

# **Staff Report**

- 9a Additions at the rear of buildings, one story timber frame with board and batten- **#1216 White Street - Applicant William Rowan (H-12-01-342)**

This staff report is for the review of a Certificate of Appropriateness application for new additions attached to the back of both existing structures. The main building on the site is listed as a contributing resource and was built circa 1889. The ancillary building is depicted in the 1948 Sanborn map but is not listed as a contributing resource. This building used to be a shop. Both existing buildings are one story frame structures. By observing the Sanborn maps and comparing them with the actual survey map it is evident that the main building and the ancillary structure were altered on their back with attached expansions. On March 22, 2011 the Commission approved plans for the rehabilitation of the ancillary structure. This building used to be an eyesore to the surrounding community.

The proposed plans include the replacement of part of the back portions of both structures with a one story frame structure that will connect them. A cupola will crown the new gable roof and will be centralized with the complex main entrance. The new building will have the same height as the main house, which is higher than the ancillary structure. Behind the ancillary structure a front gable roof will create a transition into the main addition. The addition will be setback from the front property line approximately 42'.

The plans propose new board and batten and metal v crimp panels for the roof. The new proposed windows will be awning and will be made of wood. The plans include a swimming pool and pond on the back portion of the site and a privacy wall is proposed on the north back side of the lot.

Guidelines that should be reviewed for this application;

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 a 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 character defining features are not changed, obscured, damaged or destroyed.*

Staff also understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the proposed new two story structure. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

*The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.*

*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 design will not conform to actual setbacks for the HNC-1 historic zone district;

Front yard- 5 ft  
Street side- 7.5 ft  
Side- 5 ft  
Rear- 15ft  
Maximum height 35 ft

The proposed addition will not conform to side setbacks. If approved, the new proposed design will require setback variances. The design is proposing an expansion of a non

conforming structure, which will also require Planning Board review.

It is staff's opinion that the proposed design is inconsistent with many of the guidelines for additions, alterations and new construction. The proposed mass, scale and design of the new addition will be incompatible with both historic structures. The height of the proposed addition will be equal to the existing historic house and the proposed cupola will extend that height. Although the addition is proposed on the back of the buildings the roof forms and height will alter the architectural character of the old shop and the historic frame house. It is staff's opinion that the proposed design will have an adverse effect on the two historic buildings. The design will not conform to actual side setbacks.

# **Application**





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # 12-01000342

OWNER'S NAME:

SHAWN COWLES

DATE:

2.24.12

OWNER'S ADDRESS:

1216 WHITE ST.

PHONE #:

APPLICANT'S NAME:

WILLIAM ROWAN - ARCH.

PHONE #:

206.3784

APPLICANT'S ADDRESS:

321 PEA

ADDRESS OF CONSTRUCTION:

1216 WHITE ST

# OF  
UNITS

1

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

**DETAILED DESCRIPTION OF WORK:**

ADDITION AT THE REAR - 1 STORY TIMBER FRAME  
WITH BOARD & BATTEN

*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.

**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 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

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

Date:

2/24/12

Applicant's Signature:

[Signature]

**Staff Use Only**

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

Staff Approval: \_\_\_\_\_

Fee Due:\$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OK

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

Main house is listed as contributing frame vernacular structure  
built c. 1880. Ancillary building is not listed but is historic.

• Ordinance for demolitions

• Guidelines for additions, alterations & new  
construction. (pages 36-38a)

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

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

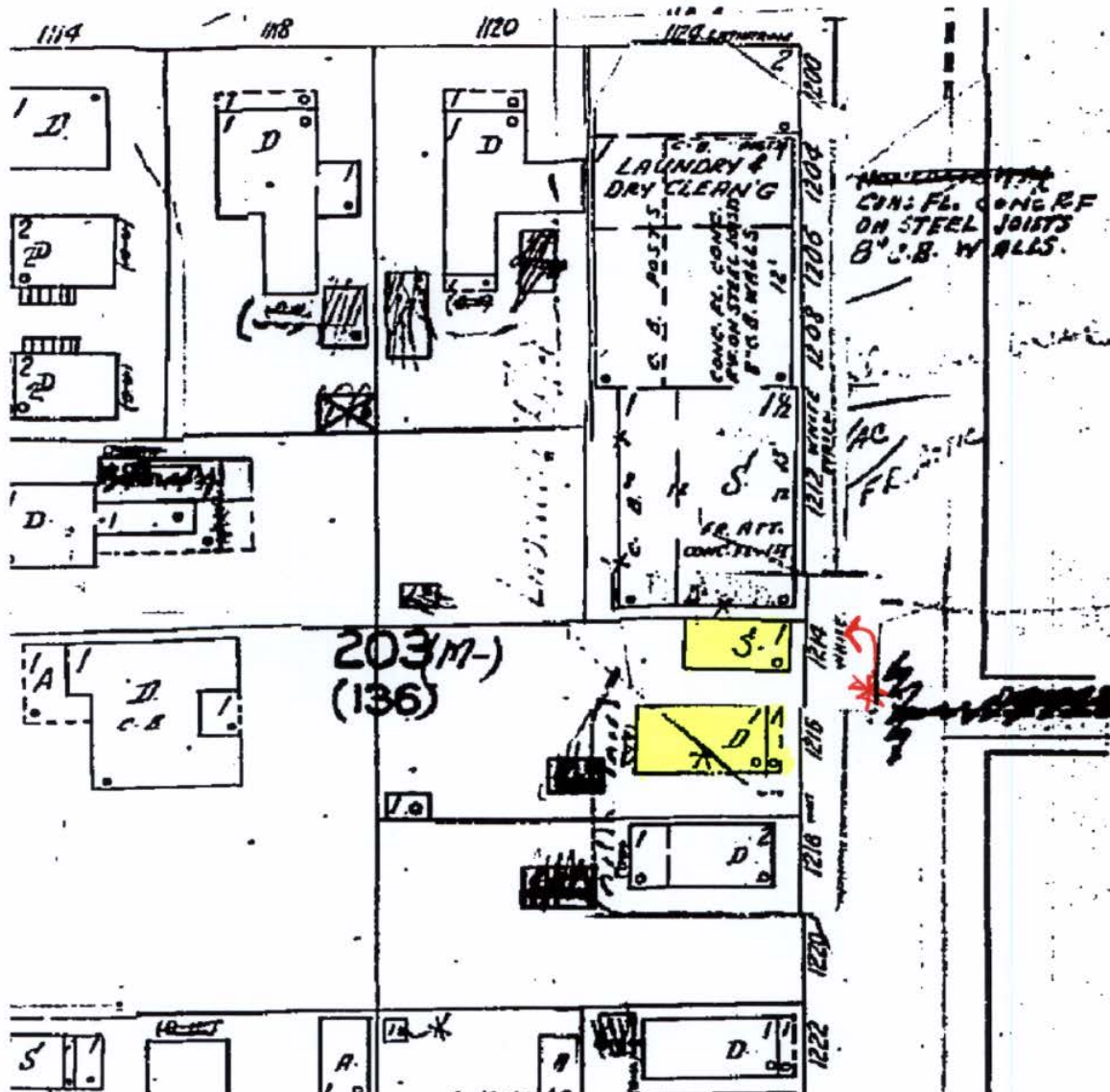
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**







