTION: 629 CAROLINE ST. # OF UNITS 5

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF REAR ONE & TWO STORY ADDITIONS, RENOVATION OF REAR FACADE OF BUILDING - SEE PLANS

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 9/12/12

Applicant's Signature: MARK Z. FINIGAN 9/12/12

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____



HISTORIC ARCHITECTURAL REVIEW APPLICATION

* Signature required for that portion of the build back that encroaches on CKW property.

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Contributing resource frame Vernacular built c. 1889.
. Ordinance for demolition
. Building exteriors / wood (page 24)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



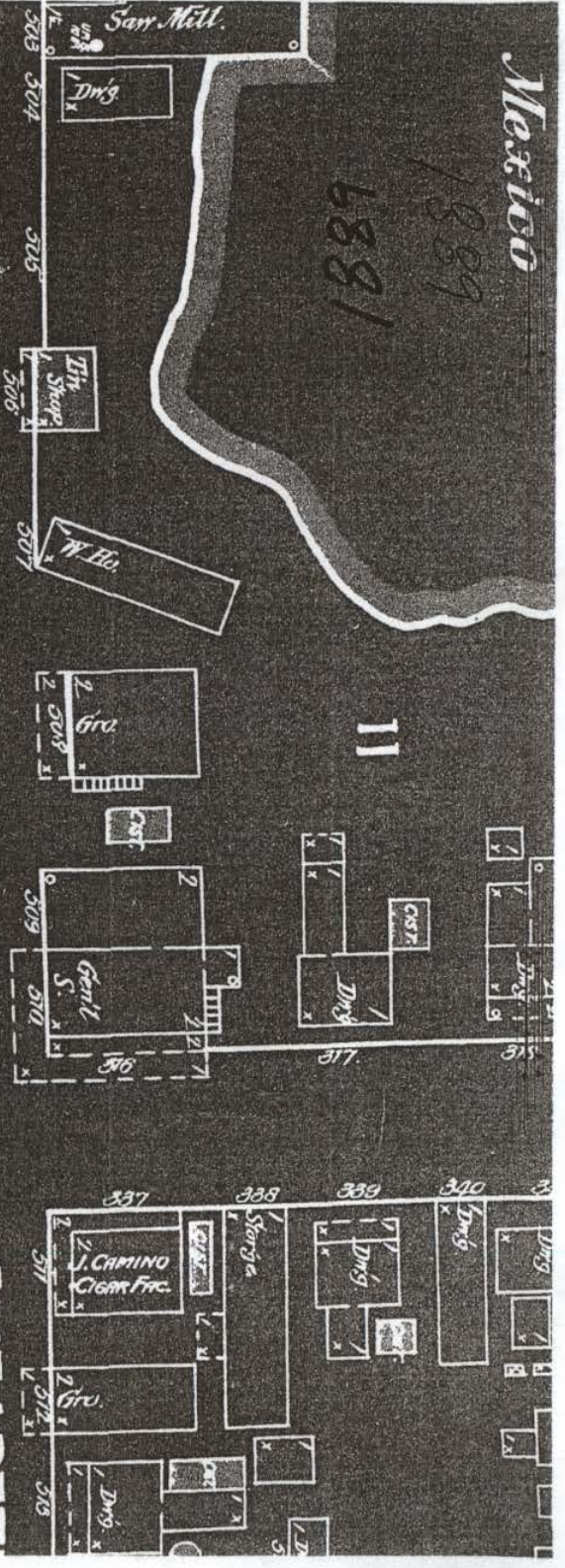
Sanborn Maps

Mexico

68891
1889

11

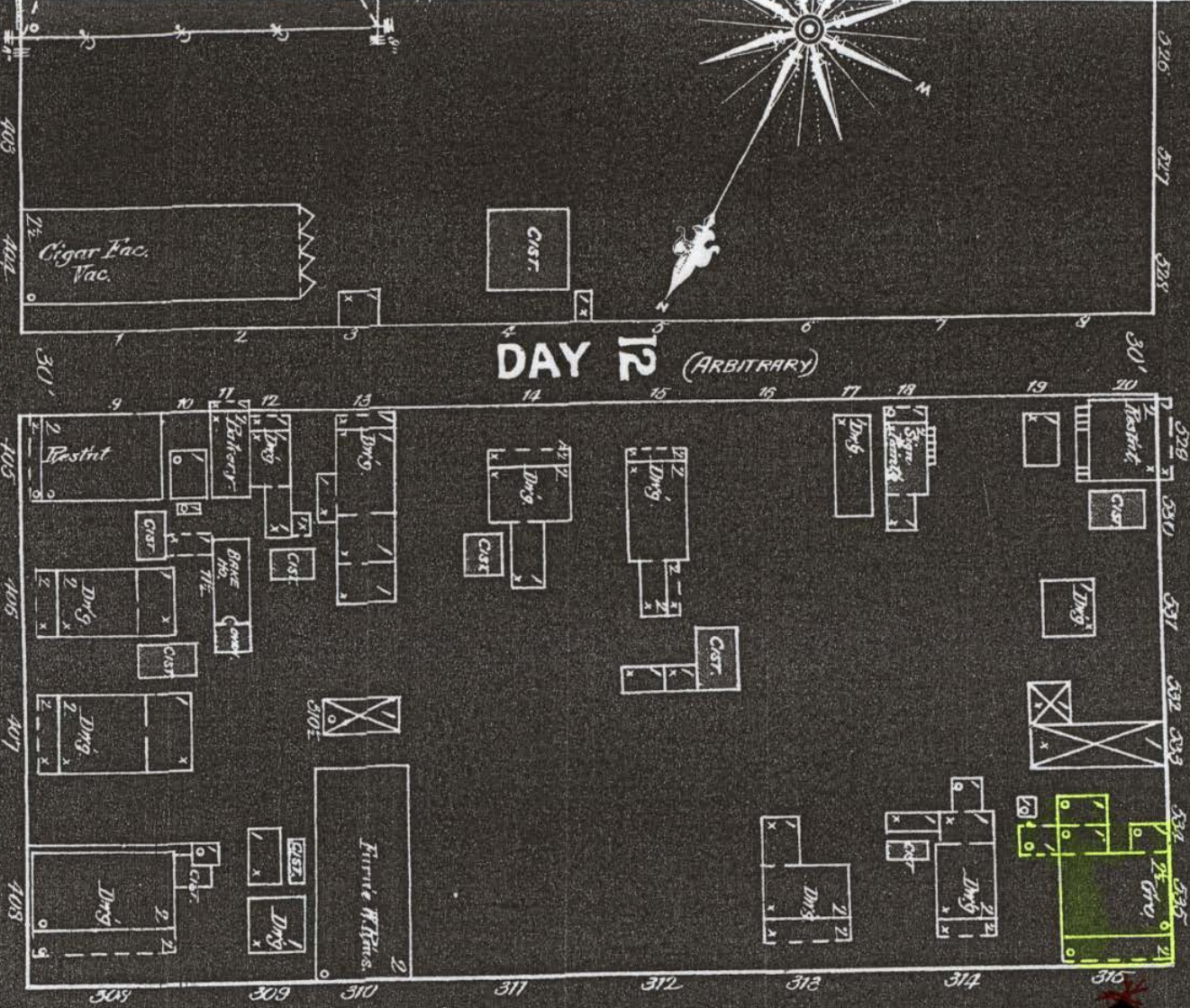
Saw Mill.



ELIZABET



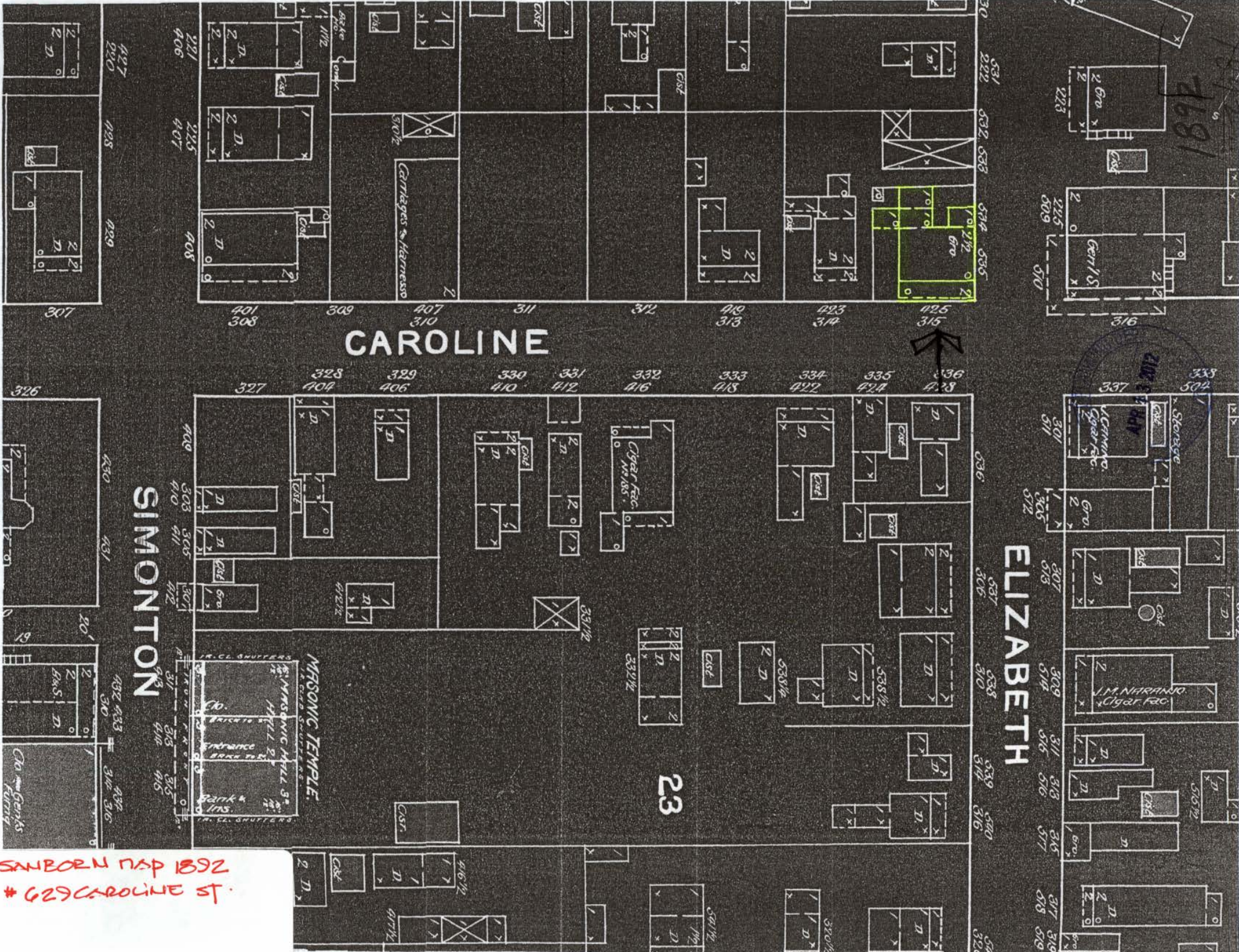
DAY 12 (ARBITRARY)



