

Historic Architectural Review Commission

Staff Report Item 11a

Meeting Date: May 14, 2013

Applicant: Annalise Mannix, Engineer

Application Number: H13-01-622

Address: #1015-1027 Simonton Street

Description of Work: Major Development Plan- New 21 single family modular units.

Site Facts: A trailer park was established in the lot during the 1950's. Today 44 trailer units comprise the park as well as a structure for laundry facilities and accessory structures for the trailers. None of the structures located within the site are historic or have been listed as contributing resources. The site is on the north east corner lot of Simonton and Virginia Streets. The site has several old trees.

Guidelines Cited in Review: Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a.

Staff Analysis

The Certificate of Appropriateness proposes the construction of 21 single family units. No variances are required for this proposal, but for one parking. The plans include 4 two story duplexes facing Virginia Street. On Simonton Street the project proposes a single unit, one triplex and two duplexes, all two stories. Towards the north, and not accessible from the street, two buildings are proposed, one 1 story four units over a garage and one triplex two story building. The duplexes on Virginia Street will be setback in order to break a possible flush façade and break the mass and scale of the new structures in relation to the existing houses across the street.

All buildings will be modular and are traditional in form; although architectural details are inspired on vernacular architecture they add a more contemporary flavor; one bay front porches, mixed hip and gables roofs, horizontal porch

railings and wider posts for porches are some of the details that makes the project read as a contemporary one.

The new buildings will have hardi board lap siding, metal v-crimp panels for the roofs, 2 over 2 aluminum windows and composite decking. The parking garage will be enclosed with metal louvers, and the entrance will be towards a driveway on Simonton Street. Most of the houses on Virginia Street will have their own driveway. Proposed colors for the exterior walls of the new structures are pastel, with light blue ceilings and white trims.

A deck and a swimming pool are proposed on the back portion of the site. A 4 feet high picket fence is proposed on Simonton and Virginia Streets. The proposed site plan includes the preservation of many of the old canopy trees.

Consistency with Guidelines

1. The proposed design is consistent with traditional vocabulary found in the surrounding urban context. The use of forms and textures found within the historic district makes this design a sympathetic solution to this particular site.
2. The proportions, mass and scale of the proposed buildings are in keeping with one and two story structures found in the surrounding context. Although the only historic houses surrounding the project is one story in height (on Virginia Street), the proposed setbacks for the duplexes create a significant buffer towards the historic houses.
3. The design takes into account that Simonton Street has larger and taller buildings than Virginia Street. The mass and scale proposed for the Simonton Street urban block is in keeping with adjacent non historic structures.
4. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
5. The use of setbacks and different roof lines helps to break the scale and mass of the duplex and larger proposed buildings. Proposing the two larger buildings towards the north side of the lot and not visible from the streets is an appropriate solution to the particularities of the corner site and the need to create density due to the number of permitted units.
6. The site design minimizes the removal of old canopy trees.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The proposed design presents a harmonious and sympathetic solution for a new development that has minimal adjacent historic context but will be built in the historic district; the majority of the immediate surrounding buildings towards the north, east and west, are non-historic.

Application



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

APPLICATION # 04-30-2013-100622

OWNER'S NAME: Southernmost Cuban Resort, LLC DATE: 4/30/13

OWNER'S ADDRESS: 3720 N. ROOSEVELT BLVD Key West, FL PHONE #: 305 292 7729

APPLICANT'S NAME: Annalise Mannix Engineering & Consulting, LLC PHONE #: (305) 777-0463

APPLICANT'S ADDRESS: 3739 Paula Ave Key West FL 33040

ADDRESS OF CONSTRUCTION: 1015-10275 MONTROSE ST # OF UNITS: 21

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE EXISTING TOWER TRAILERS AND STRUCTURES, INCLUDING A 23' x 25' 1975 WOODEN STRUCTURE. CONSTRUCT (20) 2-BED ROOM STRUCTURES AND 1 3-BED ROOM STRUCTURE, DRIVEWAYS AND WALKWAYS

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: 4/30/13

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"/> | Submittal PERMIT 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: \$ _____

PAST DUE

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non historic / non contributing structures
Guidelines for new construction

