

# **Staff Report**

- 11 Restore condemned fire damage building. Build new one and a half story addition on back -#909 Pohalski Street- Thomas E. Pope (H12-01-250)

This staff report is for the review of a Certificate of Appropriateness for a request for the restoration of a contributing building that was damaged due to a fire. The Chief Building Official, Mr. John Woodson, declared the entire building unsafe and structurally unsound and rendered his opinion on a letter dated October 19, 2011. The applicant understands that most of the historic part of the building can be retained and restore, while the back portion of the house and maybe the main roof will need to be demolished. The building is one of the few still standing cottages that were built for the workers at the Coffee Roasting located on the same street. The house is a one story structure and is listed as a contributing resource. The frame vernacular structure was built circa 1928. The back yard of the property faces an alleyway. Since Mr. Woodson declared unsafe and requested the demolition of the structure this Commission has jurisdiction just in the proposed design.

The proposed plans include a new two story addition which will replace the one story burned structure. The new addition will have a side gable roof, lower in height than the proposed front gable roof for the back portion. By designing two different roofs with height variations the applicant wants to lower the mass and scale of the proposed two story addition. Nevertheless the proposed addition is higher than the main house by approximately 8'-8 1/2".

The plan proposes aluminum casement windows for the new addition as well as hardi board siding. For the addition the roof will have metal v-crimp. For the historic portion of the house the existing board and batten siding for the front and north side of the house will be repaired as necessary.

Guidelines to be reviewed for this request;

Additions; alterations and new construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*

- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
- (5) Additions should be attached to less publicly visible secondary elevations of an historic structure.
- (6) Additions should not alter the balance and symmetry of an historic structure.
- (7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
- (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 historic building and its attached non historic addition have been condemned by the Chief Building Official; therefore the owner of the building needs to demolish the entire house in order to comply with the city's request for emergency condition. The applicant is trying to save as much as possible of the historic fabric while building a necessary addition on the back of the cottage. By reviewing the plans it is evident that the proposed two story addition has almost the same footprint as the historic portion, nevertheless the addition is higher than the existing house. The urban context predominantly has one and one and a half stories structures. The building to the right is a two story.

The use of transitional heights and setbacks from the street will lower the front visual impact of the two story addition. It is staff's opinion that the proposed design is consistent with much of the guidelines. The historic part of the house will be saved although it was condemned. Because this building was declared unsafe and will be partially involuntarily demolish the proposed plans may not require variances.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # 12-01000250

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Mark Childress DATE: 2/1/2012  
 OWNER'S ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
 APPLICANT'S NAME: Thomas E. Pope, PA PHONE #: 296-3611  
 APPLICANT'S ADDRESS: 610 White Street, Key West, FL 33040  
 ADDRESS OF CONSTRUCTION: 909 Pohalski Street # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**  
Restore condemned fire damaged building (see attached letter). Demolish rear addition and replace with new 1-1/2 story addition.

*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: 2/1/2012  
 Applicant's Signature: M. Holly Boston  
T.E. 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 COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Building listed as contributing. Built c. 1928. Contemned due  
to fire by John Woodson 2011.*

*Guidelines for additions, alterations, new construction  
(pages 36-38a)*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission



THE CITY OF KEY WEST  
Director of Building  
Post Office Box 1409 Key West, FL 33041-1409

October 19, 2011

**Mark Childress**  
**909 Pohalski Avenue**  
**Key West, Florida 33040**

RE: **909 Pohalski Avenue**

Dear Mr. Childress,  
As Chief Building Official for the City of Key West, I have determined that the building located at **909 Pohalski Avenue** is unsafe and structurally unsound. An emergency condition exists pursuant to Section 14-113 of the City of Key West Code of Ordinance listed below.

**Section 14-113. - Emergency cases.**

In emergency cases where it reasonably appears there is immediate danger to the life or safety of any person or to the safety of other property, unless a dwelling unfit for human habitation or a dangerous building is immediately repaired, demolished or vacated, the building official shall cause the immediate repair or demolition of such dwelling or building. The cost of such repair or demolition shall be recovered and collected as is provided in section 14-111 or the building official may revoke the certificate of occupancy and order vacation of the premises until necessary repairs, etc., render the premises fit for use or habitation.

(Code 1986, § 31.028)

Pursuant to Section 14-71 of the City of Key West Code of Ordinance listed below, the structure located at **909 Pohalski Avenue**, Key West, Florida has been found to be in such disrepair and deterioration that it is considered dangerous and unfit for human habitation.

**Section 14-71 - Conditions rendering dwelling unfit or building dangerous**

The building official shall determine that a dwelling is unfit for human habitation or a building is dangerous if he finds that any of the following conditions exist in such dwelling:

- (1) Interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base.
- (2) Supporting members which show 33 percent or more of damage or deterioration, or nonsupporting enclosing or outside walls or coverings which show 50 percent or more of damage or deterioration.
- (3) Interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base.
- (4) Supporting members which show 33 percent or more of damage or deterioration, or nonsupporting enclosing or outside walls or coverings which show 50 percent or more of damage or deterioration.
- (5) Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purposes used.
- (6) Such damage by fire, wind or other causes as endangers the lives, safety or welfare of the occupants or other people in the city.
- (7) Dilapidation, decay, insanitation or disrepair which is likely to cause sickness or disease or to work injury to the health, safety or welfare of the occupants or other people of the city.
- (8) Inadequate facilities for egress in case of fire or panic.
- (9) Defects therein increasing the hazards of fire, accident or other calamities.
- (10) Such lack of adequate ventilation, light, heating or sanitary facilities as endanger the health, morals, safety or general welfare of the occupants or other city residents.
- (11) Violation of any provision of the building regulations or fire prevention laws or ordinances of the state or city.
- (12) Any room, except a bathroom, with window area less than one-tenth of the floor area or with window area of one-tenth or more of the floor area, but which window area cannot be opened so that the openings will equal as much as 1/20 of the floor area.
- (13) A bathroom which does not have at least one outside window which can be opened or does not have other means of adequate ventilation.
- (14) Such relationship to adjoining buildings or dwellings that light or air is inadequate or that a fire hazard exists.

(Code 1986, § 31.023)



Pursuant to Section 14-69 of the City of Key West Code of Ordinance listed below, it is my duty as the Chief Building Official of the City of Key West to hereby order the demolition of the structure at **909 Pohalski Avenue**.

**Section 14-69. - Examination of dwellings and buildings.**

It shall be the duty of the building official to diligently examine all dwellings and buildings located in the city for the purpose of locating and taking action with respect to such dwellings and buildings as appear to be unfit for human habitation and such buildings as appear to be dangerous.

