

Historic Architectural Review Commission

Staff Report Item 9

Meeting Date:	January 28, 2014
Applicant:	Debra Yates, Designer and owner
Application Number:	H13-01-1517
Address:	#717 White Street
Description of Work:	Request to demolish existing structure.
Building/Site Facts:	The house located at #717 White Street is listed as a non-contributing resource to the historic district. According to the Property Appraiser's Records the house was built in 1948. The one story cbs structure is located the northeast corner lot on White and Newton Streets. The footprint of the house has not changed from the 1962 Sanborn map. This project obtained Planning Board approval variances for setbacks and detached habitable space in September 26, 2013.
Guidelines Cited in Review:	<p>Demolition of a historic or contributing structures, Sec. 102-217 (3) of the Land Development Regulations.</p> <p>Sec 102-218 Criteria for demolitions, (a) (2), <i>for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission</i> of the Land Development Regulations.</p>

Staff Analysis

On December 10, 2013 the Commission approved submitted new plans and the first reading for demolition of the historic and non-contributing house. This review is for the second reading of the demolition request. The Certificate of Appropriateness proposes the demolition of the existing cbs structure. According to the Property Appraiser's records and the Sanborn maps for 1948 and 1962, the house was built in 1948, therefore is more than 50 years old. The

applicant has submitted a letter from an engineer stating the condition of the house due to roots of an old tree growing under the house. The applicant has also submitted and discussed the nine criteria stated under Sec. 102-125 as stipulated in the Land Development regulations.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a historic and non-contributing house can be considered by the Commission since it is consistent with Sec. 102-217 (2), Sec. 102-218 (a) (2) and Sec. 102-125 (1) through (9) of the Land Development Regulations. The structure is listed as a non-contributing resource.

Application



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

APPLICATION # 10-04-13-011517

OWNER'S NAME: DEBRA YATES DATE: 10-4-13

OWNER'S ADDRESS: 717 WHITE ST PHONE #: 305-304-8965

APPLICANT'S NAME: DEBRA YATES PHONE #:

APPLICANT'S ADDRESS: 717 WHITE ST

ADDRESS OF CONSTRUCTION: 717 WHITE ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF EXISTING STRUCTURE
CONSTRUCTION OF NEW RESIDENCE, FENCES, WALLS, GATES
DRIVEWAY

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: Oct 4, 2013

Applicant's Signature: [Signature]

Required Submittals

<input 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 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

Oper: CHALKER SAMPLES
Date: 10/03/13 50 Receipt no: 3223

PT 2013 1001517
* BUILDING UNKNOWN NEW
Trans number: 1.00 \$100.00
CK CHECK 3944 \$100.00
Date: 10/03/13 Time: 8:10:36

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 12/10/13

Denied

Deferred

10.22.13
[Signature]

Reason for Deferral or Denial:

12/10/13 design approved *[Signature]*

12/10/13 - demolition approved first reading *[Signature]*

HARC Comments:

Apuril is listed as non-contributing but is more than 50 years old.

*Guidelines for new construction (pages 37-38)
Guidelines for fences
Ordinance for demolitions.*

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

Date: 12/10/13

Signature:

[Signature]

Historic Architectural
Review Commission

Debra Yates, owner, 717 White Street
September 14, 2013

Sec. 102-125. Historic Architectural review commission findings precedent to issuance.

As a preface to my answering the nine questions regarding the criteria to tear down the structure existing at 717 White Street I will state my history with the neighborhood, White Street, and this house.

My Father Earl Yates bought the empty lot at 804 White Street in the late 1940's, at the same time, 1948, that the house at 717 was built.

My Dad built the building at 804 White Street to house his appliance store and refrigeration business.

I have discussed the period in which the house was built with my oldest sister who is 80 years old and grew up around 804 White Street.

We had many friends in the neighborhood including George and Ruth Carey on Petronia Street.

This neighborhood has always had an abundance of different styles of buildings with many plain large two story structures one of the plainest built by my father in what I call the Conch non-style. The house in question is plain, too small, and broken.

Now there seems to be a lot of "fake Conch" houses popping up which is not the dominate style along this Meadows, North Shore, White Street corridor.

I was raised on Von Phister Street, but I spent plenty of time on this part of White Street helping out in Yates family businesses.

I know that the house in question had no special significance during the 1950's or beyond when it became a rooming house and later a filthy slum.

The Mahogany Tree on the street side of the front sidewalk has grown very large over the years and now is encroaching on the foundation of the small house and cracking its foundation. Please see the letter verifying the compromising of the foundation by the Mahogany tree. There is no redeeming value to this house.

It would be good if the HARC Board would look at the new Architecture as an improvement to the corner and as an asset to the neighborhood and to Key West.

Question #1

The 1948 2 Bedroom, one bath structure at 717 White Street does not embody any characteristics that would merit the restoration of the house.

Question #2

717 White Street was built at the same time as my Father built the building at 804 White Street to house his businesses.

I am very familiar with this couple of blocks, I got snow cones across the street at Hilton's Sundries.

I remember this little house and I know that it has not contributed to history, local, state or national.

Question #3

The existing structure is of no significant character, interest or value.

The foundation is cracked and is continuing to cause structural damage.

There is no historical or cultural significance.

Question #4

The existing structure is not on the site of a historic event with a significant effect on society.

Question #5

The existing structure does not in any way exemplify the cultural, economic, political or historic heritage of the city.

Question #6

The existing structure does not have a distinctive architectural style.

Question #7

This existing house is not related to a square, park, or other distinctive area in the neighborhood.

Question #8

The corner of White and Newton is not a unique location and the existing house does not have a visual feature of the neighborhood and does not exemplify the best remaining architectural type of the neighborhood.

Question #9

The existing house at 717 White Street has not yielded any information important to history.



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

August 15, 2013

Debra Yates
717 White Street
Key West, FL 33040

**RE: Structural Assessment & Tree Damage
717 White Street, Key West, FL 33040**

Dear Ms. Yates:

At your request SOLARIA staff inspected the above listed property to develop a structural assessment in particular with respect to the impacts of the mahogany tree growing in along the street in front of the house in the right of way of White Street. SOLARIA's investigation were completed solely by visual inspections and no invasive or destructive testing was performed. The following is offered without prejudice.

Under the responsible charge of the undersigned SOLARIA staff inspected the subject property on August 12, 2013 at approximately 8:00 a.m. The subject mahogany tree is of specimen quality & size with a canopy diameter estimated at greater than 50'. This tree has been heavily trimmed to remain clear of KEYS Energy Service transmission lines running through the natural canopy. The tree has heaved the immediately adjacent grade as much as 2 feet, with this heaved condition radiating out toward the subject structure. The sidewalk has been lifted and the foundation of the structure has been shifted by this heaving.

No construction, as-built or existing condition drawings of the structure were available to support this inspection. Based on Monroe County Property Appraiser's data showing an original construction date of 1947 several foundation configurations could have been used. Therefore, it is not possible to elaborate on the foundation system without excavation. The inspection evidence leads to a conclusion that the foundation and the structural integrity of the building have been compromised by the root system of the mahogany tree.

Please feel free to contact the undersigned if you have questions or are in need of further investigation.

Sincerely,

Steven Grasley, PE #73110
SOLARIA Design & Consulting
President, Director of Engineering



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

October 23, 2013

Ms. Debra Yates
#717 White Street
Key West, Florida 33040

**RE: REQUEST TO BUILD A NEW TWO STORY HOUSE, NEW FENCES,
WALLS, GATES, DETACHED HABITABLE SPACE AND DRIVEWAY
FOR: #717 WHITE STREET HARC APPLICATION # H13-01-1517
KEY WEST HISTORIC DISTRICT**


Dear Ms. Yates:

This letter is to notify you that the Key West Historic Architectural Review Commission approved your request to **postpone** the above mentioned project on the public hearing held on October 22, 2013.

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.

