



Historic Architectural Review Commission
Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 24, 2018

Applicant: Glenn Anderson, Owner, and Designer

Application Number: H18-03-0017

Address: #522 Simonton Street

Description of Work:

New accessory structure behind primary structure painted white.

Site Facts:

The main house located in the site is a contributing resource to the historic district. The two-story frame vernacular structure was build circa 1860. The unique and historic main house is composed of two attached houses and a historic one-story addition at the rear. The main house has been abandoned and neglected for decades. A non-historic rear pergola is located at the rear yard.

Due to the severe state of decay and neglect, staff approved a request for reconstruction and stabilization of both front porches at the main house.

Guidelines Cited on Review:

- Guidelines for new construction (pages 38a-38q), specifically guidelines 1, 11, and 13.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.

Staff Analysis

The Certificate of Appropriateness in review is for a new one-story accessory structure. The accessory structure will be located on the rear yard, towards the

north side. The footprint will be rectangular in form and the roof will be a gable one. The new structure will have concrete piers; will have cedar lap siding painted white, clad windows, metal doors, and metal shingle roofing system. Overall, the proposed structure will be 15'-6" height. The new structure and pool shall be accessory to the principal house.

Consistency with Guidelines

It is staff's opinion that the proposed design has an appropriate scale and mass that is similar and compatible to surrounding accessory structures. The one-story design will not overshadow its future urban context and will be harmonious in design, textures, and proportions to the main historic house and surroundings.

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 # 18-00300017	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

522 Simonton Street

NAME ON DEED:

Glenn Anderson

PHONE NUMBER 571-213-1760

OWNER'S MAILING ADDRESS:

522 Simonton Street

EMAIL glenn.anderson82@yahoo.com

APPLICANT NAME:

Glenn Anderson

PHONE NUMBER 571-213-1760

APPLICANT'S ADDRESS:

522 Simonton Street

EMAIL

APPLICANT'S SIGNATURE:

DATE 3/20/2018

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: Build 16' x 22' (367 sq ft.) accessory structure behind primary structure. Wood/cedar siding

Metal shingle roof. Approx. 15.5' tall. Siding, trim and window colors: white.

MAIN BUILDING:

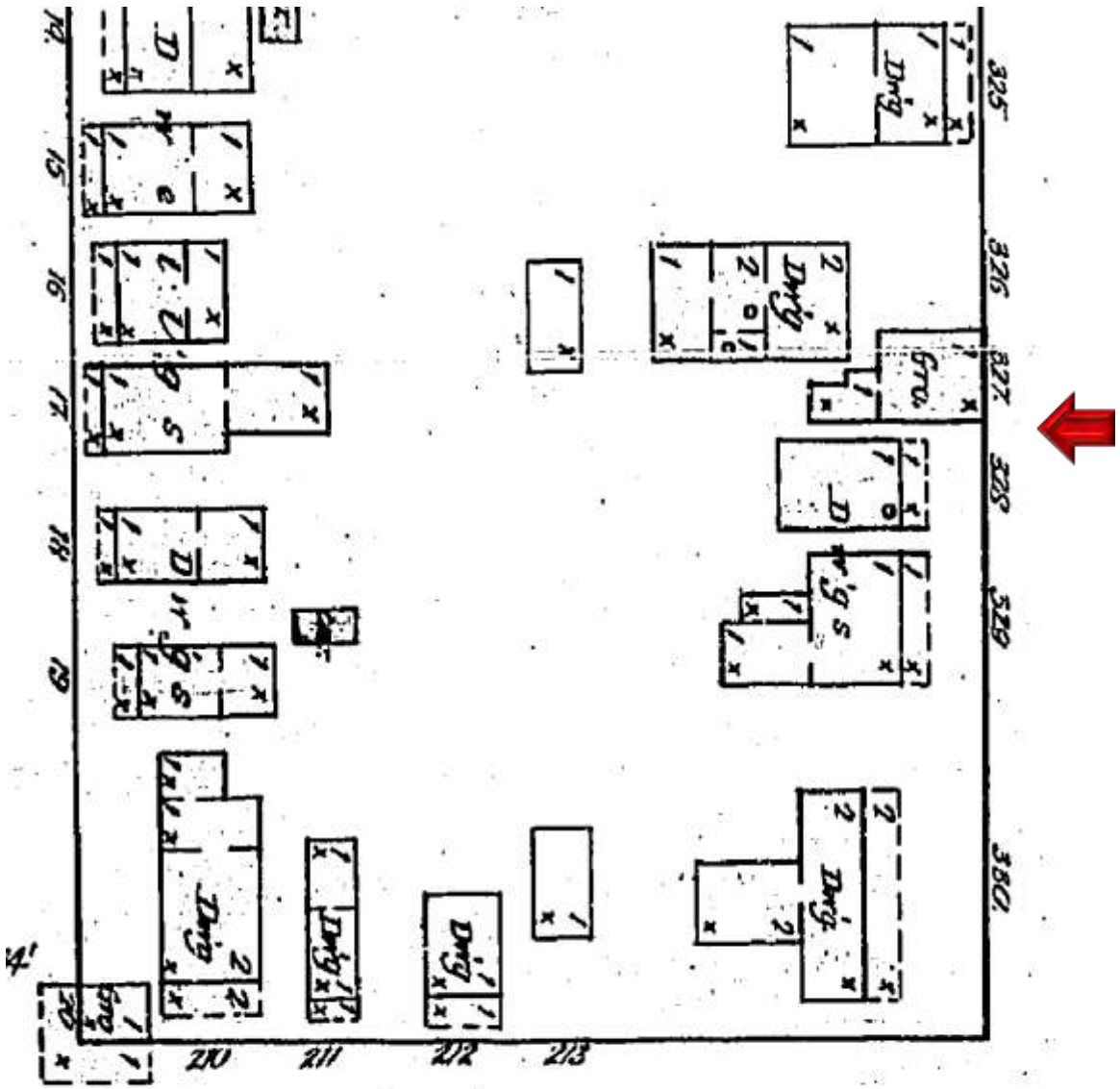
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Remove/demo non-historic trellis

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: project includes 9 sq ft landing for door and two steps	PAINTING: siding, trim and windows: white
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): gas water heater and AC system	OTHER:

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: Main house is listed as contributing. Guidelines for accessory structures/new construction, ordinance for demolition non/historic structure.		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