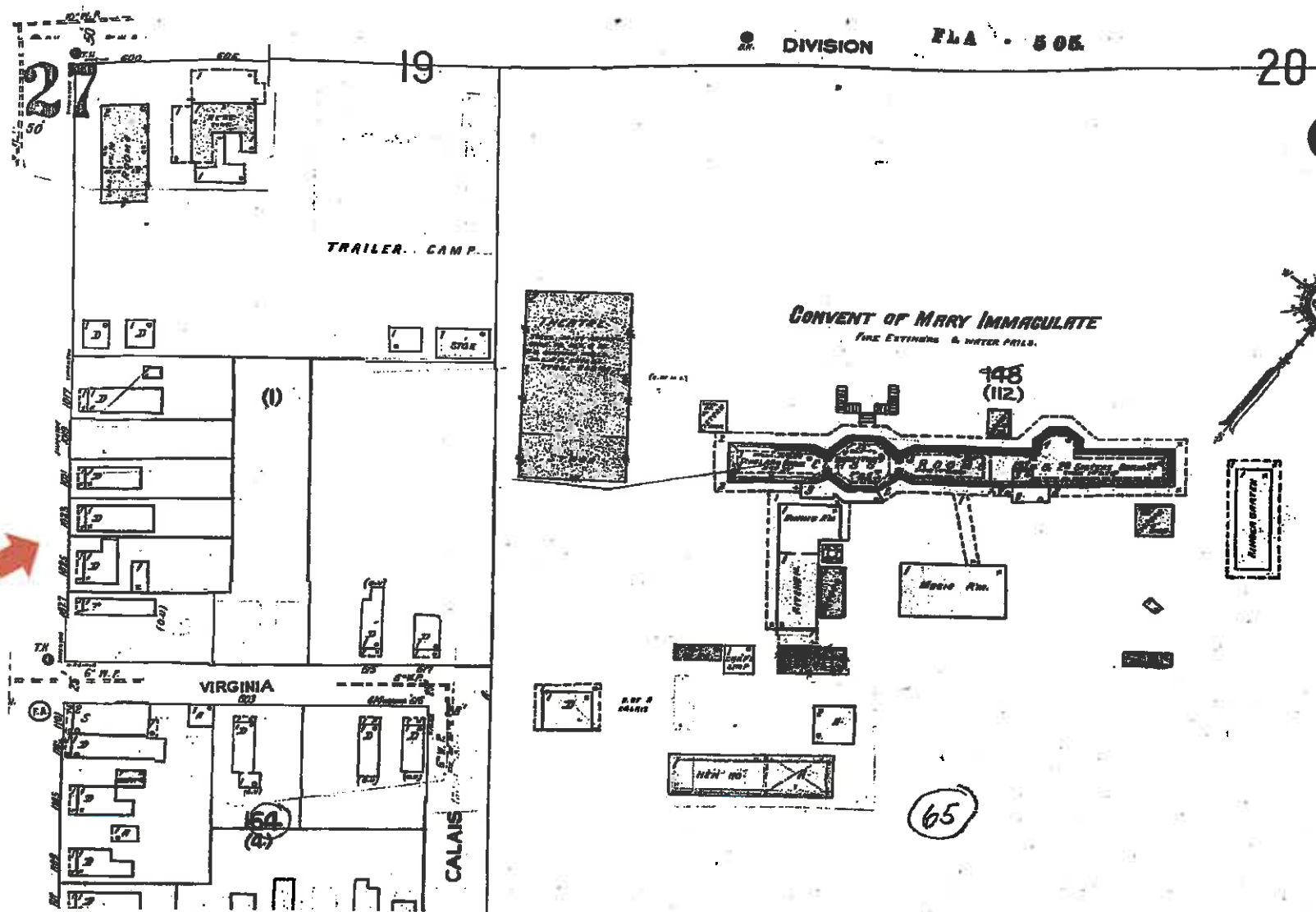
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

