



**Historic Architectural Review Commission
Staff Report for Item 14**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: Matthew Stratton, Architect

Application Number: H2019-0014

Address: #806 Southard Street

Description of Work

New pool with water feature, new deck and open pavilion, all at rear of house.

Site Facts

The site under review is immediately adjacent to the west side of the historic Harris School. A contributing home, built circa 1910, is the main structure on the site. The house is under renovations.

Guidelines Cited on Review

- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 11, and 13.
- Guidelines for decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1, 3, and 4.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 9, 10 and 11.

Staff Analysis

A Certificate of Appropriateness is under review for the construction of a new pavilion, pool, deck and a water feature. All proposed elements will be located at the rear portion of

the lot and behind the main house. A water feature, located towards the Harris Scholl will also serve as a privacy wall for the new pool.

The open pavilion will be made of wood with louvered panels for privacy. The structure will be lower in height than the principal house and has a similar footprint and mass as other adjacent outbuildings.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The design is harmonious in scale and massing and the proposed location of the new elements, at the rear, will have no adverse impact on the site.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2019-0014	REVISION #	INITIAL & DATE WM 4/30/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

806 SOUTHARD	PHONE NUMBER
ED MULLIN & CAROLINE MULLIN	
103 FAIRINGTON LN	EMAIL
WAVERLY TOWNSHIP PA 18414	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST, FL 33040	
<i>Matthew Stratton</i>	DATE 4/29/19

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 SWIMMING POOL WITH WATERFALL FEATURE,
NEW WOOD DECKING, AND NEW OPEN AIR PAVILION

MAIN BUILDING: N/A

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

N/A

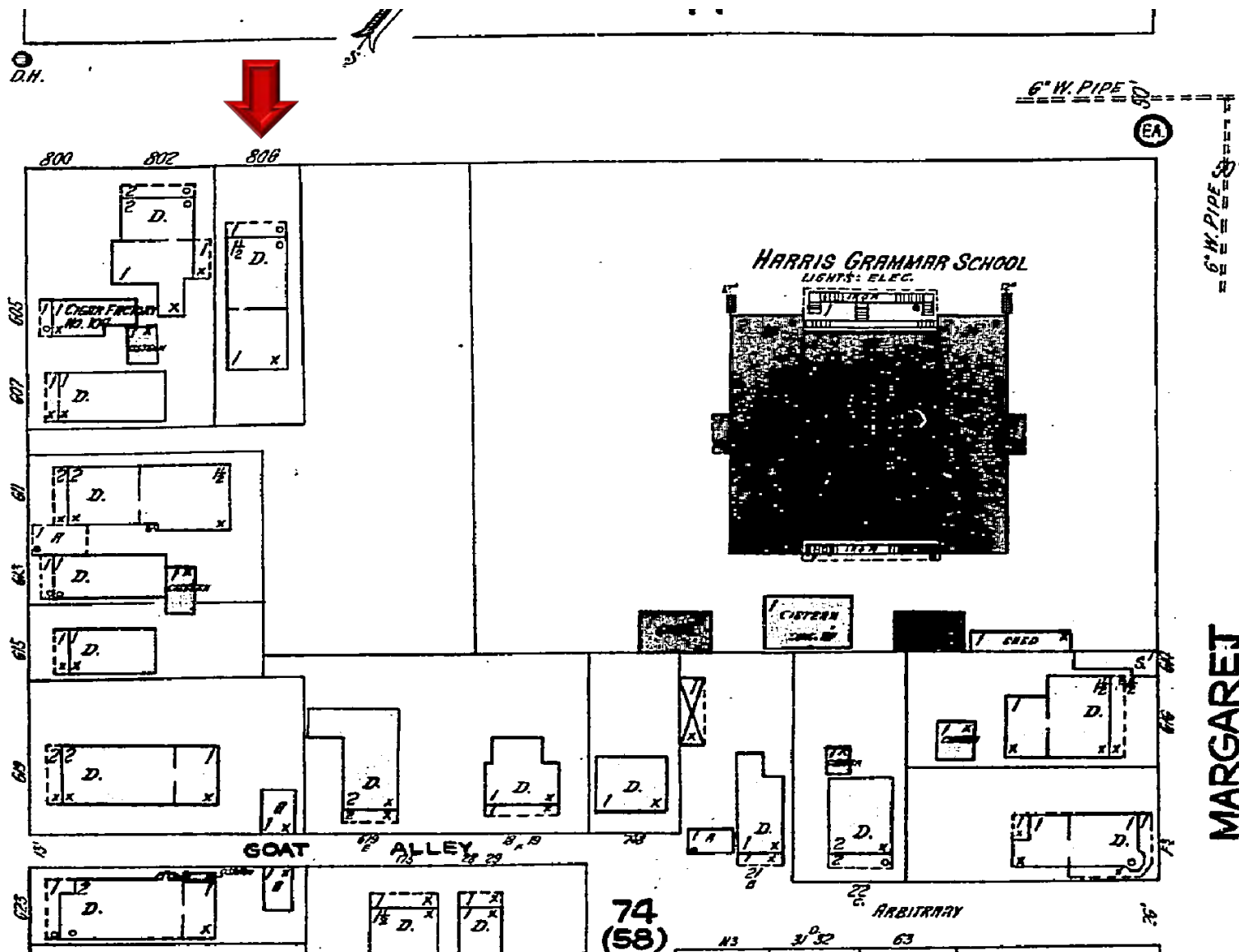
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