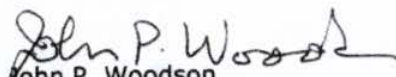
(Code 1986, § 31.022)

Please see attached support documents:

- (1) Key West Fire Department Report
- (2) Report from David L. Hammel, Professional Engineer
- (3) Report from Greg J. Wellet, Florida State Certified Building Contractor

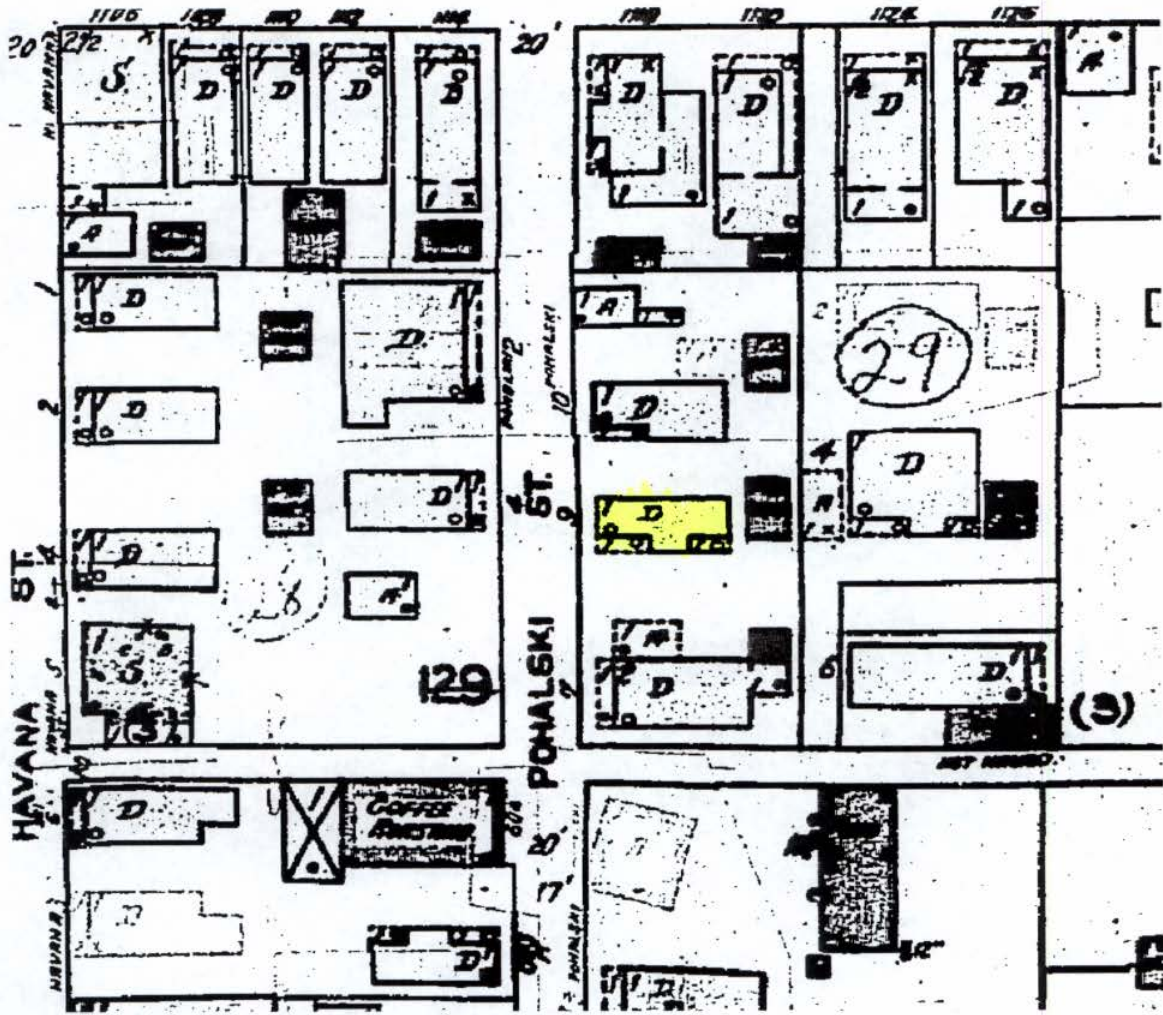
Please feel free to contact the City of Key West Building Department at 305-809-3958, if you have any questions, concerns or need additional information.