CAROLINE

SIMC

SANBORN MAP 1889
#629 CAROLINE STREET



CAROLINE

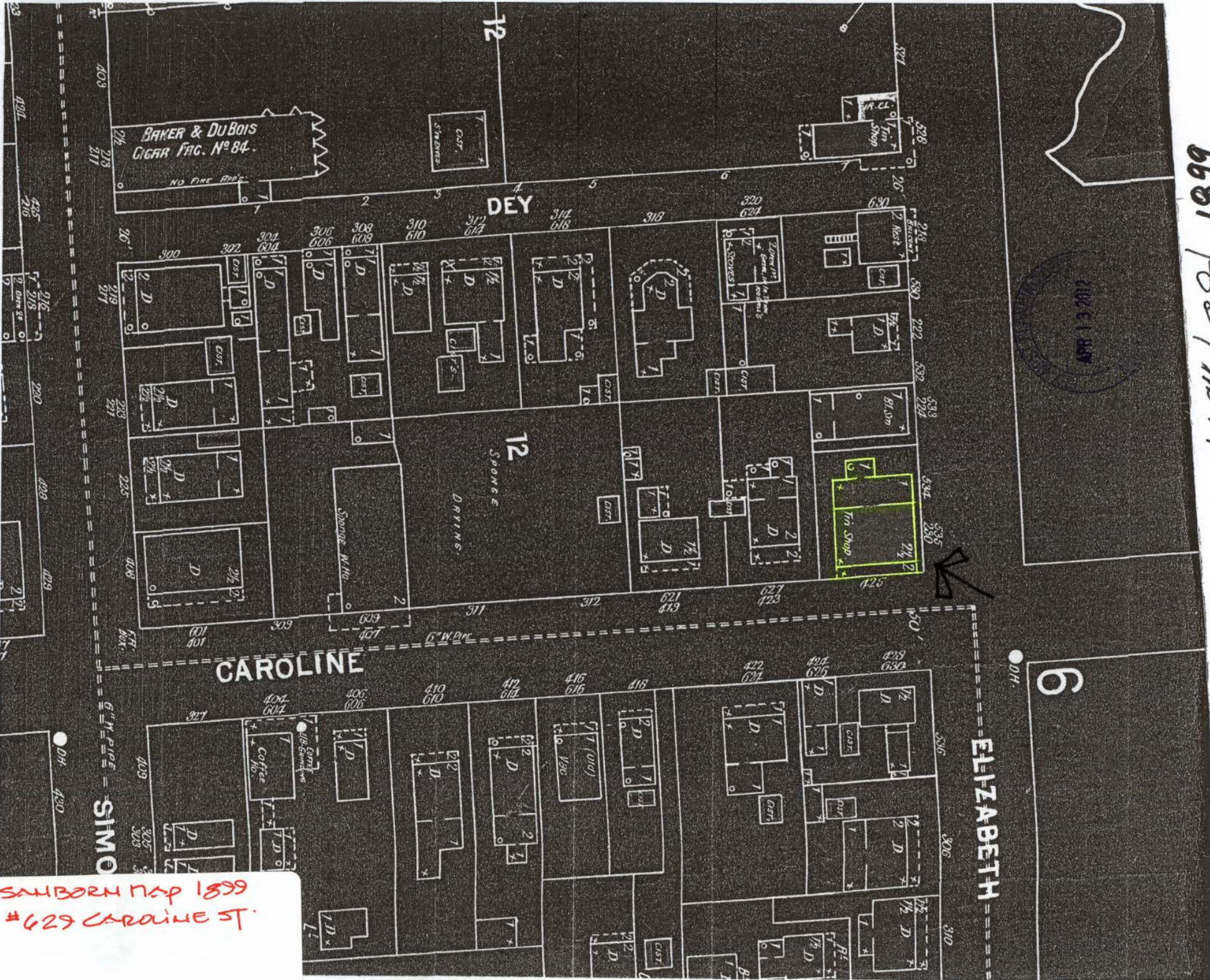
SIMONTON

ELIZABETH

23

SANBORN MAP 1892
 # 629 CAROLINE ST.

6681 1887 1899



BAKER & DUBOIS
CIGAR FAC. No 84.
NO FIRE APP.

DEY

12
Sponge
Drings

CAROLINE

ELIZABETH

Tin Shop



SANBORN Map 1899
#629 CAROLINE ST.

6

SIMO

APR 13 1901

R. FERNANDEZ HABANA CO.
CIGAR FACTORY NO. 9

CISTERN
6 TO ENDS

DEY

BRICK PAVED.

BRICK PAVED.
ELIZABETH

Bl. Sm.

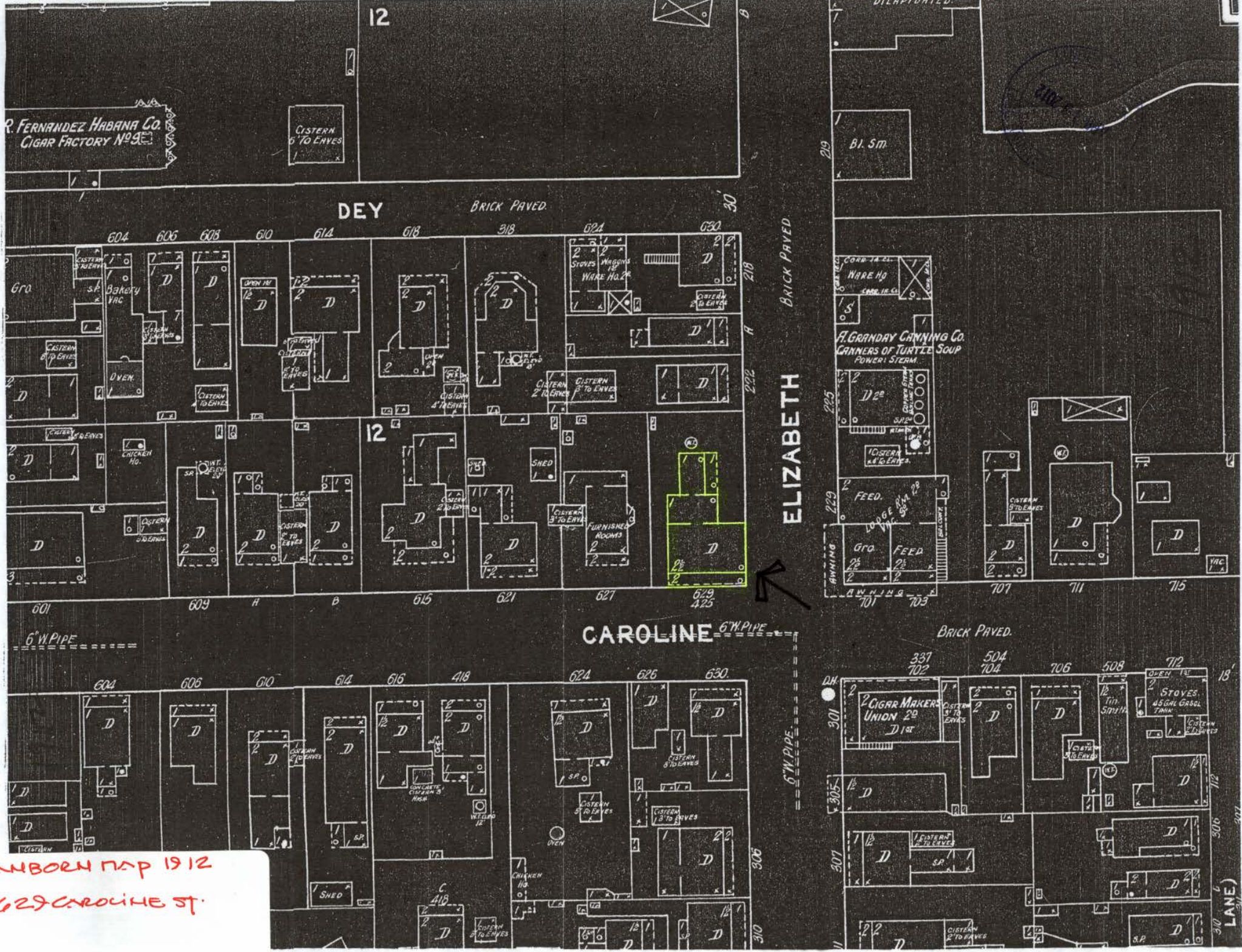
A. GRANDAY CANNING CO.
CANNERS OF TURTLE SOUP
POWER: STEAM

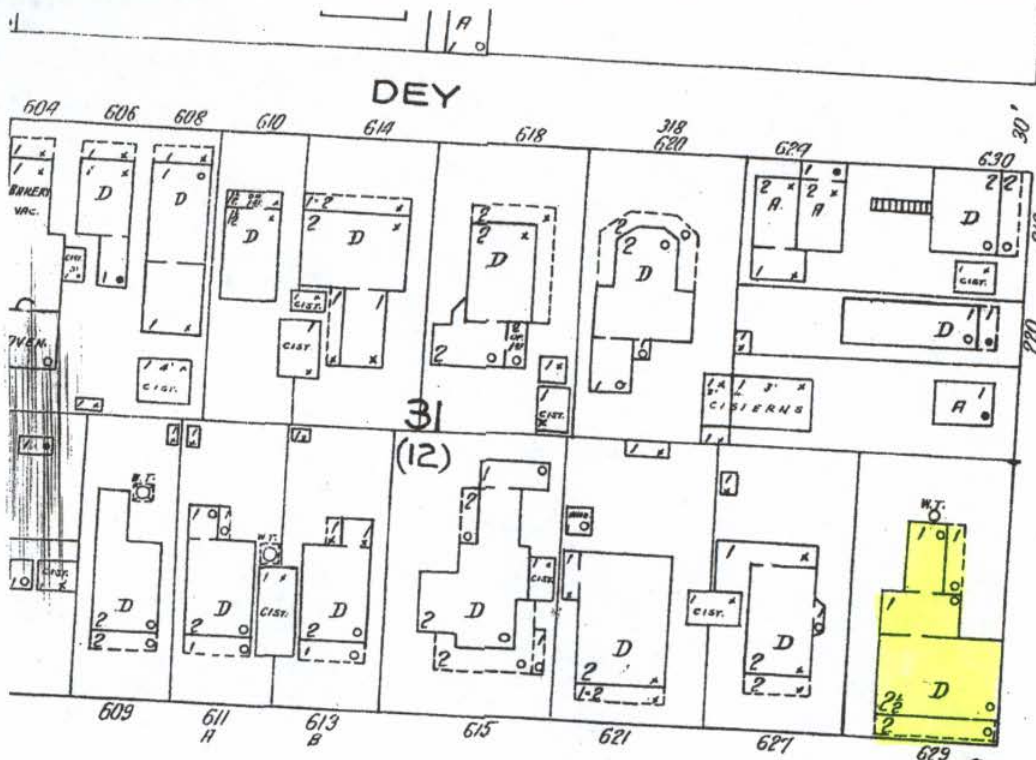
CAROLINE 6" W. PIPE

BRICK PAVED.

CIGAR MAKERS
UNION 29
DIST

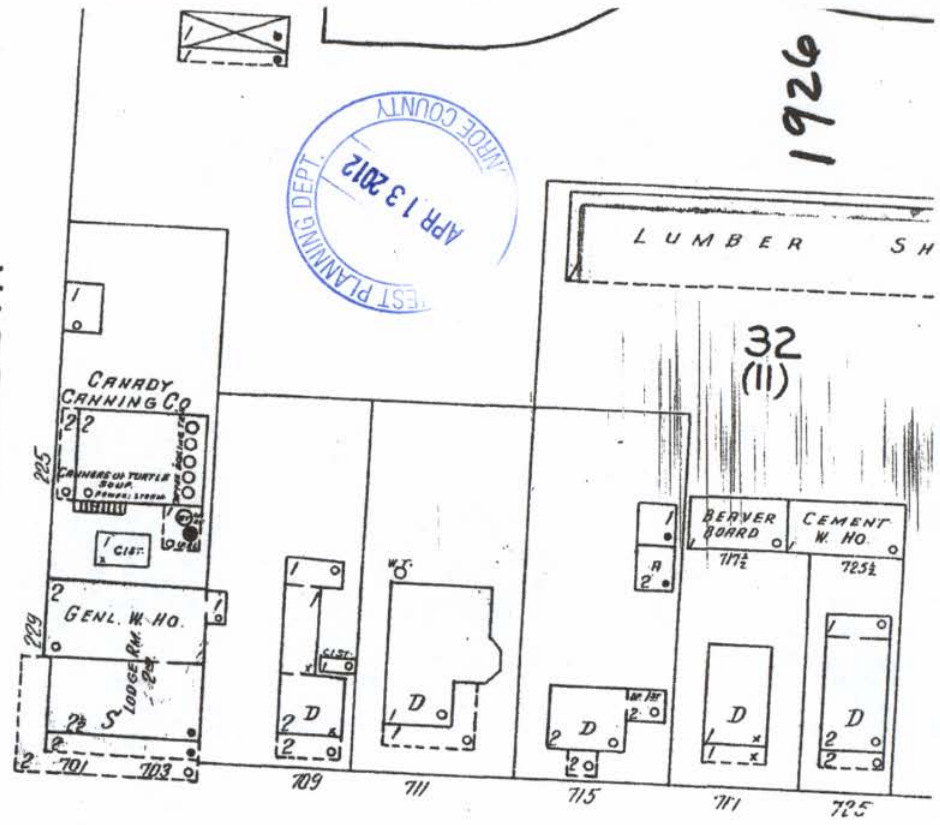
SANBORN MAP 1912
#629 CAROLINE ST.



