

Staff Report

- 17 Restoration of eyebrow house. Demolition of back portion and detached metal garage. New pool, deck and porch on accessory structure- **#1016 James Street – Michael Miller (H11-01-872)**

The building located on #1016 James Street is listed as a contributing resource in the surveys. The eyebrow house is a two story frame structure and was built circa 1899. The proposed plans include the demolition of a non historic attached addition to the back of the house and the construction of a rear open covered porch. The plans also include the demolition of a metal garage structure and a cistern which are in deplorable condition. The plans also include the restoration of an existing shed and a front porch addition. Improvements to the site include a new swimming pool, deck, pavers and landscape.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(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).

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.

Staff understands that the proposed demolition of the non historic structure attached to the back portion of the historic house can be considered by this Commission since such structure is not historic nor can be consider a contributing resource in a near future. Staff also believe that the existing metal garage, located on the back portion of the site, although historic, is irrevocably compromised by extreme deterioration; some parts have already collapsed and the structure can not be saved. The existing cistern is also in a deplorable condition and staff understands that this commission can consider its demolition. This report is for the first reading for the demolition request.

Guidelines that should be reviewed for this application;

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

- (1) *A structure shall not be altered and/or expanded in such a manner that its 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.*

It is staff understanding that the proposed back porch addition will be sensible to the historic building. The scale, massing and proposed proportions of the new structure will be in keeping with the scale and massing of the house. Staff understands that the project, as proposed is consistent with many of the guidelines.

Application



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

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-872

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME: James & Maria Koch

DATE: 6/30/11

OWNERS ADDRESS: 23525 NORTH STARK DR.
KANSASVILLE, WI

PHONE #: (414) 351-7272

APPLICANT'S NAME: MICHAEL MILLER

PHONE #: 294-7687

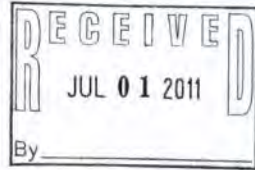
APPLICANT'S ADDRESS: 517 DUVAL ST KW # 200

ADDRESS OF CONSTRUCTION: 1016 JAMES ST KW

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RESTORATION OF EYEBROW HOUSE, ALTERATIONS, POOL DECK, NECESSARY STRUCTURES



Chapter E37.06 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	
<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, rehab, 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: \$ _____

Date: 6/30/11
Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*listed as a contributing resource. frame vernacular
built c. 1899 - eye brow two story house.
Ordinana for demolition.
Guidelines for Additions, Alterations and
new construction. (pages 34-38).*

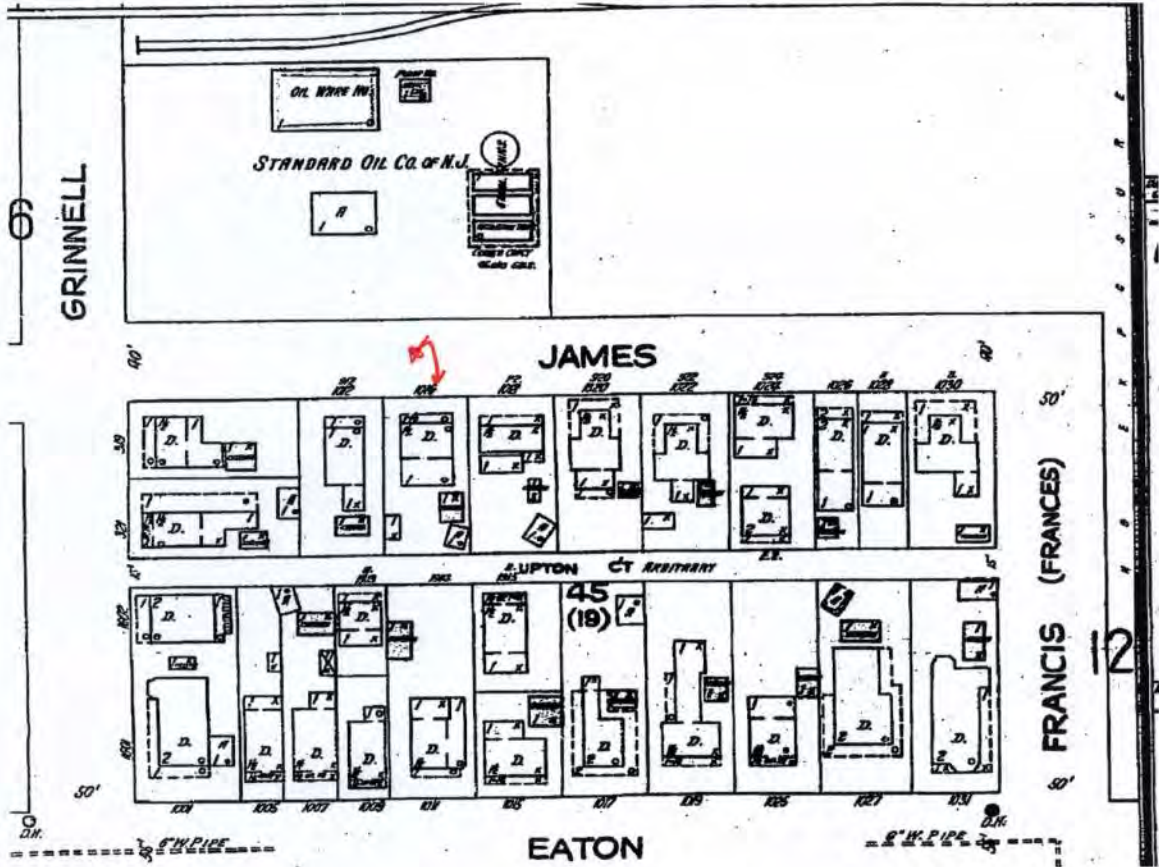
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

