

Historic Architectural Review Commission

Staff Report Item 11a

| | |
|------------------------------------|--|
| Meeting Date: | September 23, 2014 |
| Applicant: | Anthony D. Sarno, Architect |
| Application Number: | H14-01-1395 |
| Address: | 1112 Southard St |
| Description of Work: | Second floor addition, including a shed dormer, at the rear of a contributing structure. This new addition contains a balcony with aluminum sliding glass doors, new aluminum windows, and Bahama shutters. The application also includes a new v-crimp metal roof on non-historic addition. |
| Building Facts: | The main structure in the site is a one and a half story frame vernacular house listed as a contributing resource in the surveys. The house was built ca. 1912. The rear one story “addition” with a saw-tooth roof was constructed around the same time as the main house, a second rear addition was built before 1926, and the last rear addition was constructed before 1962. The main house and additions appear mostly unchanged since 1965. There is a non-historic, one story addition on the southwest side of the house. |
| Guidelines Cited in Review: | Secretary of the Interior Standards (pages 16-23), specifically Standards 2, 4, 5, 9, and 10. Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37. Dormers (page 27), specifically guidelines 1 through 5. Entrances, Porches, and Doors (pages 32-33), specifically guidelines 2, 8, and 12. |

Staff Analysis

The Certificate of Appropriateness in review proposes the removal of the roofs of single story, historic additions and the construction of a second story addition with a gable roof and shed dormer. As this property is located at the corner of Southard Street and Ashe Street, its northeast side façade is highly visible to the public, and therefore should be considered as important as its front façade.

The one and a half story main house will remain untouched. This second floor addition will not extend the footprint of the existing house and additions, and will be lower in height than the main house by one foot.

The plan includes aluminum windows, a Bahama shutter, and a balcony with railings and an aluminum sliding glass doors under the proposed shed dormer for the second story addition. On the southwest façade of the rear additions, the plan proposes to remove French doors and two doors, and replace them with two aluminum sliding glass doors. The application also includes a new v-crimp metal roof on the non-historic side addition.

Staff commented at the April 24, 2014 DRC meeting that she had “concerns with mass and scale” of the proposed project.

Consistency with Guidelines

1. The proposed additions will alter and destroy character-defining features of a contributing structure.
2. The proposed plans will alter the mass, scale, and height of the additions that is inappropriate to the original house, the streetscape of Ashe Street, and the neighborhood.
3. The proposed plans will alter the balance and the symmetry of the historic house and historic additions.
4. The proposed plans include a new shed dormer on the second story addition, which is not compatible with the building style. In addition, the junction of the dormer roof with the main roof is at the ridgeline of the main roof, which is inconsistent with the guidelines. It should be below.
5. Sliding glass doors are proposed on the second story addition. The guidelines say they are not appropriate for use on any publicly visible façade. While setback, that façade could still be visible from public view.

It is staff's opinion that the proposed additions will have an adverse effect on the historic house. The plans as submitted are inconsistent with the guidelines pertaining to mass, scale, height, the demolition of character-defining features, dormers, and doors.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____**

OWNER'S NAME: **Patrice Miller** DATE: **08.29.2014**

OWNER'S ADDRESS: **3249 N. South Street, NW, Washington, DC 20007** PHONE #: **305.292.7722**

APPLICANT'S NAME: **Anthony D. Sarno** PHONE #: **305.292.7722**

APPLICANT'S ADDRESS: **1001 Whitehead Street, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **1112 Southard Street, Key West, FL 33040** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 SUBMISSION IS FOR APPROVAL OF THE SECOND PHASE OF WORK, WHICH INCLUDES EXPANSION OF THE EXISTING SECOND FLOOR AT THE REAR 1/2 OF THE HOUSE, OVER THE EXISTING SINGLE STORY PORTION AND INTERIOR RENOVATION.

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: 08.29.2014

Applicant's Signature: *Anthony D. Sarno*

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: _____

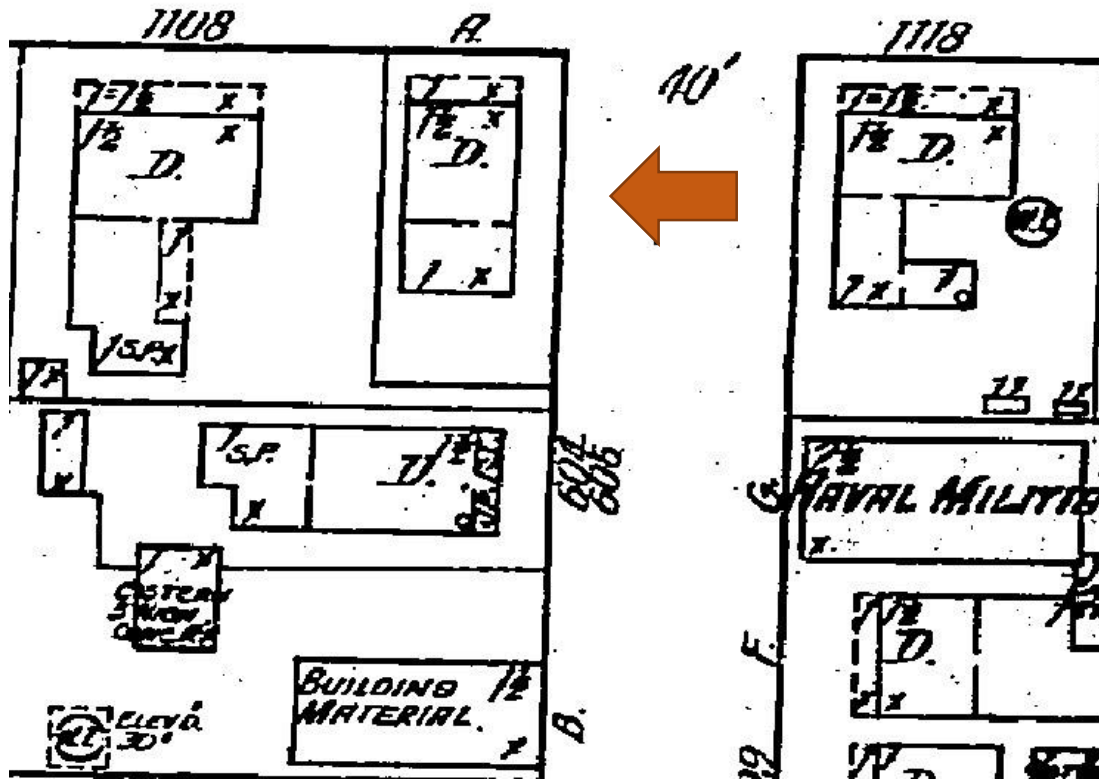
Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

