



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 24, 2021

Applicant: Pope- Scarbrough Architects

Application Number: H2021-0001

Address: 7 Nassau Lane

Description of Work:

New skylight in bathroom. New windows in bedroom to replace historic windows.

Site Facts:

The house under review is a historic and contributing resource to the historic district. The one-story frame vernacular house was built circa 1889. At some point in time the rear shed roof was changed to a gable roof. After 1962 the front porch was added to the house and the current small porch was added. The structure still has historic windows and preserves its historic footprint. The rear roof of the house is not visible from the lane.

Guidelines and Secretary of the Interior's Standards for Rehabilitation Cited on Review:

- SOIS (pages 16-23) specifically Standards 1, 2, 4, 5, and 6.
- Roofing (page 26), specifically guideline 5.
- Scuttles and skylights (page 28), specifically guideline 1.
- Windows (pages 29-30), specifically first three sentences of first paragraph and guidelines 2, 3 and 10.

Staff Analysis:

The Certificate of Appropriateness under review is for the removal of two 2 over 2 historic windows located on the south elevation in order to accommodate five windows that will fit the proposed furniture arrangement in the interior of the space. The plan also includes the installation of a flush skylight on the north side of the rear gable roof.

Consistency with Cited Guidelines:

Staff received these plans at building permitting process and made the contractor aware of our concerns of removing historic windows on a historic and contributing house. We understand the desire of furniture arrangement in the interior of a building but removing historic windows that are in good condition is inappropriate and against HARC regulations. Also, staff finds the proposed new windows inconsistent with traditional window forms and rhythm found in the historic district.

For the new skylight staff opine that it will not be visible from the city's right-of-way, therefore it meets cited regulations. Skylight must be flushed to the roof.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA

HARC COA # <i>2021-0001</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED
PROJECT:

NAME ON DEED:

1105 PETRONIA LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS:

6 Glenfeld E, Weston MA 02493

EMAIL

APPLICANT NAME:

Laura Barletta

PHONE NUMBER 617-828-5908

APPLICANT'S
ADDRESS:

EMAIL l.e.barletta@comcast.net

APPLICANT'S SIGNATURE:

Laura Barletta

DATE 1/7/2021

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: New skylight in bath and new wood windows in bedroom.

MAIN BUILDING: New skylight and new wood windows in bedroom.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

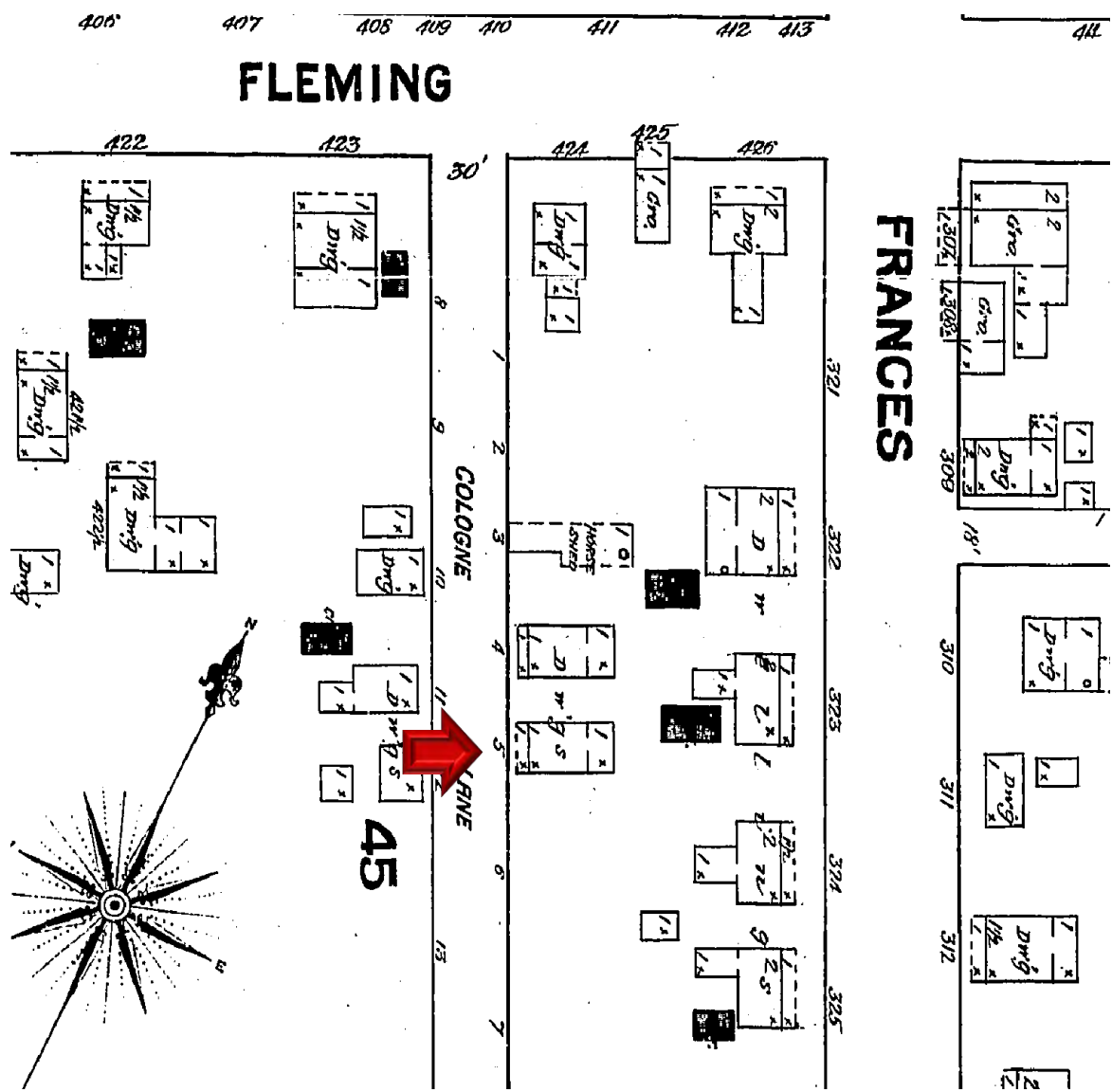
HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: New skylight and new wood windows in bedroom.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS: City_HARC@CITYOFKEYWEST-FL.GOV