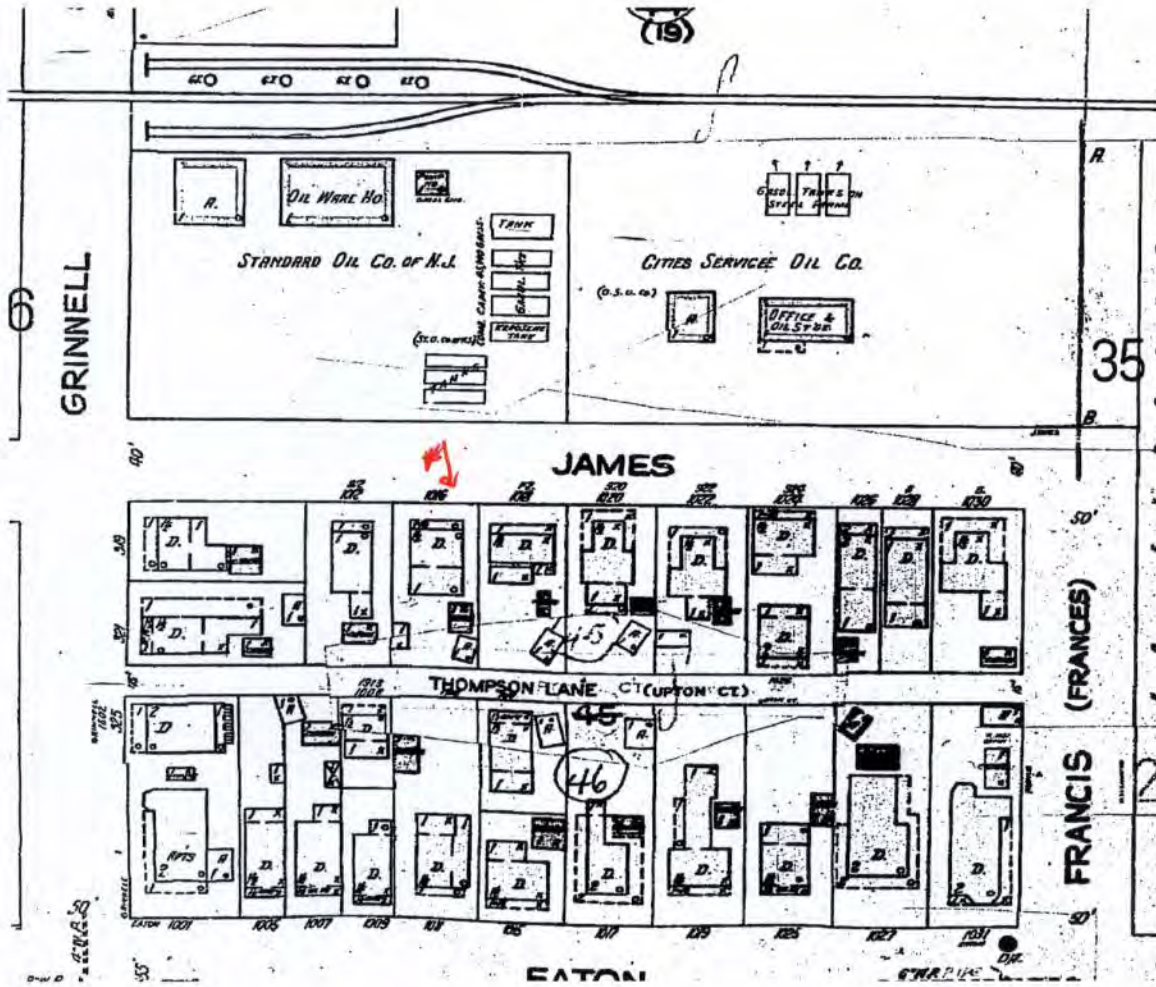
Signature: _____

Historic Architectural
Review Commission

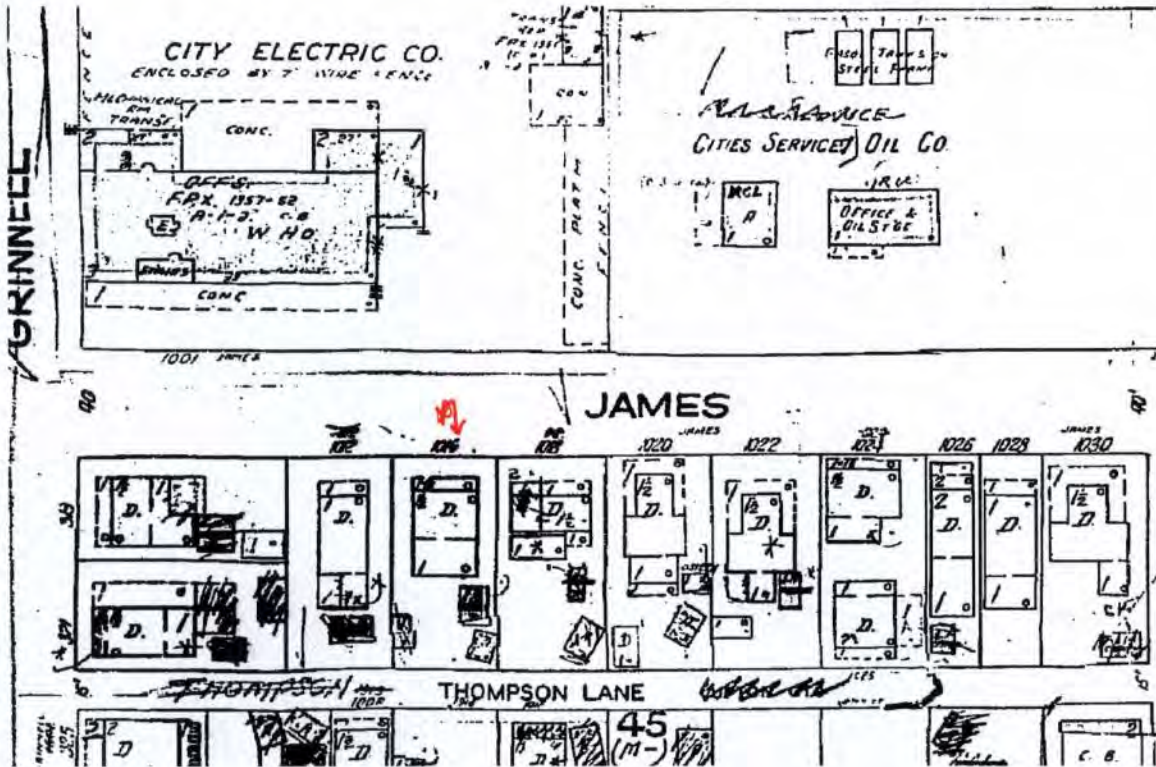
Sanborn Maps



#1016 James Street Sanborn map copy 1926



#1016 James Street Sanborn map copy 1948



#1016 James Street Sanborn map copy 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 1016 James St.; built c1899; Monroe County Library