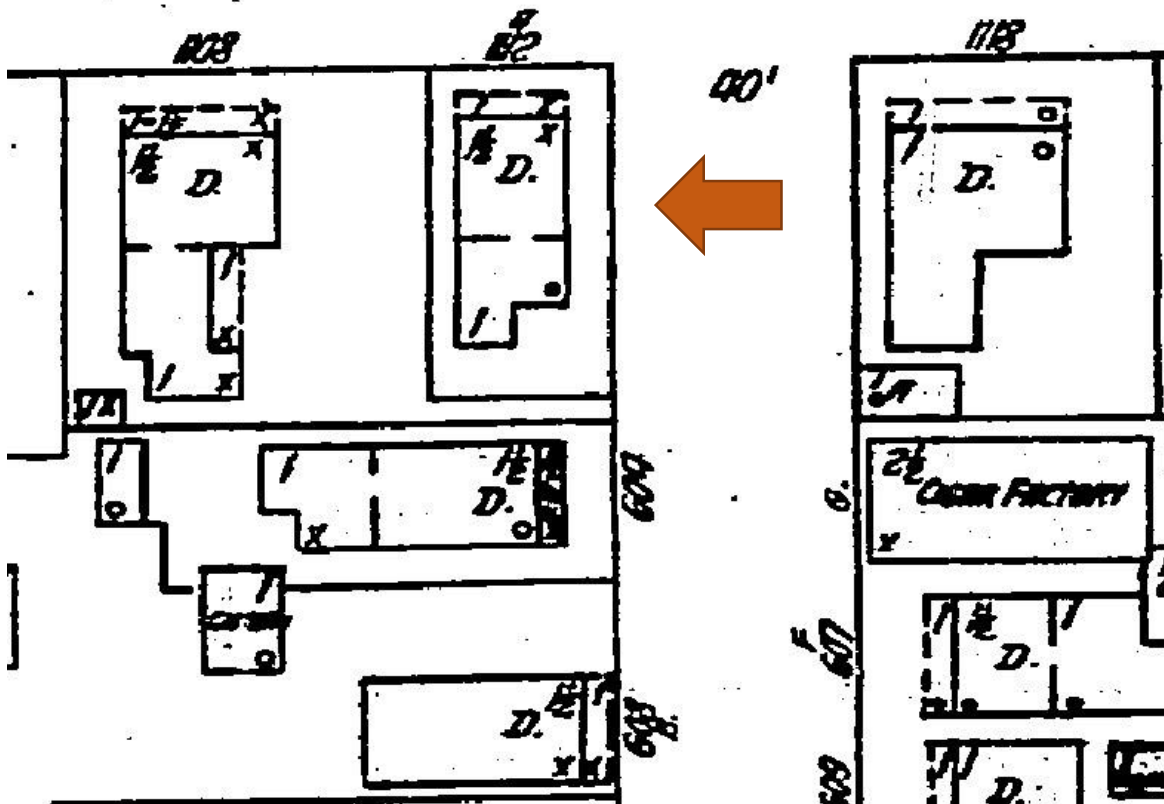
Sanborn Maps

SOUTHARD



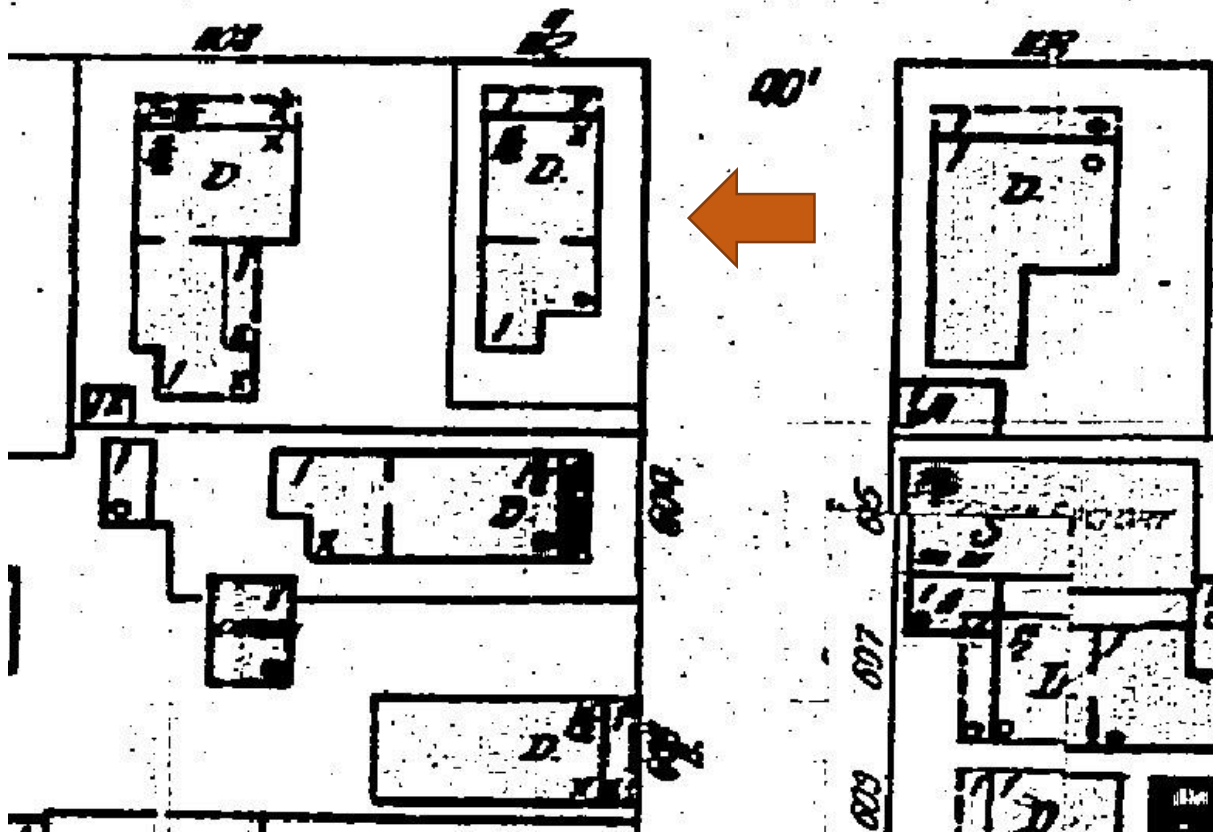
1112 Southard Street, 1912 Sanborn map

SOUTHARD

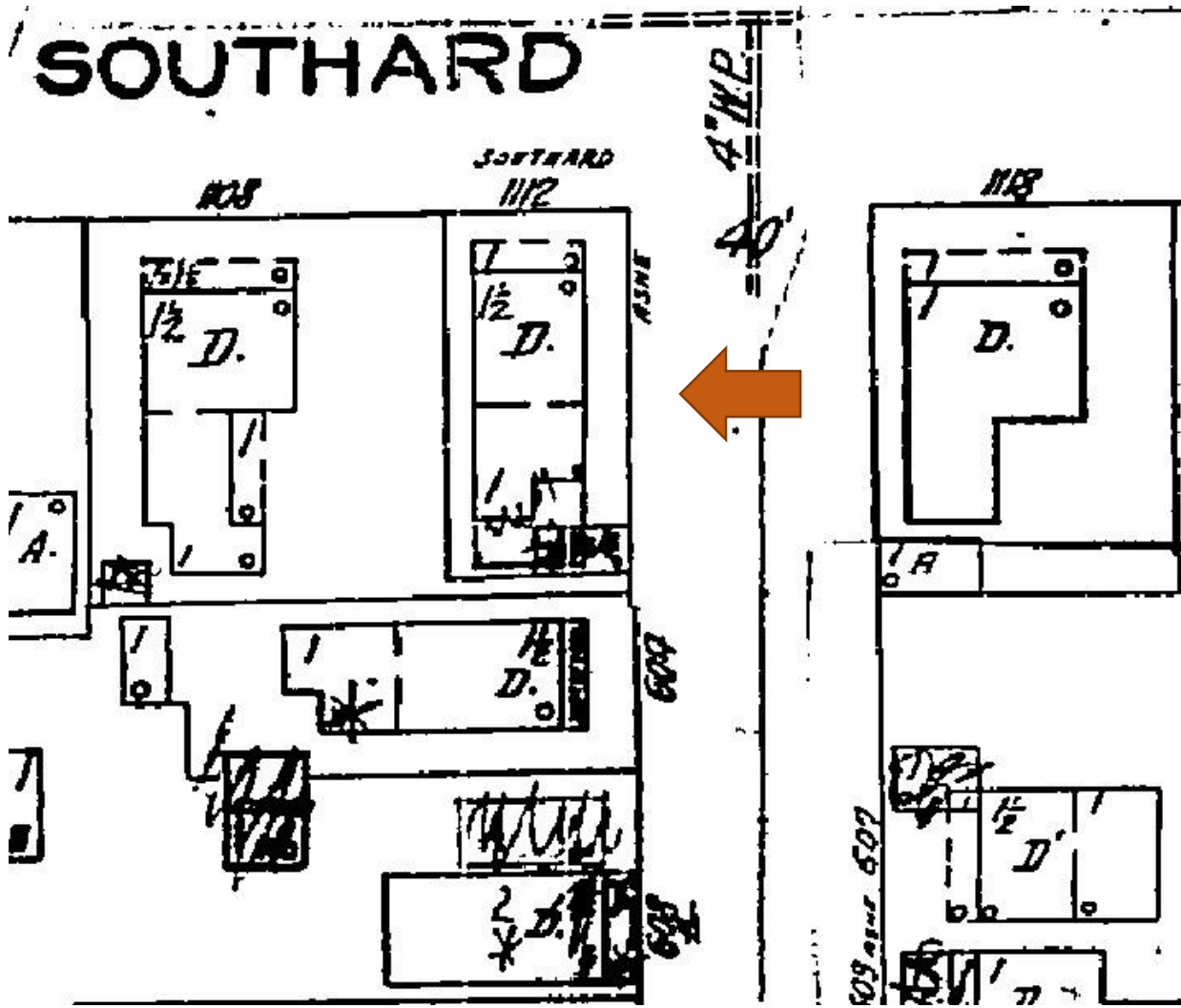


1112 Southard Street, 1926 Sanborn map

SOUTHARD



1112 Southard Street, 1945 Sanborn map



1112 Southard Street, 1962 Sanborn map

Project Photos



“Photo taken by the Property Appraiser's office c1965; 1112 Southard St.; built c1899.” Monroe County Library.



1. 1112 Southard Street. View from the street.



2. 1112 Southard Street.



3. 1112 Southard Street.



12. Southard Street Panorama- Street view looking at 1112 Southard Street.




14. Ashe Street Panorama- Street view looking at 1112 Southard Street.

Survey & Site Plans

MILLER RESIDENCE RESIDENTIAL RENOVATION

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

HARC SUBMISSION AUGUST 29, 2014

| DESIGN TEAM | CODE INFORMATION | DRAWING INDEX | | | | | |
|--|---|--|-------------|----------------------------|----------------------------|--------------------------------|--------------------------------|
| <p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> | <p>APPLICABLE CODES 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p>FEMA REQUIREMENTS FLOOD ZONE: X / AE - 6'-0"</p> <p>GENERAL BUILDING HEIGHTS AND AREAS MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p> | <table border="1"> <tr> <th>ISSUED FOR:</th> </tr> <tr> <td>2014.08.29 HARC SUBMISSION</td> </tr> <tr> <td>2014.07.01 HARC SUBMISSION</td> </tr> <tr> <td>2014.06.13 VARIANCE SUBMISSION</td> </tr> <tr> <td>2014.03.03 VARIANCE SUBMISSION</td> </tr> </table> <p>GENERAL</p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</p> <p>ARCHITECTURAL</p> <p>AE1.0.1 SITE SURVEY - COPY</p> <p>AE1.1.1 PHASE 1 APPROVED EXISTING SITE PLAN</p> <p>AE2.1.1 PHASE 1 APPROVED EXISTING FLOOR PLANS</p> <p>AE3.1.1 PHASE 1 APPROVED EXISTING EXTERIOR ELEVATIONS</p> <p>AE3.1.2 EXISTING EXTERIORS ELEVATIONS</p> <p>AD3.2.1 DEMOLITION ROOF PLAN</p> <p>A1.1.1 SITE PLAN</p> <p>A2.1.1 PROPOSED FLOOR PLANS</p> <p>A3.1.1 PROPOSED EXTERIOR ELEVATIONS</p> <p>A3.1.2 PROPOSED EXTERIOR ELEVATIONS</p> | ISSUED FOR: | 2014.08.29 HARC SUBMISSION | 2014.07.01 HARC SUBMISSION | 2014.06.13 VARIANCE SUBMISSION | 2014.03.03 VARIANCE SUBMISSION |
| ISSUED FOR: | | | | | | | |
| 2014.08.29 HARC SUBMISSION | | | | | | | |
| 2014.07.01 HARC SUBMISSION | | | | | | | |
| 2014.06.13 VARIANCE SUBMISSION | | | | | | | |
| 2014.03.03 VARIANCE SUBMISSION | | | | | | | |
| LOCATION MAP | SCOPE OF WORK | | | | | | |
|  | <p>SUBMISSION IS FOR APPROVAL OF THE SECOND PHASE OF WORK, WHICH INCLUDES EXPANSION OF THE EXISTING SECOND FLOOR AT THE REAR 1/2 OF THE HOUSE OVER THE EXISTING SINGLE STORY PORTION AND INTERIOR RENOVATION.</p> | | | | | | |
| PROJECT APPROVALS | | | | | | | |
| <p>PROJECT LOCATION ★</p> | <p>VARIANCE SUBMITTED: MARCH 3, 2014 APPROVED: JUNE 19, 2014</p> <p>HARC SUBMITTED: JULY 1, 2014 STAFF APPROVED: JULY 2, 2014 # H14 011109</p> | | | | | | |