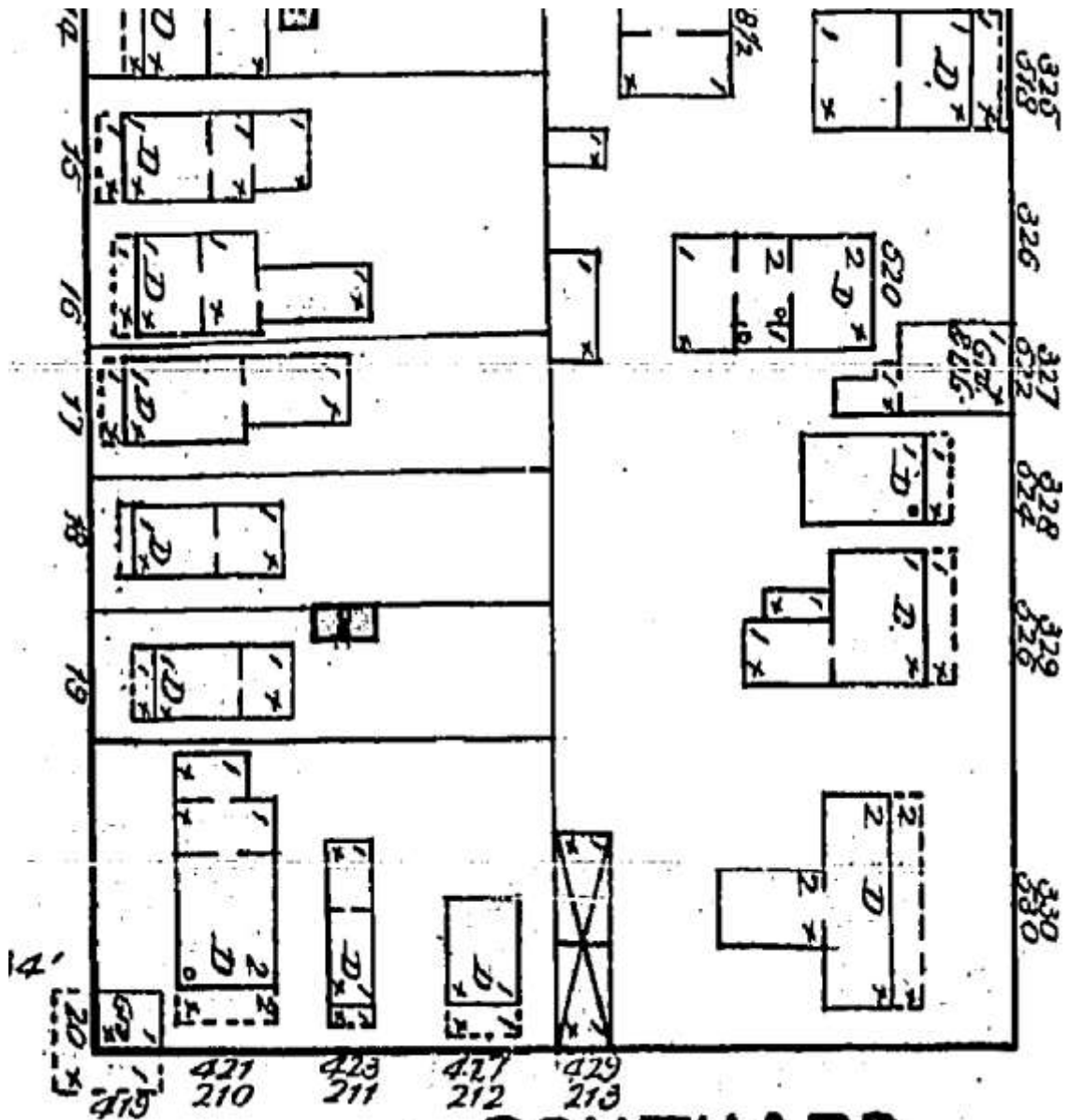
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