#1216 White Street Sanborn map 1962 copy

## **Project Photos**





Photo taken by the Property Appraiser's office c1965; 1216 White St.; house built c1899; garage - Brady's Bicycle Repair; Monroe County Library





Enid Torregrosa <etorregr@keywestcity.com>

## 1216 White Street

1 message

William Rowan <wlrowan@gmail.com>  
To: etorregr@keywestcity.com

Mon, Mar 5, 2012 at 1:16 PM



IMG\_3123



IMG\_3124





IMG\_3125





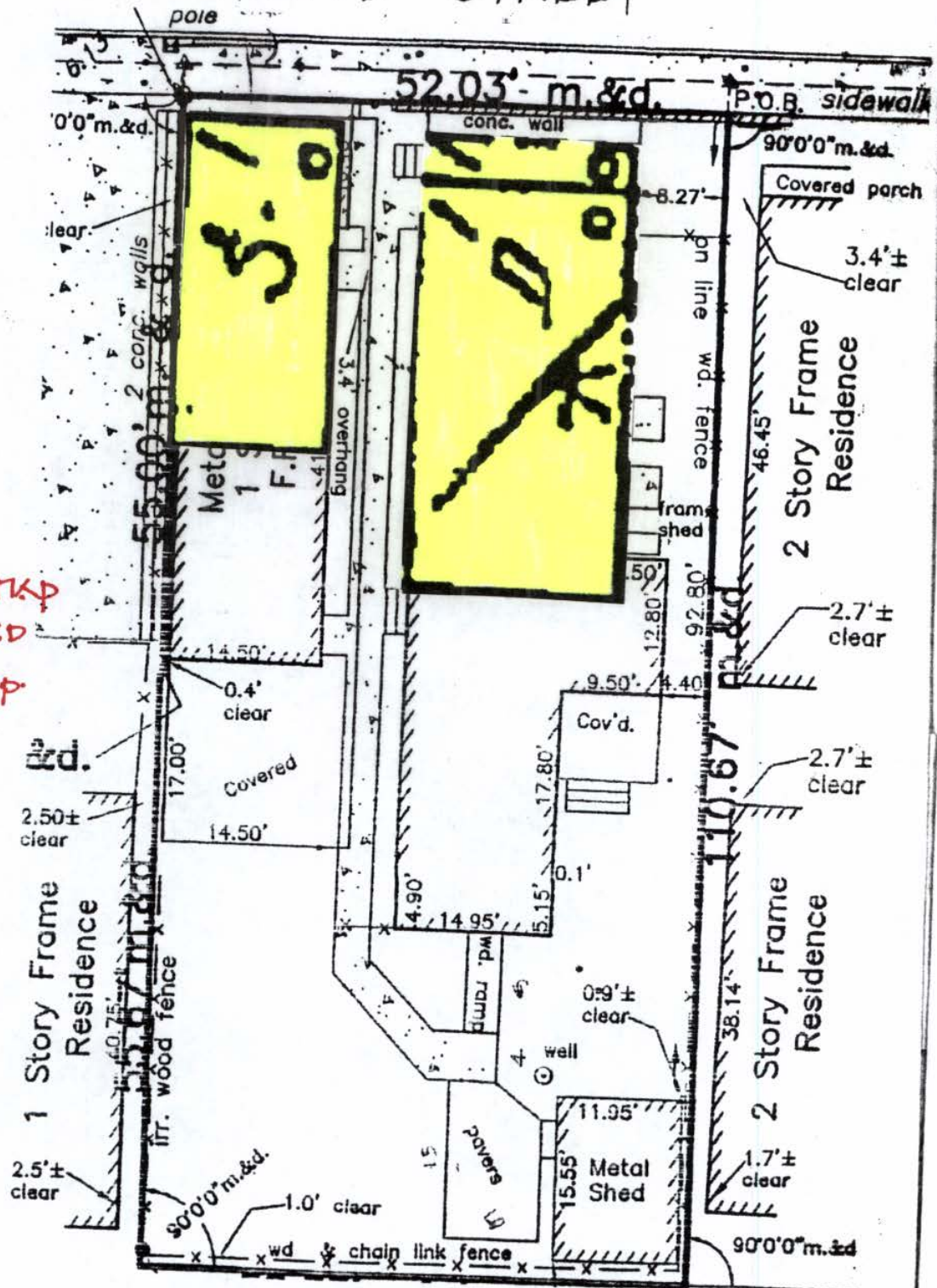
# Survey



[illegible]

# SURVEY

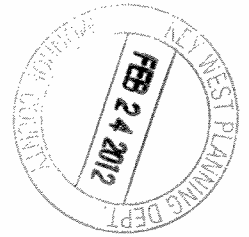
1962 SANBORN MAP  
COPY OVERIMPOSED  
OVER SURVEY MAP