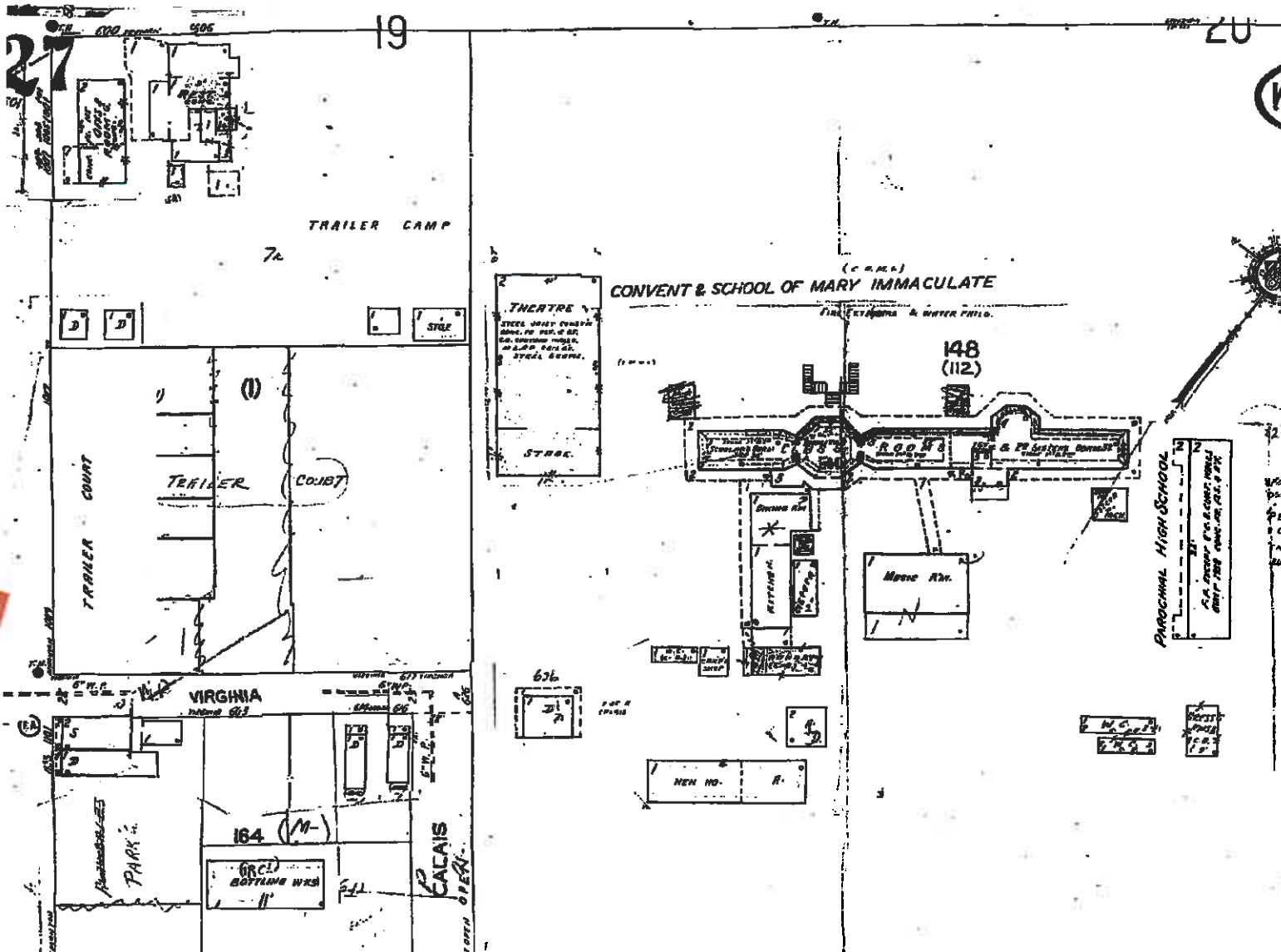
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1015 -1027 Simonton Street Sanborn map 1948



#1015 -1027 Simonton Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1015 Simonton St.; Key West Trailer Court; Monroe County Library.



Photo taken by the Property Appraiser's office c1965; 1015 Simonton St.; Key West Trailer Court office. Monroe County Library.



Catholic Trailer Park at 1015 Simonton Street in July 1997. Raymond L. Blazevic. Monroe County Library.