Site Plans



SOUTH SIDE OF JAMES STREET



UPTON LANE



NORTH SIDE OF JAMES STREET

MICHAEL MILLER . ARCHITECT
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mllrarch@bellsouth.net

KOCH HOUSE

1016 James Street
Key west, Florida

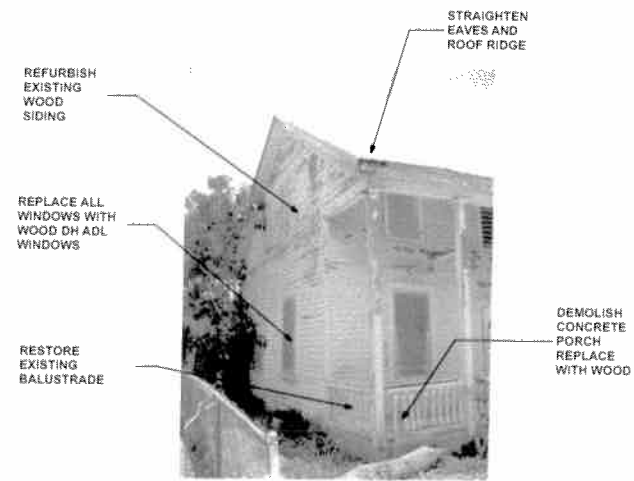
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SCALE: AS NOTED