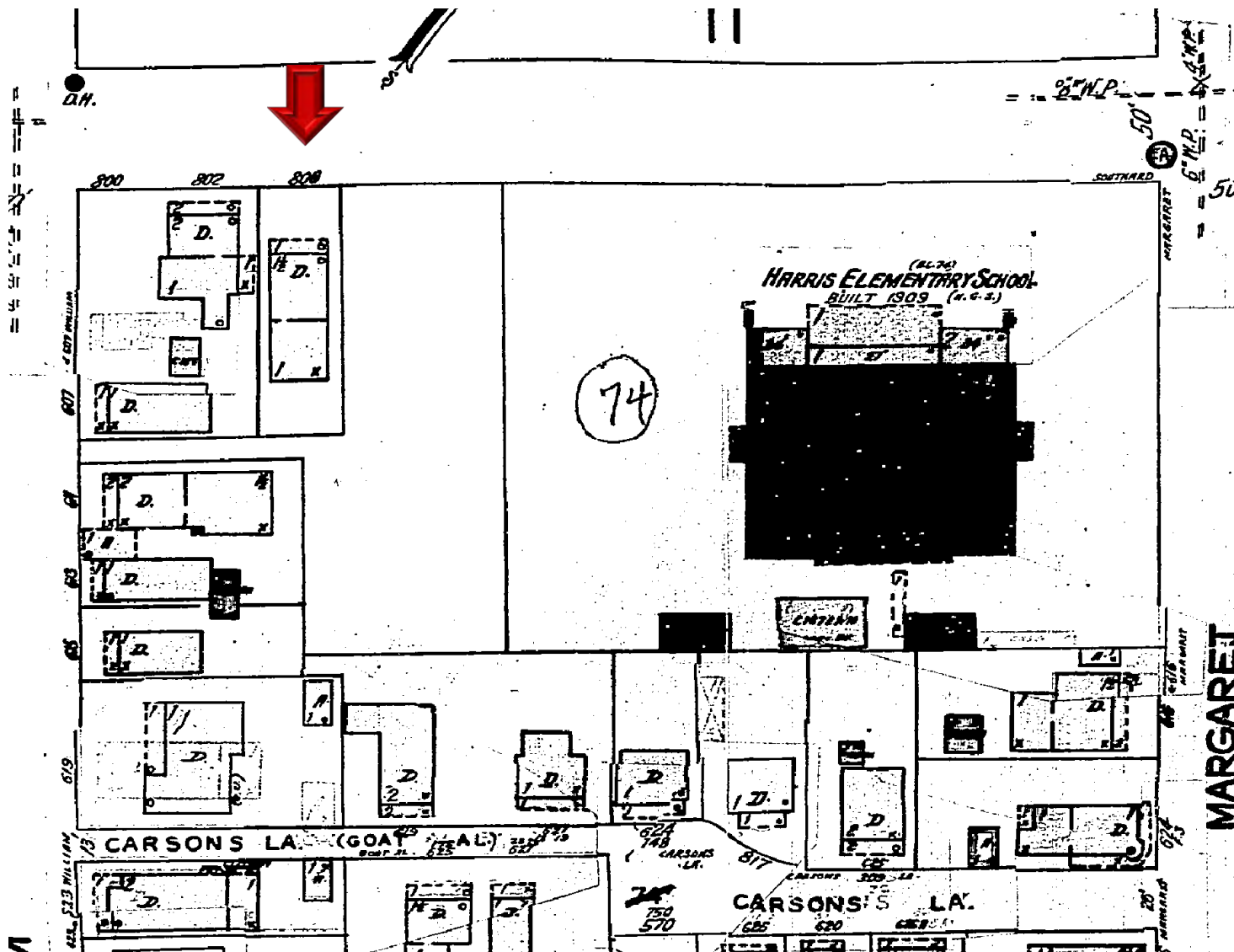
ACCESSORY STRUCTURE(S):	
9'x12' OPEN AIR PAVILION w/ WOOD LOUVERED PANELS	
PAVERS: N/A	FENCES: N/A
DECKS:	PAINTING:
144 SF NEW WOOD DECK	PAVILION - PAINT TO MATCH MAIN BUILDING
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
NEW LANDSCAPING AT SIDES AND REAR	9'x17' POOL + 10' WATERFALL 3'x8' EQUIPMENT ON CONC. SLAB
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
N/A	

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:		
House is listed as contributing.		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