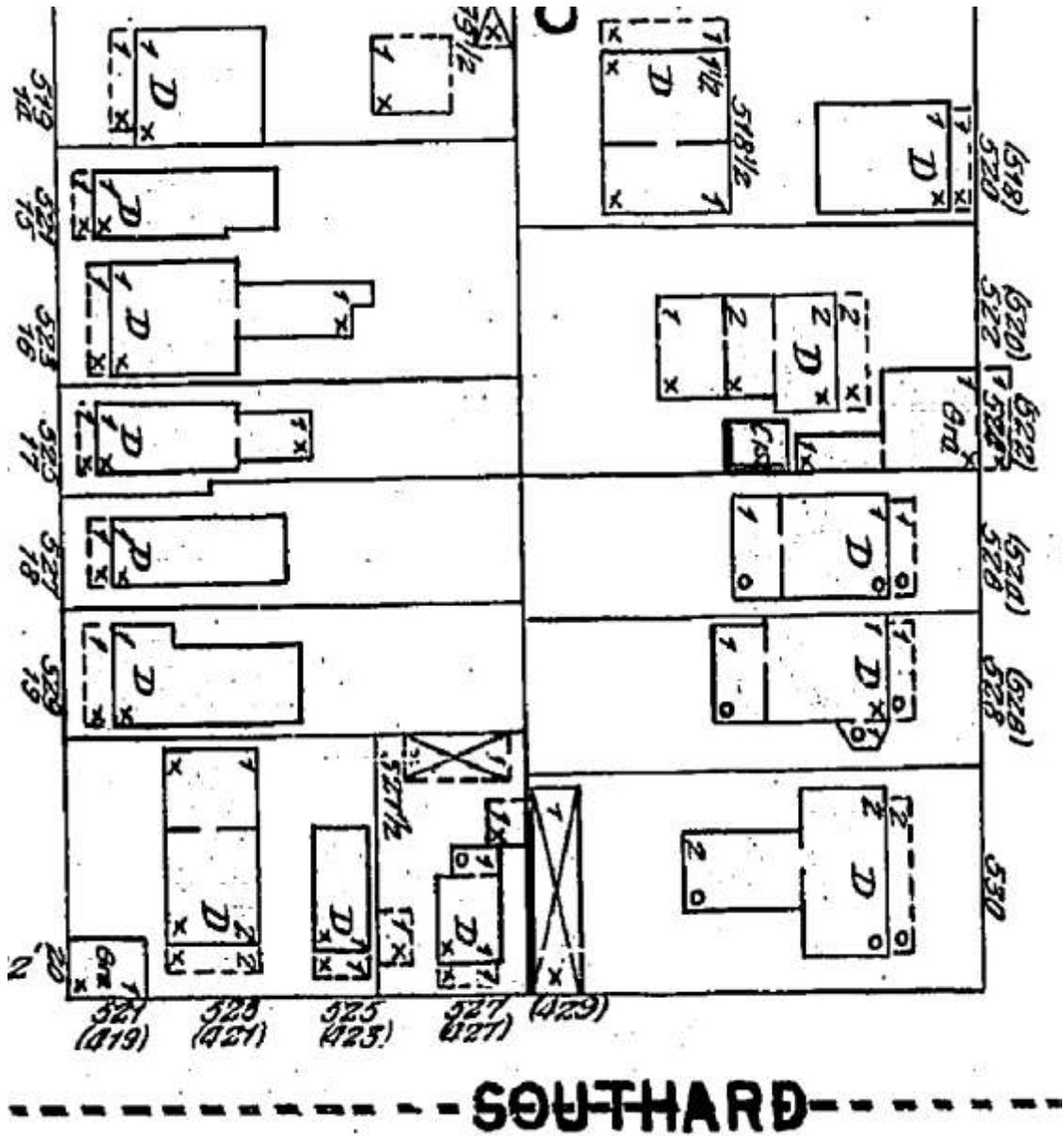
SOUTHARD

Sanborn Map 1889

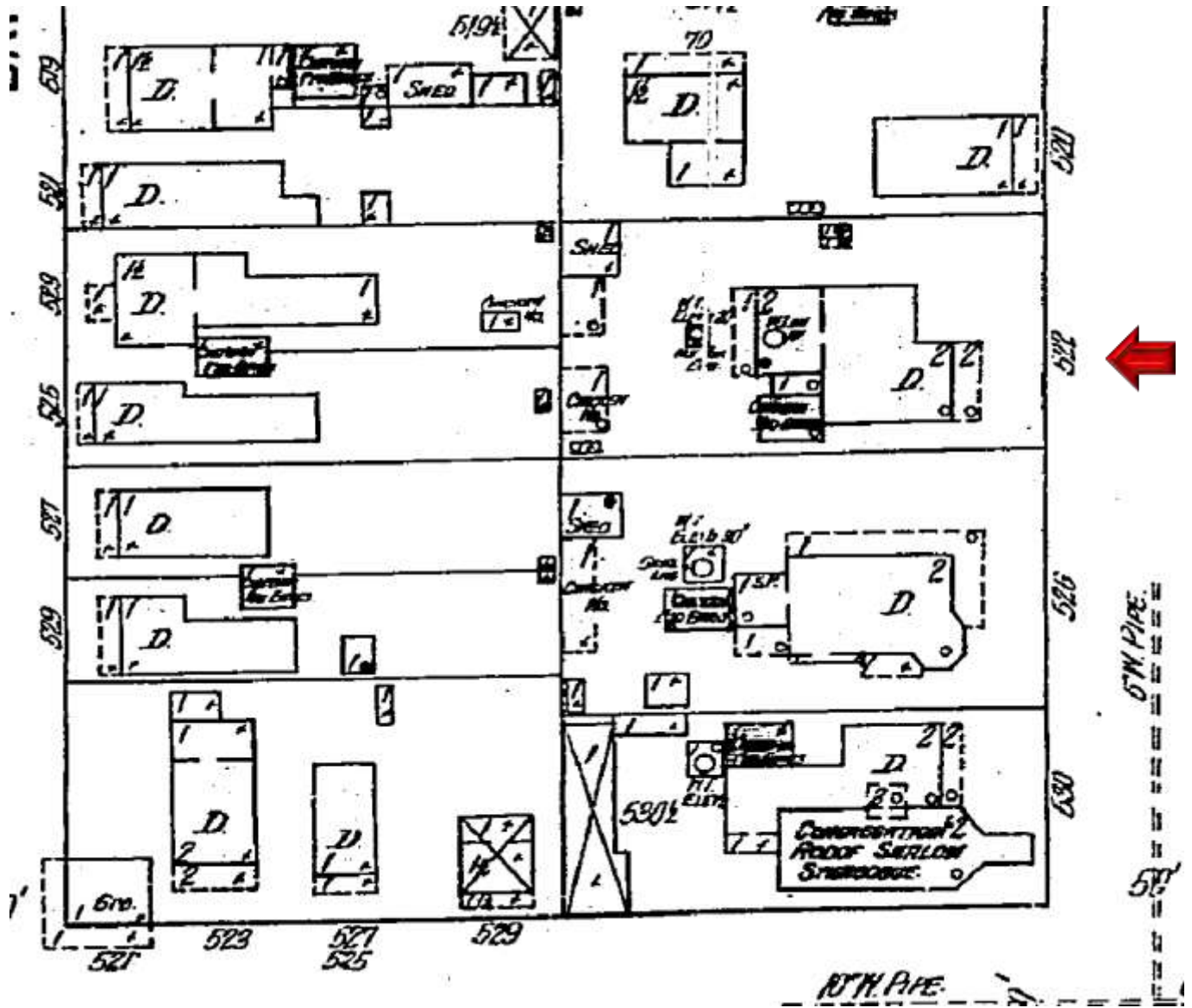


SOUTHARD

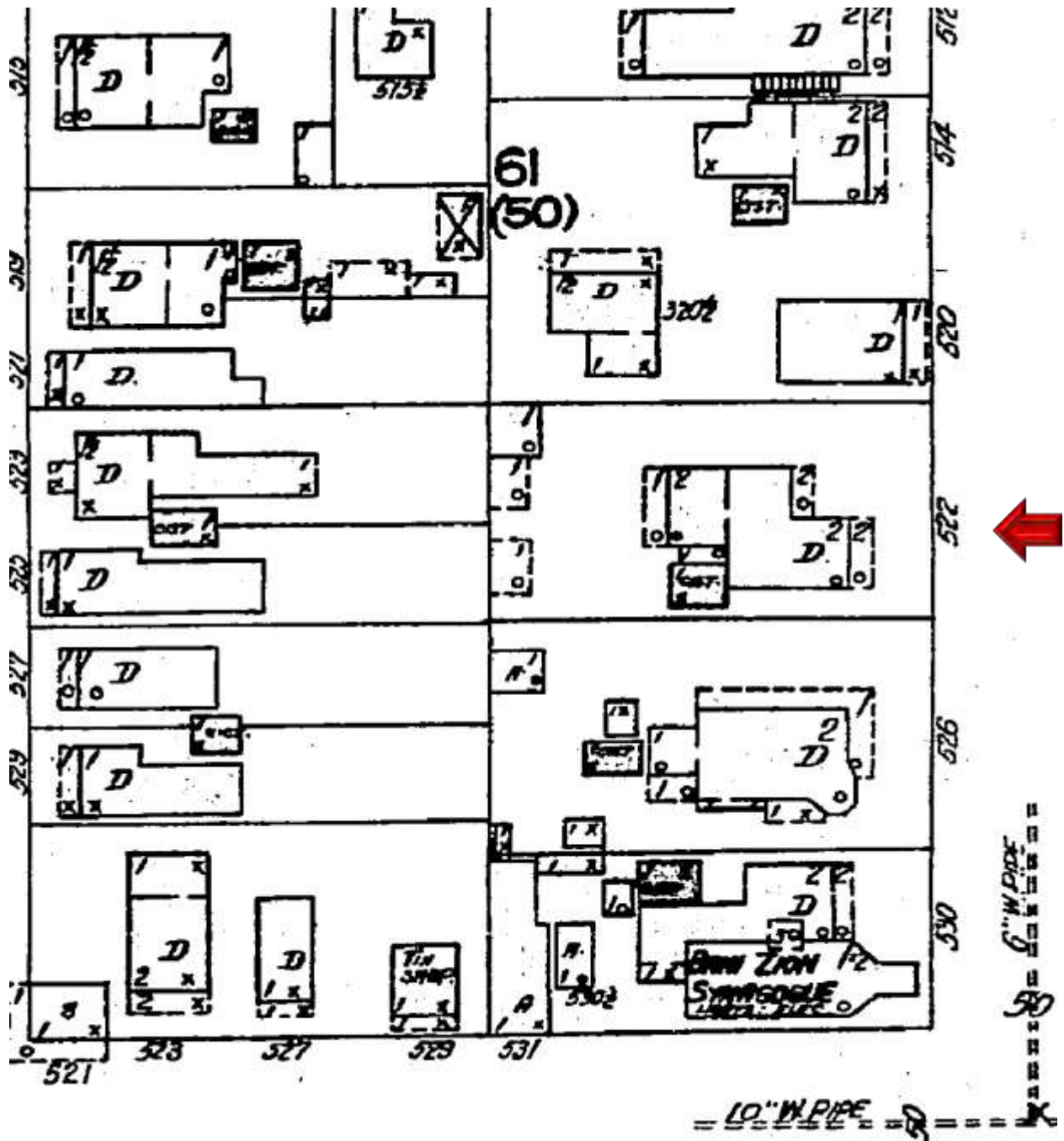