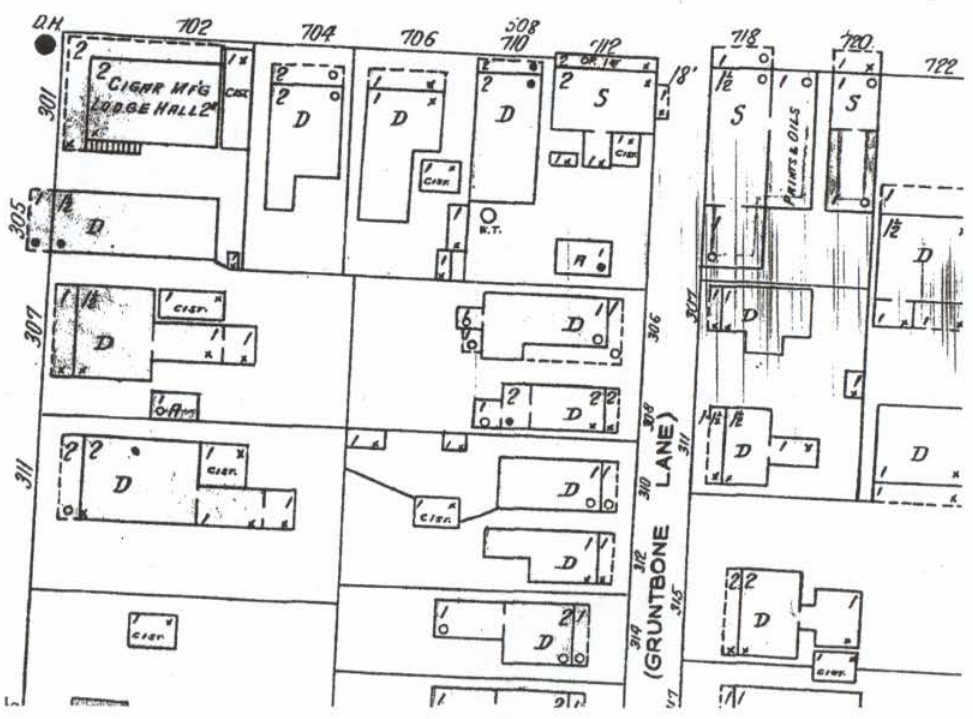
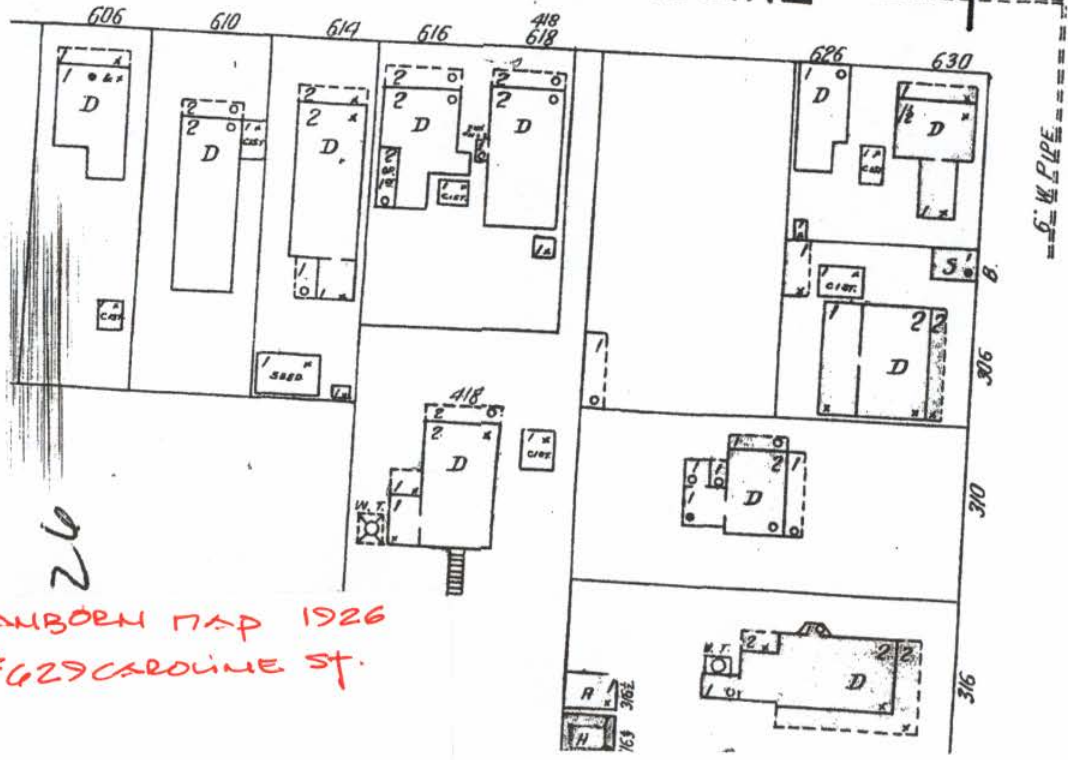


CAROLINE 6" W. PIPE

ELIZABETH

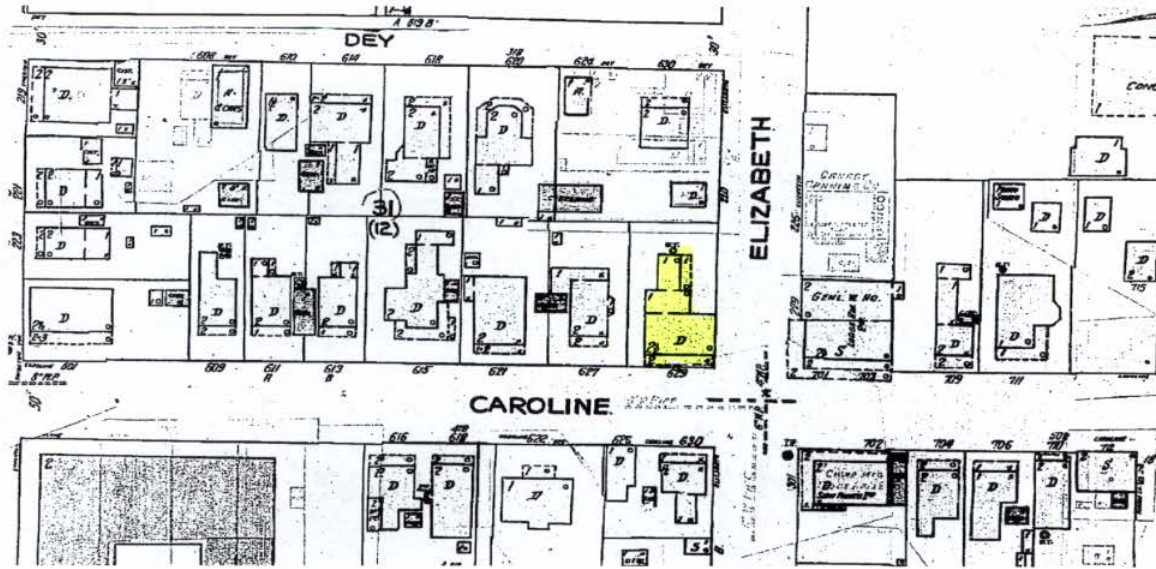


1926



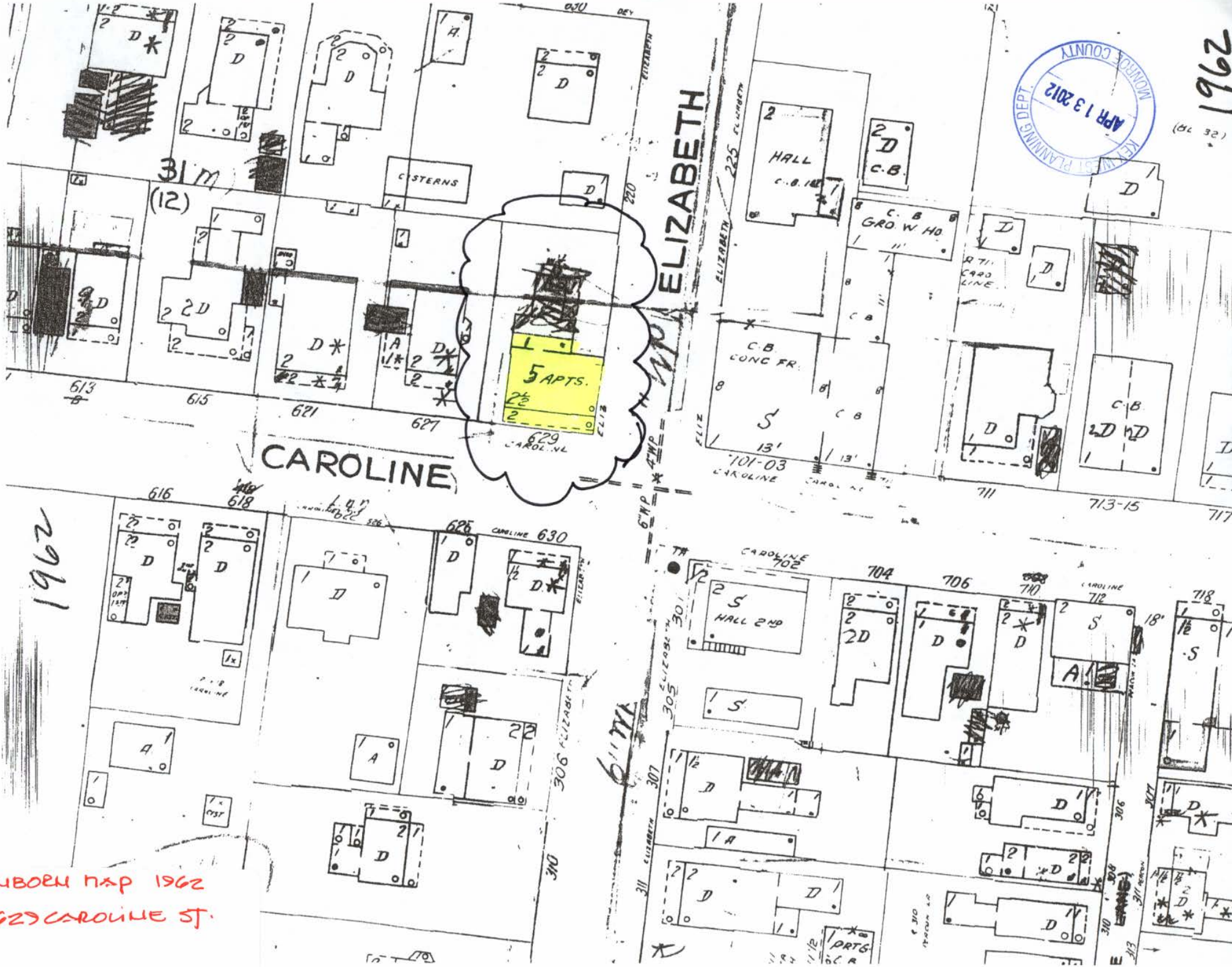
26

SANBORN MAP 1926
#629 CAROLINE ST.



#629 Caroline Street Sanborn map 1948

2961
(25 20)



ELIZABETH

CAROLINE

5 APTS.

2961

SANBORN MAP 1962
#629 CAROLINE ST.

Project Photos



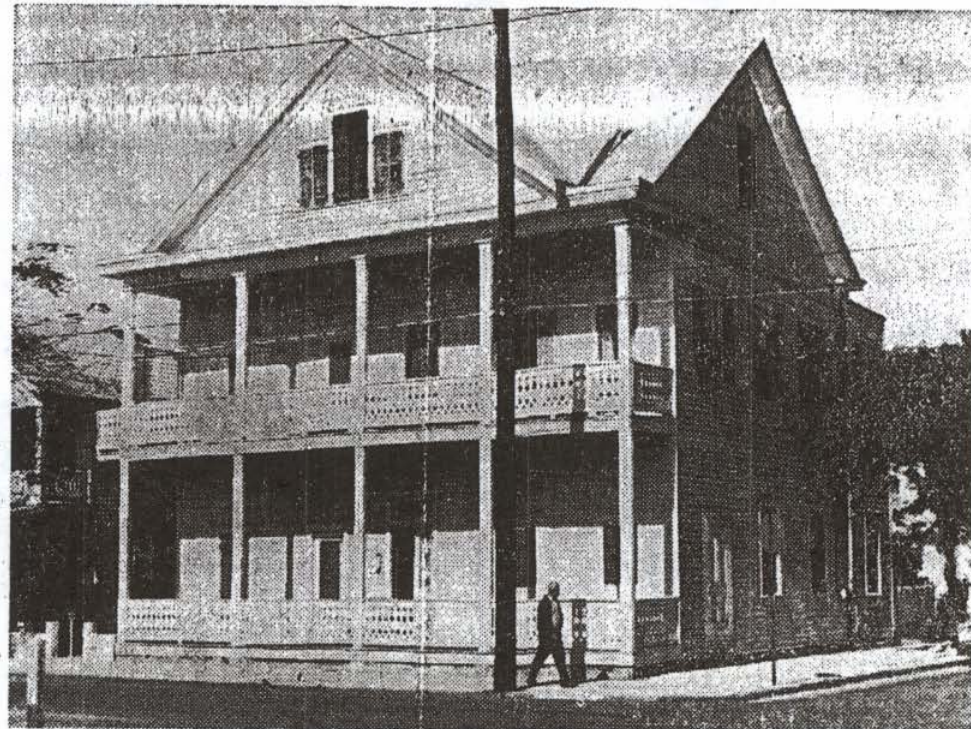
Photo taken by Property Appraiser's office c1965; 629 Caroline St.; built c 1889; Monroe County Library

What a Difference 75 Years Makes...Or Does It?



