

Historic Architectural Review Commission

Agenda Packet

January 12, 2010 – 3:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.b.4.

CL4 - Request for renovation and additions- #608 William Street - Thomas E. Pope, Architect - (H09-12-23-1437) - Renovation of existing cottage. New dormer at rear and new addition at rear. Demolish existing non-historic porch. New pool and hard-scape.



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 109-12-23-1437

OWNER NAME: Rebecca + Tom Bray DATE: 12/17/2009

OWNERS ADDRESS: _____ PHONE #: _____

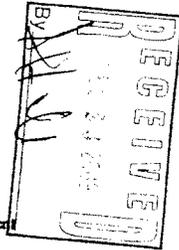
APPLICANT'S NAME: Thomas E. Pope, PA PHONE #: 305-296-3611

APPLICANT'S ADDRESS: PO BOX 5567, Key West, 33045

ADDRESS OF CONSTRUCTION: 608 William # OF UNITS: _____

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Renovation of existing cottage.
 New dormer at rear and new addition
 at rear. Demolish existing non-historic
 porch. New pool and hardscape.



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: 12/17/2009
 Applicant Signature: M. Holly Boston
THOMAS E. POPE, PA

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Staff Report

CL 4 - #608 William Street- Thomas E. Pope, Architect-(H09-12-23-1437)-
Renovation of existing cottage. New dormer at rear and new addition at rear. Demolish existing non-historic porch. New pool and hard-scape

The house located on 608 William Street is listed as a contributing resource in the 1998 and 2004 surveys. The one and a half story frame vernacular house was built circa 1889. The proposed project includes the incorporation of a dormer window on the back side of the main gable roof, the construction of a new one story attached addition to the south elevation of the main house, the enclosure of a back screened room and construction of a new swimming pool and hard scape.

The Historic Architectural Guidelines of the City of Key West includes under Article VI- Design Guidelines in Key West Historic District (o and p) Additions, alterations and new construction, pages 36-38, the following;

HARC reviews alterations of non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible, HARC will encourage projects that lessen the detracting of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or non contributing buildings within the district.

The main house is a contributing resource. The proposed plans includes an attached one story addition to the south façade with a setback of approximately 31'- 4" from the right of way, new hip roof and enclosure of an existing back screened room and the addition of a dormer window at the back of the main house roof.

Guideline 1

A structure shall not be altered and/or expanded in such manner that it's essential character defining features are disguised or concealed.

Staff understands that the proposed design will not obscure character defining elements the contributing houses processes. The one story addition on the side of the house will be set back approximately 19'-11" from the main facade. The proposed dormer will be located on the back of the main house roof and will not be visible from the right of way.

Guideline 2

Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.

The main house is a contributing resource. The proposed plans includes an attached one story addition to the south

façade with a setback of approximately 31'- 4" from the right of way, new hip roof and enclosure of an existing back screened room and the addition of a dormer window at the back of the main house roof.

Guideline 3

Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscape

The proposed addition is compatible and harmonious with the existing house. The incorporation of metal shingles on the roofs is compatible to the original structure. The proposed project will incorporate wood siding for the main house dormer. Hardi plank siding is proposed as the exterior material for all new walls.

Guideline 4

Additions should be constructed with scale, height and mass that is appropriate to the original building and its neighbors.

It is staff understanding that the design is in scale and in proportion with the surrounding houses. The proposed height of the addition and new hip roof on the back of the house are lower than the existing main house.

Guideline 5

Additions should be attached to less publicly visible secondary elevations of an historic structure.

This addition will be attached to the side of the house and set back from the right-of-way 31'-4" from the right-of-way. The proposed window dormer will be located on the back of the existing main roof.

Guideline 6

Additions should not alter the balance and symmetry of a historic structure.

This proposed addition will not alter the balance and symmetry the house possesses. The proposed setback from the main façade makes this addition a secondary elevation.

Guideline 7

No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

The new design does not propose any alterations that may change or enlarge the existing proportions of the house. The addition is one story height.

Guideline 8

New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged, or destroyed.

The new design proposes setbacks to the front façade of the house that will help in the differentiation between the new addition and the historic fabric.

Staff recommends to this honorable commission to **approve** the plans as proposed. The proposed design complies with the City's Historic Architectural Guidelines. The additions are harmonious and compatible with the existing house as well as within its historic context.



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MM00025496



Photo taken by the Property Appraiser's office c1965; 608 William St.; built 1889; Sqr 59, Pt Lot 2

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Uploaded on August 26, 2009
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Florida Keys--Public Libraries' photostream



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4,105 items

Part of: [The Way We Were: 1960s Key West](#)

Tags

- key west, FL
- historic architecture
- historic district
- historic preservation

Additional Information

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Anyone can see this photo

- Taken on August 26, 2009
- Viewed **3** times

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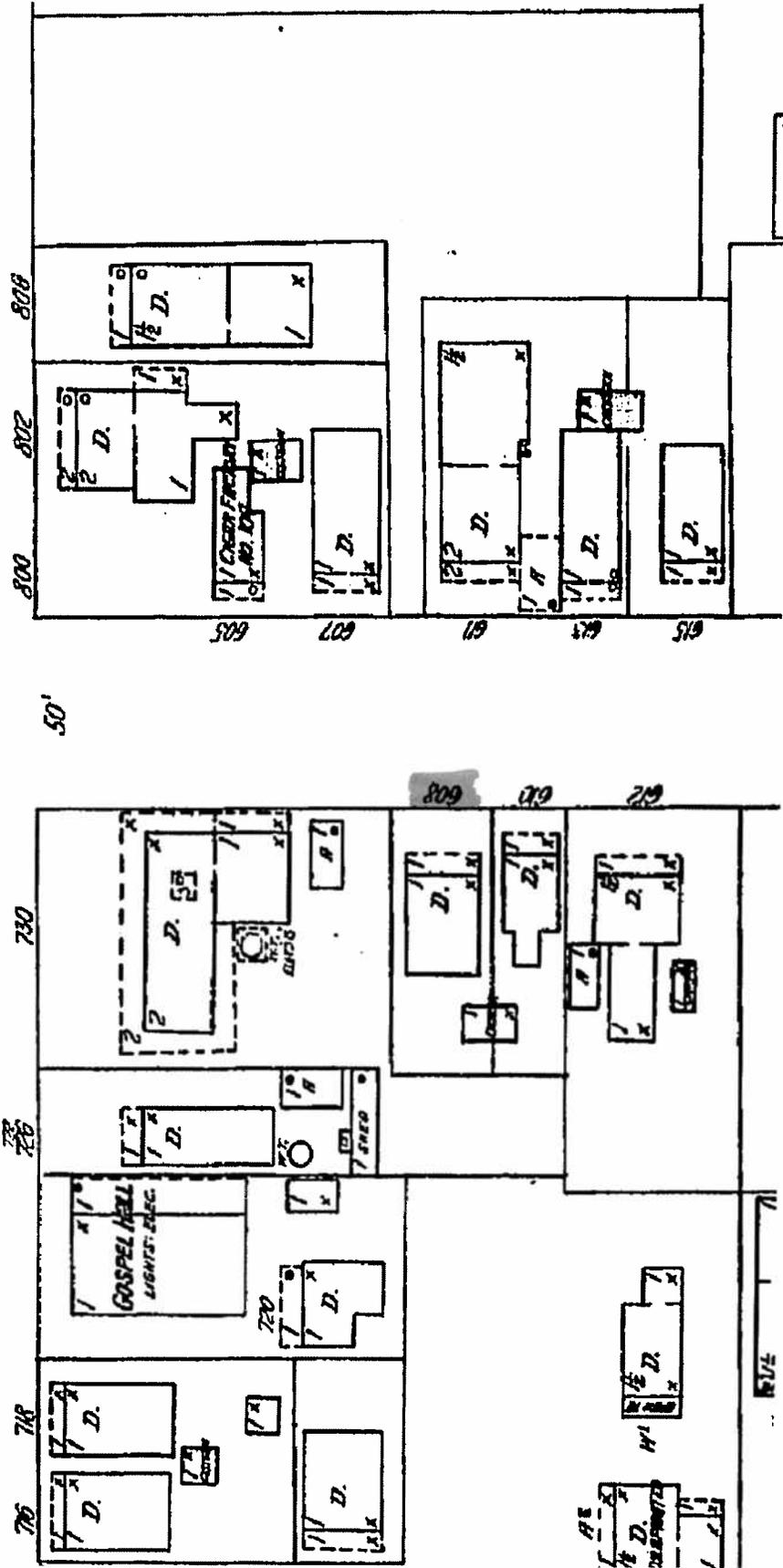
Staff Report
Site Photographs
608 William



