

Staff Report

8 Renovations of structure, including new roof and facade -#404 Southard Street- Rick Milelli/ Meridian Eng. (H12-01-718)

This staff report is for the review of a Certificate of Appropriateness for a request for renovations of an existing structure, including the removal of a canvas roof and its replacement with a permanent wood gable roof. The plans also include new front and side facades. The plans also include renovations to an existing front façade to the building located on the west side. According to the 1962 Sanborn map the building that was located on the site was had a rectangular footprint and was a concrete structure with steel joists.

Staff understands that the guidelines for New Construction, particularly guidelines 1, 4, 5 and 6 can be reviewed (pages 36-38a):

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will not conform to actual setbacks for this particular historic zone district HRO;

Front yard- 5 feet
Side yard- 5 feet
Back yard- 10 feet
Maximum height- 30 feet

The new roof eave will be less than 5' setback on its east side from the property line.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

The proposed new roof and facades will have a mass and scale appropriate for its urban context.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed plans depict open facades with roll up doors for night enclosure. Although this is not a traditional type of construction you can find open facades with permanent roofs in Old Town. The building is located next to a parking lot.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new design proposes traditional elements found in some commercial structures.

It is staff's opinion that the proposed new roof will be more appropriate than the existing one. The new proposed facades, although not traditional, will have no adverse effect on the surrounding urban fabric. The proposed concept tends to emulate the Green Parrot concept, which is a building listed as a contributing resource. Staff understands that the introduction of a canopy on the front façade will help lowering the height at the pedestrian level.

Application



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

APPLICATION # H12-01-0718

OWNER'S NAME:

SCOTREE LLC / LINDA BEAN DATE: 4/27/12

OWNER'S ADDRESS:

404 SOUTHARD ST., KEY WEST PHONE #: 293-3263

APPLICANT'S NAME:

RICK MILELLI / MERIDIAN ENG. PHONE #: 293-3263

APPLICANT'S ADDRESS:

201 FRONT ST., SUITE 210, KEY WEST

ADDRESS OF CONSTRUCTION:

404 SOUTHARD ST # OF UNITS 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

RENOVATION OF BLDG. ACCORDING TO PLANS; CONCRETE REPAIRS; NEW ROOF
RENOVATION OF FACADE

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 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: 4/27/12

Applicant's Signature: [Signature]

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 and 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: \$ _____



HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Not listed in the surveys.
Guidelines for

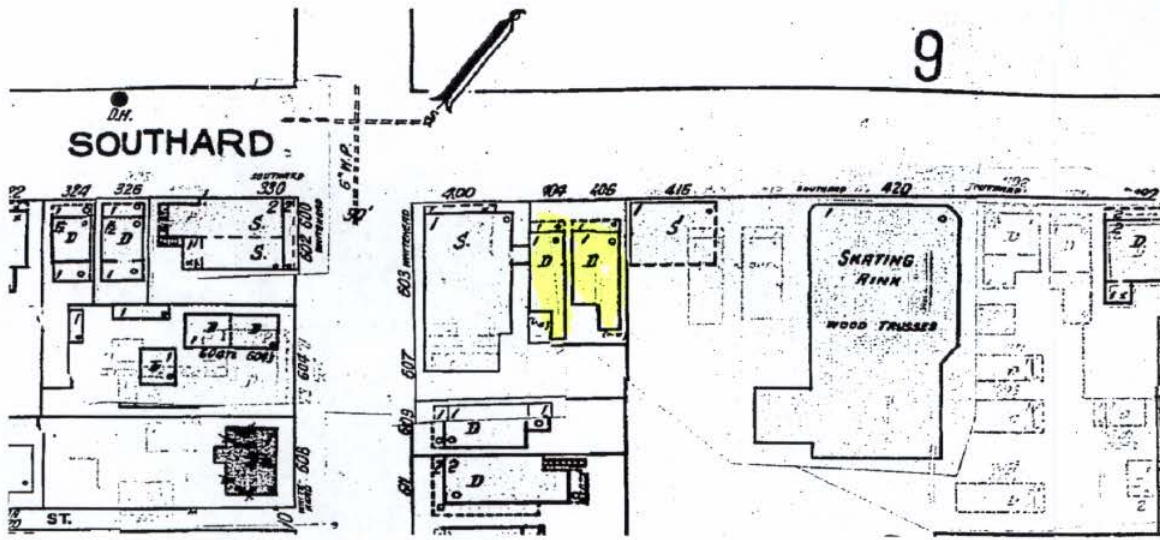
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#404 Southard Street Sanborn map 1948