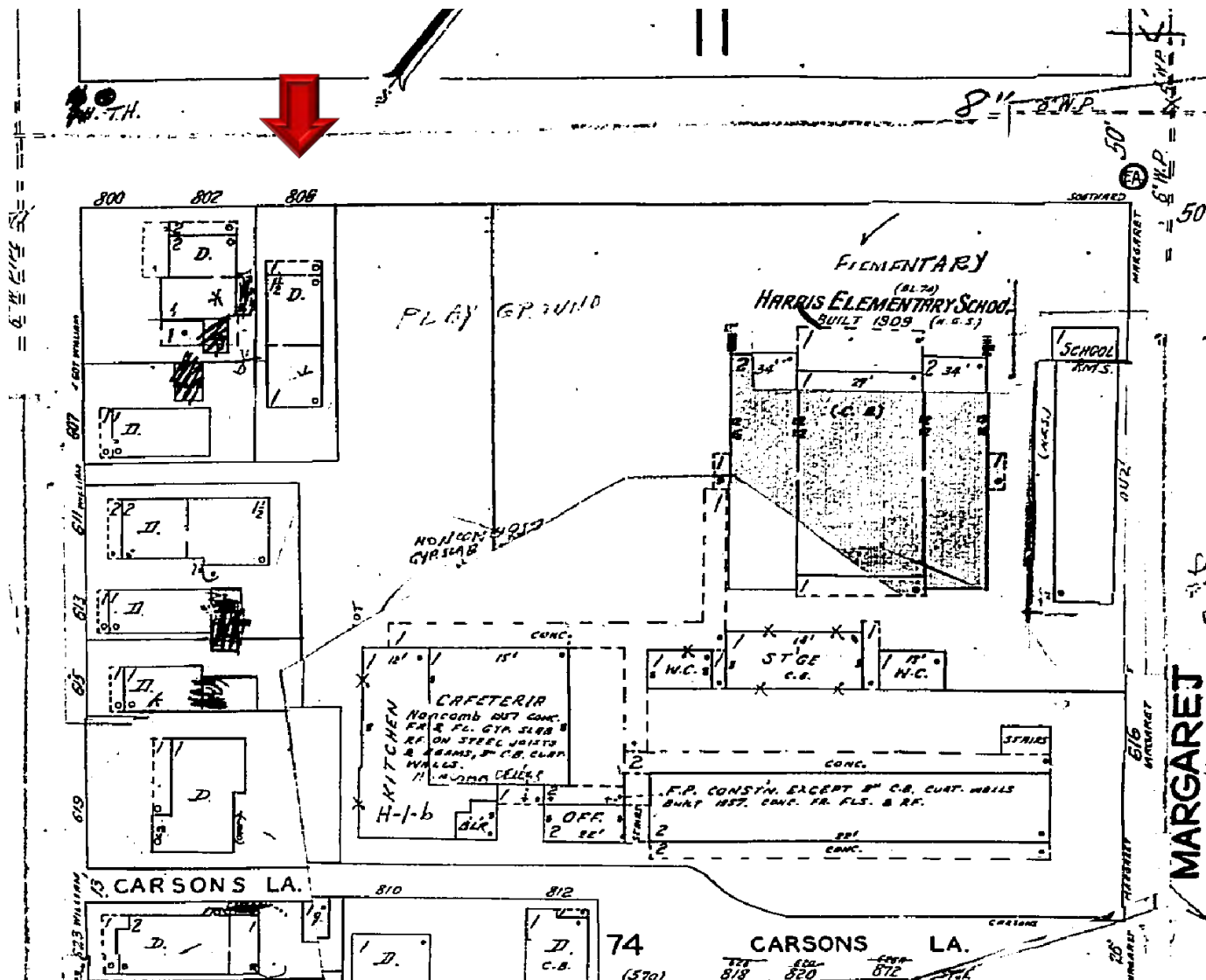
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS





1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



806 Southard Street circa 1965. Monroe County Library.

806 SOUTHARD



REAR YARD

15' TALL CHAIN LINK FENCE (HARRIS SCHOOL) ALONG EAST AND SOUTH



DAMAGED FENCE – HURRICANE IRMA SEPT. 2017



DAMAGED FENCE – HURRICANE IRMA SEPT. 2017



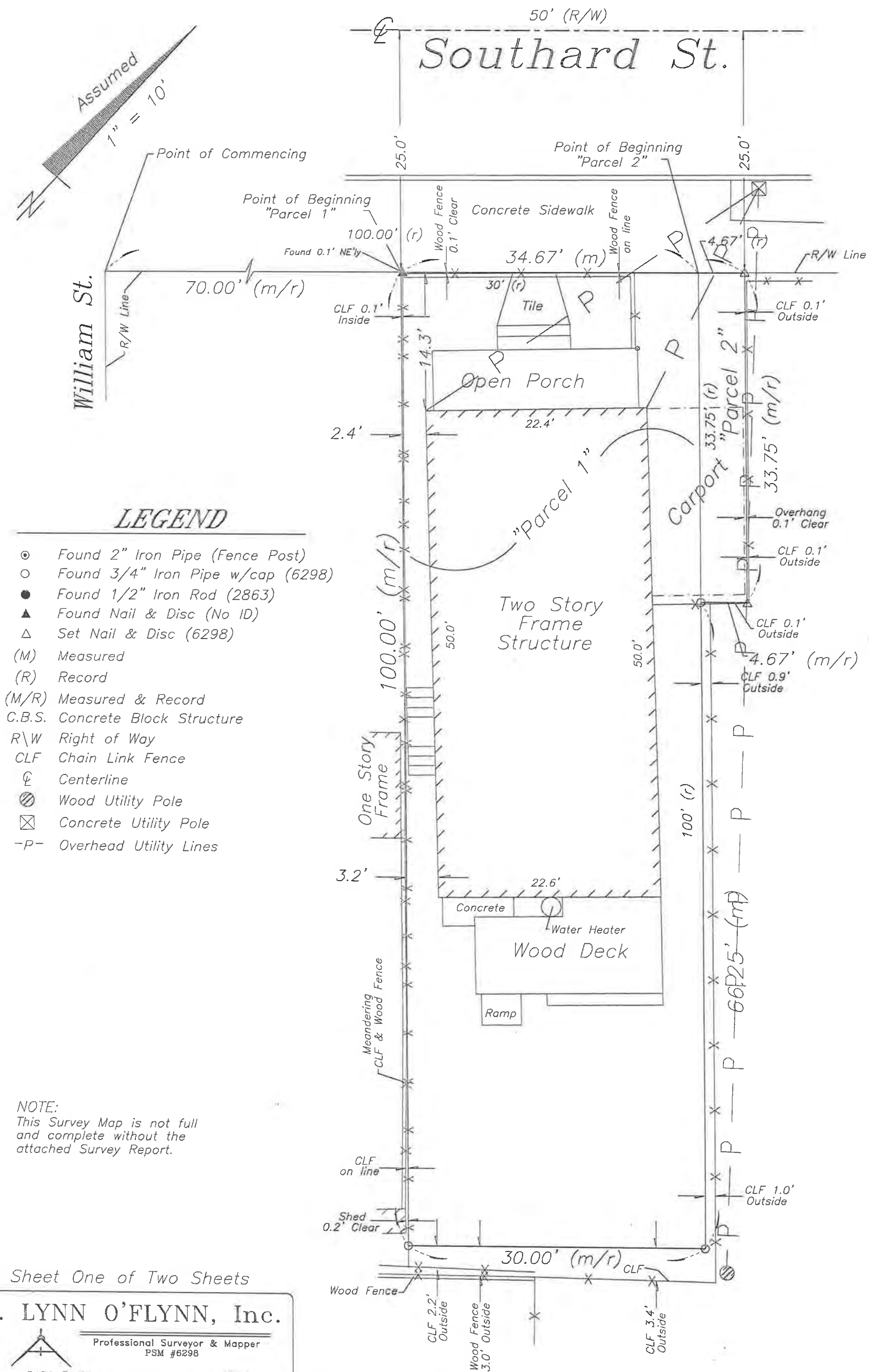
CURRENT CONDITION OF FENCE



CURRENT CONDITION OF FENCE

SURVEY

Boundary Survey Map of part of Lot 3, Square 58,
William A. Whitehead's Map of Island of Key West, 1829



*This Survey Map is not full
and complete without the
attached Survey Report.*

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 3, Square 58,
William A. Whitehead's Map of Island of Key West, 1829

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: 806 Southard 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. All bricking and concrete is not shown.
9. Date of field work: July 12, 2017.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

Parcel 1.

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Fifty-eight (58). Beginning at a point on Southard Street Seventy (70) feet from the intersection of William and Southard Streets, and running thence on Southard Street in a Northeasterly direction Thirty (30) feet; thence at right angles in a Southeasterly direction One hundred (100) feet; thence at right angles in a Southwesterly direction Thirty (30) feet; thence at right angles in a Northwesterly direction One hundred (100) feet to the Point of Beginning.

Parcel 2;

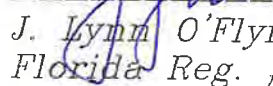
A parcel of land on the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as Part of Lot 3, in Square 58, said parcel being more particularly described as follows:

Commence at the intersection of the SE'ly right-of-way of Southard Street with the NE'ly right-of-way line of William Street and running thence NE'ly along the SE'ly right-of-way line of said Southard Street for a distance of 100.00 feet to the Point of Beginning; thence continue NE'ly along the SE'ly right-of-way line of said Southard Street for a distance of 4.67 feet; thence SE'ly and at right angles for a distance of 33.75 feet; thence SW'ly and at right angles for a distance of 4.67 feet; thence NW'ly and at right angles for a distance of 33.75 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Edward J. Mullin and Caroline Munley Mullin;
PNC Bank, NA;
Spottswood Spottswood Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


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

July 13, 2017

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

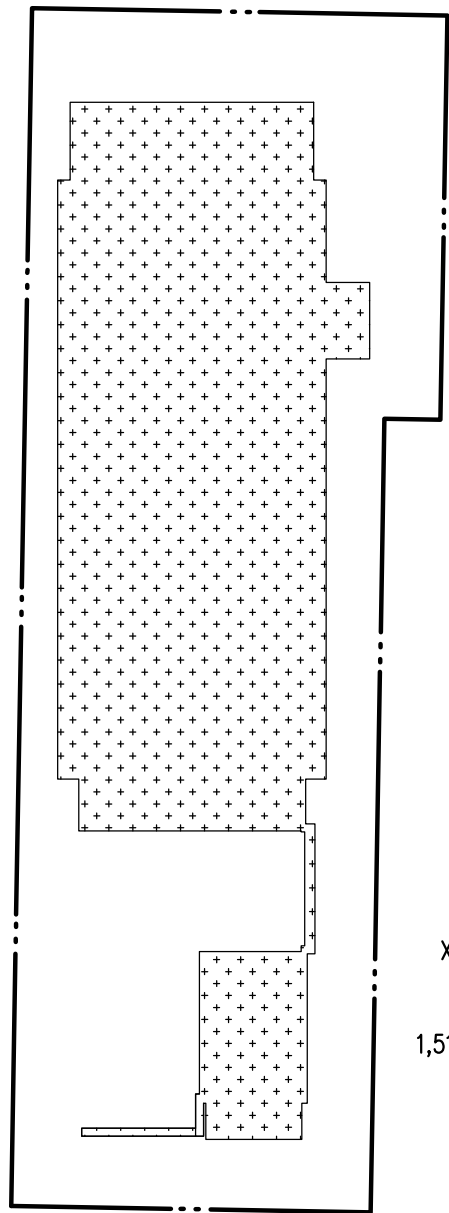
J. LYNN O'FLYNN, Inc.