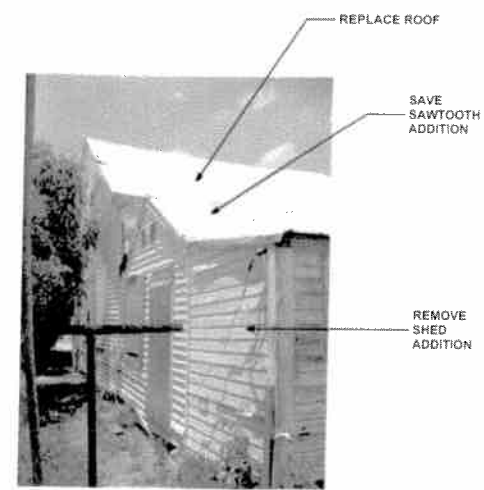
DRAWN BY: MM

PROJECT NO: 1105

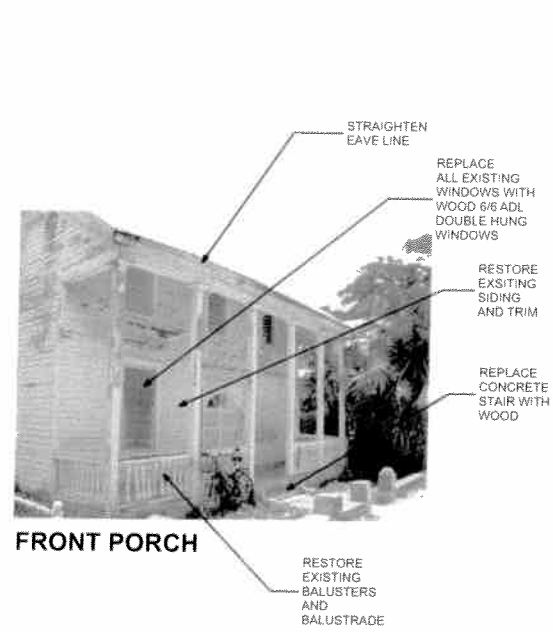
**NEIGHBORHOOD
CONTEXT**



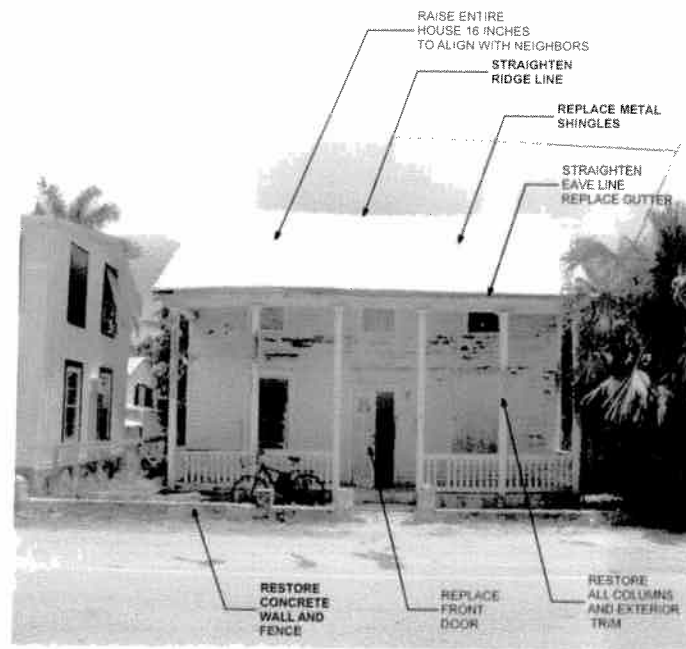
EAST SIDE



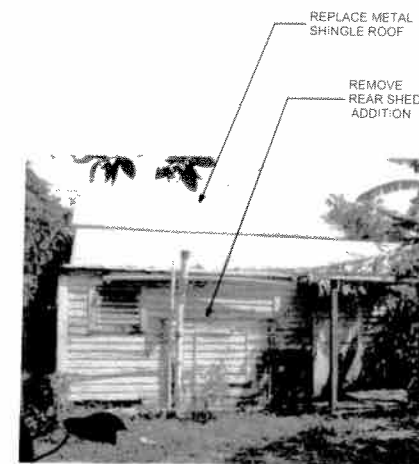
WEST SIDE



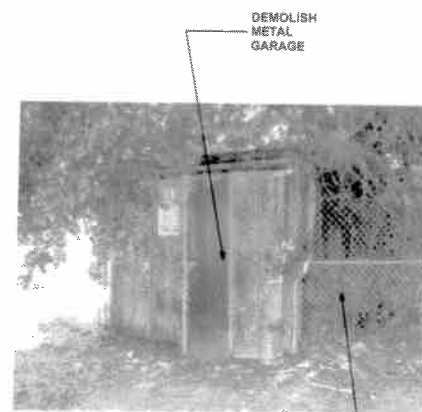
FRONT PORCH



STREET ELEVATION



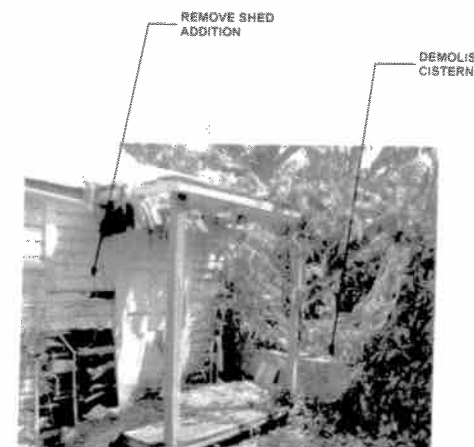
REAR SHED ADDITION



METAL GARAGE



BACK YARD SHED



REAR SHED AND CISTERN

MICHAEL MILLER . ARCHITECT
 517 DUVAL STREET
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 (305) 294 - 7887
 mlrarch@bellsouth.net

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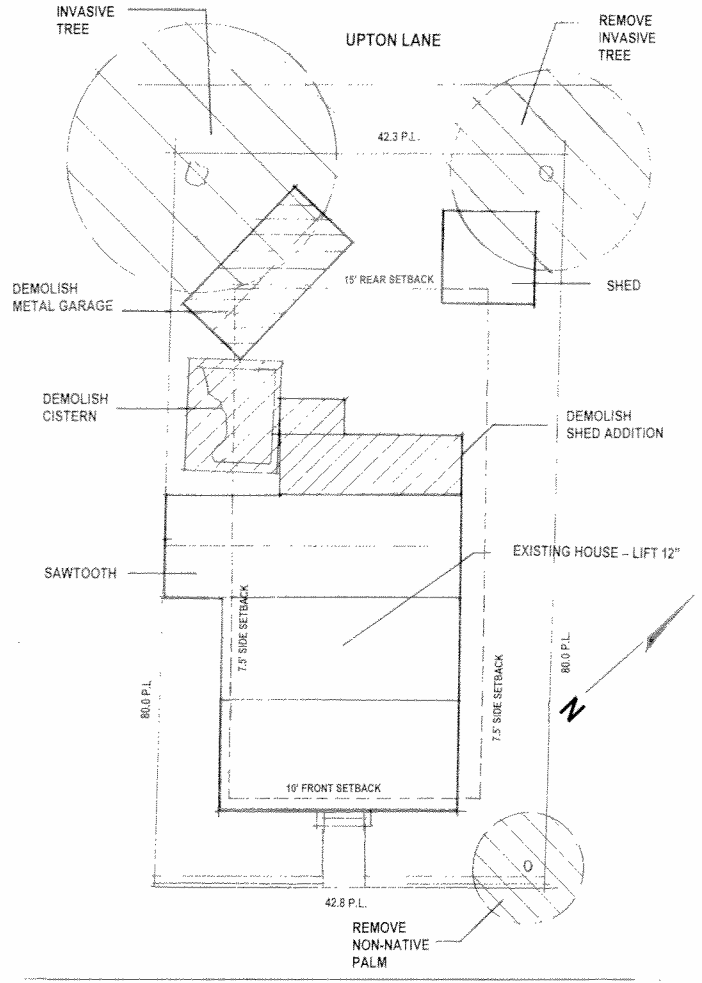
DRAWN BY: MM

