

Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.b.9.

Request to replace existing back stairs and built new deck on second floor and stairs- **#313 Amelia Street- Applicant Sea Tech of the Florida Keys Inc. (H10-01-299)** Replace existing rear stairs and landing with new stairs and wood deck.

- 5 b-9- Request to replace existing back stairs and built new deck on second floor and stairs- **#313 Amelia Street- Applicant Sea Tech of the Florida Keys Inc. (H10-01-299)**

Replace existing rear stairs and landing with new stairs and wood deck

The house located on 313 Amelia Street is listed as a contributing resource and was built circa 1892. The contributing house is a one story frame vernacular structure with a front gable roof facing Amelia Street. The house has a front enclosed porch with a front gable roof that is lower than the main house. On the back of the house a two story cbs addition was built at some point. Surrounding neighboring houses are predominantly one story structures with the exception of the house on the east side which is a two story structure.

The proposed plans include the replacement of an existing wood staircase located on the back of the building and the construction of a wood deck. The new proposed deck will be located on the back of the house and will be accessible from the second floor. The proposed deck will be 11'-0" depth by 18'-4" wide. The proposed deck will be supported by 6" x 6" wood posts. A new wood stair is proposed to give access.

The Historic Architectural Guidelines can be applied to review the proposed request. For the proposal guidelines for decks, patios, hot tubs and pools (pages 39-40) should be reviewed;

- (4) The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint*

The proposed deck will be approximately 218 square feet. According to the submitted plans the existing lot area minus the building footprint is 883 square feet.

Staff also wants to include on this review guidelines related to additions, alterations and new construction (pages 36-38), particular siting;

1. (1) **Site-** *New construction must conform to all current city easement, setbacks 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.*

The proposed back deck will not comply with current setbacks. This house is located on a HMDR district where required rear set back 15 feet and side setbacks are 5 feet.

This proposed project will require variances for back and side setbacks.

(3) **Height**- *Must not exceed 2.5 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 218 square feet deck will be built on a second story level. The existing back house is a one 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.*

It is staffs believe that; although this proposed deck will not be visible from the right of way, will have an effect on surrounding properties that are one story height. This is a 218 square feet deck plus a stair that will be built on the second level of the back of a house where it's back and west side neighboring structures are one story.

Staff understands that the project, as presented is inconsistent with some of the guidelines. Although the proposed deck will be located on the back of the property, the majority of the surrounding houses are one story structures. Staff recommends to the commission to **deny** this application as proposed.

Application



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

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-299

OWNER NAME: Ed Russell

DATE: 8/13/2010

OWNERS ADDRESS: 313 Amelia St

PHONE #: 305-481-1972

APPLICANT'S NAME: Seactech of the FL Keys Inc

PHONE #: _____

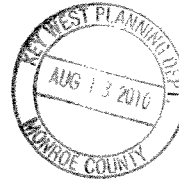
APPLICANT'S ADDRESS: 830 Crane Blvd. Sugarloaf 33042

ADDRESS OF CONSTRUCTION: 313 Amelia St.

OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Replace existing rear stairs and landing with new stairs and wood deck.



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

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.

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 or 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: \$ _____

Date: 8/13/2010
Applicant Signature: J.P. Cate

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as contributing. frame vernacular structure
built circa 1892*

Guidelines for decks.

*Guidelines for additions, alterations and new
construction.*

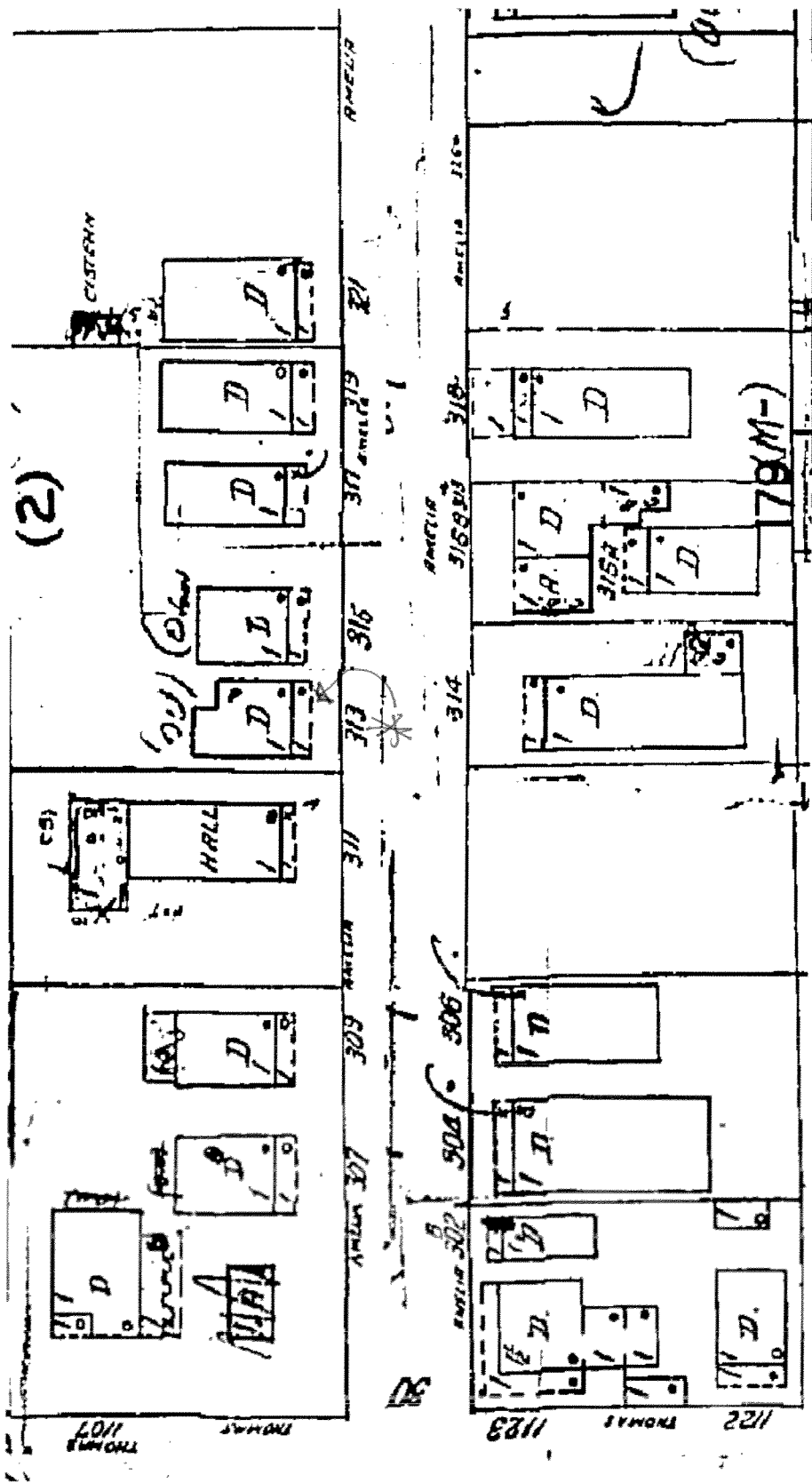
Limits of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