CAROLINE

Stately Percy Weatherford Home on ~~Simonton~~ Street
... stood solid and stately at the turn of the century



—Herald Photo by WRIGHT LANGLE

Today, the House Is More Weathered, Still Solid
... only gabled roof and minor repairs have changed it

1893



1968



629 CAROLINE ST.





629 CAROLINE ST.





629 CAROLINE ST.





629 CAROLINE ST.





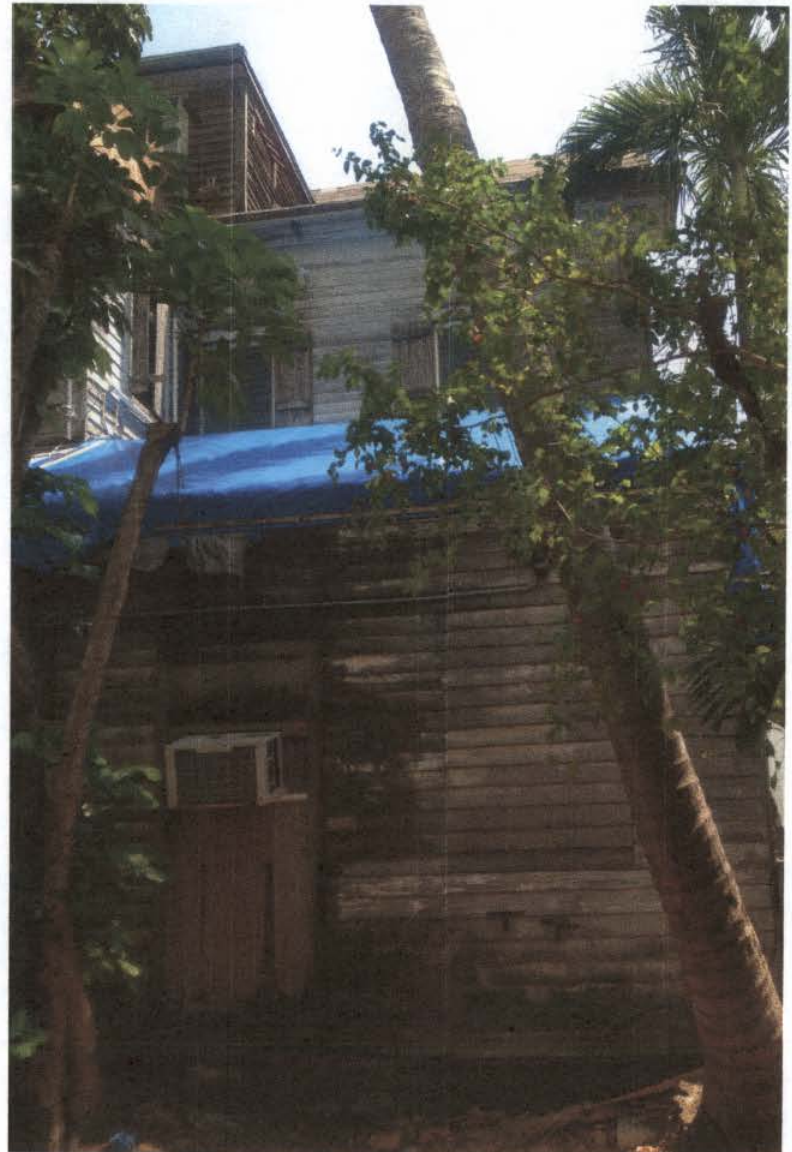
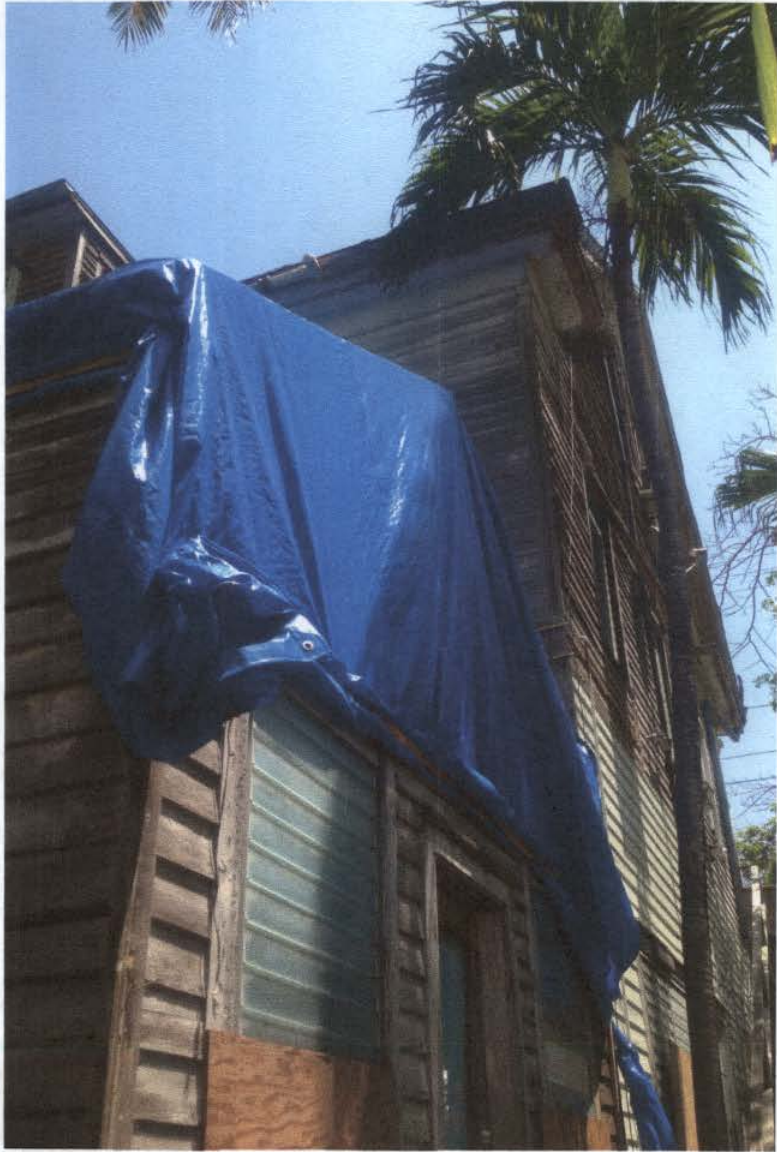
629 CAROLINE ST.