Sincerely,

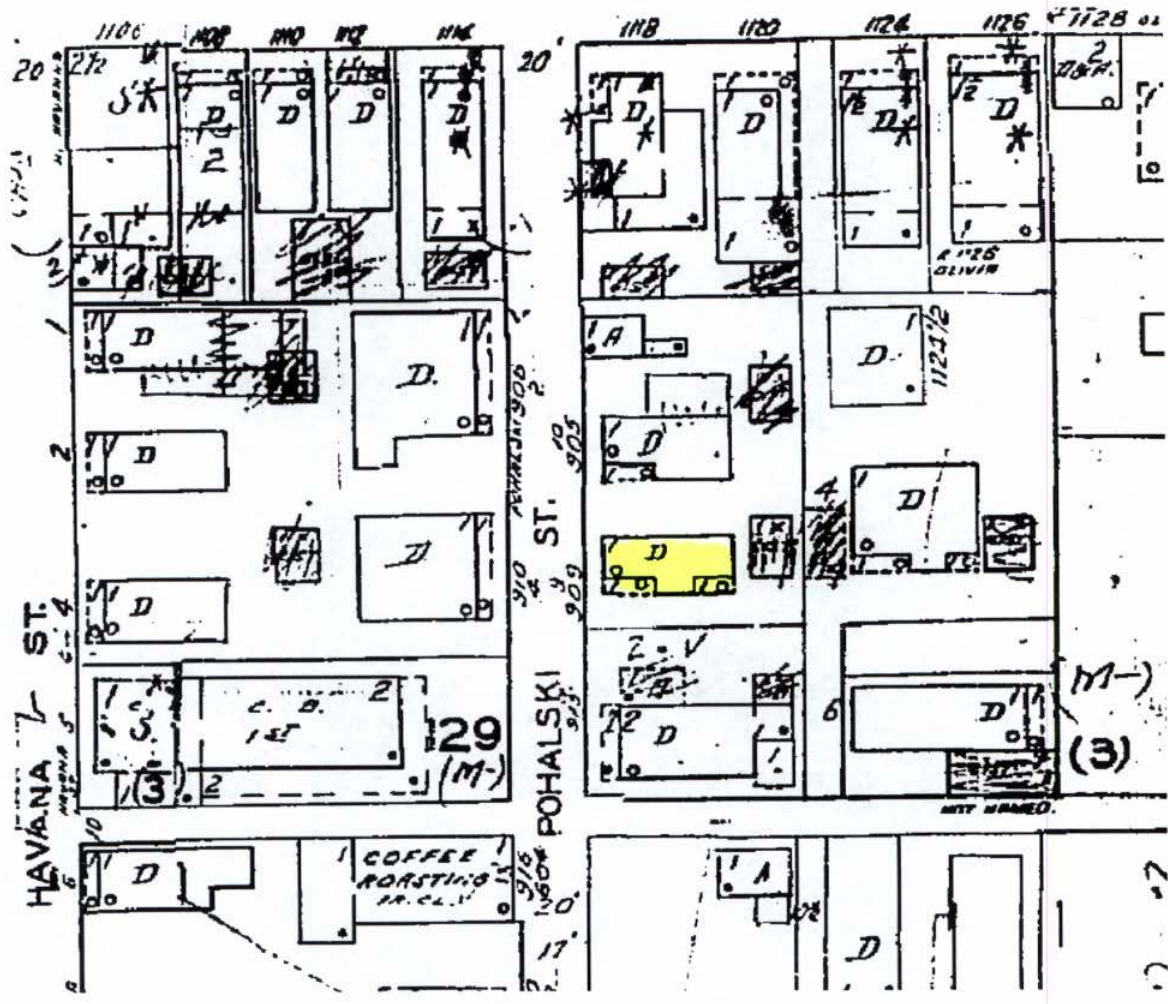
  
John P. Woodson  
Chief Building Official



# **Sanborn Maps**



#909 Pohalski Street Sanborn map 1948 copy



#909 Pohalski Street Sanborn map 1962 copy

## **Project Photos**

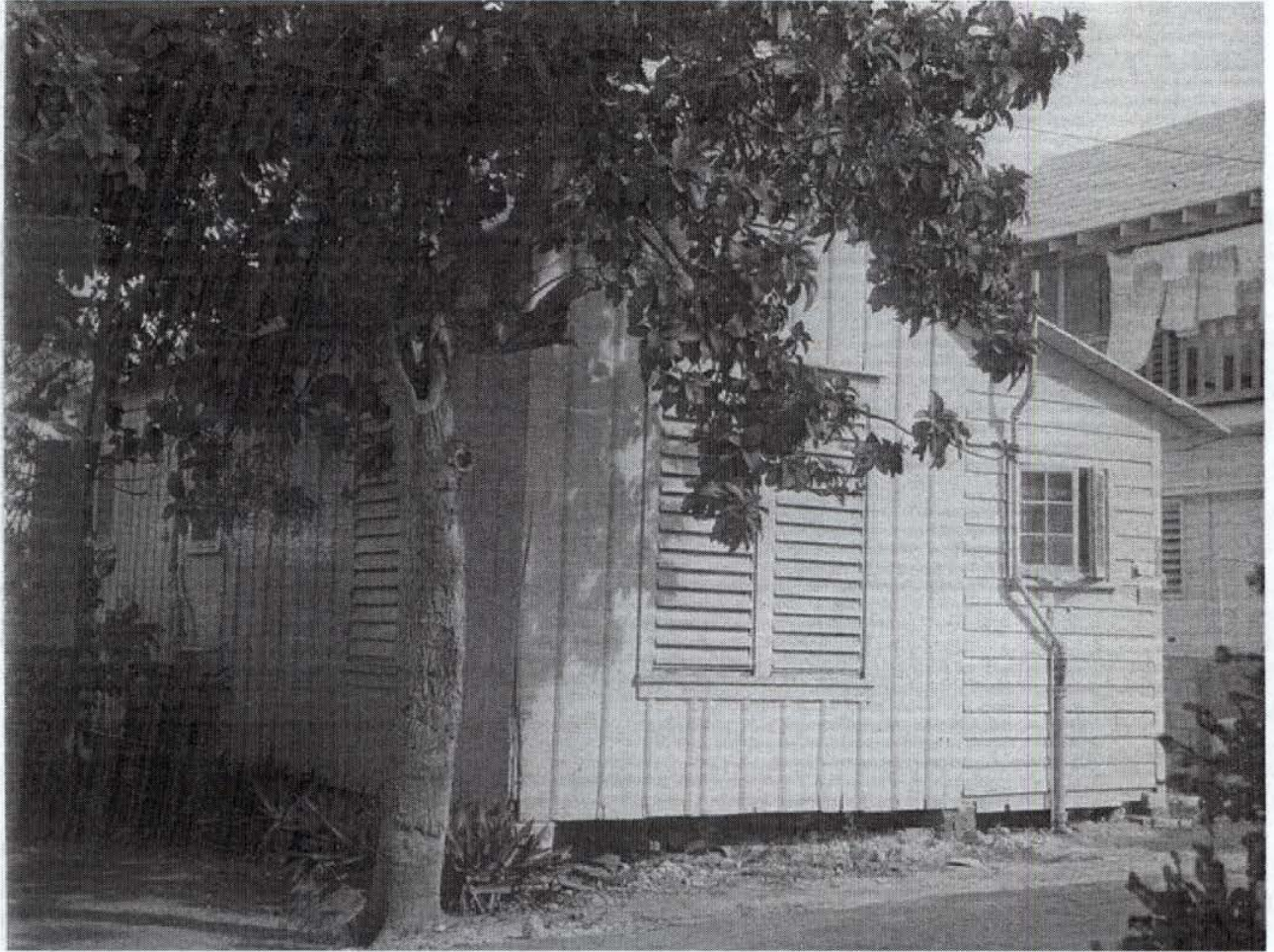


Photo taken by the Property Appraiser's office c1965; 909 Pohalski Lane; built c1928; Monroe County Library

