

Historic Architectural Review Commission

Staff Report Item 11a

Meeting Date:	April 24, 2014
Applicant:	Thomas Kelly, Designer
Application Number:	H14-01-0599
Address:	#1311 Pine Street
Description of Work:	New gable roof on existing addition. Replacement of metal windows with wood. Replace back terrace roof to flat roof.
Building Facts:	The frame vernacular house is listed as a contributing resource in the surveys. The house was built ca. 1906. According to the Sanborn maps the one and a half stories house historically had a one story single sawtooth attached to the back. According to the Property Appraiser's records an addition to the house was built in 1996, which staff believes is the back additions to the sawtooth since there is no other changes to the historic footprint of the building.
Guidelines Cited in Review:	Windows (pages 29-30), specifically guideline 3. Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the replacement of a non-historic shed roof over an attached addition to the historic sawtooth structure. The plan includes a new gable roof, smaller in proportions to the existing sawtooth and a new flat roof over the back portion of the house, which is an open terrace. The gable roof will be finished with metal v-crimp. The design also proposes the replacement of non-historic aluminum windows with wood true divided 6 over 6 Marvin sash replacement system. All exterior structural components of the

window will be wood. The existing non-historic windows are smaller than the historic fenestrations; the plans include the restoration of all window fenestrations on the historic house to their historic size and proportions.

Consistency with Guidelines

1. For the proposed reconfiguration of the back roofs, both roofs are smaller and shorter in height than the main house, therefore the new proposed roofs will be in keeping with the mass, scale and proportion of the historic house.
2. The configuration of the new roofs will not obscure or detract from the historic fabric or surrounding historic structures.
3. The replacement of non-historic metal windows to wood true divided units and the re-opening of the fenestrations to their original size and proportions is an appropriate design solution that will bring the house back to its historic character.

It is staff's opinion that the proposed changes are consistent with the guidelines. The design will not have any effect on the historic fabric or surrounding structures. The new proposed roofs will not be visible from the street and will not obscure or overshadow any historic element of the house.

Application

AK 1024182

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____

04-01-2014 010599

OWNER'S NAME:

Robin Van Mater

DATE:

4/1/14

OWNER'S ADDRESS:

1311 Pine Street

PHONE #:

888-337-9029

APPLICANT'S NAME:

Thomas Kelly

PHONE #:

304-1984

APPLICANT'S ADDRESS:

19141 Rocky Road, Sugarlof Key, Fl. 33042

ADDRESS OF CONSTRUCTION:

1311 Pine Street

OF UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

1. Replace all metal windows w/ wood windows.
2. Replace shed roof at rear w/ gable
3. Replace patio roof at rear.
4. Install 5-V-Crimp roof panels over all pitched roofs and modified bitumen on patio roof.

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:

4/1/14

Applicant's Signature:

Thomas Kelly

Required Submittals

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input 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

Order: KEYWEST Type: DC Drawn: 1
 Date: 4/03/14 22:59:11
 014 100599
 PT Date: BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 299559
 CK CHECK Staff Approval: 2475 \$100.00
 Trans Date: 4/04/14 Time: 10:41:23
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as contributing. One and a half stories
frame vernacular built ca. 1900.*

*Guidelines for windows / guidelines for additions,
Ordinance for demolition of non-historic/
non-contributing structures.*