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

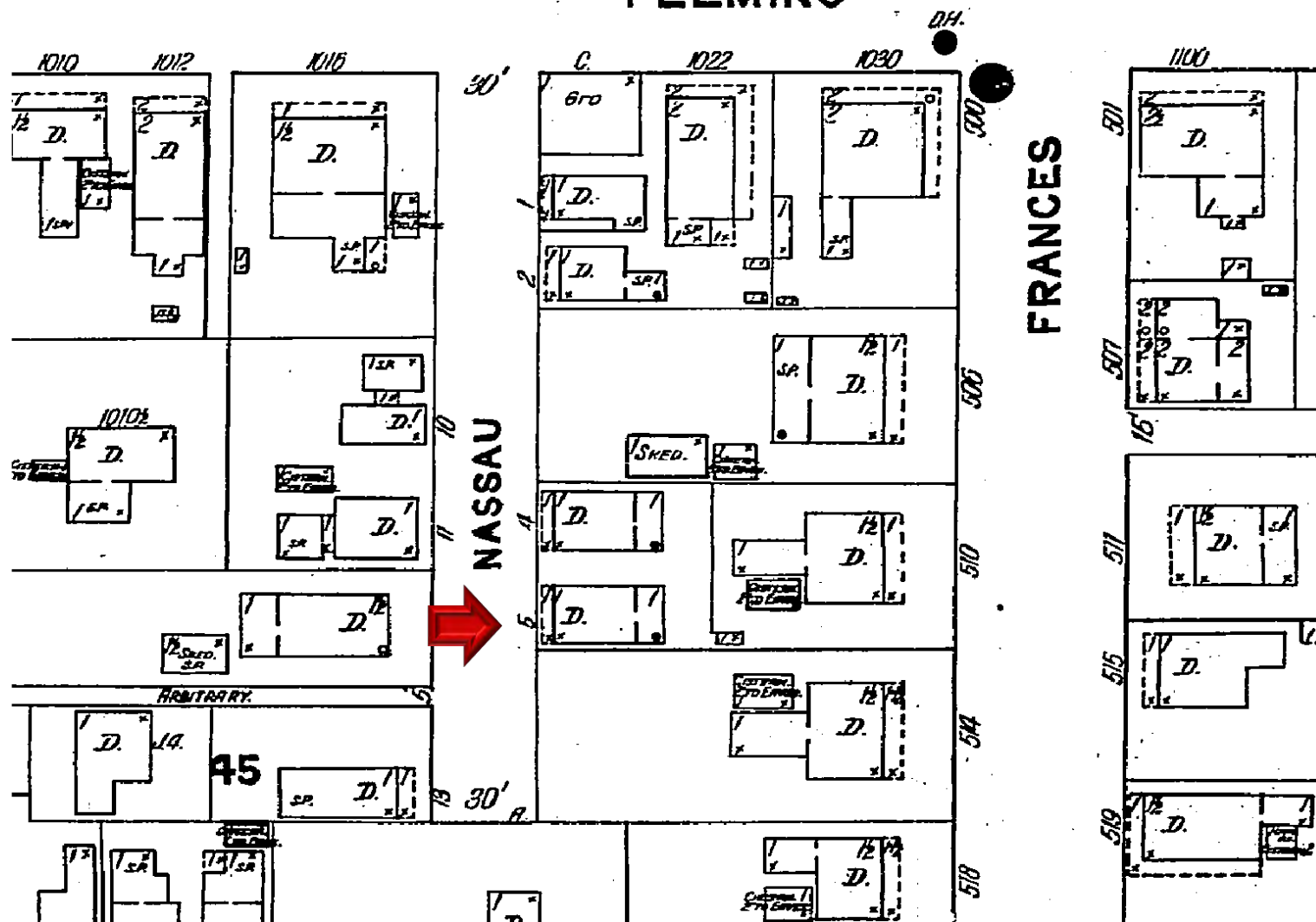
SANBORN MAPS



1889 Sanborn Map

FLEMING

ERICK PA



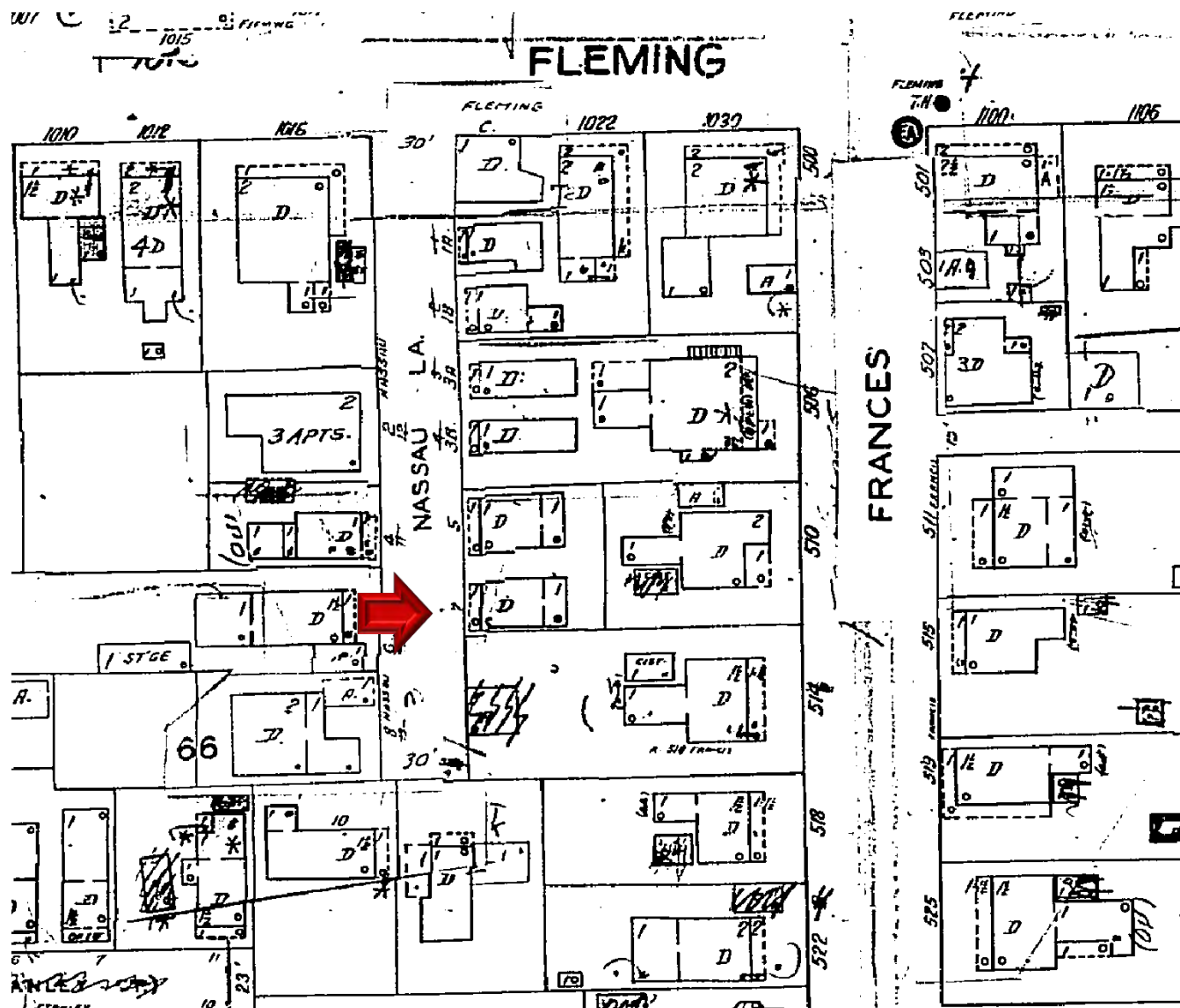
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



7 Nassau Lane circa 1965. 5 and 7 Nassau Lane are twin houses #7 is towards the back of the photograph. Monroe County Library.