MILLER RESIDENCE
1112 SOUTHARD STREET
HARC SUBMISSION

K2M DESIGN

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Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AA26001059

SUBMISSIONS

March 03, 2014 - Variance Submission
June 13, 2014 - Variance Submission
July 01, 2014 - HARC Submission
August 29, 2014 - HARC Submission

| | |
|-----------------------|----------------|
| Project No. 13 131 | Phase: HARC |
|-----------------------|----------------|

COVER SHEET

A0.1.1

Seal:

Anthony D. Sarro: License # AP65308
Expiration Date: February 28, 2015

Consultants:

Revisions:

Table with 2 columns for Revisions, currently empty.

MILLER RESIDENCE
1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 9/9/2014 5:27 PM

Drawing Size 24x36 Project #: 13 131

Drawn By: KMA Checked By: ADS

Title:

SITE SURVEY-
COPY

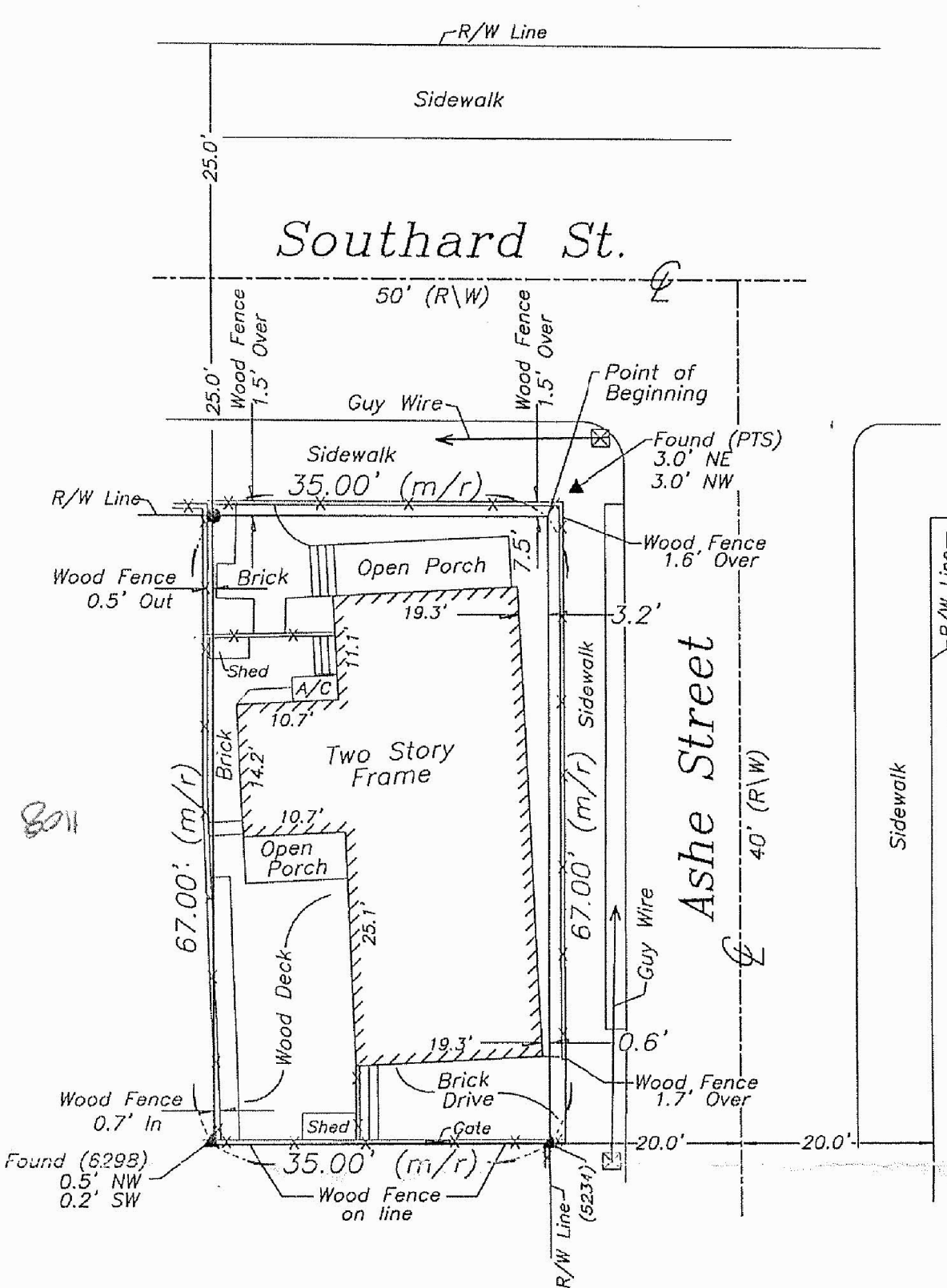
Sheet Number:

AE1.0.1

Date: August 29, 2014

©2014 by k2m Design, Inc.

Boundary Survey Map of part of Lot 3, Square 55 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Pipe (6298)
- ▲ Found Nail & Disc (PTS)(5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Centerline
- ⊕ Wood Utility Pole
- ⊖ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1112 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. Date of field work: August 28, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of the said Island, delineated in February, A.D. 1828, as a part of Lot Three (3) (formerly known as a part of Lot One (1) in Square Fifty-five (55)) but now better known as part of subdivision Seven (7) of said Lot Three (3) in Square Fifty-five (55), according to a subdivision of said square Fifty-five (55) duly recorded in Book "I" of Deeds, on Page Thirty-Six (36), of the Public Records of Monroe County, Florida. Commencing at the corner of Southard and Ashe Streets and running thence along Southard Street in Southwesterly direction Thirty-five (35) feet; thence at right angles in a Southeasterly direction Sixty-seven (67) feet; thence at right angles in a Northeasterly direction Thirty-five (35) feet; thence at right angles in a Northwesterly direction along Ashe Street Sixty-seven (67) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Patrice Miller and Herbert Miller;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

August 28, 2013

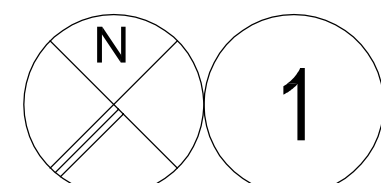
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
FSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

| PROJECT STATISTICS: | | |
|-------------------------------|------------------|---------------------|
| | CODE REQUIREMENT | EXISTING |
| ZONING | HHDR | |
| FLOOD ZONE | X / AE - 6'-0" | |
| SIZE OF SITE | 4,000 SF | 2,345 SF |
| HEIGHT | 30'-0" | 22'-6 1/2" |
| SETBACK 1: FRONT | 10'-0" | 1'-9" |
| SETBACK 2: RIGHT SIDE SETBACK | 5'-0" | 2'-0" |
| SETBACK 3: LEFT SIDE SETBACK | 5'-0" | 0'-8" |
| SETBACK 4: REAR SETBACK | 20'-0" | 7'-7" |
| FLOOR AREA RATIO | 1.0 | 0.73 |
| BUILDING COVERAGE | 50% (1,172.5 SF) | 56.8% (1,332.22 SF) |
| IMPERVIOUS SURFACE | 60% (1,407 SF) | 84.8% (1,989.43 SF) |

| SITE PLAN LEGEND | |
|------------------|----------------------|
| | BUILDING COVERAGE |
| | EXISTING WOOD DECK |
| | EXISTING BRICK PAVER |



1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"



EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.

ARCHITECT:
K2M DESIGN
Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting
1001 Whitehead St., Suite 101
Key West, Florida 33040
Tel: 305.292.7721
Fax: 305.292.2162
Email: info@k2mDesign.com
URL: www.k2mDesign.com
PROF. REG. AA26001059
Building Relationships Based on Trust and Results
Cleveland | Key West | Charlotte | Baltimore

Seal:

Anthony D. Sarro: License # AR65308
Expiration Date: February 28, 2015
Consultants:

Revisions:

MILLER RESIDENCE
1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 9/10/2014 9:58 AM
Drawing Size: 24x36 | Project #: 13 131
Drawn By: KMA | Checked By: ADS
Title: EXISTING SITE PLAN
Sheet Number: **AE1.1.1**
Date: August 29, 2014
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Seal:

Anthony D. Sarno, License # AR9536
Expiration Date: February 28, 2015

Consultants:

Revisions:

MILLER RESIDENCE
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KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 9/10/2014 10:29 AM