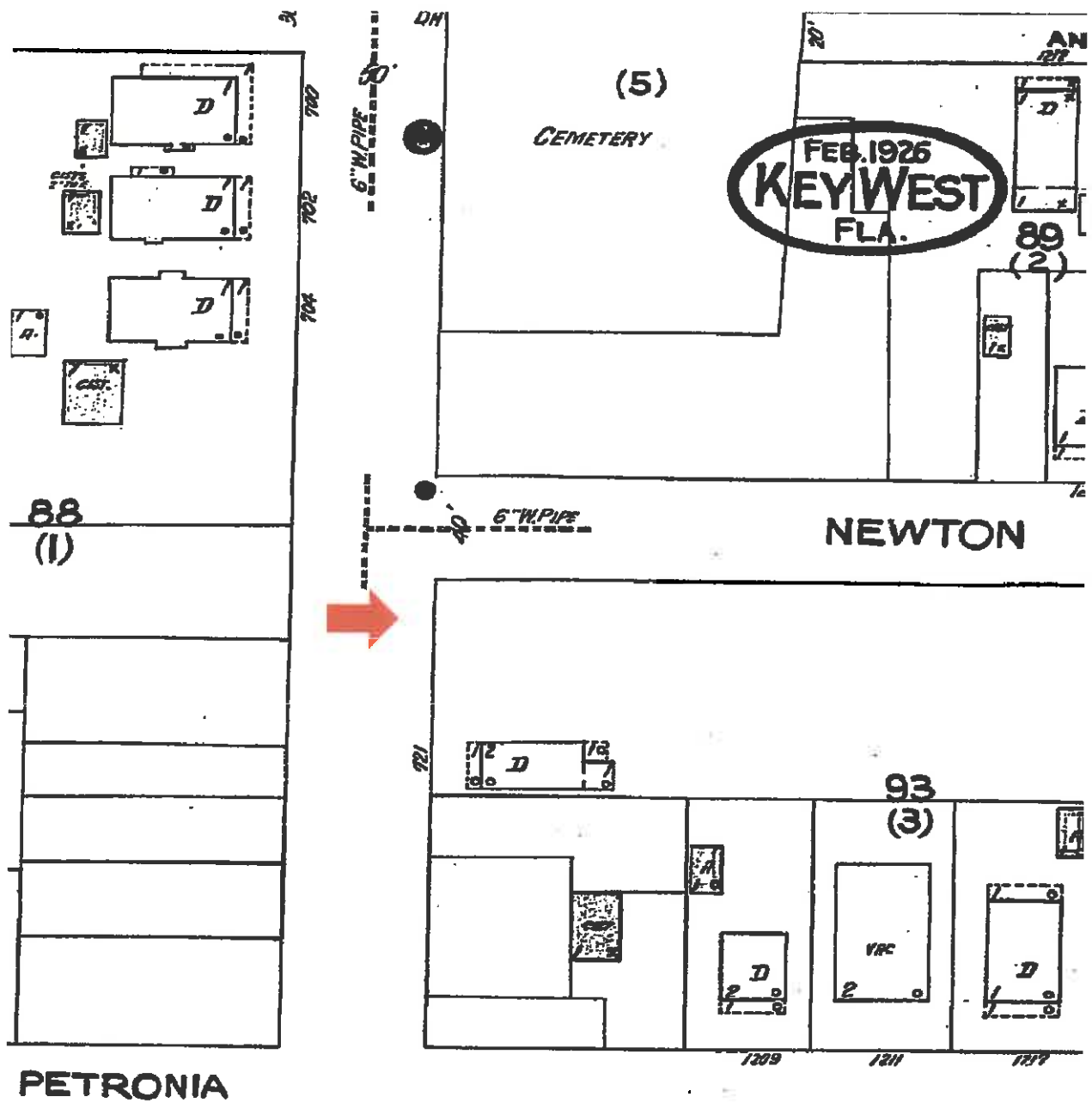
Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

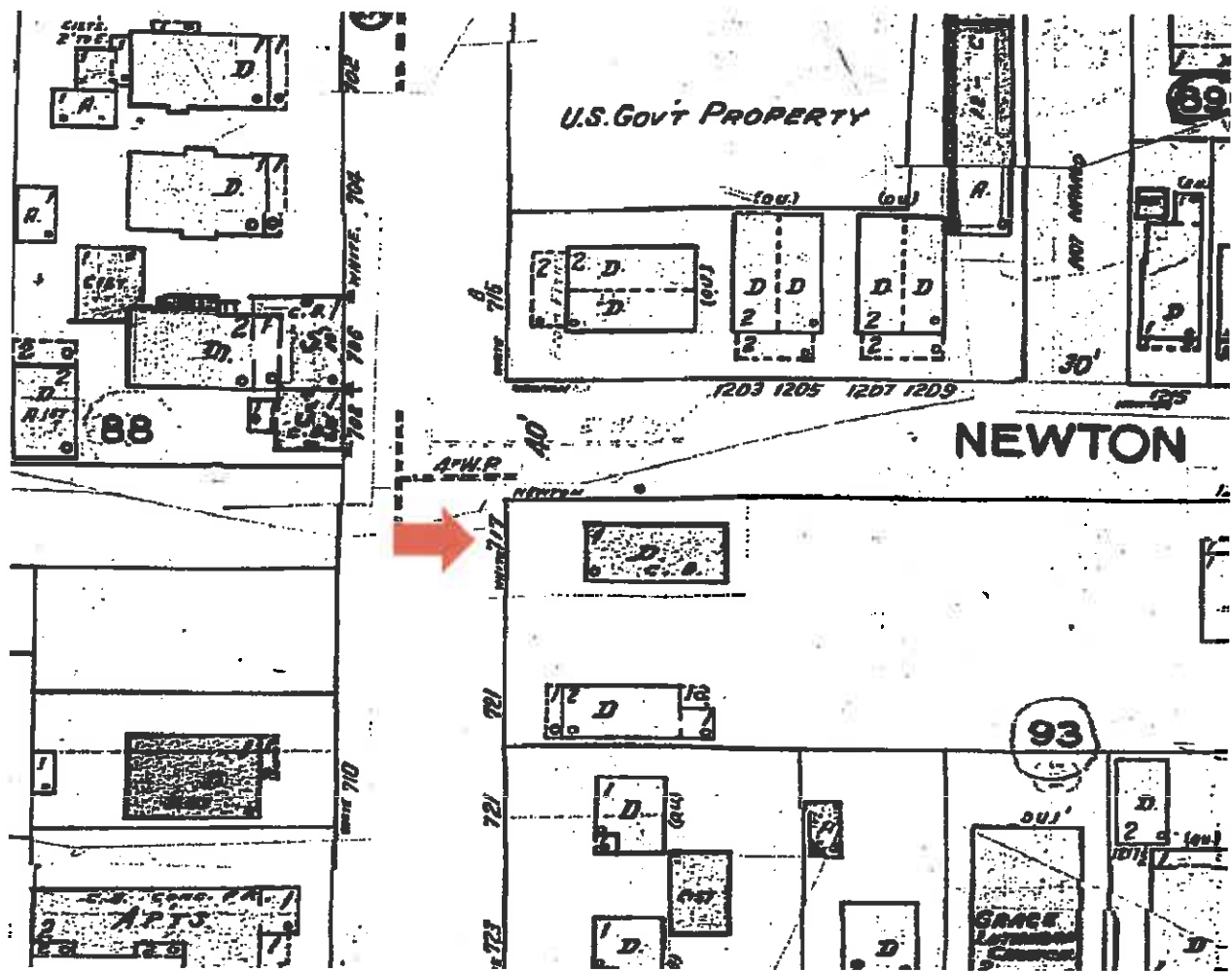
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#717 White Street Sanborn map 1926