7 Nassua Lane Façade

Street View



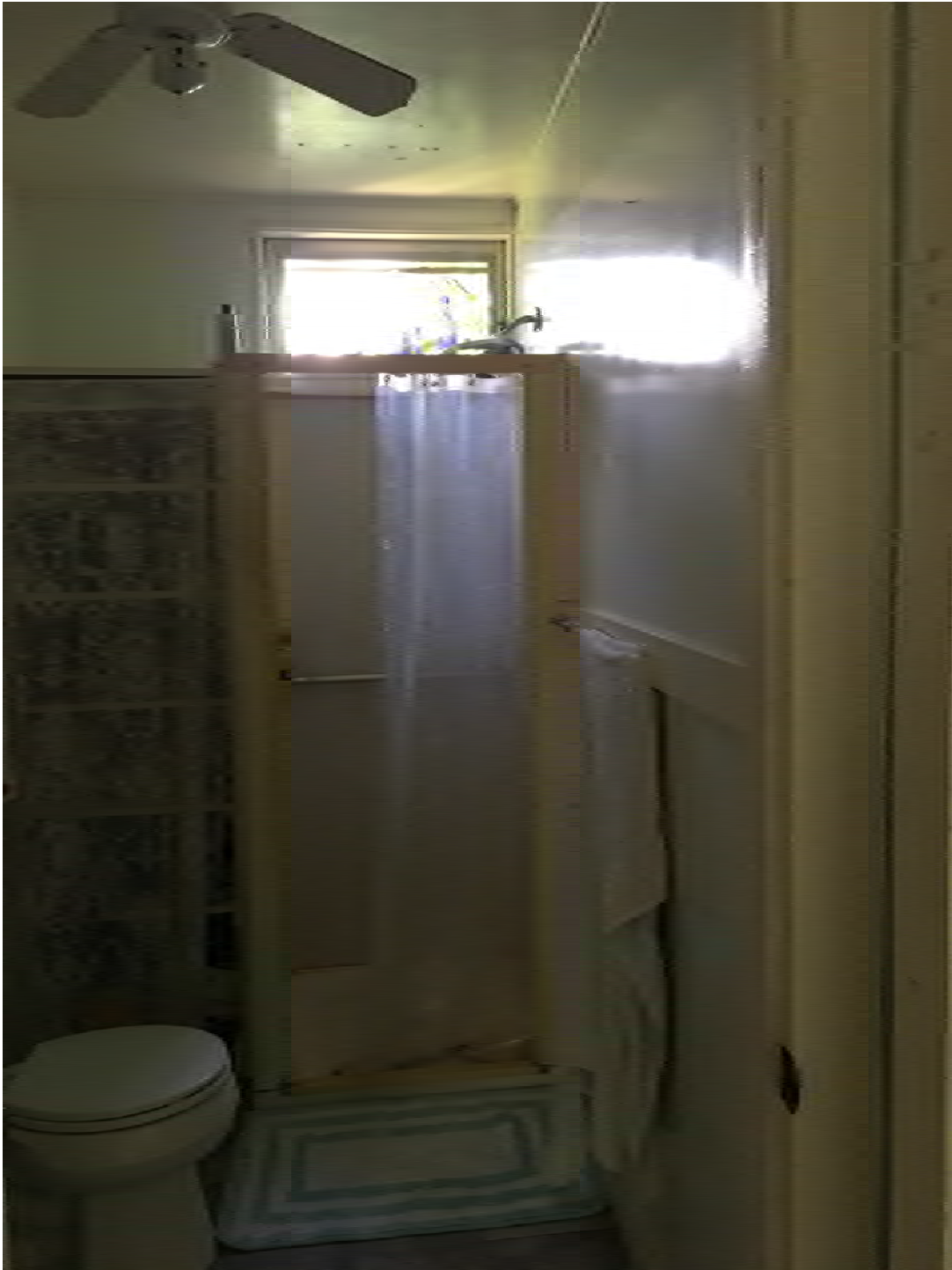
7 Nassua Lane
NW Side



Interior of Bedroom



7 Nassua Lane
SE Side



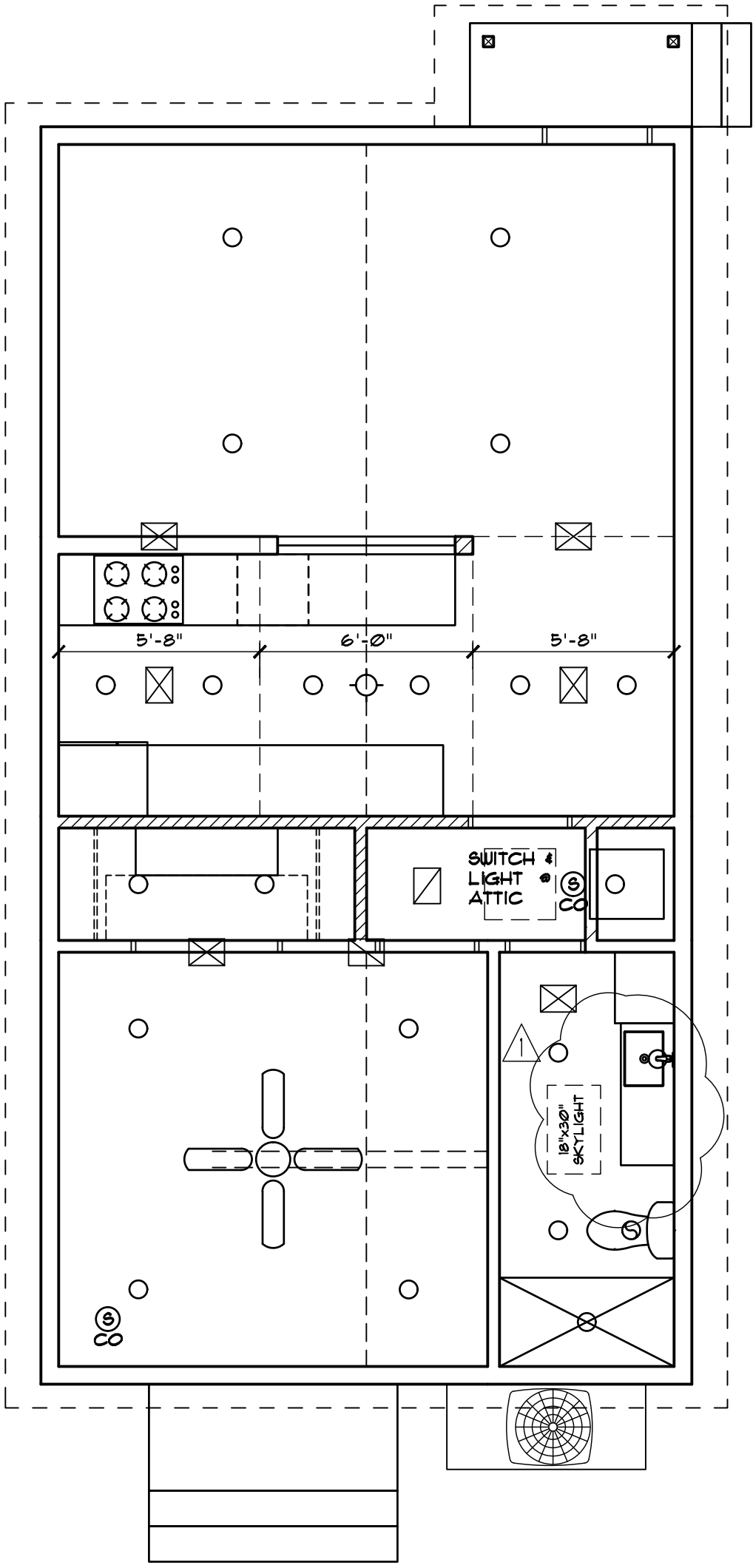
7 Nassua Lane
Interior Bath



PROPOSED DESIGN

Reflected Ceiling Plan

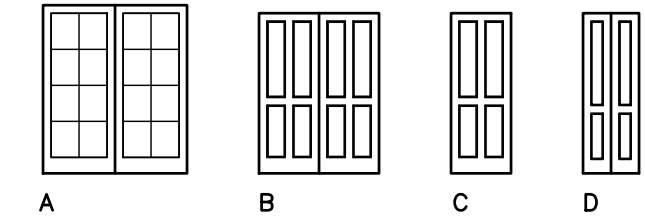
1/4" = 1' - 0"



DOOR SCHEDULE

DOOR	MATERIAL	FRAME	MISC.	REMARKS
1	ALUMINUM	WOOD - STAINED	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
2	ALUMINUM	WOOD - STAINED	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
3	ALUMINUM	WOOD - STAINED	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
4	ALUMINUM	WOOD - STAINED	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
5	ALUMINUM	WOOD - STAINED	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES

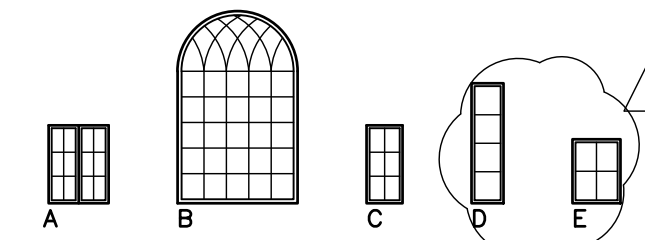