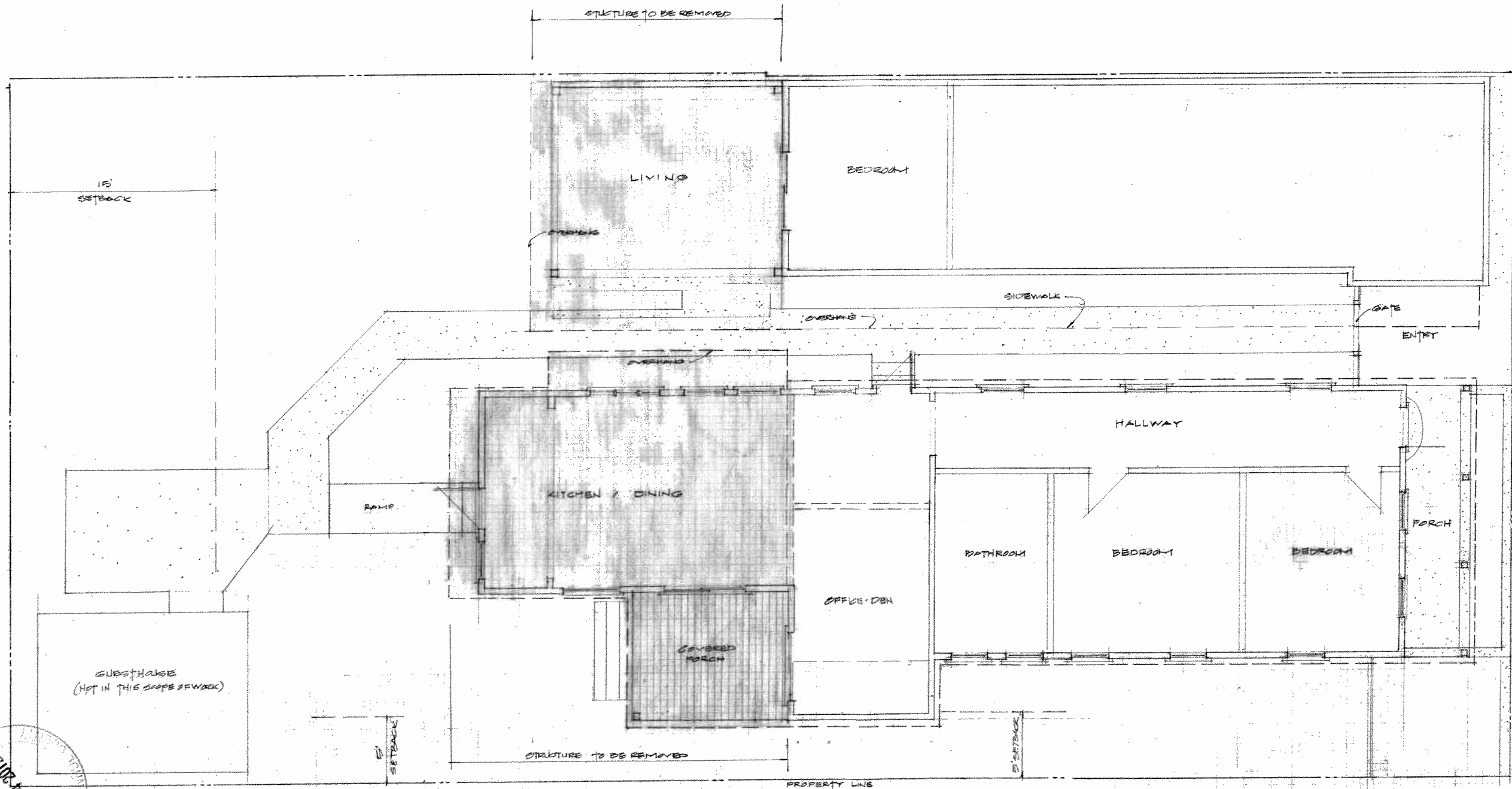
# SURVEY

## **Proposed design**





**COWLES RESIDENCE**  
**ADDITION/RENOVATION**  
1216 WHITE STREET KEY WEST, FLORIDA



**SITE PLAN - FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**EXISTING**

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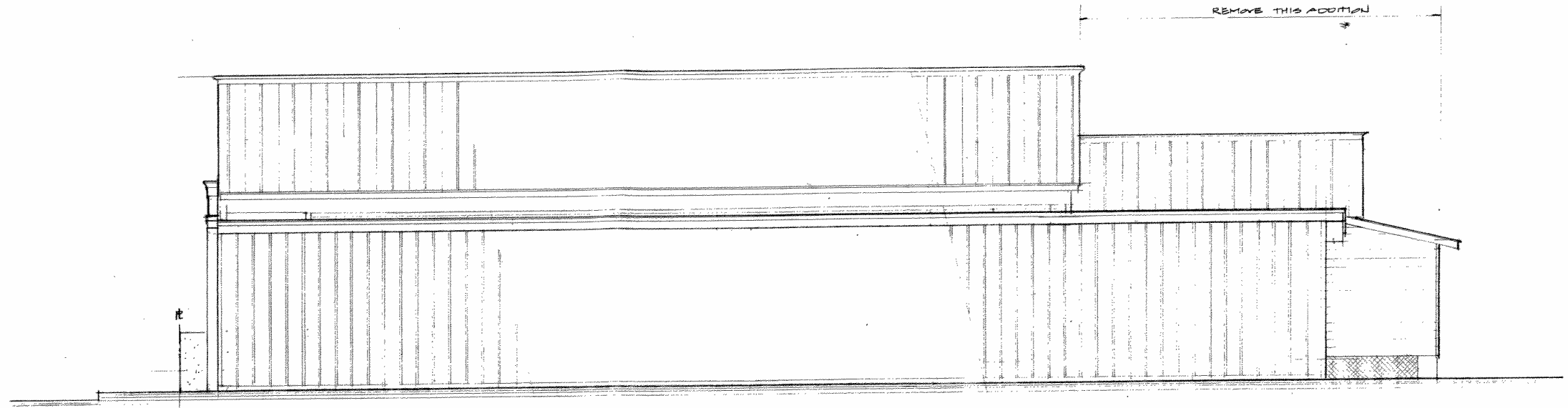
**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE  
KEY WEST, FLORIDA  
305 734 3784  
FLORIDA LICENSE AF-001751