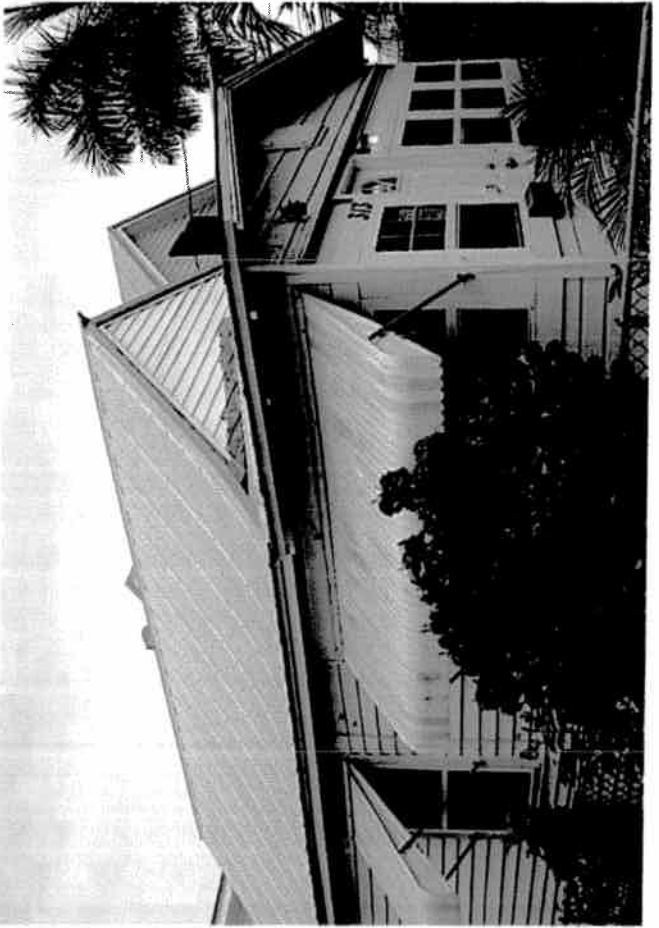
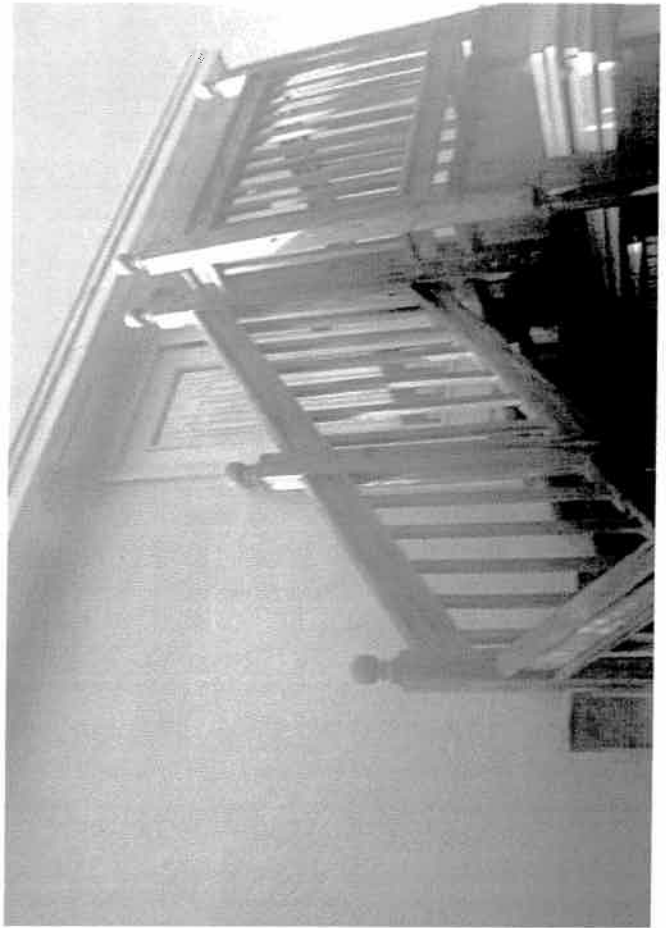
Historic Architectural
Review Commission