909 POHALSKI



Google earth





NO  
PARKING  
BETWEEN  
SIGNS  
→

909

New Jersey  
M12-BJH  
Garden State

WMA  
WASTE MANAGEMENT  
WMA 014619

WEST PLANNING DEPT  
MUNICIPALITY  
FEB 10 2012



KEY WEST FLORIDA  
FEB 10 2012





NO  
PARKING  
BETWEEN  
SIGNS  
→

909

KEY WEST  
FEB 10 2012

RECYCLING

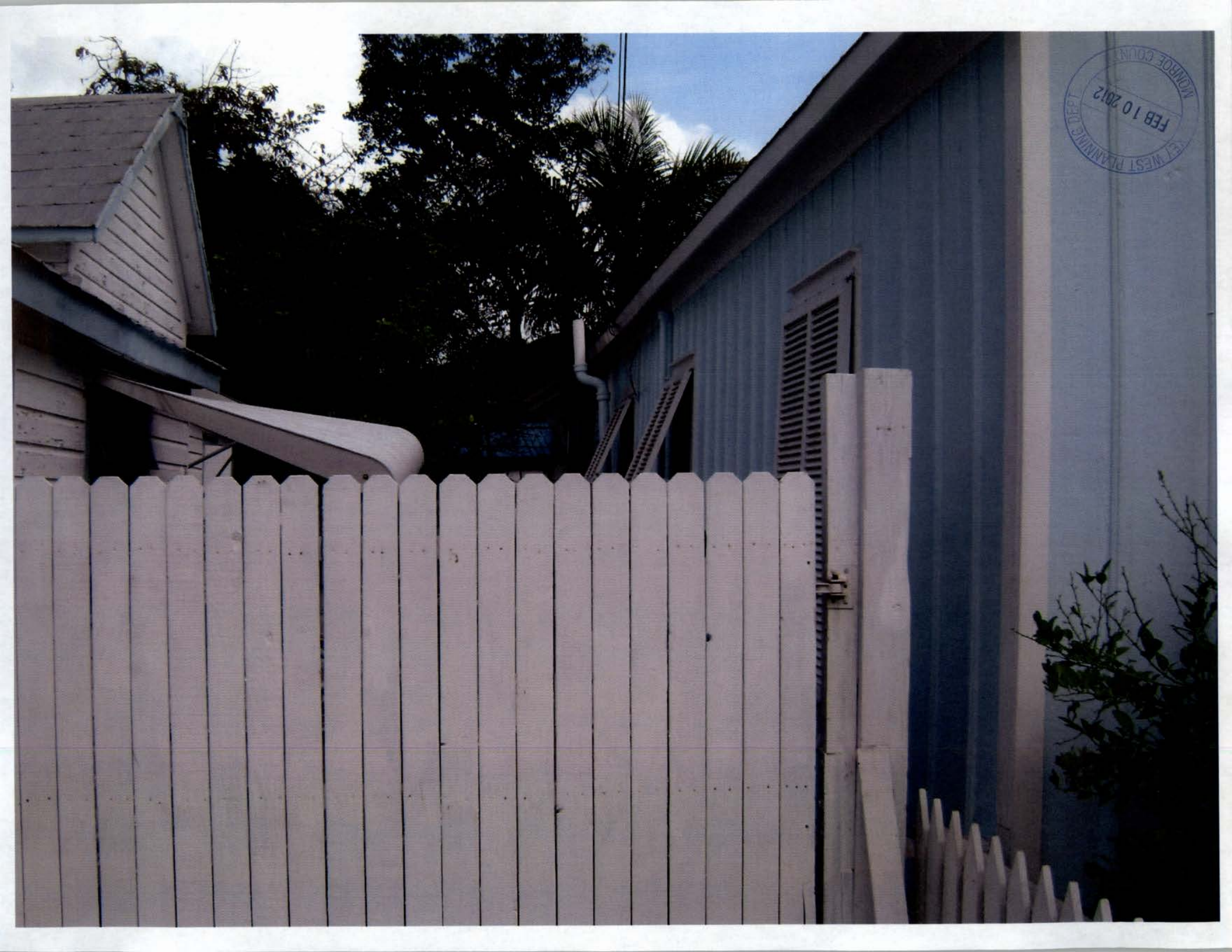


FEB 10 2012

KEY WEST PLANNING  
FEB 10 2012  
MONROE COUNTY



WEST PLANNING DEPT  
FEB 10 2012  
MANOR COUNTY









KEY WEST FLORIDA  
MARLBOROUGH COUNTY  
FEB 10 2012











KEY WEST PLANNING DEPT  
FEB 10 2012  
MONROE





912

MONROE  
FEB 10 2012



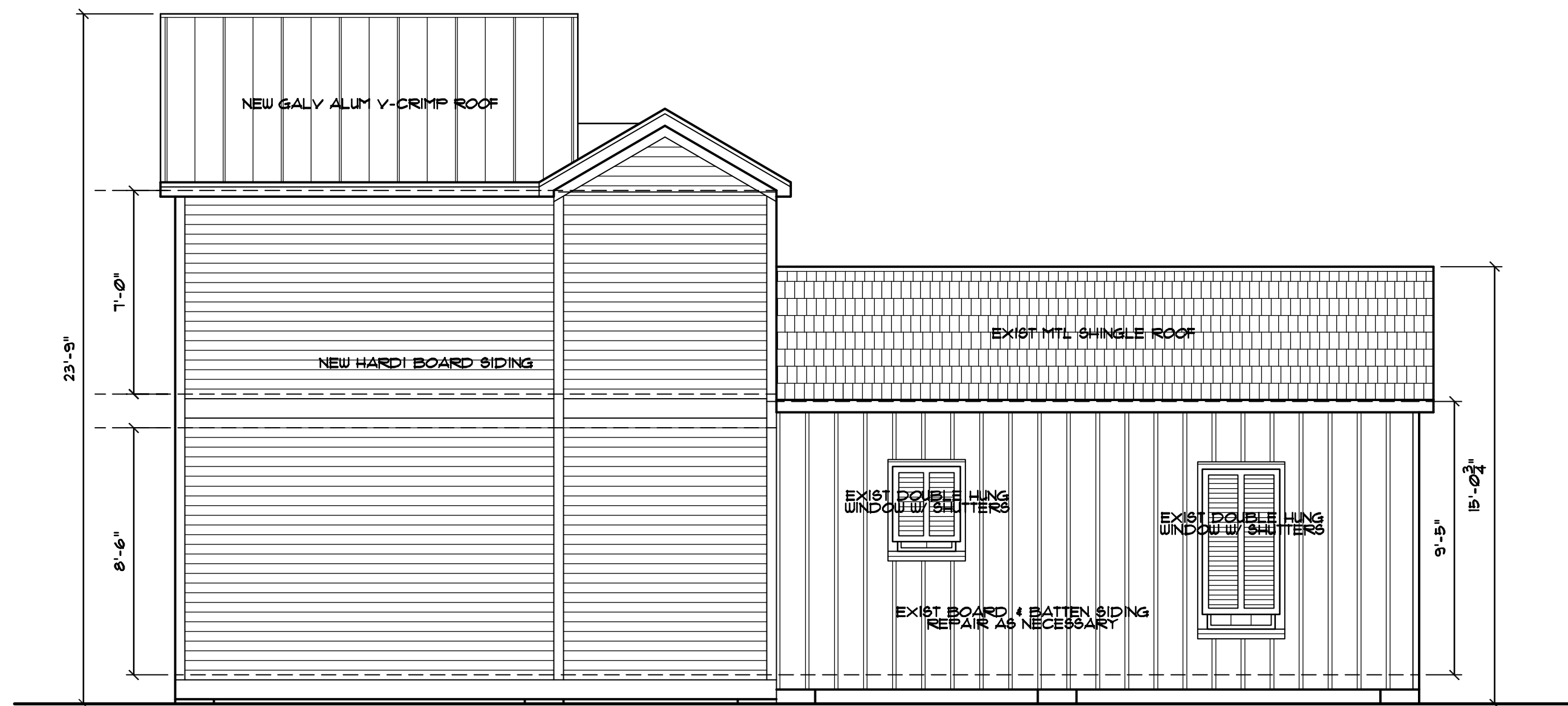
KEY WEST FLORIDA  
MARSH COUNTY  
FEB 10 2012