NOTE: ALL DIMENSIONS AND ROUGH OPENINGS SHALL BE FIELD VERIFIED BEFORE ORDERING.



WINDOW SCHEDULE

WINDOW	MANUFACTURER	MISC.	REMARKS
A	MARVIN	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
B	MARVIN	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
C	MARVIN	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
D	MARVIN	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES
E	MARVIN	HURRICANE SHUTTERS	ULTIMATE DESIGN PRESSURES

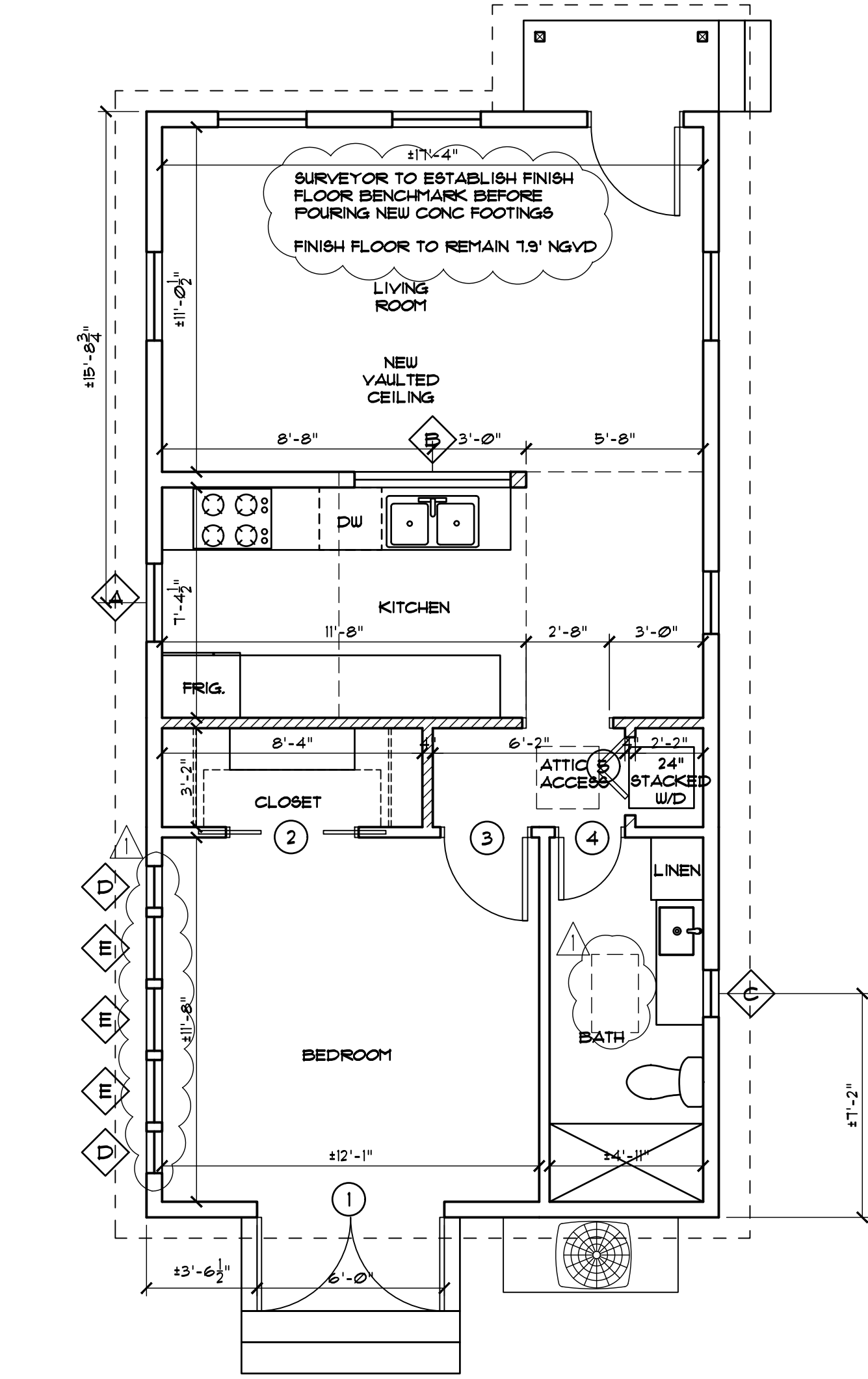
NOTE: ALL DIMENSIONS AND ROUGH OPENINGS SHALL BE FIELD VERIFIED BEFORE ORDERING.



ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
FIRST FLOOR					
LIVING ROOM					
KITCHEN					
BEDROOM					
BATHROOM					

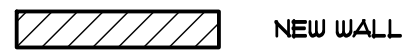
NOTE:



Floor Plan

1/4" = 1' - 0"

PLAN NOTES:



Barletta Residence

Key West, FL

7 Nassau Lane

THOMAS E. POPE, P.A.