Project Photos



Photo taken by the Property Appraiser's office c1965; 404 Southard St.; Collins Clothing; Monroe County Library



404 SOUTHARD STREET - EXISTING EAST BUILDING



404 SOUTHARD STREET - EXISTING WEST BUILDING



404 SOUTHARD STREET - EAST BUILDING (EAST ELEVATION)



404 SOUTHARD STREET - REAR OF EAST BUILDING





ADJACENT PARKING LOT (EAST)



ADJACENT BUILDING (WEST)



ACROSS SOUTHARD STREET LOOKING EAST



ACROSS SOUTHARD STREET LOOKING WEST





VIEW OF BUILDING FROM DUVAL STREET LOOKING WEST



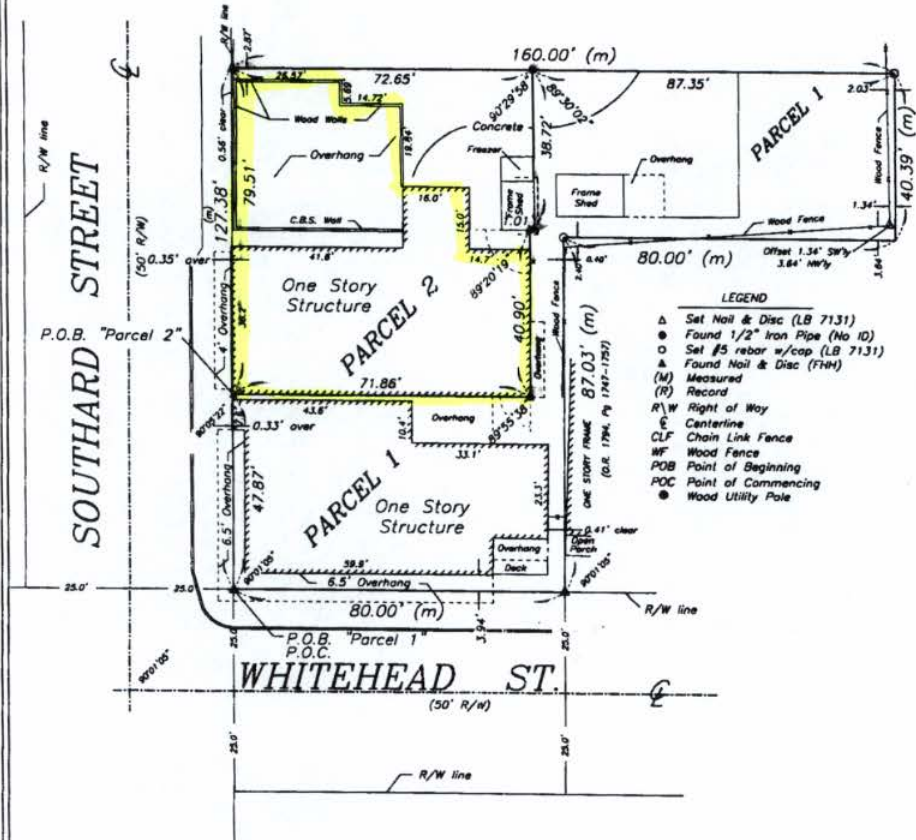
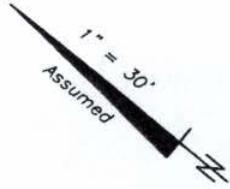
VIEW OF BUILDING FROM WHITEHEAD STREET



Survey

SOUTHARD & WHITEHEAD CONDOMINIUM A Condominium

Boundary Survey



- LEGEND**
- △ Set Nail & Disc (LB 7131)
 - Found 1/2" Iron Pipe (No ID)
 - Set #5 rebar w/cap (LB 7131)
 - ▲ Found Nail & Disc (FTH)
 - (M) Measured
 - (R) Record
 - R/W Right of Way
 - ⊖ Centerline
 - CLF Chain Link Fence
 - WF Wood Fence
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencing
 - Wood Utility Pole

Sheet 5 of 10

Condominium Survey:
Southard & Whitehead Condominium
404 Southard Street & 601 Whitehead Street
Key West, FL 33040

Date: October 20, 2002	Scale: 1" = 30'
Revisions:	

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 293-9924

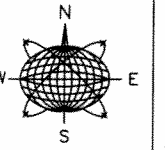


Proposed design

SOUTHARD ST.

