

Staff Report

3 New house, pool, fence and garage on vacant lot-#817 Waddell Avenue-
Thomas E. Pope (H11-01-714)

The proposed design project consists of a new two story residence with an attached two car garage to be built on a vacant lot. According to the Sanborn map of 1962 the corner lot of Waddell Avenue and Reynolds Street used to have a one story cbs structure with an attached structure for cars. The lot address by that time was 1426 Reynolds Street. Staff was not able to find old photos of the lot. On January 24, 2006 the Commission approved the plans for two new houses in the lot. On June 28, 2011 the Commission postponed the review of the application and requested the applicant to discuss concerns regarding design style with his client. Revised drawings were submitted for this review.

The revised plans propose a wood frame building with v-crimp metal roof panels. The design includes hardi board lap siding, impact resistance aluminum windows and metal v crimp for the roof. A masonry chimney with stucco finish is proposed on the east side elevation. The front façade has a two story wood three bay porch. The front porch posts are thick and have no ornamentation. A new louvered screen wall is proposed in the front façade, between the main house and the two car garages. The new house will be setback from the sidewalk on Waddell Avenue approximately 25' and approximately 45' from Reynolds Street sidewalk. The main roof of the house will have a maximum height of 29'- 11 1/4".

Staff understands that the guidelines for Additions and Alterations and New Construction (pages 36-38) are applicable for the review of the submitted plans. 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 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

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, louvers, 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 house 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.

Staff understands that the existing lot for this house is large in size. Although the house located on the west side is a one story ranch style structure, the majority of buildings in the area are two stories.

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 incorporates traditional forms and configurations found in historic frame vernacular buildings.

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 design incorporates similar elements found in the historic district.

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 for the new house are compatible with existing materials found in the historic district, particularly in new or non historic structures.

It is staff's belief that the proposed design is consistent with many of the guidelines for new construction.

Application



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

APPLICATION # 11-01-714

OWNER'S NAME: Hank Holliday DATE: 5/25/2011

OWNER'S ADDRESS: _____ PHONE #: _____

APPLICANT'S NAME: Thomas E. Pope, PA PHONE #: 296-3611

APPLICANT'S ADDRESS: PO Box 5567, Key West, FL 33045

ADDRESS OF CONSTRUCTION: 817 ~~Waddell~~ Waddell # OF UNITS: _____

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New house, pool, fence and drive per plans.
garage

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 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: 5/25/2011

Applicant's Signature: M. Holly Burton
TE 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:

6/28/11 - application returned for applicant to discuss concerns with his client as expressed by commissioner *[Signature]*

HARC Comments:

VACANT LOT.

Guidelines for new construction (pages 30-38)

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

Date: 6/28/11

Signature: *[Signature]*

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 5, 2011

Arch. Thomas E. Pope
PO Box 5567
Key West, Florida 33045

RE: NEW HOUSE, POOL, FENCE AND GARAGE ON VACANT LOT
FOR: #817 WADDELL AVENUE - HARC APPLICATION # H11-01-714
KEY WEST HISTORIC DISTRICT


Dear Architect Pope:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review for the above mentioned project on the public hearing held on Tuesday, June 28, 2011.

I will be scheduling this item on the next HARC meeting of July 12, 2011 at Old City Hall. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