**Annalise Mannix Engineering
and Consulting LLC**

**SOUTHERNMOST CABANA RESORT
Key West, Florida**



**HARC Submittal
8 November 2012
REVISION 4/30/13**



SMALL STRUCTURE ON SITE TO BE REMOVED





WEST (LEFT) SIDE OF SECTION 1



DUVAL SQUARE PANNING RIGHT



SIMONTON SIDE OF DUVAL SQUARE



SIMONTON SIDE OF DUVAL SQUARE



SIMONTON STREET LOOKING NORTH



BACK OF BUILDINGS AS SEEN FROM PARKING AREA



CONDOS TO THE WEST OF ST. MARY'S WALL



ST. MARY'S GYM WITH CONDOS ON RIGHT BEYOND WALL



ST. MARY'S SCHOOL AND GYM ON RIGHT



NORTH SIDE OF SECTION 2



SIMONTON STREET PANNING RIGHT



PISCES RESTAURANT



LAW OFFICES



PARKING LOT WITH CONDOS BEYOND



OLD LAUNDRY SOUTH OF VIRGINIA ST.



WELDING SHOP FURTHER TO SOUTH



HOUSES BEHIND WELDING SHOP



SECTION 3 LINE, EAST END OF VIRGINIA ST LOOKING SOUTH



PANNING RIGHT ON VIRGINIA ST.