JOB NUMBER  
2012

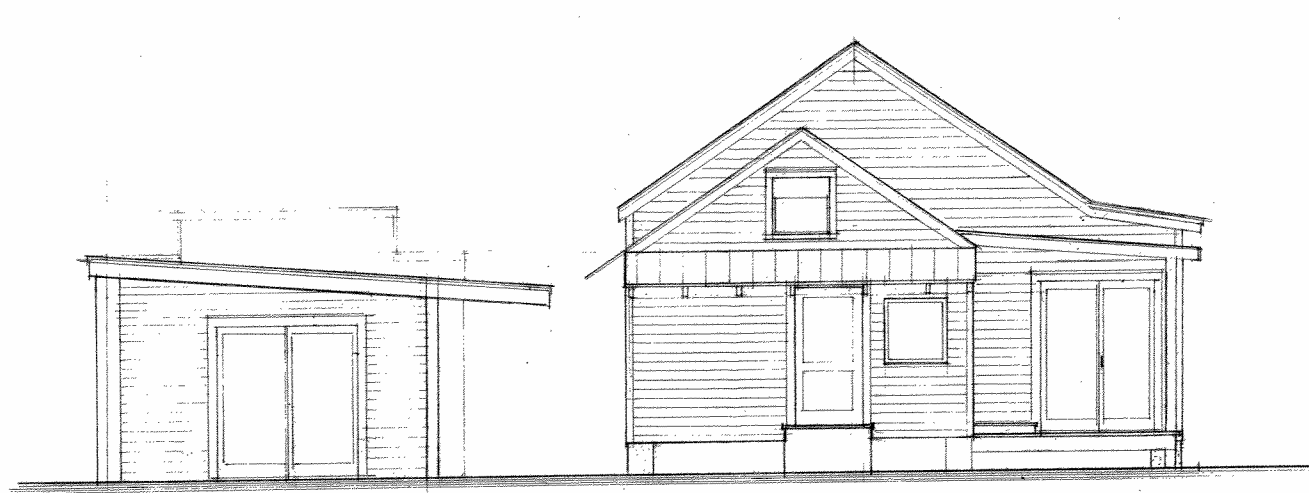
DATE 2-24-12

**A1**

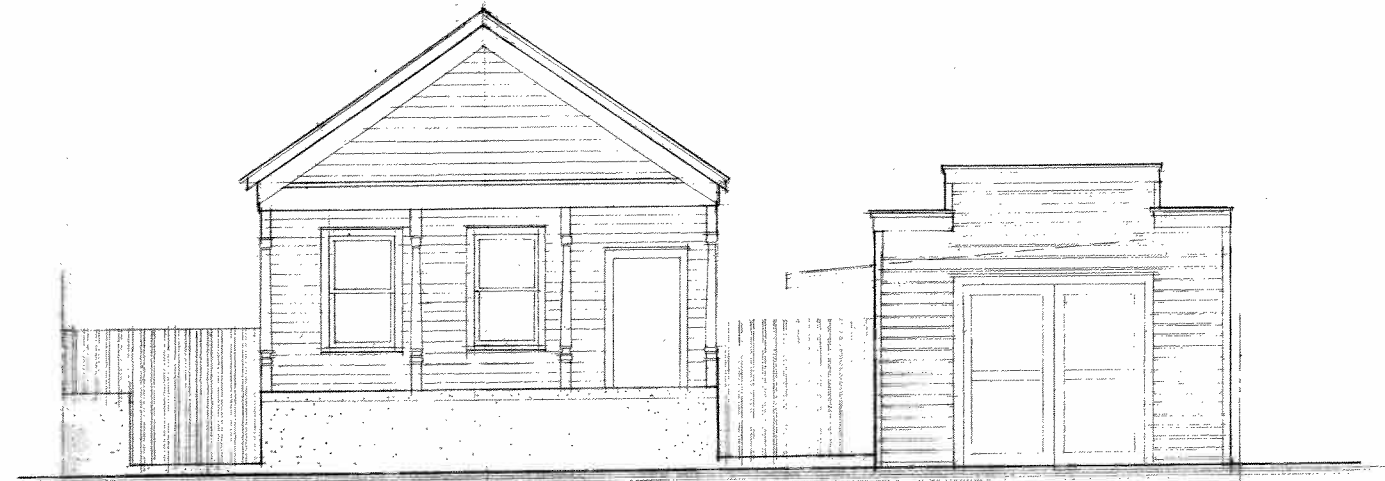
2 OF 2



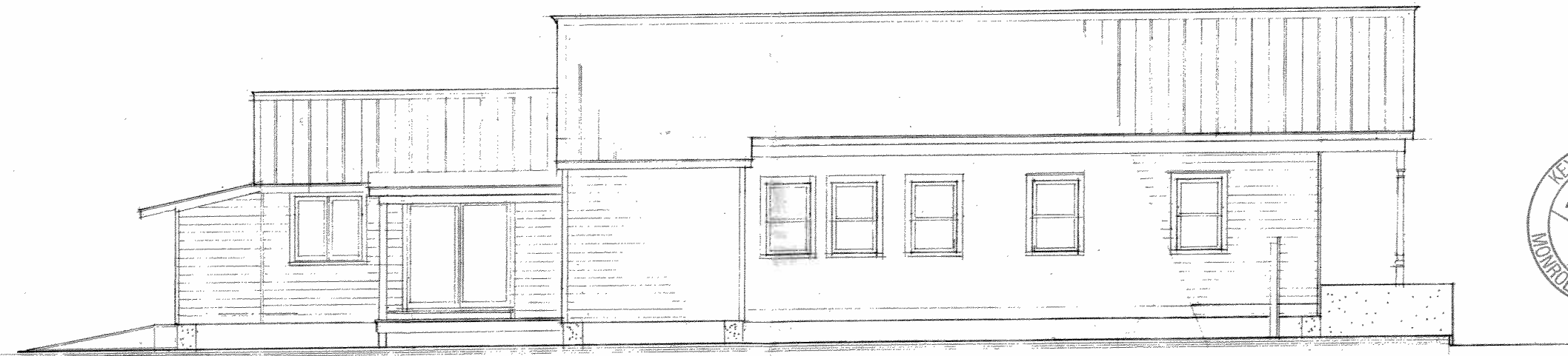
**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