Sanborn Maps

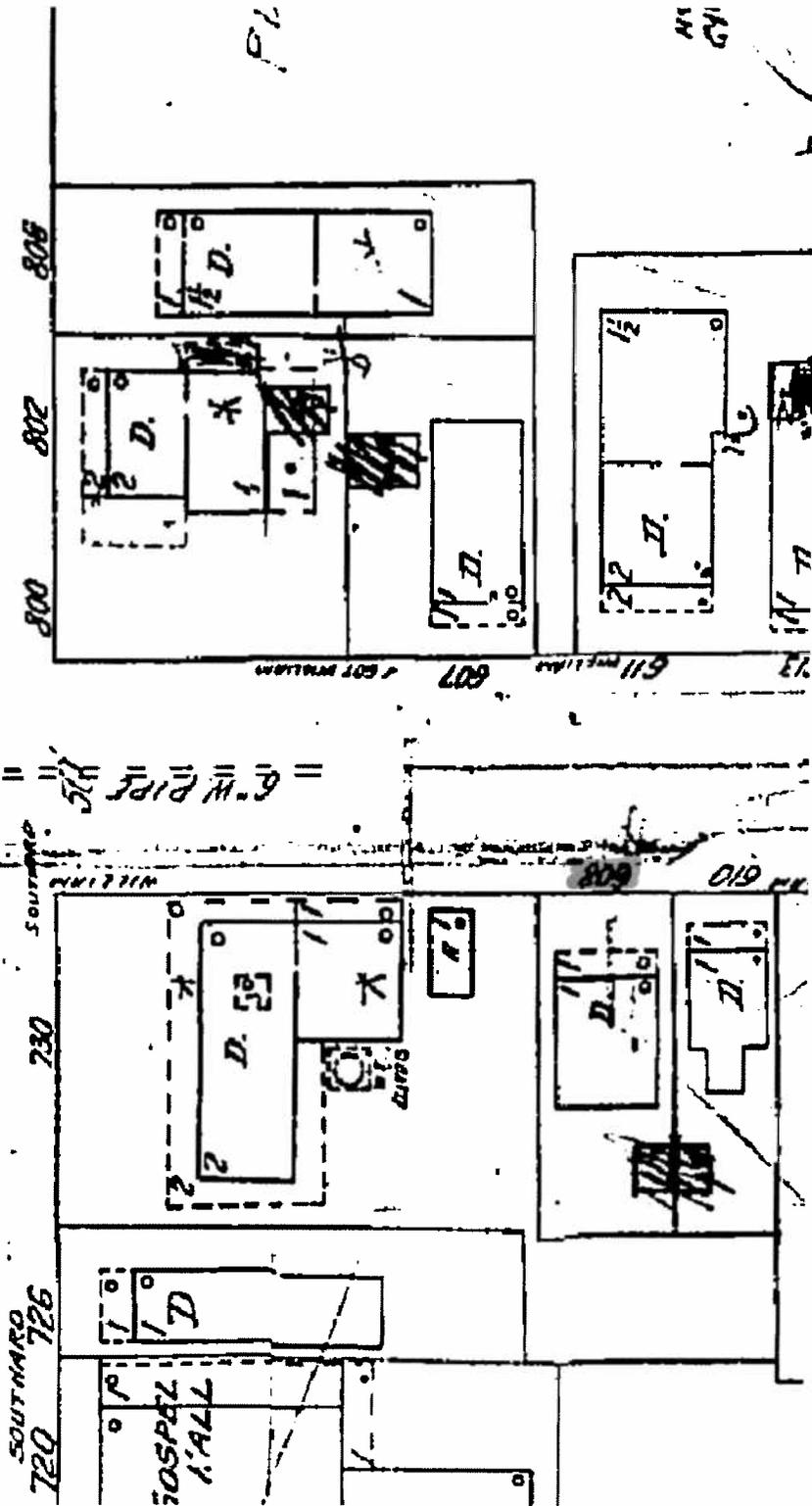
D.H.

SOUTHARD



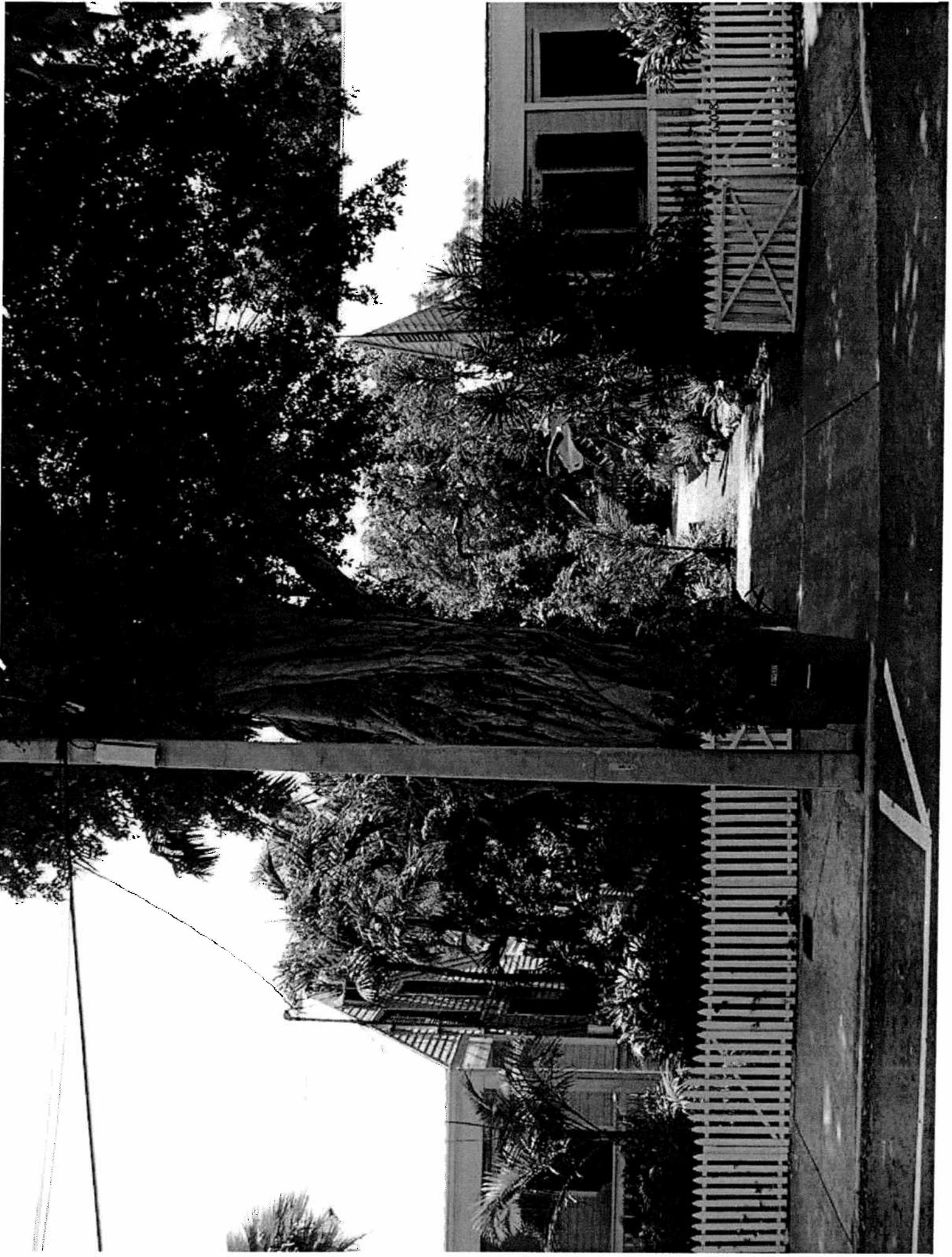
Sanborn Map #608 William Street Copy 1926

