

# Historic Architectural Review Commission

## Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber  
Old City Hall, 510 Greene Street



## Item 5.a.1.

Request for demolition of back portion and new construction – #313 Truman Avenue – Applicant: **Carlos Rojas, Architect (H10-01-77)** – Demolish non contributing second addition and replace with two story addition.

5a-1- Request for demolition of back portion and new construction - #313  
**Truman Avenue – Applicant: Carlos Rojas, Architect (H10-01-77)**

**Demolish non contributing second addition and replace with two story addition.**

The house located on 313 Truman Avenue is listed as a contributing resource and was built circa 1889. The contributing house is a one and half story frame vernacular structure with two saw tooth additions attached on the back. The house is located on a corner lot, on Truman Avenue and Terry Lane. On July 13, 2010 the Commission approved a first reading for the demolition of a non historic back addition.

After a review of the Sanborn maps and doing a visual inspection of the house it is staff understanding that the attached back portion of the house, which is proposed to be demolished, is a non historic addition that were attached to the contributing house. The 1948 and 1962 Sanborn maps reveal that the existing back portion of the house is different in footprint of what used to be. Moreover the 1962 Sanborn Map presents a half story structure attached to the east side of the back addition. The attached back structure exhibits deterioration; some shifting of the east exterior wall can be observed.

The proposed plans include the construction of a two story frame structure, larger in footprint than the existing non historic back addition. The new addition will be rectangular in footprint 20'-6" wide by 12'-3" depth and will be approximately 21'-3" high from grade to ridge; 3'-1" higher than the main house. The plan proposes metal v-crimp as roofing system and wood lap siding for the exterior walls. Two over two windows with colonial shutters and a solid wood door are also specified in the plans.

Because this application includes a proposed demolition a second reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;
- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and
- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff understanding that the actual back portion of the contributing house is a non historic structure. The Sanborn maps of 1948 and 1962 evidences different footprint configurations of the back portion of the historic house.

It is staff understanding that the proposed demolition of a non historic attached back addition to the historic house complies with the criteria listed in the Code of Ordinance section 102-218- Demolitions in the historic district. The applicant has included on the submitted plans a new two story frame addition to be built in the back portion of the house.

Staff recommends to this commission to **approve** the request to demolish the back attached non historic addition.

For the review of the new proposed addition the Historic Architectural Guidelines can be apply, particularly guidelines for Additions,

Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the proposed addition is sensible to the historic fabric of the house. The addition will be built on the back of the house. Although the house is located on a corner lot and the addition will be visible from Florida Street no character defining features of the principal house will be disguised or obscure.
- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This house is listed as a contributing structure. The proposed addition will be attached on the back side of the house and visible from Terry Lane.
- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design of the new addition is compatible in its footprint form, textures and materials found in the contributing house as well as in surrounding historic buildings.
- *(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The back new addition will be approximately 3'-1" higher than the main house. The new design proposes a two story frame structure that will be visible from Terry Lane.
- *(5)- Additions should be attached to less publicly visible secondary elevations of an historic structure-* The existing historic house is located on a corner lot where the back and side yards are visible from the street. The proposed two story addition will be visible from Terry Lane.
- *(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 does not mimics existing architectural elements found in the historic house.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the proposed addition will not conform to actual setbacks for this particular historic zone district HMDR;

Front yard- 10 ft  
Street side- 7.5 ft  
Side- 5 ft  
Rear- 15 ft  
Maximum height 30 ft

The proposed new addition will be approximately 2'-6" from the side (west) property line and approximately 5'-6" from the rear property line. This project will require variances for side and rear yards setbacks.

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, lowers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case.

3. **Height** – must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new addition will be a two story structure.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

The proportions, mass and scale of the proposed new addition are similar and in keeping with the surrounding buildings. The new design will not outsize the existing house or any building within the historic urban context.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design of the two story addition is in keeping with existing historic architecture found in Old Town.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed addition does not mimics historic elements, rather incorporates similar roofline, form, building materials which are harmonious and compatible with the historic urban fabric.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials are compatible with existing materials found in the surrounding buildings. The plans proposes metal v-crimp as roofing material and wood siding for the exterior walls.