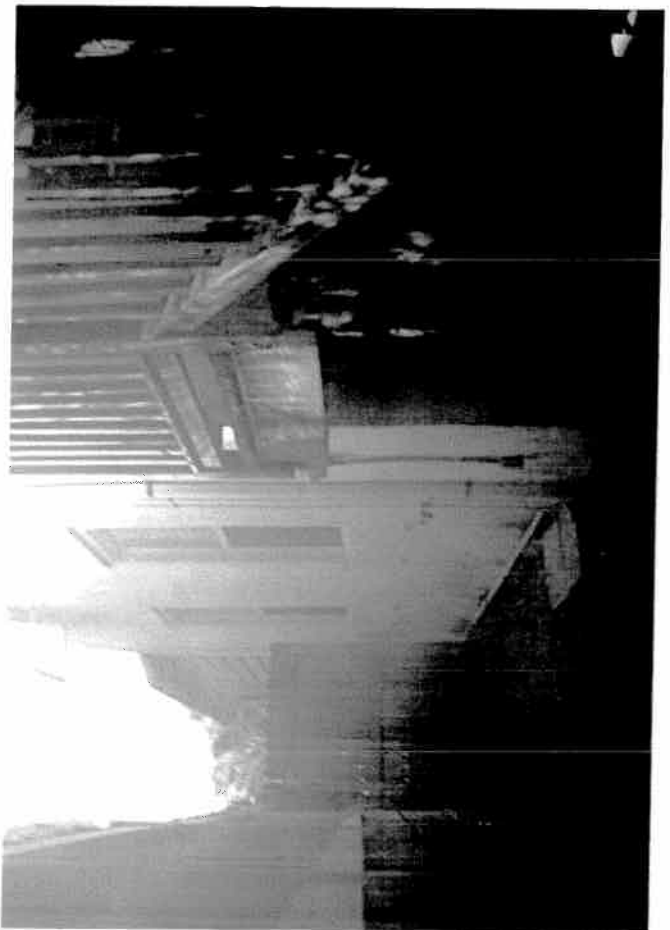
Sanborn Maps

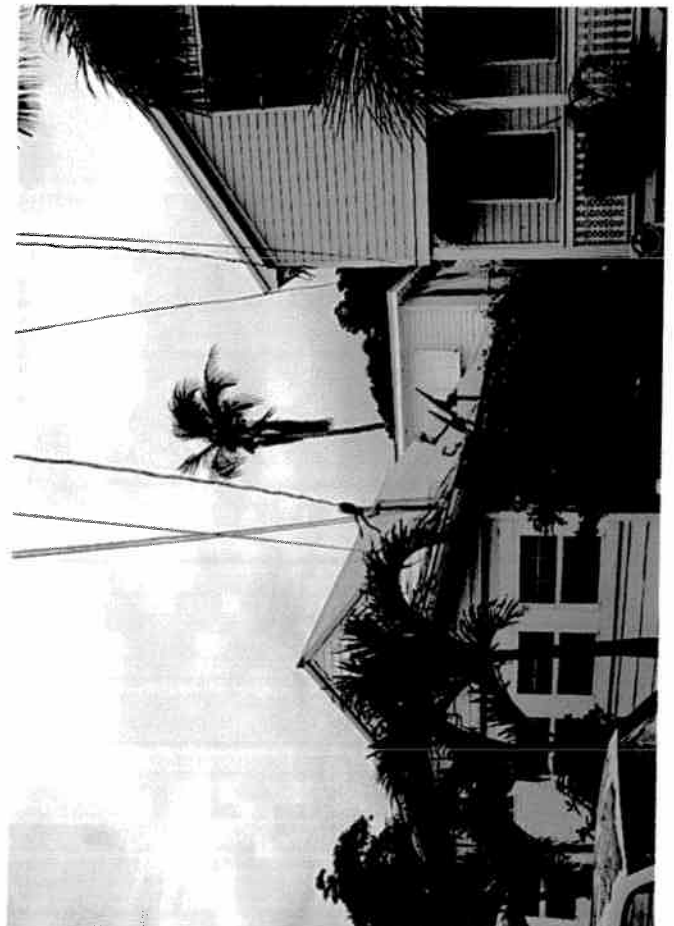
