

# **Staff Report**

- 11 Enclose existing side porch, new second floor deck, roof modifications, replacement of windows and repairs to wood surfaces and deck- **#1108 Southard Street - Applicant Michael B. Ingram Architect (H11-01-251)**

The house located on #1108 Southard Street is listed as a contributing resource. The eyebrow house is a one and a half story frame structure and was built circa 1885. By comparing the Sanborn Maps with the existing conditions it can be concluded that the structure has been altered through time; on its back and side elevations non historic additions have been attached and a second floor was added to create a porch and a walk in closet. By observing the picture from the Property Appraisers dated 1977 a bump out addition as well as the existing spiral staircase can be observed on the east elevation. The neighboring house to the east side is a one and a half story structure.

The new design proposes the removal of the non historic metal spiral staircase and the construction of a one story addition where the staircase is located. The addition will be rectangular in footprint and will measure 13'1" depth by 12'-3" wide. The structure will have a flat roof and will be used as a deck. The plans also include the enclosure of the second floor porch in order to expand the master bedroom. The existing bedroom roof will be extended over the proposed new area. The plans also propose a shed roof over the existing east addition, which has a side gable; this addition is not historic.

The plans also include modifications to fenestrations on the back elevation of the house. The house exhibits tiles on the front porch and the plans include the installation of tongue and groove wood decking over it. No other modifications will be done to the historic portion of the house.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed- Staff understands that the proposed one story addition on the east side and the enclosure of an existing porch on the back of the house will not conceal any character defining features of the existing structure.*
- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction. The house is listed as a contributing resource in the surveys.*

- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design is compatible in its footprint form and textures found in the historic house and surrounding buildings.
- (4)- *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The new proposed side addition as well as the enclosure are in keeping with the scale and mass of the original building. Staff understands that the additions and modifications that are proposed in the plans are more appropriate and cleaner in design that what can be observed. Additions have been done through time with a cohesive design; these alterations create a more harmonious architectural relationship between all the additions and the historic house.
- (5)- *Additions should be attached to less publicly visible secondary elevations of an historic structure-* The proposed addition will be attached to the back and side of the house.

*Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.*

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 alterations will conform to actual zoning requirements for this particular historic district HHDR;

Front yard- 10 ft

Street side- 5 ft

Side- 5 ft

Rear- 20 ft

Maximum height- 30 ft

It is staffs belief that the proposed alterations are consistent with the guidelines. The design is contemporary and blends with the surrounding buildings.

# **Application**



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

APPLICATION # H101-251

OWNER'S NAME:

HERBERT & PATRICE MILLER

DATE:

2.25.11

OWNER'S ADDRESS:

1108 SOUTHARD STREET

PHONE #:

APPLICANT'S NAME:

MICHAEL B. INGRAM

PHONE #:

292-7722

APPLICANT'S ADDRESS:

1001 WHITEHEAD ST. K.W. 33040

ADDRESS OF CONSTRUCTION:

1108 SOUTHARD ST.

# OF UNITS

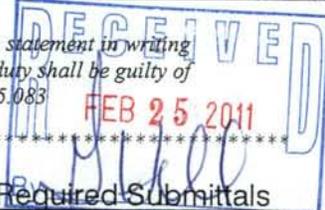
1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:

REMOVAL OF EXISTING GIRAL STAIR, ENCLOSE UPPER PORCH AREA & EXTEND (MODIFY) ROOF OVER, REMOVE EXISTING BATH & REPLACE WITH NEW & ROOM @ 1ST LEVEL. REMOVE SLIDER UNITS, REPLACE W/ WINDOW UNITS, REPAIR MISC AREAS, WOOD SURFACE & EXISTING FRONT DECK.

*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: \_\_\_\_\_

Applicant's Signature: Michael Ingram

**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:

*listed as a contributing resource. built circa 1885. frame  
Guidelines for additions, alterations &  
new construction. (pages 36-38)*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Map

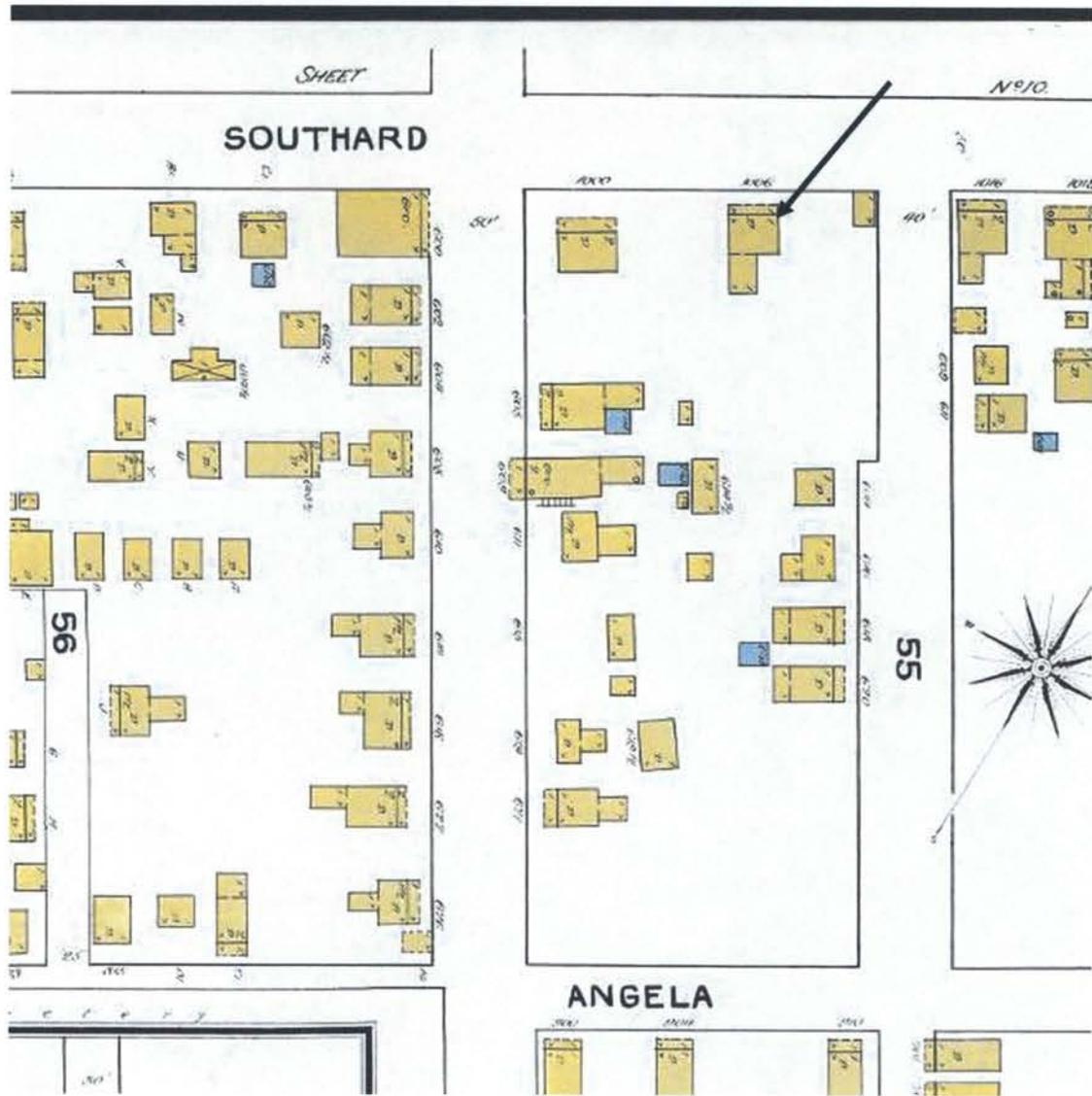
**An Historical View of  
1108 Southard Street  
Key West, Florida**