It is staffs believe that the proposed design is consistent with the guidelines for additions. Although the addition is 3'-1" higher than the

contributing house its proportions and massing are in keeping with the surrounding structures. Staff understands that the project, as presented, will have no effect on the surrounding urban fabric. Staff recommends to the commission to **approve** the plans as proposed. This project, as presented in the plans, will require a variance for side and rear yards setbacks.

# Application



CITY OF KEY WEST *Fax 809-3978*  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-77

OWNER NAME: James Thaller

DATE: 6-22-10

OWNERS ADDRESS: 313 Truman Ave

PHONE #: 2924870

APPLICANT'S NAME: Carlos Rojas AIA

PHONE #: 9233567

APPLICANT'S ADDRESS: 540 White St Key West

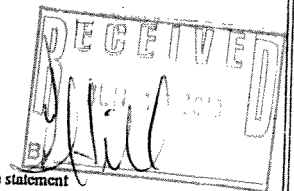
ADDRESS OF CONSTRUCTION: 313 Truman Ave

# OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolish non contributing 2nd  
Addition and replace w/  
2 storey 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 s. 775.083

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This application for Certificate of Appropriateness must precede applications for building 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: 6-22-10

Applicant Signature: [Signature]

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 or 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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

Frame Vernacular contributing structure, built c 1855.

Demolition Ordinance -

New construction guideline - pages 36-38.

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

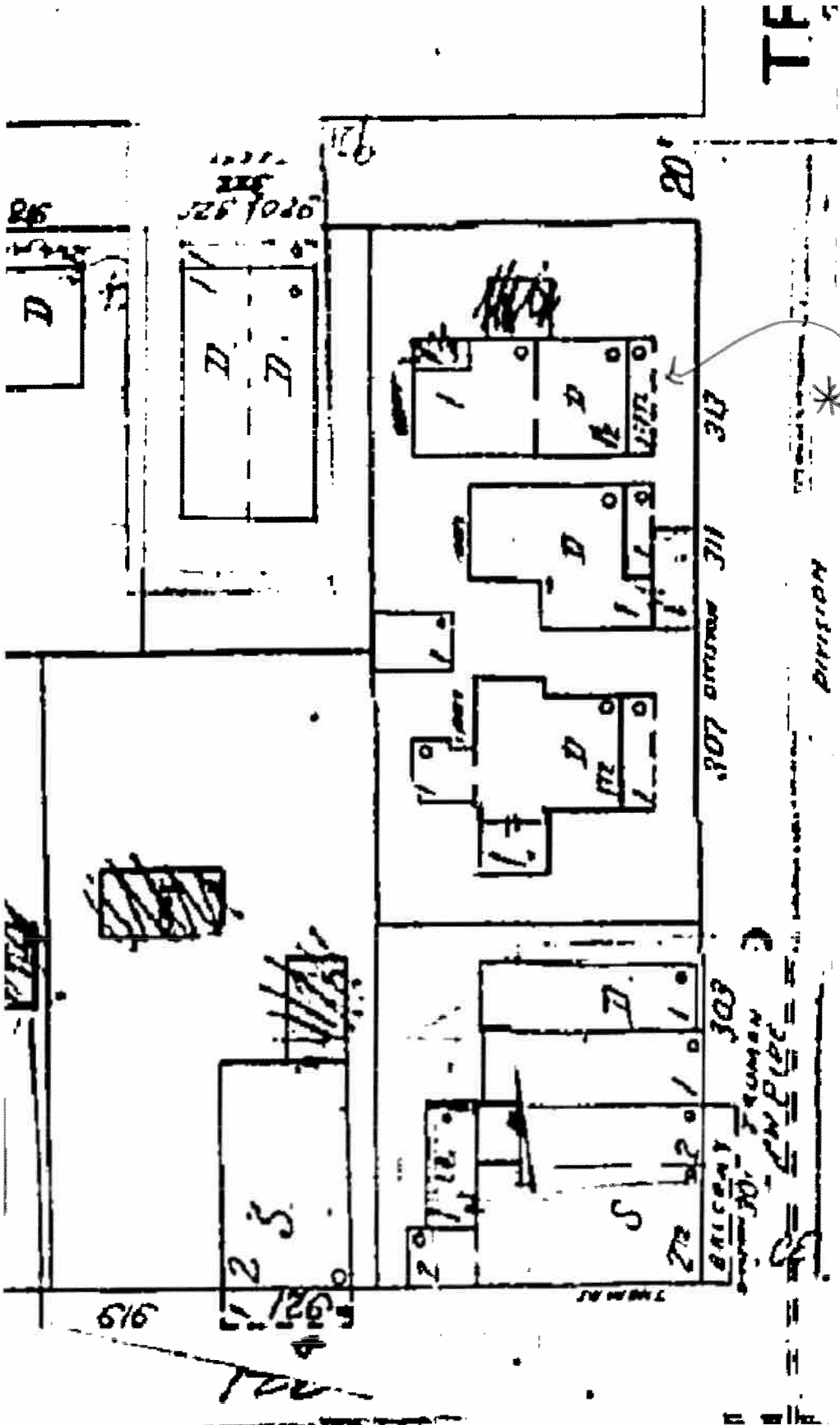
Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