SIDEWALK

SIDEWALK



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION # 23401
or 325-293-3263 fax 265-4996

Seal

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE ENGINEER
RICHARD J. MILELLI
PE #98315

Consultants:
William Shepler Architect
2525 Harris Ave #1
Key West, Florida 33040
or 305-890-6181

General Notes

COMMERCIAL
REMODELING PROJECT
404 SOUTHARD STREET, KEY WEST, FL

Drawn By: SLM Checked By: RJM
Project No: 11-0102 Scale: AS NOTED
AutoCad File No.

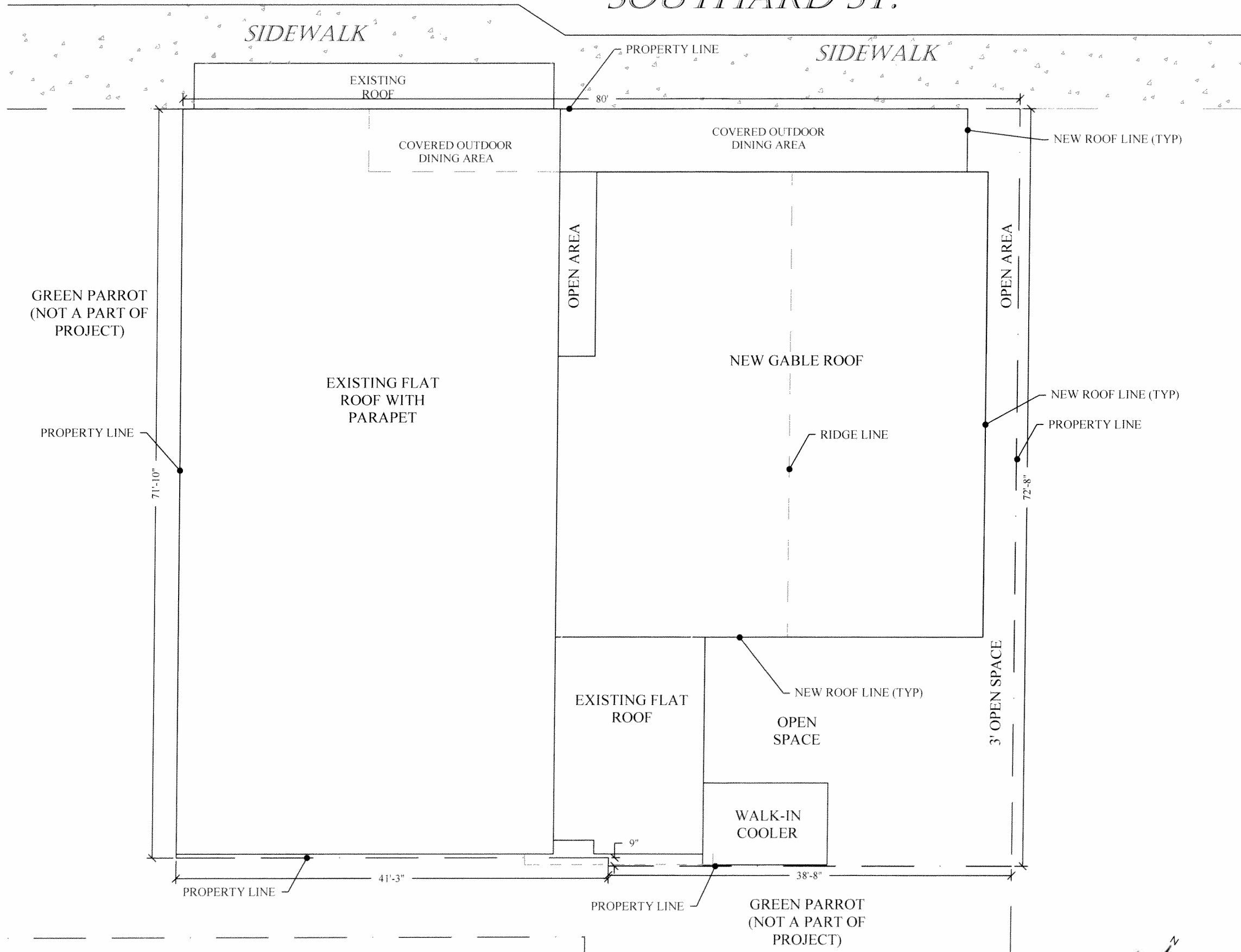
Revisions/Submissions
1 HARC 4.27.12

Title:
PROPOSED
SITE
PLAN

Sheet Number

A-1.0

Date: APRIL 27, 2012

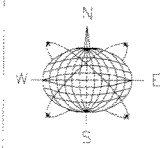