Sanborn Map 1892



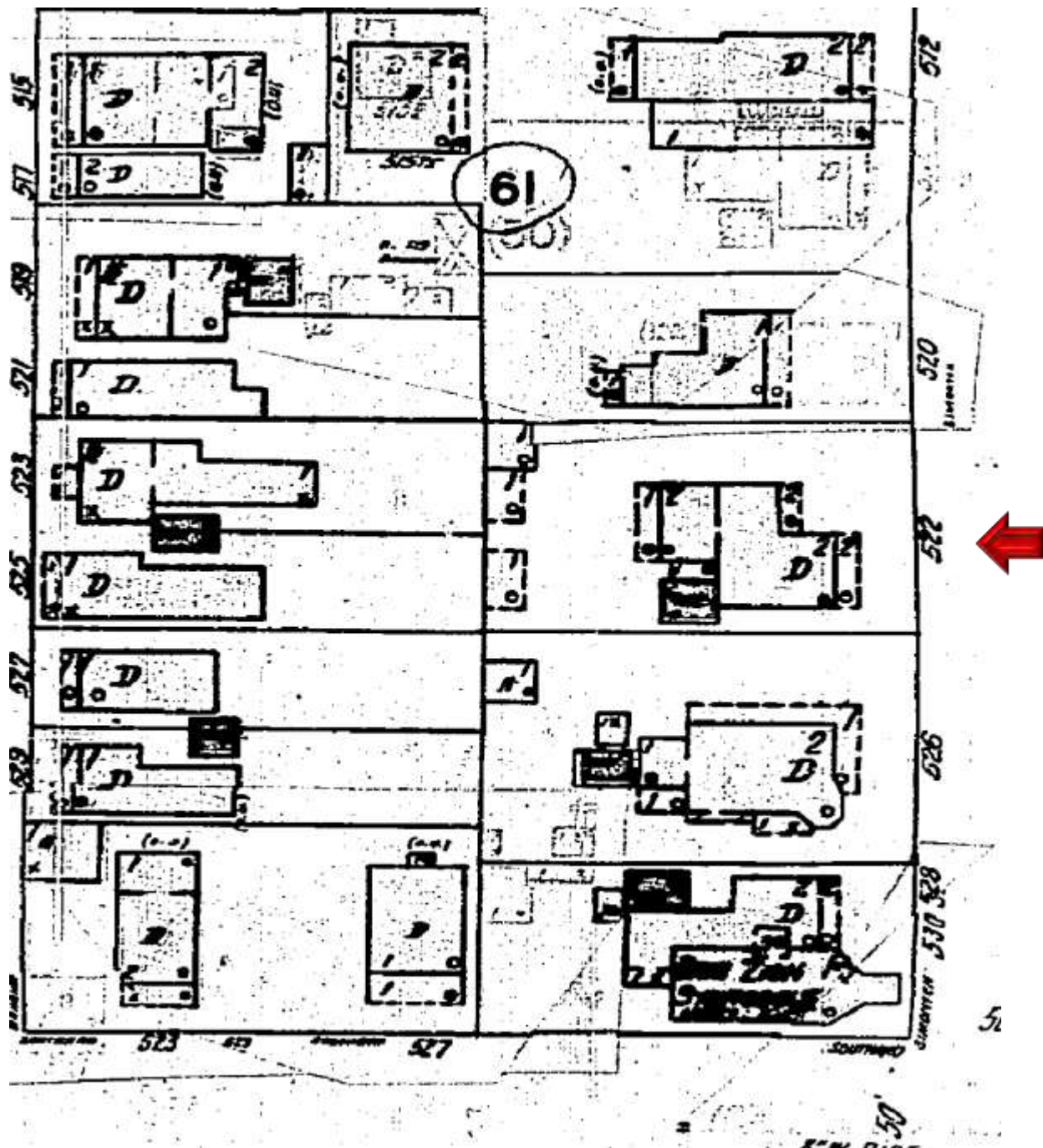
Sanborn Map 1899



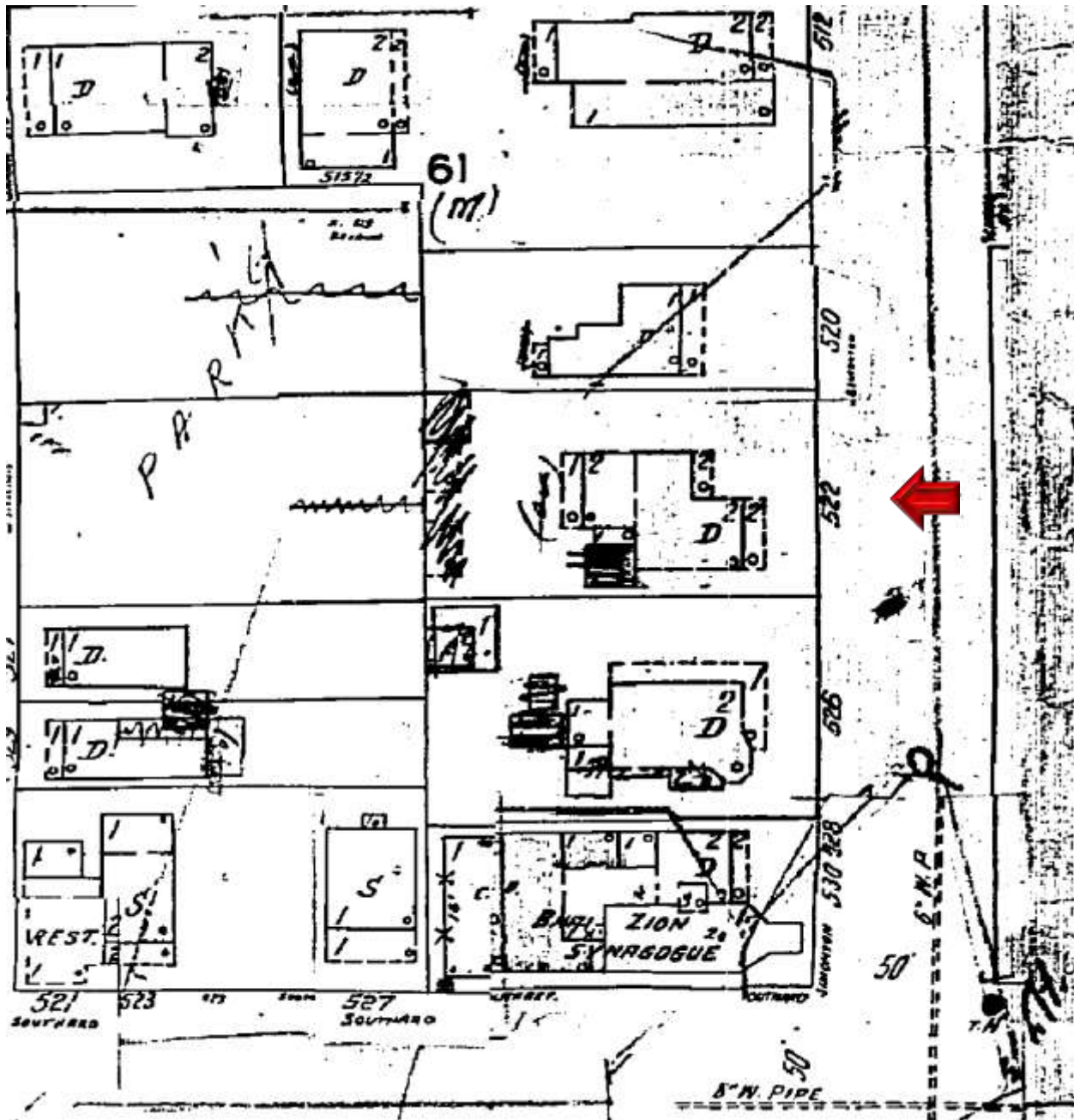
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