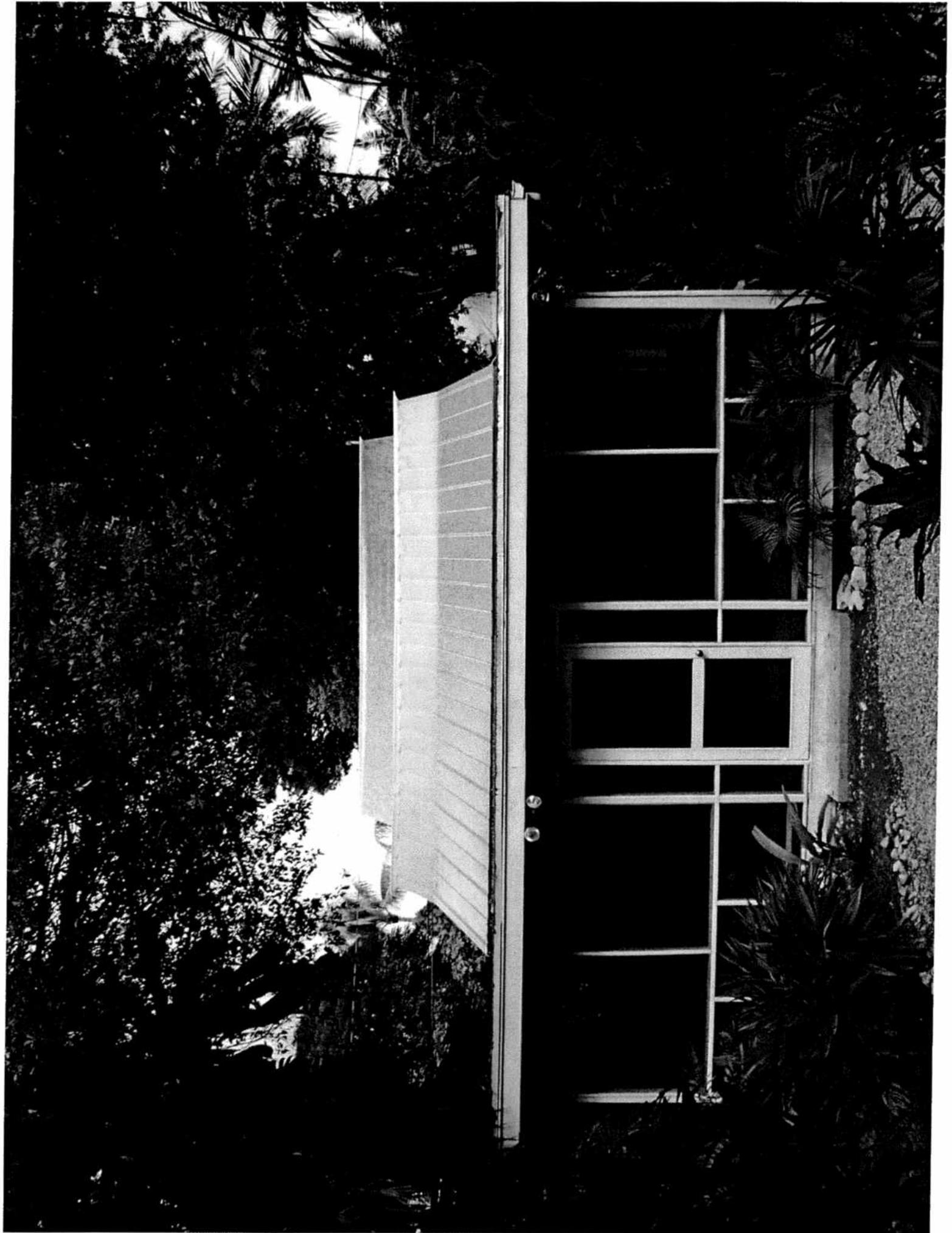
SOUTHARD



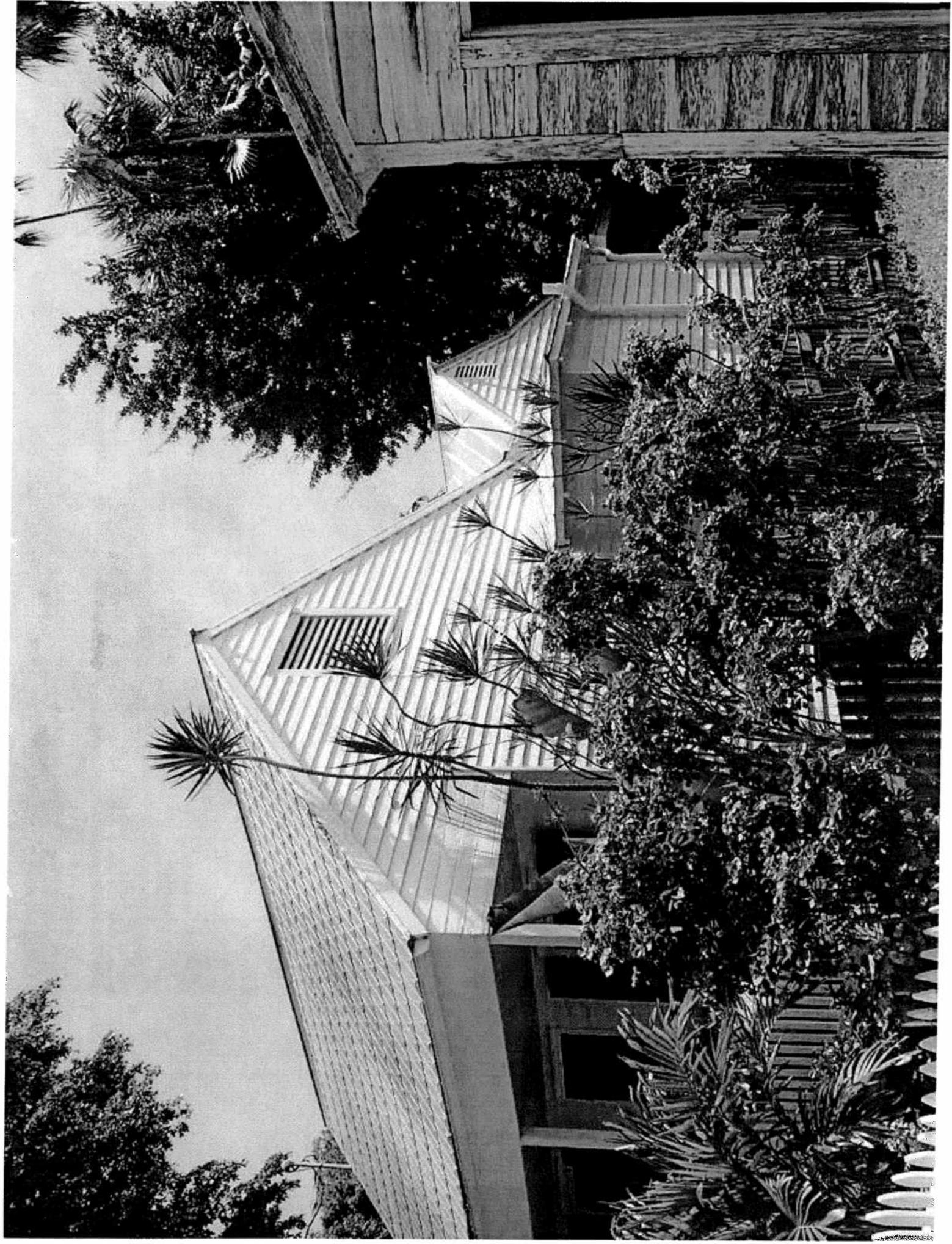
Sanborn Map 608 William Street 1962 Copy