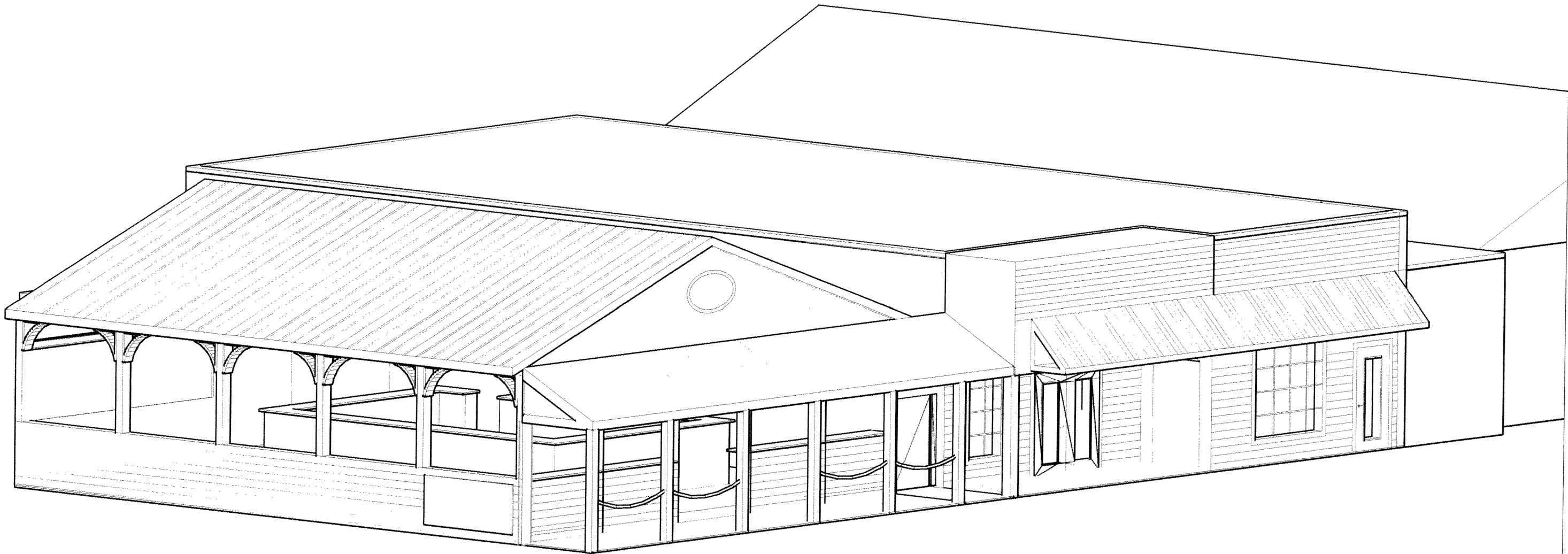


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A-1.0

PROPOSED SITE PLAN

SCALE: 1"=10'-0"





Meridian Engineering LLC
 201 Front Street Suite 207
 Key West, Florida 33040
 AUTHORIZATION # 29491
 (305) 295-3263 fax (305) 489-8899

Seal

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE ENGINEER
 RICHARD J. MILELLI
 PE #58315

Consultants:
 William Shepler Architect
 2525 Harris Ave #1
 Key West, Florida 33040
 (305) 855-6192

General Notes:

**COMMERCIAL
 REMODELING PROJECT**
 404 SOUTHARD STREET, KEY WEST, FL

Drawn By: SLM	Checked By: RJM
Project No: 11-0102	Scale: AS NOTED
AutoCad File No.	