# **Sanborn Map**





# 313 Truman Avenue Sanborn Map 1962 Copy

# **Project Photos**

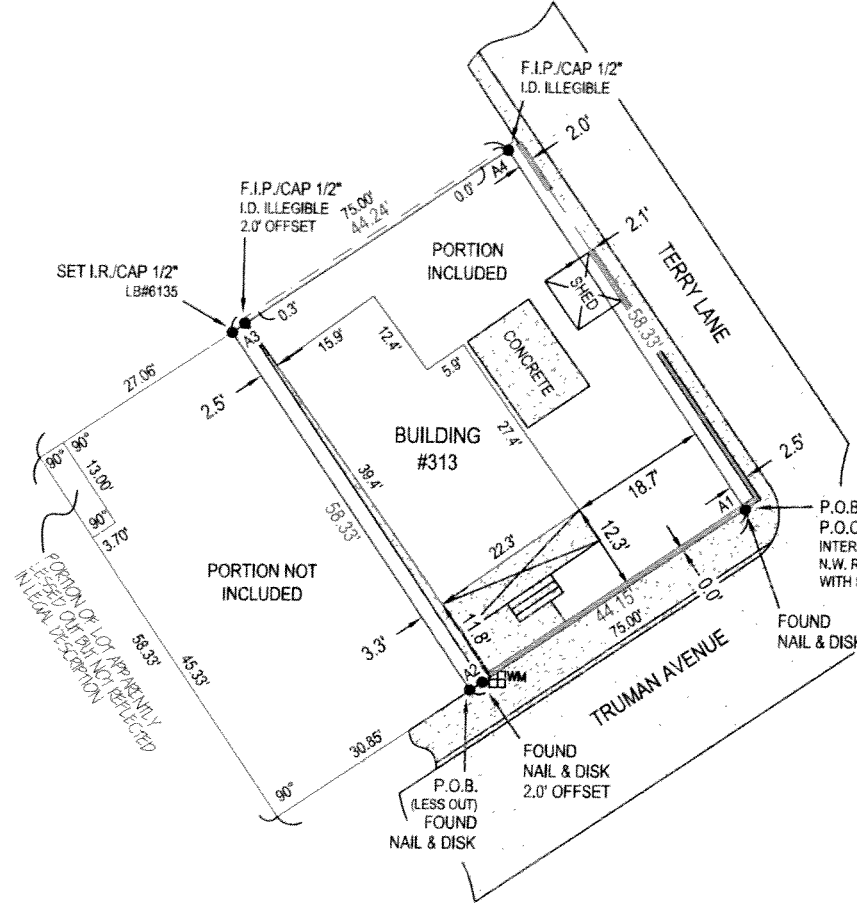




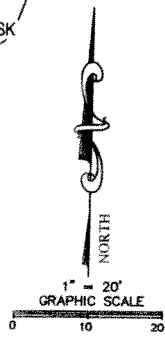
# Survey

**Boundary Survey**  
153331

A1= 90°00'00" (D)  
A2= 90°05'38" (D)  
A3= 89°54'22" (D)  
A4= 90°00'00" (D)



**RECEIVED**  
DEC 30 2009  
By \_\_\_\_\_



ADDRESS  
**313 TRUMAN AVENUE  
KEY WEST, FLORIDA 33040**  
LEGAL DESCRIPTION: (AS FURNISHED)  
SEE ATTACHED

RLS #: 09-09-0206
CLIENT #: 1064-2199284
FIELD DATE: 09.17.09
DRAFTER: B.J.D.
APPROVED: C.O.M.
SCALE: 1" = 20'

BASIS OF BEARINGS: The angles shown hereon are based upon the most Easterly corner of subject property, having a Deed angle of 90°00'00".

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN (if applicable)

**SURVEYOR INFORMATION:**

**SURVEYOR FILE NUMBER:** Your job number

**CERTIFIED TO: (AS FURNISHED)**  
First American Title Insurance Company  
Andrew E. Richardson  
James Thriller

**NOTES**  
1. UNDERGROUND UTILITY NOT ALTERNATE UNDERGROUND IMPROVEMENTS, EROSIONS AND/OR OTHER UNDERGROUND UTILITY TURNS WERE NOT LOCATED BY THIS SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN DETERMINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR LITIGATION PURPOSES.

**LEGEND**

ACC: AIR CONDITIONER	OLU: OVERHEAD UTILITY LINE
BLDG: BUILDING	P: PLATED
C.L: CALCULATED	P.C: POINT OF CURVATURE
C.B: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
C: CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV: COVERED	R.O.W.: RIGHT OF WAY
CBL: CONCRETE SLAB	S.W.: SIDEWALK
D.S.: DESCRIPTION	CLF: CHAIN LINK FENCE
D.W: DRAINAGE	WF: WOOD FENCE
M.S: MEASURED	

**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREA OF MINOR FLOODING, PER FEDERAL PANEL NUMBER 15358L-135, LATEST REVISION DATE 11/15/08. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FLOOD AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 61G 17-6, Florida administrative code, Pursuant to Chapter 176 027, Florida statutes.