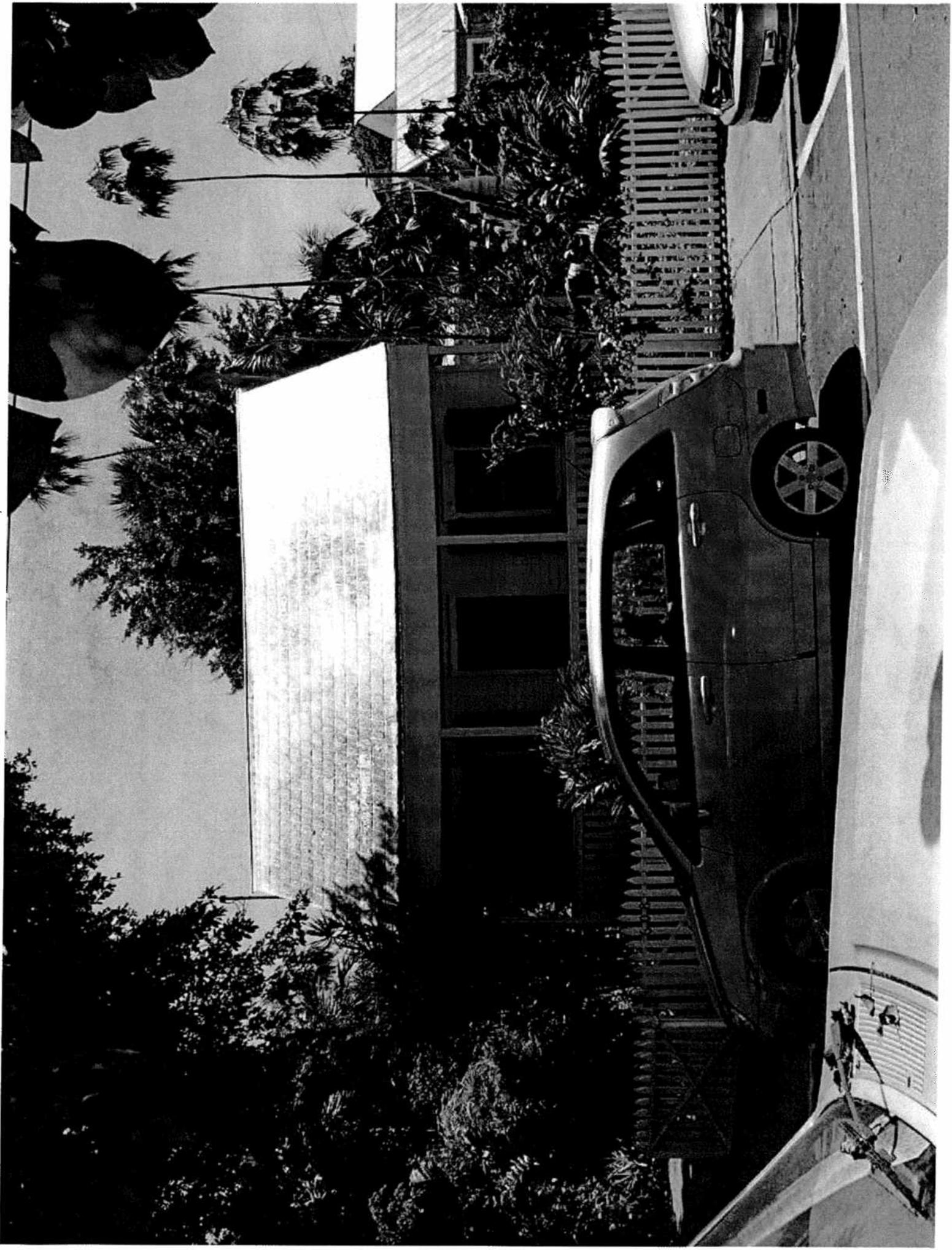
Project Photos

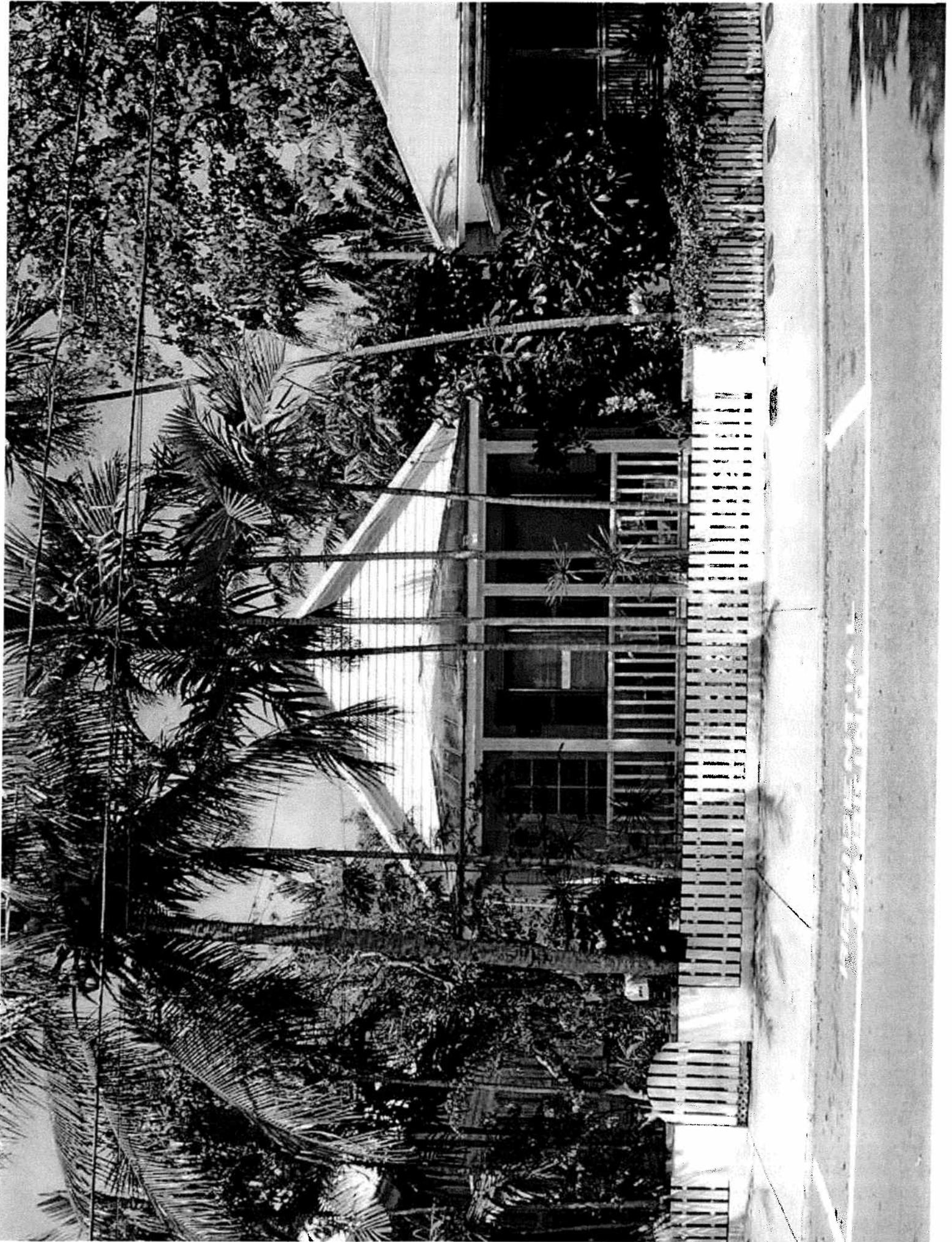


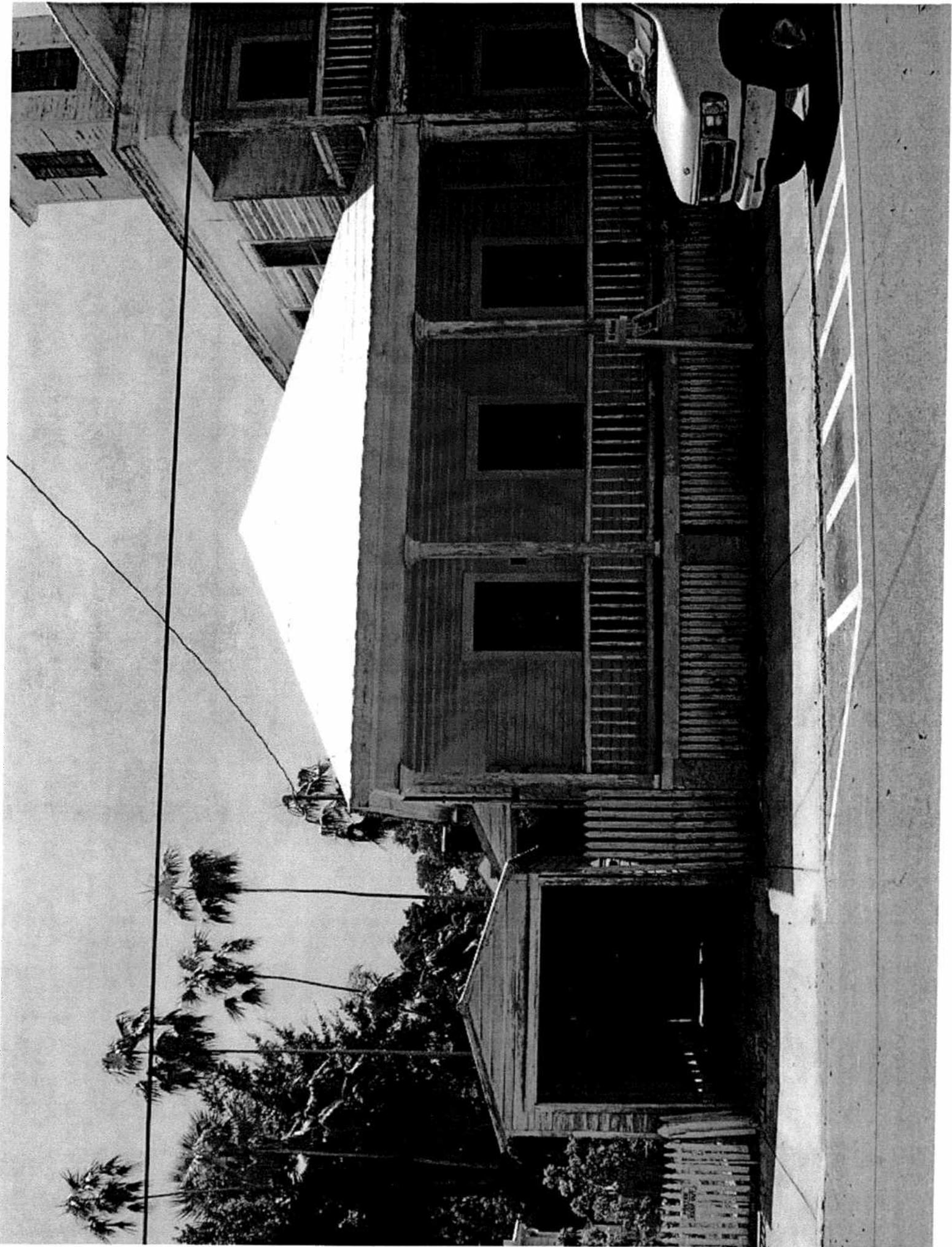


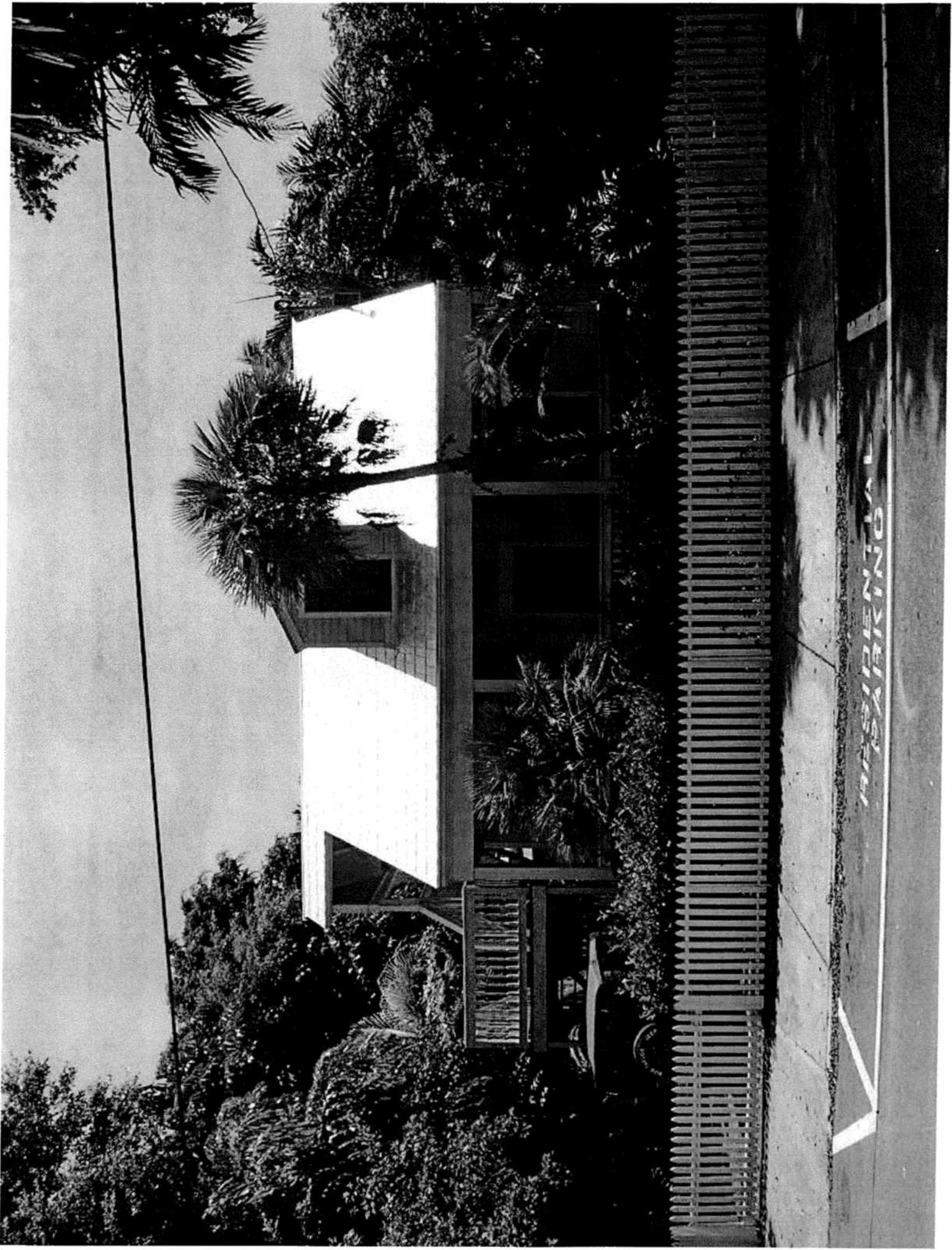






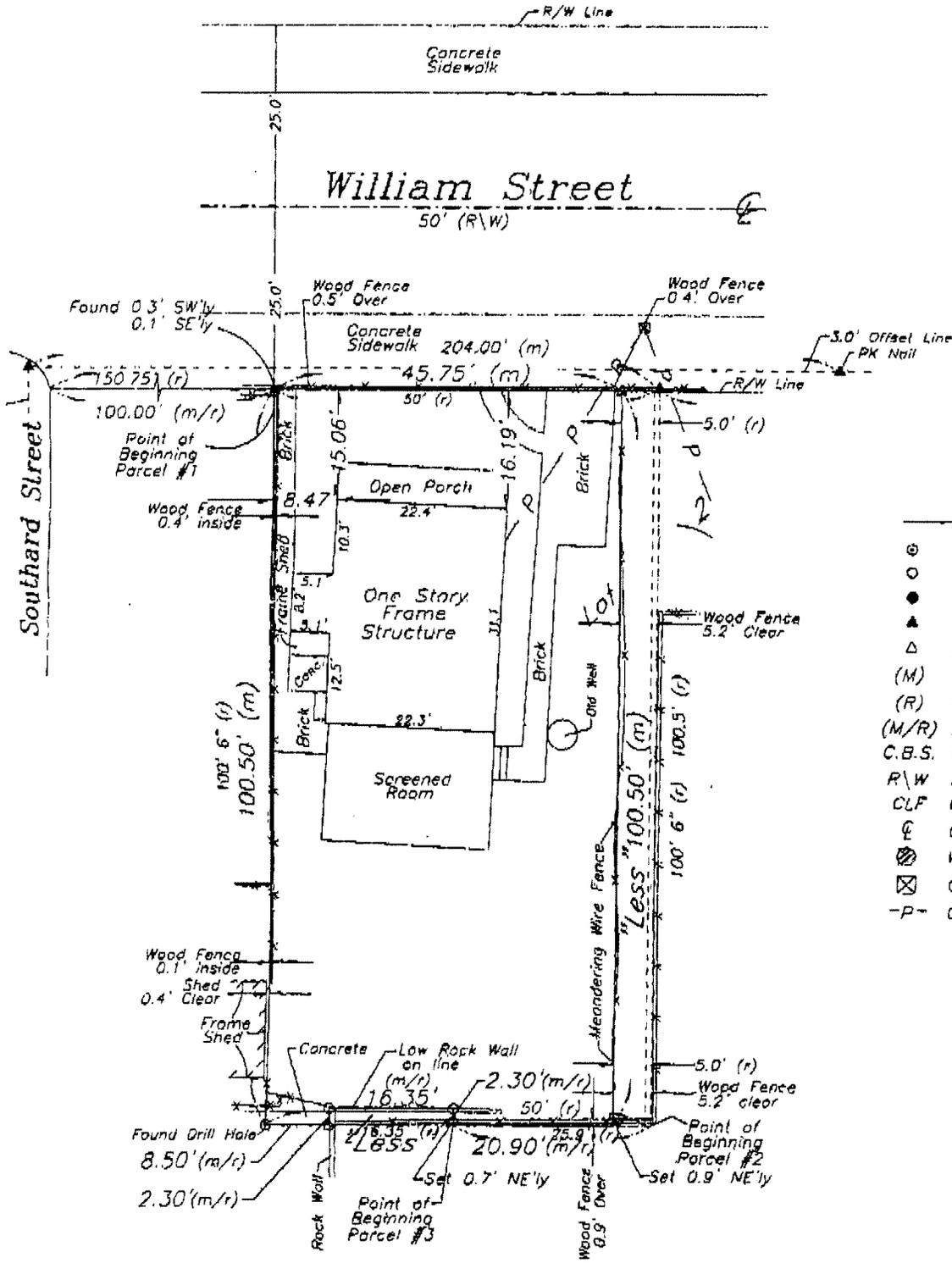






EXPERIMENTAL

Survey



LEGEND

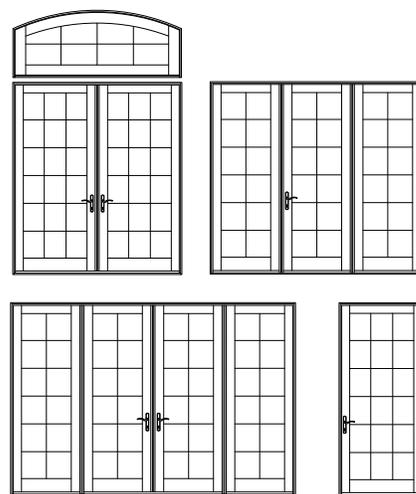
- ⊙ Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Additional Information

SWINGING PATIO DOORS

Add charm to any home with French or center-swinging patio doors. These patio doors swing either out or in on side hinges. Both are built with the same design profile as our window line, which ensures architectural correctness.

In addition, we offer Epic® Series patio doors for new projects or historic renovations. They feature 6-5/8" stiles and a 10-1/4" bottom rail to incorporate commercial hardware needs.