#717 White Street Sanborn map 1948



Project Photos

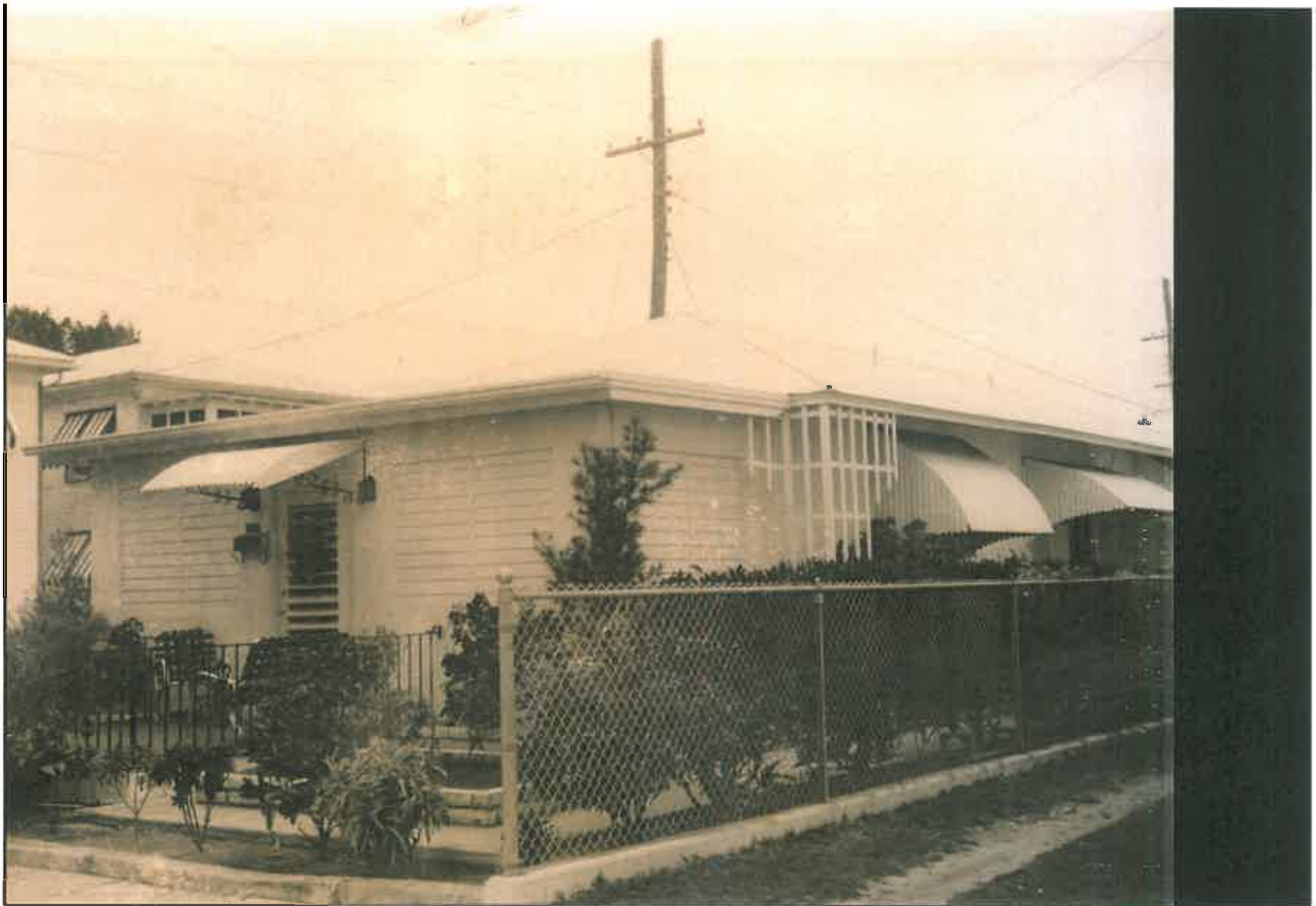


Photo taken by the Property Appraiser's office c1965; 717 White St. Monroe County Library