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EXISTING
 CONDITIONS

LEGEND

- 1 ENTRANCE GATE
- 2 FRONT PORCH
- 3 BRICK DRIVEWAY
- 4 KITCHEN
- 5 LIVING ROOM
- 6 BEDROOM
- 7 BATHROOM
- 8 STAIR HALL
- 9 BEDROOM
- 10 BATHROOM
- 11 OFFICE
- 12 REAR PORCH
- 13 GARDEN DECK
- 14 REAR ENTRANCE STEPPING STONES
- 15 VESTIBULE AND GATE
- 16 PARKING FOR SUBCOMPACT
- 17 POOL AND AC EQUIPMENT SHED
- 18 POOL 9 X 20 WITH 4' WATER WALL
- 19 ORNAMENTAL PALM PLANTING SCREEN
- 20 LAUNDRY
- 21 ORNAMENTAL ACCENT PLANTING AND TRIPLE PALM
- 22 DECIDUOUS NATIVE SHADE TREES
- 23 COTTAGE --SHED WITH PORCH ADDED
- 24 GRILL
- 25 ACCENT PALM
- 26 NATIVE PALM
- 27 GARBAGE BINS
- 28 GRAVEL PATH
- 29 ACCENT SHRUBS AND GROUND COVER
- 30 SCREENING NATIVE TREES AND UNDERPLANTING
- 31 SCREENING NATIVE SCHRUBS
- 32 SMALL FLOWERING INDIGENOUS TREE
- 33 FLOWERING SHRUBS
- 34 GROUND COVERS
- 35 NATIVE SCREENING PLANTS
- 36 SIX FOOT FENCING
- 37 RESTORED CONCRETE WALL



EXISTING SITE PLAN
SCALE: 1:10

ZONING DATA

- A. ZONE: HNC-2
 - B. LOT SIZE: 3,404 sf
 - C. PROPOSED LOT COVERAGE
 - 1. Allowed Lot Coverage: 40%
 - a. Area Allowed: 4 x 3,404 sf = 1,361.6 sf
 - b. Proposed Roofed Structure Coverage
 - 1) House: 1,014 sf
 - 2) Improved Shed: 90 sf
 - 3) Equipment Shed: 55 sf
 - Total: 1,159 sf
 - Proposed Lot Coverage Percentage: 34.4%
- D. PROPOSED IMPERVIOUS COVERAGE
 - a. Allowed Impervious Coverage: 60%
 - b. Area Allowed: .6 x 3,404 sf = 2,042 sf
 - c. Proposed Impervious Coverage
 - 1) Proposed Roofed Structures: 1,159 sf
 - 2) Paving, Pool, Deck and other impervious structures: 883 sf
 - Total: 2,244 sf
 - Proposed Impervious Area Percentage: 60%
- E. SETBACKS
 - 1. Front Yard: 10'
 - 2. Side Yard: 7.5'
 - 3. Rear Yard: 15'
- All setbacks violated and grandfathered. Proposed: No change
- E. BUILDING HEIGHT
 - 1. Allowable: 30'
 - 2. Existing: 19'
 - 3. Proposed: 22.6''

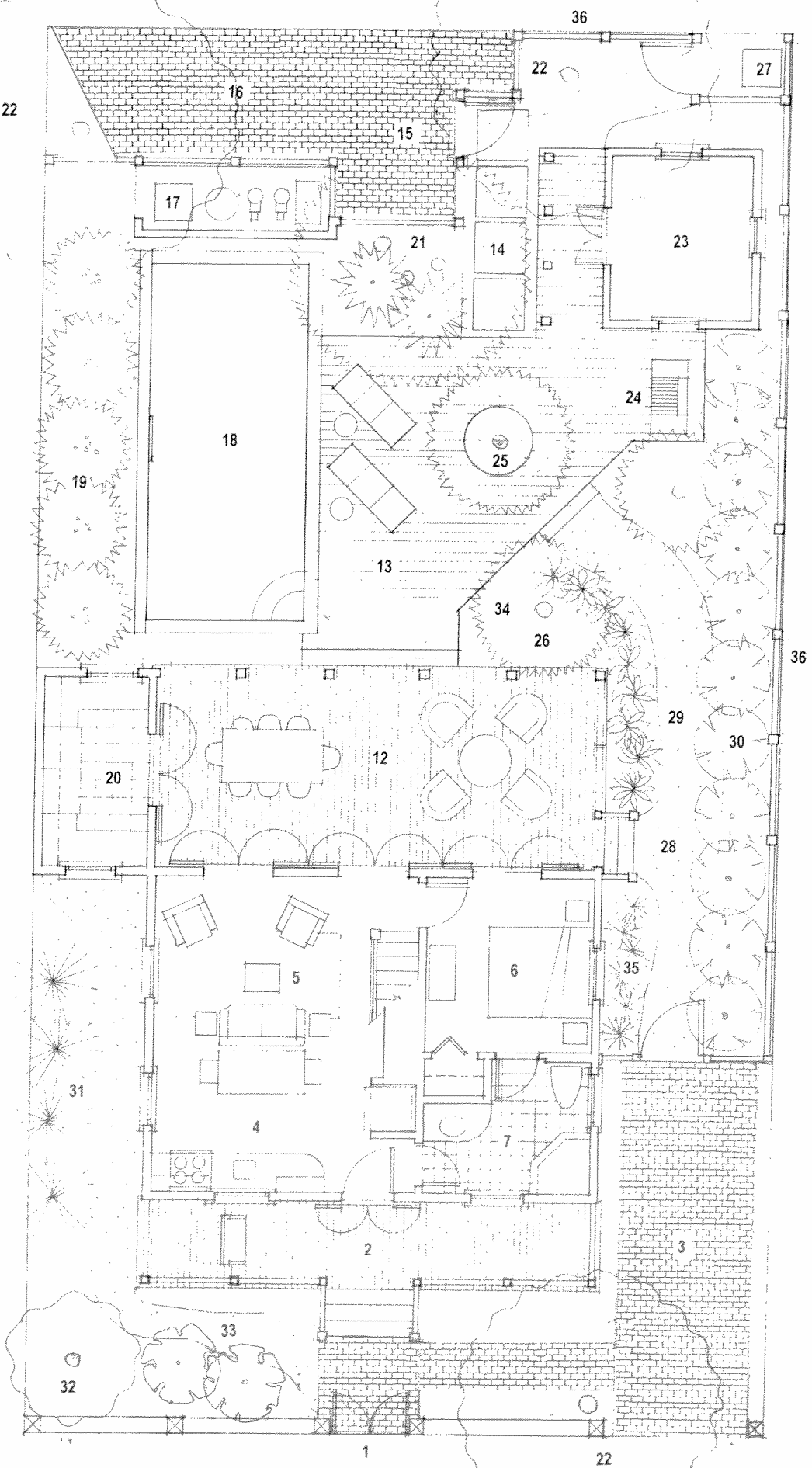
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KOCH HOUSE