OLD LAUNDRY BUILDING ON CORNER OF VIRGINIA AND SIMONTON

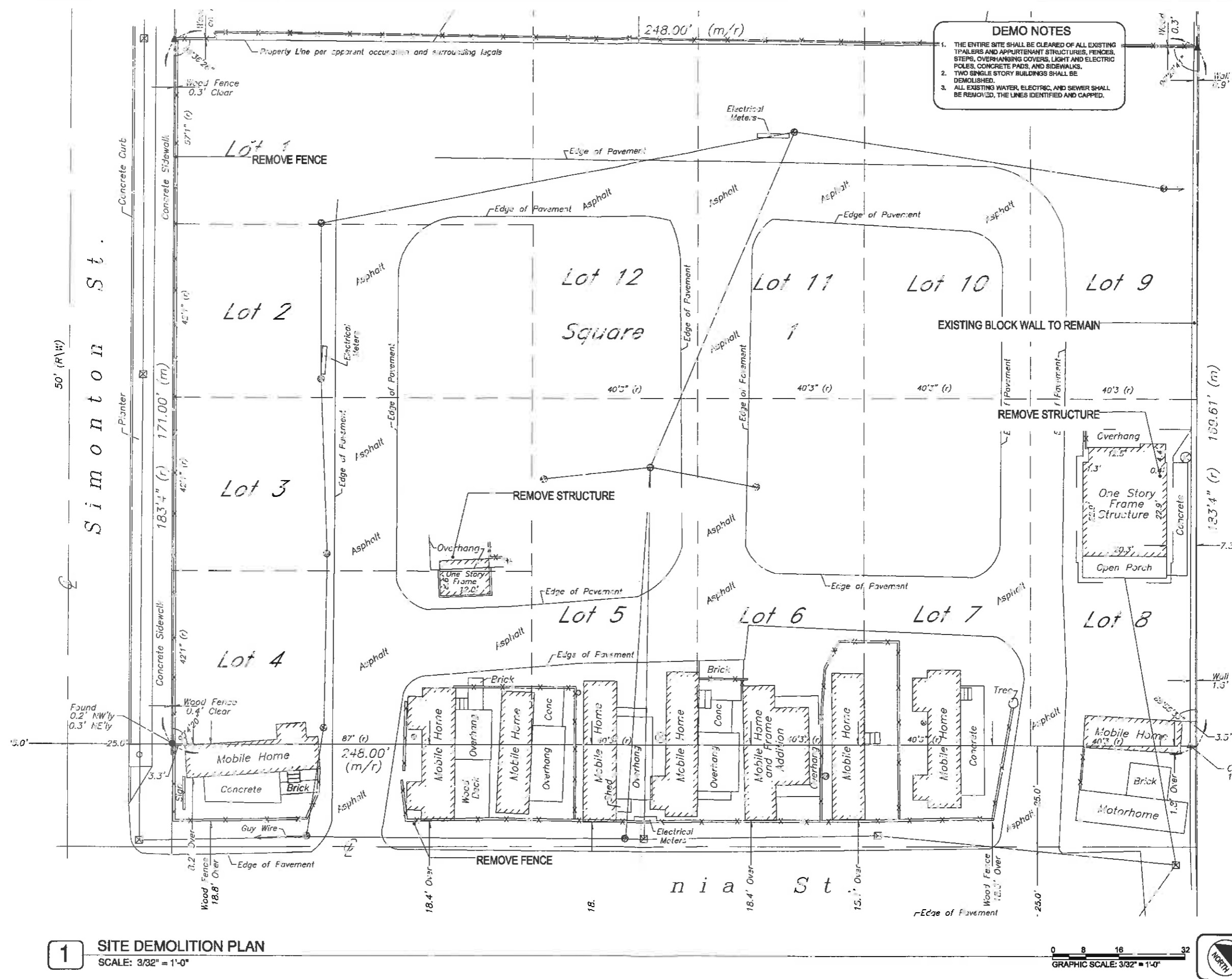


SIMONTON LOOKING SOUTH



GATO BUILDING

Survey



DEMO NOTES

1. THE ENTIRE SITE SHALL BE CLEARED OF ALL EXISTING TRAILERS AND APPURTENANT STRUCTURES, FENCES, STEPS, OVERHANGING COVERS, LIGHT AND ELECTRIC POLES, CONCRETE PADS, AND SIDEWALKS.
2. TWO SINGLE STORY BUILDINGS SHALL BE DEMOLISHED.
3. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE REMOVED, THE LINES IDENTIFIED AND CAPPED.

ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC
 3739 Paula Avenue
 Key West, Florida 33040
 Tel: 305-797-0463
 Email: amannix@aol.com
 FLORIDA REG. P.E. #57533

Revisions:

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| |
| |
| |
| |

SOUTHERNMOST CABANA RESORT
1015 - 1027 Simonton Street
Key West 33040

Title:
SITE DEMO PLAN

Sheet Number:
AD1.1.1
 Date: 8 NOVEMBER 2012

1 SITE DEMOLITION PLAN
 SCALE: 3/32" = 1'-0"

0 8 16 32
 GRAPHIC SCALE: 3/32" = 1'-0"