Drawing Size: 24x36 Project #: 13 131

Drawn By: KMA Checked By: MEI

Title:
EXISTING FLOOR PLANS

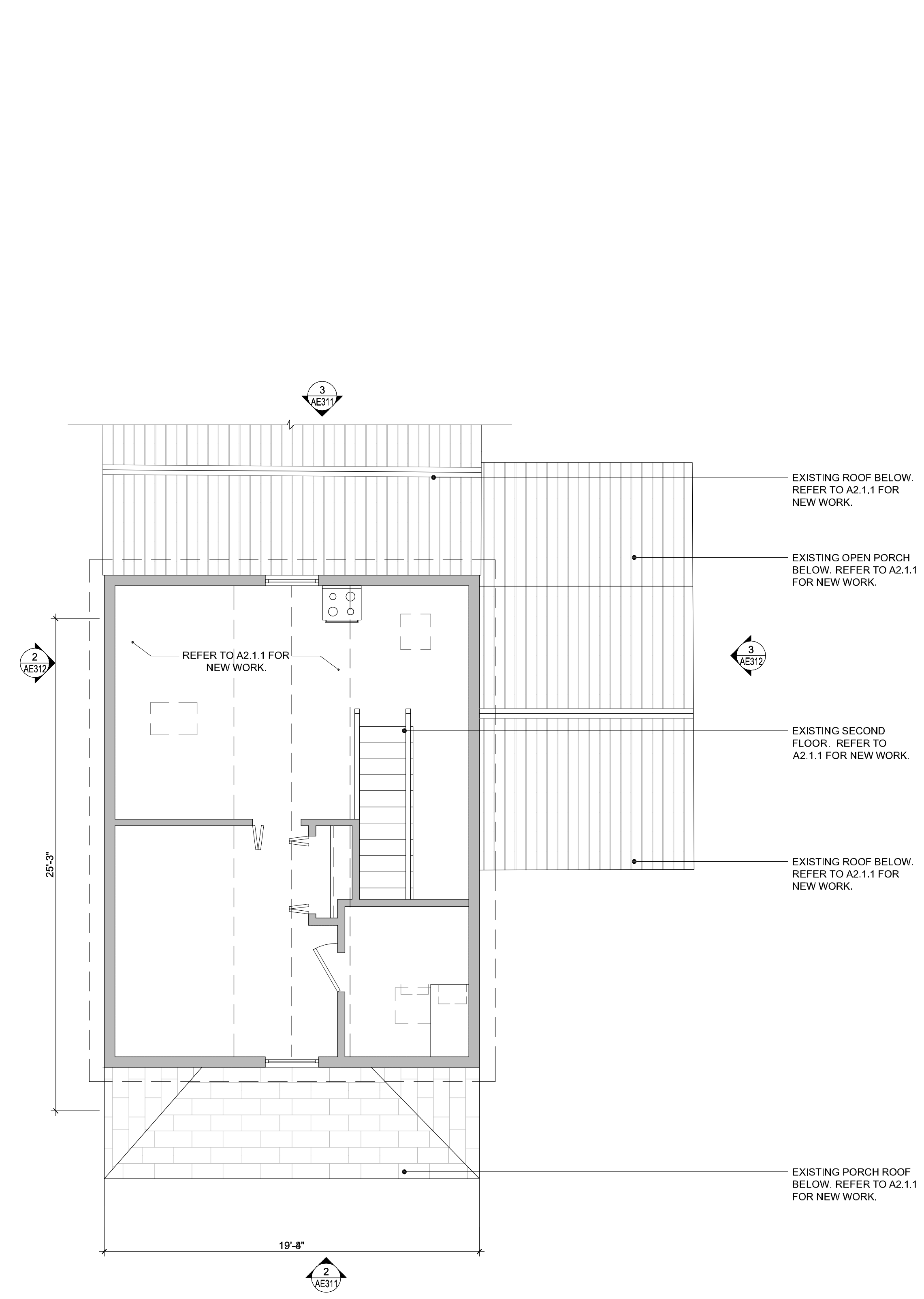
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AE2.1.1

Date: August 29, 2014

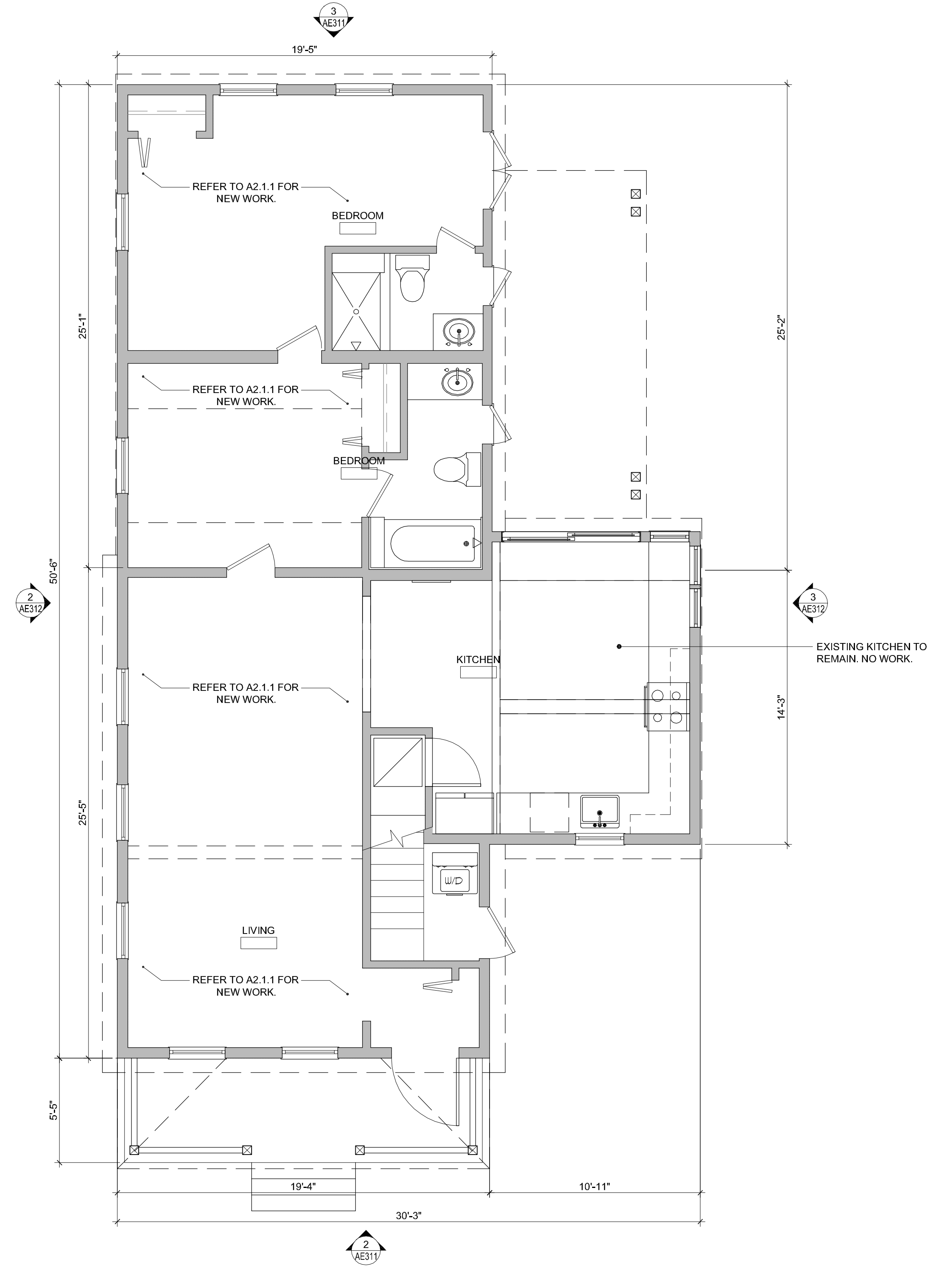
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| FLOOR PLAN LEGEND: | |
|--------------------|--------------------------|
| XXXX | ROOM NAME |
| | EXISTING TO REMAIN. |
| | EXISTING WALL TO REMAIN. |



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.

Seal:

 Anthony D. Sarco: License # AR9538
 Expiration Date: February 28, 2015
 Consultants:

 Revisions:

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

PLOTTED: 9/9/2014 4:43 PM
 Drawing Size: 24x36 Project #: 13 131
 Drawn By: KMA Checked By: MEI
 Title: EXISTING EXTERIOR ELEVATIONS
 Sheet Number: **AE3.1.1**
 Date: August 29, 2014
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EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.



3 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



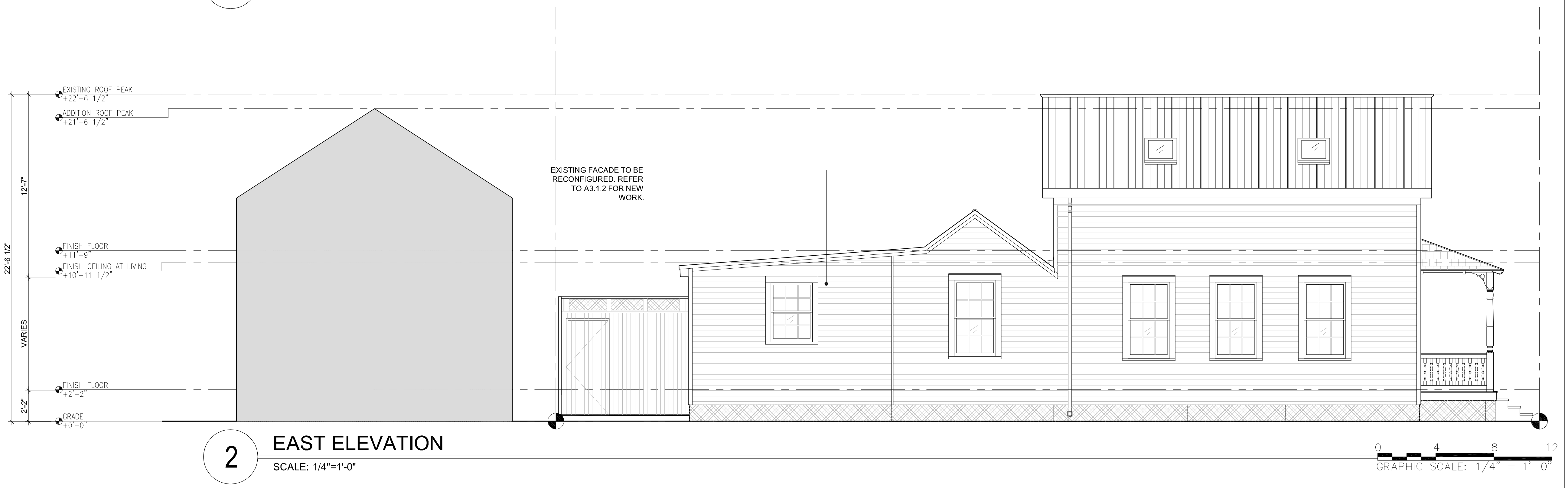
2 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION FROM STREET
 SCALE: 1/4"=1'-0"



EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.



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Seal:

 Anthony D. Sarno License # AR95308
 Expiration Date: February 28, 2015

Consultants:

 Revisions:

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

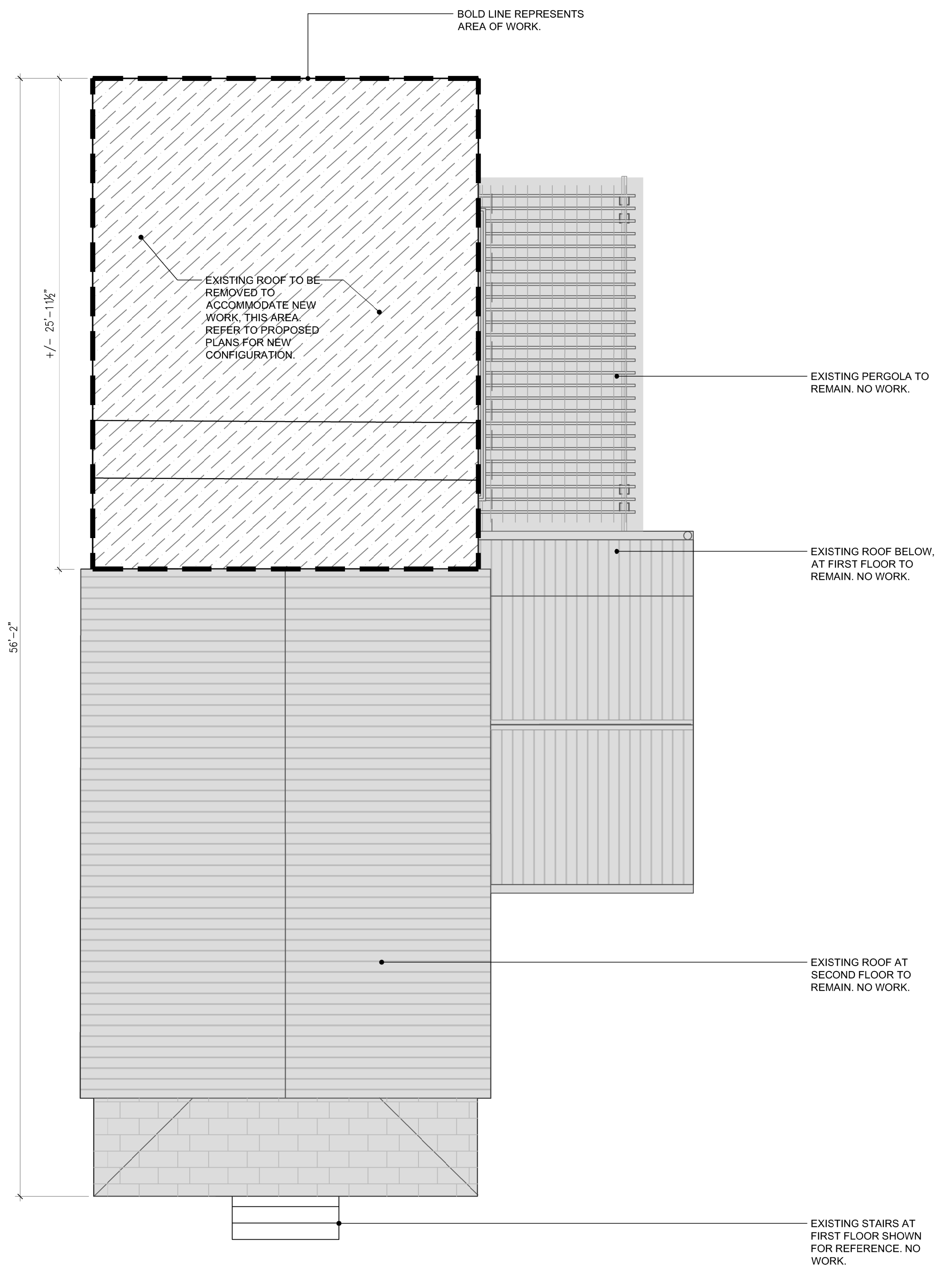
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| Drawing Size 24x36 | Project # 13 131 |
| Drawn By: KMA | Checked By: MBI |

Title:
**DEMOLITION
 ROOF
 PLAN**

Sheet Number:
AD2.3.1

Date: August 29, 2014
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1 **DEMOLITION ROOF PLAN**
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

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 Procurement,
 Owner Representation,
 Specialty Consulting

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Seal:

Anthony D. Sarno License # AR05308
 Expiration Date: February 28, 2015

Consultants:

Revisions:

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MILLER RESIDENCE
 1112 SOUTHWARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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| Drawing Size 24x36 | Project # 13 131 |
| Drawn By: KMA | Checked By: ADS |

Title:

SITE PLAN

Sheet Number:

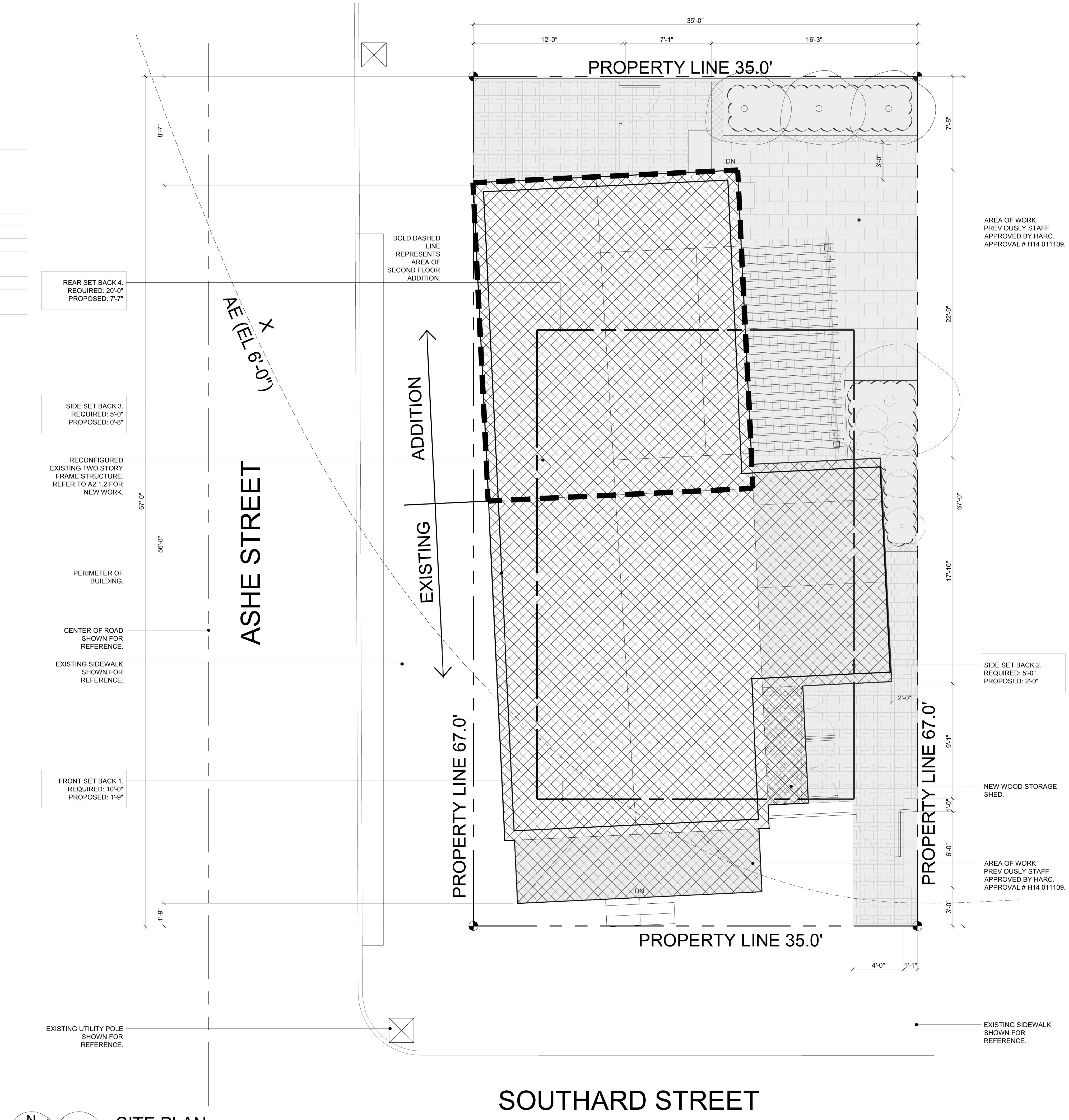
A1.1.1

PROJECT STATISTICS:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE APPROVED |
|--------------------------------------|------------------|---------------------|----------------------|-------------------|
| ZONING | HHDR | | | |
| FLOOD ZONE | X / AE - 6'-0" | | | |
| SIZE OF SITE | 4,000 SF | 2,345 SF | | |
| HEIGHT | 30'-0" | 22'-6 1/2" | 22'-6 1/2" | NO CHANGE |
| SETBACK 1: FRONT | 10'-0" | 1-9" | 1-9" | NO CHANGE |
| SETBACK 2: RIGHT SIDE SETBACK | 5'-0" | 0'-0" | 2'-3" | IMPROVING |
| SETBACK 3: LEFT SIDE SETBACK | 5'-0" | 0'-8" | 0'-3" | NO CHANGE |
| SETBACK 4: REAR SETBACK | 20'-0" | 0'-0" | 7'-7" | IMPROVING |
| FLOOR AREA RATIO | 1.0 | 0.61 | 0.73 | NONE |
| BUILDING COVERAGE | 50% (1,172.5 SF) | 60.4 % (1,415.7 SF) | 56.8 % (1,332.22 SF) | IMPROVING |
| IMPERVIOUS SURFACE | 60% (1,407 SF) | 86.8% (2,035.5 SF) | 84.8% (1,989.43 SF) | IMPROVING |