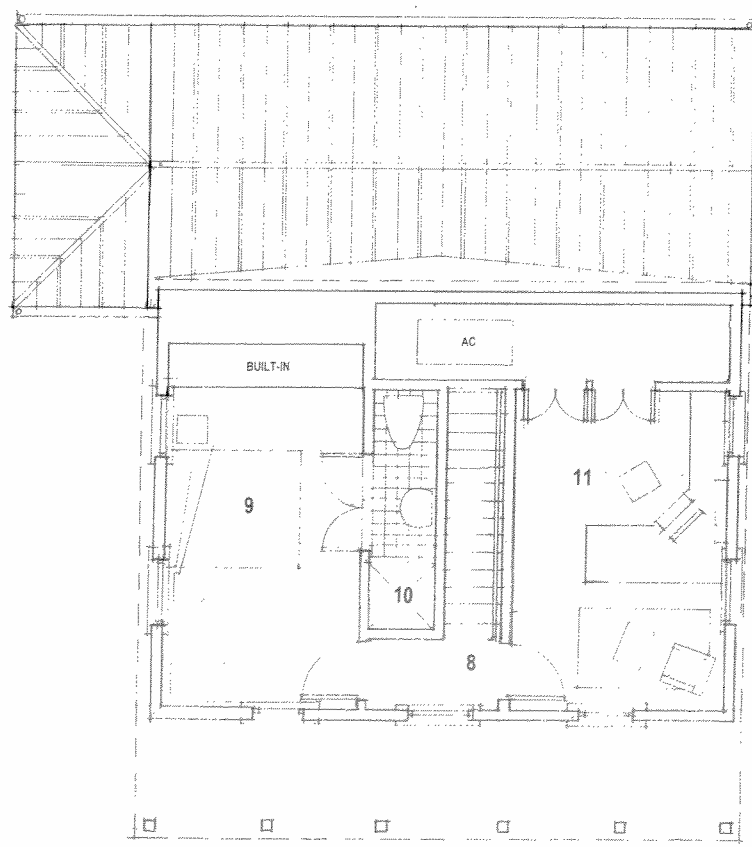
1016 James Street
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PROJECT NO: 1195

SITE AND FLOOR PLANS



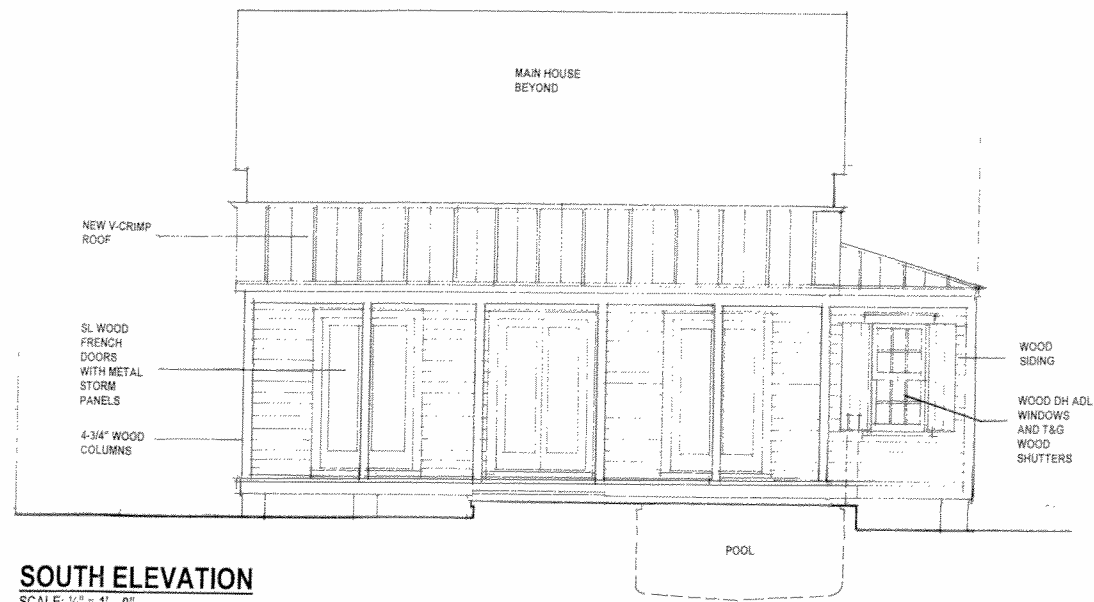
SITE AND FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



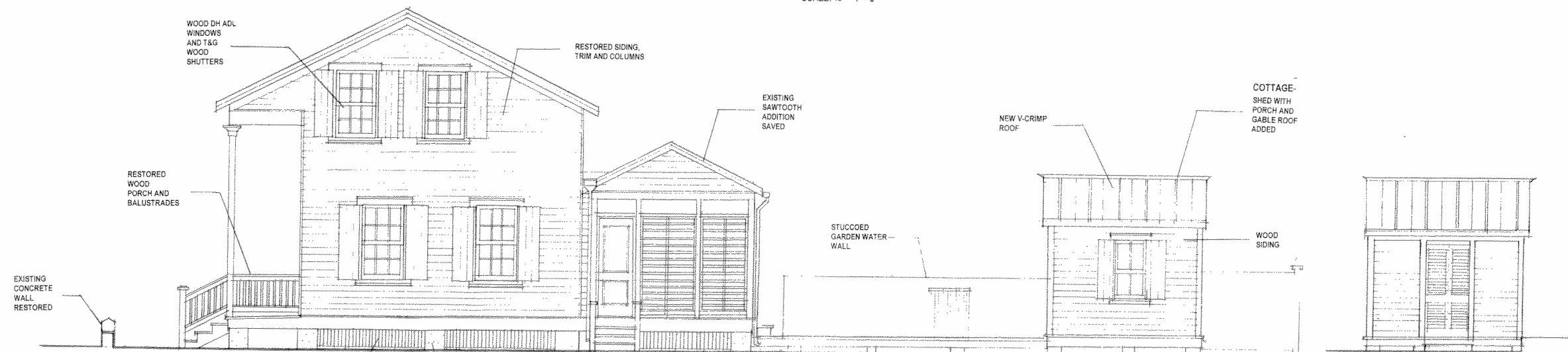
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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