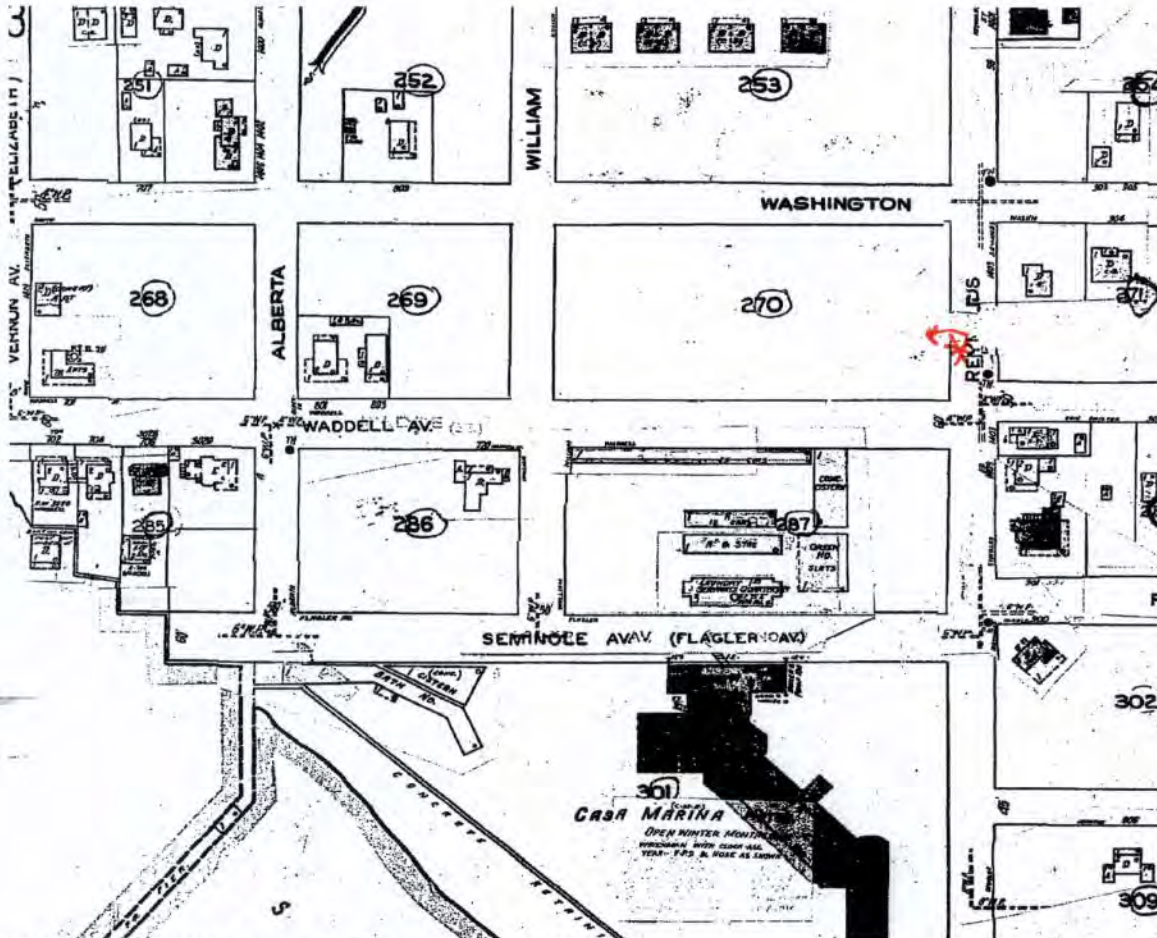
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