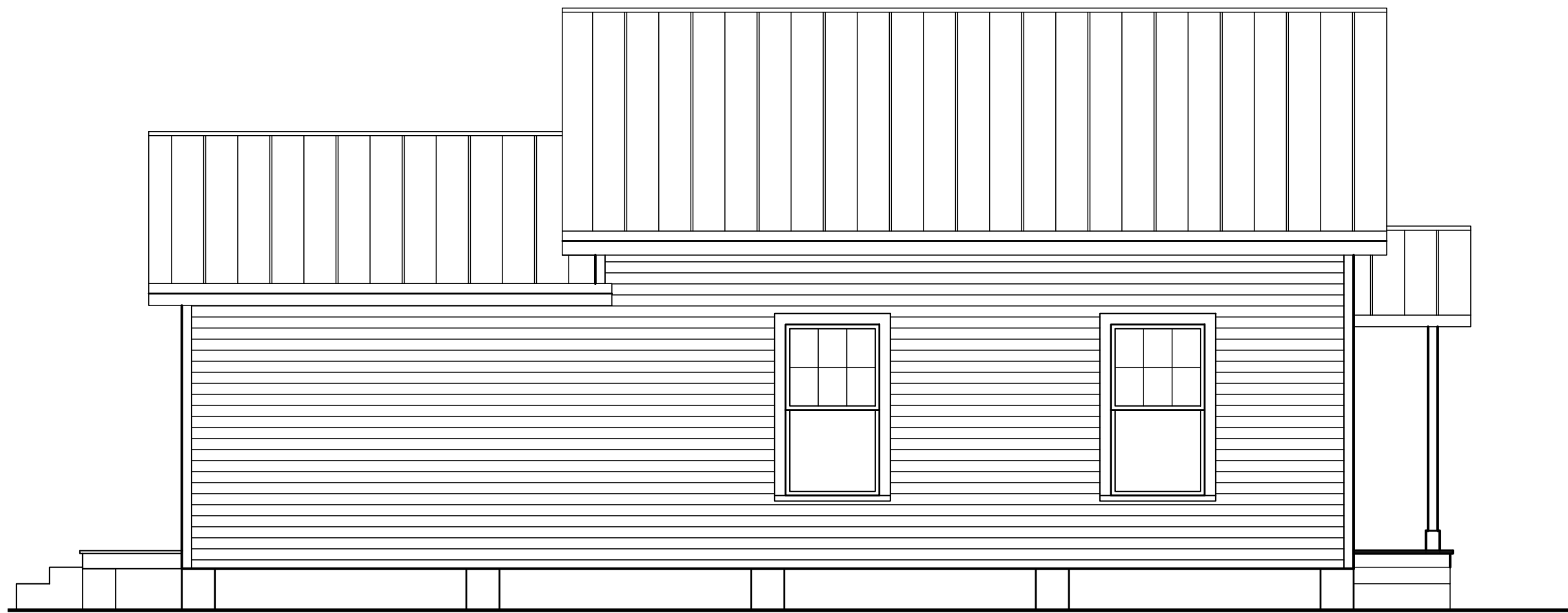
POPE-SCARBROUGH-ARCHITECTS

(305) 296 3611 610 White St, Key West FL

date: 09/15/20
revision: 10/21/20

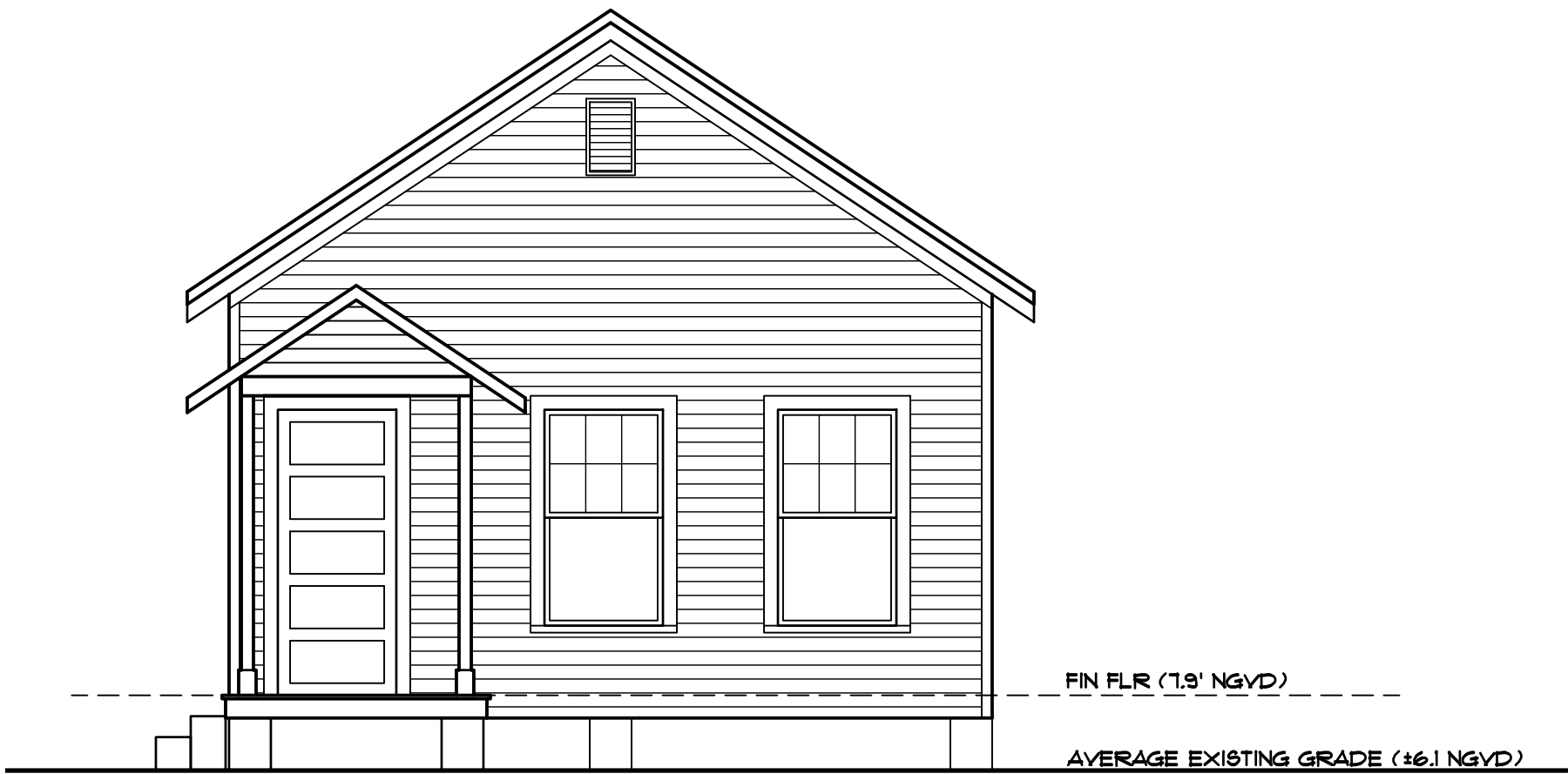
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Existing Side Elevation

1/4" = 1' - 0"