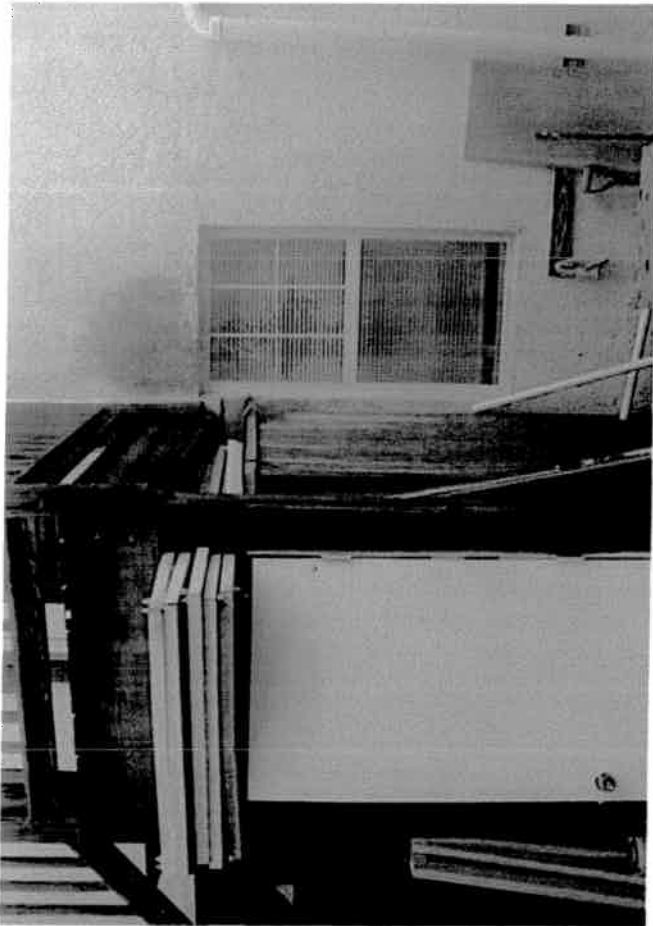
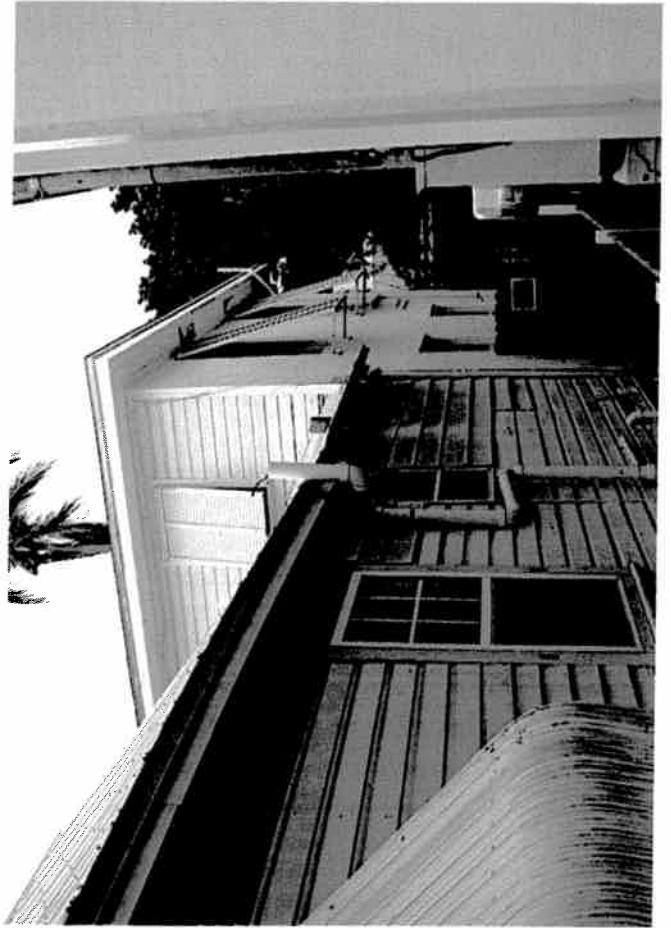