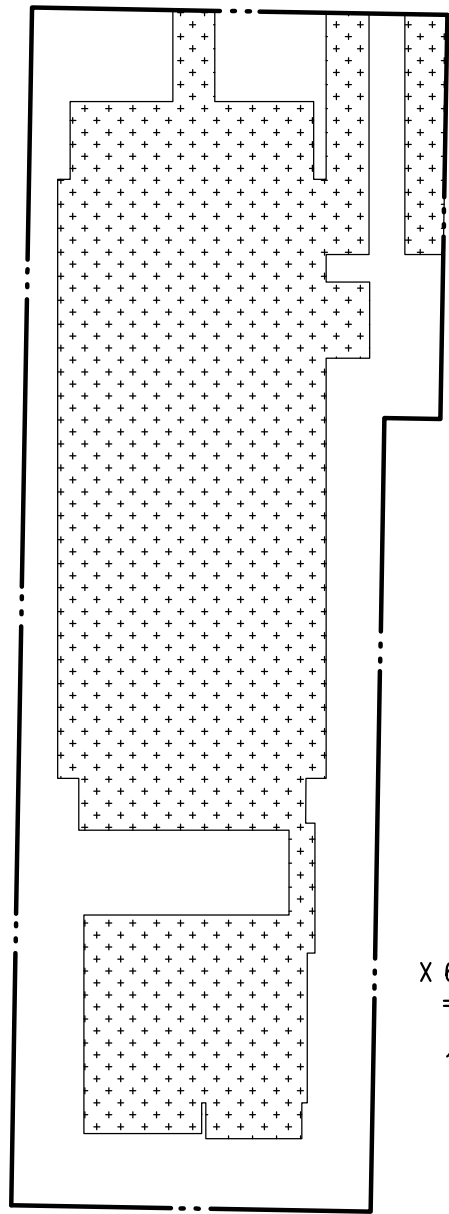
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