522 Simonton Street ca. 1965. Monroe County Library.





**NO
TRESPASSING**















NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS



PROPOSED DESIGN

Project Information:

Address: 522 Simonton St. Key West FL 33040
 Owner: Glenn R Anderson 305-922-2480
 General Contractor/Builder: Kevin McChesney 305-304-6786
 Parcel ID: 00009320-000000
 Legal address:

KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY JUDGES
 DOCKET 1-73-242 OR2097-797/798L/E OR2756-501LET/ADM

Flood Zone: X, Lowest Adjacent Grade elevation 12.4', Top of bottom floor 14.8'
 All Elevations Based on NGVD1929 Datum

Zoning: Historic Neighborhood Commercial-1 (HNC-1)
 HARC: Yes

Project Description: Remove non-historic trellis in rear yard and construct 367 sf.ft. (Including roof overhang, stairs and landing) detached Assessorly Structure behind primary residence

Coverage calculations:

Lot: 6610 s/f , Coverage limits: Structure - 50% (3310 s/f) & Impervious - 60% (3966 s/f)
 Existing: Structure - 25.9% (1712 s/f) & Impervious - 27.4% (1812 s/f)
 Planned addition: 367 sq ft. (includes roof overhang, landing and stairs)

New coverage calculations: Structure - 31.5% (2079 s/f) & Impervious - 33% (2179 s/f)

Rear yard (lot width x setback): 58.5' x 15' = 877.5 sq ft
 Maximum permitted coverage of rear yard = 30% (263.3 sq ft) (includes structures, equipment pads but not pool or permeable decks)
Proposed rear yard coverage = 13.7% (120 sq ft)

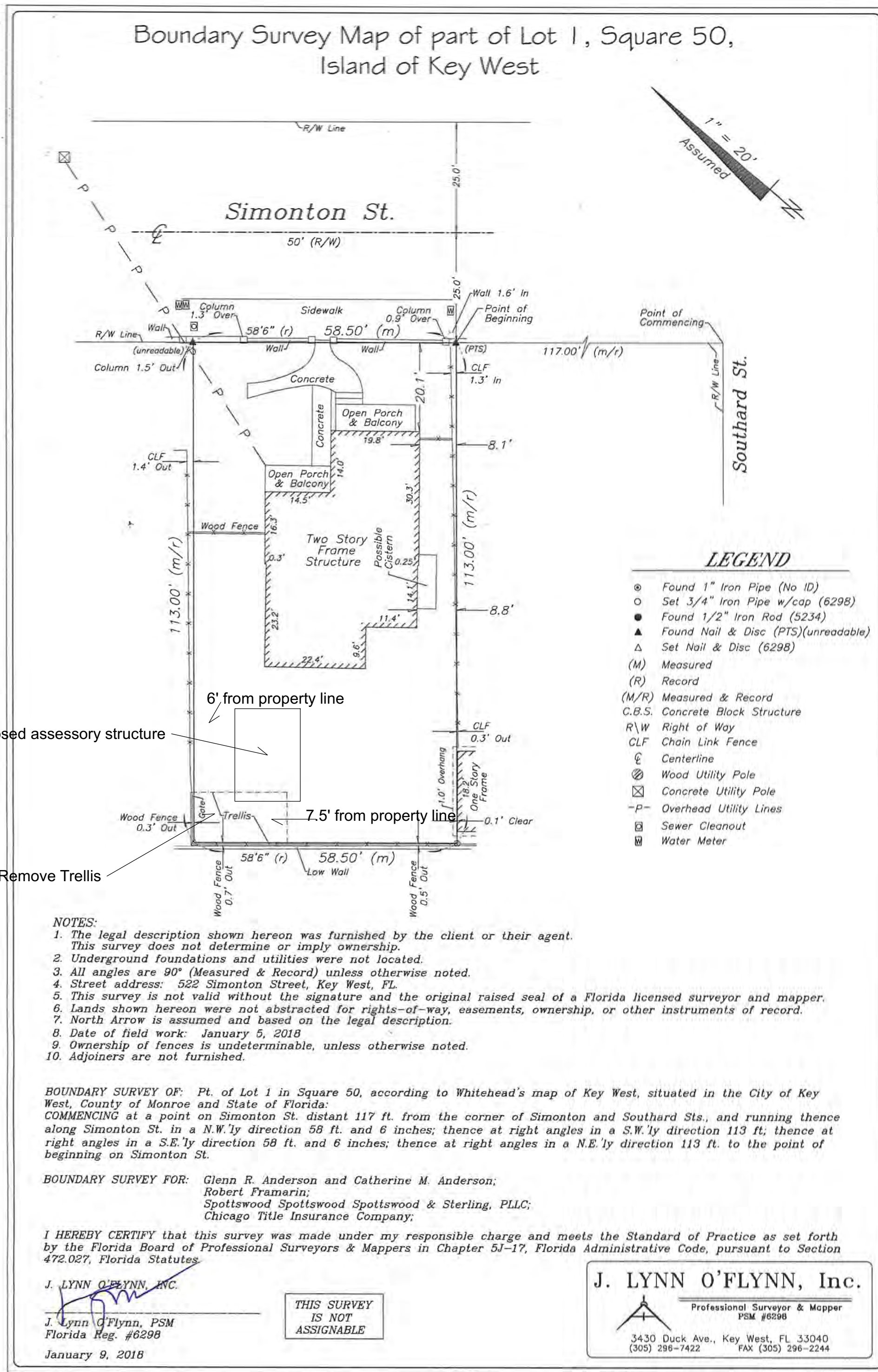
Minimum Required Open Space = 35% (2313.5 sq ft.)

Proposed Open Space = 67% (4431 sq ft)

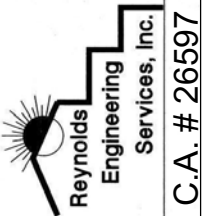
Setbacks: Front yard - 5', Side 5', Rear - 5', Rear (attached structures)- 15'

General Engineering Notes:

- All work shall comply with applicable codes.
- This design is based on the 6th Edition (2017) Florida Building Code.
- The Builder shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
- The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
- The Builder shall check and verify all dimensions and elevations.
- Existing underground utilities are not shown and Builder shall contact all utility companies prior to any excavation. Builder shall protect all utilities and shall be responsible for any damages at his expense.
- All lumber for structural members shall be pressure treated Southern Pine.
- Exterior walls, windows, doors, and roof must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 180 mph wind load as determined by ASCE Standard 7-10 Minimum Design Loads for Building and Other Structures.
- Connections: all connections and connectors for this project have been specified in this design and cannot be changed or substituted without written permission from the engineer of record. Connectors shall be installed as recommended and specified by the manufacturer.
- Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
- Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
- Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



Cover & Survey



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#46885
 2830 LAUREL DRIVE SUITE 101, FL 33042
 (305) 394-5977