EXISTING

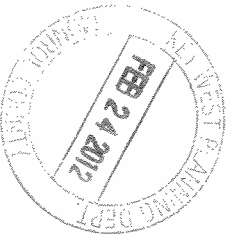
**COWLES RESIDENCE  
ADDITION/RENOVATION  
1216 WHITE STREET KEY WEST, FLORIDA**

**WILLIAM ROWAN  
ARCHITECTURE**  
KEY WEST, FLORIDA  
321 PEACOCK LANE  
305.356.3784  
FLORIDA LICENSE AR-001751

PROJECT NUMBER  
2012

DATE 2.24.12

**A2**



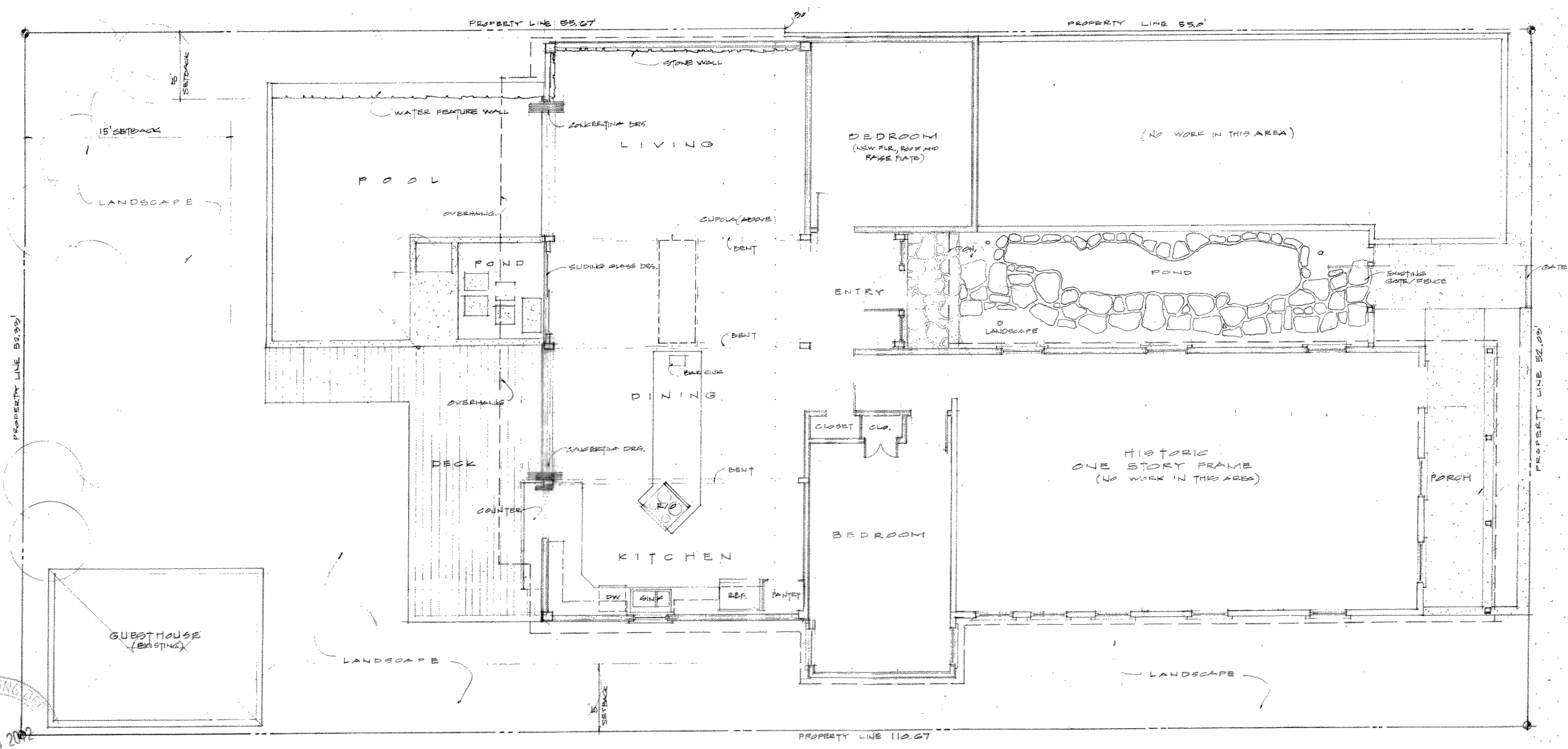
**COWLES RESIDENCE**  
**ADDITION/RENOVATION**  
1216 WHITE STREET KEY WEST, FLORIDA

**WILLIAM ROWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
321 PEACOCK LANE  
305.296.3784  
FLORIDA LICENSE AR-007751