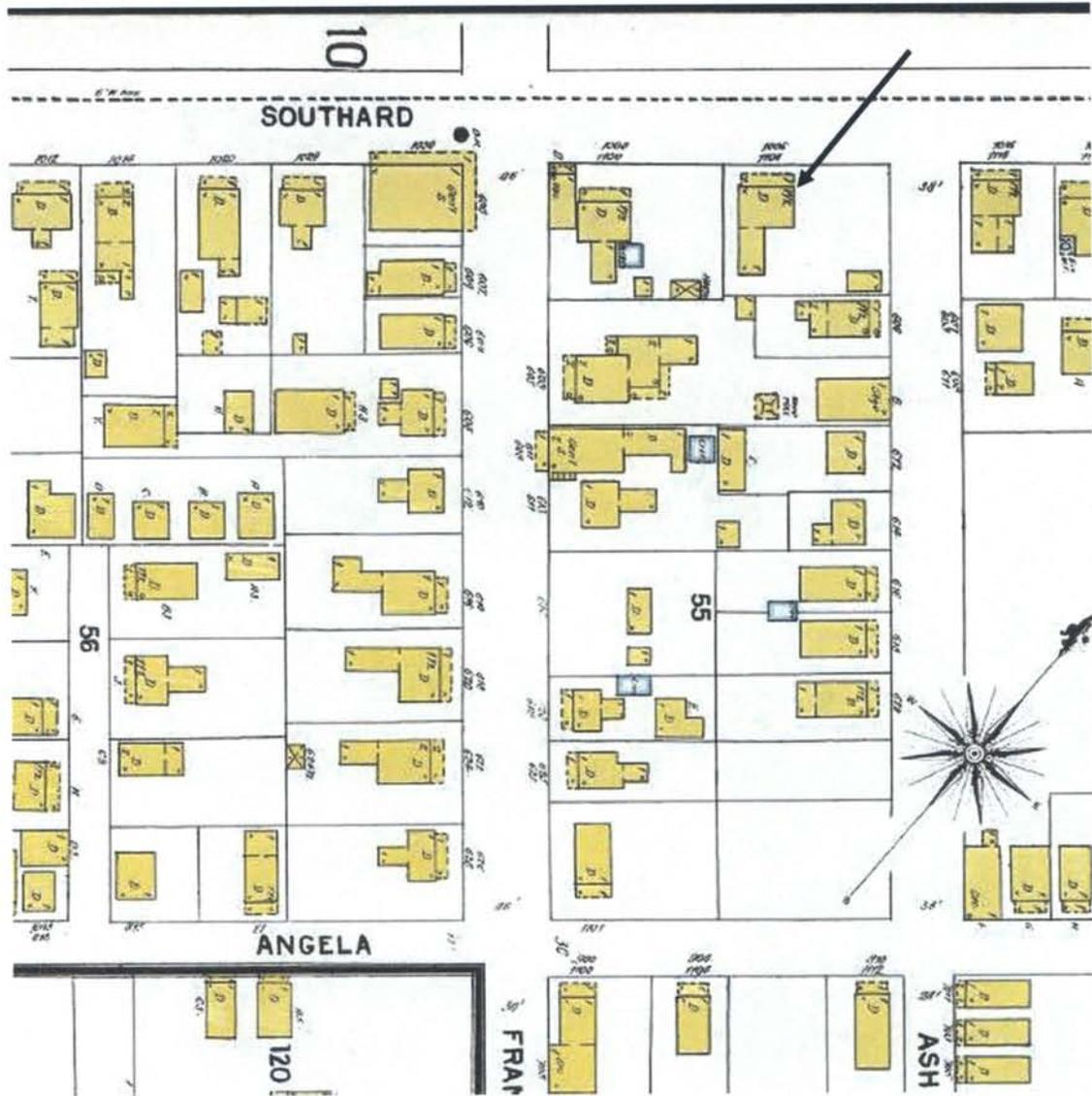
**mbi | k2m Architecture, Inc.  
1001 Whitehead Street  
Key West, Florida 33040**



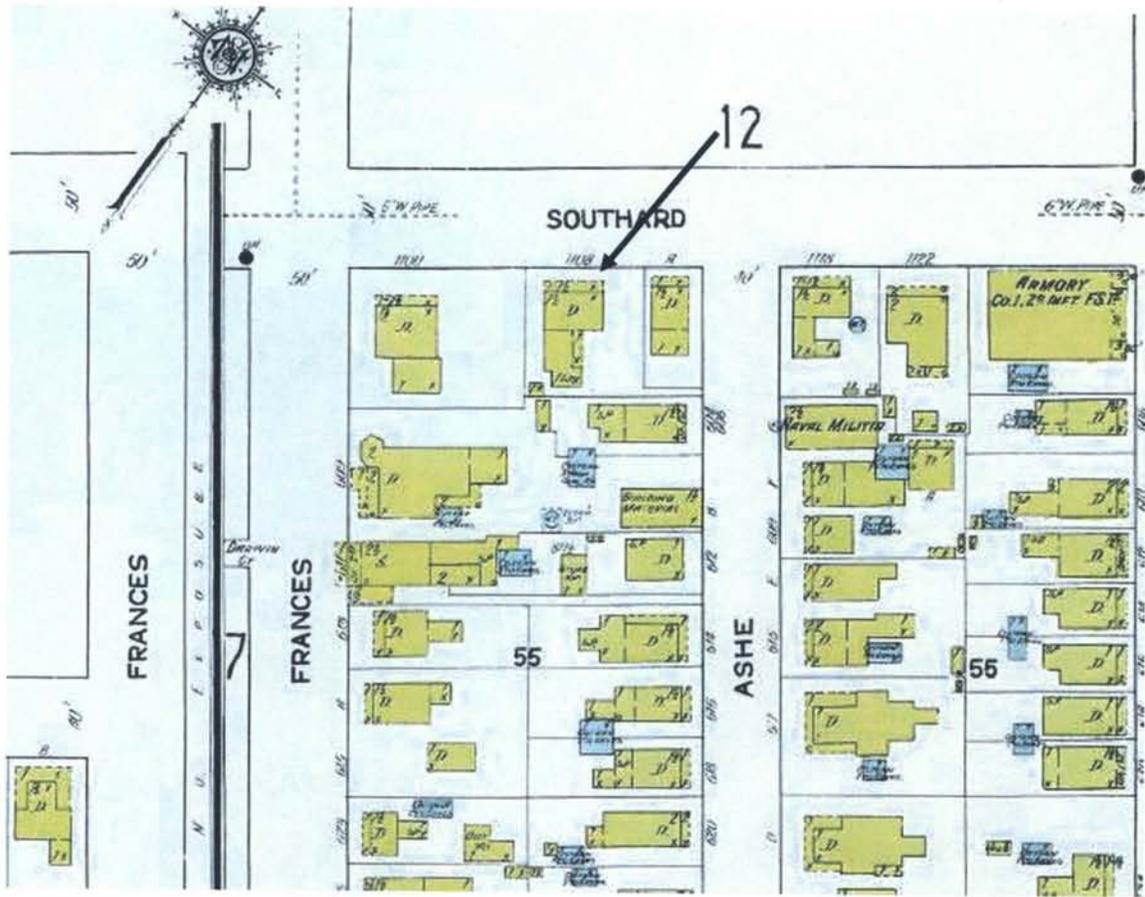
The 1884 Bird's Eye View on the cover shows that this block of Southard Street was undeveloped at that time.