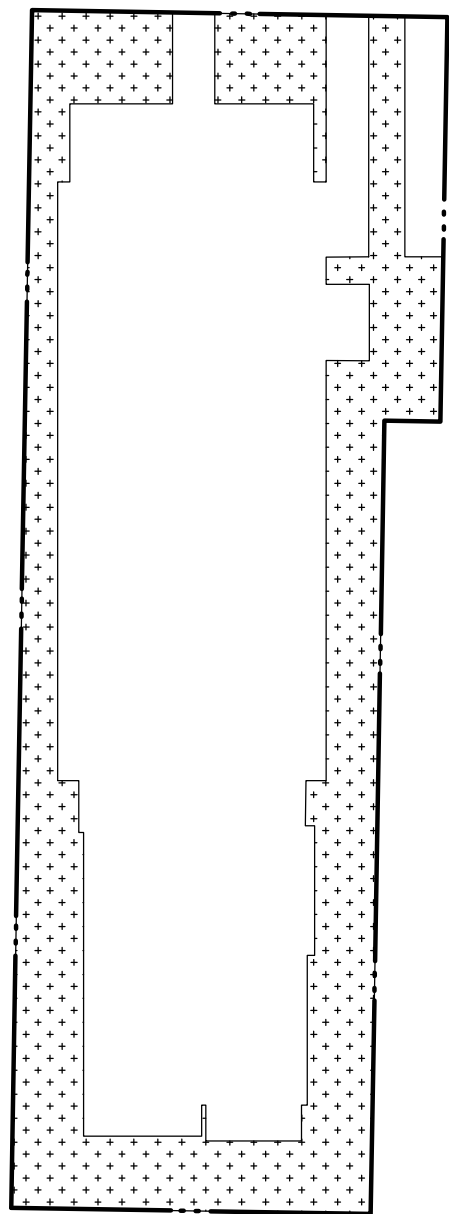
PROPOSED DESIGN



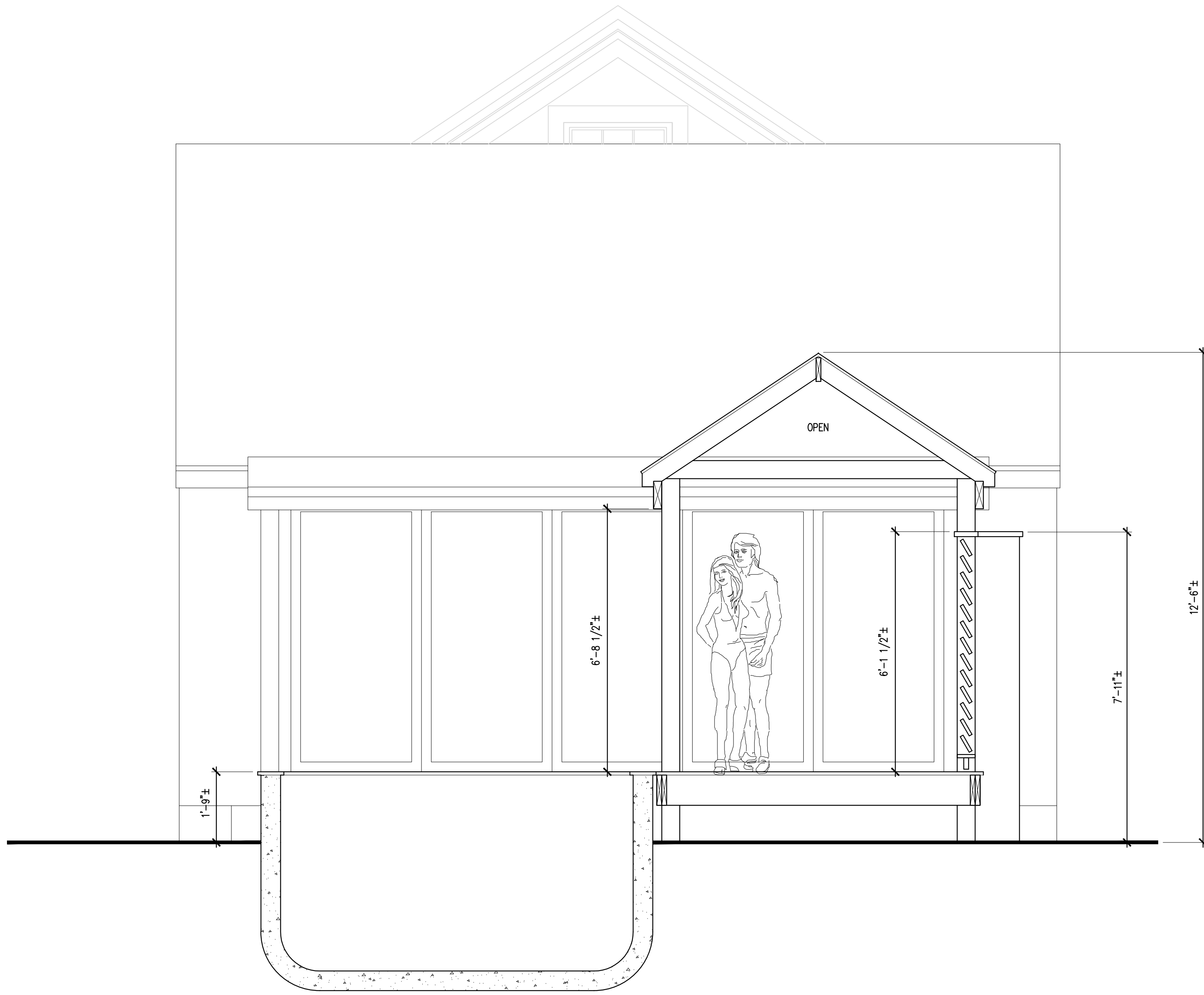
3,158 SF LOT
X 50% BLDG. COV'G.
= 1,579 SF MAX.
1,513 PROPOSED (47.9%)



3,158 SF LOT
X 60% IMPERV. SURF.
= 1,895 SF MAX.
1,883 PROPOSED (59.6%)

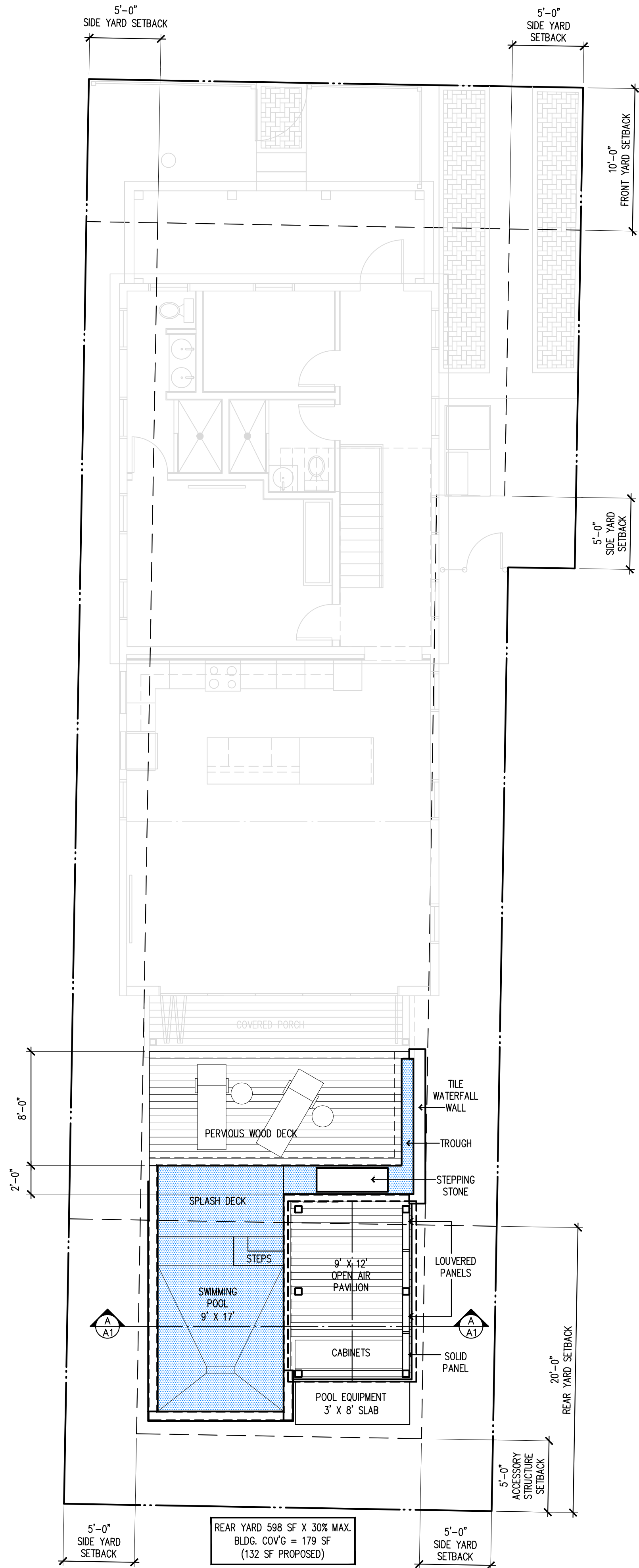


3,158 SF LOT
X 35% OPEN SPACE
= 1,105 SF MIN.
1,153 SF PROPOSED (36.5%)