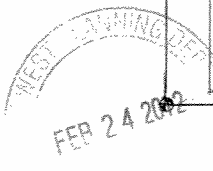
DATE  
2012

**A3**

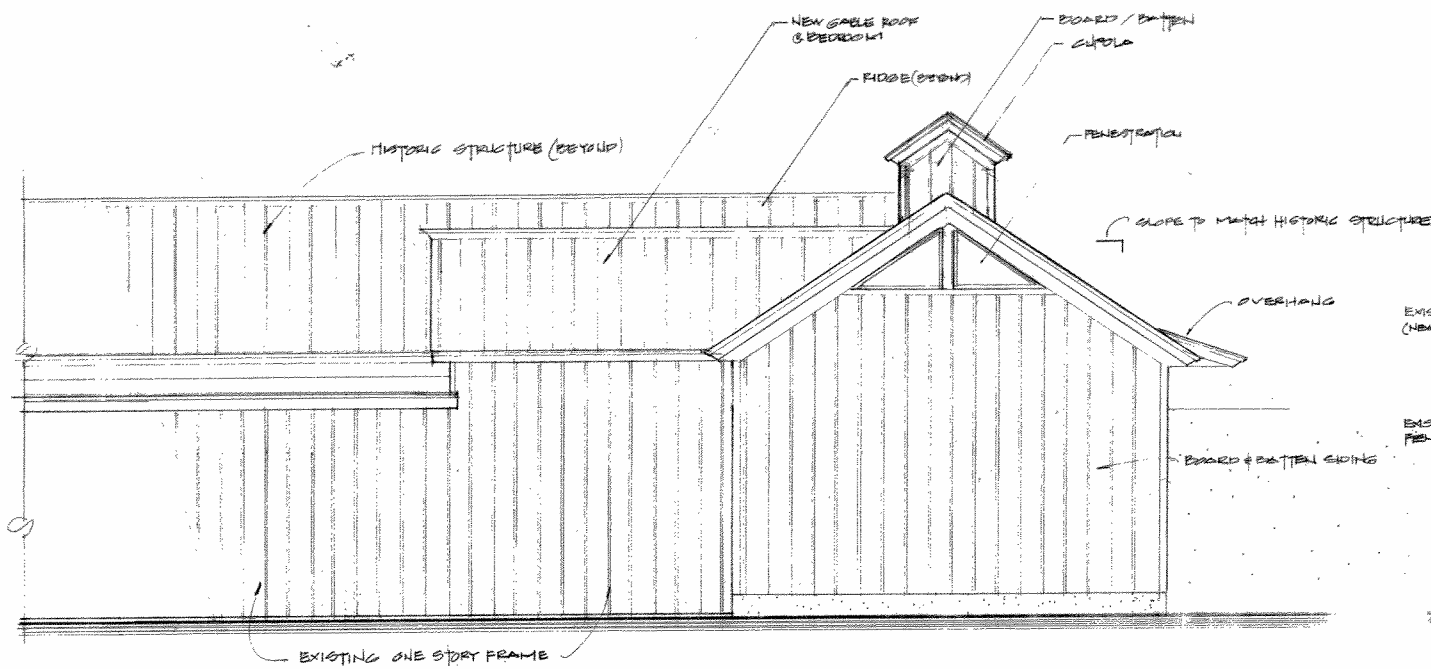
4 DF



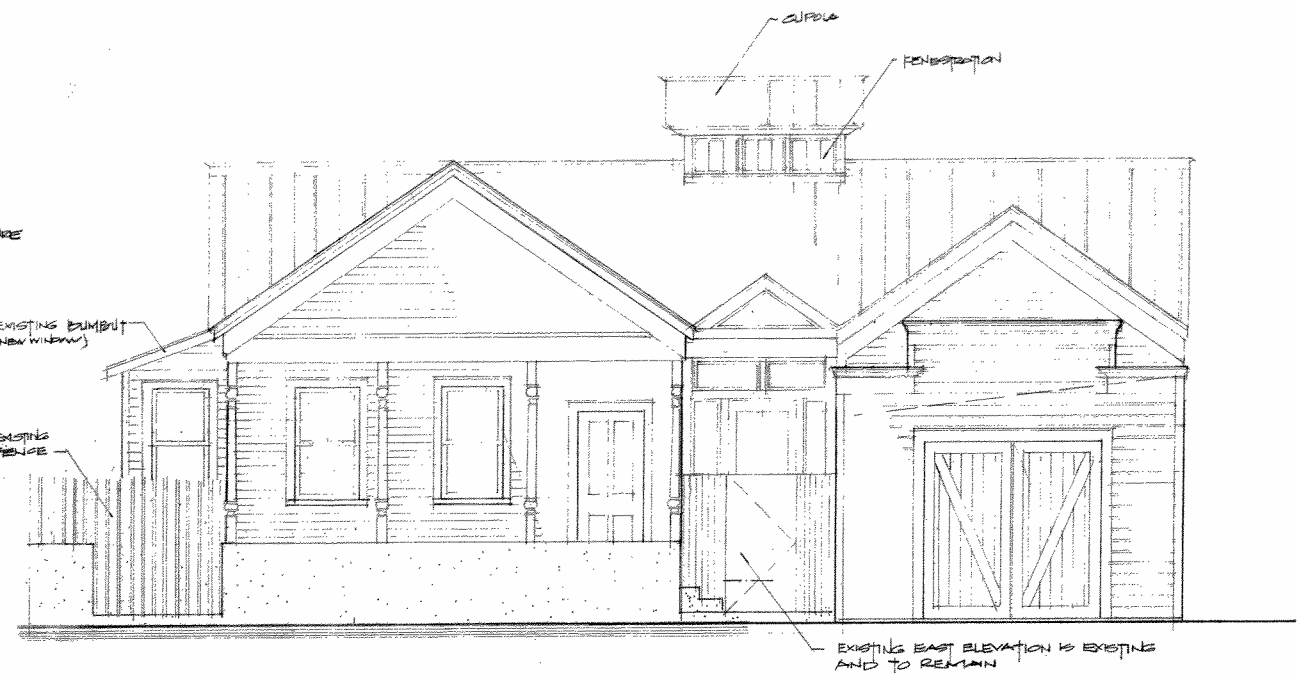
**PROPOSED FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