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



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

EAST ELEVATION OF COTTAGE
SCALE: 1/4" = 1' - 0"

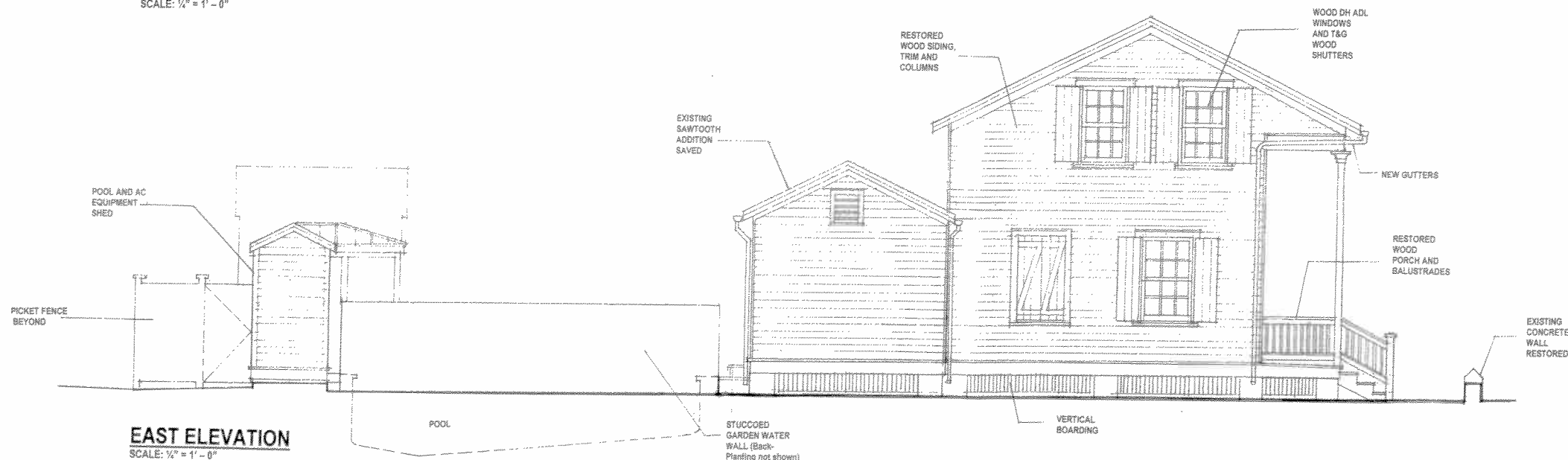
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PROPOSED ELEVATIONS



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

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 12, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORATION OF EYEBROW HOUSE. DEMOLITION OF BACK PORTION
AND DETACHED METAL GARAGE. NEW POOL, DECK AND PORCH ON
ACCESSORY STRUCTURE
#1016 JAMES STREET**

Applicant: Michael Miller- Application # H11-01-872

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.

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record View

Alternate Key: 1002739 Parcel ID: 00002640-000000

Ownership Details

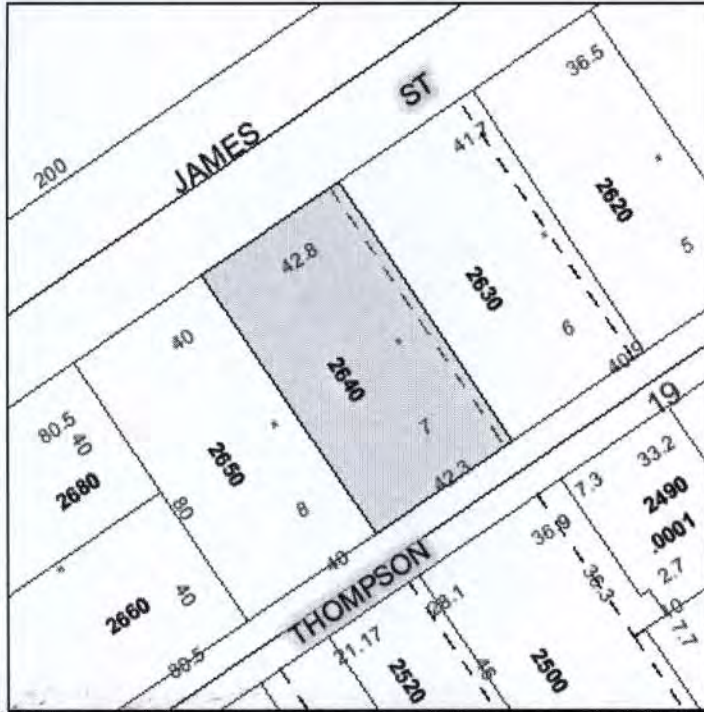
Mailing Address:
DYKES DAWN MARIE
1016 JAMES ST
KEY WEST, FL 33040

All Owners:
WILLIAMS MARILYN Y T/C, DYKES DAWN MARIE

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 1016 JAMES ST KEY WEST
Subdivision: Corrected Diagram
Legal Description: KW SUB 7 PT LOT 2 SQR 19 H1-323 G10-285 OR1141-143D/C OR1141-1144/1145(ORDER) OR1982-2243/45(ORDER) OR1983-1566/68(ORDER) OR2065-726Q/C