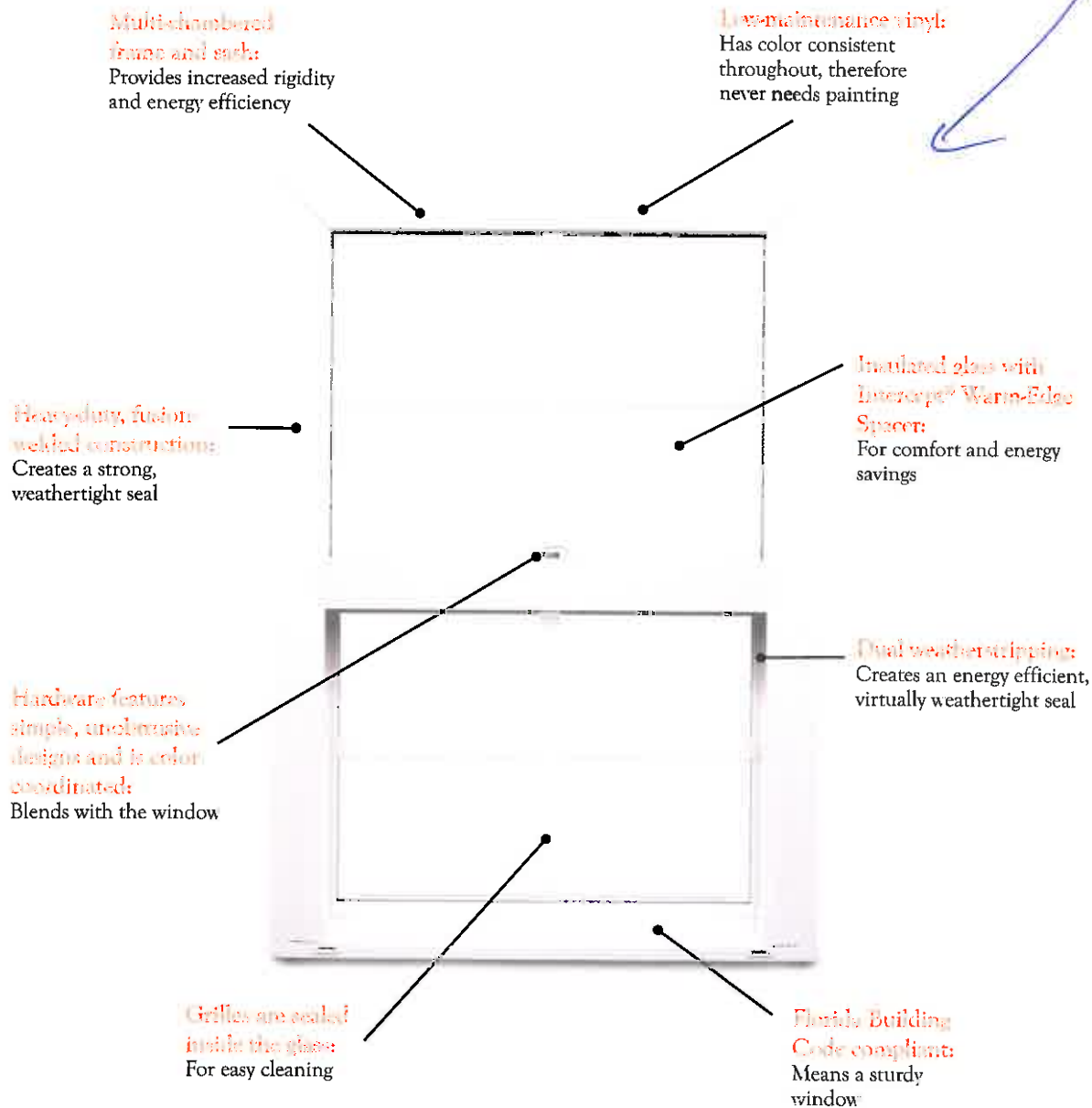
Proposed design

Florida Frame Windows

2 OVER 2 WINDOWS

SURROUND YOURSELF WITH DURABILITY

American Craftsman® Florida windows are designed to meet strict Florida Building Code requirements. Strong and durable windows are needed to stand up to severe weather while certain building practices require different frame styles for easy installation. These windows will meet your needs while providing a beautiful and sturdy addition to your home.



FRENCH DOORS

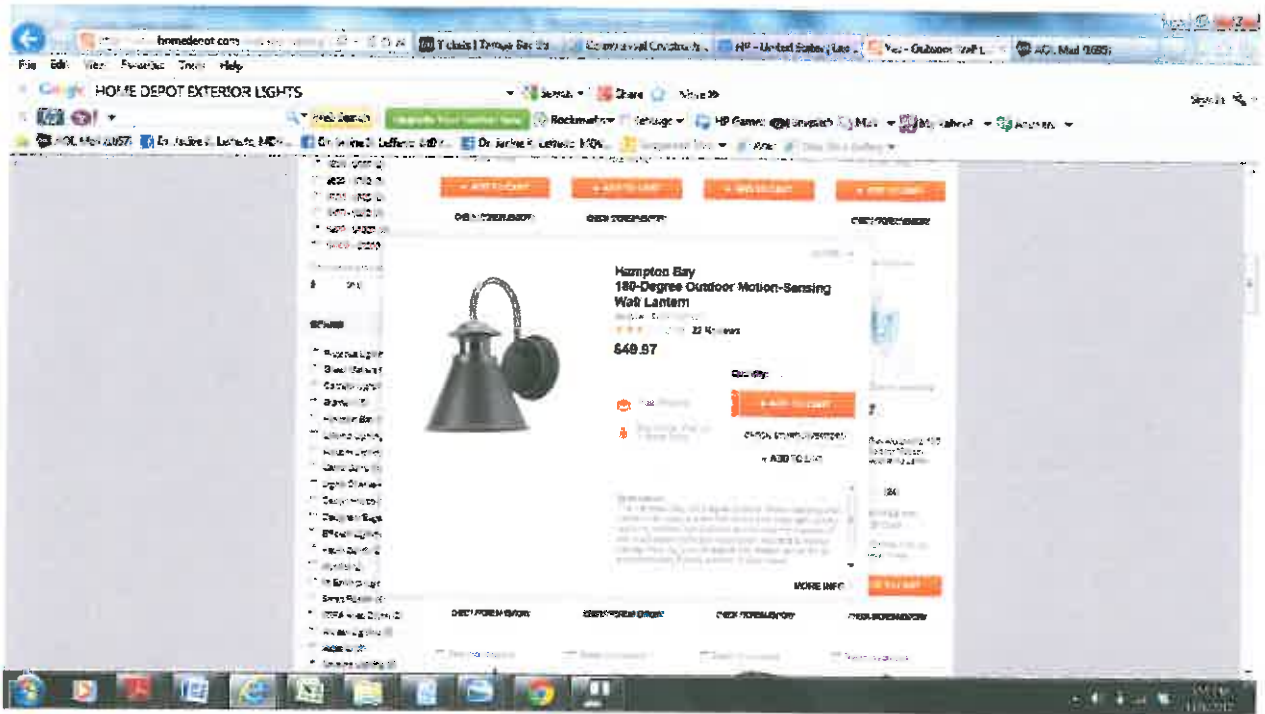
BOTH FIBERGLASS & STEEL STYLES FOR HOMES WITH CLEAR GLASS OR ALL PANEL DOOR NEEDS.