SHEET TITLE:
Cover & Survey

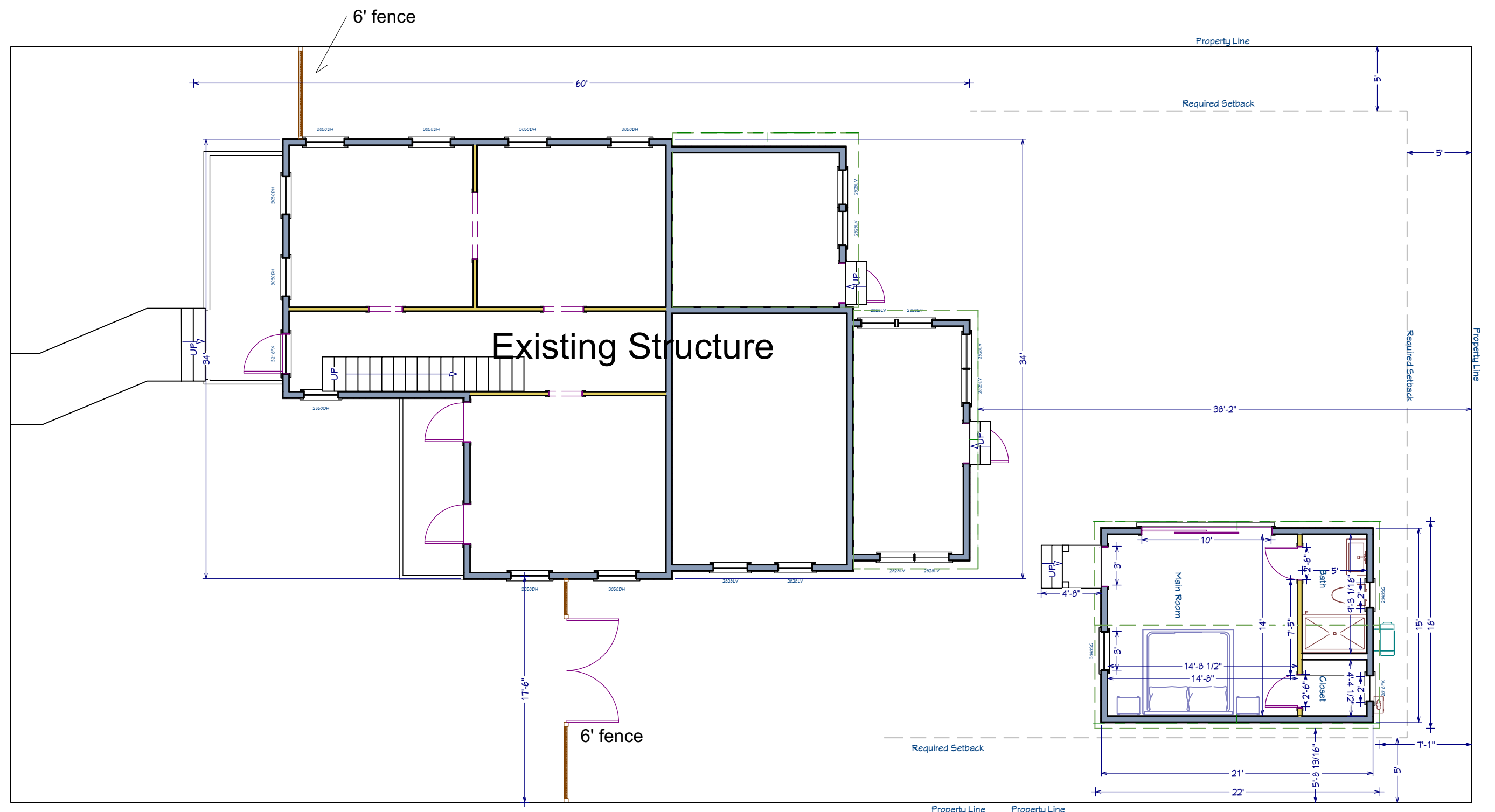
PROJECT DESCRIPTION:
**Assessorly Structure at
 522 Simonton St.
 Key West FL 33040**

Owner: Glenn R. Anderson
 522 Simonton St Key West FL 33040
 Tel: 305-922-2480
 Contractor: Kevin McChesney
 Tel: 305-304-6786

DATE:
 3/20/2018

SHEET:

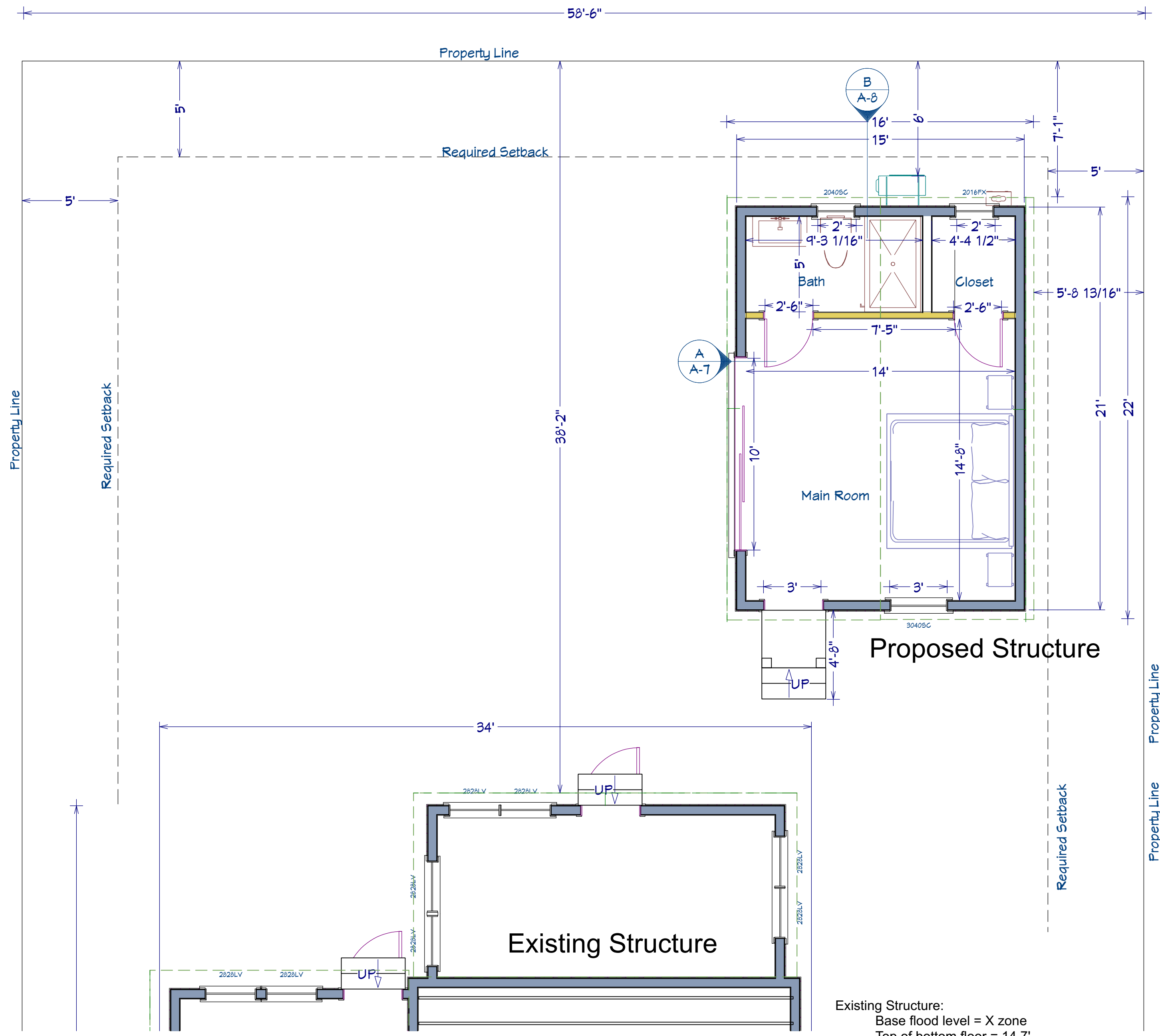
A-1
 of 10



Existing Structure:
 Base flood level = X Zone'
 Top of bottom floor = 14.7'
 Lowest Adjact Grade = 12.4'