CRACKED WALL
NOW REMOVED

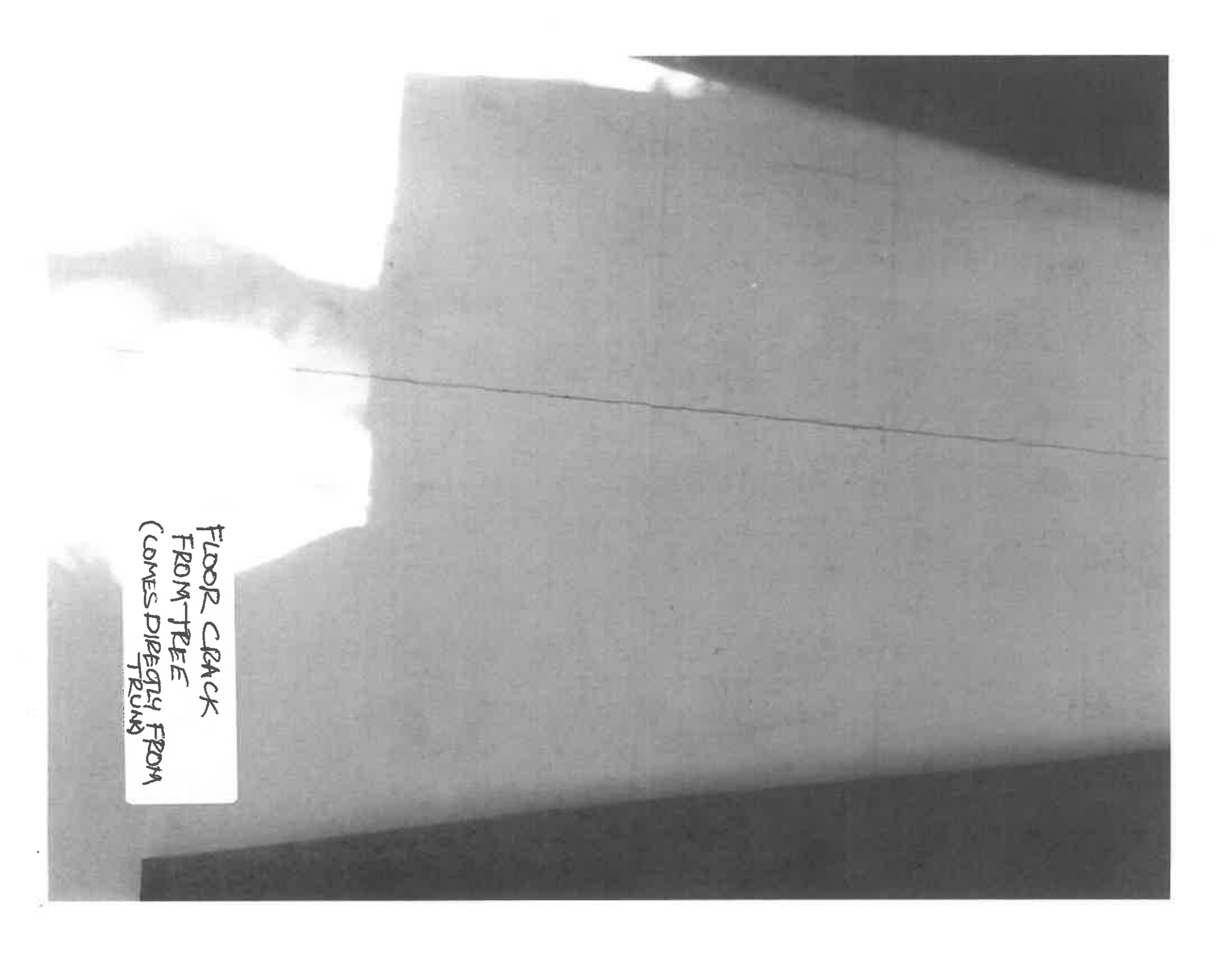




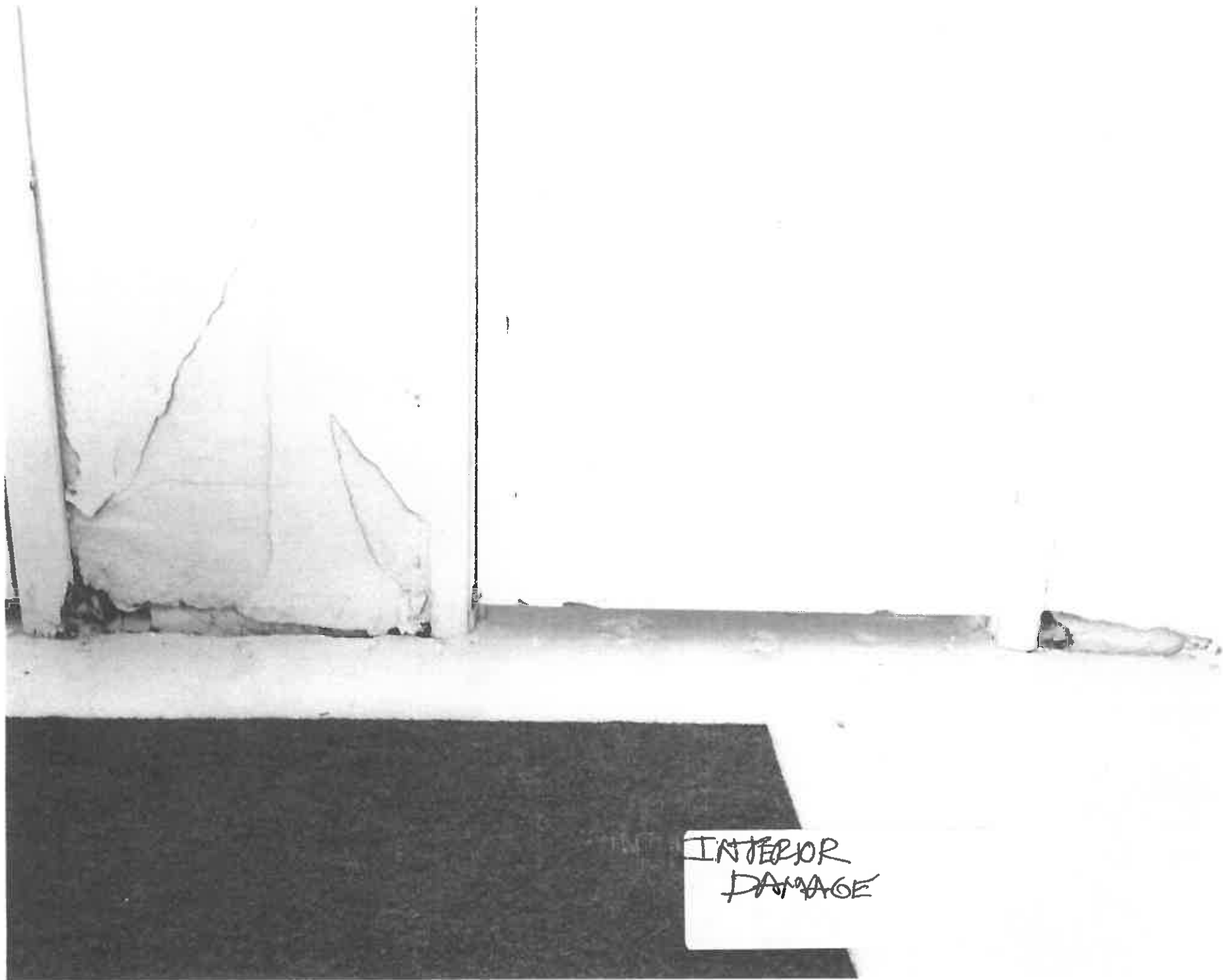
BEAM CRACKS
CAUSED BY
TREE HEAVING



INTERIOR CRACK



FLOOR CRACK
FROM TREE
(COMES DIRECTLY FROM
TRUNK)



INTERIOR
DAMAGE



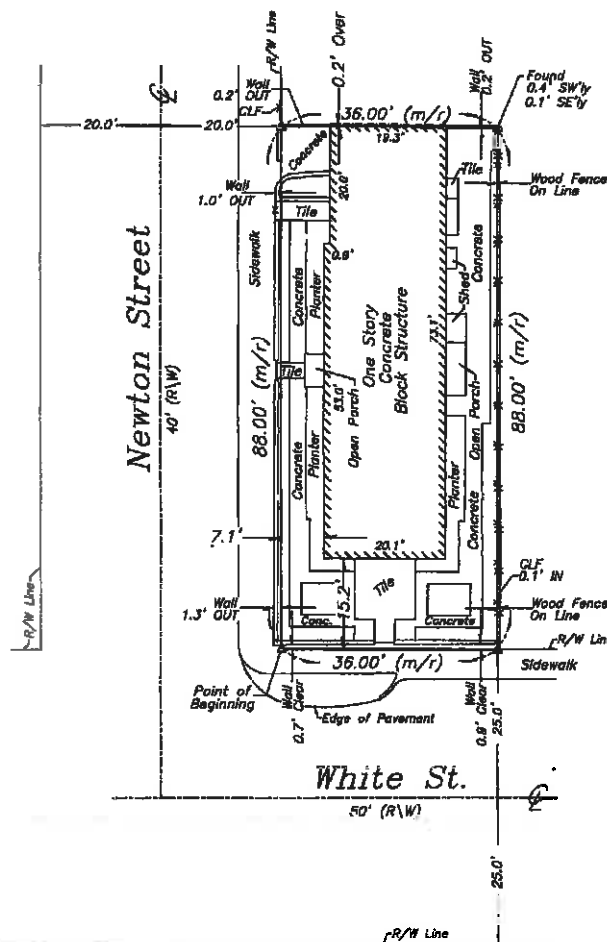
INTERIOR FLOOR
CRACKS CAUSING
WALL DAMAGE



NEIGHBORING
30'H STRUCTURES

Survey

Boundary Survey Map of part of Lot 1, Square 3, Tract 7, Island of Key West, FL



LEGEND	
●	Found 2" Iron Pipe (Fence Post)
○	Set 3/4" Iron Pipe w/cap (6298)
●	Found 1/2" Iron Rod (2863)
▲	Found Nail & Disc (5234)
△	Set Nail & Disc (6298)
(M)	Measured
(R)	Record
(M/R)	Measured & Record
C.B.S.	Concrete Block Structure
R/W	Right of Way
CLF	Chain Link Fence
⊕	Centerline
⊗	Wood Utility Pole
⊠	Concrete Utility Pole
-P-	Overhead Utility Lines

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. Street address: 717 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 15, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Seven (7) but better known and described as a part of Lot One (1) in Square Three (3) of James A. Waddell's Subdivision of a part of said Tract Seven (7). Said part of said Lot One (1) being described by metes and bounds as follows: Commences at the corner of White and Newton Streets and run thence along the line of White Street Southeasterly Thirty-six (36) feet; thence Northeasterly Eighty-eight (88) feet; thence Northwesterly Thirty-six (36) feet; thence Southwesterly along the line of Newton Street Eighty-eight (88) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Debra Yates;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 20, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

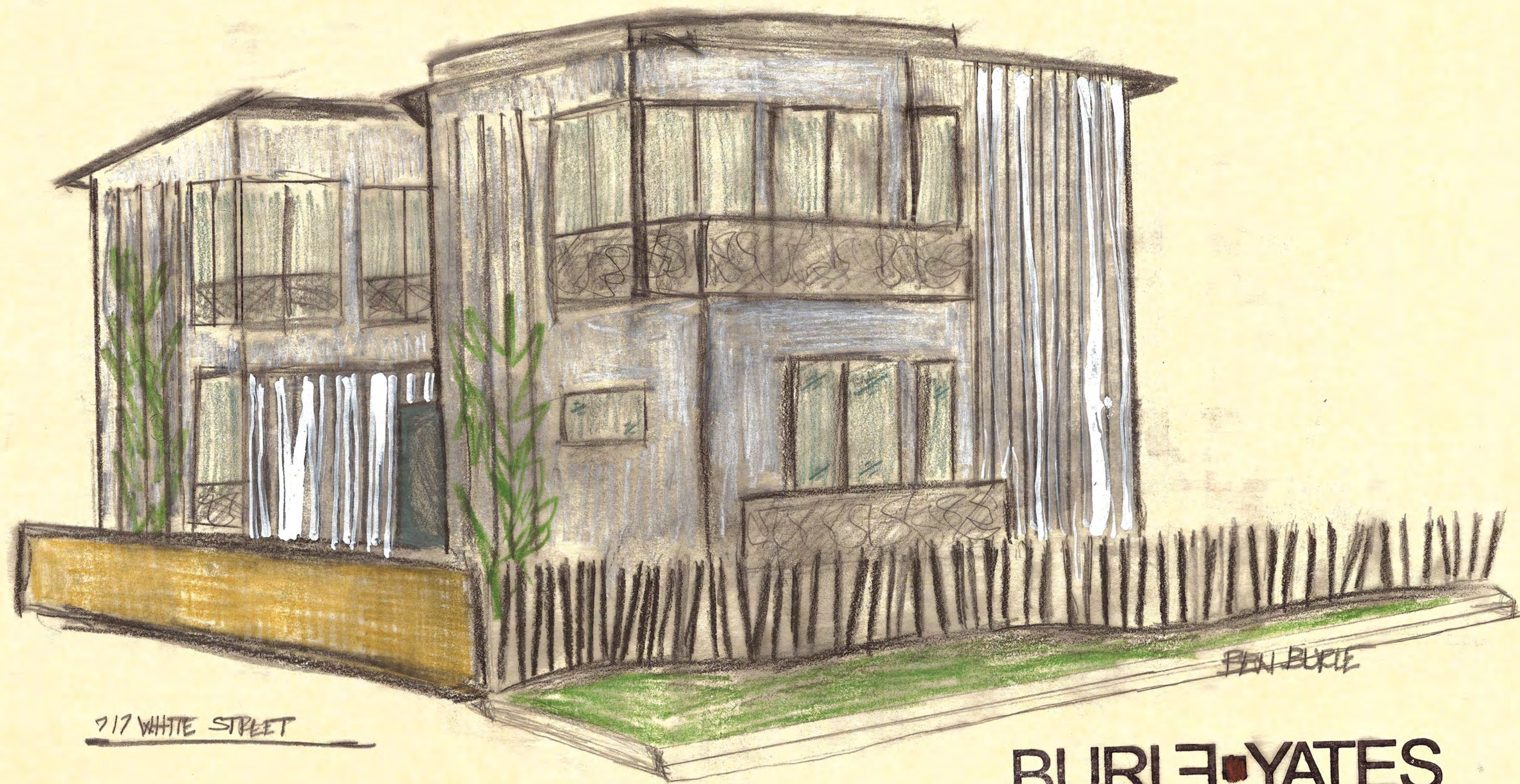
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PMI #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Revised Plans