629 CANALINE ST.



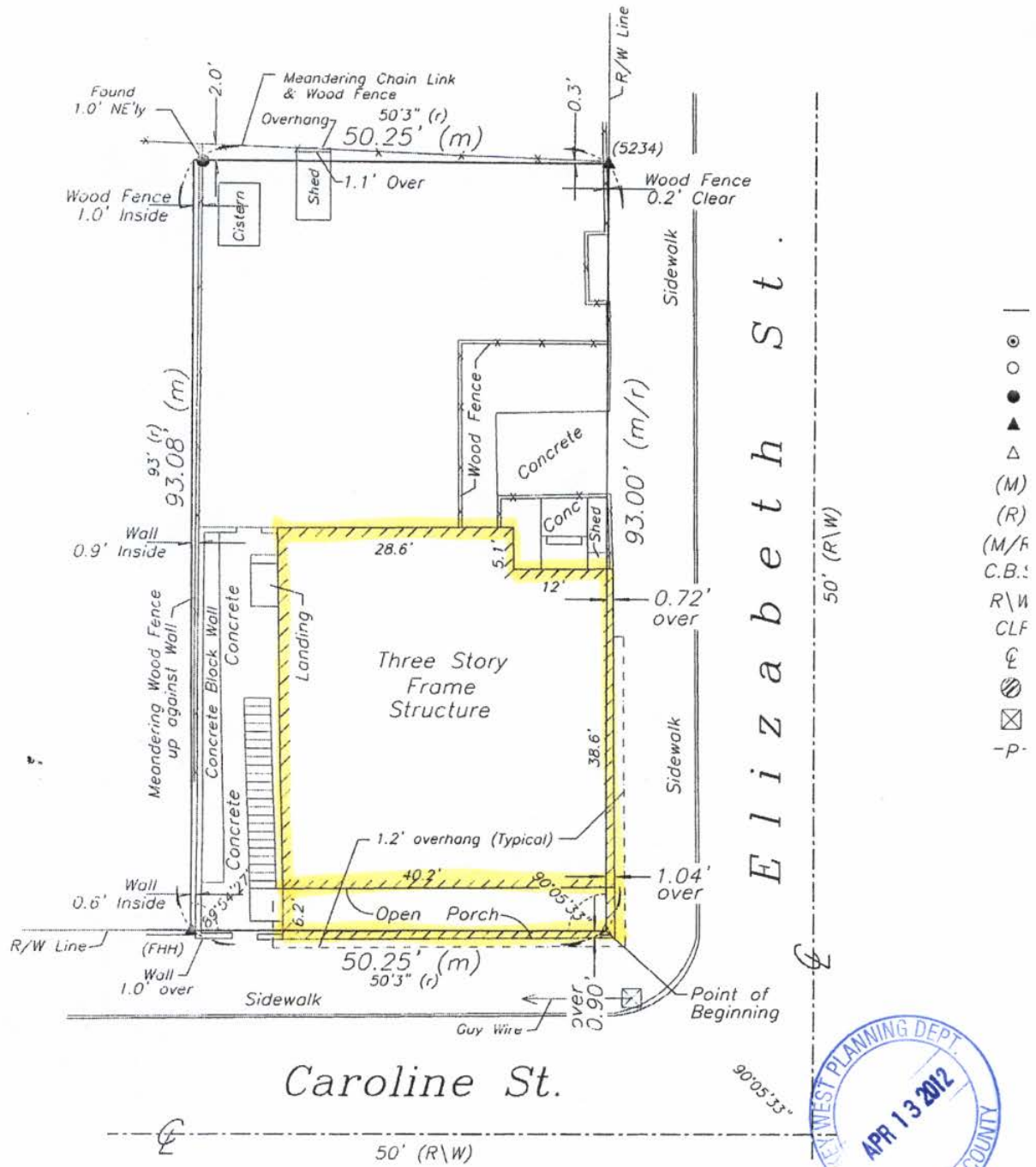


629 CAROLINE ST.



Survey

Boundary Survey Map of part of Lot 1, Sq Island of Key West



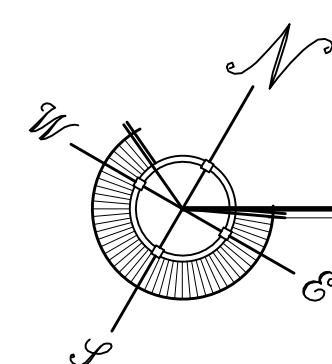
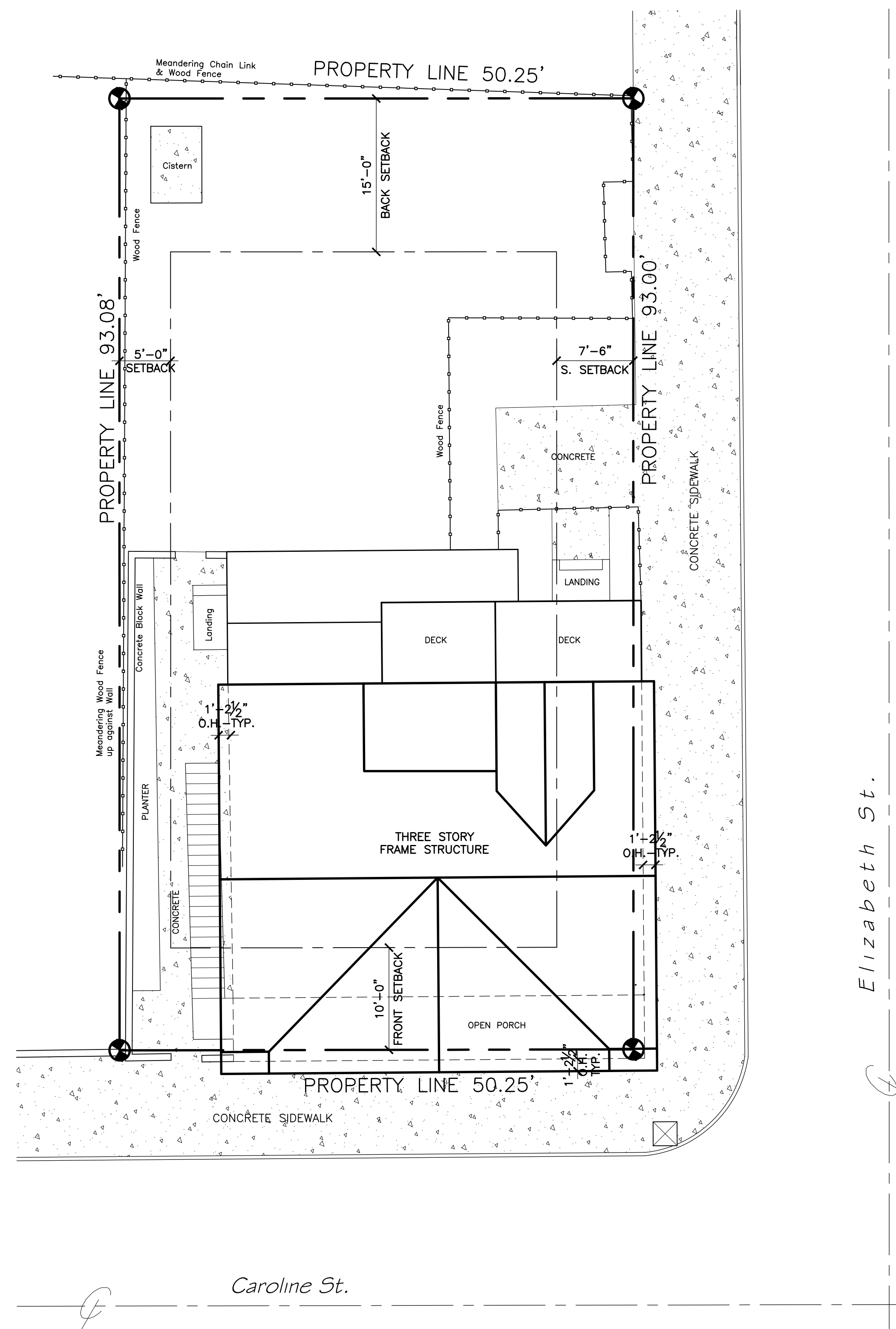
NOTES:

1. The legal description shown hereon was furnished by the client or their
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 629 Caroline Street, Key West, FL.
5. This survey is not valid without the signature and the original raised s Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 20, 2011

Proposed design

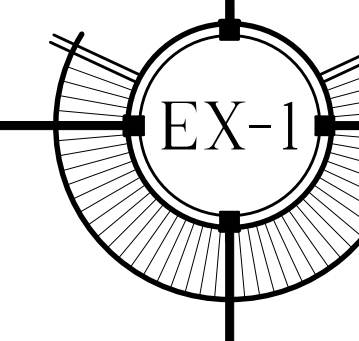
SITE -DATA

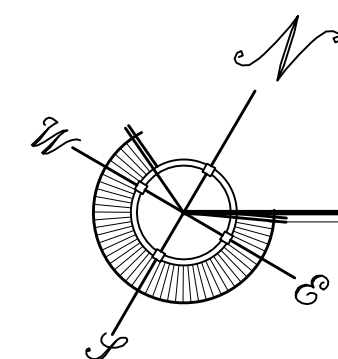
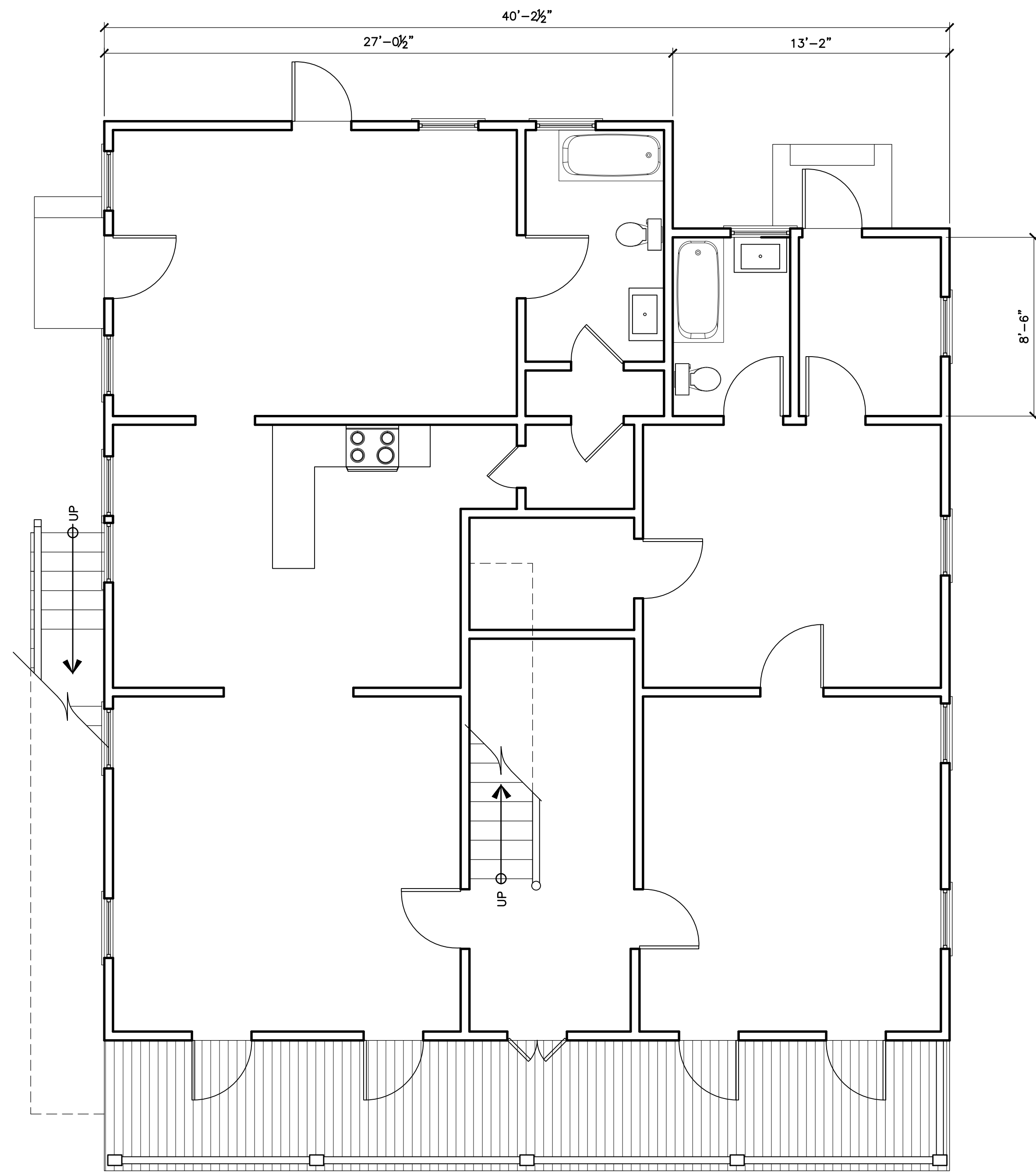
SITE AREA: 4,675 S.F. (0.107 ACRES)
 LAND USE : HMDR
 FLOOD ZONE: AE EL. 6.0'
 SETBACKS (BUILDINGS):
 FRONT SETBACK:
 REQUIRED = 10.0'
 EXISTING = 0.0'
 PROPOSED = 15'-0"
 STREET SIDE SETBACK:
 REQUIRED = 7.5'
 EXISTING = 0.0'
 PROPOSED = 7'-6"
 SIDE SETBACK:
 REQUIRED = 5.0'
 EXISTING = 6.5'
 PROPOSED = 5'-0"
 REAR SETBACK:
 REQUIRED = 15.0'
 EXISTING = 44.25'
 PROPOSED = 15'-0"
 HEIGHT:
 REQUIRED: 30'-0"
 EXISTING: _____
 PROPOSED: _____
 FLOOR AREA RATIO (F.A.R.) :
 ALLOWABLE: 1.0 MAX. (4,675 S.F.)
 EXISTING : _____ (____ S.F.)
 PROPOSED: _____ (____ S.F.)
 LOT COVERAGE AREA:
 ALLOWABLE: 1,870 S.F. (40% MAX.)
 EXISTING: 1,981 S.F. (42.37%)
 PROPOSED: _____ S.F. (____ %)
 IMPERVIOUS AREA:
 ALLOWABLE: 2,805 S.F. (60% MAX.)
 EXISTING: 2,459 S.F. (52.6%)
 PROPOSED: _____ S.F. (____ %)
 LANDSCAPE AREA:
 REQUIRED: 935 S.F. (20.0%)
 EXISTING: _____ S.F. (____ %)
 PROPOSED: _____ S.F. (____ %)
 PARKING :



EXISTING SITE PLAN

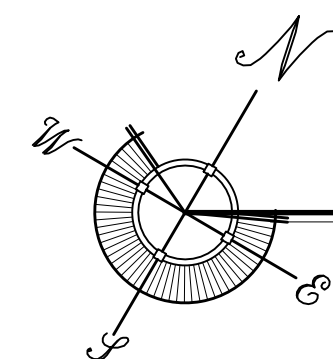
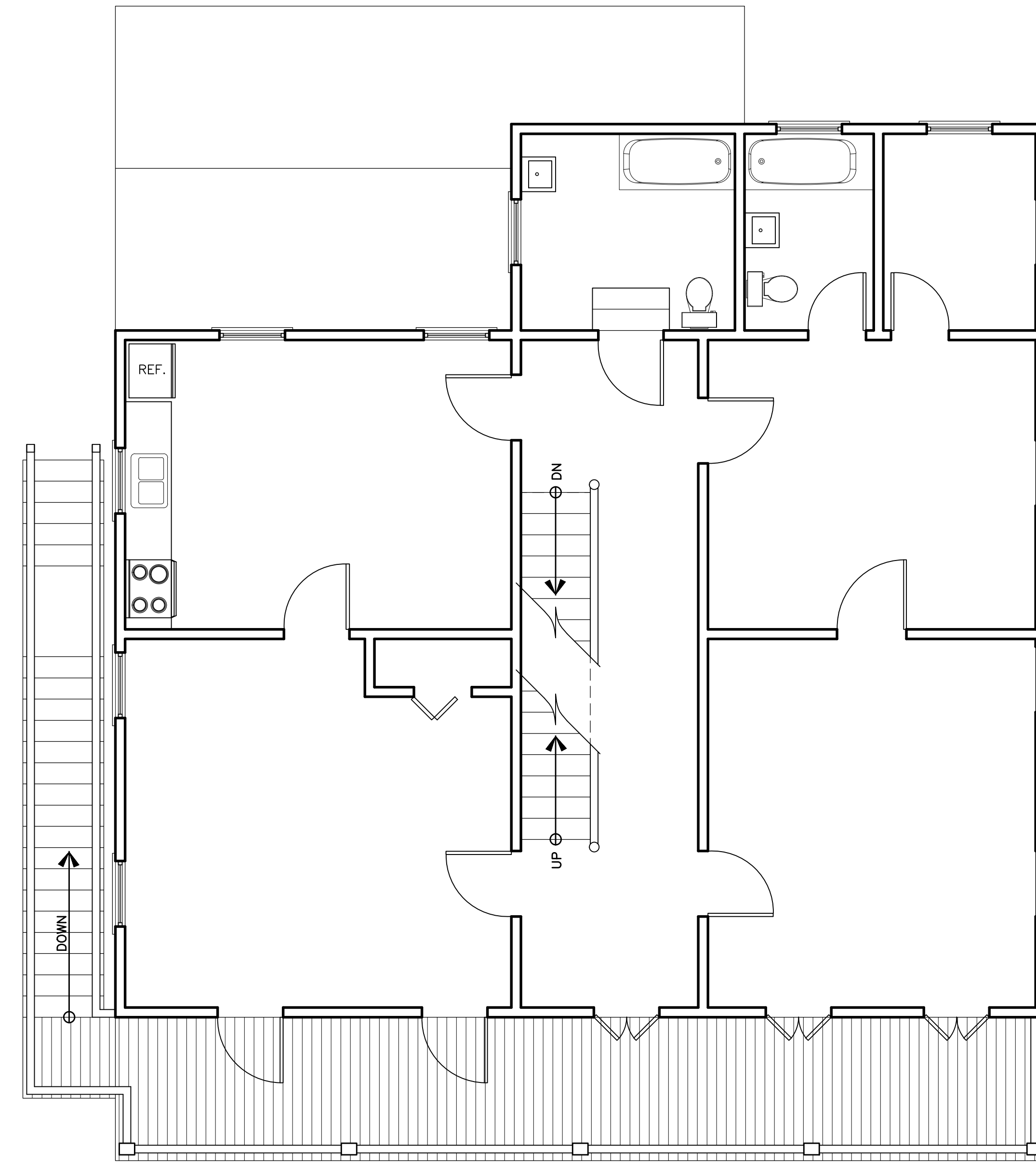
ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON 05-20-2011. SCALE: 1/8"=1'-0"