# Survey



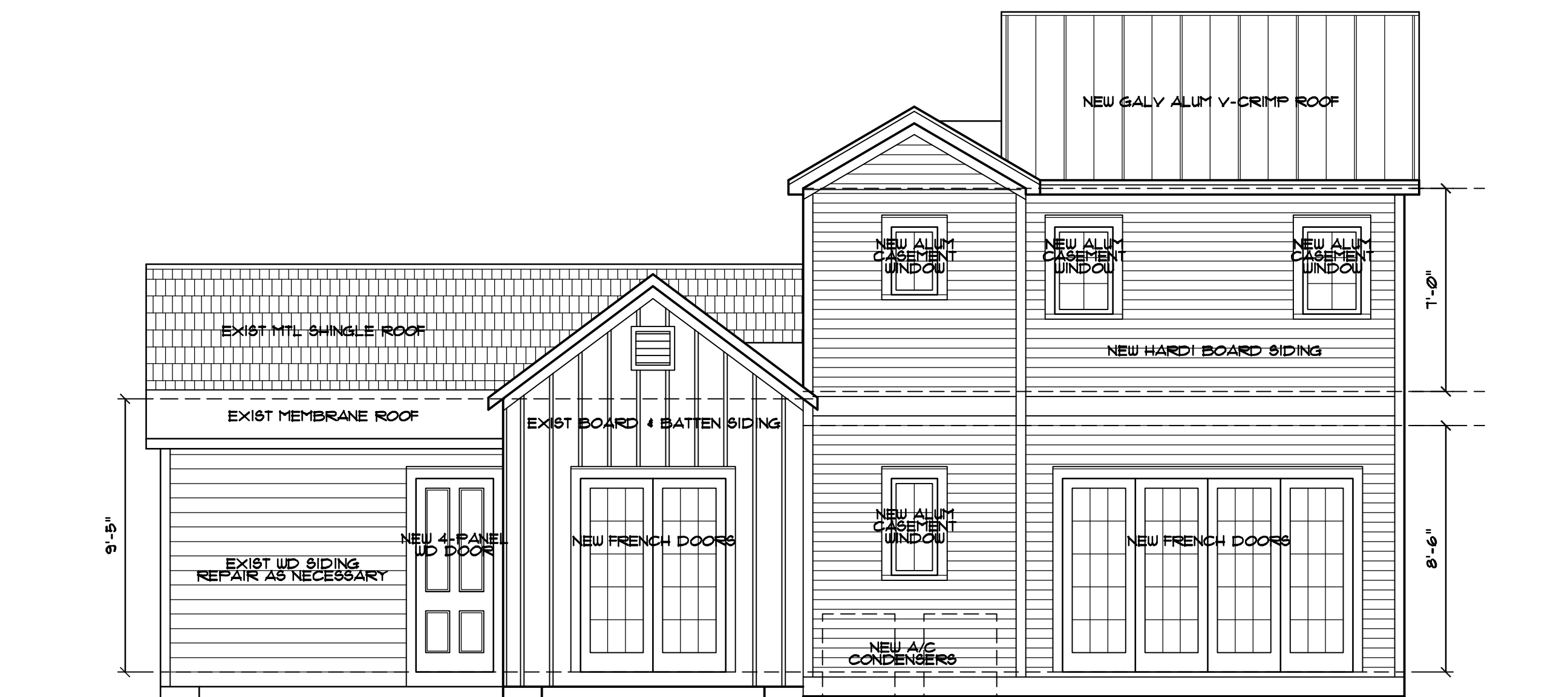


# **Proposed Plans**



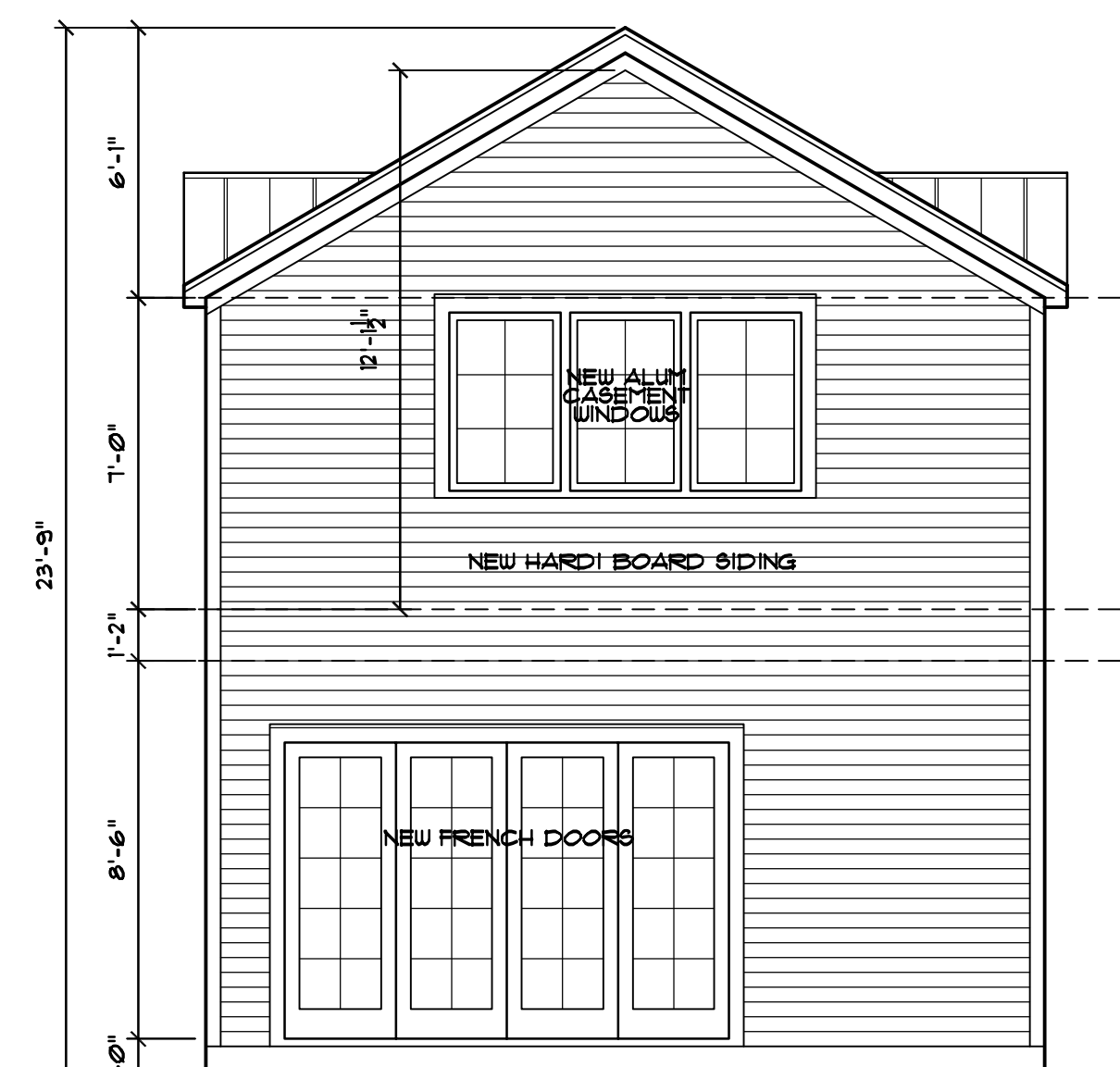