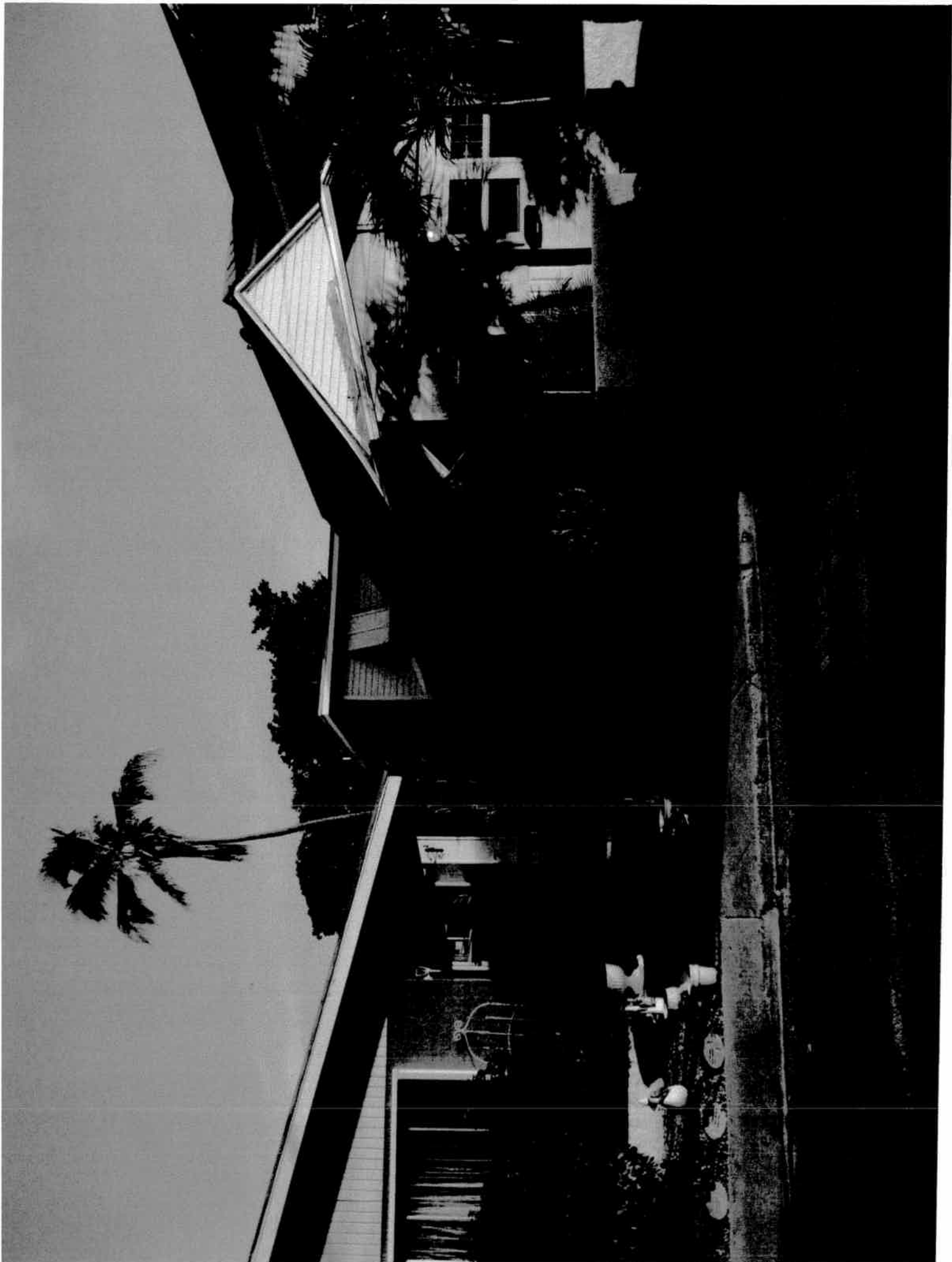
#313 Amelia Street Sanborn Map Copy 1962

Project Photos













Two story neighboring
house - notice on the
back the house has
a new addition



Two story neighboring
house - notice on the back
of the house a one
story addition

Survey

NORBY



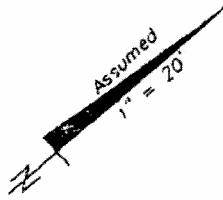
& Associates, Inc.
Professional Land Surveyors

3104 Flagler Ave

Key West, FL 33040

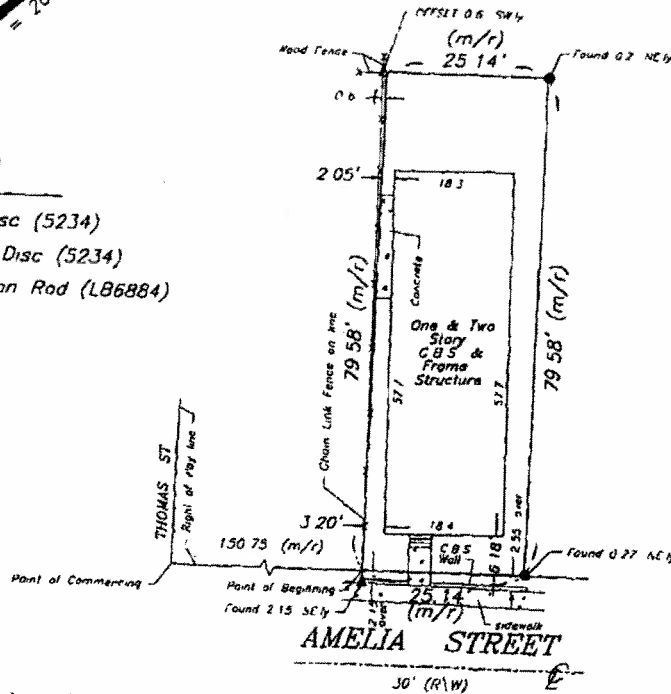
Thomas A Norby
Reg No 5234

(305) 296-7422 FAX(305)293-8924



LEGEND

- △ Set Nail & Disc (5234)
- ▲ Found Nail & Disc (5234)
- Found 1/2" Iron Rod (LB6884)
- ⊙ Centerline
- (M) Measured
- (R) Record
- R\W Right of Way



NOTES

- 1 The legal description shown hereon was furnished by the client or their agent
- 2 Underground foundations and utilities were not located
- 3 All angles are 90° (Measured & Record) unless otherwise noted
- 4 This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper
- 5 Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record
- 6 Street address 313 Amelia Street, Key West, FL 33040
- 7 Date of field work March 13, 2001