EXISTING 1st FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

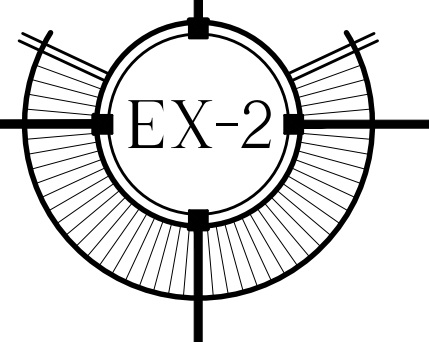
SEAL _____

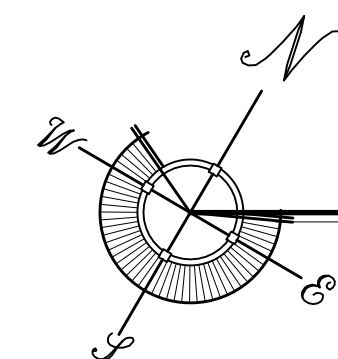
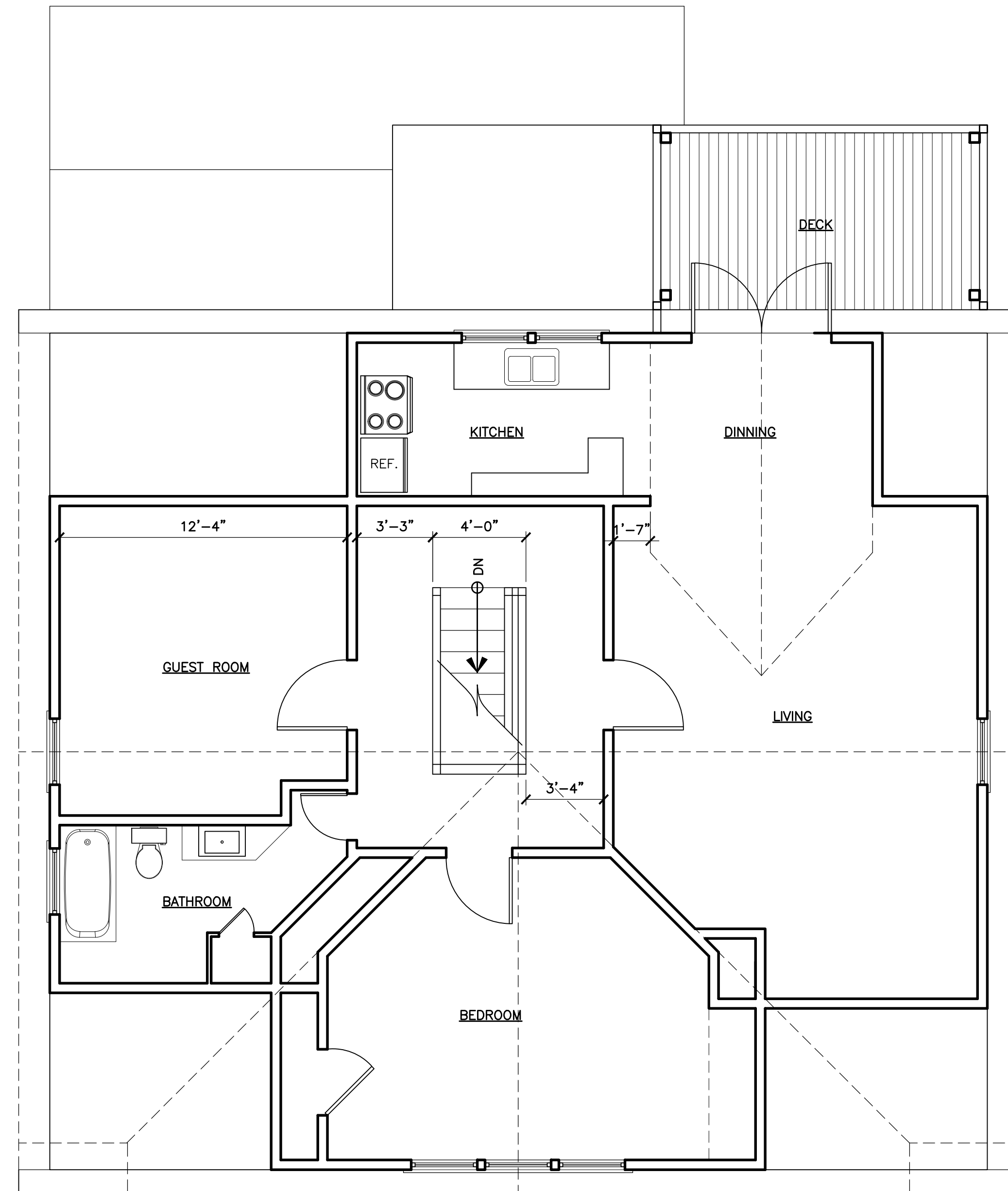
DATE
04-12-12 H.A.R.C.

REVISIONS _____

DRAWN BY _____

PROJECT
NUMBER
1204





EXISTING 3rd FLOOR PLAN

SCALE: 1/4"=1'-0"

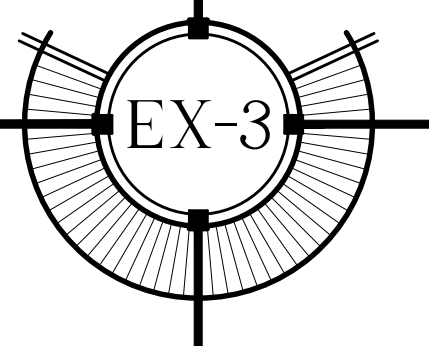
SEAL _____

DATE
04-12-12 H.A.R.C.

REVISIONS _____

DRAWN BY _____

PROJECT
NUMBER
1204



SEAL _____

DATE
04-12-12 H.A.R.C.

REVISIONS _____

DRAWN BY _____

PROJECT
NUMBER
1204



1
EX-4

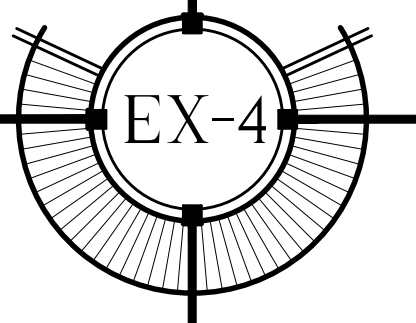
EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

2
EX-4

EXISTING ELIZABETH ST. SIDE ELEVATION

SCALE: 1/4"=1'-0"



SEAL _____

DATE
04-12-12 H.A.R.C.

REVISIONS _____

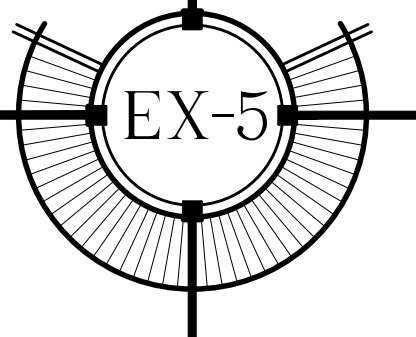
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PROJECT
NUMBER
1204



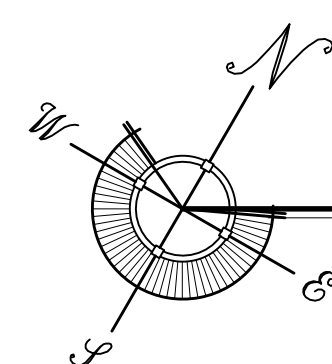
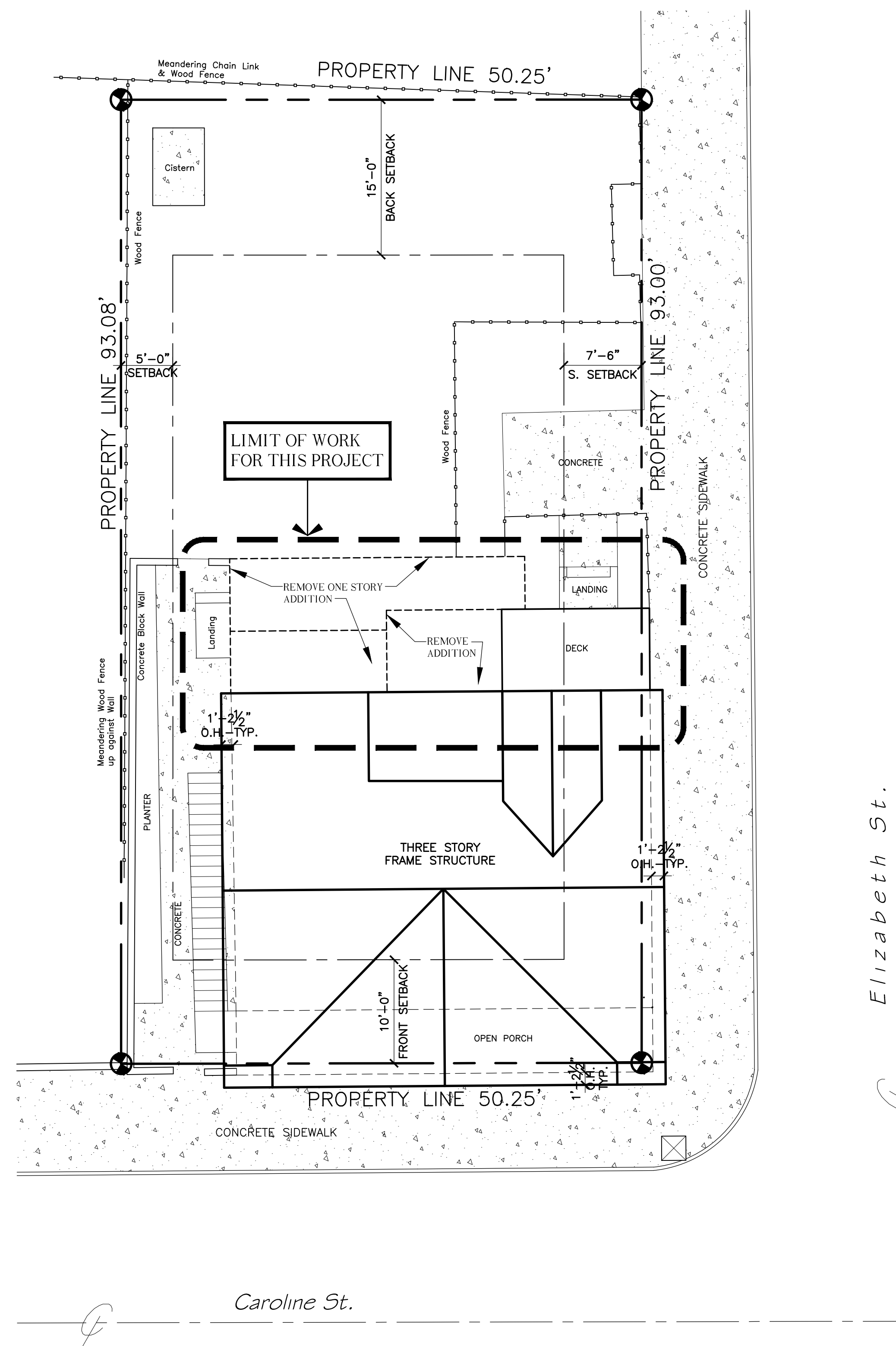
1 EXISTING REAR ELEVATION
EX-5 SCALE: 1/4"=1'-0"

2 EXISTING SIDE ELEVATION
EX-5 SCALE: 1/4"=1'-0"



SITE -DATA

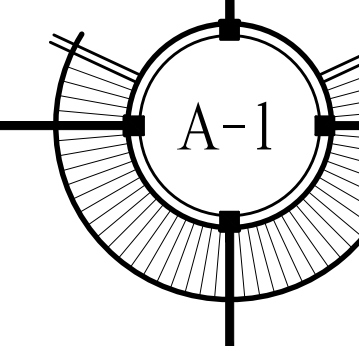
SITE AREA: 4,675 S.F. (0.107 ACRES)
 LAND USE: HMDR
 FLOOD ZONE: AE EL. 6.0'
 SETBACKS (BUILDINGS):
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 PROPOSED = 15'-0"
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 SIDE SETBACK:
 REQUIRED = 5.0'
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 REQUIRED: 935 S.F. (20.0%)
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 PROPOSED: _____ S.F. (____ %)
 PARKING: _____