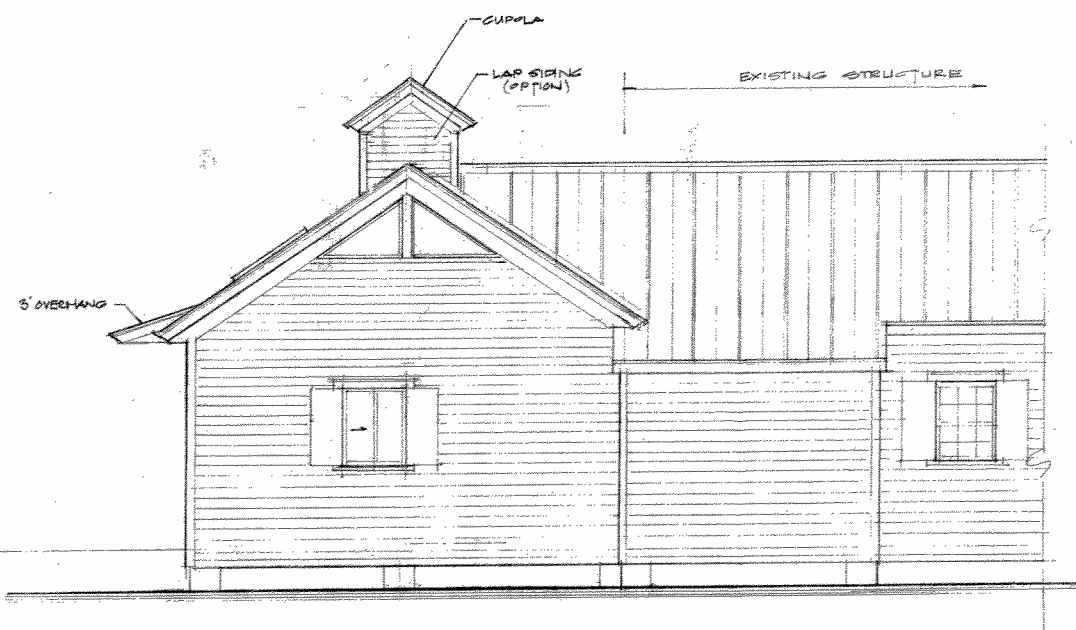




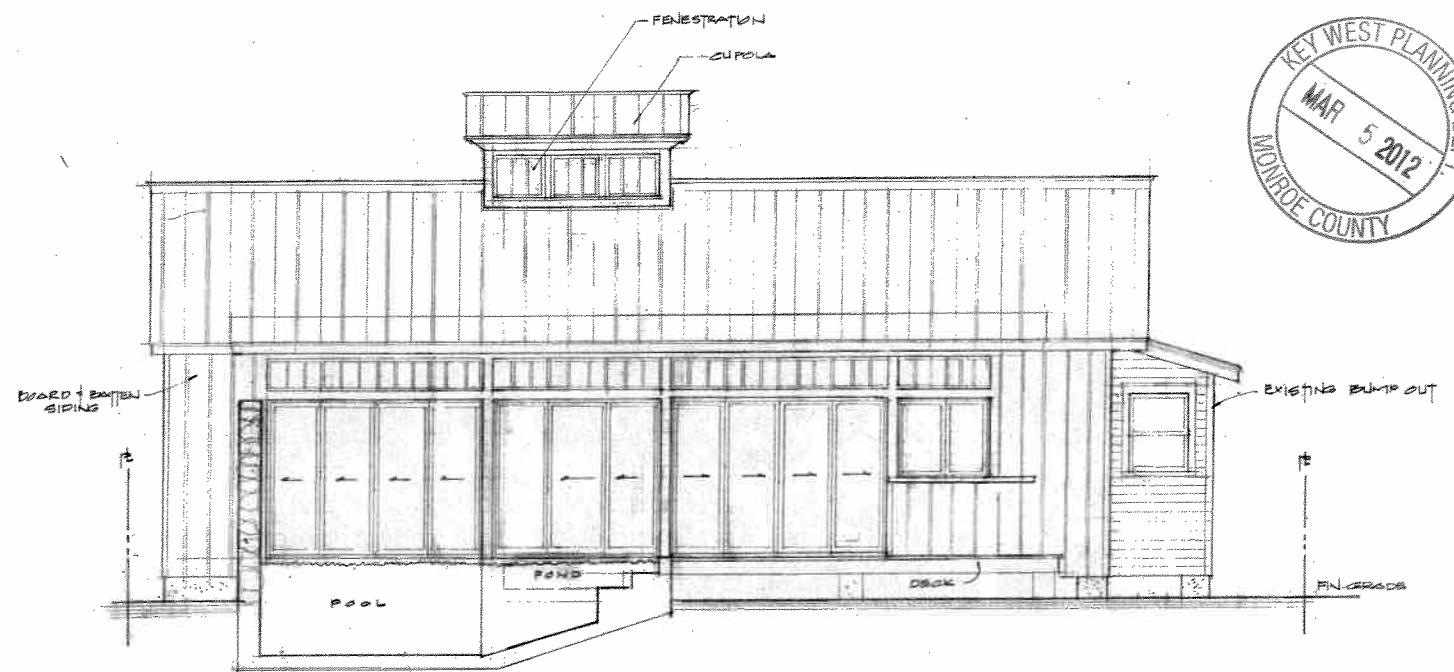
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**COWLES RESIDENCE  
ADDITION/RENOVATION  
1216 WHITE STREET KEY WEST, FLORIDA**

**WILLIAM ROWAN  
ARCHITECTURE**  
KEY WEST, FLORIDA  
321 PACON LANE  
303.206.7884  
FLORIDA LICENSE AR-001751

JOB NUMBER  
**1212**

DATE  
**2.24.12**

**A4**

**PROPOSED**

# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ADDITONS AT REAR OF BUILDINGS, ONE STORY TIMBER FRAME WITH BOARD AND BATTEN. DEMOLITION OF BACK ADDITIONS**