Parcel Map



Exemptions

Exemption	Amount
37 - SPECIAL HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	80	3,404.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 984
Year Built: 1933

Building 1 Details

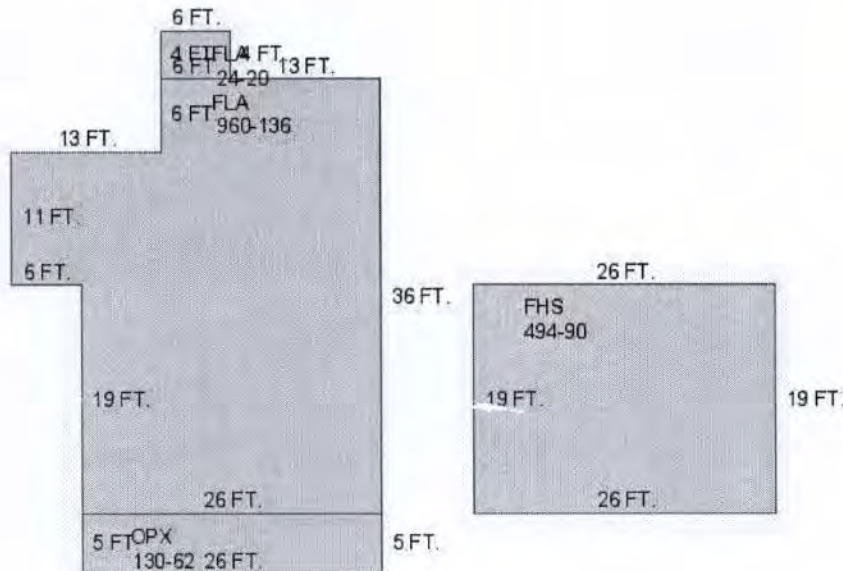
Building Type R1	Condition P	Quality Grade 350
Effective Age 77	Perimeter 156	Depreciation % 69
Year Built 1933	Special Arch 0	Grnd Floor Area 984
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 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	24
2	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	960
3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	130
4	FHS	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	494

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	GR2:GARAGE	153 SF	17	9	1965	1966	1	60
2	UB2:UTILITY BLDG	90 SF	10	9	1969	1970	3	50
3	UB3:LC UTIL BLDG	25 SF	0	0	1969	1970	1	30
4	CL2:CH LINK FENCE	160 SF	0	0	1964	1965	1	30

Appraiser Notes

2011-02-14 MLS \$325,000 4/1 DIAMOND IN THE ROUGH! TOTAL RENOVATION PROJECT AWAITING THE RIGHT PERSON TO BRING THIS GEM BACK TO IT'S GLORY. THIS FOUR BEDROOM/ONE BATH HOME HAS A NICE SIZED BACK YARD THAT WOULD ACCOMODATE A POOL AND NICE GARDENS. PROPERTY CAN BE ACCESSED THROUGH THOMPSON LANE.

LAND SIZE HAS INCREASED PER OR2065-726Q/C. NEIGHBOR TRANSFERRED A 204 SQUARE FOOT STRIP OF LAND TO THIS PARCEL. ADJUSTED LAND SIZE FOR THE 2005 TAX ROLL.

2005-08-29 ASKING \$899,000. 2STORY EYEBROW 4BD/1BA HAS A CISTERN AND GARAGE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9702682	08/01/1997	12/01/1997	1,800		ELECTRICAL

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	71,587	2,346	316,742	390,675	387,900	25,000	362,901
2009	102,100	2,346	481,448	375,000	375,000	25,000	350,000
2008	92,819	2,346	536,130	631,295	567,051	25,000	542,051
2007	159,843	2,190	454,434	616,467	552,315	25,000	527,315
2006	305,542	2,190	323,380	631,112	553,684	25,000	528,684
2005	242,494	2,190	292,744	537,428	499,906	25,000	474,906

2004	206,725	2,190	240,000	448,915	448,915	25,000	423,915
2003	164,441	2,190	118,400	285,031	181,550	25,500	156,050
2002	156,113	2,190	86,400	244,703	160,471	25,500	134,971
2001	140,502	2,263	86,400	229,165	152,102	25,500	126,602
2000	106,381	3,411	64,800	174,592	123,723	25,500	98,223
1999	96,191	3,224	64,800	164,215	117,577	25,500	92,077
1998	77,442	2,706	64,800	144,948	115,726	25,000	90,726
1997	73,366	2,635	58,400	134,401	113,792	25,000	88,792
1996	55,025	2,055	58,400	115,479	110,478	25,000	85,478
1995	50,134	1,870	58,400	110,403	107,784	25,000	82,784
1994	44,835	1,716	58,400	104,951	104,951	25,000	79,951
1993	42,804	296	58,400	101,500	101,500	25,000	76,500
1992	42,804	296	58,400	101,500	101,500	25,000	76,500
1991	42,804	296	58,400	101,500	101,500	25,000	76,500
1990	36,705	296	39,200	76,201	76,201	25,500	50,701
1989	30,335	269	41,600	72,204	72,204	25,500	46,704
1988	26,446	269	32,000	58,715	58,715	25,500	33,215
1987	26,132	269	17,880	44,281	44,281	25,500	18,781
1986	26,274	269	17,280	43,823	43,823	25,500	18,323
1985	25,489	269	10,400	36,158	36,158	25,500	10,658
1984	23,709	269	10,400	34,378	34,378	25,500	8,878
1983	23,709	269	10,400	34,378	34,378	25,500	8,878
1982	24,190	269	10,400	34,859	34,859	25,500	9,359

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.

There are no sales to display for this parcel.

This page has been visited 12,729 times.

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