A
A1
SECTION THRU POOL / PAVILION
1/2"=1'-0"

SITE DATA ZONE HHDR 3,158 SF LOT			
	ALLOWED	EXISTING	PROPOSED
OPEN SPACE (MIN)	1,105 SF (35%)	1,573 SF (49.8%)	1,153 SF (36.5%)
BUILDING COVERAGE (MAX)	1,579 SF (50%)	1,357 SF (43.0%)	1,513 SF (47.9%)
IMPERVIOUS SURFACE MAX)	1,895 SF (60%)	1,584 SF (50.2%)	1,883 SF (59.6%)



SITE PLAN / FIRST FLOOR PLAN
3/16"=1'-0"



MULLIN RESIDENCE
806 Southard Street
Key West, Florida 33040

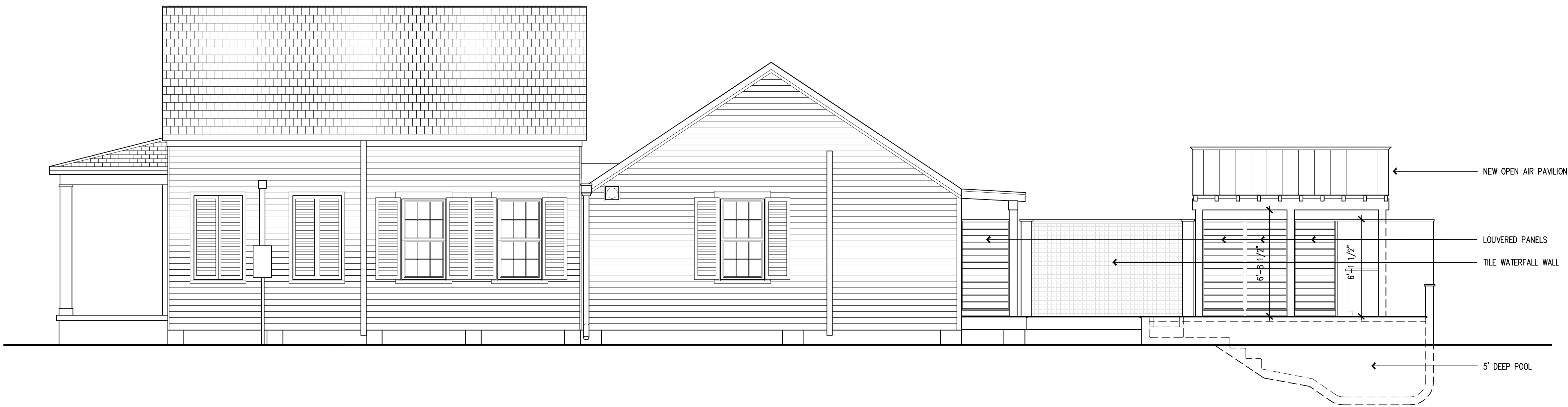
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 4.26.19

Project # 1717

A-1

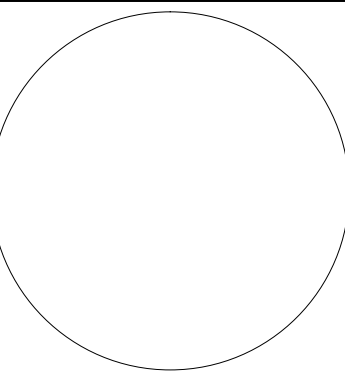


EXTERIOR ELEVATION
1/4"=1'-0"



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

MULLIN RESIDENCE
806 Southard Street
Key West, Florida 33040



M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 4.26.19
Project # 1717

A-2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., May 28, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW POOL WITH WATER FEATURE, NEW DECK, AND OPEN PAVILION ALL AT REAR OF HOUSE.

#806 SOUTHARD STREET

Applicant – Matthew Stratton, Architect Application #H2019-0014

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 305-809-3973 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.

PROPERTY APPRAISER INFORMATION



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 00011510-000000
Account# 1011827
Property ID 1011827
Millage Group 10KW
Location 806 SOUTHARD St, KEY WEST
Address
Legal KW PT LOT 3 SQR 58 D3-352 CO JUDGES DOCKET 78-184 OR826-1826/27P/R OR1685-358
Description OR1685-376 OR1685-377 OR1685-396 OR1685-397 OR1688-125D/C OR1688-126/128(WILL)
 OR1688-129 OR2083-890/891 OR2375-695 OR2375-696 OR2867-413/14
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

MULLIN EDWARD J
 103 Fairington Ln
 Waverly Township PA 18414
MULLIN CAROLINE MUNLEY
 103 Fairington Ln
 Waverly Township PA 18414

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$74,505	\$166,683	\$147,408	\$161,814
+ Market Misc Value	\$1,699	\$1,755	\$1,874	\$1,672
+ Market Land Value	\$569,117	\$569,117	\$512,551	\$410,629
= Just Market Value	\$645,321	\$737,555	\$661,833	\$574,115
= Total Assessed Value	\$645,321	\$209,364	\$205,058	\$203,633
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$645,321	\$184,364	\$180,058	\$178,633