**SURVEYOR'S NAME** Clyde O. McNeal  
**DATED** 09.28.09

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

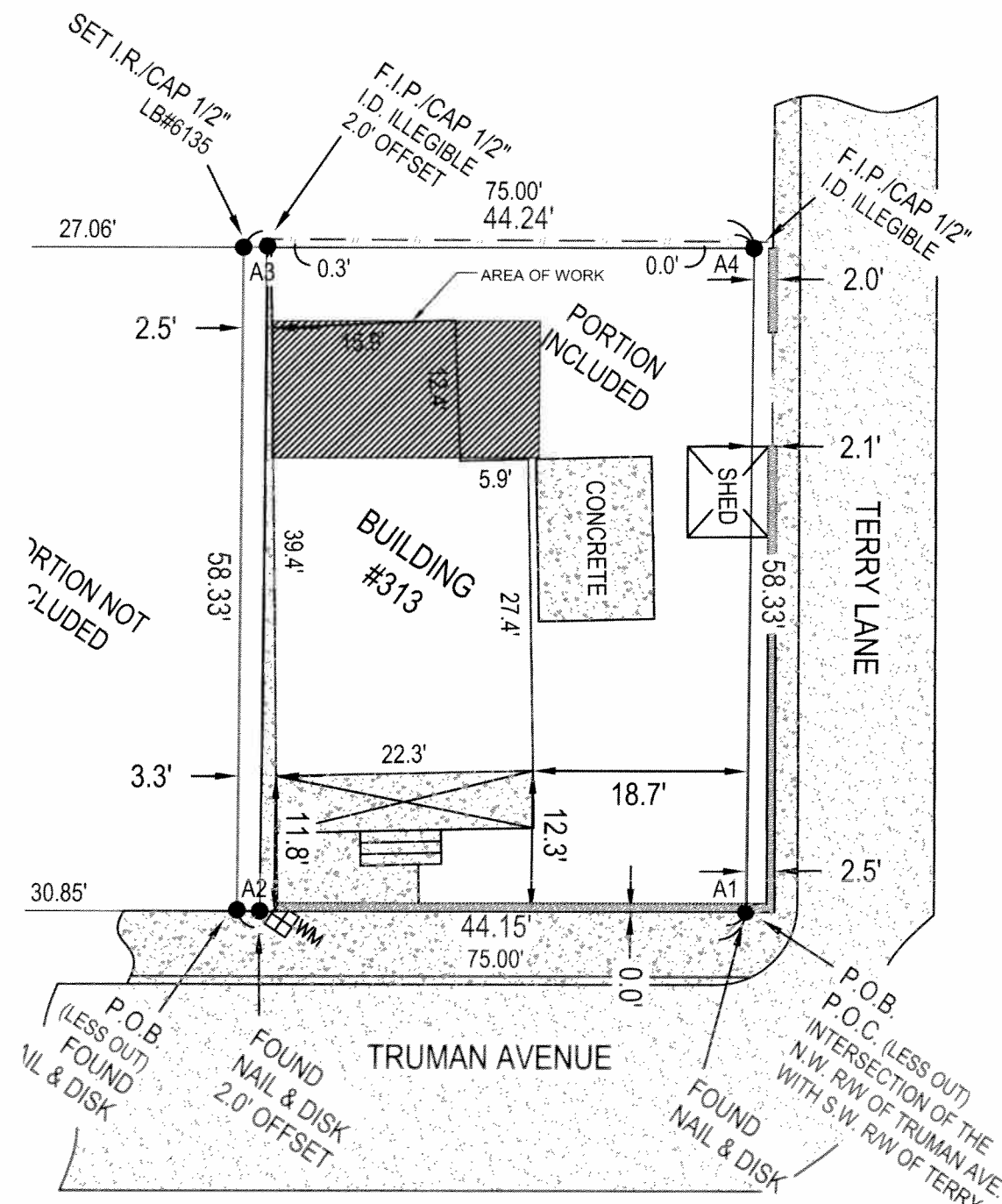
DATE	REVISION	DATE	REVISION

THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE HELD LIABLE OR ASSURED.

**RESIDENTIAL LAND SERVICES**  
FOR ALL INQUIRIES CONTACT:  
RLS  
rlsinfo@rls.com  
(409)379-6699  
Form 6.7

Reviewed & Accepted by: \_\_\_\_\_ Date / / Date

# Site Plans



EXISTING SITE PLAN/ROOF PLAN  
1/8" = 1'-0"

GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF THE REMODELING OF AN EXISTING STRUCTURE IN THE HISTORIC SECTION OF KEY WEST. THE REAR OF THE STRUCTURE CONSISTS OF SEVERAL ADDITIONS DONE OVER A PERIOD OF YEARS.

1. DEMOLISH NON CONTRIBUTING 3RD ADDITION
2. BUILD 2 STOREY ADDITION IN REAR.

NOTE: THIS IS A GENERAL SCOPE OF WORK AND DOES NOT DESCRIBE ALL THE TASKS REQUIRED TO ACCOMPLISH THESE MAJOR ITEMS. THERE IS AN ADDITION TO THE FOOTPRINT.