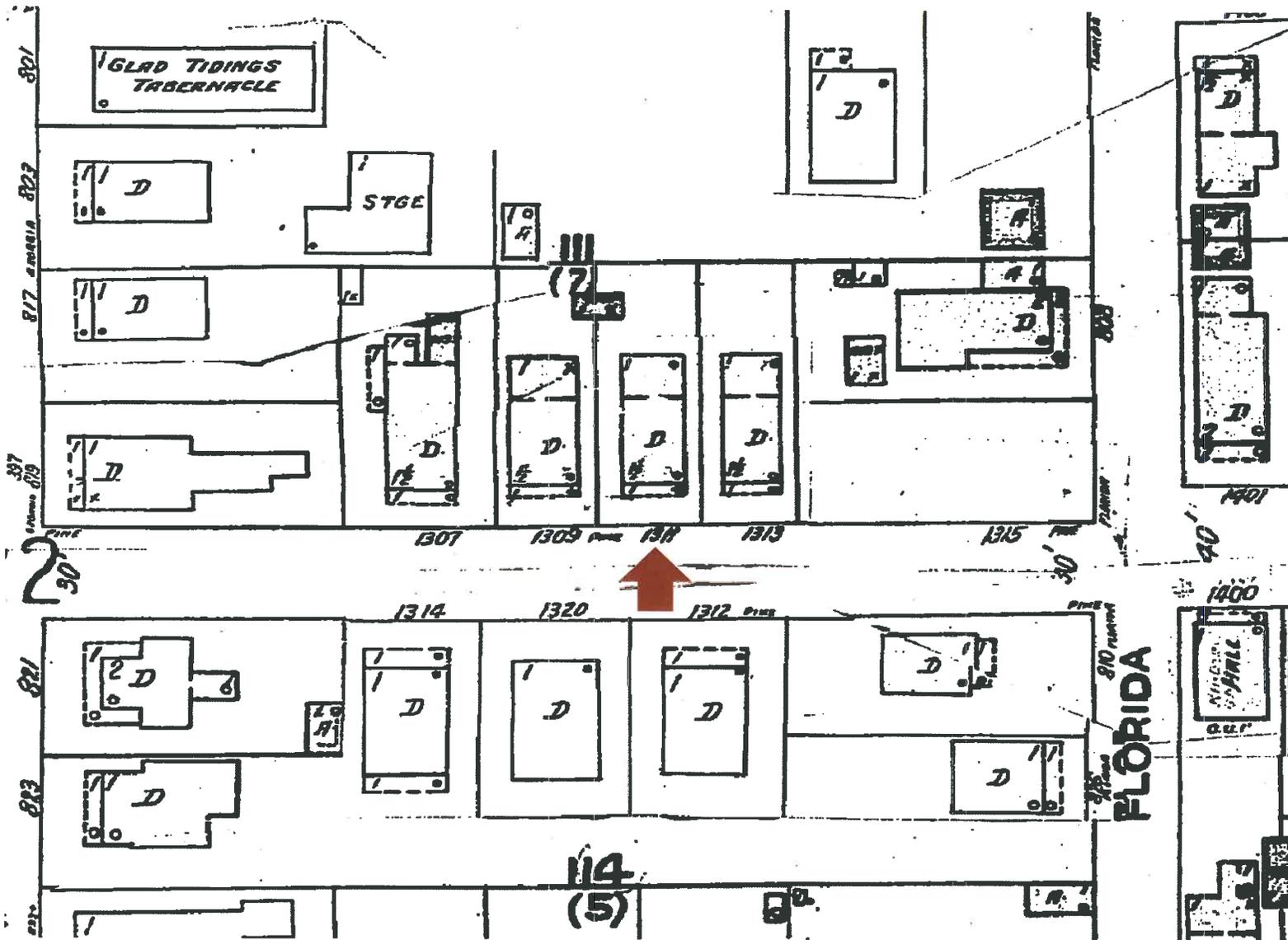
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



Project Photos



#1311 Pine Street photograph circa 1965 from the Property Appraisers office. Monroe County Library



