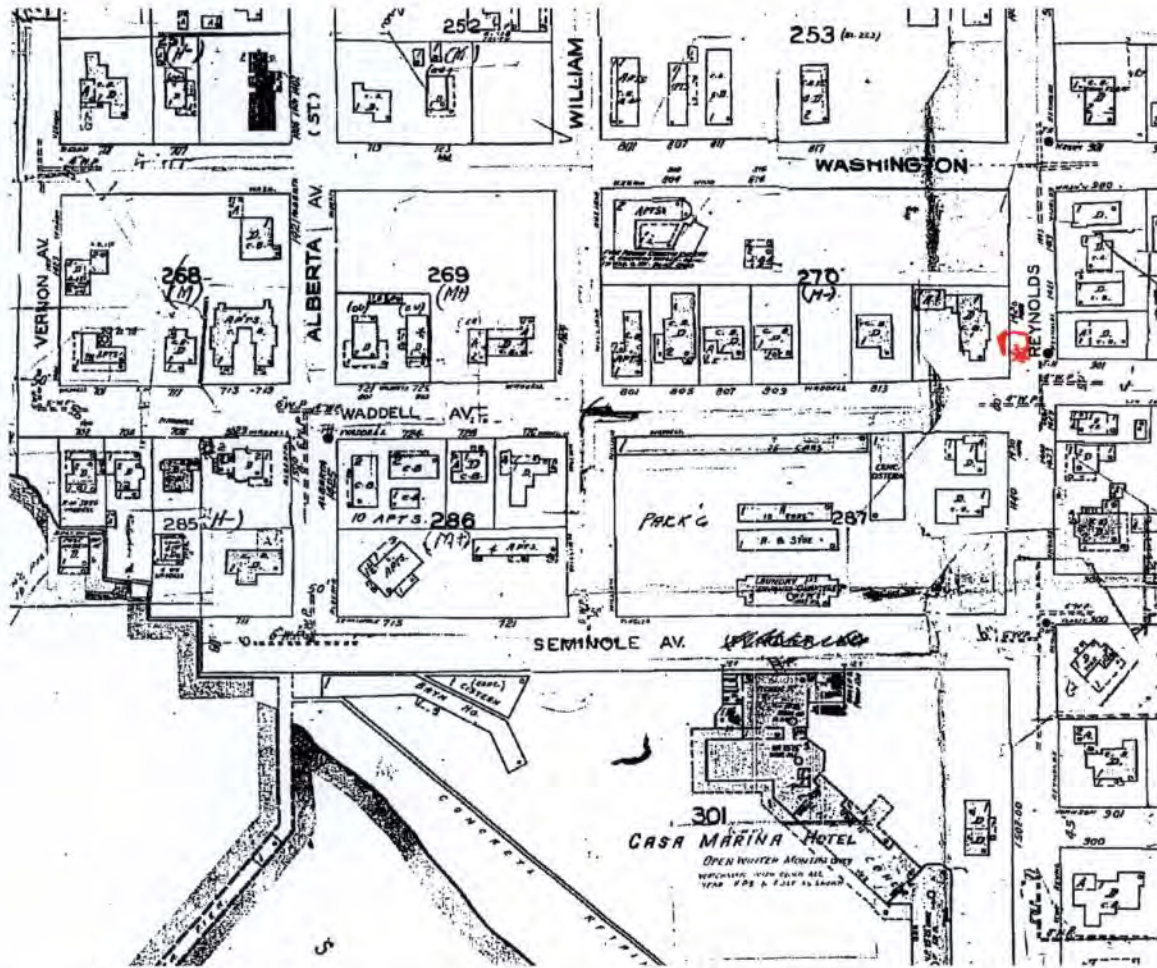
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#817 Waddell Avenue Sanborn map 1948 copy



#817 Waddell Avenue Sanborn map 1962 copy

Project Photos













Key West Transit - Making Connections

STOP

Key West Transit

STOP





Revised Plans



Front Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"

Holliday Residence

Key West, FL

817 Waddell Ave

THOMAS E. POPE, P.A. ARCHITECT

7009 Shrimp Road #4, Key West FL
TEPopePA@aol.com

(305) 296 3611

date:
5/21/11
revision:
1/1/11

sheet:

A3

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Rear Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"

Holliday Residence

817 Waddell Ave Key West, FL

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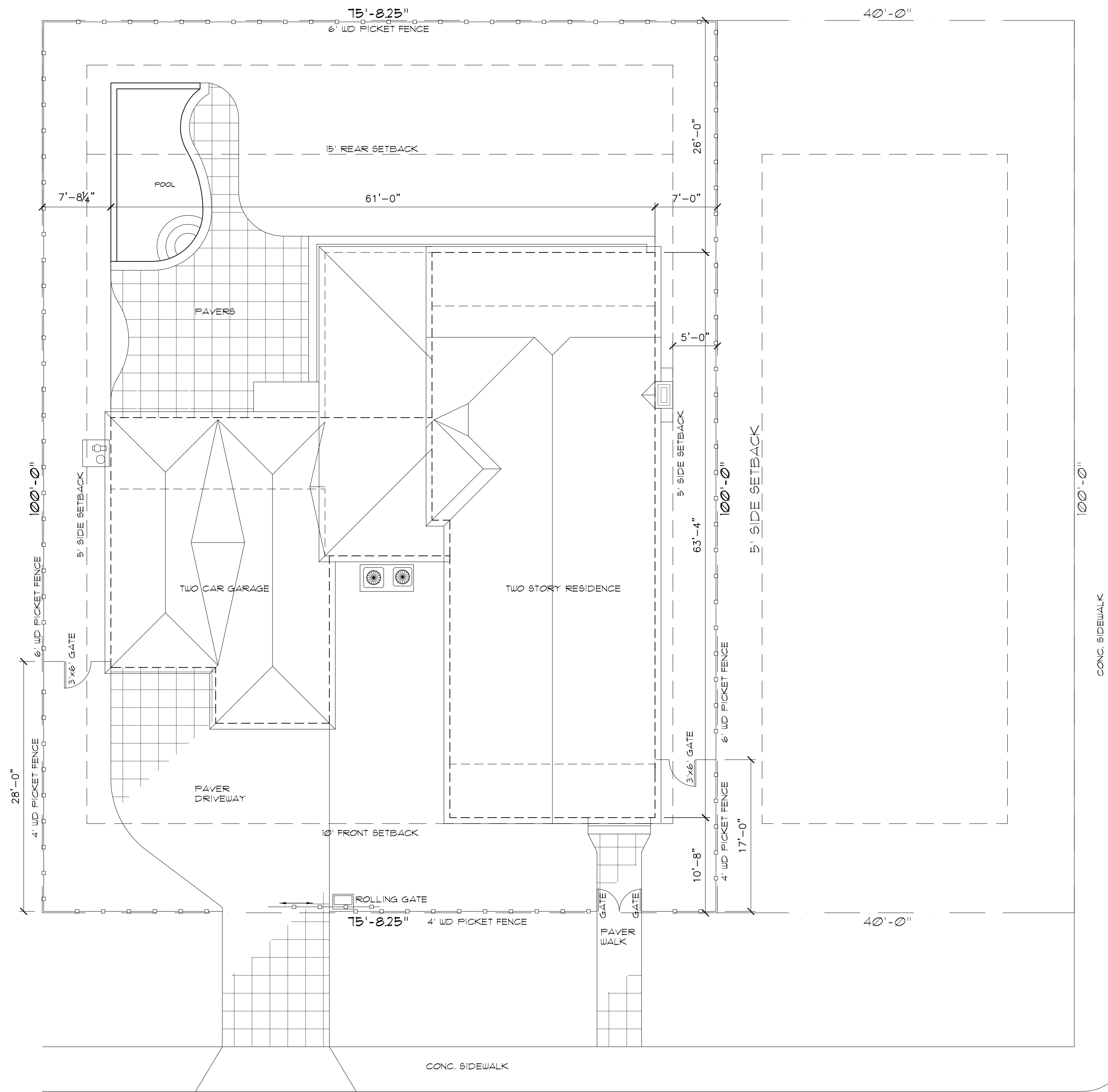
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Site Plans

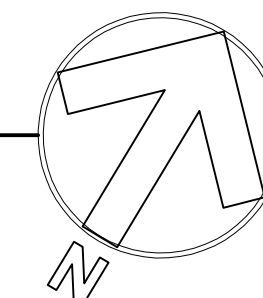
| SITE ANALYSIS | | PARCEL II |
|-----------------------------|--|------------------|
| ZONING | | H-MDR |
| SITE AREA | | 15698 (0.11 AC) |
| FLOOD ZONE | | AE 6 |
| MAX LOT COVERAGE | | 40% (3,028 SF) |
| EXISTING LOT COVERAGE | | 0% (0 SF) |
| PROPOSED LOT COVERAGE | | 36.8% (2,786 SF) |
| MAX HEIGHT | | 30' |
| SETBACKS | | |
| FRONT | | 10' |
| REAR | | 15' |
| SIDE | | 5' |
| STREET SIDE | | 15' |
| MAX IMPERVIOUS SURFACE | | 60% (4,541 SF) |
| PROPOSED IMPERVIOUS SURFACE | | 0% (0 SF) |



| SQUARE FOOTAGE BREAKDOWN | |
|---------------------------------|---------|
| CARPORT SQUARE FOOTAGE | 149 SF |
| 1ST FLOOR PORCHES | 516 SF |
| 1ST FLOOR ENCLOSED SPACE | 1329 SF |
| 1ST FLOOR SQUARE FOOTAGE | 1845 SF |
| 2ND FLOOR PORCHES | 120 SF |
| 2ND FLOOR ENCLOSED SPACE | 1291 SF |
| 2ND FLOOR SQUARE FOOTAGE | 1411 SF |
| TOTAL PORCHES | 636 SF |
| TOTAL ENCLOSED SPACE | 2620 SF |
| TOTAL SQUARE FOOTAGE | 3262 SF |
| TOTAL SQUARE FOOTAGE W/ CARPORT | 4011 SF |

Site/First Floor Plan

1/8" = 1' - 0"



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date:
5/6/11
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S1

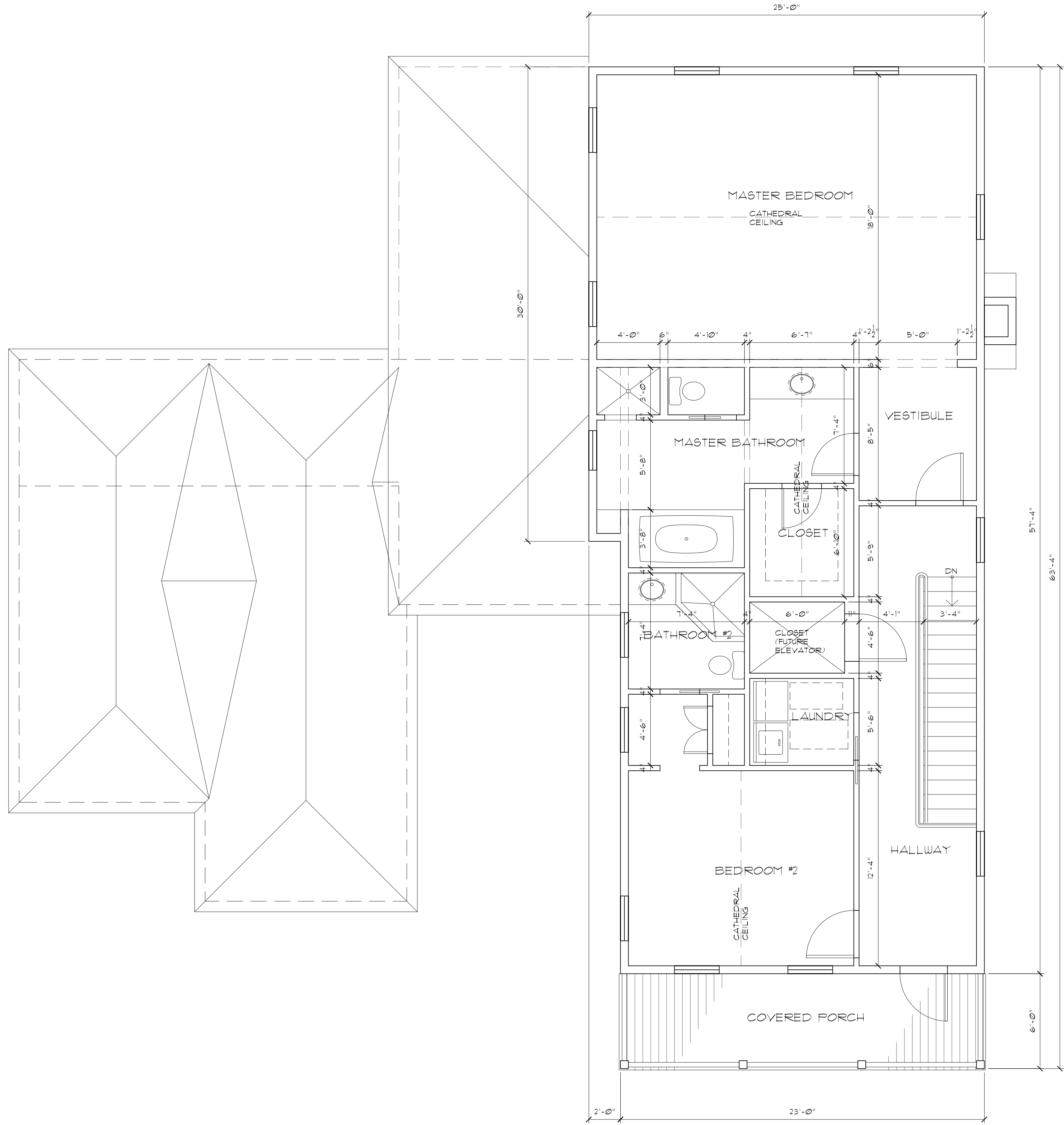
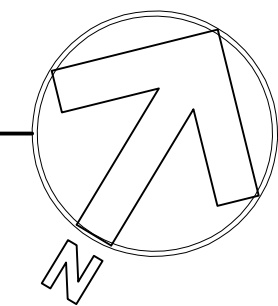
Holliday Residence

817 Waddell Ave

Key West, FL

Second Floor Plan

1/4" = 1' - 0"



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date:
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Holliday Residence
 817 Waddell Ave Key West, FL



Front Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"

Holliday Residence
 817 Waddell Ave
 Key West, FL

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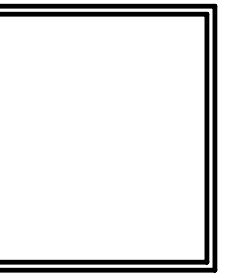
Rear Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"



Holliday Residence
817 Waddell Ave
Key West, FL

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Meeting Minutes

APPLICATIONS REQUIRING CLARIFICATION:

CL1.H06-01-06-24 1320 Grinnell Street, Doug Spencer

To construct detached 3rd bedroom /bath & pool bath- materials, details, fenestration, and roof pitch to match primary structure.

Steve Talbot, (property owner), presented the project. They feel it will be a nice addition to the streetscape.

Don Craig said this is an accessory structure and even though oriented on Seminary Street, the secondary elevation, it is oriented to the front of the lot. Normally accessory structures are to the rear of the lot or coincidental with the main house. He asked where the hot tub, air condition, and pool equipment will be located.

Matthew Stratton aid it appears that the spa will be located over the setback.

Don Craig said we need to have staff review the previous approval to ensure there were no changes made to the main structure and Lanai.

Matthew Stratton motioned to approve this accessory structure with the condition that staff review the other previous HARC approval to ensure other project elements have not been changed. Don Craig seconded the motion.

APPROVE X DISAPPROVE TABLE

CL2.H06-01-12-52 815 Waddell Street/1426 Reynolds Street, Jock de Bore, RA

H06-01-12-53 817 Waddell Street/1426 Reynolds Street, Jock de Bore, RA

Remove existing single family home. Split property into 2 lots and build 2 single family homes (other house under separate application).

Jock De Bore (architect) and Erik De Bore (owner) presented the project. They already have approval to demolish the existing structure at 1426 Reynolds Street pending approval of new construction. The design for each of the proposed new structures is different. One will have a carport. The other will have a garage.

Matthew Stratton explained they cannot have a six foot fence on the street side of a corner property or along the front.

Jock De Bore asked if he could eliminate the upper 2' of lattice.

George Born said that would be a good idea.

The parking lot of the Casa Marina is across the street from Waddell Street.

Mr. Stratton is concerned with the scale and mass of the proposed buildings. The guidelines state (page 52) "projects should not exceed the established size and scale of other buildings in the vicinity. Proportion and scale refer to the relationship of height to width of the front elevation. When most of the buildings along a streetscape have similar proportions, it would be harmful to construct a new building of substantially different proportion."

Don Craig said the reason we approved the demolition of the existing structure is it is a noncontributing CBS structure. We are placing the new structures in with similar noncontributing buildings that may be subject to demolition as well. By applying this rule we are not protecting a historic context. We need additional photographs of the streetscape to help determine if any historic structures will be impacted.

Erik De Bore described the surrounding structures using the 1948 Sanborn Map. Most of the existing structures are one story.

Don Craig motioned to approve with the condition that larger scale photographs of the streetscapes on Reynolds Street and Waddell Street are submitted to staff. Terry Garcia seconded the motion.

Marilyn Wild asked about the location of the A/C. The guidelines state this equipment should not be visible from the right of way.

Matthew Stratton noted the shutters do not fit the windows. Shutters should fit the window opening and be operable.

Don Craig modified his approval to include the condition that the shutters are operable bi-fold style or are eliminated, the A/C equipment is not visible from the right a way, the fence height on the front and street side yard, and additional photographs of the streetscape on Reynolds Street and Waddell Street. Staff should review the photographs to ensure that historic structures will not be impacted by the new construction.

APPROVE X DISAPPROVE _____ TABLE _____

CL3.H06-01-12-54 519 Duval Street, Thomas E. Pope

New construction of two and a half story building fronting Duval St.
Free standing two and one half story carriage house at rear of
property fronting Bahama Street.

Thomas Pope said they had to redesign the project site plan based on the location of a large Ficus tree that must be protected. The first floor will be commercial. The second floor will be a residential unit. There will also be a free standing 2 ½ story carriage house residence on Bahama Street. They are changing from 4 residential units to two. This is a

**Property Appraiser
Information**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1038181 Parcel ID: 00037430-000000

Ownership Details

Mailing Address:
 WADDELL AND REYNOLDS LLC
 PO BOX 6
 KEY WEST, FL 33041-0006

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 817-821 WADDELL AVE KEY WEST
Subdivision: Key West Investment Co's Sub
Legal Description: KW KW INVESTMENT CO SUB PB1-69 PT LOTS 1-2 SQR 11 TR 17 H3-124 COUNTY DOCKET 12-43 OR750-527 OR1992-1582/1582A OR2263-429/433(RES NO 06-183) OR2514-395/96

Show Parcel Map

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|--------------|
| 010D - RESIDENTIAL DRY | 100 | 115 | 11,612.50 SF |

Appraiser Notes

2009-03-20 MLS \$595,000 821 WADDELL 1 ROGO AND CONCEPTUAL ARCHITECTURAL DRAWINGS FOR A 4 BEDROOM CONCH STYLE HOME. HARC APPROVED \$575,000 817 WADDELL THE PRICE INCLUDES 1 ROGO AND CONCEPTUAL ARCHITECTURAL DRAWINGS FOR A 4 BEDROOM CONCH STYLE HOME. HARC APPROVED

2010-12-17 MLS \$650,000 A RARE FIND. A LARGE CORNER LOT IN THE HIGHLY DESIRABLE CASA MARINA AREA, CLOSE TO THE BEACHES AND OLD TOWN. THE PRICE INCLUDES 1 ROGO AND CONCEPTUAL ARCHITECTURAL DRAWINGS FOR A 4 BEDROOM CONCH STYLE HOME. HARC APPROVED

A PORTION OF THIS PROPERTY HAS BEEN DEEDED TO THE CITY OF KEY WEST FOR SIDEWALK PURPOSES (SEE RE 00037430-000100). LAND SIZE HAS BEEN ADJUSTED FOR THE 2007 TAX ROLL.

CITY OF KEY WEST VACATED A PORTION OF ALLEYWAY ADJACENT TO PARCEL SEE OR2263-429/433 THIS PARCEL HAS INCREASED IN SIZE BY 500 SQ FT FOR THE 2007 TAX ROLL