Carlos O. Rojas, AIA  
AR 0016754  
540 White Street  
Key West, FL 33040  
(305) 282-4870  
TinaRojas@aol.com

Revisions

NO.	DESCRIPTION

DESIGN DATA:

WIND VELOCITY: 150 MPH ASCE 7 - 05  
 VELOCITY PRESSURE: 48.1 P.S.F.  
 WIND IMPORTANCE: 1.0  
 BUILDING CONDITION: ENCLOSED  
 EXPOSURE CATEGORY: "C"  
 WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-05  
 SOIL BEARING 2000 PSF (ASSUMED)  
 COMPACT & TEST ALL FOOTINGS  
 CONC. @ 28 DAYS 2500 PSI  
 REINF. STL. - ASTM A615 GR 40  
 MORTAR TYPE "S"  
 CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
 GROUT - 3/8" MIN. AGGREGATE 2,000 PSI  
 ROOF: LIVE LOAD - 40 PSI  
 DEAD LOAD - 25 PSI

ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO REQUIREMENTS OF THE FOLLOWING CODES:

- FLORIDA BUILDING CODE 2007
- FLORIDA MECHANICAL CODE 2007
- FLORIDA PLUMBING CODE 2007
- NATIONAL ELECTRICAL CODE 2005
- DESIGNED PER ASCE 7-05

Carlos O. Rojas, AIA  
313 Truman Avenue  
Key West, Florida 33040

Project Number  
10313TRU  
Date  
06/16/10  
Drawn By  
COR

C1







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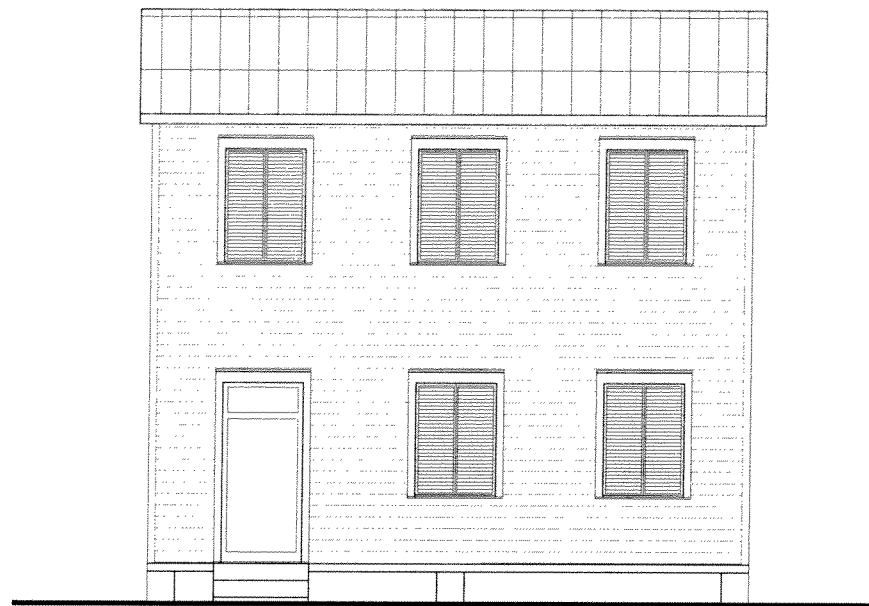
Revisions

Revisions

Carlos O. Rojas, AIA  
313 Truman Avenue  
Key West, Florida 33040

Project Number  
10313TRU  
Date  
06/16/10  
Drawn By  
COR

A3



**REAR ELEVATION**  
1/4"=1'-0"



**SECTION/ SIGHT DIAGRAM**  
3/16"=1'-0"



# Noticing

# Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 27, 2010, at City Hall Conference room, Habana Plaza 3140 Flagler Avenue, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **DEMOLITION OF BACK PORTION AND NEW CONSTRUCTION**

**#313 TRUMAN AVENUE- APPLICATION NO. (H10-01-77)**

**Applicant: Carlos Rojas, Architect – Demolish non contributing second addition and replace with second story addition.**

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .