

Historic Architectural Review Commission

Agenda Packet

July 13, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



Item 5.b.1.

Request for demolition of back portion and new construction – #313 Truman Avenue – Applicant: Carlos Rojas, Architect (H10-01-77) – Demolish non contributing second addition and replace with two story addition.

5b-1- Request for demolition of back portion and new construction - #313 Truman Avenue - Applicant: Carlos Rojas, Architect (H10-01-77)

Demolish non contributing second addition and replace with two story addition.

According to the Florida Master Site Files the house located on 313 Truman Avenue is listed as a contributing resource and was built circa 1889. The contributing house is a one and half story frame vernacular structure with two saw tooth additions attached on the back. The house is located on a corner lot, on Truman Avenue and Terry Lane.

After a review of the Sanborn maps and doing a visual inspection of the house it is staff understanding that the attached back portion of the house, which is proposed to be demolished, is a non historic addition that were attached to the contributing house. The 1948 and 1962 Sanborn maps reveal that the existing back portion of the house is different in footprint of what used to be. Moreover the 1962 Sanborn Map presents a half story structure attached to the east side of the back addition. The attached back structure exhibits deterioration; some shifting of the east exterior wall can be observed.

The proposed plans include the construction of a two story frame structure, larger in footprint than the existing non historic back addition and three feet higher than the main house.

Because this application includes a proposed demolition a first reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(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).

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;
 - (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and
 - (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
 - (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).
- (c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

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.

It is staff understanding that the actual back portion of the contributing house is a non historic structure. The Sanborn maps of 1948 and 1962 evidences different footprint configurations of the back portion of the historic house.

It is staff understanding that the proposed demolition of a non historic attached back addition to the historic house complies with the criteria listed in the Code of Ordinance section 102-218- Demolitions in the historic district. The applicant has included on the submitted plans a new two story frame addition to be built in the back portion of the house.

Staff recommends to this commission to **approve** the request to demolish the back attached non historic addition. This project will require a second reading.

Application



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

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-77

OWNER NAME: James Thaller

DATE: 6-22-10

OWNERS ADDRESS: 313 Truman Ave

PHONE #: 2924870

APPLICANT'S NAME: Carlos Rojas AIA

PHONE #: 9233567

APPLICANT'S ADDRESS: 540 White St Key West

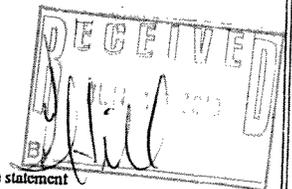
ADDRESS OF CONSTRUCTION: 313 Truman Ave

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolish non contributing 2nd
Addition and replace w/
2 storey Addition



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

<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, rehabs, 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: 6-22-10

Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Frame Vernacular contributing structure, built c 1855.

Demolition Ordinance -

New construction guideline - pages 36-38.

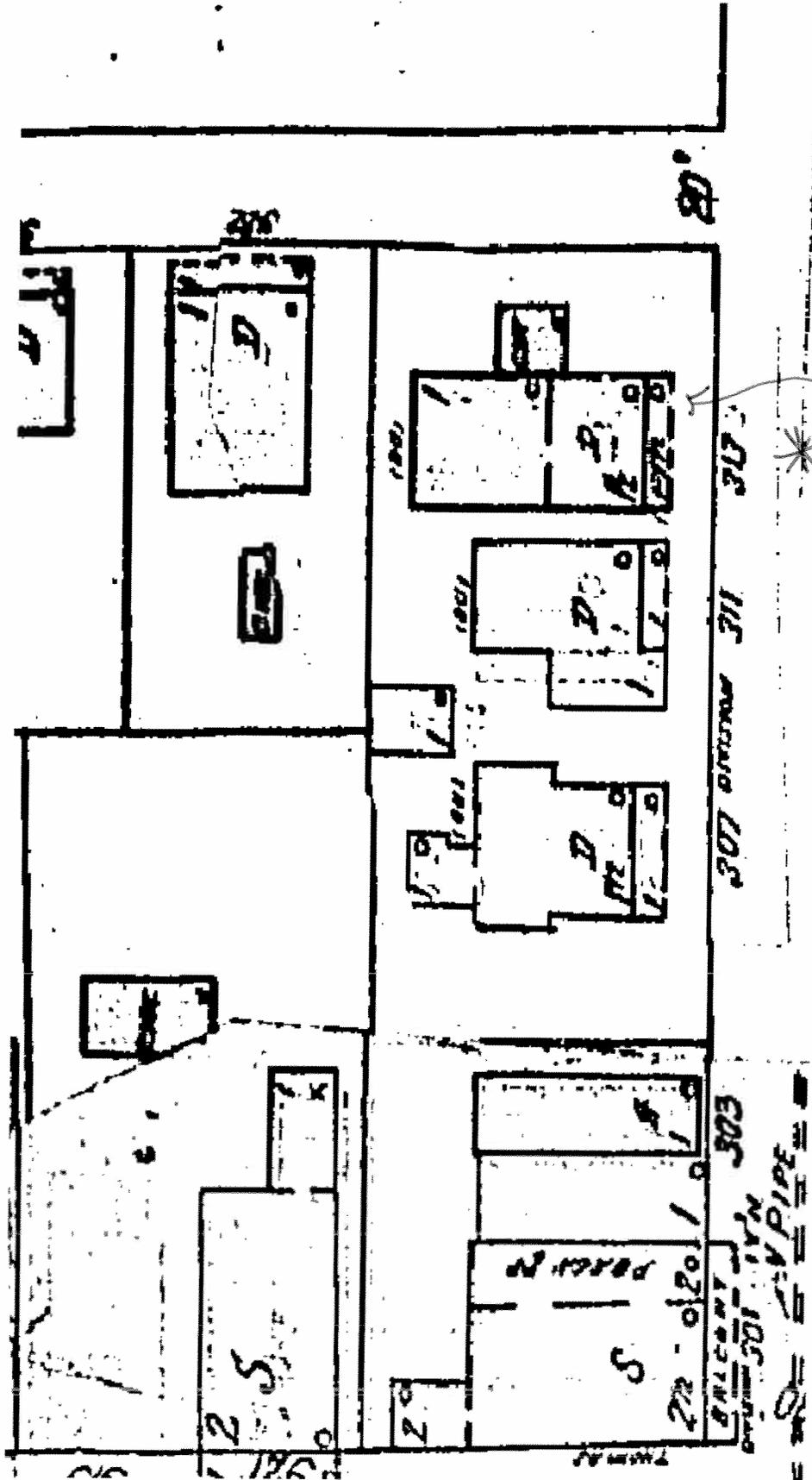
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

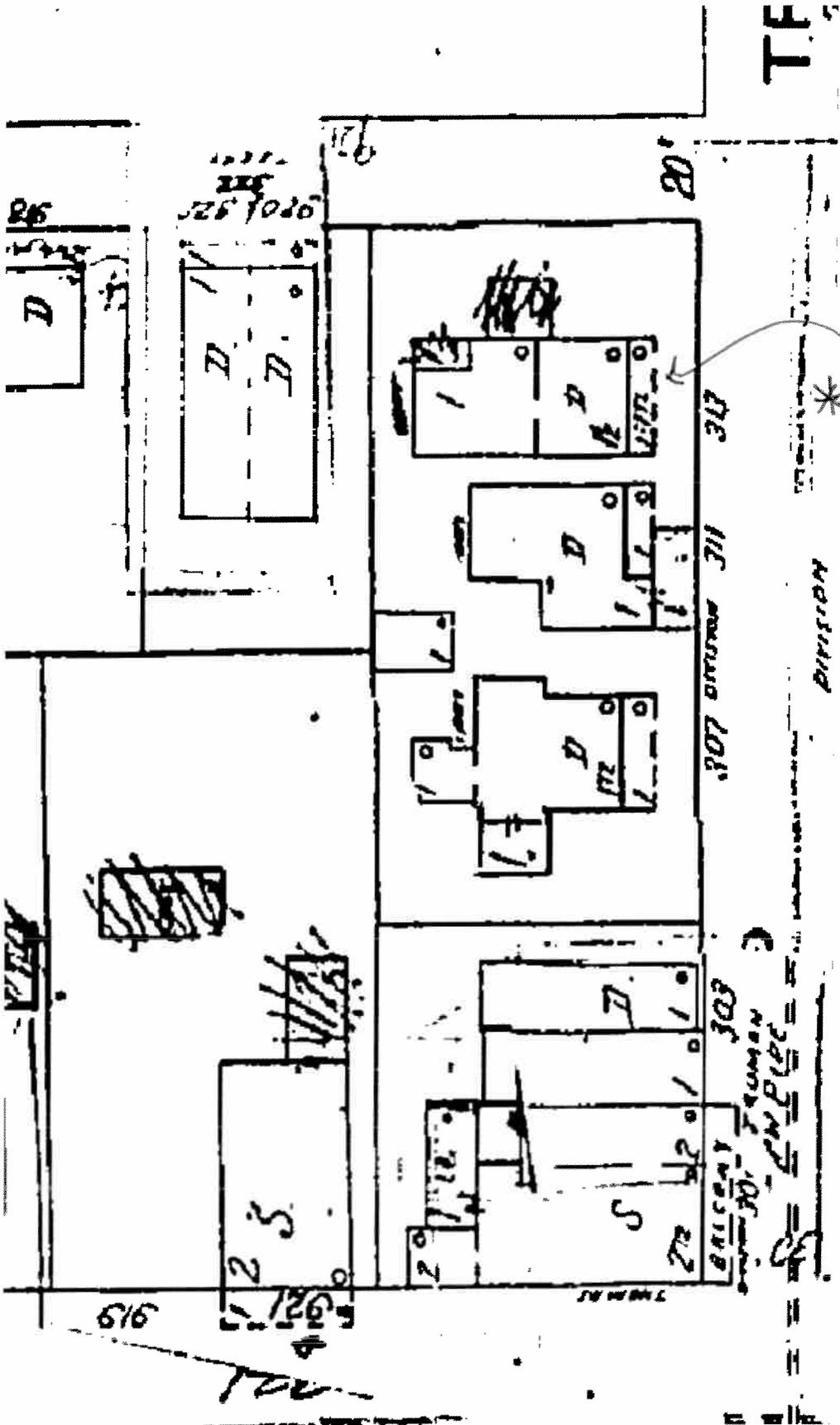
Signature: _____

Historic Architectural
Review Commission

Sanborn Map



#313 Truman Avenue Sanborn Map 1948 Copy



313 Truman Avenue Sanborn Map 1962 Copy

Project Photos



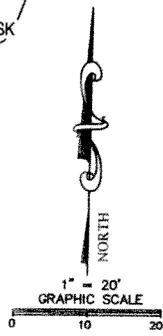
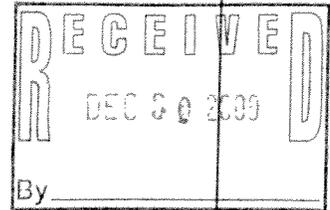
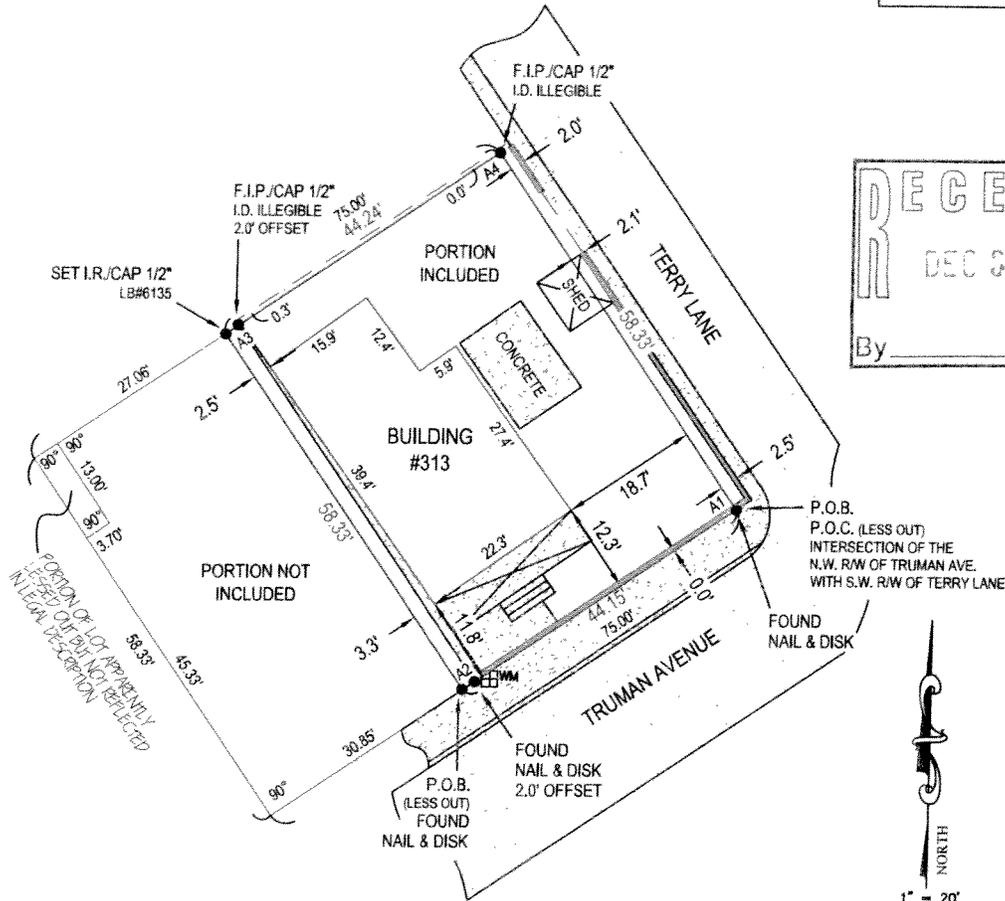


Survey

Boundary Survey

153331

- A1= 90°00'00" (D)
- A2= 90°05'38" (D)
- A3= 89°54'22" (D)
- A4= 90°00'00" (D)



ADDRESS
313 TRUMAN AVENUE
 KEY WEST, FLORIDA 33040
 LEGAL DESCRIPTION: (AS FURNISHED)
 SEE ATTACHED

RLS #: 09-09-0206
CLIENT #: 1064-2199284
FIELD DATE: 09.17.09
DRAFTER: B.J.D.
APPROVED: C.O.M.
SCALE: 1" = 20'

BASIS OF BEARINGS: The angles shown hereon are based upon the most Easterly corner of subject property, having a Deed angle of 90°00'00".

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN (if applicable)

SURVEYOR INFORMATION:

SURVEYOR FILE NUMBER: Your job number

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
 Andrew E. Richardson
 James Thriller

NOTES

- UNDERGROUND UTILITY NOT ALTERNATE UNDERGROUND IMPROVEMENTS, EMBANKMENTS AND/OR OTHER UNDERGROUND UTILITIES SHOWN HEREON APPEAR TO BE LOCATED BY THE SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN DETERMINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR LITIGATION PURPOSES.

THIS SURVEY IS NOT VALID ON THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE LIMITED BY THIS STATEMENT.

LEGEND

ACC: AIR CONDITIONER	OLU: OVERHEAD UTILITY LINE
BLDG: BUILDING	P: PLATED
C.L: CALCULATED	P.C: POINT OF CURVATURE
C.B: CHORD BEARING	P.O.B: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C: POINT OF COMMENCEMENT
C: CENTERLINE	P.P: POWER POLE
C.N.A: CORNER NOT ACCESSIBLE	P.R.C: POINT OF REVERSE CURVATURE
CONC: CONCRETE	P.R.M: PERMANENT REFERENCE MONUMENT
COV: COVERED	R.O.W: RIGHT OF WAY
CAL: CONCRETE SLAB	S: SIDEWALK
D: DESCRIPTION	CLF: CHAIN LINK FENCE
D.W: DRAINAGE	WF: WOOD FENCE
M: MEASURED	

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING, PER FEDERAL PANEL NUMBER 15058L-1315, LATEST REVISION DATE 11/15/08. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FLOOD AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
 FOR ALL INQUIRIES CONTACT:
 RLS
 rlsinfo@rls.com
 (409)379-6000
 Form 6.7

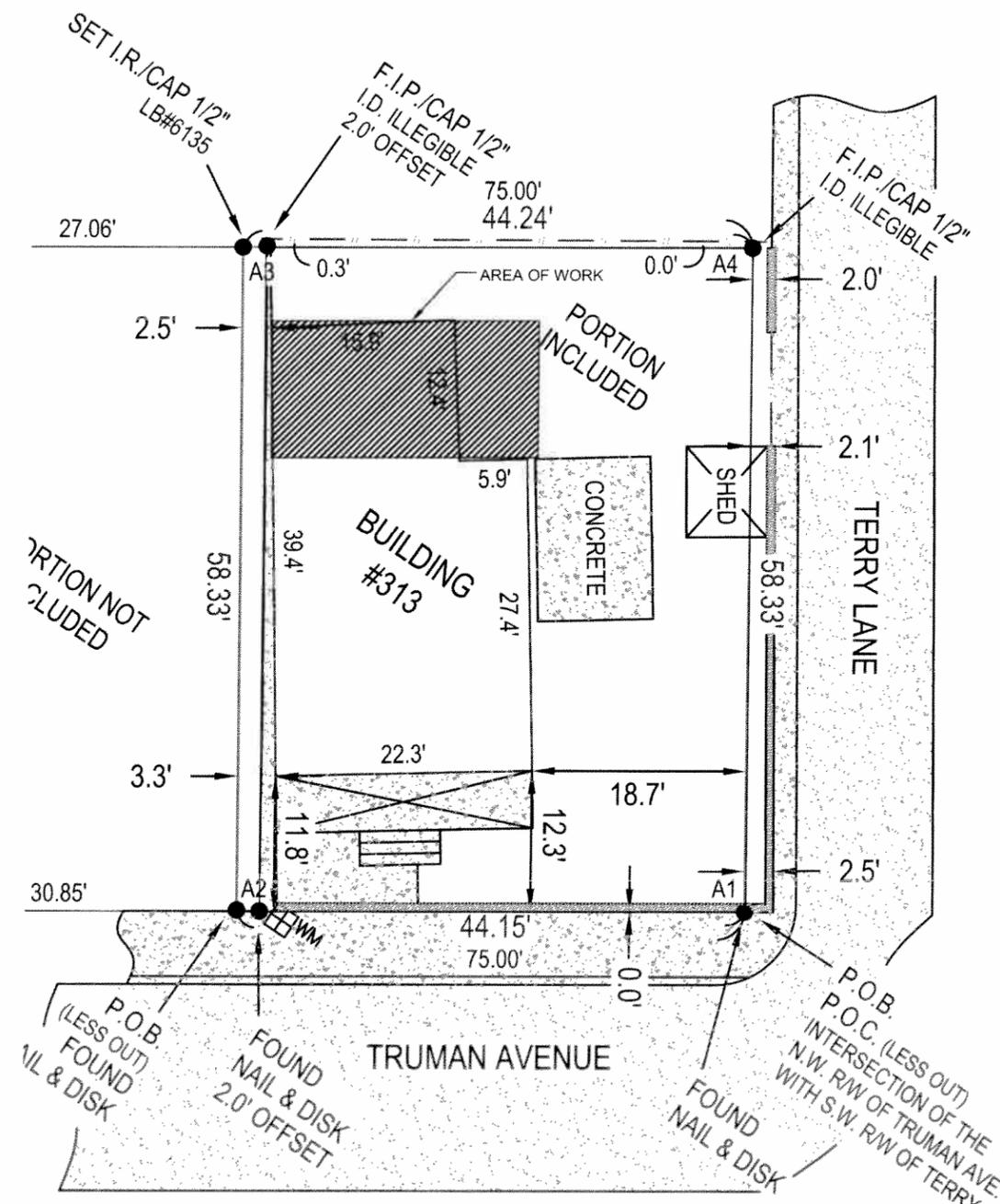
SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 61G 17-6, Florida administrative code, Pursuant to Chapter 176 027, Florida statutes.

SURVEYOR'S NAME Clyde O. McNeal		DATED: 09 28, 09	
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL			
DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date: ____/____/____

Site Plans



EXISTING SITE PLAN/ROOF PLAN
1/8" = 1'-0"

GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF THE REMODELING OF AN EXISTING STRUCTURE IN THE HISTORIC SECTION OF KEY WEST. THE REAR OF THE STRUCTURE CONSISTS OF SEVERAL ADDITIONS DONE OVER A PERIOD OF YEARS.

1. DEMOLISH NON CONTRIBUTING 3RD ADDITION
2. BUILD 2 STOREY ADDITION IN REAR.

NOTE: THIS IS A GENERAL SCOPE OF WORK AND DOES NOT DESCRIBE ALL THE TASKS REQUIRED TO ACCOMPLISH THESE MAJOR ITEMS. THERE IS AN ADDITION TO THE FOOTPRINT.



Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 282-4870
TinaRojas@aol.com

Revisions

NO.	DESCRIPTION

DESIGN DATA:

WIND VELOCITY: 150 MPH ASCE 7 - 05
 VELOCITY PRESSURE: 48.1 P.S.F.
 WIND IMPORTANCE: 1.0
 BUILDING CONDITION: ENCLOSED
 EXPOSURE CATEGORY: "C"
 WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-05
 SOIL BEARING 2000 PSF (ASSUMED)
 COMPACT & TEST ALL FOOTINGS
 CONC. @ 28 DAYS 2500 PSI
 REINF. STL. - ASTM A615 GR 40
 MORTAR TYPE "S"
 CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
 GROUT - 3/8" MIN. AGGREGATE 2,000 PSI
 ROOF: LIVE LOAD - 40 PSI
 DEAD LOAD - 25 PSI

ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO REQUIREMENTS OF THE FOLLOWING CODES:

- FLORIDA BUILDING CODE 2007
- FLORIDA MECHANICAL CODE 2007
- FLORIDA PLUMBING CODE 2007
- NATIONAL ELECTRICAL CODE 2005
- DESIGNED PER ASCE 7-05

Carlos O. Rojas, AIA
313 Truman Avenue
Key West, Florida 33040

Project Number
10313TRU
Date
06/16/10
Drawn By
COR

C1



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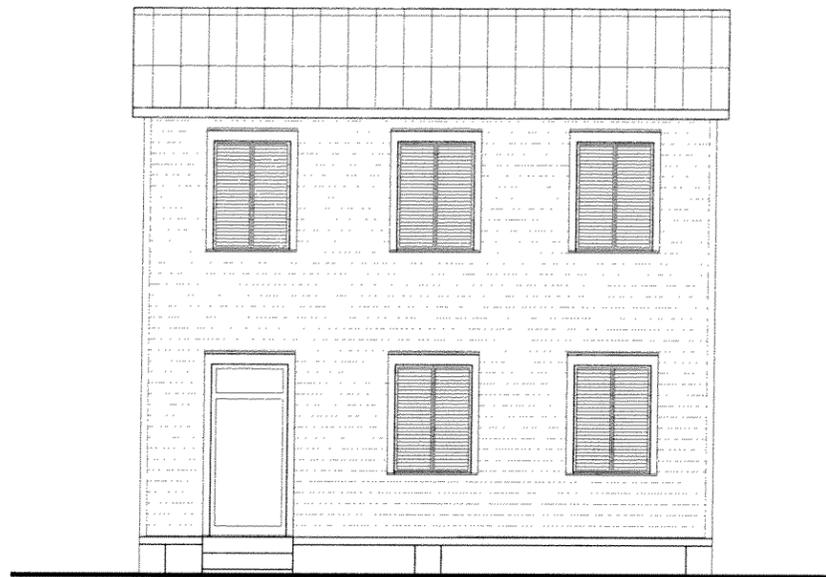
Revisions

Revisions

Carlos O. Rojas, AIA
313 Truman Avenue
Key West, Florida 33040

Project Number
10313TRU
Date
06/16/10
Drawn By
COR

A3



REAR ELEVATION
1/4"=1'-0"



SECTION/ SIGHT DIAGRAM
3/16"=1'-0"

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., July 13, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**DEMOLITION OF BACK PORTION AND NEW CONSTRUCTION
#313 TRUMAN AVENUE- APPLICATION NO. (H10-01-77)**

Applicant: Carlos Rojas, Architect – Demolish non contributing second addition and replace with second story addition.

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com .