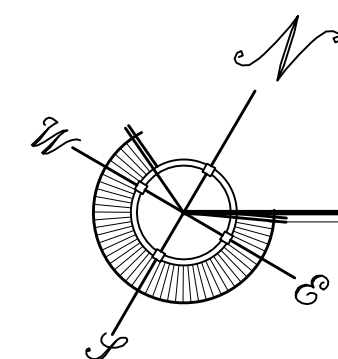
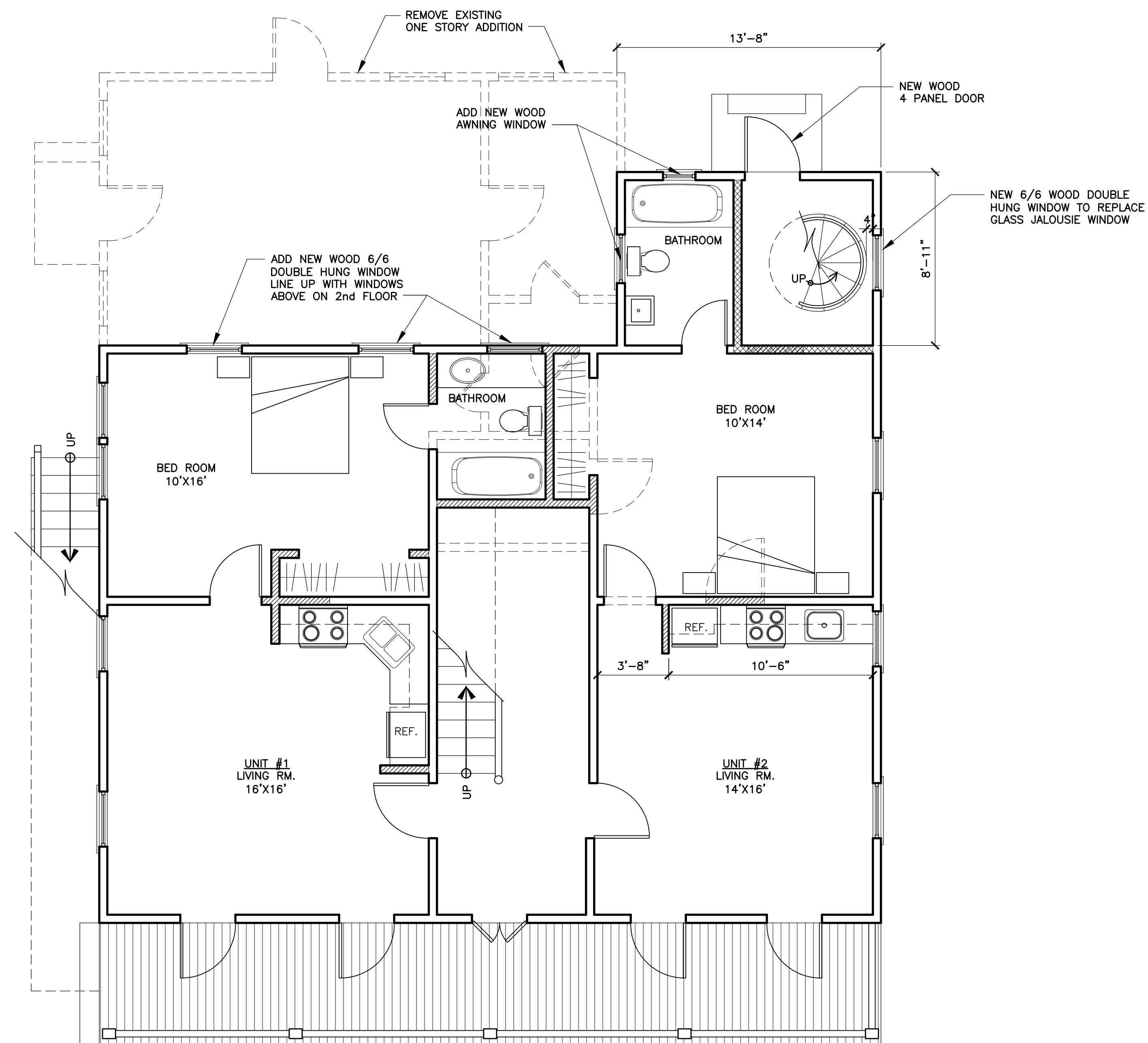


PROPOSED SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON 05-20-2011. SCALE: 1/8"=1'-0"

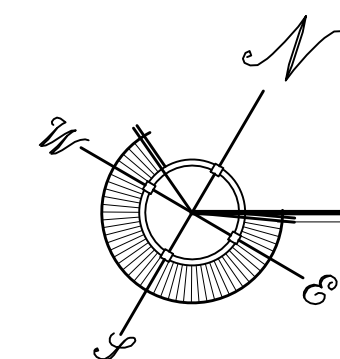
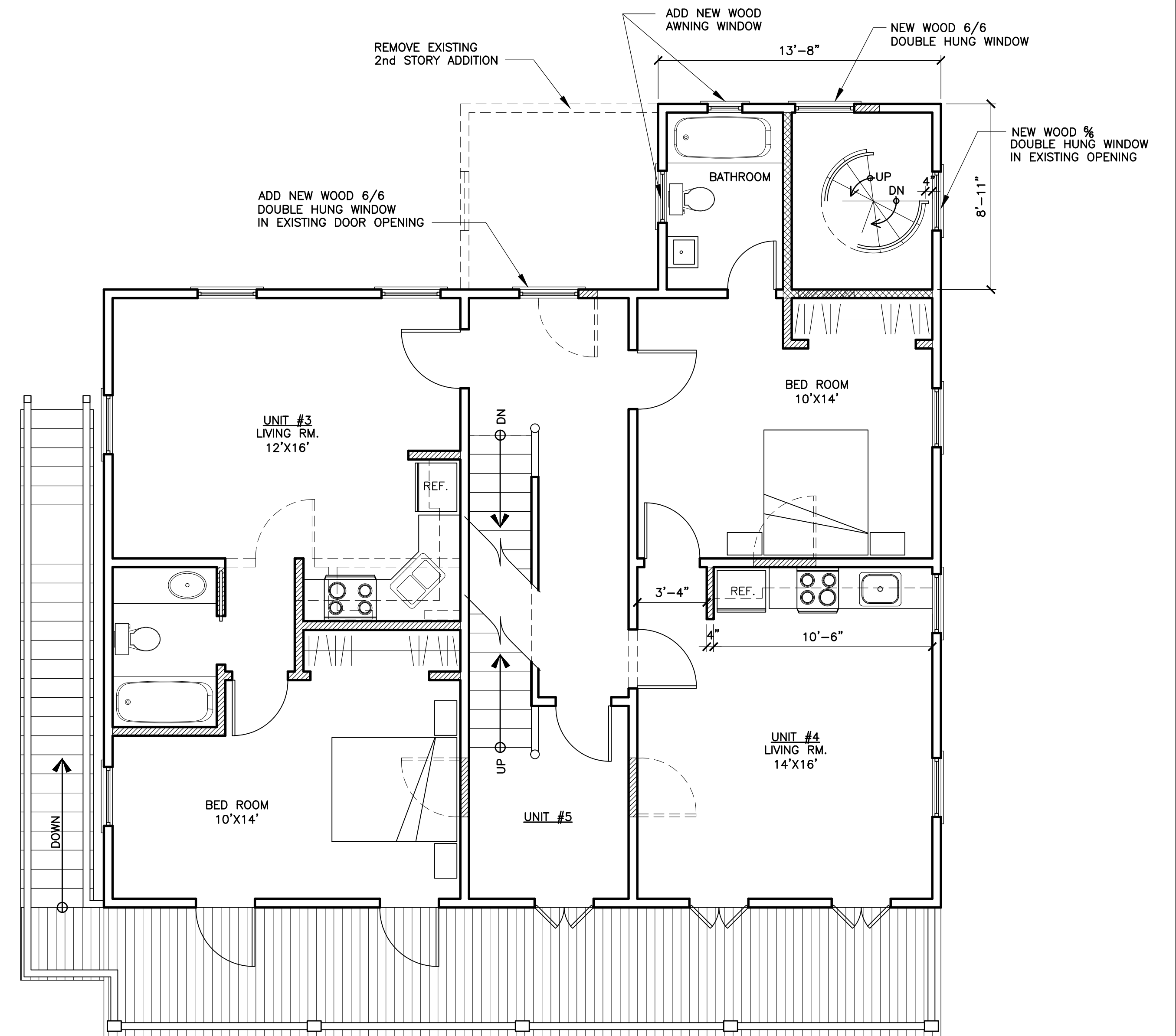
629 CAROLINE STREET
 KEY WEST, FLORIDA





PROPOSED 1st FLOOR PLAN

SCALE: 1/4"=1'-0"



PROPOSED 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

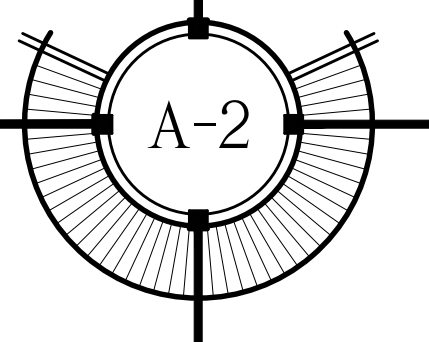
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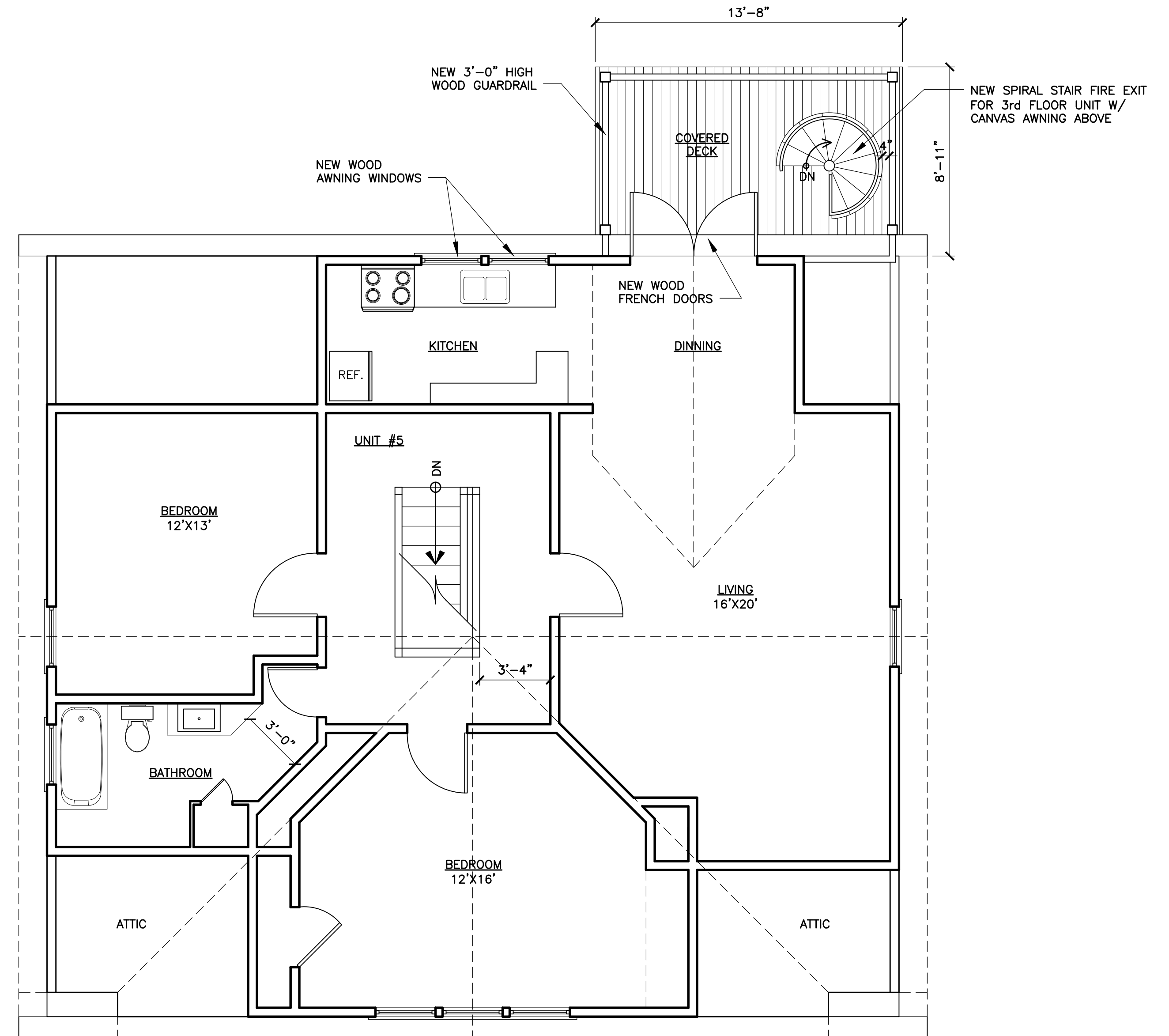
DATE
04-12-12 H.A.R.C.