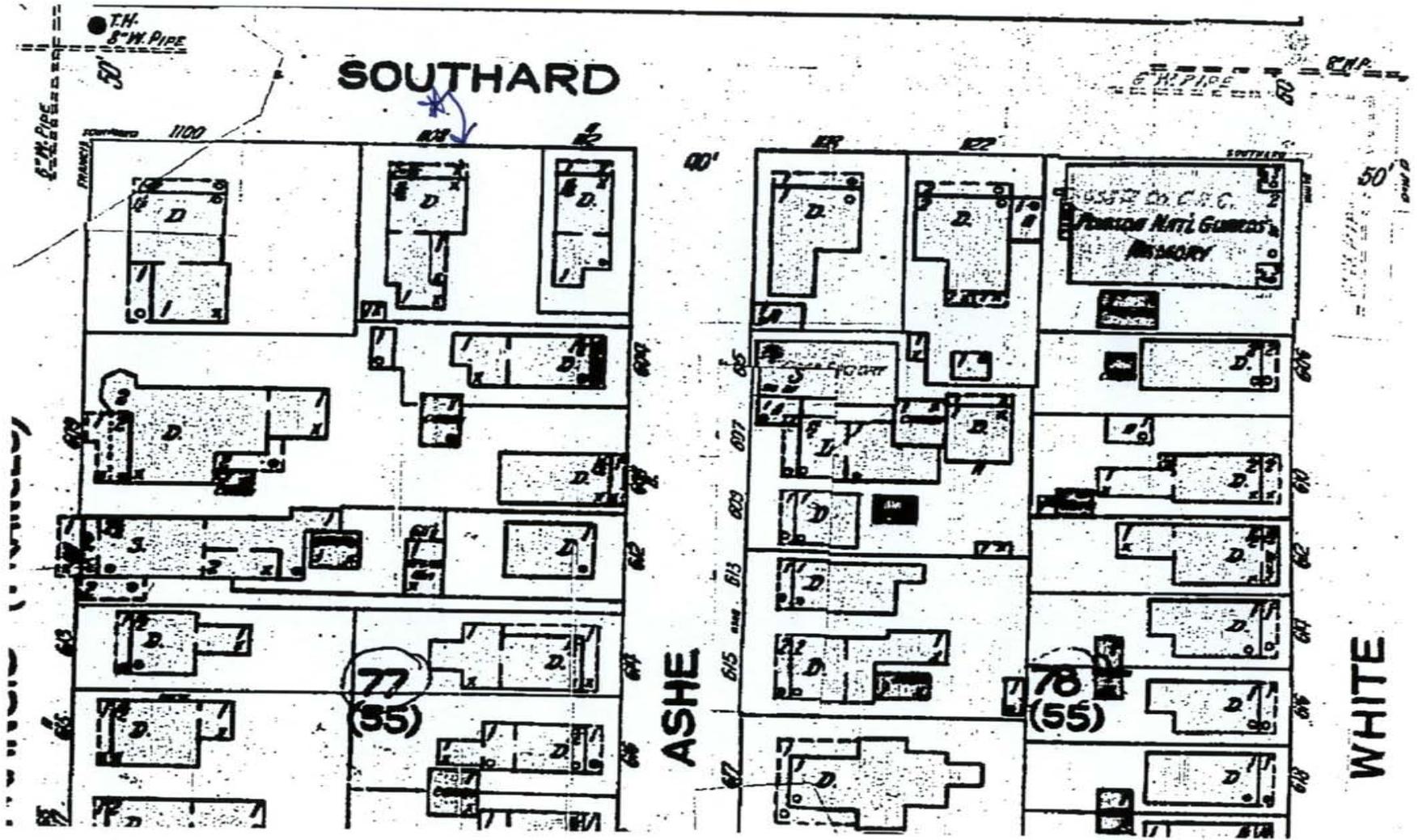
**1892 Sanborn Map**  
(House is referred to as 1006)



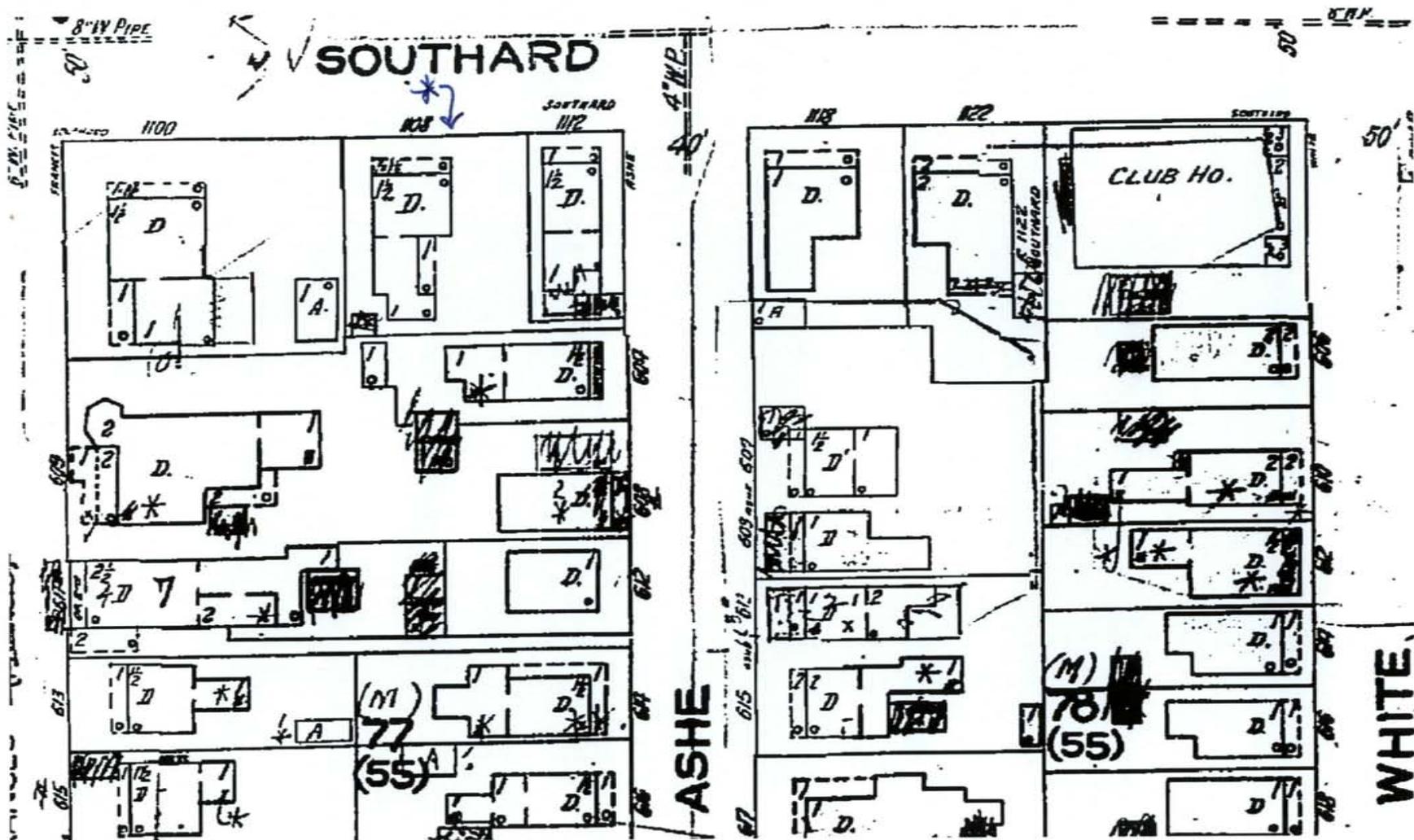
1899 Sanborn Map  
(House Identified as 1108 and 1006)



1912 Sanborn Map



#1108 Southard Street Sanborn Map 1942 copy



#1108 Southard Street Sanborn Map 1962 copy

**The Area Around  
1108 Southard Street  
Key West, Florida**

**As It Appears Today**



# **Project Photos**



Photo taken by the Property Appraiser's office 1977; 1108 Southard St.; built c1885; Monroe County Library