**Left Side Elevation**

1/4" = 1' - 0"



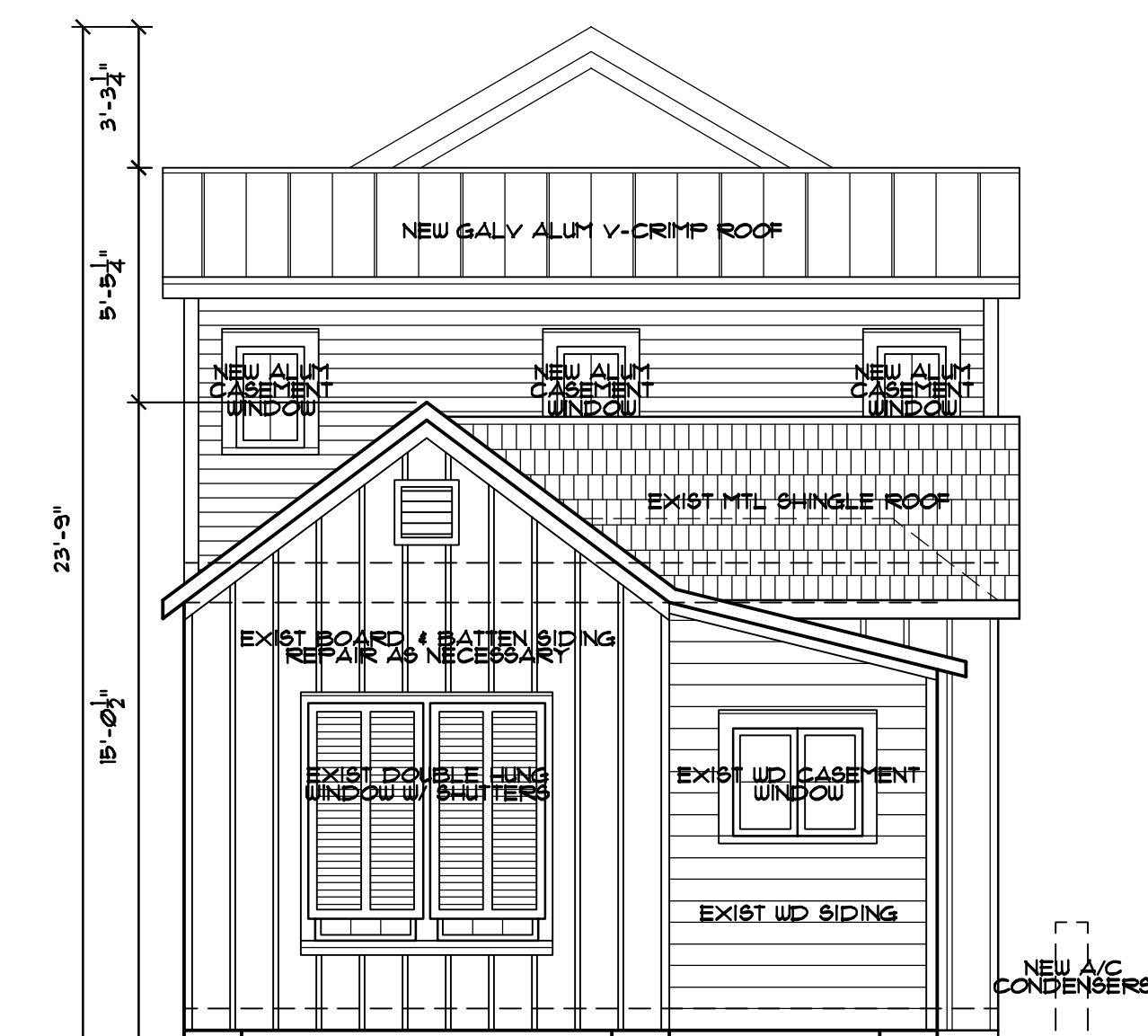
**Right Side Elevation**

1/4" = 1' - 0"