REVISIONS _____

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PROJECT
NUMBER
1204





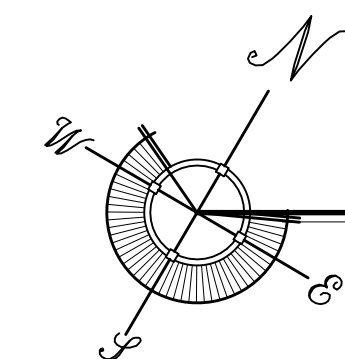
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DATE
04-12-12 H.A.R.C.

REVISIONS _____

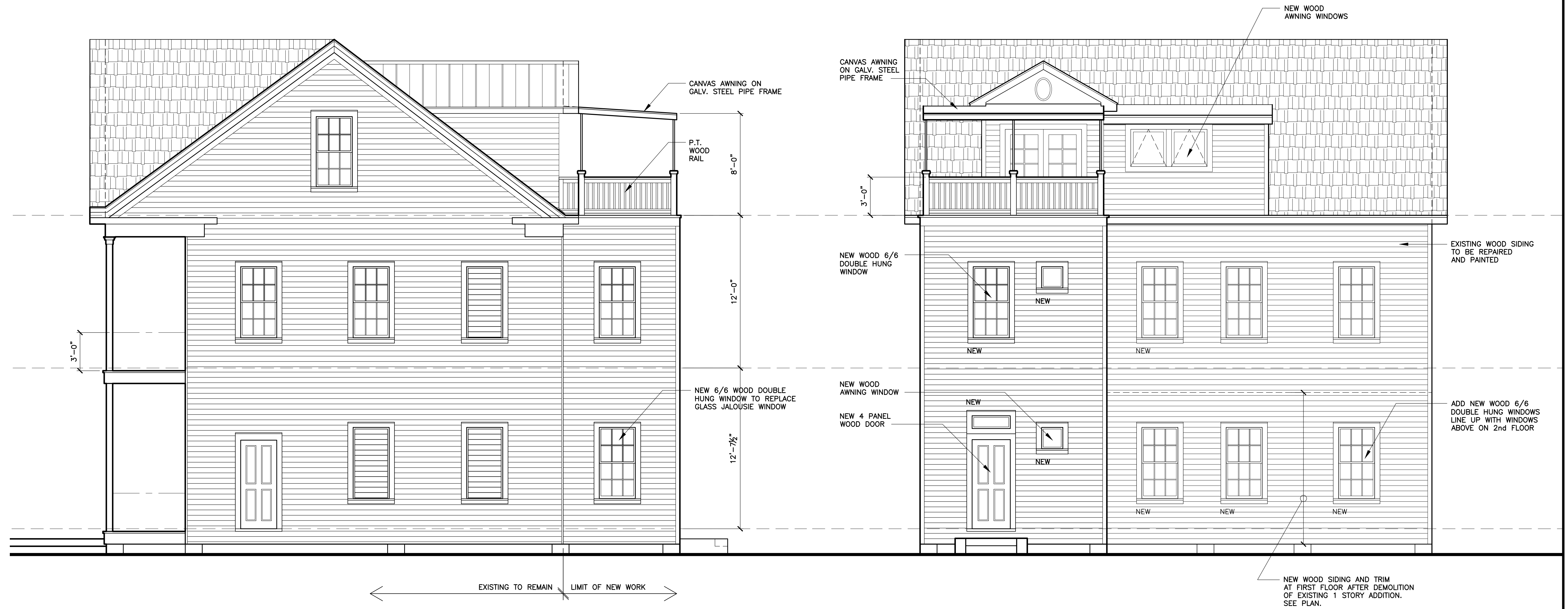
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NUMBER
1204



PROPOSED 3rd FLOOR PLAN

SCALE: 1/4"=1'-0"



1
A-4 PROPOSED ELIZABETH ST. SIDE ELEVATION
SCALE: 1/4"=1'-0"

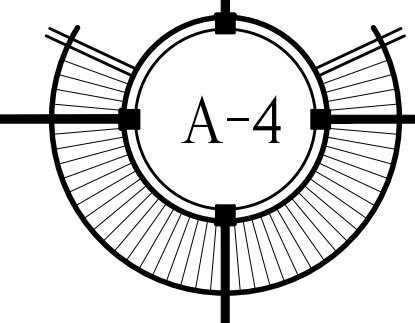
2
A-4 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

DATE
04-12-12 H.A.R.C.

REVISIONS

DRAWN BY

PROJECT
NUMBER
1204



SEAL _____

DATE
04-12-12 H.A.R.C.

REVISIONS _____

DRAWN BY _____

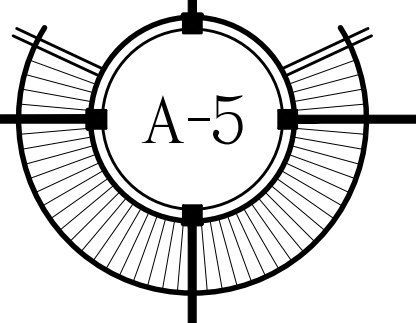
PROJECT
NUMBER
1204



1
A-5

PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF REAR FAÇADE OF THE BUILDING. DEMOLITION OF NON HISTORIC BACK ADDITION

#629 CAROLINE STREET

Applicant- William Horn/ City of Key West- Application Number H12-01-638

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1000931 Parcel ID: 00000920-000000

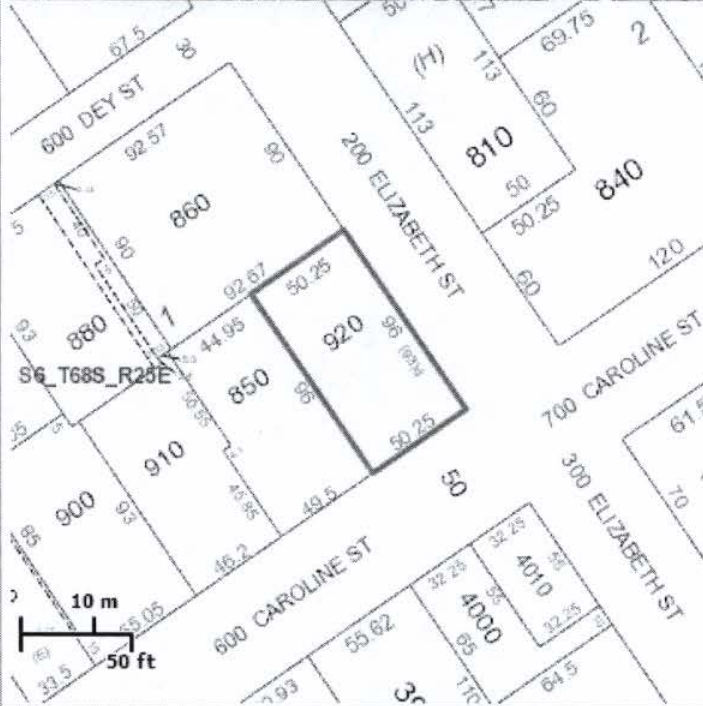
Ownership Details

Mailing Address:
HOUSING AUTHORITY OF CITY OF KEY WEST
1400 KENNEDY DR
KEY WEST, FL 33040

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 12KW
Affordable Housing: Yes
Section-Township-Range: 06-68-25
Property Location: 629 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 1 SQR 12 OR11-176/177 OR428-835 OR969-2275/2276R/S OR1269-116/17AGR-L/E OR1566
-876D/C OR1685-350/351 OR1686-755/762 OR2528-959/60

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	184,543.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	50	96	4,824.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 3059
Year Built: 1923

Building 1 Details

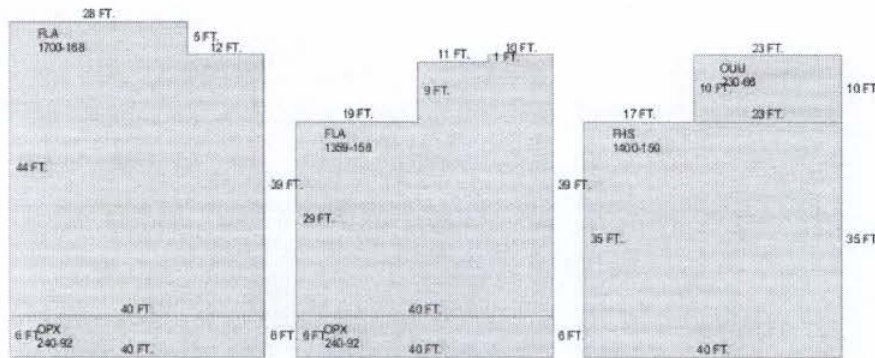
Building Type R5	Condition P	Quality Grade 350
Effective Age 88	Perimeter 326	Depreciation % 79
Year Built 1923	Special Arch 0	Grnd Floor Area 3,059
Functional Obs 99	Economic Obs 0	

Inclusions: R5 includes 5 3-fixture baths and 5 kitchens.

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

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	-1
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1	OPX		1	1990	N	N	0.00	0.00	240
2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	1,700
3	OPX		1	1990	N	N	0.00	0.00	240
4	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	1,359
5	FHS	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	1,400
6	OOU		1	1990	N	N	0.00	0.00	230

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	328 SF	82	4	2000	2001	2	30
2	PT3:PATIO	200 SF	0	0	1964	1965	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20

Appraiser Notes

TPP8941978-RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 0001836	07/18/2000	10/25/2000	1,000		FENCE
2 01-3327	10/29/2001	08/14/2002	1,000		ELECTRIC
3 01-2425	11/01/2001	08/14/2002	25,500		REWIRE 5-UNITS
4 01-3782	03/19/2002	08/14/2002	4,000		PAINT INTERIOR
5 06-2223	04/06/2006	07/06/2006	1,000		UPGRADE PERMIT#00-1836 FOR INSPECTIONS ONLY

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	53,865	1,569	193,006	248,440	248,440	248,440	0
2010	277,702	1,604	137,249	416,555	416,554	358,744	57,811
2009	310,429	1,638	375,064	687,131	679,971	575,205	104,767
2008	286,991	1,684	482,400	771,075	760,538	642,360	118,178
2007	418,633	1,718	795,960	1,216,311	1,106,820	998,549	108,271
2006	619,522	1,753	458,280	1,079,555	977,018	889,144	87,874
2005	555,981	1,799	385,920	943,700	848,326	780,460	67,866
2004	428,899	1,833	289,440	720,172	668,004	601,638	66,366

2003	413,014	1,868	168,840	583,722	557,131	492,478	64,653
2002	440,740	1,914	114,570	557,224	533,819	471,279	62,540
2001	337,902	1,968	114,570	454,440	450,205	389,052	61,153
2000	312,559	0	102,510	415,069	415,069	25,500	389,569
1999	185,490	0	102,510	288,000	288,000	0	288,000
1998	185,490	0	102,510	288,000	288,000	25,500	262,500
1997	195,138	0	92,862	288,000	288,000	25,500	262,500
1996	195,138	0	92,862	288,000	288,000	25,500	262,500
1995	195,138	0	92,862	288,000	288,000	25,500	262,500
1994	195,138	0	92,862	288,000	288,000	25,500	262,500
1993	195,138	0	92,862	288,000	288,000	25,500	262,500
1992	195,138	0	92,862	288,000	288,000	25,500	262,500
1991	195,138	0	92,862	288,000	288,000	25,500	262,500
1990	195,138	0	92,862	288,000	288,000	25,500	262,500
1989	196,344	0	91,656	288,000	288,000	25,500	262,500
1988	127,318	0	80,802	208,120	208,120	25,500	182,620
1987	110,913	0	41,366	152,279	152,279	25,500	126,779
1986	88,383	0	40,522	128,905	128,905	25,500	103,405
1985	85,986	0	21,504	107,490	107,490	25,500	81,990
1984	81,039	0	21,504	102,543	102,543	25,500	77,043
1983	81,039	0	21,504	102,543	102,543	25,500	77,043
1982	82,476	0	21,504	103,980	103,980	25,500	78,480

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
7/29/2011	2528 / 959	308,000	WD	18
2/1/1969	428 / 835	15,000	00	Q

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