1108 Southard Street, photos progress counter clockwise



Southard looking toward White



1112 Southard, to the left of 1108



1118 Southard, across Ashe



1121 Southard, Eyebrow house



1119 Southard



1117 Southard, Eyebrow house across street



1111 Southard, directly across street



1107 Southard



Bottle Inn, corner of Southard and Frances



Southard looking toward Frances



1100 Southard, to the right of 1108

# Site Plans

Seal:

Consultants:

Revisions:

10 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL

**HERBERT AND PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
1108 SOUTHARD STREET  
KEY WEST, FL 33040

PLOTTED: 2/24/2011 1:34 PM

Drawing Size: 24x36 | Project #: MK-11009  
Drawn By: CAP | Checked By: MBI

Title: EXISTING ELEVATIONS

Sheet Number:

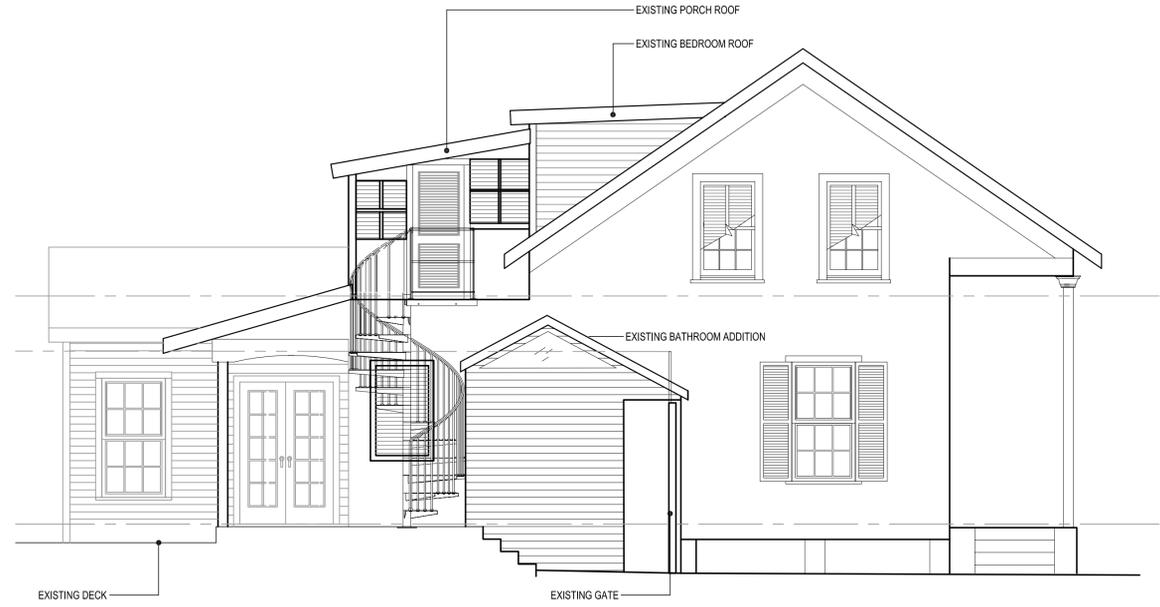
**AE3.1.1**

Date: - 25 FEBRUARY 2011

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**3** EXISTING SOUTH (REAR) ELEVATION  
AE3.1.1 SCALE: 1/4"=1'-0"



**2** EXISTING EAST (LEFT) ELEVATION  
AE3.1.1 SCALE: 1/4"=1'-0"



**1** EXISTING NORTH (SOUTHARD) ELEVATION  
AE3.1.1 SCALE: 1/4"=1'-0"



Seat:

Consultants:

Revisions:

10 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL

**HERBERT AND PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
1108 SOUTHWARD STREET  
KEY WEST, FL 33040

PLOTTED: 2/24/2011 1:22 PM  
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Drawn By: CAP Checked By: MBI

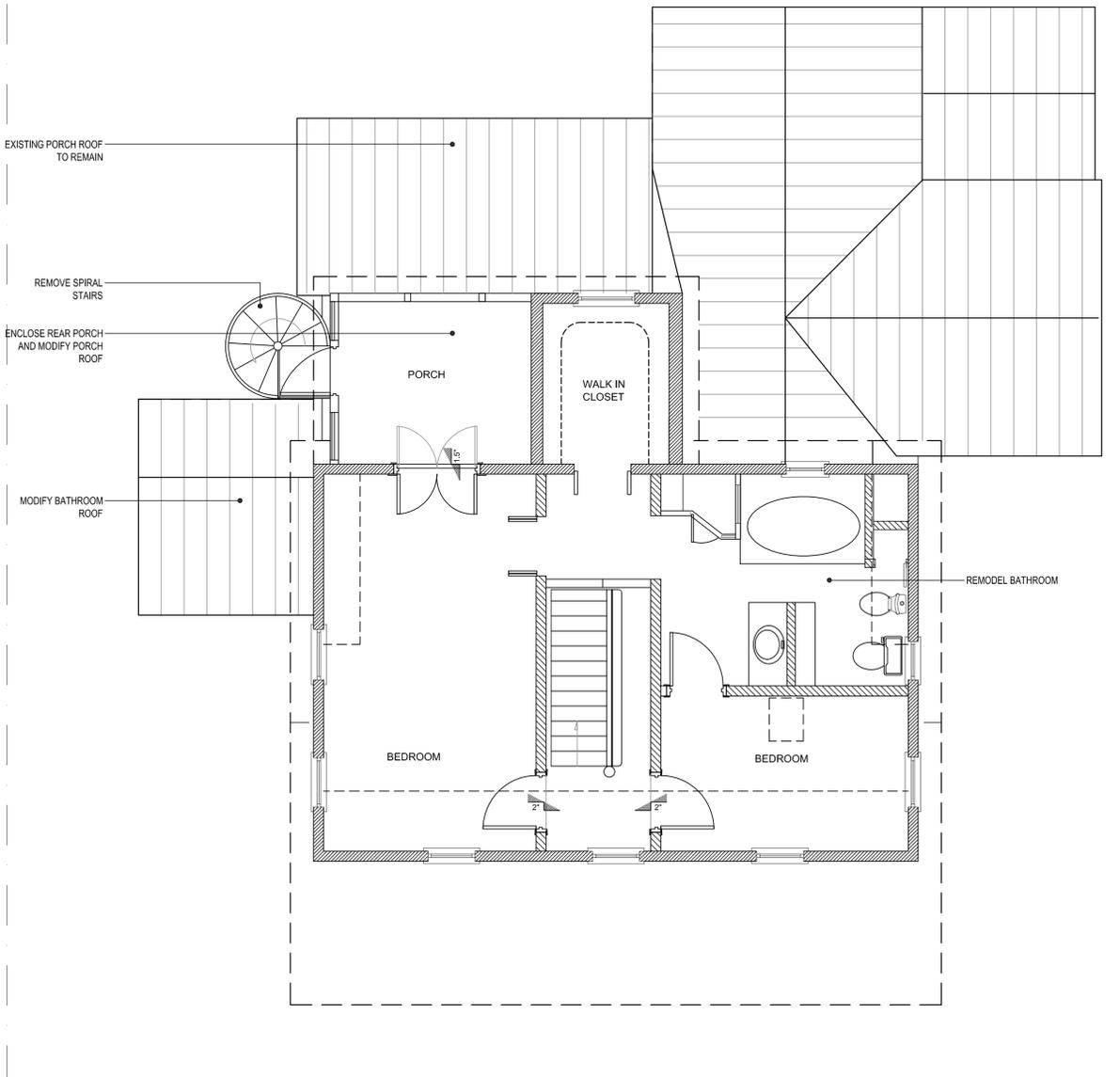
Title: EXISTING FLOOR PLANS

Sheet Number:

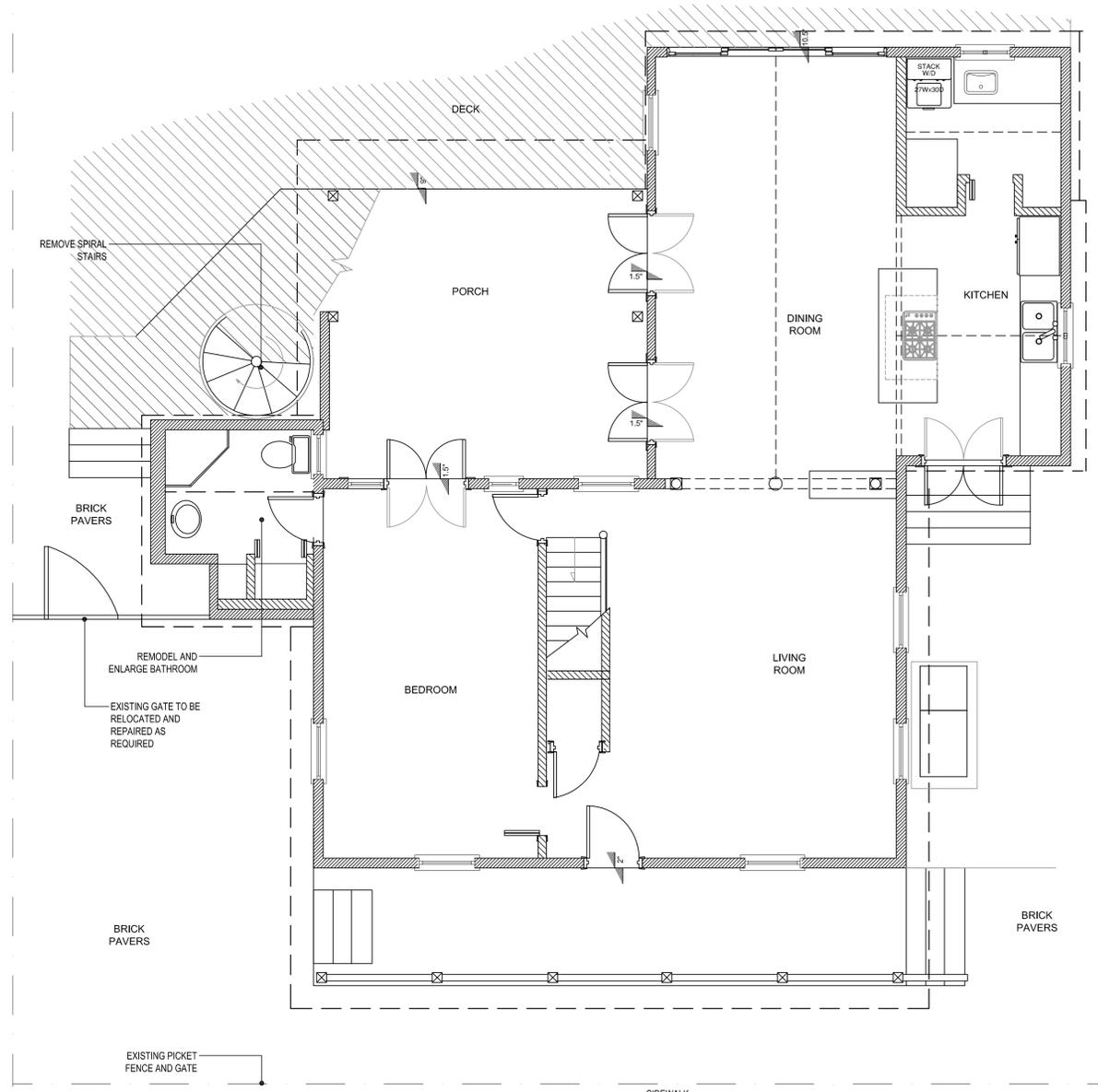
**AE2.1.1**

Date: - 25 FEBRUARY 2011

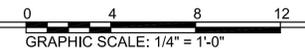
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**2** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Revisions:

10 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL

**HERBERT AND PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
1108 SOUTHWARD STREET  
KEY WEST, FL 33040

PLOTTED: 2/24/2011 1:33 PM

Drawing Size: 24x36 | Project #: MK-11009  
Drawn By: CAP | Checked By: MBI

Title: **PROPOSED ELEVATIONS**

Sheet Number:

**A3.1.1**

Date: - 25 FEBRUARY 2011  
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**3** PROPOSED SOUTH (REAR) ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



**2** PROPOSED EAST (LEFT) ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



**1** PROPOSED NORTH (SOUTHARD) ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Revisions:

10 FEB 11	CLIENT REVIEW
25 FEB 11	HARC SUBMITTAL

**HERBERT AND PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
1108 SOUTHWARD STREET  
KEY WEST, FL 33040

PLOTTED: 2/25/2011 11:52 AM

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Drawn By:	Checked By:
CAP	MBI

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Sheet Number:

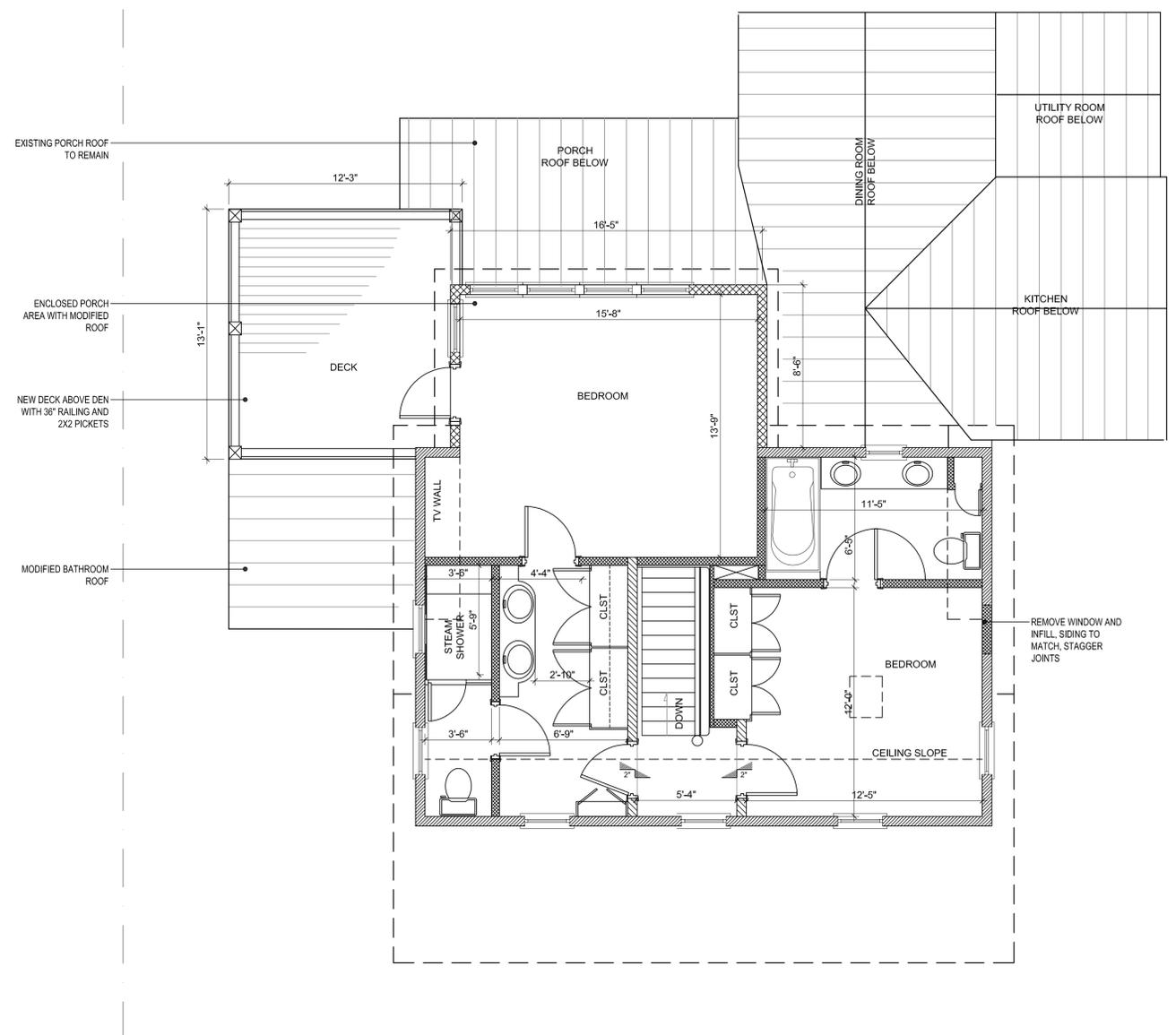
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Date: - 25 FEBRUARY 2011