717 WHITE STREET

**BURLE • YATES
DESIGN**

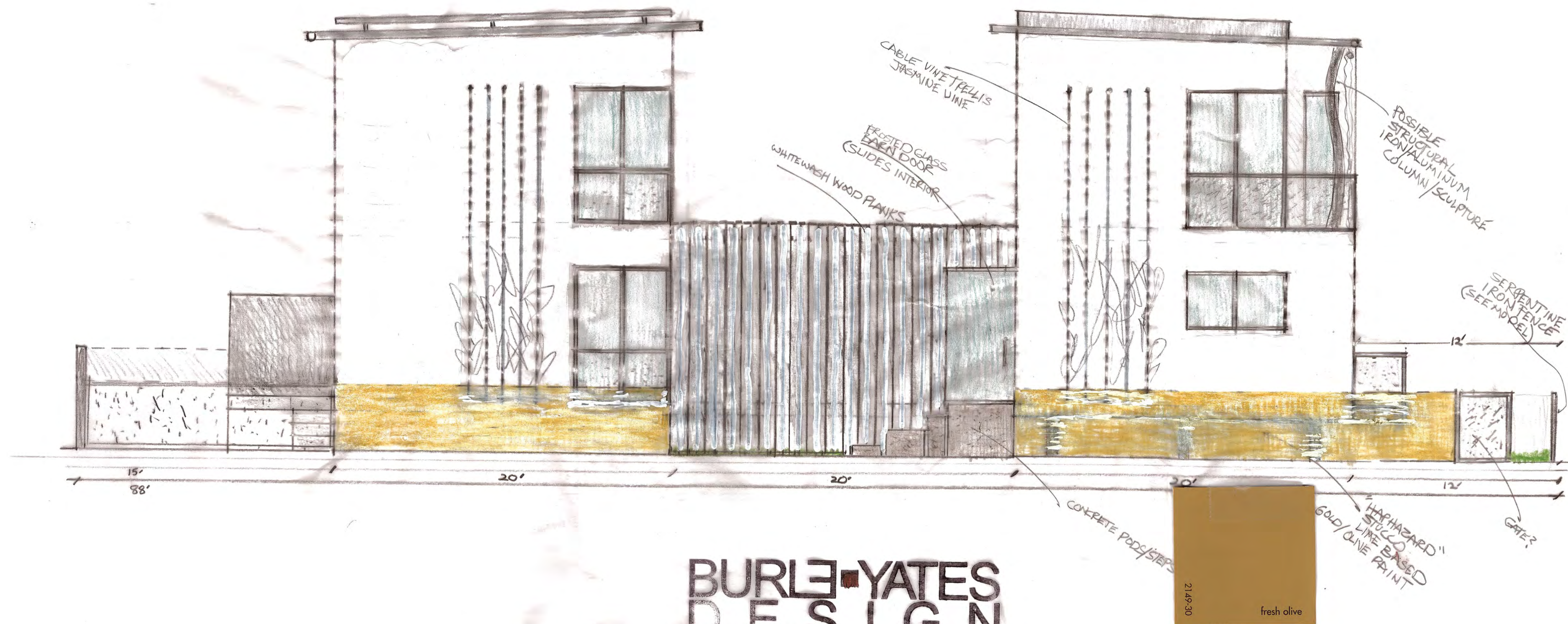
MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



FRONT ELEVATION
SCALE 1/4" = 1'

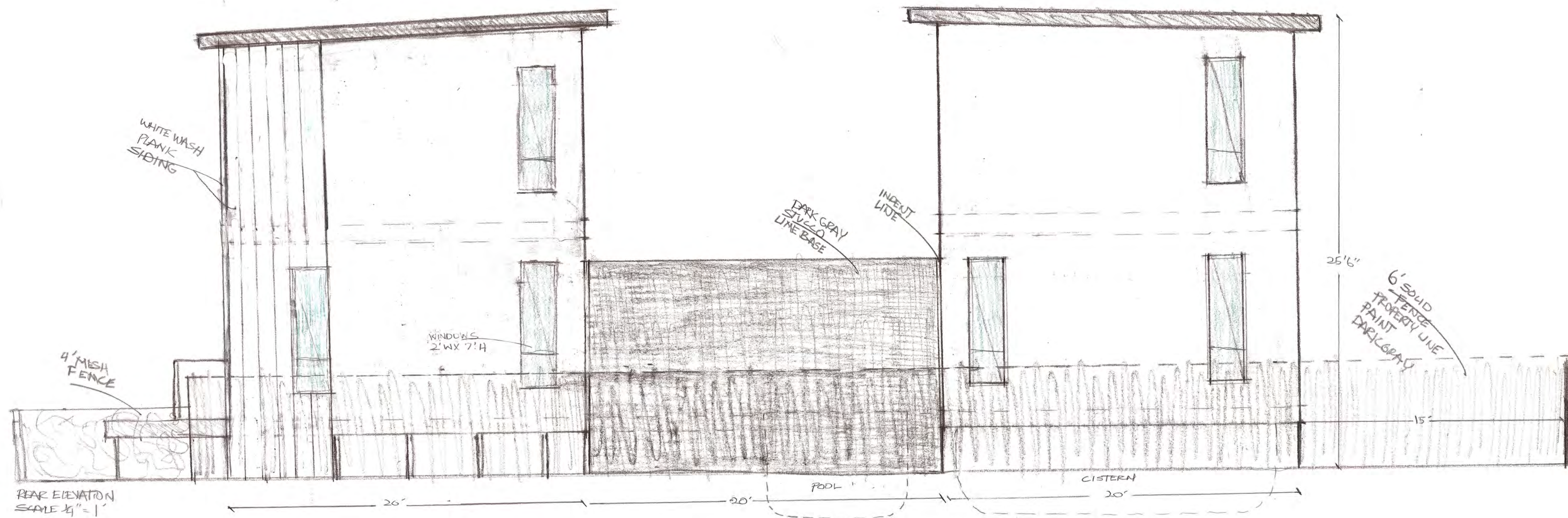
**BURLE-YATES
DESIGN**

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8968
debrayates.com debrayatesart.com