JELD-WEN
WINDOWS & DOORS

OPCIONES DE VIDRIO CLARO

Opciones de vidrio claro JELD-WEN ofrece el estilo de puerta de acero y de fibra de vidrio para su hogar con vidrio claro cuando sea necesario





TRIM,
SHUTTERS
HOUSE PAINT

400E

400E-1 ^U
Mirage White

400E-2 ^U
Turtle Dove

400E-3 ^U
Mountain Haze



380A

380A-1 ^U
Milkyway Galaxy

380A-2 ^U
Moonlit Yellow

HOUSE PAINT

380A-3 ^H
Summer Harvest



710C

710C-1^u
Parchment Paper

House Paint

710C-2^u
Raffia Cream

710C-3^m
Gobi Desert



HOUSE

700B

7000-4[®]
Brown Teepee

7000-6[®]
Belgian Sweet

7000-7[®]
South Kingston



520A

520A-1 ^U
Lakeside Mist

POACH CEILING

520A-2 ^M
Ice Flower

520A-3 ^U
Nevada Sky

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- NEW 21 SINGLE FAMILY UNITS. REMOVAL OF 44 TRAILER CAMPERS AND DEMOLITION OF EXISTING NON-HISTORIC STRUCTURES.

#1015-1027 SIMONTON STREET

Applicant- ANNALISE MANNIX Application Number H13-01-622

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**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1027847 Parcel ID: 00027070-000000

Ownership Details

Mailing Address:

SOUTHERNMOST CABANA RESORT LLC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1015-1027 SIMONTON ST KEY WEST

Legal Description: KW SUBS 1 TO 12 INCL LOT 1 SQR 1 TR 11 OR139-579/580 OR648-837E OR1086-1400/08(LEASE) OR2413-1501/03

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|---------------------|----------|-------|--------------|
| 020D - MOB HOME DRY | 248 | 183 | 45,465.84 SF |

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 460
 Year Built: 1976

Building 1 Details

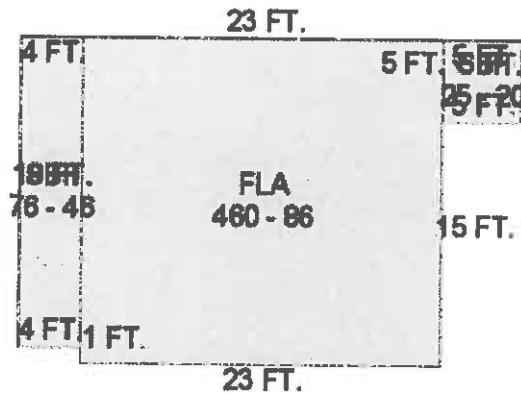
| | | |
|------------------|----------------|---------------------|
| Building Type | Condition P | Quality Grade 300 |
| Effective Age 52 | Perimeter 86 | Depreciation % 60 |
| Year Built 1976 | Special Arch 0 | Grnd Floor Area 460 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------|------------|------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 6 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 1 | FLA | | 1 | 1976 | | | | 460 |
| 2 | SBF | | 1 | 1976 | | | | 76 |
| 3 | SBF | | 1 | 1976 | | | | 25 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------------|--------|-----------|-----|
| | | CAMP BLDG-D- | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 1006 | AVE WOOD SIDING | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | PT3:PATIO | 976 SF | 0 | 0 | 1975 | 1976 | 2 | 50 |
| 2 | FN2:FENCES | 3,360 SF | 840 | 4 | 2002 | 2003 | 2 | 30 |