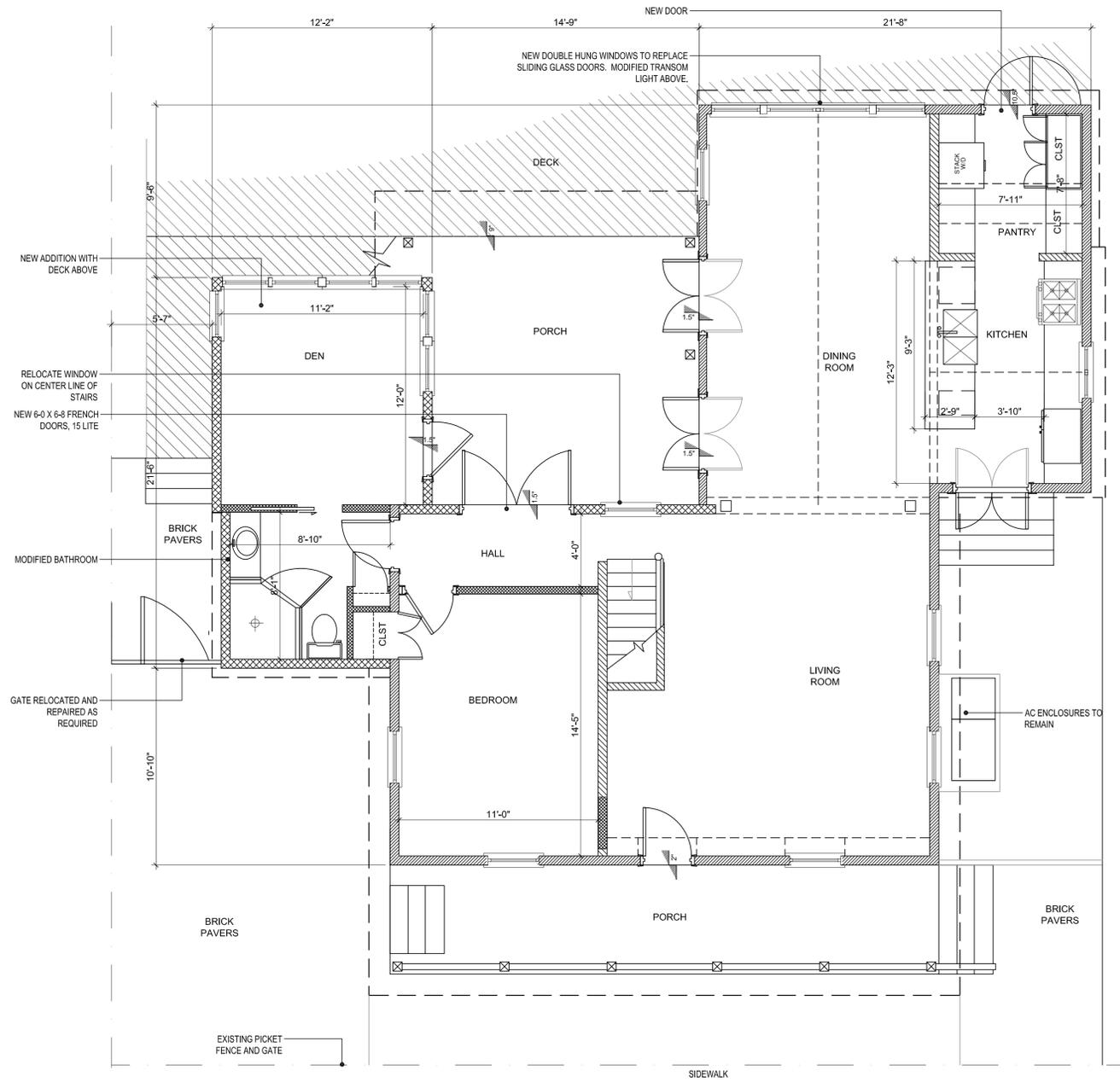
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**PLAN LEGEND:**

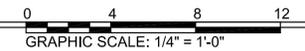
-  EXISTING EXTERIOR WALLS
-  EXISTING INTERIOR WALLS
-  NEW EXTERIOR WALLS
-  NEW INTERIOR WALLS



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Revisions:

10 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL

**HERBERT AND PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
1108 SOUTHWARD STREET  
KEY WEST, FL 33040

PLOTTED: 2/24/2011 1:48 PM

Drawing Size: 24x36 Project #: MK-11009  
Drawn By: CAP Checked By: MBI

Title:  
**EXISTING AND PROPOSED SITE PLANS**

Sheet Number:

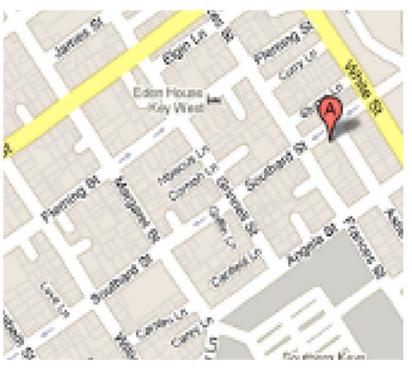
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Date: - 25 FEBRUARY 2011

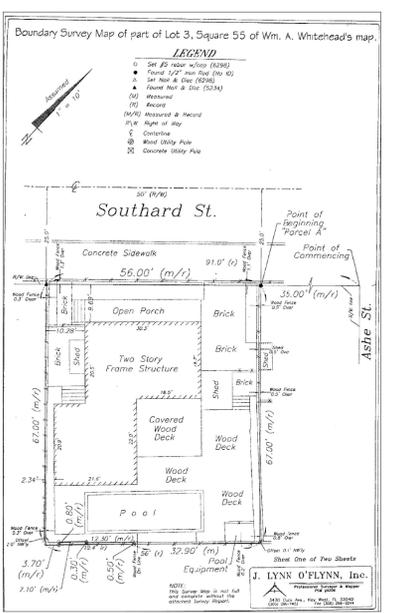
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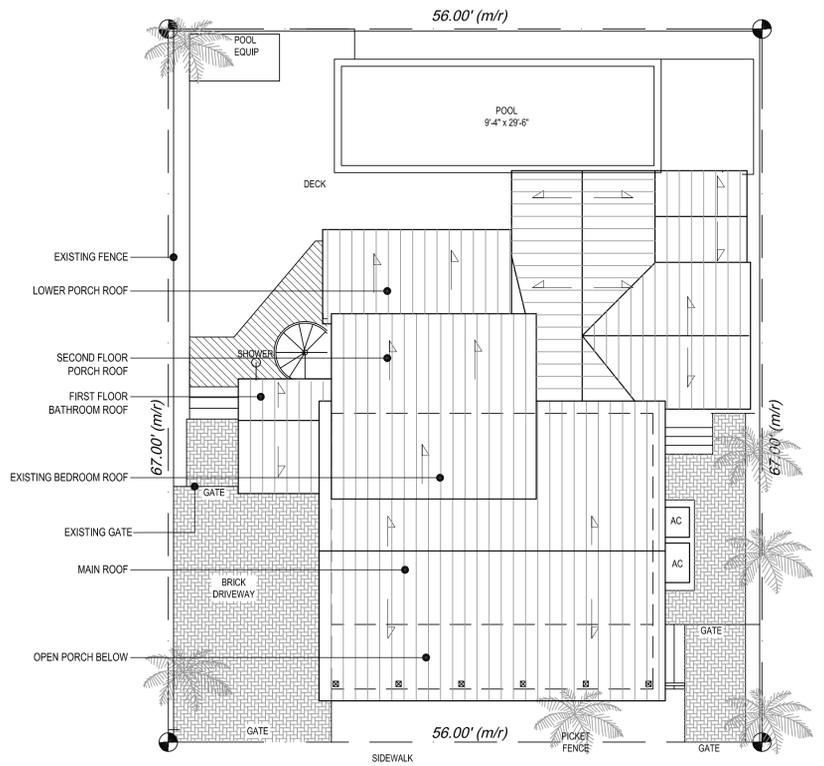
**3 AERIAL VIEW**  
SCALE: NTS