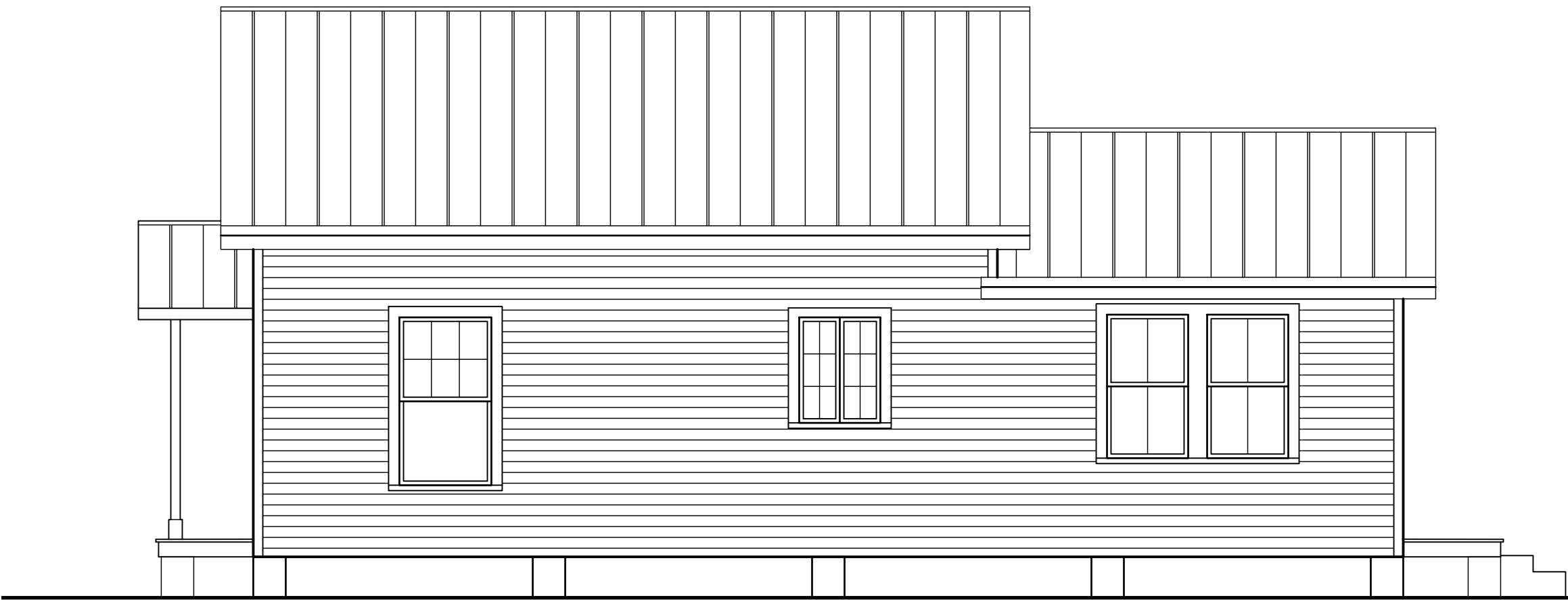
Existing Front Elevation

1/4" = 1' - 0"



Existing Rear Elevation

1/4" = 1' - 0"



Existing Side Elevation

1/4" = 1' - 0"