**#1216 WHITE STREET**

**Applicant- William Rowan - Application Number H12-01-342**

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. -----

## Property Record View

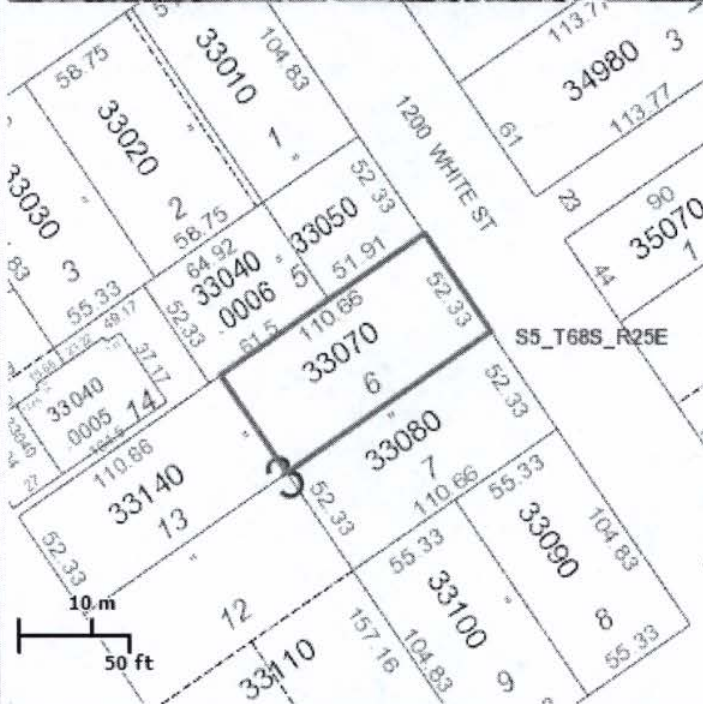
Alternate Key: 1033839 Parcel ID: 00033070-000000

### Ownership Details

Mailing Address:  
COWLES SHAWN M  
1216 WHITE ST  
KEY WEST, FL 33040

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 05-68-25  
Property Location: 1216 WHITE ST KEY WEST  
Legal Description: KW GWYNN SUB 0-195 PT LOT 5 AND ALL LOT 6 SQR 3 TR 13 VV-221 OR101-121/122 OR403-810  
OR442-910/911 OR1308-2356/58Q/C OR2243-1009/1011(ORDER) OR2391-497/99C/T OR2434-2028/30  
OR2434-2031/33

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

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	5,807.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1315  
 Year Built: 1933

**Building 1 Details**

Building Type R1  
 Effective Age 12  
 Year Built 1933  
 Functional Obs 0

Condition A  
 Perimeter 188  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 12  
 Grnd Floor Area 1,315

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

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

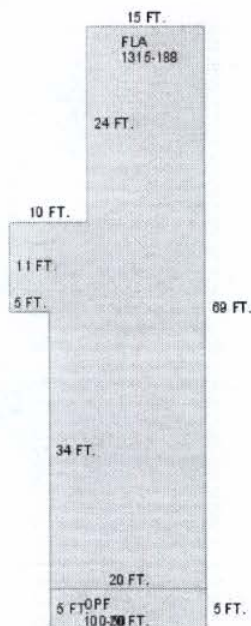
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 Bedrooms 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	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,315
2	OPF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	800 SF	50	16	1939	1940	2	50
2	FN2:FENCES	96 SF	0	0	1939	1940	4	30
3	FN2:FENCES	56 SF	0	0	1969	1970	2	30

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2042	06/20/2011	12/08/2011	2,000		R & R SIDING ON NORTH AND EAST FACADES OF GAREAGE BLD. ADD STEP UP PARPET AT EAST ELEVATION
B931086	04/01/1993	12/01/1995	400		REPL WNDS,SIDING,WNDS FRA

## 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	106,745	5,403	319,989	432,137	432,137	25,000	407,137
2010	108,363	5,403	273,119	386,885	386,885	0	386,885
2009	120,857	5,403	349,516	475,776	475,776	0	475,776
2008	114,932	5,403	544,815	665,150	665,150	0	665,150
2007	209,036	5,403	603,928	818,367	818,367	0	818,367
2006	222,527	5,403	464,560	692,490	167,132	25,500	141,632
2005	203,430	5,403	348,420	557,253	162,264	25,500	136,764
2004	174,369	5,403	271,609	451,381	157,538	25,500	132,038
2003	116,246	5,403	116,140	237,789	154,601	25,500	129,101
2002	96,671	5,403	116,140	218,214	150,978	25,500	125,478
2001	96,671	5,403	116,140	218,214	148,601	25,500	123,101
2000	89,766	6,719	98,719	195,204	144,273	25,500	118,773
1999	55,296	4,927	98,719	158,942	140,481	25,500	114,981
1998	55,296	4,927	98,719	158,942	138,269	25,500	112,769
1997	51,945	4,628	87,105	143,678	135,958	25,500	110,458



1996	41,221	3,673	87,105	131,999	131,999	25,500	106,499
1995	41,221	3,673	87,105	131,999	130,689	25,500	105,189
1994	36,864	3,285	87,105	127,254	127,254	25,500	101,754
1993	36,944	805	86,865	124,614	124,614	25,500	99,114
1992	36,944	814	86,865	124,623	124,623	25,500	99,123
1991	36,944	823	86,865	124,631	124,631	25,500	99,131
1990	40,814	833	62,253	103,900	103,900	25,500	78,400
1989	28,542	765	60,806	90,113	90,113	25,500	64,613
1988	24,846	774	52,119	77,739	77,739	25,500	52,239
1987	24,532	782	34,746	60,060	60,060	25,500	34,560
1986	24,670	791	34,746	60,207	60,207	25,500	34,707
1985	23,889	799	24,531	49,219	49,219	25,500	23,719
1984	22,206	807	24,531	47,544	47,544	25,500	22,044
1983	22,206	816	24,531	47,553	47,553	25,500	22,053
1982	22,683	824	23,203	46,710	46,710	25,500	21,210

### 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
8/21/2009	2434 / 2031	310,000	WD .....	02 .....
7/21/2009	2434 / 2028	100	WD .....	11 .....
12/5/2008	2391 / 497	100	CT .....	F ...

This page has been visited 20,176 times.

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