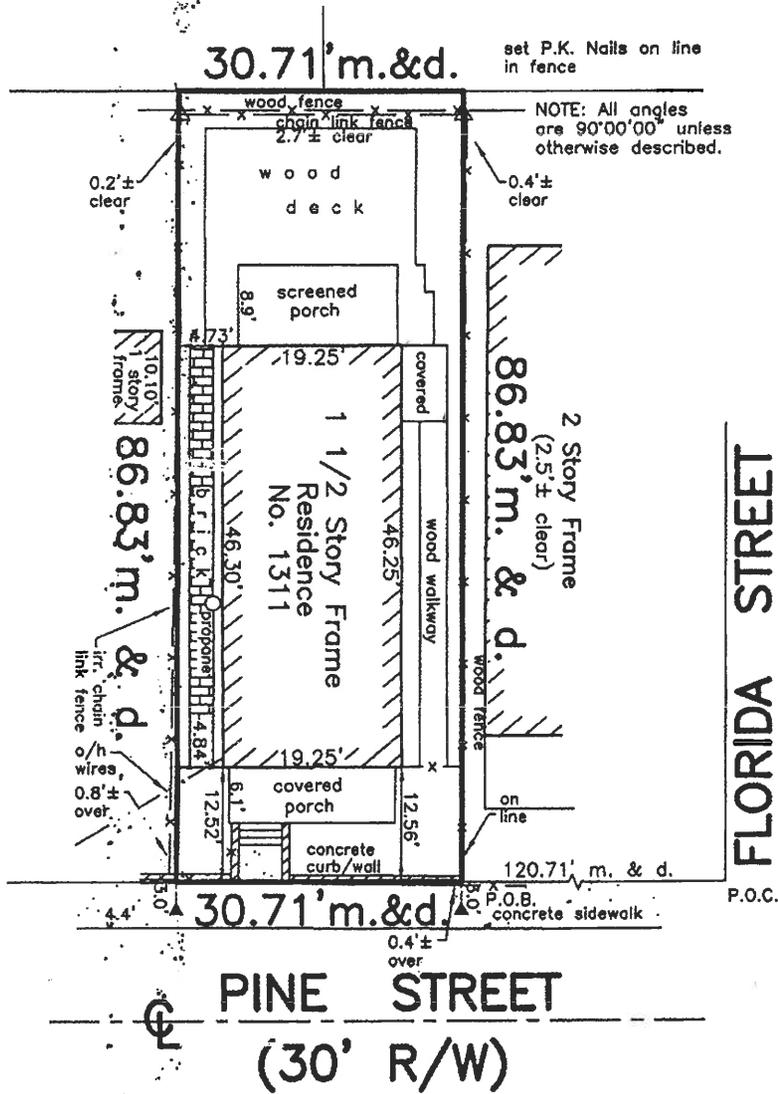






Survey

n
12



B = 40%
I = 60%
HMDR.
F = 10
S = 5
R = 15

W.I.R.E.D. In Key West, LLC 1311 Pine Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 13-418	
Scale 1" = 20'	Ref. 213-3 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 11/1/13		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/block100\1311pine			

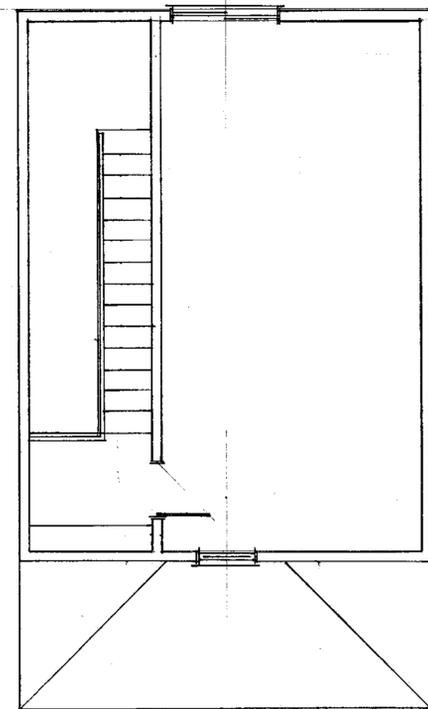
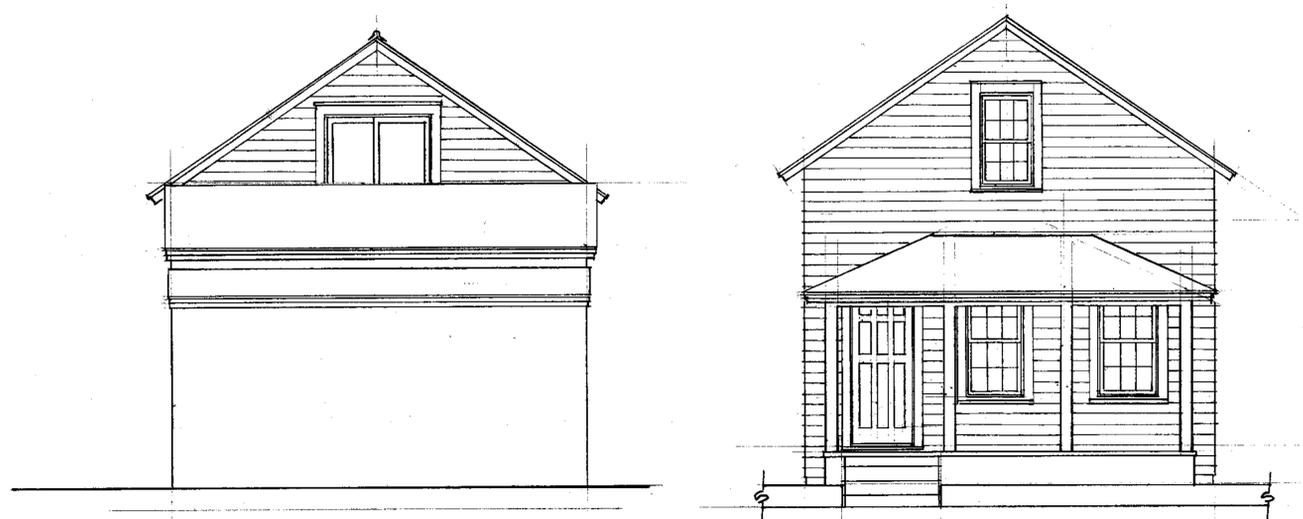
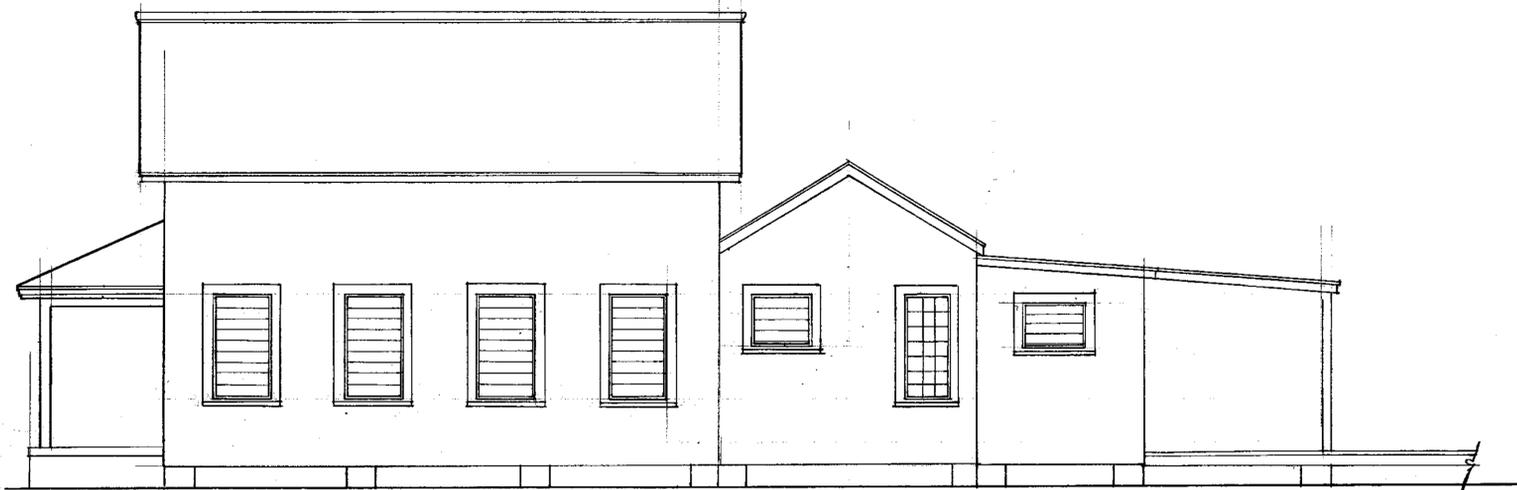
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

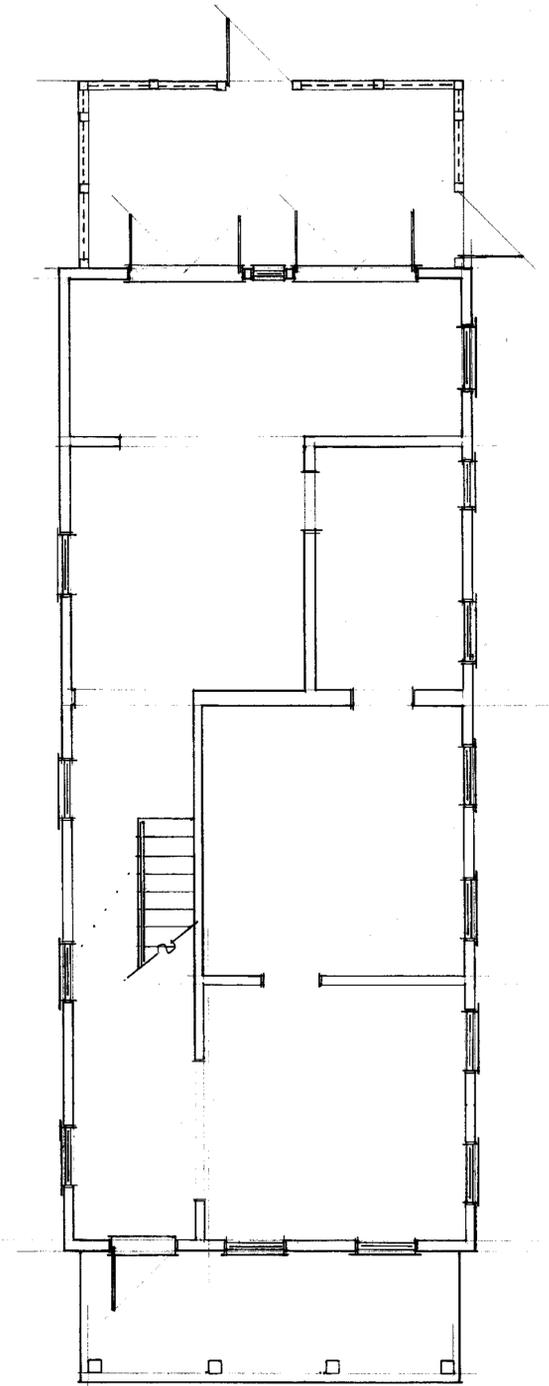
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Proposed design

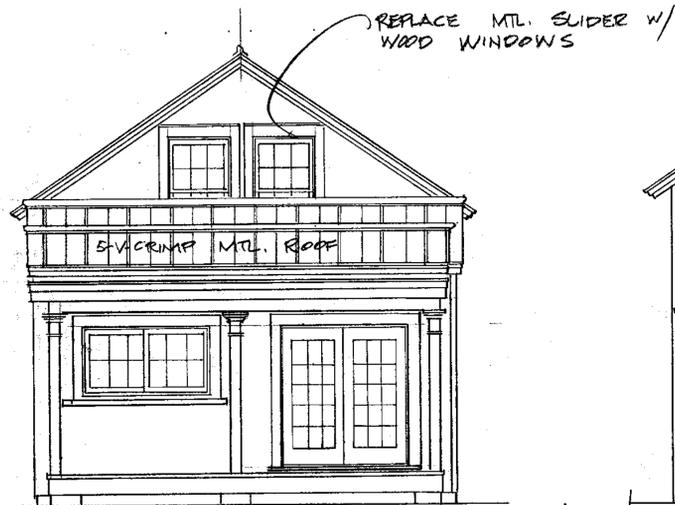
EXISTING · 1311 PINE STREET



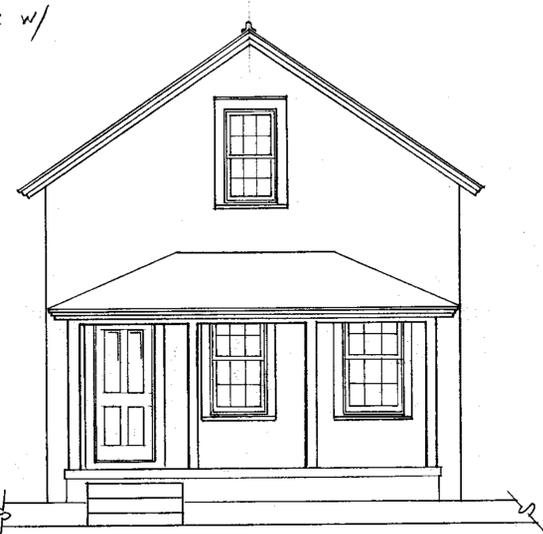
SECOND FLOOR PLAN



FIRST FLOOR PLAN



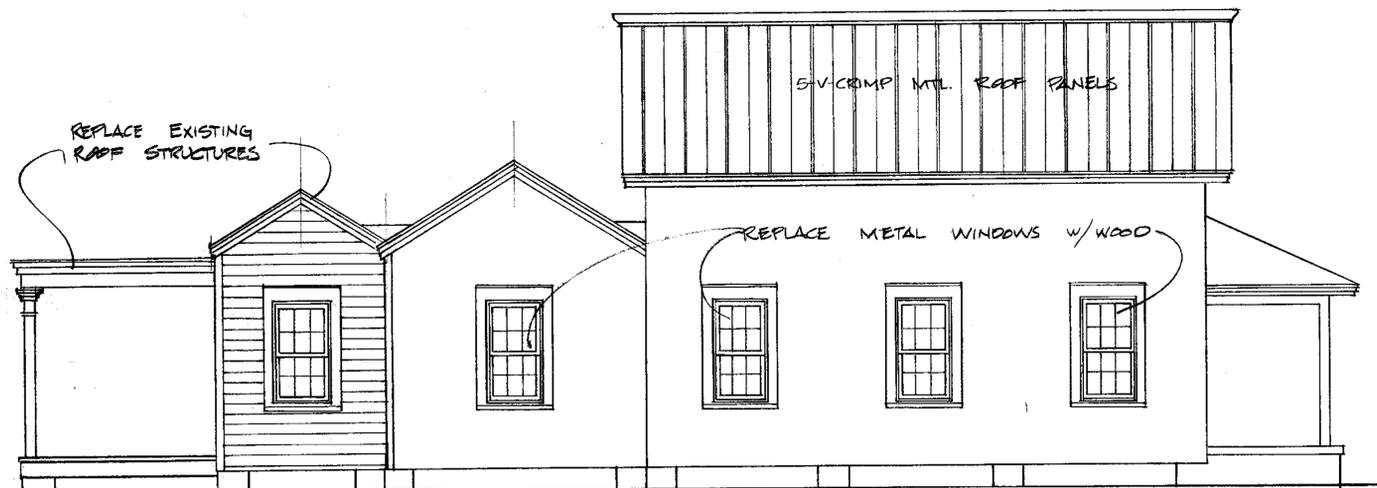
NORTHWEST ELEVATION 1/4"=1'-0"