BOUNDARY SURVEY OF Part of Lot (12) Twelve, in Square No Two (2) of Tract Ten (10) according to a diagram made of said Tract Ten (10) by EC Howe, recorded in Monroe County Records COMMENCING at a point on Amelia Street distant from the corner of Amelia and Thomas Streets of One Hundred and Fifty (150) feet and Nine (9) inches and running along Amelia Street in a Northeasterly direction Twenty-five (25) feet One and one-half (1-1/2) inches, thence at right angles in a Northwesterly direction Seventy-nine (79) feet Seven (7) inches, thence at right angles in a Southwesterly direction Twenty-five (25) feet One and one-half (1-1/2) inches, thence at right angles in a Southeasterly direction Seventy-nine (79) feet and Seven (7) inches out to Amelia Street and the Point of Beginning

BOUNDARY SURVEY FOR Carla T Tynes & Louis H Tynes, Jr.,
First National Bank of the Florida Keys,
Eric McCarthy,
Attorneys' Title Insurance Fund, Inc.,

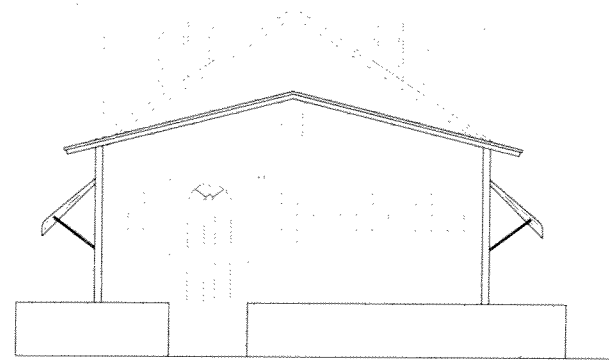
NORBY & ASSOCIATES, INC

Thomas A Norby, PLS
Florida Reg #5234

March 13, 2001

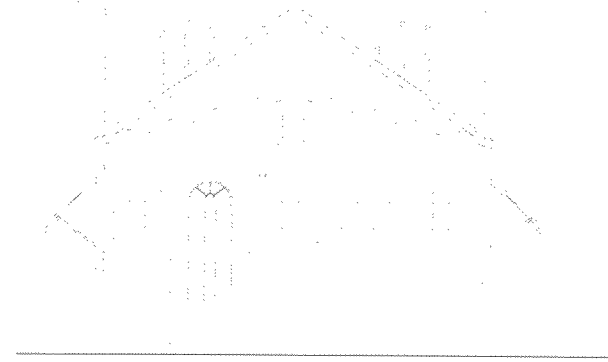


Site Plans



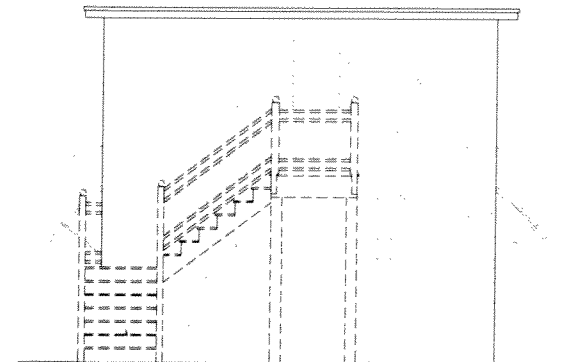
EXISTING NORTHWEST ELEVATION

SCALE: 1/4"=1'-0"



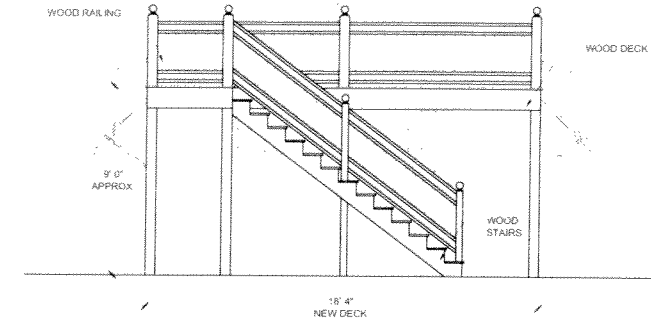
PROPOSED NORTHWEST ELEVATION

SCALE: 1/4"=1'-0"



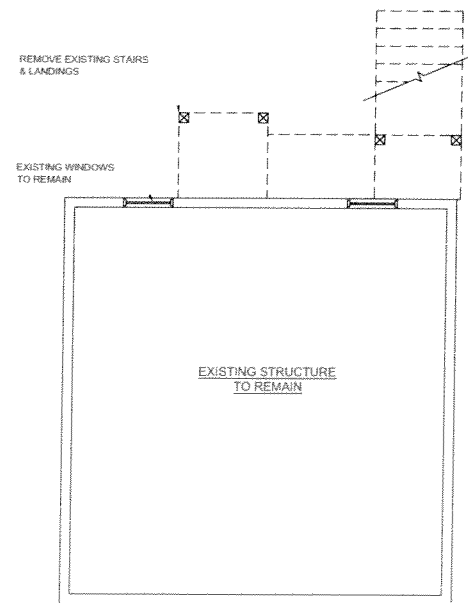
EXISTING SOUTHEAST ELEVATION

SCALE: 1/4"=1'-0"