Revisions/Submittals:

1	HARC 4-27-12	
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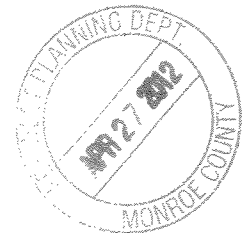
Title:
SCHEMATIC
ELEVATION

Sheet Number:
A-3.0
Date: APRIL 27, 2012

1
A-3.0

PROPOSED SOUTHARD STREET ELEVATION

SCALE: NTS



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF STRUCTURE,
INCLUDING NEW ROOF AND FACADES

#404 SOUTHARD STREET

Applicant- Rick Milelli/ Meridian Eng. -

Application Number H12-01-718

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

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record View

Alternate Key: 9032596 Parcel ID: 00012690-000202

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
SCOTREE LLC
404 SOUTHARD ST
KEY WEST, FL 33040

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 404 SOUTHARD ST KEY WEST
Legal Description: UNIT 2 & 42.9% COMMON ELEMENTS SOUTHARD & WHITEHEAD CONDOMINIUM OR1831-1295 OR2333-754/755 OR2383-2200/2203EA

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
0400 - CONDOMINIUM	0	0	5,758.00 SF

Condominium Details

Condo Name: SOUTHARD & WHITEHEAD ST A CONDO
 Footage: 0 Year Built: 0

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2863
 Year Built: 1995

Building 1 Details

Building Type
 Effective Age 18
 Year Built 1995
 Functional Obs 0

Condition E
 Perimeter 248
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 2,863

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

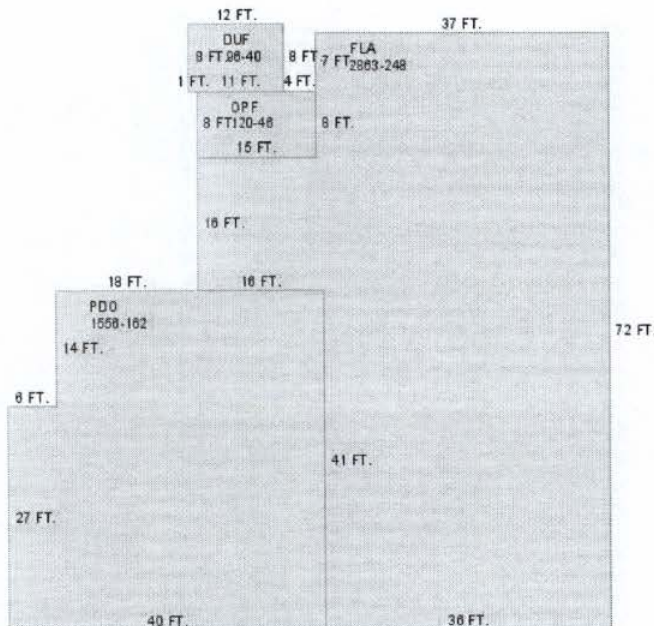
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 2

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		1	1994					2,863
2	PDO		1	1995					1,556
3	OPF		1	1995					120
4	DUF		1	1995					96

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16796	NIGHT CLUBS/BARS-A-	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	589 SF	31	19	1995	1996	2	50

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-4100	12/08/2003	12/29/2003	15,000	Commercial	ATF INSTALLED TILE
	06-44441	08/31/2006		10,000	Commercial	REMODEL EXISTING MEN/LADIES BATHROOM & TIE INTO EXISTING SEWER-12 NEW FIXTURES
	06-04567	08/01/2006		2,800	Commercial	INSTALL 1472 SF OF FLOOR TILE
	06-5687	10/19/2006		500	Commercial	FENCE PERMIT
	06-6144	11/30/2006		11,000	Commercial	INSTALL WHEELCHAIR LIFT
	07-0237	01/22/2007		10,000	Commercial	PERMIT UP-GRADE ADD 3 FLOOR DRAINS
	06-00004443	08/31/2006		20,000		WIRE NEW BATHROOM & STORAGE LAYOUT
	06-00004440	08/31/2006		50,000		CONVERT EXISTING STORAGE TO ADA BATH - ENCLOSE 2 EXTERIOR WALLS - REMODEL EXISTING MENS AND LADIES BATHROOMS

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

2011	363,328	3,298	796,686	1,163,312	1,163,312	0	1,163,312
2010	377,484	3,393	777,330	1,158,207	1,158,207	0	1,158,207
2009	377,484	3,487	777,330	1,158,301	1,158,301	0	1,158,301
2008	386,921	3,581	777,330	1,167,832	1,167,832	0	1,167,832
2007	287,103	3,675	777,330	1,068,108	1,068,108	0	1,068,108
2006	287,103	3,770	172,740	396,706	396,706	0	396,706
2005	265,150	3,864	172,740	441,754	441,754	0	441,754
2004	265,142	3,958	172,740	441,840	441,840	0	441,840
2003	265,142	4,052	172,740	441,934	441,934	0	441,934

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
11/26/2007	2333 / 754	960,100	WD	O
11/5/2002	1831 / 1295	750,000	WD	Q

This page has been visited 31,633 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