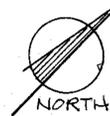
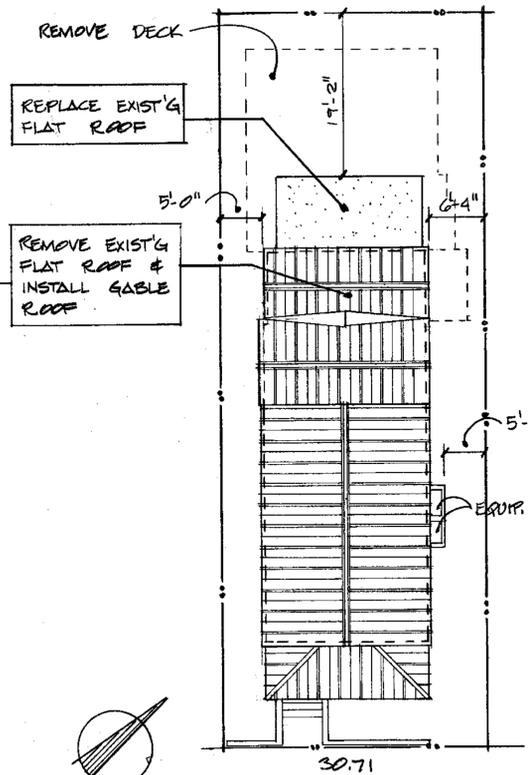
SOUTHEAST ELEVATION 1/4"=1'-0"



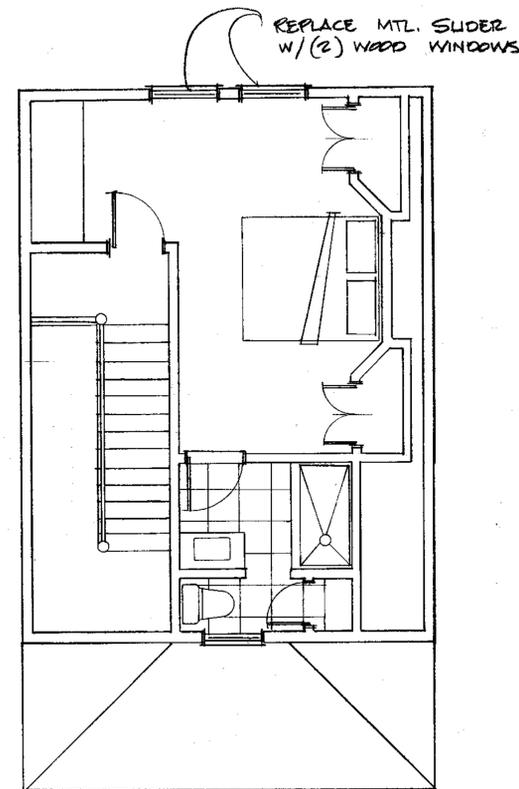
NORTHEAST ELEVATION 1/4"=1'-0"



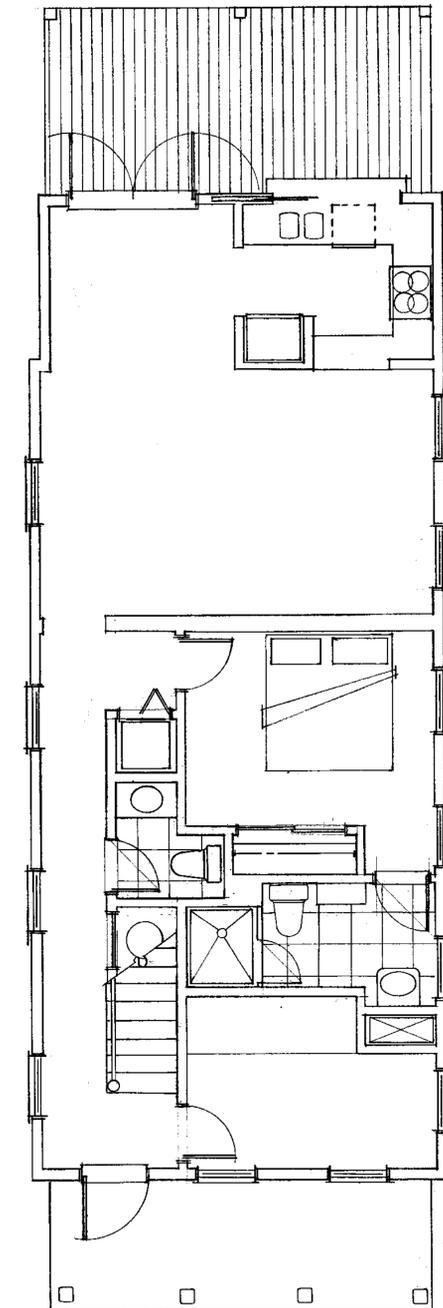
SOUTHWEST ELEVATION 1/4"=1'-0"



PINE STREET
SITE PLAN 1"=10'-0"