**BURLE YATES
DESIGN**

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



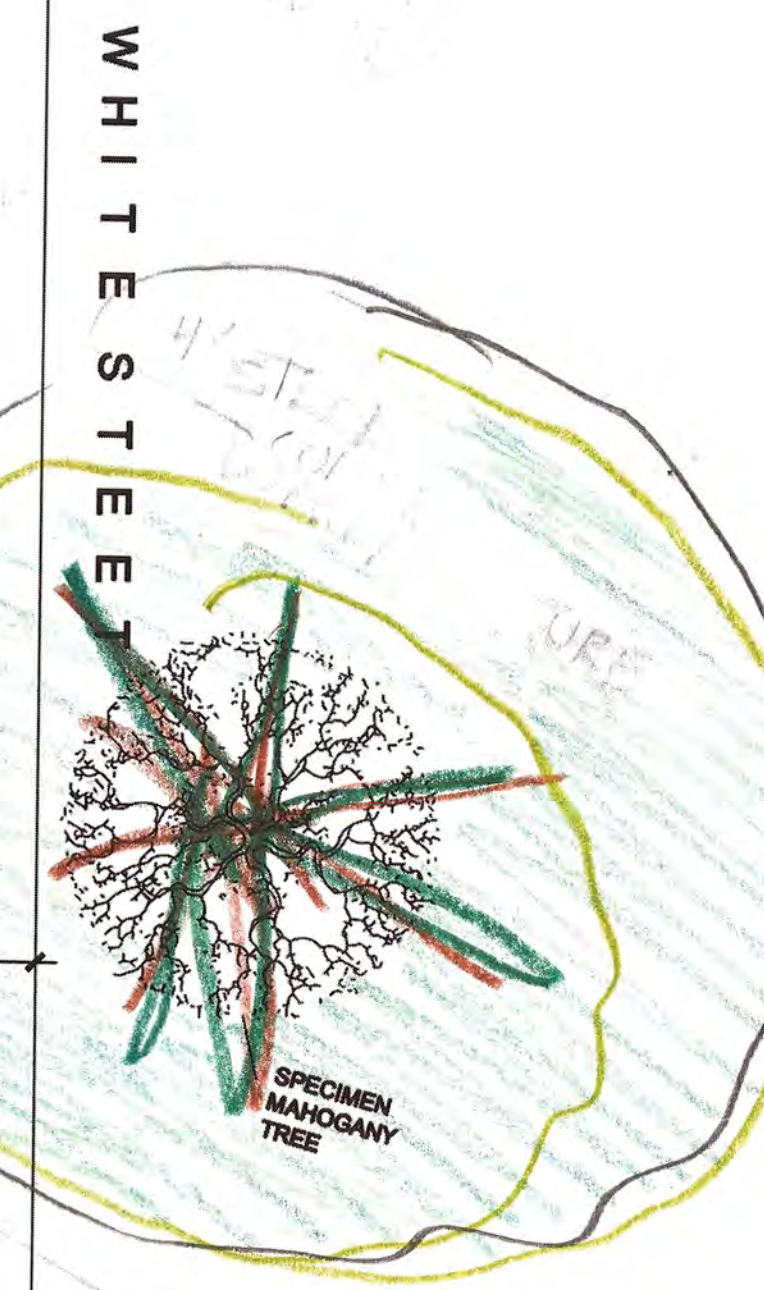
REAR ELEVATION
SCALE 1/4" = 1'

BURLE YATES
DESIGN

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com

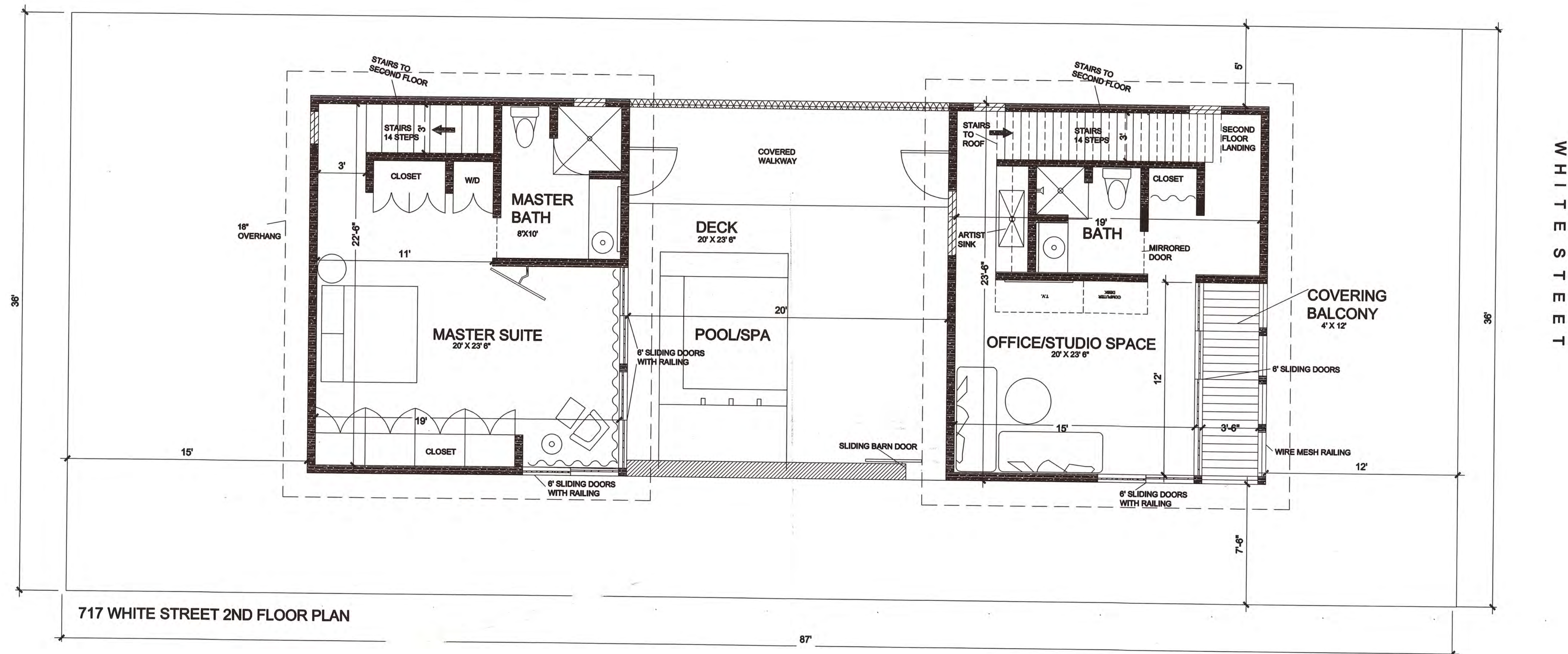
HDMR
FRONT - 10'
STREET SIDE - 7'-6"
SIDE - 5'
REAR - 15'
MAX HEIGHT - 30'

TWO STORY - NEW CONSTRUCTION - HEIGHT 28'
THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL / LANDSCAPE / INTERIOR DESIGN