Appraiser Notes

1015-1027 SIMONTON ST- KEY WEST TRAILER COURT-45 SITES

2007-05-25 - "HEMINGWAY'S TRAILER COURT" - JEN

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|-------------|-------------|----------------|--------|-------------|--------------------|
| | 09-00002572 | 12/29/2009 | | 1,000 | Residential | ROOF REPAIRS |
| | 0002969 | 09/25/2000 | 09/17/2002 | 3,000 | Residential | FENCE/GATE-EXPIRED |
| | 02-2100 | 08/08/2002 | 10/13/2002 | 1 | Residential | FENCE |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2012 | 18,775 | 11,355 | 976,538 | 1,572,152 | 1,572,152 | 0 | 1,572,152 |
| 2011 | 18,775 | 11,708 | 976,538 | 1,572,152 | 1,572,152 | 0 | 1,572,152 |
| 2010 | 18,775 | 12,178 | 1,182,393 | 1,572,152 | 1,572,152 | 0 | 1,572,152 |
| 2009 | 18,775 | 12,531 | 1,409,789 | 1,441,095 | 1,441,095 | 1,441,095 | 0 |
| 2008 | 18,775 | 12,884 | 1,409,789 | 2,264,074 | 2,264,074 | 2,264,074 | 0 |
| 2007 | 13,096 | 13,354 | 1,409,789 | 2,264,074 | 2,264,074 | 2,264,074 | 0 |
| 2006 | 4,408 | 13,707 | 3,343,760 | 3,291,555 | 3,291,555 | 0 | 3,291,555 |
| 2005 | 4,408 | 14,216 | 2,298,835 | 2,317,459 | 2,317,459 | 0 | 2,317,459 |
| 2004 | 4,407 | 14,843 | 2,298,835 | 2,318,085 | 2,318,085 | 0 | 2,318,085 |
| 2003 | 4,407 | 21,365 | 1,337,504 | 1,363,276 | 1,363,276 | 0 | 1,363,276 |
| 2002 | 0 | 10,012 | 1,337,504 | 1,337,504 | 1,337,504 | 0 | 1,337,504 |
| 2001 | 0 | 10,419 | 1,337,504 | 782,483 | 782,483 | 0 | 782,483 |

| | | | | | | | |
|------|---------|-------|-----------|---------|---------|---|---------|
| 2000 | 0 | 6,343 | 1,128,519 | 782,483 | 782,483 | 0 | 782,483 |
| 1999 | 0 | 6,580 | 1,128,519 | 782,483 | 782,483 | 0 | 782,483 |
| 1998 | 0 | 6,816 | 1,128,519 | 782,483 | 782,483 | 0 | 782,483 |
| 1997 | 0 | 7,052 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1996 | 0 | 7,289 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1995 | 0 | 7,526 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1994 | 0 | 7,763 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1993 | 0 | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1992 | 0 | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1991 | 0 | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1990 | 0 | 4,791 | 835,940 | 782,483 | 782,483 | 0 | 782,483 |
| 1989 | 0 | 4,791 | 835,940 | 782,483 | 782,483 | 0 | 782,483 |
| 1988 | 0 | 4,791 | 835,940 | 809,581 | 809,581 | 0 | 809,581 |
| 1987 | 169,267 | 4,791 | 384,010 | 558,068 | 558,068 | 0 | 558,068 |
| 1986 | 184,869 | 4,791 | 376,173 | 565,833 | 565,833 | 0 | 565,833 |
| 1985 | 0 | 4,791 | 336,048 | 340,839 | 340,839 | 0 | 340,839 |
| 1984 | 0 | 4,791 | 336,048 | 340,839 | 340,839 | 0 | 340,839 |
| 1983 | 0 | 4,791 | 201,014 | 205,805 | 205,805 | 0 | 205,805 |
| 1982 | 0 | 4,791 | 198,000 | 202,791 | 202,791 | 0 | 202,791 |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 4/29/2009 | 2413 / 1501 | 2,400,000 | WD | 17 |

This page has been visited 29,517 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176