MULTIPLE CONFIGURATIONS AVAILABLE

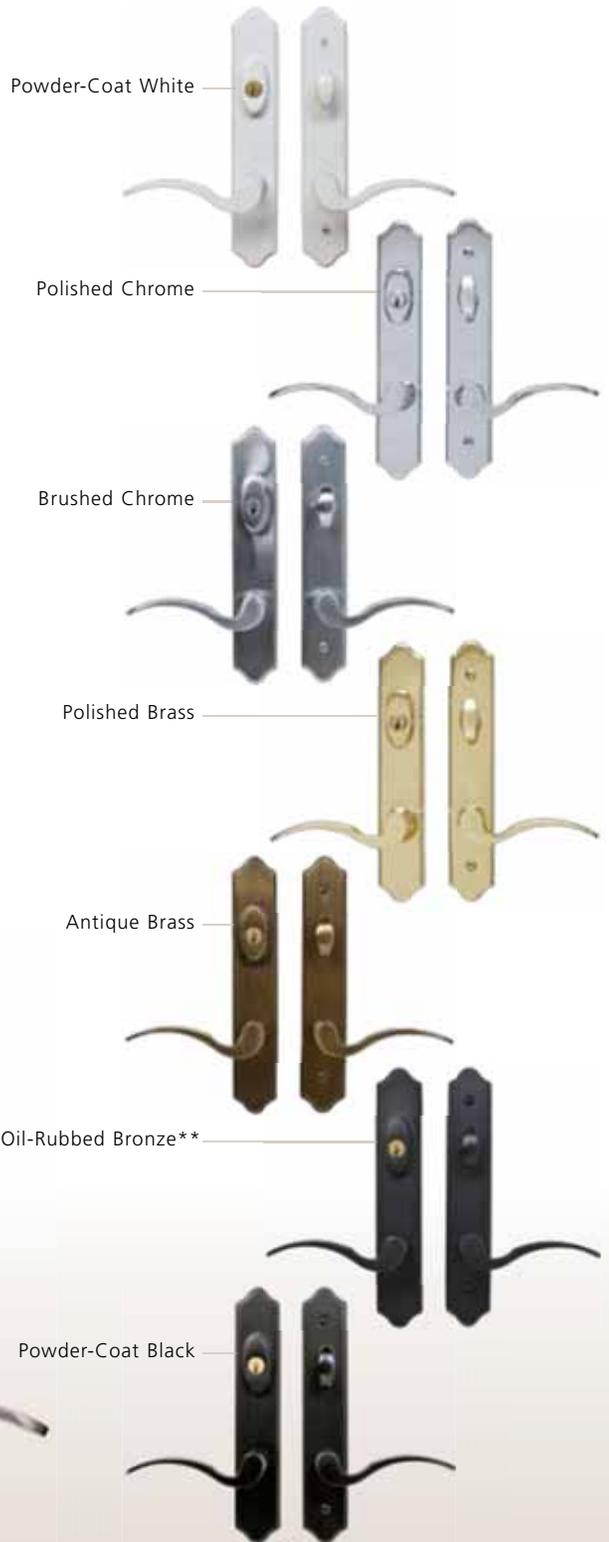
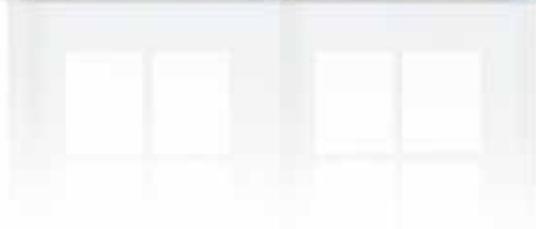


**4" X 4"
ADJUSTABLE HINGES**
With stainless steel pin

STANDARD BRONZE EXTRUDED ALUMINUM SILL

With thermal break; door panels are fitted with a dual-durometer vinyl sweep for increased energy efficiency. (Outswing sill shown)





TRADITIONAL
Satin Nickel



**Finishes may appear different due to variations in printing*
***Authentic Oil-Rubbed Bronze will change in appearance over time*

SWINGING PATIO DOOR HARDWARE*

DOORS



RUSTIC
Distressed Oil-Rubbed Bronze

CONTEMPORARY
Satin Nickel





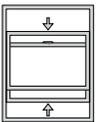
DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation.

We also offer large-scale Epic® series double-hung windows (shown below). They're ideal for either new projects or historic renovations, feature extruded sash components, and can be incorporated into new or existing rough openings that are up to 5'6" wide and 8'6" tall or up to 4'6" wide and 10'6" tall, respectively.



DOUBLE-HUNG WINDOW



DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation



CAM-LOCK

Classic styling with unobtrusive lines; simple, elegant, secure



TILT SASH

Allow for easy cleaning from the inside of your home

AVAILABLE HARDWARE FINISHES FOR ALL CASEMENT WINDOWS*



Authentic Oil-Rubbed Bronze**



Antique Brass



Polished Brass



Brushed Chrome



Polished Chrome



Powder-Coat White



Chestnut Bronze



Desert Sand



Powder-Coat Black



Satin Nickel

*Finishes may appear different due to variations in printing

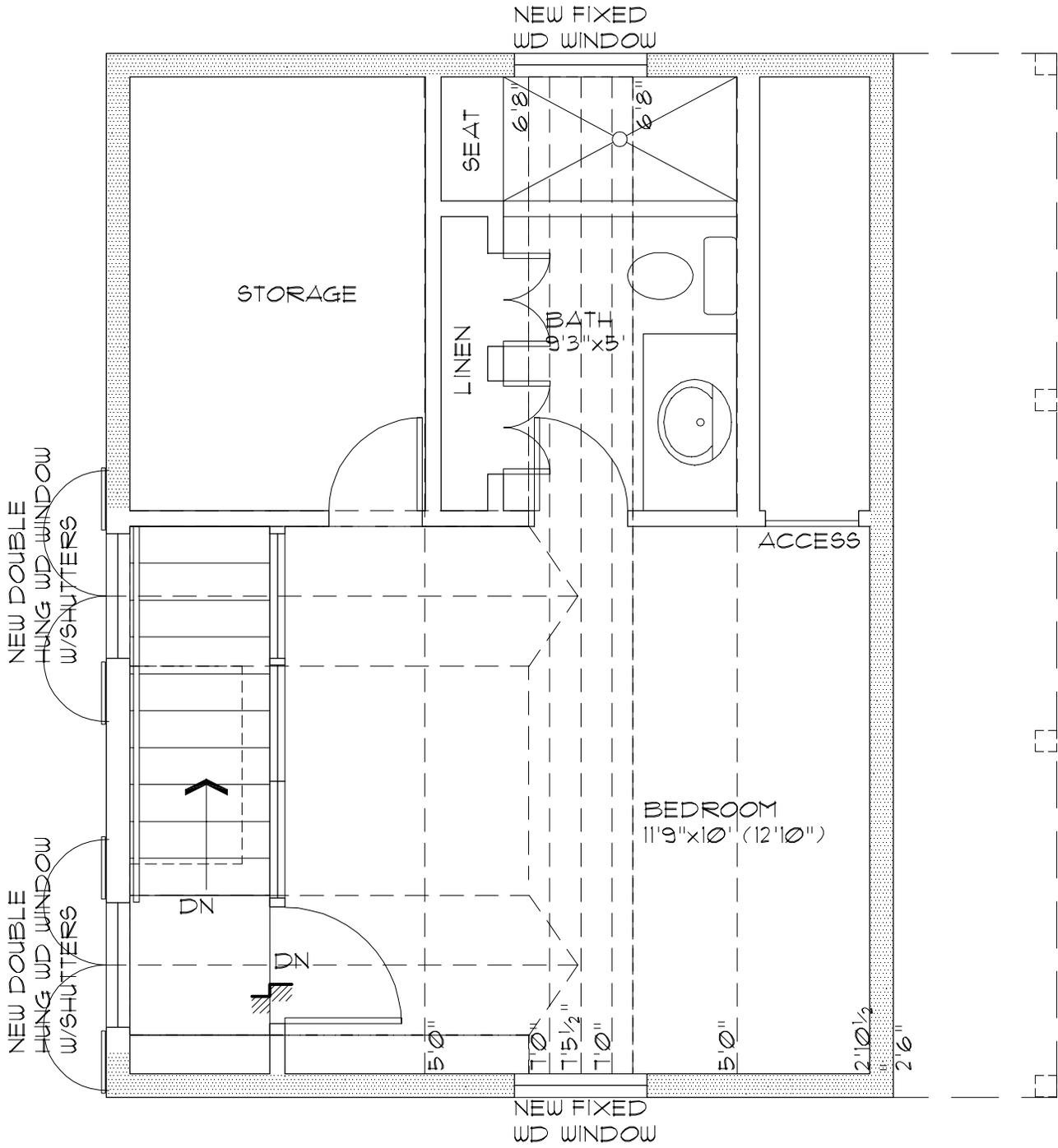
**Authentic Oil-Rubbed Bronze will change in appearance over time

SASH REPLACEMENT SYSTEM

Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact



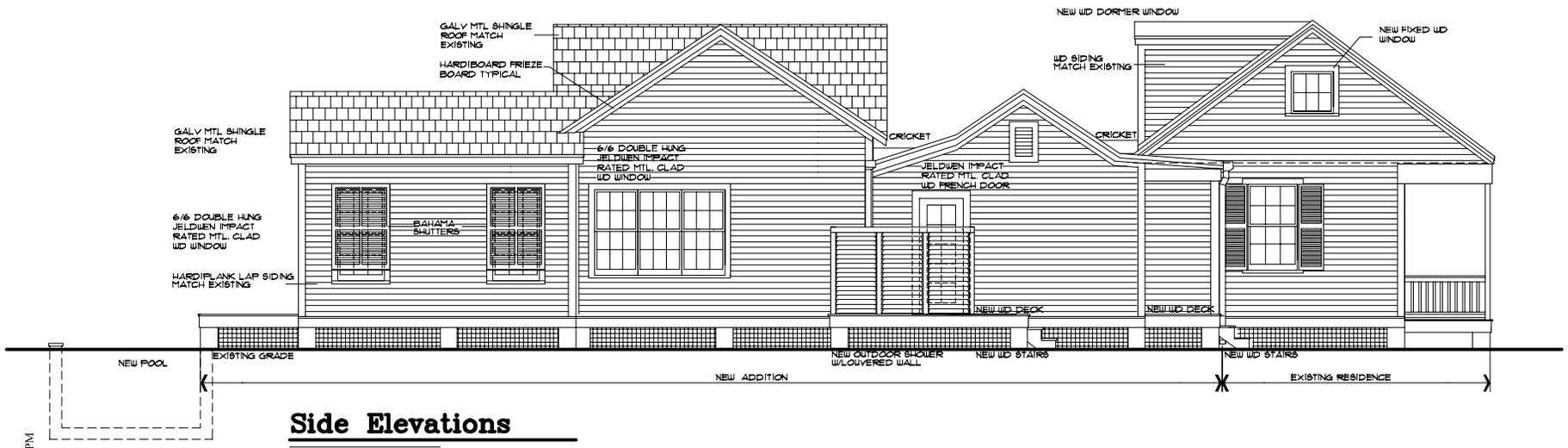
Site Plans



Attic Plan

N.T.S.