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|---|
| 1 | 01-3886 | 12/11/2001 | 2,500 | Residential | REPAIR CRACKS |
| 3 | 02-2348 | 09/11/2002 | 2,000 | Residential | ATF-BUILD SHED |
| 2 | 01-3886 | 12/11/2001 | 2,500 | Residential | REPAIR STUCCO |
| 4 | 07-4067 | 08/23/2007 | 27,700 | Residential | COMPLETE DEMOLITION OF EXISTING HOUSE |
| 5 | 07-4068 | 08/23/2007 | 260 | Residential | DISCONNECT ELECTRIC FOR DEMOLITION |
| 6 | 07-4069 | 08/23/2007 | 500 | Residential | DISCONNECT WATER & SEWER FOR DEMOLITION PURPOSE |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2010 | 0 | 0 | 693,963 | 693,963 | 693,963 | 0 | 693,963 |
| 2009 | 0 | 0 | 940,705 | 940,705 | 940,705 | 0 | 940,705 |
| 2008 | 0 | 0 | 1,103,188 | 1,103,188 | 1,103,188 | 0 | 1,103,188 |
| 2007 | 259,073 | 3,856 | 1,277,375 | 1,540,304 | 1,540,304 | 0 | 1,540,304 |
| 2006 | 368,439 | 3,856 | 879,750 | 1,252,045 | 1,252,045 | 0 | 1,252,045 |
| 2005 | 517,739 | 3,856 | 635,375 | 1,156,970 | 1,156,970 | 0 | 1,156,970 |
| 2004 | 281,025 | 3,856 | 488,750 | 773,631 | 373,840 | 25,500 | 348,340 |
| 2003 | 279,119 | 6,992 | 296,125 | 582,236 | 366,870 | 25,500 | 341,370 |
| 2002 | 250,341 | 6,976 | 296,125 | 553,442 | 358,272 | 25,500 | 332,772 |
| 2001 | 213,833 | 3,760 | 296,125 | 513,718 | 349,481 | 25,500 | 323,981 |
| 2000 | 235,772 | 2,817 | 215,625 | 454,214 | 339,302 | 25,500 | 313,802 |
| 1999 | 199,299 | 2,391 | 215,625 | 417,316 | 330,382 | 25,500 | 304,882 |
| 1998 | 169,910 | 2,052 | 215,625 | 387,586 | 325,180 | 25,500 | 299,680 |
| 1997 | 146,949 | 1,784 | 192,625 | 341,358 | 319,745 | 25,500 | 294,245 |
| 1996 | 123,988 | 1,515 | 192,625 | 318,128 | 310,433 | 25,500 | 284,933 |
| 1995 | 112,967 | 1,387 | 192,625 | 306,979 | 302,862 | 25,500 | 277,362 |
| 1994 | 101,027 | 1,247 | 192,625 | 294,900 | 294,900 | 25,500 | 269,400 |
| 1993 | 100,135 | 190 | 192,625 | 292,951 | 292,951 | 25,500 | 267,451 |
| 1992 | 100,135 | 197 | 192,625 | 292,957 | 292,957 | 25,500 | 267,457 |
| 1991 | 100,135 | 205 | 192,625 | 292,965 | 292,965 | 25,500 | 267,465 |
| 1990 | 100,135 | 211 | 152,375 | 252,721 | 252,721 | 25,500 | 227,221 |
| 1989 | 86,094 | 0 | 143,750 | 229,844 | 229,844 | 25,500 | 204,344 |
| 1988 | 62,408 | 0 | 117,875 | 180,283 | 180,283 | 25,500 | 154,783 |
| 1987 | 61,722 | 0 | 81,391 | 143,113 | 143,113 | 25,500 | 117,613 |

| | | | | | | | |
|------|--------|---|--------|---------|---------|--------|---------|
| 1986 | 62,026 | 0 | 78,660 | 140,686 | 140,686 | 25,500 | 115,186 |
| 1985 | 59,700 | 0 | 52,325 | 112,025 | 112,025 | 25,500 | 86,525 |
| 1984 | 56,419 | 0 | 52,325 | 108,744 | 108,744 | 25,500 | 83,244 |
| 1983 | 56,419 | 0 | 52,325 | 108,744 | 108,744 | 25,500 | 83,244 |
| 1982 | 57,444 | 0 | 46,690 | 104,134 | 104,134 | 25,500 | 78,634 |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 4/12/2011 | 2514 / 395 | 800,000 | WD | 02 |
| 4/1/2004 | 1992 / 1582 | 1,250,000 | WD | Q |

This page has been visited 22,830 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176