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,153.00	Square Foot	0	0

Buildings

Building ID 808
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1429
Finished Sq Ft 1100
Stories 2 Floor
Condition GOOD
Perimeter 144
Functional Obs 20
Economic Obs 0
Depreciation % 27
Interior Walls WALL BD/WD WAL
Exterior Walls WD FRAME
Year Built 1943
EffectiveYearBuilt 1999
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	CARPORT UNFIND	209	0	60
OPX	EXC OPEN PORCH	120	0	52
FLA	FLOOR LIV AREA	1,100	1,100	144
TOTAL		1,429	1,100	256

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1973	1974	1	70 SF	2
WALL AIR COND	1994	1995	1	1 UT	1
WOOD DECK	1994	1995	1	100 SF	2
CH LINK FENCE	1959	1960	1	368 SF	1
FENCES	2010	2011	1	100 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/26/2017	\$700,000	Warranty Deed	2133608	2867	413	01 - Qualified	Improved

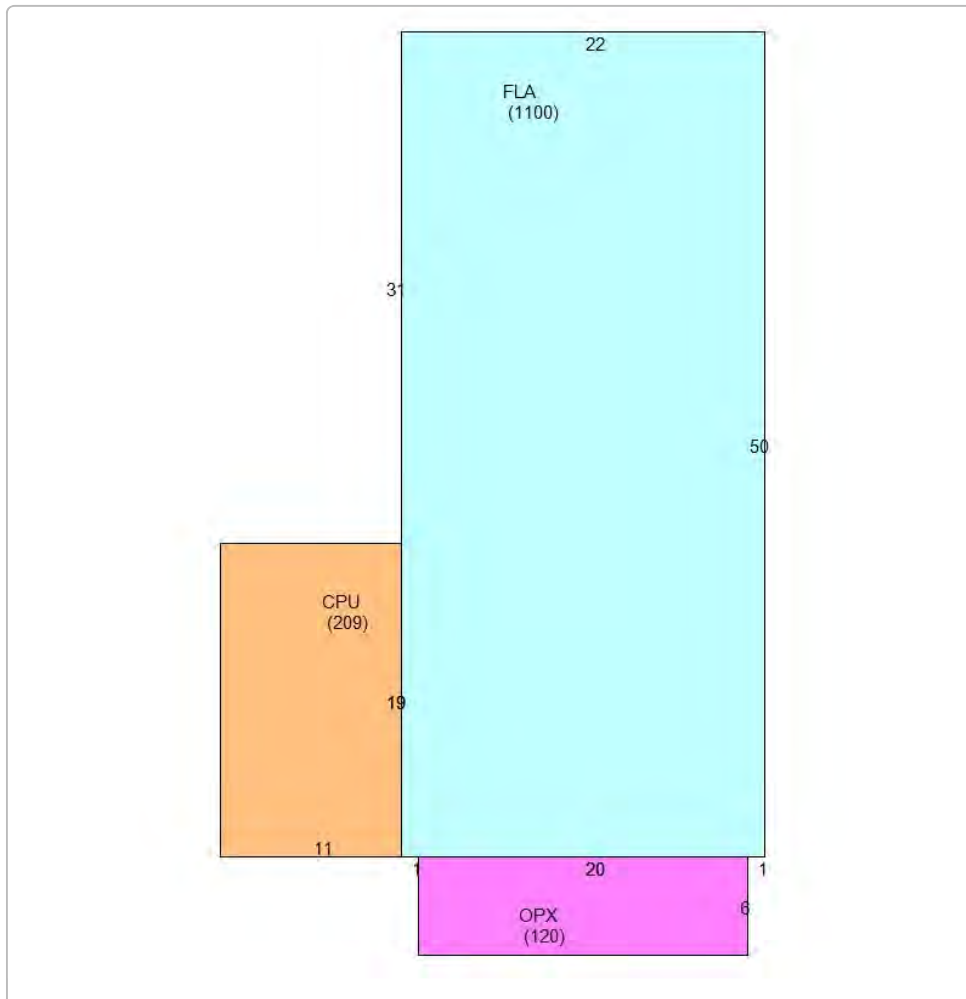
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0884	5/9/2019		\$300,000	Residential	ADD BEDROOM+NEW INT FRAMING, DRYWALL, FLORING CABINETRY TRIM,DOORS, AND PAINT
19-0887	5/9/2019		\$240,000	Residential	R&R WINDDOWS, FRONT DOOR, SIDING, SHUTTERS PAINT ALL
19-0895	5/9/2019		\$20,000	Residential	INSTALL ELECTRIC PER PLANS
19-0902	5/9/2019		\$10,000	Residential	INSTALL 6SWRS GRACE AND METAL SHINLGES 25SQRS TPO SADDLE CRICKET AREA
18-3149	7/24/2018	1/3/2019	\$11,000		DEMO INTERIOR ONLY. NO EXT WORK. REMOVE WALL BOARD AND TILE FLOORS REMOVE KITCH CABINETS
08-4403	12/3/2008	2/25/2011	\$1,200		BUILD 42"H WHITE PICKET FENCE 25lf
0000135	1/24/2000	8/9/2000	\$2,600		PAINT EXTERIOR
9602794	7/1/1996	8/1/1996	\$2,153		NEW CARPORT
9601684	4/1/1996	8/1/1996	\$400		RENOVATIONS
B950942	3/1/1995	9/1/1995	\$1,000		REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 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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