SITE PLAN LEGEND

| | |
|--|----------------------|
| | BUILDING COVERAGE |
| | EXISTING WOOD DECK |
| | EXISTING BRICK PAVER |



1 SITE PLAN
 SCALE: 1/4" = 1'-0"



P:\2014\131\31 - 1112 Southard - Miller Residence\working\2014\20141113.dwg, 9/10/2014 11:32 AM, Scale: 1/4" = 1'-0", Sheet: 09/10

| FLOOR PLAN LEGEND: | |
|--------------------|--------------------------|
| XXXX | ROOM NAME |
| | EXISTING TO REMAIN. |
| | DOOR. |
| | EXISTING WALL TO REMAIN. |
| | NEW FRAME WALL. |

Seal:

Anthony D. Sarno License # AR65308
 Expiration Date: February 28, 2015

Consultants:

Revisions:

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MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

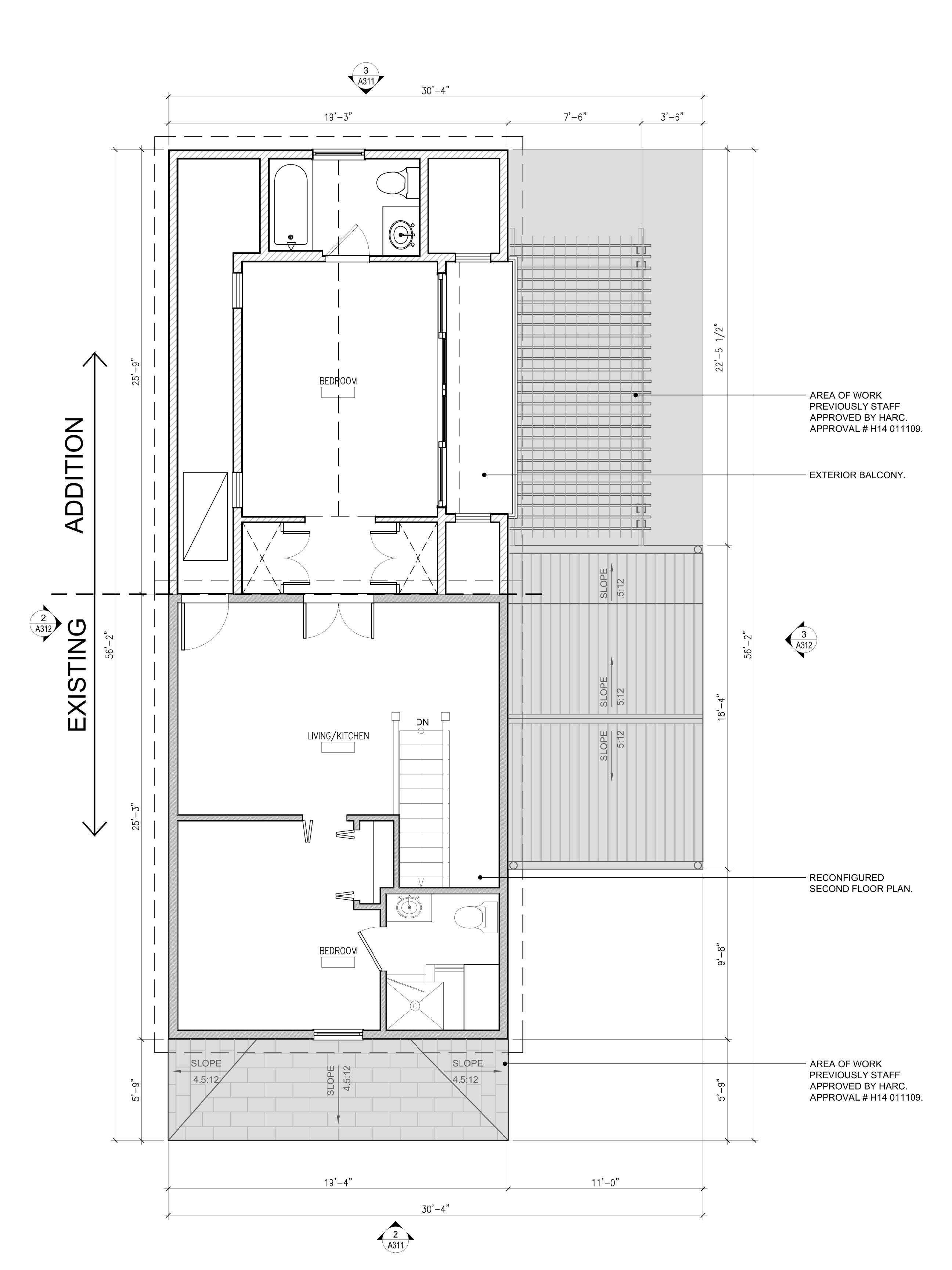
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| Drawing Size 24x36 | Project # 13 131 |
| Drawn By: KMA | Checked By: MBI |

Title:
FLOOR PLANS

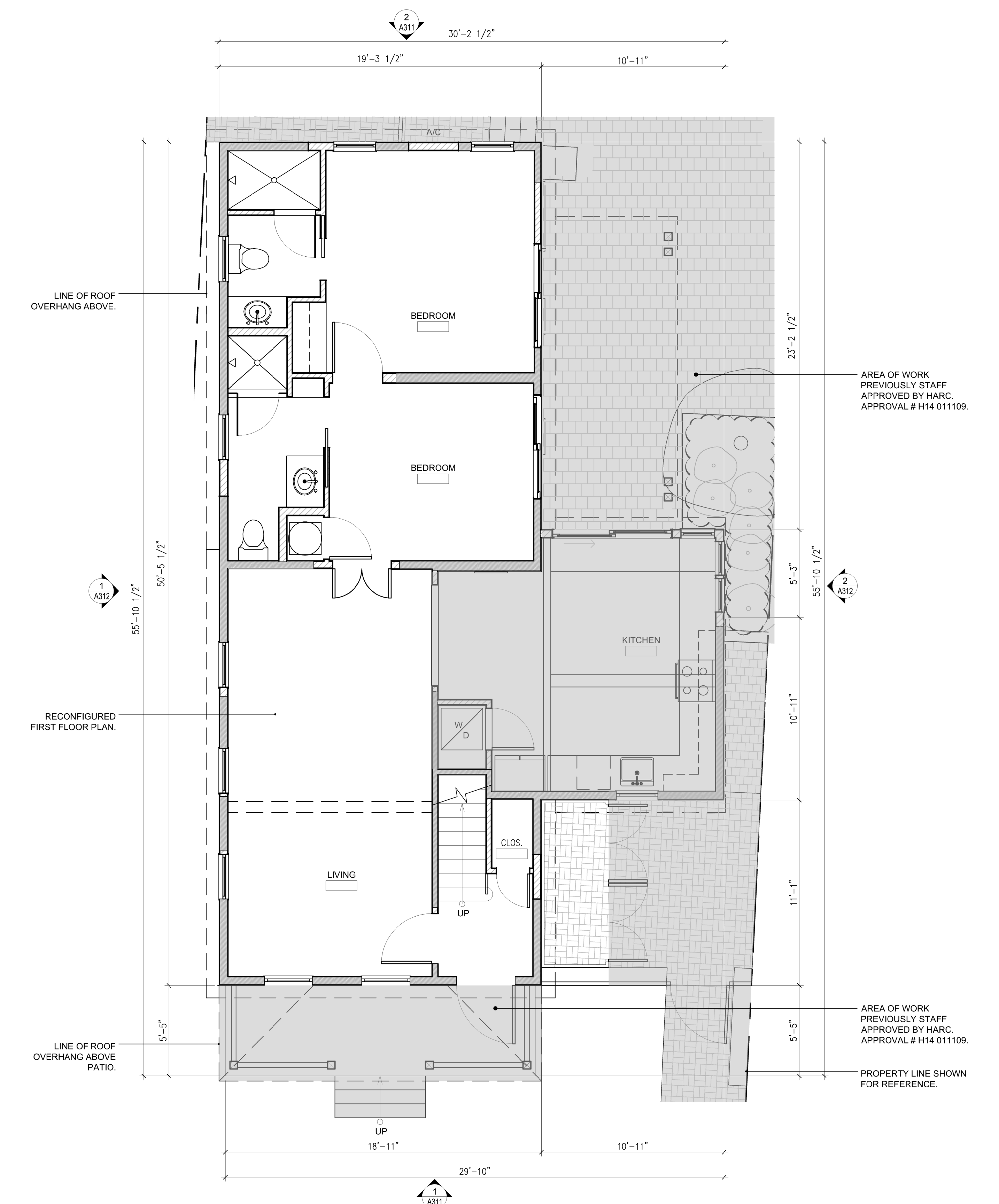
Sheet Number:
A2.1.1

Date: August 29, 2014
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2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

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Seal:

Anthony D. Sarro License # AR9500 B
Expiration Date: February 28, 2015

Consultants:

Revisions:

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MILLER RESIDENCE
1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 9/10/2014 11:31 AM

Drawing Size: 24x36 Project #: 13 131

Drawn By: KMA Checked By: MBI

Title:

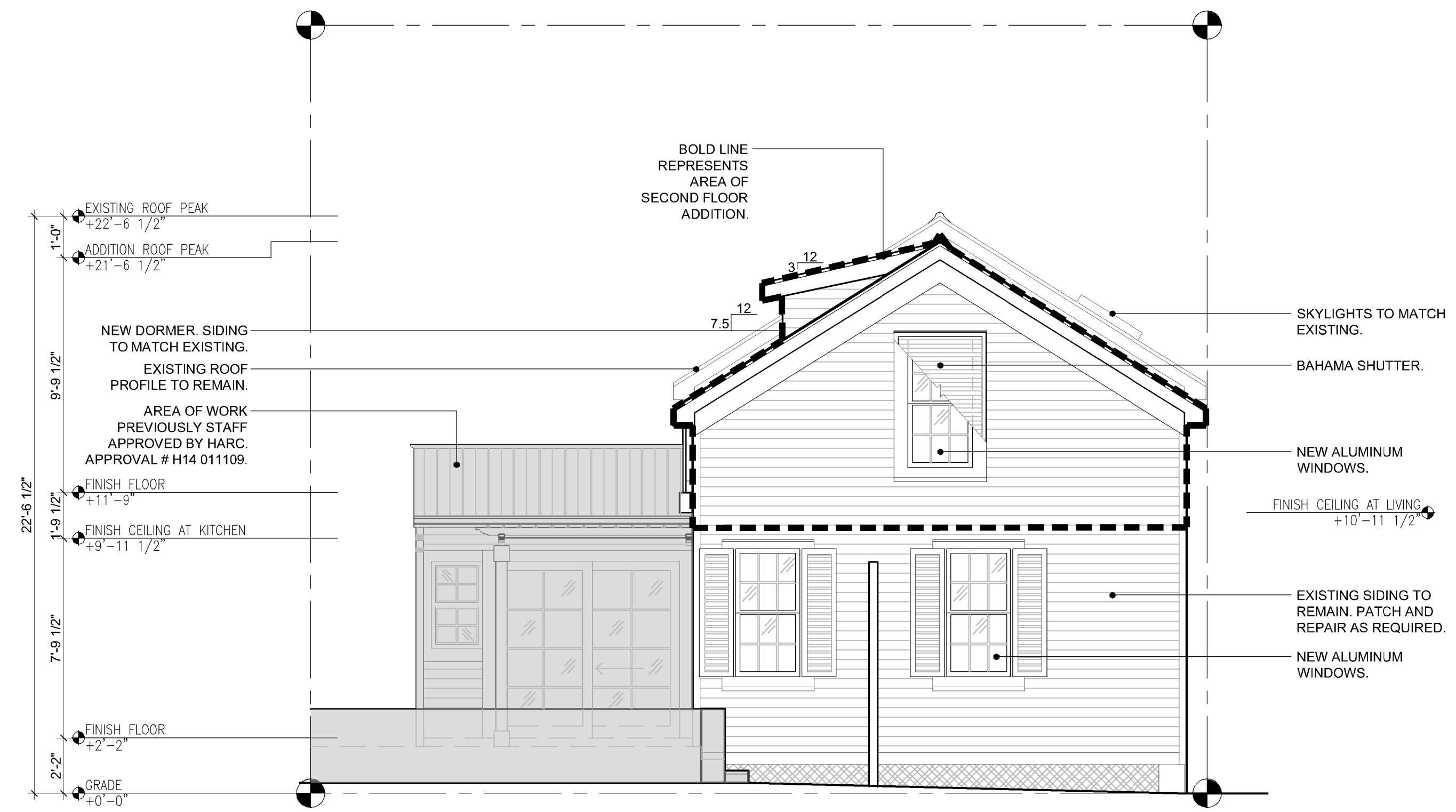
EXTERIOR ELEVATIONS

Sheet Number:

A3.1.1

Date: August 29, 2014

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2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

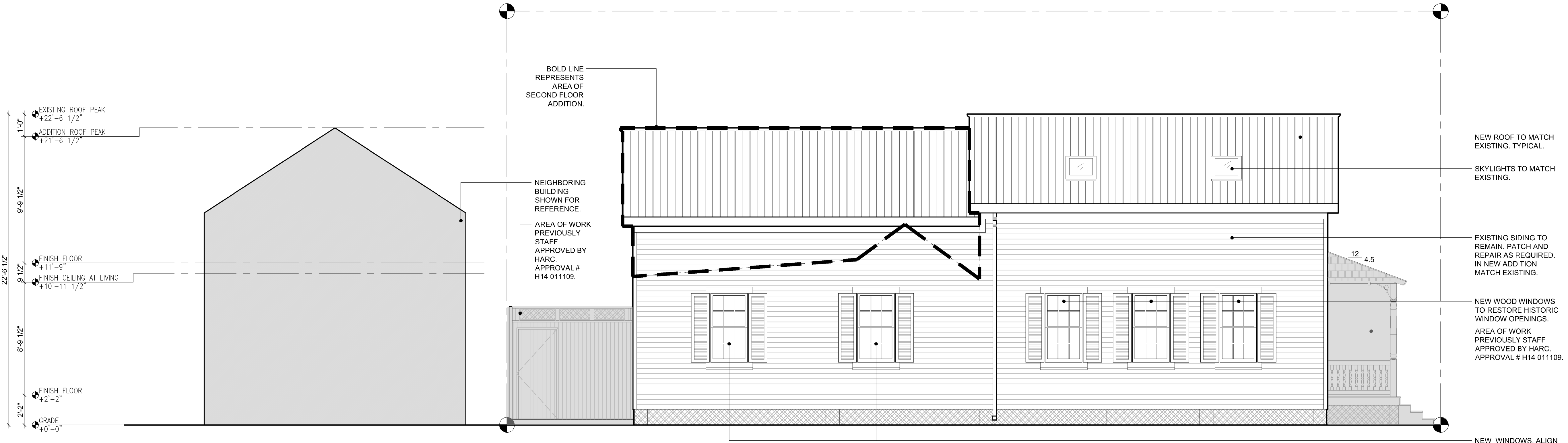


Seal:
 Anthony D. Sarro License # AR9500 B
 Expiration Date February 28, 2015
 Consultants:
 Revisions:



2 PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

PLOTTED: 9/9/2014 4:58 PM
 Drawing Size: 24x36 | Project #: 13 131
 Drawn By: KMA | Checked By: MBI
 Title: EXTERIOR ELEVATIONS
 Sheet Number: **A3.1.2**
 Date: August 29, 2014
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Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**SECOND FLOOR ADDITION AT THE REAR OF AN
EXISTING CONTRIBUTING STRUCTURE. DEMOLITION
OF ROOF OF HISTORIC ADDITION.**

FOR- #1112 SOUTHARD STREET

Applicant- Anthony Sarno, Architect

Application # H14-01-1395

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.cityofkeywest-fl.gov.

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

Meeting Minutes

Development Review Committee Minutes

April 24, 2014 **FINAL**

Planning Director, Don Craig called the Development Review Committee meeting of April 24, 2014 to order at 9:58 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Building Official, Ron Wampler; Transportation, Norman Whitaker; Engineering Services, Elizabeth Ignaffo; Police Department, Steve Torrence; HARC Planner, Enid Torregrosa; and Art in Public Places, Dick Moody.

Not present were: Recreation Director, Greg Veliz; Sustainability Coordinator, Alison Higgins; and Urban Forestry Manager, Karen DeMaria.

Comments provided by: Urban Forestry Manager Karen DeMaria and Keys Energy Supervisor of Engineering Matthew Alfonso.

Also in attendance was Planning Department staff: Kevin Bond, Brendon Cunningham and Stacy Gibson.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve the agenda was made by Ms. Enid Torregrosa and seconded by Mr. Jason Barroso.

APPROVAL OF MINUTES

Motion to approve the March 14, 2014 minutes was made by Ms. Enid Torregrosa and seconded by Mr. Jason Barroso.

Motion to approve the March 27, 2014 minutes was made by Ms. Enid Torregrosa and seconded by Mr. Jason Barroso.

DISCUSSION ITEMS

New Business

1. **Variance – 1112 Southard Street (RE # 00010350-000000; AK # 1010634)** – A request for variances to minimum side, rear and street side-yard setbacks in order to construct a 1/2 story addition over an existing building on property located within the HHDR zoning district pursuant to Section 122-630 (6)b.c.&d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Anthony Sarno of k2m Design gave members an overview of the variance request

DRC Member Comments:

Development Review Committee Minutes

April 24, 2014 **FINAL**

ART IN PUBLIC PLACES:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa disclosed that she had a meeting with Mr. Michael Ingram, of k2m Design concerning this project. The survey showed the fence is on city property on both sides. She had concerns with mass and scale.

PLANNING DIRECTOR:

Mr. Craig is familiar with this site. In regards to the fences, move them back to the property line or apply for an easement.

ENGINEERING:

Ms. Ignaffo stated to direct roof gutter downspouts back onto property. The solid waste and recycle storage area shall be provided and/or maintained.

TRANSPORTATION:

No comments.

FIRE DEPARTMENT:

Mr. Barroso had issues with accessibility.

URBAN FORESTRY MANAGER:

Ms. DeMaria would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

KEYS ENERGY:

No objections to the variance request; however, the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.

- 2. Variance – 1404 Olivia Street (RE # 00024130-000000; AK # 1024937) –** A request for variances to minimum building, impervious surface ratio, rear and side-yard setbacks in order to renovate and reconstruct an existing building on property located within the HMDR zoning district pursuant to Section 122-600(4)a.&b. and 122-600(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Chris Little, Architect gave members an overview of the variance request.

DRC Member Comments:

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.