Proposed Assesory Structure

Proposed Structure:
 Base flood level = X zone
 Top of bottom floor = 14.7' (matches existing structure)
 Lowest adjacent grade = 12.4'



Proposed Structure:
 Base flood level = X zone
 Top of bottom floor = 14.7' (matches existing structure)
 Lowest adjacent grade = 12.4'

Existing Structure:
 Base flood level = X zone
 Top of bottom floor = 14.7'
 Lowest adjacent grade = 12.4'

Floor Plan - Detached Pool House

1/4" = 1'

Existing Structure



Proposed Detached Structure

36' Front Elevation

16'

Accessory Structure Materials/Colors:
 Siding: 1 x 8 Cedar Lap siding - White (match existing)
 Trim: Treated Pine/White (match existing)
 Doors & Windows: White
 Shutters: None
 Roofing: Metal shingle - 'Victorian Style', natural color
 Hand Railings: pressure treated pine, White (match existing)
 Stairs and landings: pressure treated pine, unpainted

FEMA:
 Base Flood Elevation = X zone
 Existing structure elevation = 14.8'
 Proposed Structure Elevation = 14.8' (matches existing structure)
 Lowest Adjacent grade = 12.4'

Proposed Detached Structure



Existing Structure

Rear Elevation 36'

12
7

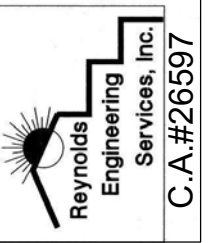
12
5

12
7

12
1

12
5

12
1



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#46885
 28350 LAUREL DRIVE SUITE 101, FL 33042
 (305) 394-5987

SHEET TITLE:
**Elevations
 Front & Rear**

PROJECT DESCRIPTION:
**Detached Pool House
 522 Simonton St.
 Key West FL 33040**

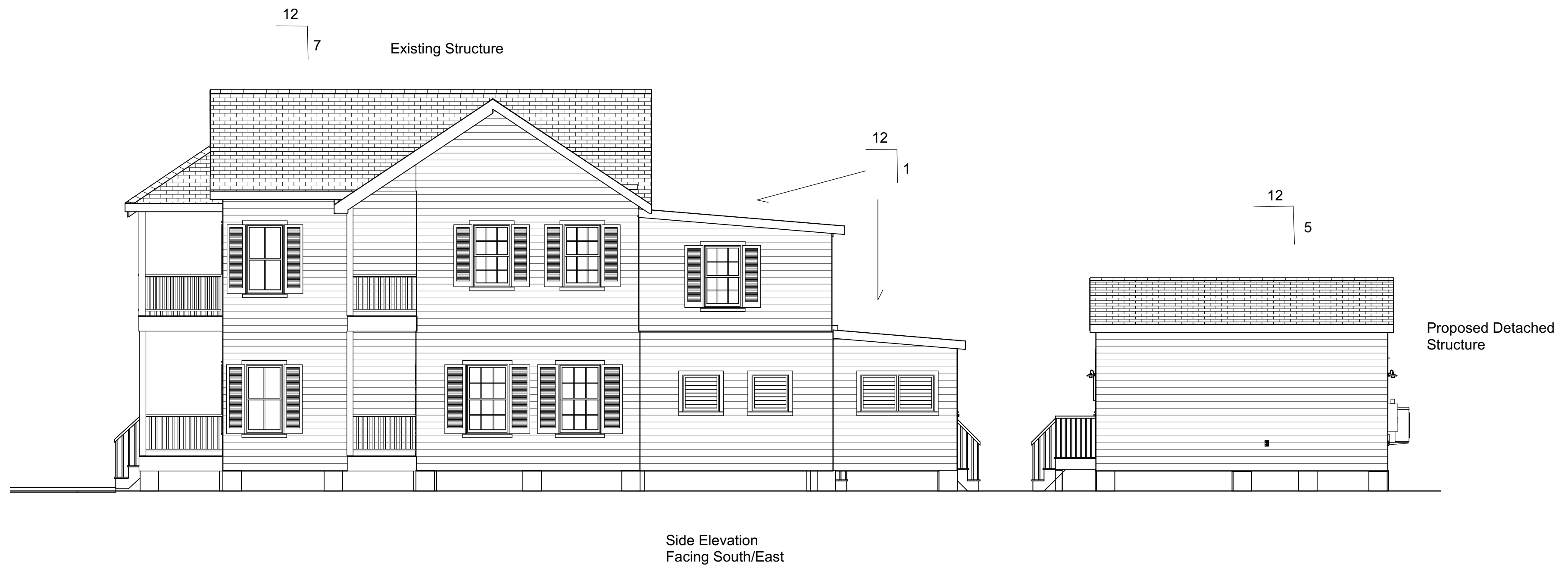
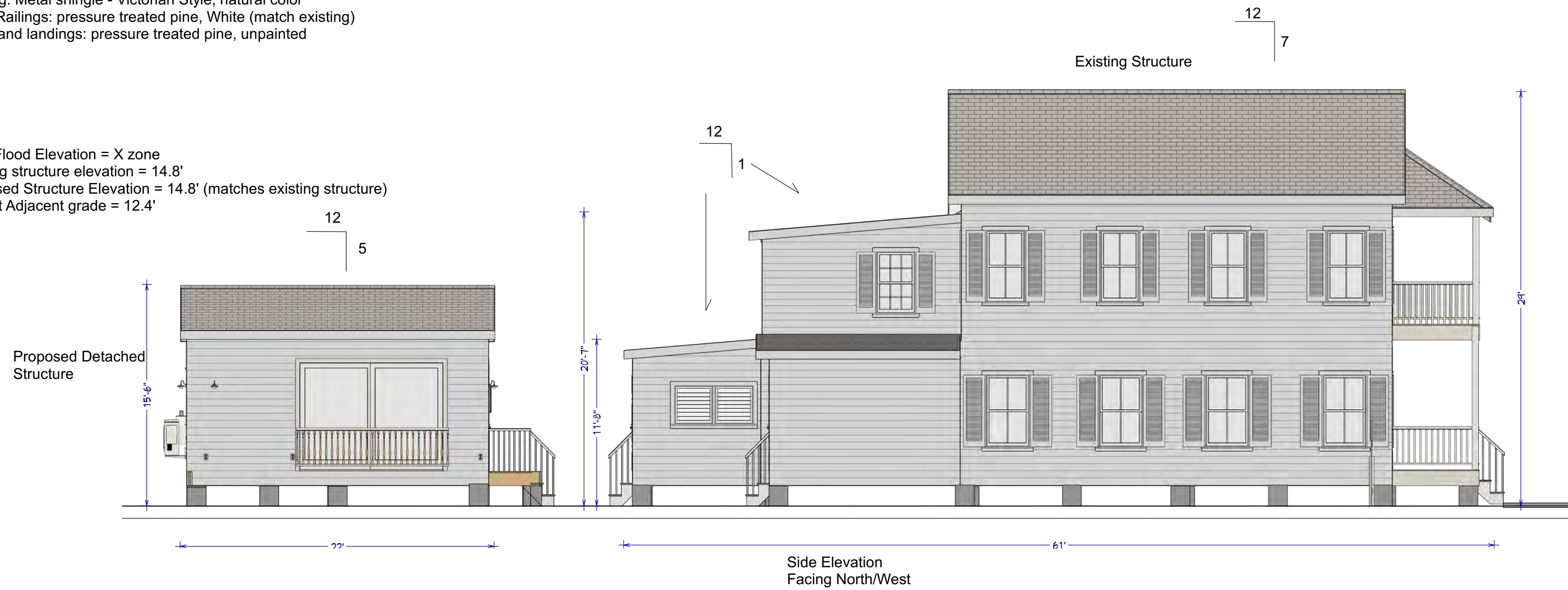
DRAWINGS by:
 Glenn R. Anderson
 522 Simonton St Key West FL 33040
 Tel: 305-922-2480