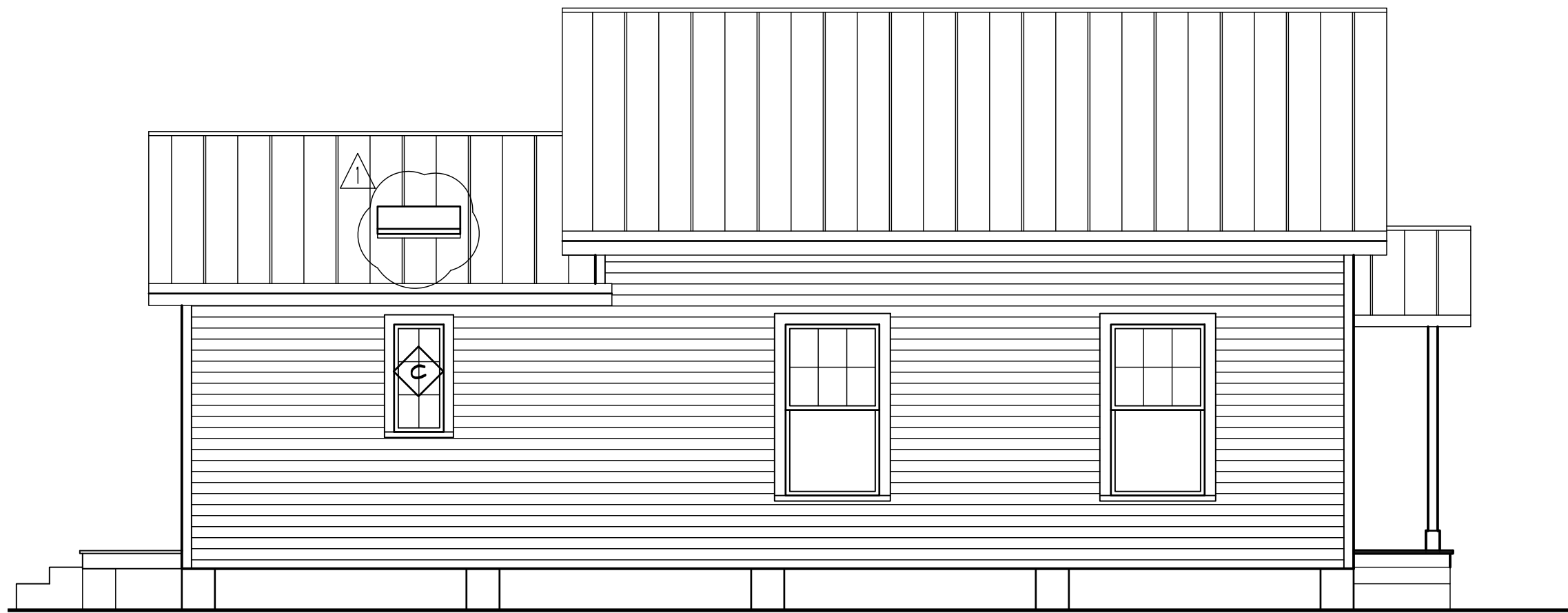
Barletta Residence

7 Nassau Lane Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

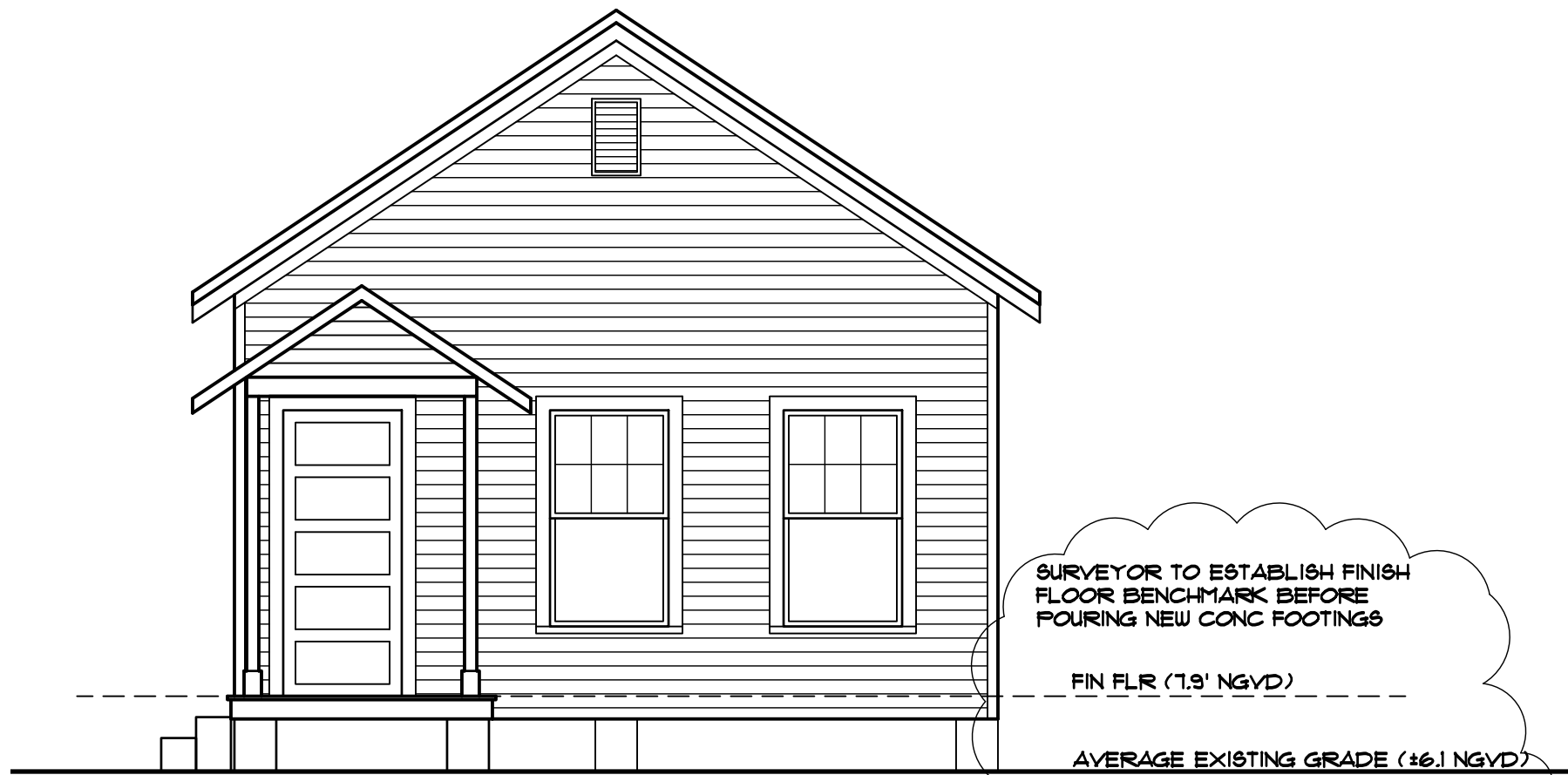
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Proposed Side Elevation

1/4" = 1' - 0"



Proposed Front Elevation

1/4" = 1' - 0"



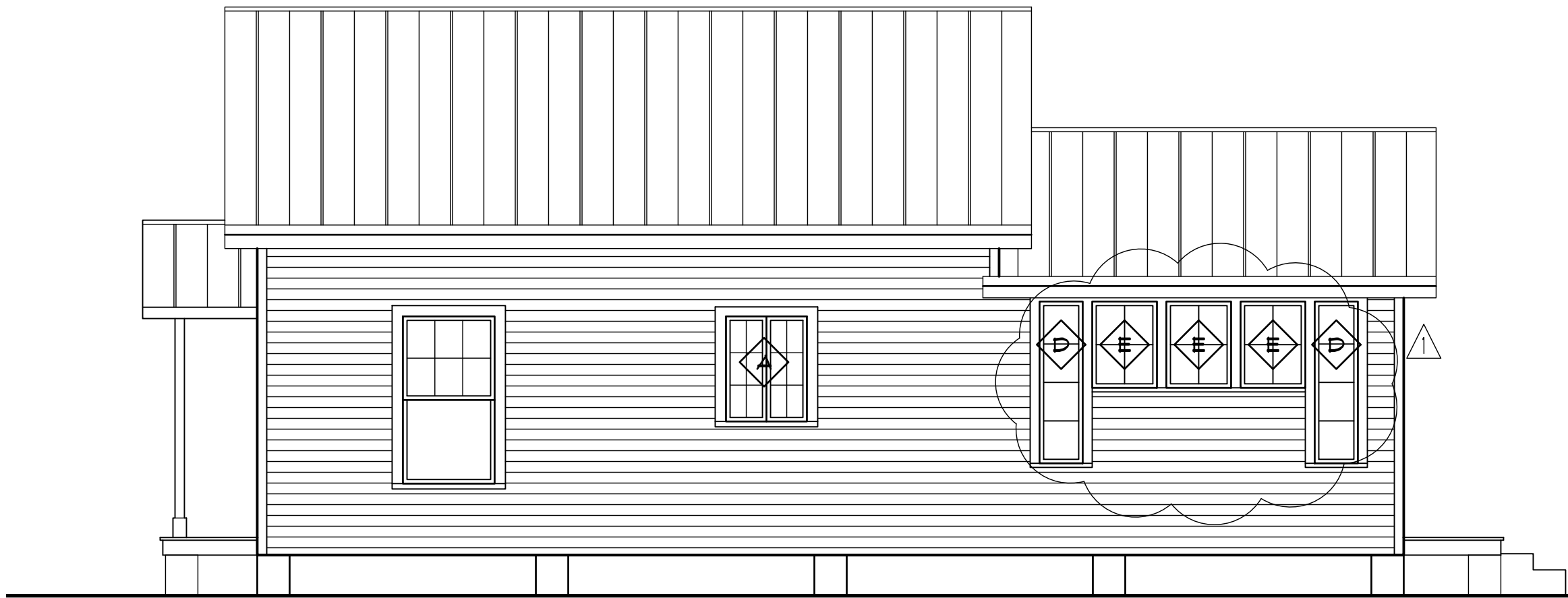
Interior Bedroom Elevation

1/4" = 1' - 0"



Proposed Rear Elevation

1/4" = 1' - 0"



Proposed Side Elevation

1/4" = 1' - 0"

Barletta Residence

Key West, FL

7 Nassau Lane

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

(305) 296 3611 610 White St, Key West FL

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10/21/20
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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW SKYLIGHT IN BATHROOM. NEW WINDOWS IN BEDROOM TO REPLACE HISTORIC WINDOWS.