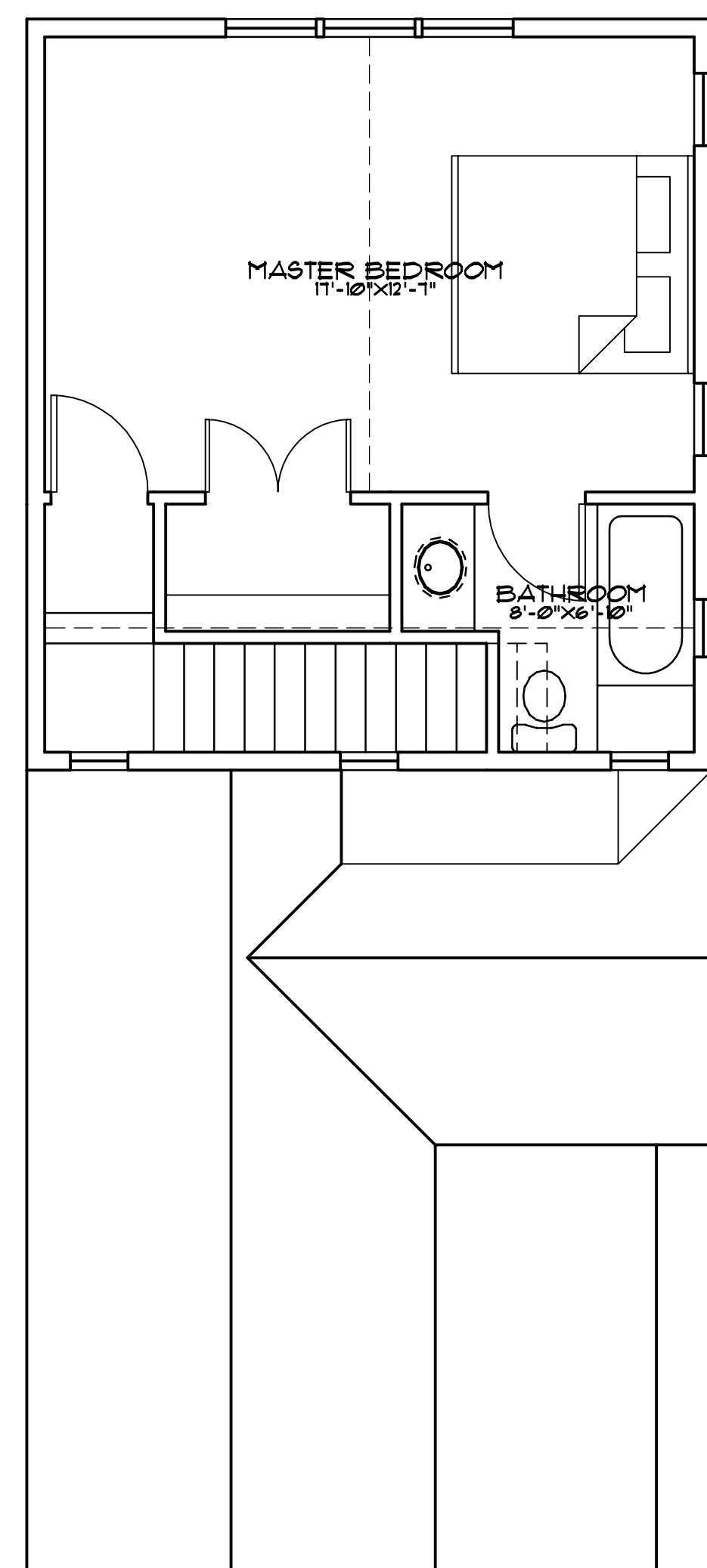
**Rear Elevation**

1/4" = 1' - 0"



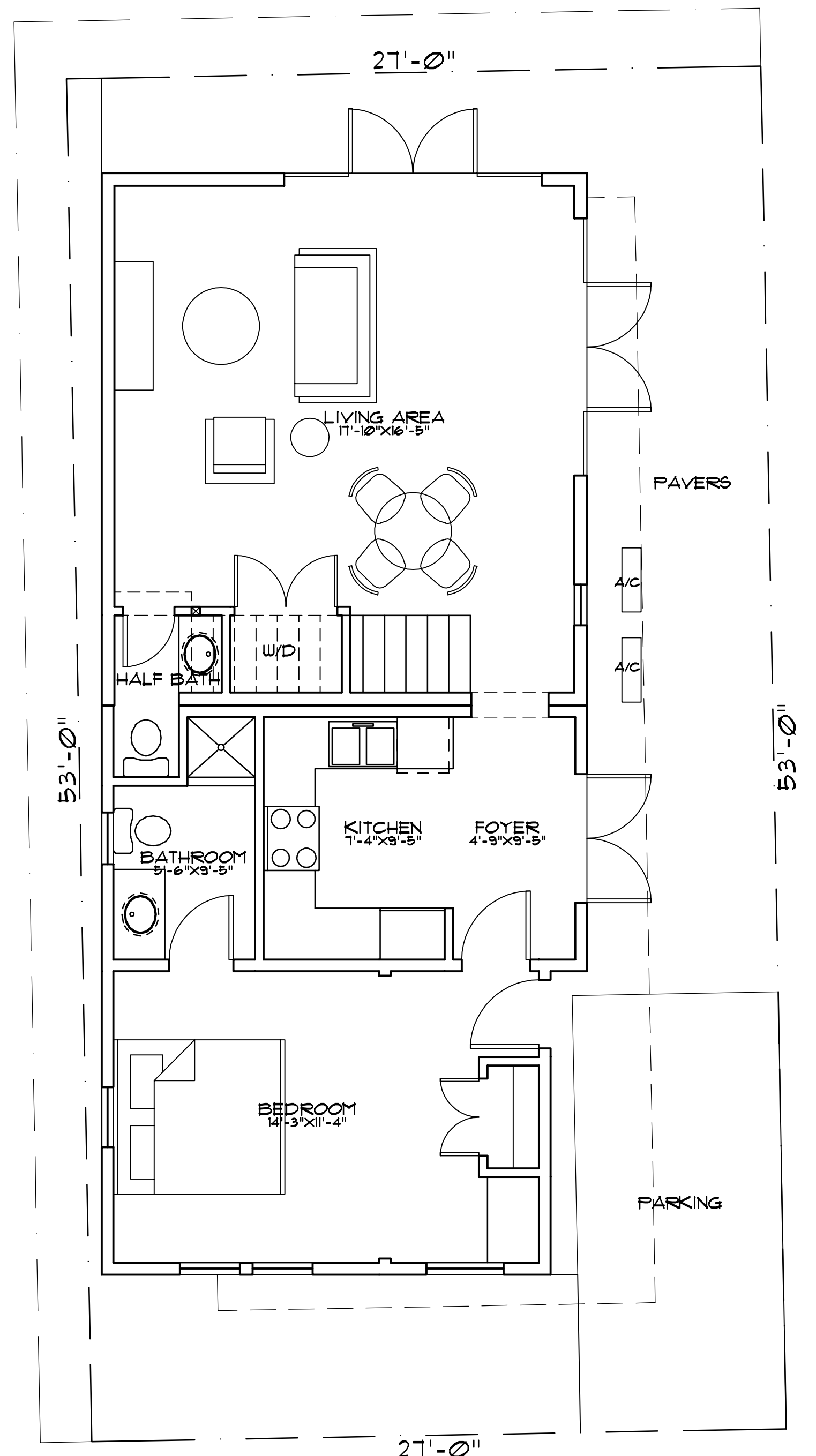
**Front Elevation**

1/4" = 1' - 0"



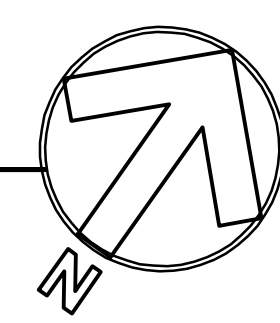
**2nd Floor Plan**

1/4" = 1' - 0"