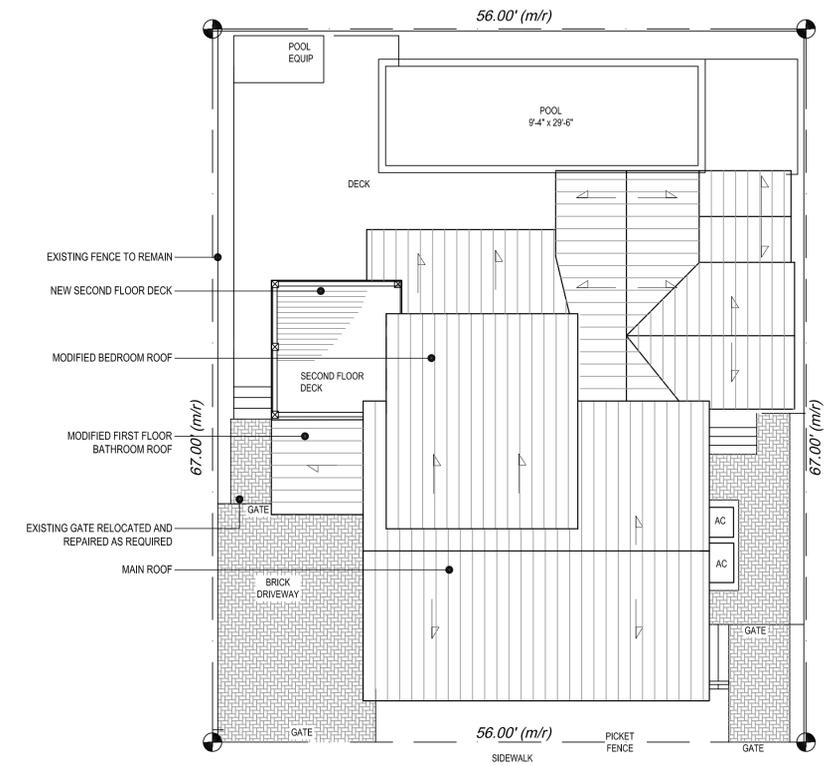
**4 LOCATION MAP**  
SCALE: NTS



**5 See Actual Survey for Details COPY OF SURVEY**  
SCALE: NTS  
NOTE DIFFERENT ORIENTATION ON PLANS



**2 EXISTING SITE PLAN**  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"



**1 PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"

# HERBERT AND PATRICE MILLER

## RESIDENTIAL REMODELING PROJECT

1108 SOUTHARD STREET, KEY WEST, FLORIDA 33040

### HARC SUBMISSION FEBRUARY 25, 2011

#### Drawing Index

##### GENERAL

A0.1.1 Cover

##### ARCHITECTURAL

A1.1.1 Existing and Proposed Site Plan

AE2.1.1 Existing First Floor Plans

AE3.1.1 Existing Elevations

A2.1.1 Proposed Floor Plans

A3.1.1 Proposed Elevations



SOUTHARD STREET VIEW

**HERBERT AND  
PATRICE MILLER**  
RESIDENTIAL REMODELING PROJECT  
**HARC SUBMISSION**

**mbi | k2m**  
ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com  
PROF. REG. AA26001059

##### SUBMISSIONS

2011.02.10 Client Review Meeting  
2011.02.25 HARC Submission

Project No. MK-11009 Phase: Design Development

##### COVER SHEET

**A0.1.1**

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DATE: February 25, 2011

**Property Appraiser  
Information**

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

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

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## Property Record View

Alternate Key: 1010626 Parcel ID: 00010340-000000

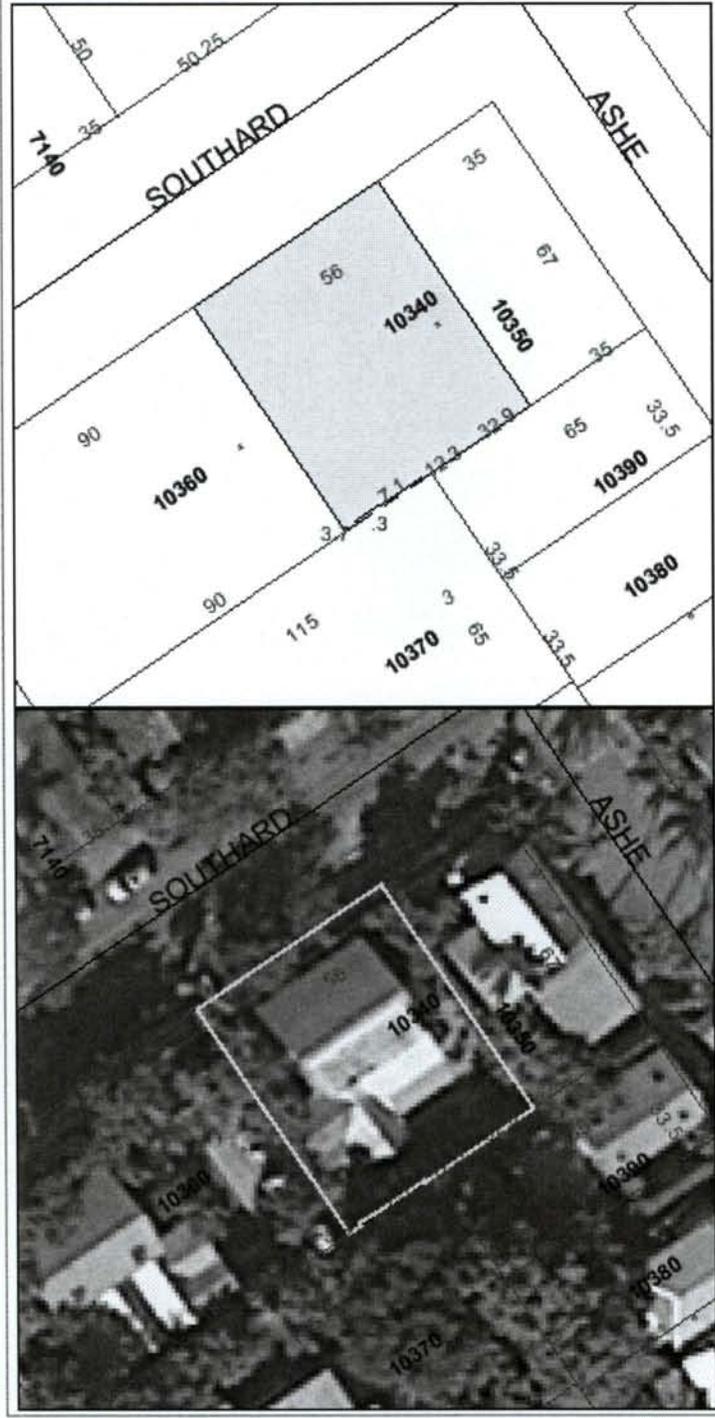
### Ownership Details

**Mailing Address:**  
MELNICK EUNICE M  
901 NAVESINK RIVER RD  
LOCUST, NJ 07760

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1108 SOUTHARD ST KEY WEST  
**Legal Description:** KW PT LOT 3 SQR 55 E1-139 OR396-597 OR536-94L/E OR708-45 OR754-225/26 OR1038-371/73  
OR1354-1680/01 OR1442-1729/31 OR2294-2205/07 OR2349-1574/75