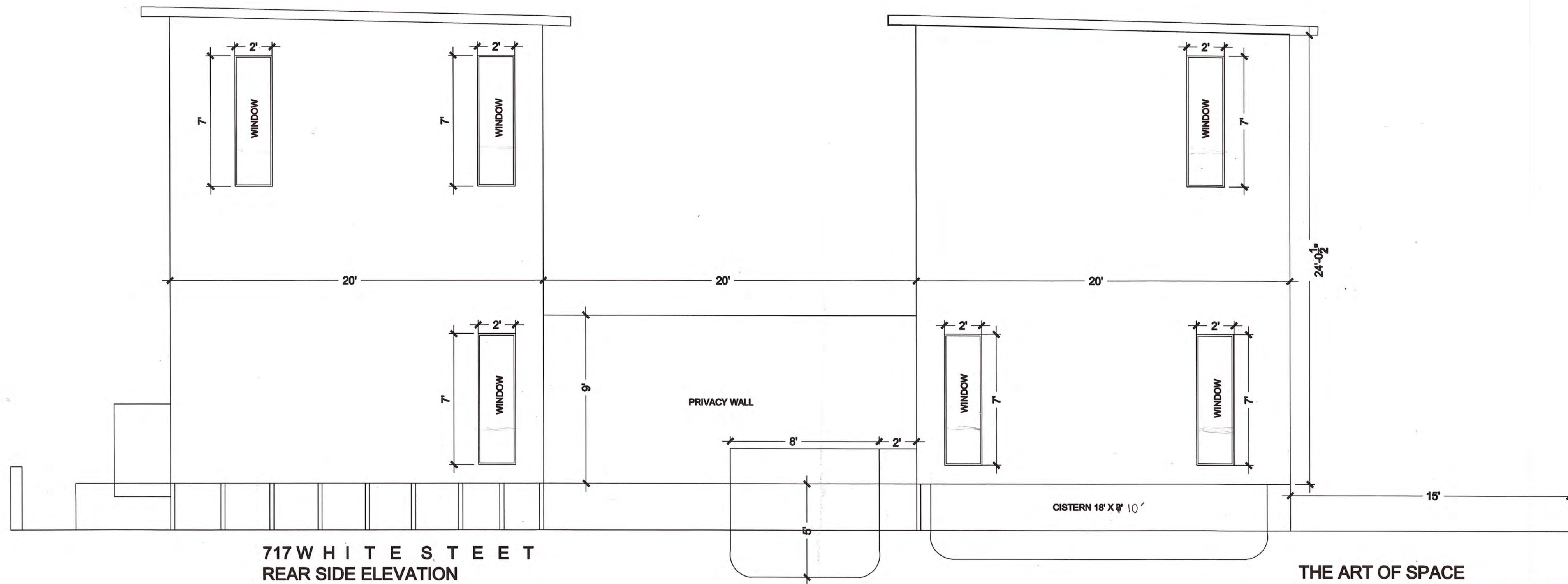


BURLEY YATES
DESIGN

MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com

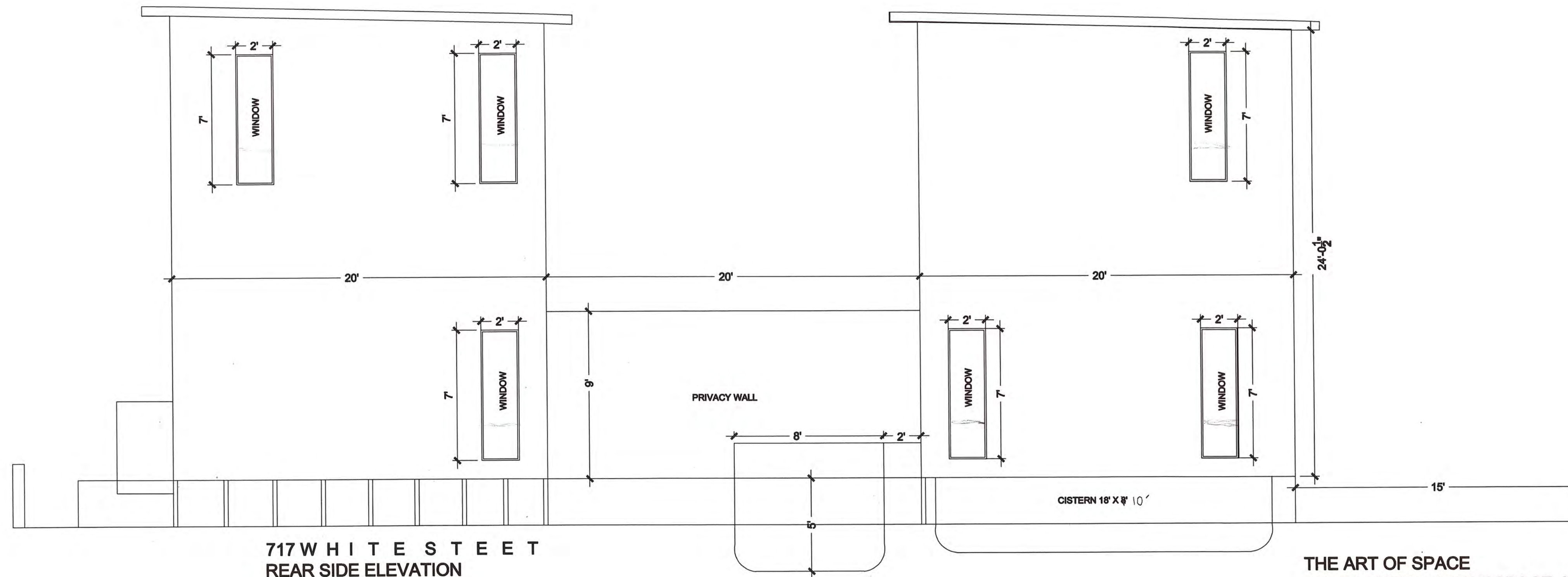


NEWTON STREET



717 WHITE STREET
 REAR SIDE ELEVATION
 SCALE $\frac{1}{4}" = 1'$

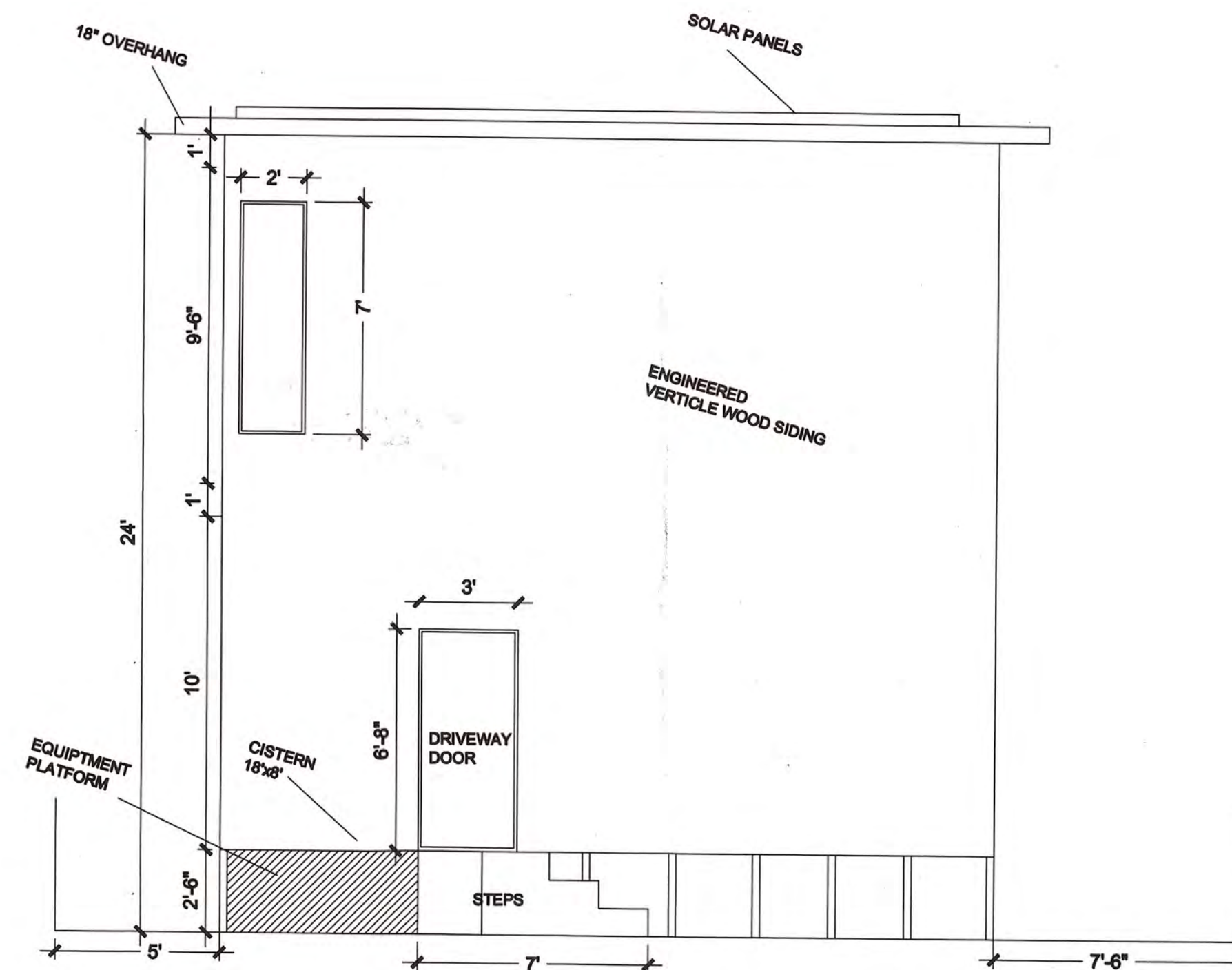
THE ART OF SPACE
 DEBRA YATES GREAT SPACE, INC.
 SUBTROPICAL MODERNISM
 ARCHITECTURAL/LANDSCAPE/ INTERIOR DESIGN
 DEBRAYATES.COM - 305.304.8965



717 WHITE STREET
REAR SIDE ELEVATION
SCALE $\frac{1}{4}" = 1'$

THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL/LANDSCAPE/ INTERIOR DESIGN
DEBRAYATES.COM - 305.304.8965

BURLE YATES
DESIGN
MIDTOWN MIAMI 305 304 1554 KEY WEST 305 304 8965
debrayates.com debrayatesart.com