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



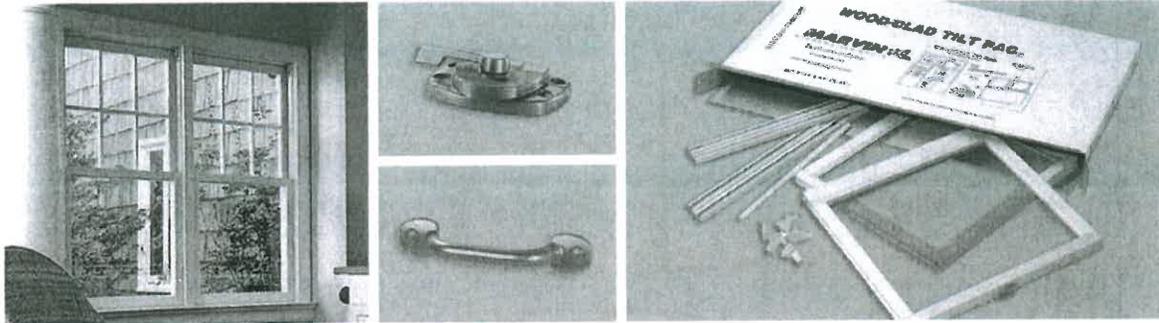
FIND A DEALER SEARCH SITE

INTERNATIONAL

Home » Windows » Double Hung » Tilt Pac Double Hung Sash Replacement System » Design Patterns And Grilles

TILT PAC DOUBLE HUNG SASH REPLACEMENT SYSTEM

REQUEST INFORMATION • NEWS SIGN UP



- OPTIONS
- TECHNICAL RESOURCES
- FEATURES AND BENEFITS
- INTERIOR FINISH OPTIONS
- EXTERIOR FINISH OPTIONS
- DESIGN PATTERNS AND GRILLES

PHOTO GALLERY ▶

Divided Lite Options

Marvin has a variety of ways to bring out the best in your window designs:

- **Simulated Divided Lite with Spacer Bar (SDLB)** - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.
- **Authentic Divided Lite (ADL)** - Separate pieces of glass are glazed between muntin bars-the way windows have been made since the beginning. Only now, Marvin's state-of-the-art design adds energy efficiency to traditional appeal.
- **Grilles-between-the-Glass (GBGs)** - Grilles are permanently installed between the glass panes. This low-maintenance option creates the look of divided lites.
- **GBGs Color Choices for Exterior and Interior** - Color options allow for two tone grilles-between-the-glass. Choose from 13 exterior colors or 4 interior colors.
- **Removable Grilles** - Solid wood Grilles on the interior offer the look of a classic divided lites, but can be easily removed for cleaning.



Simulated Divided Lite with Spacer Bar (SDLS)



Simulated Divided Lite (SDL)



Authentic Divided Lite (ADL)



Grilles between the Glass (GBGs)



GBGs Exterior and Interior Color



Removable Grilles

1311 PINE ST. →

Divided Lite Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up. Divided lites can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.

The result is a window or door that combines the detailing and craftsmanship of a small millwork house with the product performance delivered by an industry leader.

Below are some of our most frequently-requested divided-lite patterns:

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., April 24, 2014, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW GABLE ROOF ON EXISTING ADDITION. REPLACEMENT OF METAL WINDOWS WITH WOOD. REPLACE BACK TERRACE ROOF TO FLAT ROOF. DEMOLITION NON-HISTORIC SHED ROOFS ON BACK ADDITIONS.

FOR: 1311 PINE STREET

Applicant-Thomas Kelly

Application # H14-01-0599

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared THOMAS KELLY, 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: 1311 PINE STREET on the 17 day of APRIL, 2014.

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 APRIL 24, 2014.

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 H14-01-0599.

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

Signed Name of Affiant:

Thomas Kelly

Date: 4/17/14

Address: 1941 ROCKY RD.

City: SUGARLOAF KEY

State, Zip: FL. 33042

The forgoing instrument was acknowledged before me on this 17th day of April, 2014.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015







1311

Public Meeting Notice
[Small illegible text]

**Property Appraiser
Information**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

The offices of the Property Appraiser will be closed Friday, April 10th in observance of Good Friday. Our offices will re-open Monday at 8am.

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

**Property Record Card -
Maps are now launching the new map application version.**

Alternate Key: 1026182 Parcel ID: 00025400-000000

Ownership Details

Mailing Address:
W.I.R.E.D. IN KEY WEST LLC
1320 PINE ST
KEY WEST, FL 33040-7243

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1311 PINE ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 PT LOTS 8 AND 10 SQR 7 TR 7 CO JUDGE DOCKET 9-71 OR325-494/95 OR563-406 OR830-759 OR1184-1533/34 OR1554-982/83 OR2391-881/82 OR2470-448/49P/R OR2551-161/62 OR2658-67/69

Total Living Area: 874
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 35
Year Built 1938
Functional Obs 0

Condition A
Perimeter 130
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 37
Grnd Floor Area 874