**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	56	67	3,740.17 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1820  
Year Built: 1954

### Building 1 Details

Building Type R1  
Effective Age 10  
Year Built 1954  
Functional Obs 0

Condition G  
Perimeter 306  
Special Arch 0  
Economic Obs 0

Quality Grade 600  
Depreciation % 11  
Grnd Floor Area 1,820

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

Roof Type IRR/CUSTOM  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

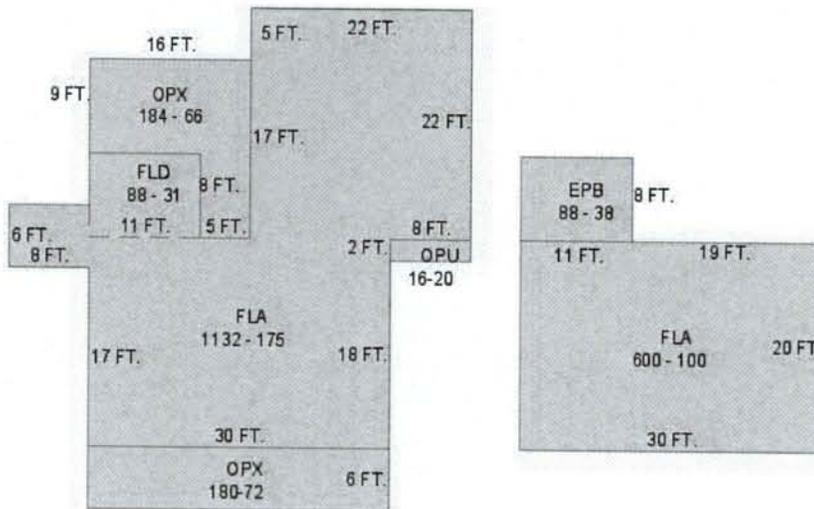
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 3

Extra Features:

2 Fix Bath 0  
3 Fix Bath 1  
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 1  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	EPB	12:ABOVE AVERAGE WOOD	1	1996				88
0	OPX		1	1999				184
1	FLA	12:ABOVE AVERAGE WOOD	1	1954	N Y	0.00	0.00	1,132
2	OPX		1	1954		0.00	0.00	180

3	OPU		1	1954		0.00	0.00	16
4	FLA	12:ABOVE AVERAGE WOOD	1	1954	N Y	0.00	0.00	600
6	FLD	12:ABOVE AVERAGE WOOD	1	1993	N Y			88

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	664 SF	0	0	1996	1997	3	50
1	PO4:RES POOL	261 SF	0	0	1975	1976	4	50
2	PT3:PATIO	834 SF	0	0	1975	1976	2	50
3	FN2:FENCES	268 SF	0	0	1975	1976	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1987	1988	1	20
5	WD2:WOOD DECK	1,500 SF	0	0	1995	1996	2	40
6	FN2:FENCES	710 SF	0	0	1995	1996	2	30
7	PT2:BRICK PATIO	260 SF	26	10	1999	2000	2	50

### Appraiser Notes

2005-10-06 - LISTED FOR SALE \$1,800,000 3/2, DROPPED DOWN TO \$1,495,000 ON 2006-11-08 - JEN

2008-02-15 MLS \$1,385,000 3/2 A BEAUTIFUL CLASSIC EYEBROW STYLE HOME IN ONE OF THE BEST LOCATIONS IN THE OLD TOWN HISTORIC DISTRICT OF KEY WEST, OWNER/AGENT.DKRAUSE

TPP 8810555 - RENTAL

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B95-3354	10/01/1995	06/01/1996	27,500	Residential	RENOVATIONS
2	M95-4115	11/01/1995	06/01/1996	8,400	Residential	CENTRAL AC
3	A95-4361	12/01/1995	06/01/1996	4,250	Residential	REPAIR DECK
4	E95-4366	12/01/1995	06/01/1996	1,200	Residential	ELECTRIAL
5	96-2406	06/01/1996	06/01/1996	1,000	Residential	RENOVATIONS
6	96-2649	06/01/1996	06/01/1996	4,000	Residential	PLUMBING
7	97-0794	03/01/1997	08/01/1997	900	Residential	ELECTRICAL
8	99-0386	02/05/1999	08/13/1999	5,000	Residential	BRICK DRIVEWAY

### 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
2010	277,404	32,745	328,499	638,648	638,648	0	638,648

2009	311,539	33,594	499,319	844,452	844,452	0	844,452
2008	286,263	34,224	519,884	840,371	840,371	0	840,371
2007	460,154	27,628	654,530	1,142,312	1,142,312	0	1,142,312
2006	627,952	28,156	355,316	1,011,424	1,011,424	0	1,011,424
2005	627,952	29,327	280,513	937,792	937,792	0	937,792
2004	360,781	30,304	261,812	652,897	652,897	0	652,897
2003	521,128	31,499	130,906	683,533	683,533	0	683,533
2002	507,372	32,476	130,906	670,754	670,754	0	670,754
2001	452,918	33,648	130,906	617,472	617,472	0	617,472
2000	462,983	28,016	71,063	562,062	562,062	0	562,062
1999	432,897	26,324	71,063	530,284	530,284	0	530,284
1998	365,689	22,934	71,288	459,912	459,912	0	459,912
1997	312,876	21,831	63,784	398,492	398,492	0	398,492
1996	141,542	8,845	63,784	214,171	214,171	0	214,171
1995	136,300	8,815	63,784	208,899	208,899	0	208,899
1994	115,331	7,711	63,784	186,826	186,826	25,000	161,826
1993	114,275	7,065	63,784	185,124	185,124	25,000	160,124
1992	114,275	7,065	63,784	185,124	185,124	25,000	160,124
1991	114,275	7,065	63,784	185,124	185,124	25,000	160,124
1990	66,003	7,065	49,714	122,783	122,783	25,000	97,783
1989	60,003	6,423	48,776	115,202	115,202	25,000	90,202
1988	52,811	6,423	41,272	100,506	100,506	25,000	75,506
1987	52,212	6,423	28,014	86,649	86,649	25,000	61,649
1986	52,502	6,423	26,992	85,917	85,917	25,000	60,917
1985	51,035	6,423	15,271	72,729	72,729	25,000	47,729
1984	47,630	6,423	15,271	69,324	69,324	25,000	44,324
1983	47,630	6,423	15,271	69,324	69,324	25,000	44,324
1982	48,571	6,423	15,271	70,265	70,265	5,000	65,265

### 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
3/7/2008	2349 / 1574	1,250,000	WD	Q
5/11/2007	2294 / 2205	1,300,000	WD	Q
2/1/1997	1442 / 1729	562,500	WD	Q
5/1/1995	1354 / 1680	450,000	WD	M
2/1/1978	754 / 225	125,000	00	Q

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Monroe County Property Appraiser  
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