**Site/ 1st Floor Plan**

1/4" = 1' - 0"



Childress Residence

909 Pohalski Lane Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
2/9/12  
revision:  
2/16/12

Sheet: HARC

**A1**

\\Server\id-shared\Shared\Clients\909 Pohalski Ln\_Childress\design dev.dwg, 2/16/2012 11:13:32 PM

# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., February 21, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORE CONDEMNED FIRE DAMAGE BUILDING. BUILD NEW ONE AND A HALF STORY ADDITION ON BACK**

**#909 Pohalski Street**

**Applicant- Thomas E. Pope-Application Number H12-01-250**

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](http://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. -----

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

## Property Record View

Alternate Key: 1021946 Parcel ID: 00021200-000000

### Ownership Details

**Mailing Address:**  
 CHILDRESS MARK G  
 1507 5TH ST  
 KEY WEST, FL 33040-5105

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 909 POHALSKI AVE KEY WEST  
**Legal Description:** KW PB 1-46 PT LT 20 AND ALL LT 25 AND PT LT 27 OF TR 6 E1-27 OR319-560/61 OR552-157 OR782-493 OR786-1554C OR810-831 OR844-980C OR1030-1452 OR1030-1453/55 OR1036-1481C OR1282-356/58 OR1461-2156ORD OR1462-888D/C OR1464-397/98 OR1626-1952/53 OR1634-1982/83 OR2507-2276/78 OR2507-2279/83 OR2507-2284/86 OR2507-2287/89

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	27	0	1,496.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 743  
Year Built: 1928

### Building 1 Details

Building Type R2  
Effective Age 11  
Year Built 1928  
Functional Obs 0

Condition A  
Perimeter 126  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 12  
Grnd Floor Area 743

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

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

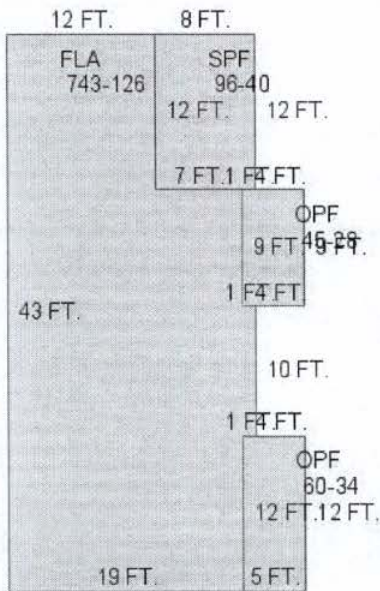
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

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
1	FLA	2:B & B	1	1993	N	N	0.00	0.00	743
2	SPF	1:WD FRAME	1	1993	N	N	0.00	0.00	96
3	OPF		1	1993	N	N	0.00	0.00	45
4	OPF		1	1993	N	N	0.00	0.00	60



### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	136 SF	34	4	1985	1986	2	30
2	FN2:FENCES	528 SF	88	6	1987	1988	2	30
3	PT2:BRICK PATIO	304 SF	0	0	1991	1992	2	50
4	WD2:WOOD DECK	112 SF	0	0	1993	1994	1	40
5	PT3:PATIO	15 SF	0	0	1985	1986	2	50

### Appraiser Notes

PER OR2507-2276 DEED OF 2' BY 53' TO AK1022004 \*\*\*\*AND\*\*\*\* PER OR2507-2279 DEED RECEIVED 2.17' BY 53' FROM AK1022004

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
5	07-5311	12/10/2007	01/24/2008	125	Residential	REPLACE 26.6 LF OF 30" HIGH FENCE
2	B94-0431	01/01/1994	11/01/1994	800	Residential	REPLACE 200 LF SIDING
4	97-2445	07/01/1997	12/01/1997	2,500	Residential	ROOF
1	B94-0239	01/01/1994	11/01/1994	300	Residential	112 SF DECK
3	B94-0849	03/01/1994	10/01/1994	700	Residential	PAINT BUILDING

### 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	95,454	2,841	84,238	182,533	182,533	0	182,533
2010	101,085	2,904	62,788	166,777	166,777	0	166,777
2009	113,524	2,975	187,168	303,667	294,332	0	303,667
2008	104,313	3,037	160,225	267,575	267,575	0	267,575
2007	141,776	3,109	264,371	409,256	409,256	0	409,256
2006	347,149	3,172	152,214	502,535	502,535	0	502,535
2005	275,515	3,298	137,794	416,607	416,607	0	416,607
2004	124,716	3,436	112,158	240,310	240,310	0	240,310
2003	179,064	3,576	40,857	223,497	223,497	0	223,497
2002	179,796	3,714	40,857	224,367	224,367	0	224,367
2001	142,779	3,872	40,857	187,508	187,508	0	187,508
2000	115,884	3,667	27,238	146,789	118,077	25,000	93,077
1999	75,941	3,379	27,238	106,558	96,787	25,000	71,787
1998	55,922	2,485	27,238	85,645	85,645	25,000	60,645
1997	40,194	2,147	24,034	66,375	66,375	0	66,375

1996	32,472	1,881	20,670	55,023	55,023	0	55,023
1995	32,472	1,947	20,670	55,089	54,001	25,000	29,001
1994	29,040	1,484	20,670	51,194	51,194	25,000	26,194
1993	29,040	776	20,670	50,486	50,486	0	50,486
1992	35,429	813	20,670	56,912	56,912	0	56,912
1991	35,429	840	20,670	56,939	56,939	0	56,939
1990	42,043	871	19,637	62,551	62,551	0	62,551
1989	38,221	824	19,292	58,337	58,337	0	58,337
1988	37,572	0	13,780	51,352	51,352	0	51,352
1987	15,335	0	7,441	22,776	22,776	11,388	11,388
1986	15,420	0	7,441	22,861	22,861	11,430	11,431
1985	14,961	0	5,305	20,266	20,266	10,133	10,133
1984	13,998	0	5,305	19,303	19,303	9,651	9,652
1983	13,998	0	5,305	19,303	19,303	9,067	10,236
1982	14,263	0	3,872	18,135	18,135	9,067	9,068

### 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
3/4/2011	2507 / 2287	100	QC	11
3/4/2011	2507 / 2284	265,000	WD	02
3/3/2011	2507 / 2276	100	QC	11
5/22/2000	1634 / 1982	226,000	WD	Q
6/1/1997	1464 / 0397	145,000	WD	Q
11/1/1993	1282 / 0356	97,000	WD	M
10/1/1987	1030 / 1453	1	WD	M

This page has been visited 122,746 times.

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