#7 NASSAU LANE

Applicant – Pope-Scarborough Architects Application #H2021-0001

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Meeting Notice

1. **Environ. Sci. Technol.** 1997, 31, 1033-1038.
 2. **Environ. Sci. Technol.** 1997, 31, 1039-1044.
 3. **Environ. Sci. Technol.** 1997, 31, 1045-1050.
 4. **Environ. Sci. Technol.** 1997, 31, 1051-1056.
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 9. **Environ. Sci. Technol.** 1997, 31, 1081-1086.
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 95. **Environ. Sci. Technol.** 1997, 31, 1597-1602.
 96. **Environ. Sci. Technol.** 1997, 31, 1603-1608.
 97. **Environ. Sci. Technol.** 1997, 31, 1609-1614.
 98. **Environ. Sci. Technol.** 1997, 31,

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter Kalvel, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 7 Nassau Lane on the 19 day of February, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

[Signature]
Date: 02/19/2021

Address: 2601 S. Roosevelt Blvd, C-104

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 19 day of February, 2021.

By (Print name of Affiant) Peter Kalvel who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/21



MARJORIE HOLLY BOOTON
Commission # GG 151778
Expires December 26, 2021
Bonded Thru Budget Notary Services

PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00007350-000000
 Account# 1007625
 Property ID 1007625
 Millage Group 10KW
 Location 7 NASSAU LN, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 45 G35-422/24 OR633-236 OR655-374/75 OR666-83/85 OR750-488/91 OR750-492/94 OR1131-2141/43 OR2326-277/78 OR2417-1895/96 OR2464-298/99 OR2493-355/56 OR2712-1026/27 OR2742-2338/40
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[1105 PETRONIA LLC](#)
 6 Glenfeld E
 Weston MA 02493

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$71,159	\$72,206	\$73,252	\$73,252
+ Market Misc Value	\$1,219	\$1,221	\$1,223	\$1,226
+ Market Land Value	\$327,033	\$296,888	\$270,396	\$270,396
= Just Market Value	\$399,411	\$370,315	\$344,871	\$344,874
= Total Assessed Value	\$399,411	\$370,315	\$344,871	\$344,874
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$399,411	\$370,315	\$344,871	\$344,874

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,575.00	Square Foot	31.5	50

Buildings

Building ID 497
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 648
 Finished Sq Ft 630
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 106
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 EffectiveYearBuilt 2000
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 1
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	630	630	0
OPF	OP PRCH FIN LL	18	0	0
TOTAL		648	630	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	216 SF	1
FENCES	1989	1990	1	192 SF	5
BRICK PATIO	1994	1995	1	12 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/20/2015	\$432,500	Warranty Deed		2742	2338	02 - Qualified	Improved
11/14/2014	\$100	Quit Claim Deed		2712	1026	11 - Unqualified	Improved
10/25/2010	\$100	Warranty Deed		2493	355	11 - Unqualified	Improved
3/5/2010	\$100	Warranty Deed		2464	298	11 - Unqualified	Improved
1/16/2009	\$100	Warranty Deed		2417	1895	30 - Unqualified	Improved

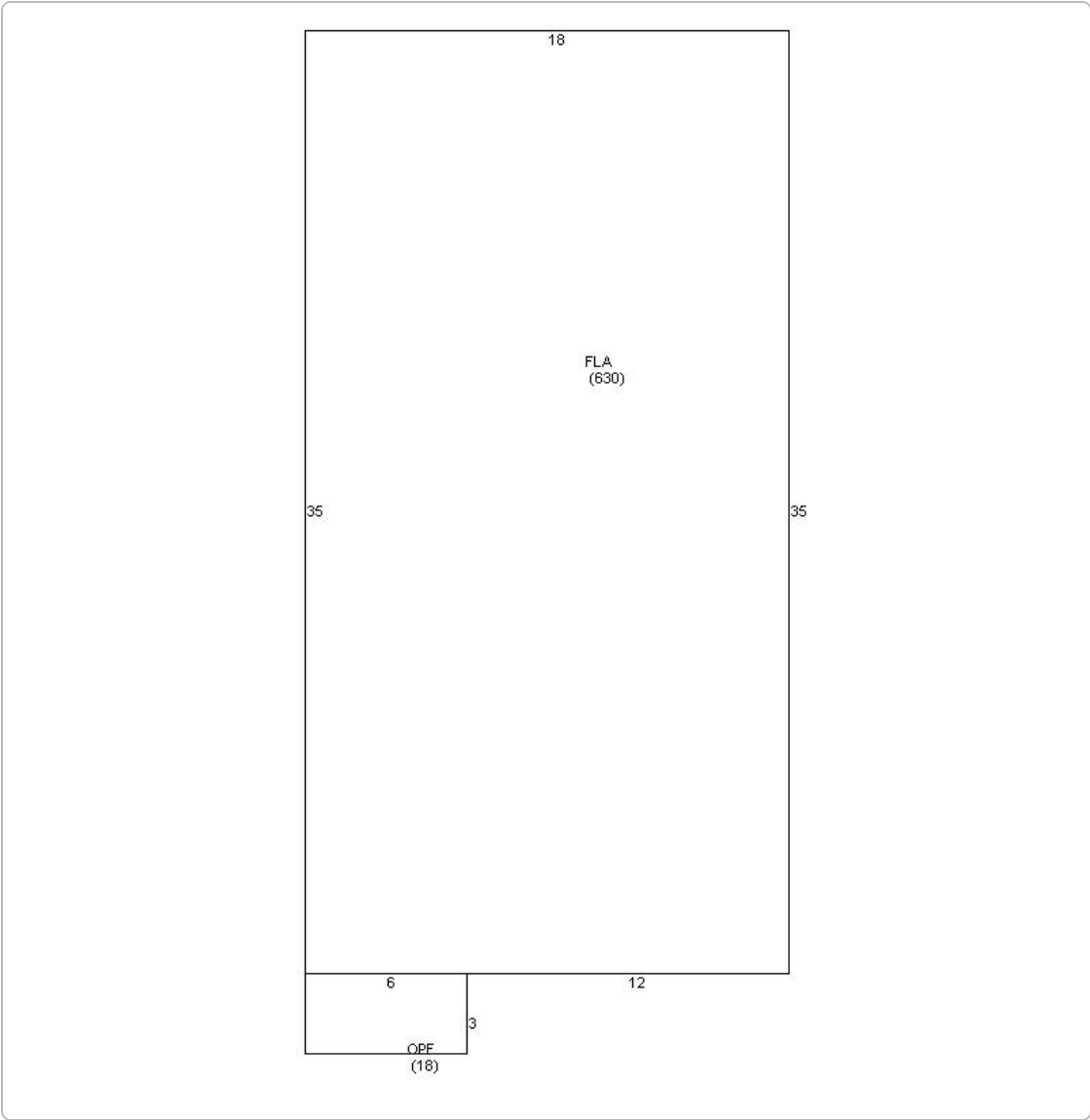
Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇		
20-2888	1/12/2021		\$150,000	Residential	Interior renovation. New T&G wall finish. New flooring and kitchen. New foundation (spread footers and piers) and floor system. Install new wood double hung window and new wood 6' french door.		
20-3641	1/12/2021		\$0	Residential	rough and set 1-toilet,1-lav,1-shower,1-kitchen sink,1-water heater,1-washer tie to existing sewer and water. N.O.C. REQUIRED. GH		
20-3646	1/12/2021		\$0	Residential	Replace old service with new 200 amp service. N.O.C EXEMPT. GH		
10-0256	1/28/2010	2/25/2011	\$8,500	Residential	R & R ROOFING WITH 26 G VCRIMP		

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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