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

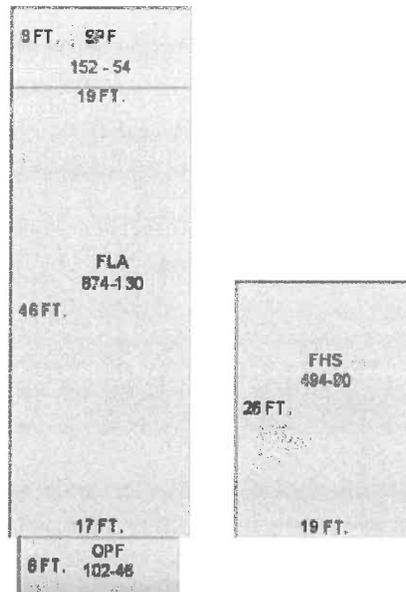
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	SPF		1	1938				152
1	FLA	11:VINYL SIDING	1	1938	N N	0.00	0.00	874
2	OPF		1	1938		0.00	0.00	102
3	FHS	11:VINYL SIDING	1	1938	N N	0.00	0.00	494

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	247 SF	0	0	1993	1994	2	40
1	CL2:CH LINK FENCE	848 SF	0	0	1964	1965	1	30
2	RW2:RETAINING WALL	49 SF	49	1	1937	1938	4	50
3	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9603716	09/17/1996		1,026,182	Residential	RENOVATION & ADDITION
1 9603744	09/13/1996		1,026,182	Residential	ELECTRICAL ONLY
1 9603749	09/17/1996		1,026,182	Residential	RENOVATION & ADDITION
1 9801984	07/08/1998		4,000	Residential	REPLACE BATHTUB & SINK
1 9801984	07/08/1998		4,000	Residential	REMODEL EXISTING BATHROOM
06-3577	06/16/2006	01/09/2009	1,000	Residential	REPLACE DECKING.
06-3668	06/16/2006	01/09/2009	1,000	Residential	REPLACE ASPHALT ROOF W/ V-CRIMP.
06-3576	06/19/2006	01/09/2009	500	Residential	REPLACE SHEATHING ON FRONT PORCH 10' X 8'.

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
2013	92,250	999	289,421	382,670	364,549	0	382,670
2012	94,886	999	235,524	331,409	331,409	0	331,409
2011	94,886	999	215,971	311,856	311,856	0	311,856
2010	96,204	999	272,554	369,757	369,757	0	369,757
2009	108,615	999	414,281	523,895	134,969	25,000	109,969
2008	105,087	999	413,850	519,936	134,834	25,000	109,834
2007	113,226	934	453,900	568,060	130,907	25,000	105,907
2006	306,178	934	267,000	574,112	127,714	25,000	102,714
2005	312,182	934	186,900	500,016	123,994	25,000	98,994
2004	168,098	934	186,900	355,932	120,383	25,000	95,383
2003	168,098	934	82,770	251,802	118,139	25,000	93,139
2002	132,987	934	70,755	204,676	115,371	25,000	90,371
2001	128,957	934	70,755	200,646	113,555	25,000	88,555
2000	128,957	975	50,730	180,663	110,248	25,000	85,248
1999	113,845	861	50,730	165,436	107,350	25,000	82,350
1998	77,938	547	50,730	129,216	105,660	25,000	80,660
1997	71,061	499	45,390	116,950	103,894	25,000	78,894
1996	59,600	419	45,390	105,408	100,868	25,000	75,868

1995	56,391	0	45,390	101,781	98,408	25,000	73,408
1994	50,431	0	45,390	95,821	95,821	25,000	70,821
1993	50,431	0	45,390	95,821	95,821	25,000	70,821
1992	50,431	0	45,390	95,821	95,821	25,000	70,821
1991	57,519	0	45,390	102,909	102,909	25,000	77,909
1990	53,304	0	35,378	88,682	88,682	25,000	63,682
1989	48,458	0	34,710	83,168	83,168	25,000	58,168
1988	39,491	0	30,705	70,196	70,196	25,000	45,196
1987	39,006	0	18,290	57,296	57,296	25,000	32,296
1986	39,228	0	17,622	56,850	56,850	25,000	31,850
1985	38,016	0	10,977	48,993	48,993	25,000	23,993
1984	35,364	0	10,977	46,341	46,341	25,000	21,341
1983	35,364	0	10,977	46,341	46,341	25,000	21,341
1982	36,109	0	10,977	47,086	47,086	25,000	22,086

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
11/6/2013	2658 / 67	235,000	WD	37
1/3/2012	2551 / 161	100	WD	11
6/15/2010	2470 / 448	100	WD	19
12/8/2008	2391 / 881	40,500	WD	K
9/1/1991	1184 / 1533	119,900	WD	Q
4/1/1981	830 / 759	63,500	WD	Q
2/1/1973	563 / 406	11,000	00	Q

This page has been visited 86,853 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176