DATE:
 3/19/2018

SHEET:
A-3
 of 10

Materials/Colors:
 Siding: 1 x 8 Cedar Lap siding - White (match existing)
 Trim: White (match existing)
 Doors & Windows: White
 Shutters: None
 Roofing: Metal shingle - Victorian Style, natural color
 Hand Railings: pressure treated pine, White (match existing)
 Stairs and landings: pressure treated pine, unpainted

FEMA:
 Base Flood Elevation = X zone
 Existing structure elevation = 14.8'
 Proposed Structure Elevation = 14.8' (matches existing structure)
 Lowest Adjacent grade = 12.4'



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., April 24, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY STRUCTURE BEHIND PRIMARY
STRUCTURE PAINTED WHITE. DEMOLITION OF NON-
HISTORIC TRELLIS AT REAR**

#522 SIMONTON STREET

Applicant – Glenn Anderson Application #18-03-0017

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 00009320-000000
Account # 1009571
Property ID 1009571
Millage Group 10KW
Location 522 SIMONTON St , KEY WEST
Address
Legal KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9
Description COUNTY JUDGES DOCKET 1-73-242 OR2097-797/798L/E
 OR2756-501LET/ADM OR2890-1632/33
 (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

ANDERSON CATHERINE M
 522 Simonton St
 Key West FL 33040

ANDERSON GLENN R
 522 Simonton St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$85,687	\$78,960	\$189,112	\$191,418
+ Market Misc Value	\$1,231	\$1,231	\$1,072	\$974
+ Market Land Value	\$639,504	\$567,849	\$573,960	\$535,696
= Just Market Value	\$726,422	\$648,040	\$764,144	\$728,088
= Total Assessed Value	\$712,844	\$648,040	\$738,212	\$671,102
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$726,422	\$648,040	\$764,144	\$728,088

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,610.00	Square Foot	0	0

Buildings

Building ID	658	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1928
Gross Sq Ft	3036	Foundation	WD CONC PADS
Finished Sq Ft	2652	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	90	Bedrooms	5
Economic Obs	0	Full Bathrooms	1
Depreciation %	81	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	216	0	0
FLA	FLOOR LIV AREA	2,652	2,652	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	84	0	0
TOTAL		3,036	2,652	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1944	1945	1	165 SF	3
FENCES	1994	1995	1	342 SF	2

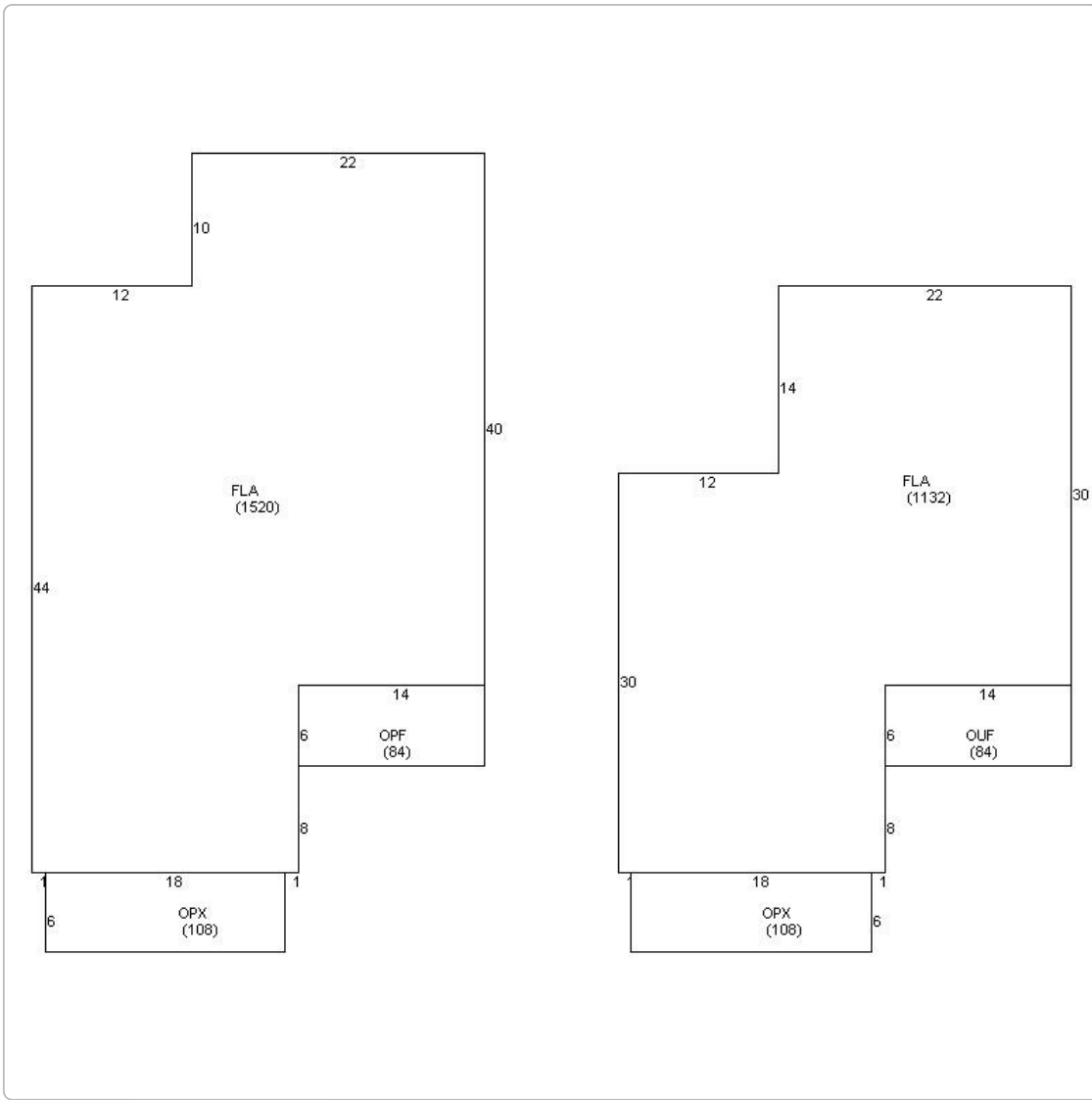
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2018	\$1,300,000	Warranty Deed	2154210	2890	1632	03 - Qualified	Improved
5/19/2015	\$0	Other		2756	501	11 - Unqualified	Improved
3/24/2005	\$850,000	Warranty Deed		2097	797	O - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0200479	2/25/2002	10/3/2002	\$13,000		NEW V-CRIMP ROOF
A951413	4/1/1995	8/1/1995	\$1,200		57 LF WOOD FENCE

Sketches (click to enlarge)



Photos



Map



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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