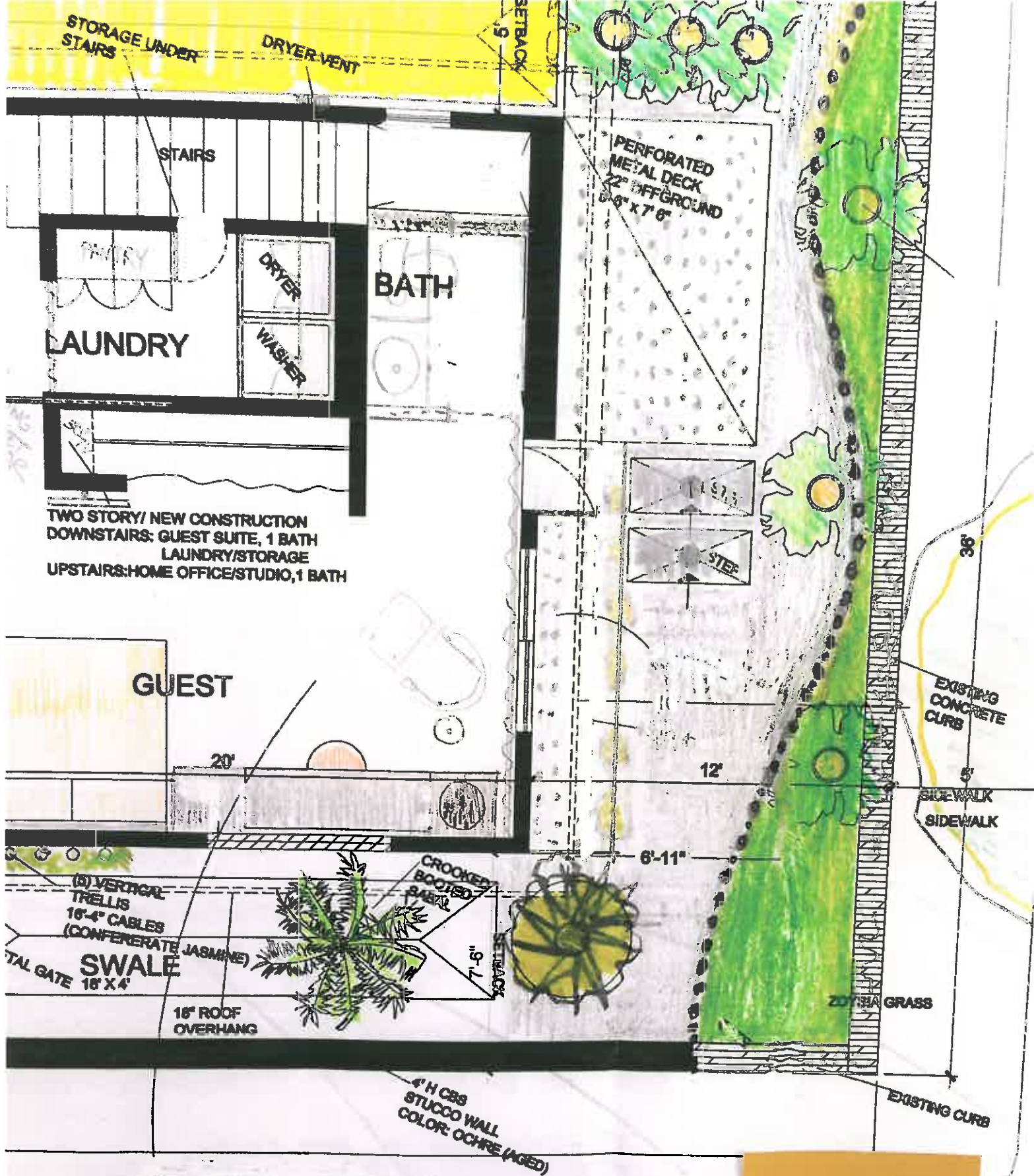
717 WHITE STREET
REAR ELEVATION
SCALE $\frac{1}{4}" = 1'$







WALL STREET



BURLEIGH YATES
DESIGN

MIDTOWN MIAMI 305 304 4554 KEY WEST 305 304 8068

2149 300

fresh olive

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1023574 Parcel ID: 00022780-000000

Ownership Details

Mailing Address:

YATES DEBRA
717 WHITE ST
KEY WEST, FL 33040-7166

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 717 WHITE ST KEY WEST
Legal Description: KW WADDELLS SUBDIVISION PB1-28 LOT 1 SQR 3 TR 7 G23-408/410 G65-80/81 OR645-385L/E OR1180-474/475L/E OR1607-1185D/C OR1607-1166/70 OR1607-1171/73 OR1618-2012/14 OR2024-1856/57 OR2579-1777/78

Click Map Image to open interactive viewer



010D - RESIDENTIAL DRY

36

88

3,168.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1535
 Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 41
 Year Built 1948
 Functional Obs 0

Condition G
 Perimeter 226
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 40
 Grnd Floor Area 1,535

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

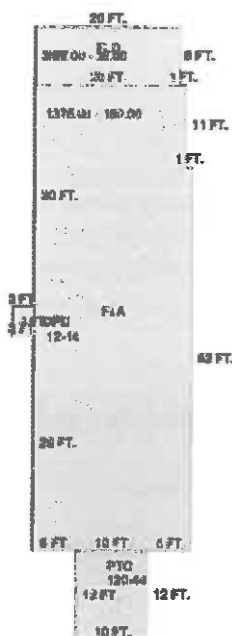
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 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	5:C.B.S.	1	1947	N	N	0.00	0.00	1,375
2	PTO		1	1947			0.00	0.00	120
3	FLD	5:C.B.S.	1	1947	N	N	0.00	0.00	160
4	OPU		1	1997			0.00	0.00	12

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	115 SF	0	0	1961	1962	5	30
2	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
3	PT3:PATIO	189 SF	0	0	1984	1985	2	50

Appraiser Notes

2004-08-23 SOLD FOR \$609,000 ON 06/28/04= 91%-SKI

2012-04-24 MLS \$299,000 3/2 VERY UNIQUE PROPERTY, IN GREAT LOCATION, MEADOWS HOME WITH GOOD BONES. A CBS, HIGH CEELINGS, GORGEOUS CUBAN TILE FLOORS, CURB CUT IN A PLACE FOR A OFF-STREET.

2004-03-01 THE PARCEL IS BEING OFFERED FOR \$670,000 FROM THE KW CITIZEN ON 02-29-04-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-3122	09/13/2012		0	Residential	DEMOLISH EXISTING CONCRETE WALL THAT IS CRACKED AND BROKEN ON CITY PROPERTY (SEE SURVEY) NO REPLACEMENT UNTIL DESIGNED AND HARC APPROVED.
9903989	12/08/1999	12/27/1999	4,000		NEW ROOF
0000002	01/03/2000	08/16/2000	2,000		INTERIOR PAINTING
0000089	01/11/2000	08/16/2000	1,100		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
2013	114,700	1,285	333,026	449,011	214,133	25,000	189,133
2012	116,611	1,316	252,690	323,550	323,550	0	323,550
2011	167,154	1,346	246,468	414,968	414,968	0	414,968
2010	169,098	1,376	308,468	478,942	478,942	0	478,942
2009	187,957	1,406	468,872	658,235	658,235	0	658,235
2008	174,540	1,436	491,040	667,016	667,016	0	667,016
2007	182,789	1,467	538,560	722,816	722,816	0	722,816
2006	325,334	1,497	300,960	627,791	627,791	0	627,791
2005	345,324	1,527	190,080	536,931	536,931	0	536,931

2004	247,759	1,557	190,080	439,397	439,397	0	439,397
2003	280,794	1,588	88,704	371,086	371,086	0	371,086
2002	184,256	1,618	70,488	256,362	256,362	0	256,362
2001	108,690	1,668	70,488	180,846	180,846	0	180,846
2000	108,690	1,537	57,024	167,251	167,251	0	167,251
1999	70,481	168	57,024	127,673	104,362	25,000	79,362
1998	65,474	156	57,024	122,654	102,719	25,000	77,719
1997	59,697	143	50,688	110,527	101,002	25,000	76,002
1996	51,994	124	50,688	102,806	98,061	25,000	73,061
1995	47,372	113	50,688	98,173	95,670	25,000	70,670
1994	42,365	101	50,688	93,155	93,155	25,000	68,155
1993	41,203	615	50,688	92,506	92,506	25,000	67,506
1992	41,203	615	50,688	92,506	92,506	25,000	67,506
1991	41,203	615	50,688	92,506	92,506	25,000	67,506
1990	39,052	615	40,392	80,059	80,059	25,000	55,059
1989	35,502	559	39,600	75,661	75,661	25,000	50,661
1988	29,004	559	36,432	65,995	65,995	25,000	40,995
1987	28,705	559	21,701	50,965	50,965	25,000	25,965
1986	28,861	559	20,909	50,329	50,329	25,000	25,329
1985	27,830	559	12,514	40,903	40,903	25,000	15,903
1984	26,070	559	12,514	39,143	39,143	25,000	14,143
1983	26,070	559	12,514	39,143	39,143	25,000	14,143
1982	26,607	559	12,514	39,680	39,680	25,000	14,680

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
7/10/2012	2579 / 1777	275,000	WD	38
6/28/2004	2024 / 1856	609,000	WD	Q
11/23/1999	1607 / 1166	199,000	WD	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176