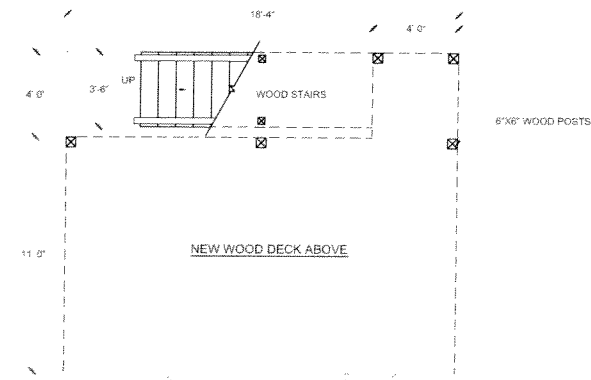
PROPOSED SOUTHEAST ELEVATION

SCALE: 1/4"=1'-0"



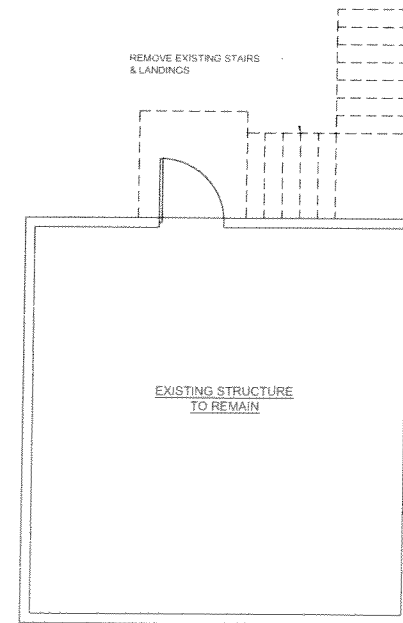
EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



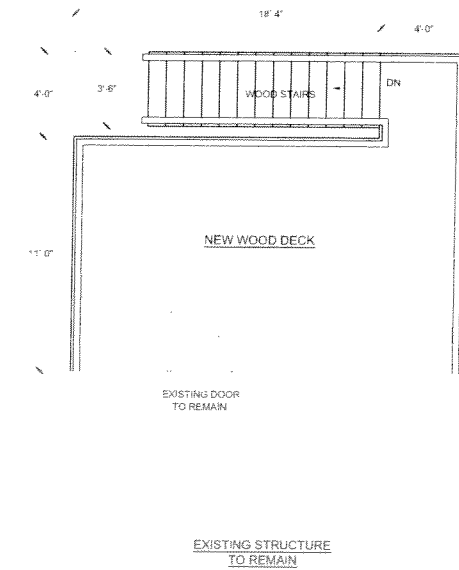
PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