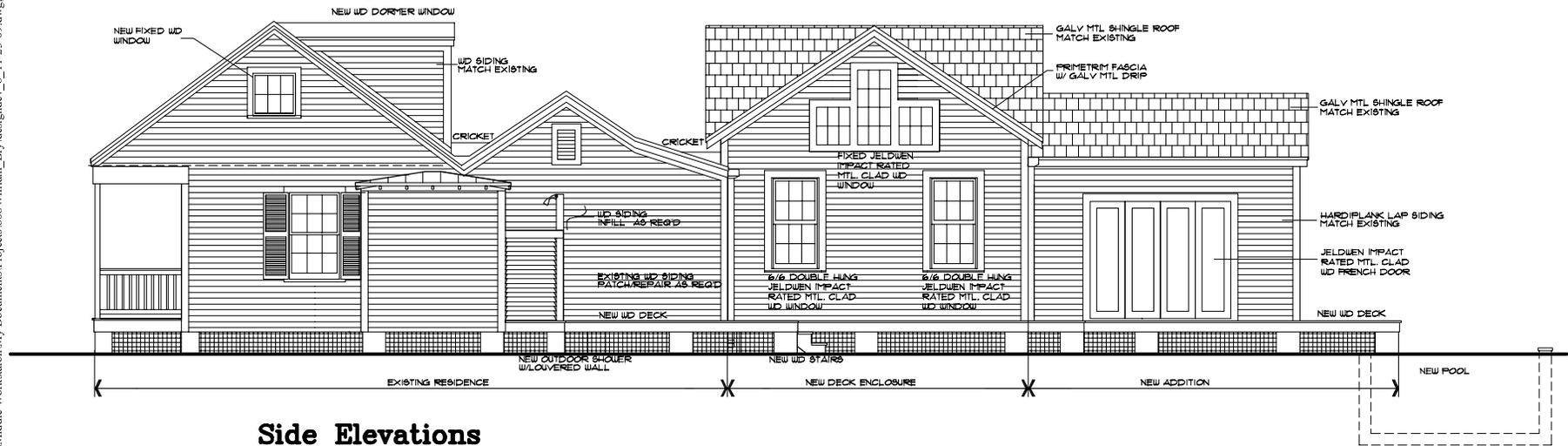




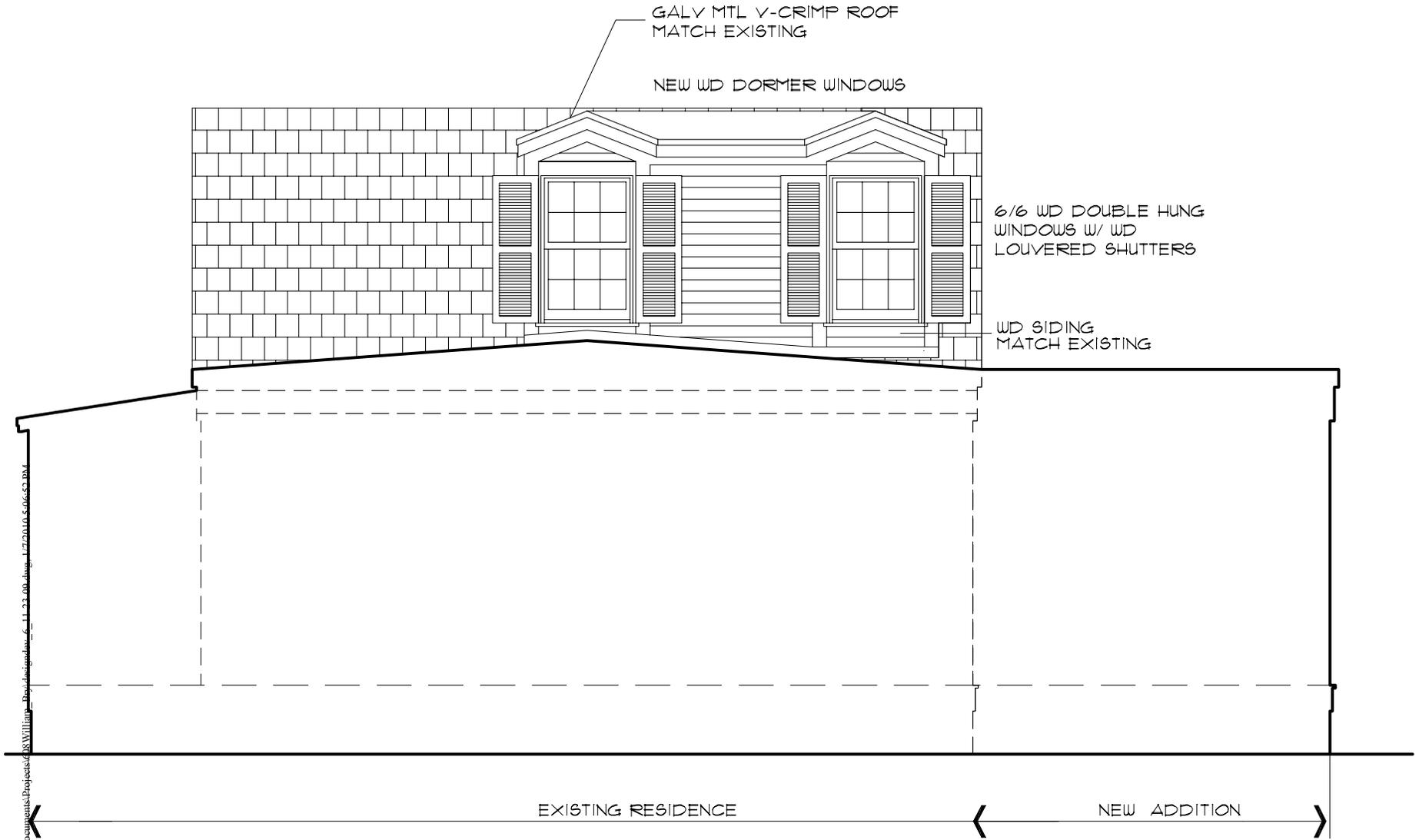
Side Elevations

NTA

C:\Documents and Settings\Middle Workstation\My Documents\Projects\608\William_Bry\design\dwg_11-23-09.dwg, 1/7/2010 5:05:46 PM