Alternate Key: 1010634 Parcel ID: 00010350-000000

Ownership Details

Mailing Address:

MILLER HERBERT S AND PATRICE R
1108 SOUTHARD ST
KEY WEST, FL 33040-7147

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

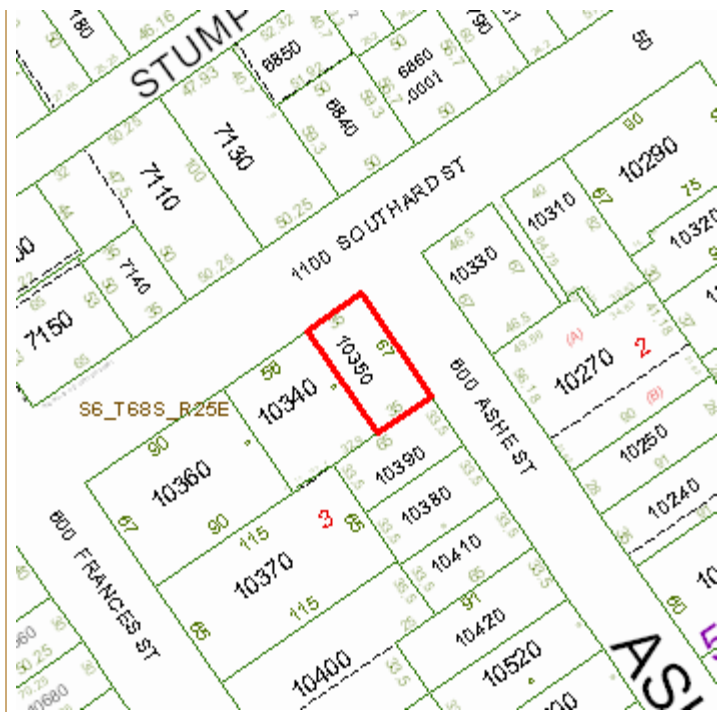
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1112 SOUTHARD ST KEY WEST

Legal Description: KW PT LT 3 SQR 55 OR57-242/43 OR57-244/45 OR386-55/56 OR694-353 OR726-629 OR728-494 OR754-49/50 OR754-1884/85C OR1038-371/73 OR1354-1680/81 OR1538-2454/56 OR2652-409/11

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-------------------------|----------|-------|-------------|
| 01SD - RES SUPERIOR DRY | 35 | 67 | 2,345.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1160
 Year Built: 1948

Building 1 Details

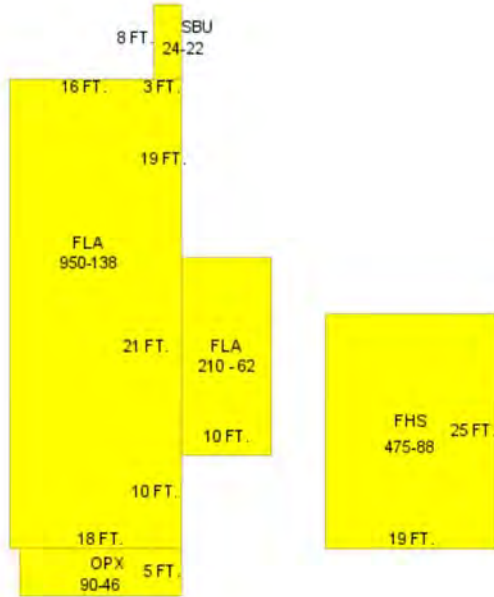
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type R2 | Condition G | Quality Grade 500 |
| Effective Age 15 | Perimeter 200 | Depreciation % 16 |
| Year Built 1948 | Special Arch 0 | Grnd Floor Area 1,160 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

| | | |
|-----------------------------|-------------------------|--------------------------------|
| Roof Type IRR/CUSTOM | Roof Cover METAL | Foundation WD CONC PADS |
| Heat 1 NONE | Heat 2 NONE | Bedrooms 3 |
| Heat Src 1 NONE | Heat Src 2 NONE | |

Extra Features:

| | |
|---------------------|---------------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 2 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 1 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|------|
| 0 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 2011 | Y | | | 210 |
| 1 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1948 | N Y | 0.00 | 0.00 | 950 |
| 2 | SBU | 12:ABOVE AVERAGE WOOD | 1 | 1948 | N N | 0.00 | 0.00 | 24 |
| 3 | OPX | | 1 | 1948 | | 0.00 | 0.00 | 90 |
| 4 | FHS | 12:ABOVE AVERAGE WOOD | 1 | 1948 | N Y | 0.00 | 0.00 | 475 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 454 SF | 0 | 0 | 1976 | 1977 | 2 | 30 |
| 2 | PT2:BRICK PATIO | 36 SF | 0 | 0 | 1976 | 1977 | 4 | 50 |
| 3 | WD2:WOOD DECK | 500 SF | 0 | 0 | 1995 | 1996 | 2 | 40 |
| 4 | FN2:FENCES | 272 SF | 34 | 8 | 1995 | 1996 | 2 | 30 |
| 5 | AC2:WALL AIR COND | 1 UT | 0 | 0 | 1995 | 1996 | 2 | 20 |

Appraiser Notes

TPP 8582412 - RENTAL

2006-11-16 - LISTED FOR SALE \$995,000. 2 UNITS: 2/2 DOWN, 1/1 UP. - JEN

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|---------|-------------|----------------|--------|-------------|---------------------------|
| | B952123 | 06/01/1995 | 06/01/1996 | 18,000 | | RENOVATIONS |
| | E953055 | 09/01/1995 | 06/01/1996 | 1,100 | | ELECTRICAL |
| | B953411 | 10/01/1995 | 06/01/1996 | 5,000 | | UPGRADE PERMIT/RENOVATION |
| | P953423 | 10/01/1995 | 06/01/1996 | 4,000 | | PLUMBING |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014 | 172,006 | 4,943 | 334,540 | 511,489 | 511,489 | 0 | 511,489 |
| 2013 | 157,059 | 5,166 | 155,600 | 317,825 | 259,414 | 25,000 | 244,169 |
| 2012 | 160,754 | 5,334 | 84,291 | 250,379 | 250,379 | 25,000 | 225,379 |
| 2011 | 160,754 | 5,558 | 116,711 | 283,023 | 281,639 | 25,000 | 258,023 |
| 2010 | 162,602 | 5,717 | 82,987 | 251,306 | 251,306 | 0 | 251,306 |
| 2009 | 180,714 | 5,950 | 234,506 | 421,170 | 421,170 | 0 | 421,170 |
| 2008 | 167,977 | 6,108 | 234,500 | 408,585 | 408,585 | 0 | 408,585 |
| 2007 | 223,170 | 6,357 | 386,925 | 616,452 | 616,452 | 0 | 616,452 |
| 2006 | 484,431 | 6,558 | 222,775 | 713,764 | 713,764 | 0 | 713,764 |
| 2005 | 384,469 | 6,813 | 201,670 | 592,952 | 592,952 | 0 | 592,952 |
| 2004 | 327,763 | 7,005 | 175,875 | 510,643 | 510,643 | 0 | 510,643 |
| 2003 | 260,720 | 7,270 | 82,075 | 350,065 | 350,065 | 0 | 350,065 |
| 2002 | 230,253 | 7,462 | 82,075 | 319,790 | 319,790 | 0 | 319,790 |
| 2001 | 189,601 | 7,549 | 82,075 | 279,225 | 279,225 | 0 | 279,225 |
| 2000 | 202,526 | 6,472 | 44,555 | 253,554 | 253,554 | 0 | 253,554 |
| 1999 | 192,840 | 6,377 | 44,555 | 243,773 | 243,773 | 0 | 243,773 |

| | | | | | | | |
|-------------|---------|-------|--------|---------|---------|---|---------|
| 1998 | 164,639 | 5,531 | 44,555 | 214,725 | 214,725 | 0 | 214,725 |
| 1997 | 151,290 | 5,255 | 39,865 | 196,410 | 196,410 | 0 | 196,410 |
| 1996 | 62,631 | 2,047 | 39,865 | 104,542 | 104,542 | 0 | 104,542 |
| 1995 | 60,311 | 2,053 | 39,865 | 102,229 | 102,229 | 0 | 102,229 |
| 1994 | 51,032 | 1,803 | 39,865 | 92,700 | 92,700 | 0 | 92,700 |
| 1993 | 50,592 | 1,921 | 39,865 | 92,378 | 92,378 | 0 | 92,378 |
| 1992 | 61,723 | 1,921 | 39,865 | 103,509 | 103,509 | 0 | 103,509 |
| 1991 | 61,723 | 1,921 | 39,865 | 103,509 | 103,509 | 0 | 103,509 |
| 1990 | 70,148 | 1,746 | 38,106 | 110,000 | 110,000 | 0 | 110,000 |
| 1989 | 70,734 | 1,746 | 37,520 | 110,000 | 110,000 | 0 | 110,000 |
| 1988 | 43,813 | 1,746 | 30,485 | 76,044 | 76,044 | 0 | 76,044 |
| 1987 | 38,224 | 1,746 | 17,509 | 57,479 | 57,479 | 0 | 57,479 |
| 1986 | 38,394 | 1,746 | 16,870 | 57,010 | 57,010 | 0 | 57,010 |
| 1985 | 37,402 | 1,746 | 9,544 | 48,692 | 48,692 | 0 | 48,692 |
| 1984 | 35,502 | 1,746 | 9,544 | 46,792 | 46,792 | 0 | 46,792 |
| 1983 | 35,502 | 1,746 | 9,544 | 46,792 | 46,792 | 0 | 46,792 |
| 1982 | 36,037 | 1,746 | 9,544 | 47,327 | 47,327 | 0 | 47,327 |

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 |
|------------------|----------------------------|---------|------------|---------------|
| 9/30/2013 | 2652 / 409 | 825,000 | <u>WD</u> | <u>30</u> |
| 8/17/1998 | 1538 / 2454 | 275,000 | <u>WD</u> | <u>Q</u> |
| 5/1/1995 | 1354 / 1680 | 1 | <u>WD</u> | <u>M</u> |
| 2/1/1978 | 754 / 1884 | 125,000 | 00 | <u>Q</u> |

This page has been visited 244,718 times.

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