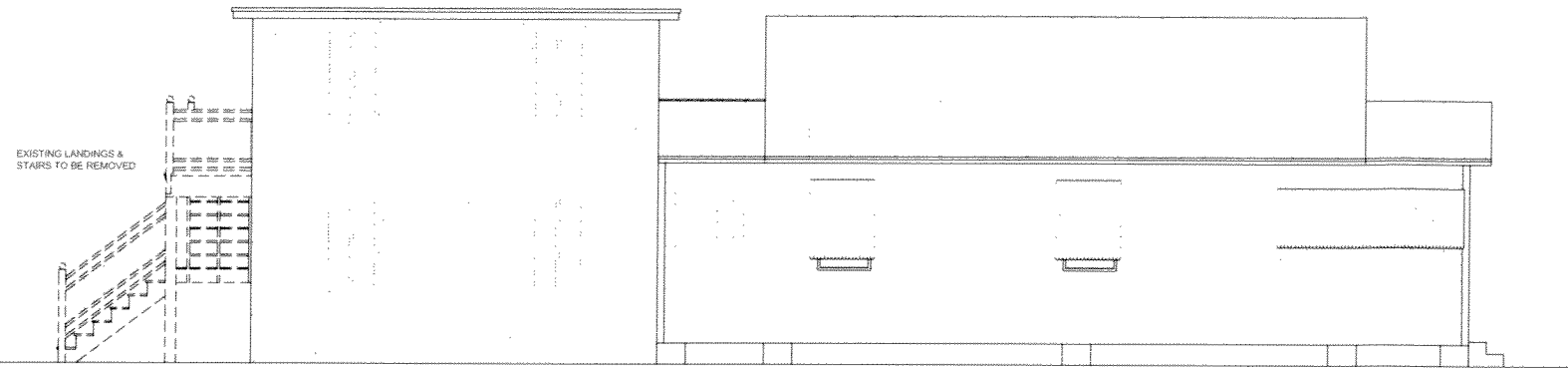


PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

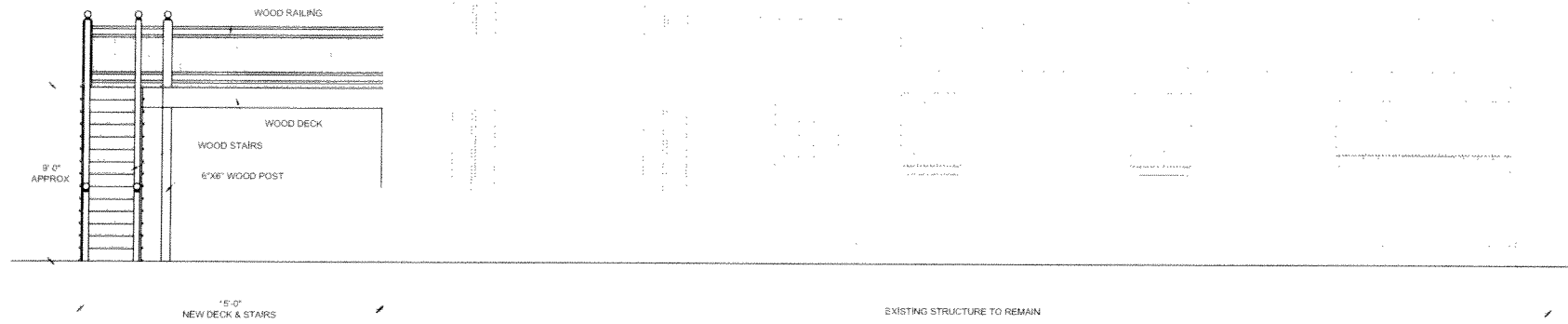
REVISIONS

JOB:
START DATE: 06-30-10
ISSUE DATE: —
DRAWN: EKM



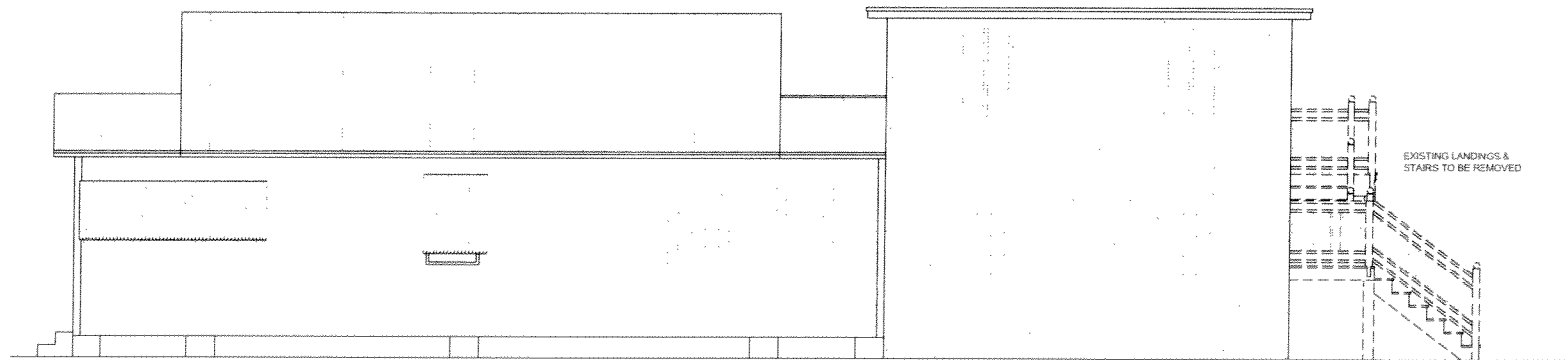
EXISTING SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"



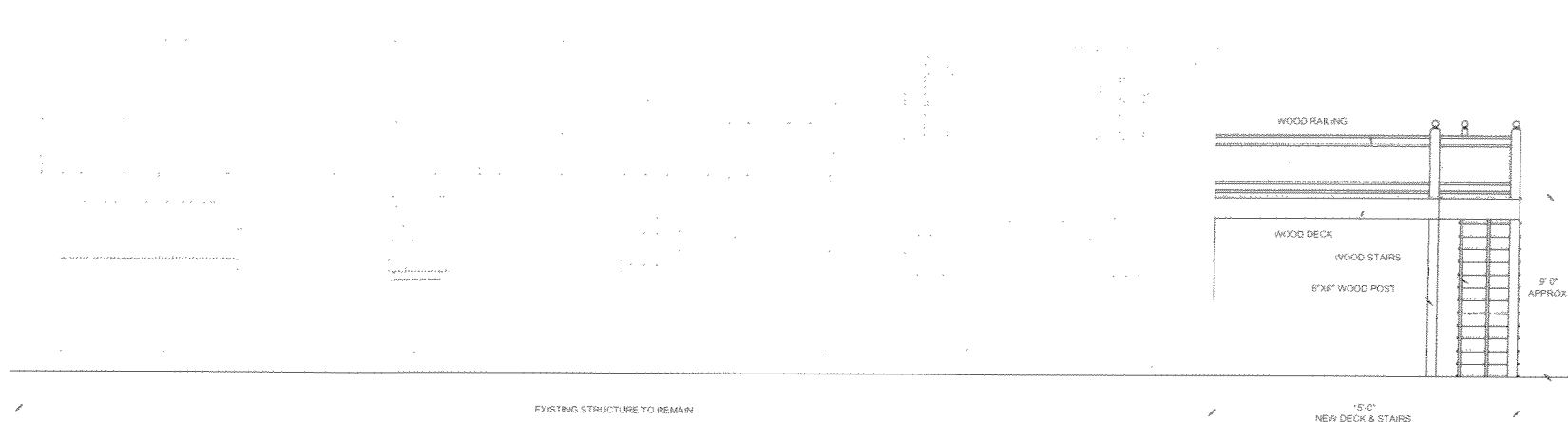
PROPOSED SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING NORTHEAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTHEAST ELEVATION

SCALE: 1/4"=1'-0"

RUSSELL RESIDENCE

313 AMELIA STREET
 KEY WEST, FLORIDA

REVISIONS

NO.	DESCRIPTION

JOB: _____
 START DATE: 08-30-10
 ISSUE DATE: _____

DRAWN: EKM