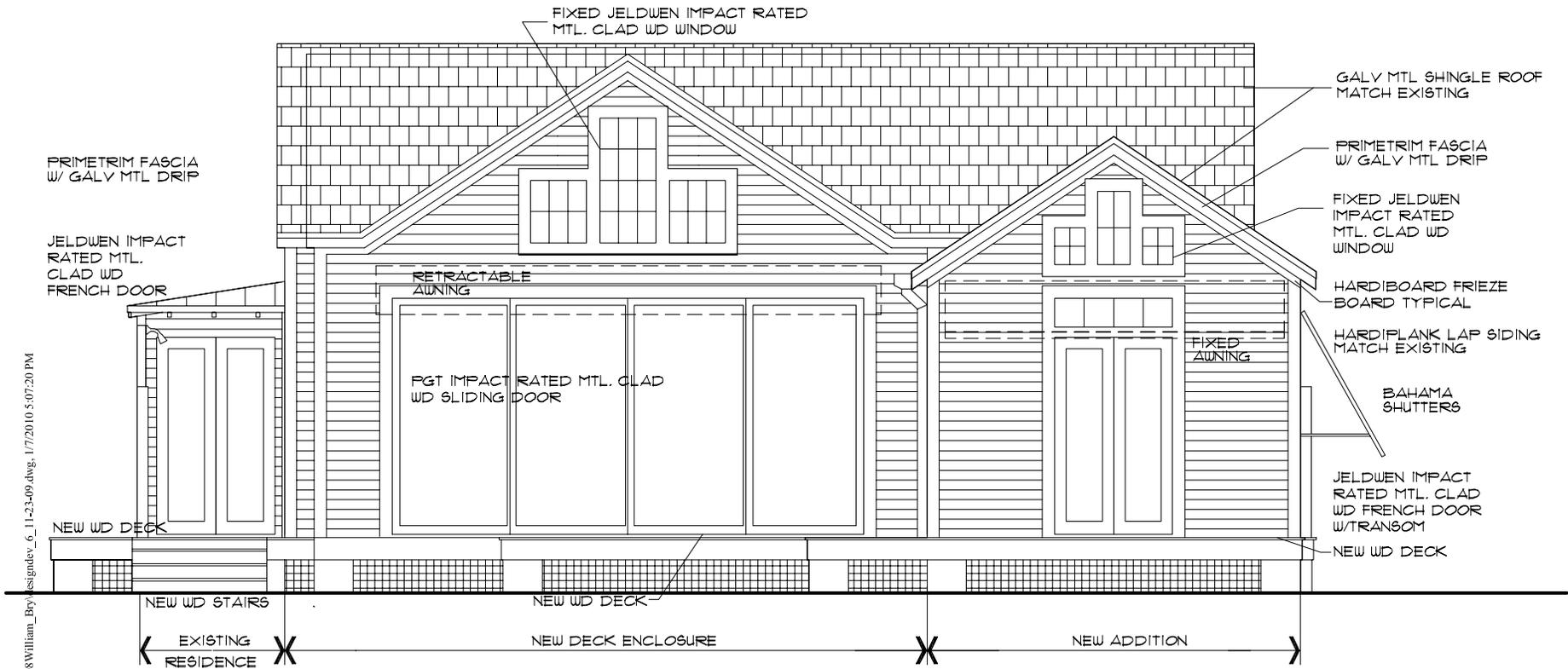


Side Elevations



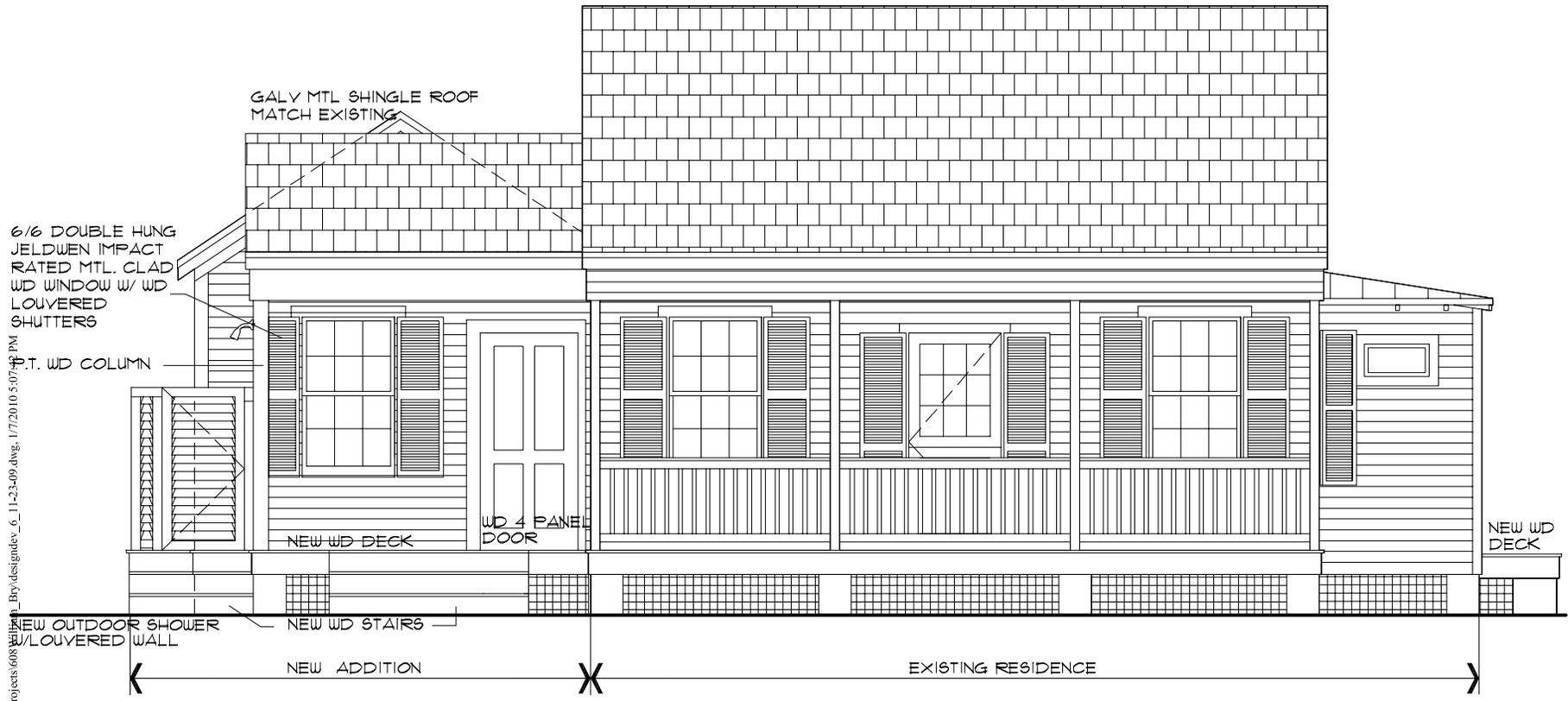
Partial Rear Roof Elevation

N.T.S.



Rear Elevations

N.T.S.



Front Elevations

NTB.

C:\Documents and Settings\Middle Workstation\My Documents\Projects\608\11-23-09.dwg, 1/7/2010 5:07:48 PM

Property Appraiser

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

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

Monday January 18, 2010, the Monroe County Property Appraiser
Property Record View

Alternate Key: 1012025 Parcel ID: 00011710-000000

Ownership Details

Mailing Address:
 BRAY THOMAS P AND REBECCA G
 135 ALLVIEW RD
 WESTERVILLE, OH 43081

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 608 WILLIAM ST KEY WEST
Legal Description: KW PT LOT 2 SQR 59 G61-29/32 OR1128-1375/79CASE#89-338-CP-10(JB) OR1241-2122/23L/E OR1889-442/44 (UR M/T ON FILE LAWRENCE JEAN S) OR2213-353/54 OR2408-1682/85

[Show Parcel Map](#)

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	100	4,560.27 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 753
Year Built: 1938

Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 20	Perimeter 118	Depreciation % 28
Year Built 1938	Special Arch 0	Grnd Floor Area 753
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

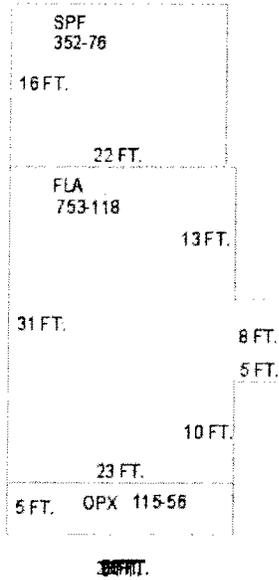
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	753
2	OPX		1	1992	N N	0.00	0.00	115
3	SPF		1	1992	N N	0.00	0.00	352

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	211 SF	0	0	1984	1985	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
3	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
4	FN2:FENCES	165 SF	0	0	1984	1985	2	30
5	PT2:BRICK PATIO	189 SF	0	0	1984	1985	4	50

Appraiser Notes

2008-02-22 SALES MAILER \$879K WITH HARC APPROVED PLANS FOR RENOVATION/EXPANSION. MLS \$799K 2/1 PLANS INCLUDED IN PRICE.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-2894	07/12/2005	12/31/2005	800		REMOVE SERVICE HURRICAN DENNIS
1 9603636	09/01/1996	11/01/1996	1	Residential	ROOF
2 013647	11/13/2001	12/28/2001	1	Residential	ROOF REPAIR
3 020234	01/31/2002	10/10/2002	500	Residential	PAINT FENCE
4 05-2897	07/12/2005	12/31/2005	800	Residential	REMOVE SERVICE DAMAGED BY HURRICANE DENNIS

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
2009	89,607	2,446	542,953	635,006	635,006	0	635,006
2008	83,693	2,518	633,878	720,089	720,089	0	720,089
2007	142,220	2,588	798,047	942,855	942,855	0	942,855
2006	262,269	2,660	433,226	698,155	698,155	0	698,155
2005	224,802	2,732	392,183	619,717	191,559	25,000	166,559
2004	184,637	2,803	342,020	529,460	185,980	25,000	160,980
2003	146,871	2,874	159,609	309,354	182,513	25,000	157,513
2002	165,131	2,964	127,688	295,783	178,236	25,000	153,236
2001	130,074	1,901	127,688	259,663	175,430	25,000	150,430
2000	130,074	3,978	86,645	220,697	170,321	25,000	145,321
1999	106,227	3,428	86,645	196,300	165,844	25,000	140,844
1998	93,220	3,176	86,645	183,040	163,233	25,000	138,233
1997	84,548	3,024	77,525	165,098	151,537	25,000	126,537
1996	53,271	2,194	94,401	149,866	147,124	25,000	122,124
1995	48,536	2,093	94,401	145,030	143,536	25,000	118,536
1994	43,406	1,956	94,401	139,763	139,763	25,000	114,763
1993	43,406	2,036	94,231	139,673	139,673	25,000	114,673
1992	42,928	0	86,700	129,628	129,628	25,000	104,628
1991	42,928	0	86,700	129,628	129,628	25,000	104,628
1990	27,487	0	67,575	95,062	95,062	25,000	70,062
1989	24,988	0	66,300	91,288	91,288	25,000	66,288
1988	20,409	0	58,650	79,059	79,059	25,000	54,059
1987	20,181	0	34,955	55,136	55,136	25,000	30,136
1986	20,289	0	33,782	54,071	54,071	25,000	29,071

1985	19,738	0	20,716	40,454	40,454	25,000	15,454
1984	18,527	0	20,716	39,243	39,243	25,000	14,243
1983	18,527	0	20,716	39,243	39,243	25,000	14,243
1982	18,847	0	20,716	39,563	39,563	25,000	14,563

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
4/2/2009	2408 / 1682	670,000	WD	02
5/26/2006	2213 / 353	830,000	WD	Q

This page has been visited 45,135 times.

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