



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 19, 2019

Applicant: Meridian Engineering, Designer

Application Number: H2019-0021

Address: #813 Baptist Lane/ #813 Patone Street

Description of Work

Two one-story accessory structures and pergola between the structures.

Site Facts

The site under review is a residential complex of four two-story frame buildings built circa 1933. The proposed location for the new accessory structures will be at the rear of one of the buildings, which is the southernmost east structure of the complex.

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, 9, 10 and 11.

Staff Analysis

A Certificate of Appropriateness is under review for the construction of two one-story frame structures with a pergola located between them. The maximum height of the structures will be 11 feet from grade and will have hipped roofs. One of the structures will be used for storage and the second one will be used as a laundry facility. The new structures

will have hardi board siding, treated wood trims, impact resistant doors and windows and 5 v-crimp metal roofing system

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The design is harmonious in scale and massing and the proposed location of the new elements, at the rear, will have no adverse impact on the site.

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 # H 2019-0021	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:

813 Patone Baptist Lane

NAME ON DEED:

Piper Realty LLC

PHONE NUMBER

330-534-0001

OWNER'S MAILING ADDRESS:

444 N. Main St.

EMAIL

jmarsh@jpmarsh.com

Hubbard OH 44425

APPLICANT NAME:

Meridian Engineering

PHONE NUMBER

305-293-3263

APPLICANT'S ADDRESS:

201 Front St. Ste 203

EMAIL

r.milelli@merfkeys.com

Key West FL 33040

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

5/24/19

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: Construction of two (2) 13' x 17'-6" accessory structures in rear yard. A 6' wide pergola between structures. East structure will have a shed roof awning. Both structures are at grade.

MAIN BUILDING: N/A

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A

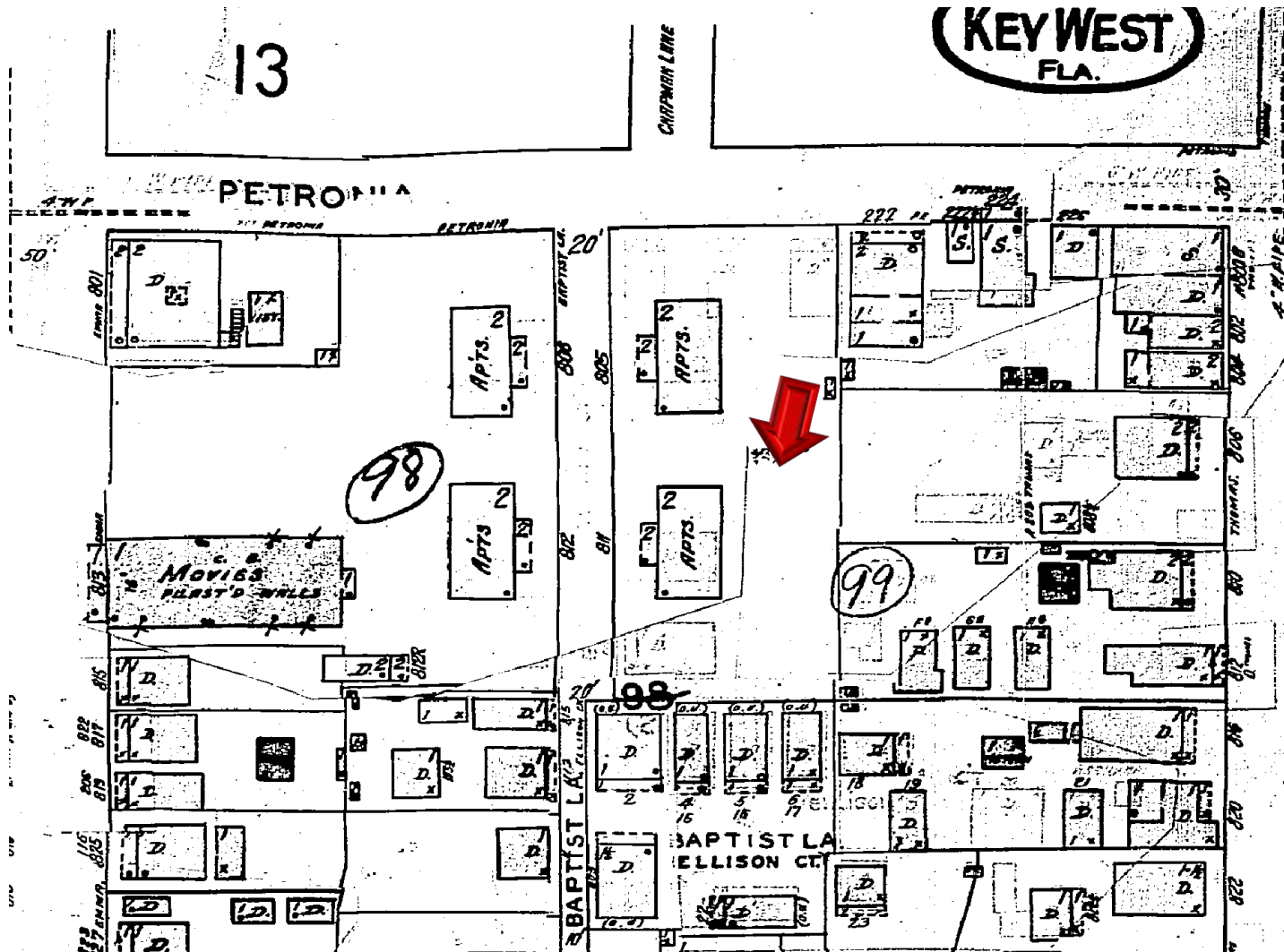
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>(2) 13'x17'6" structures. One story wood frame. impact windows and doors. Hardi siding. 5V crimp hip roof. Pergola blw structures.</i>	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

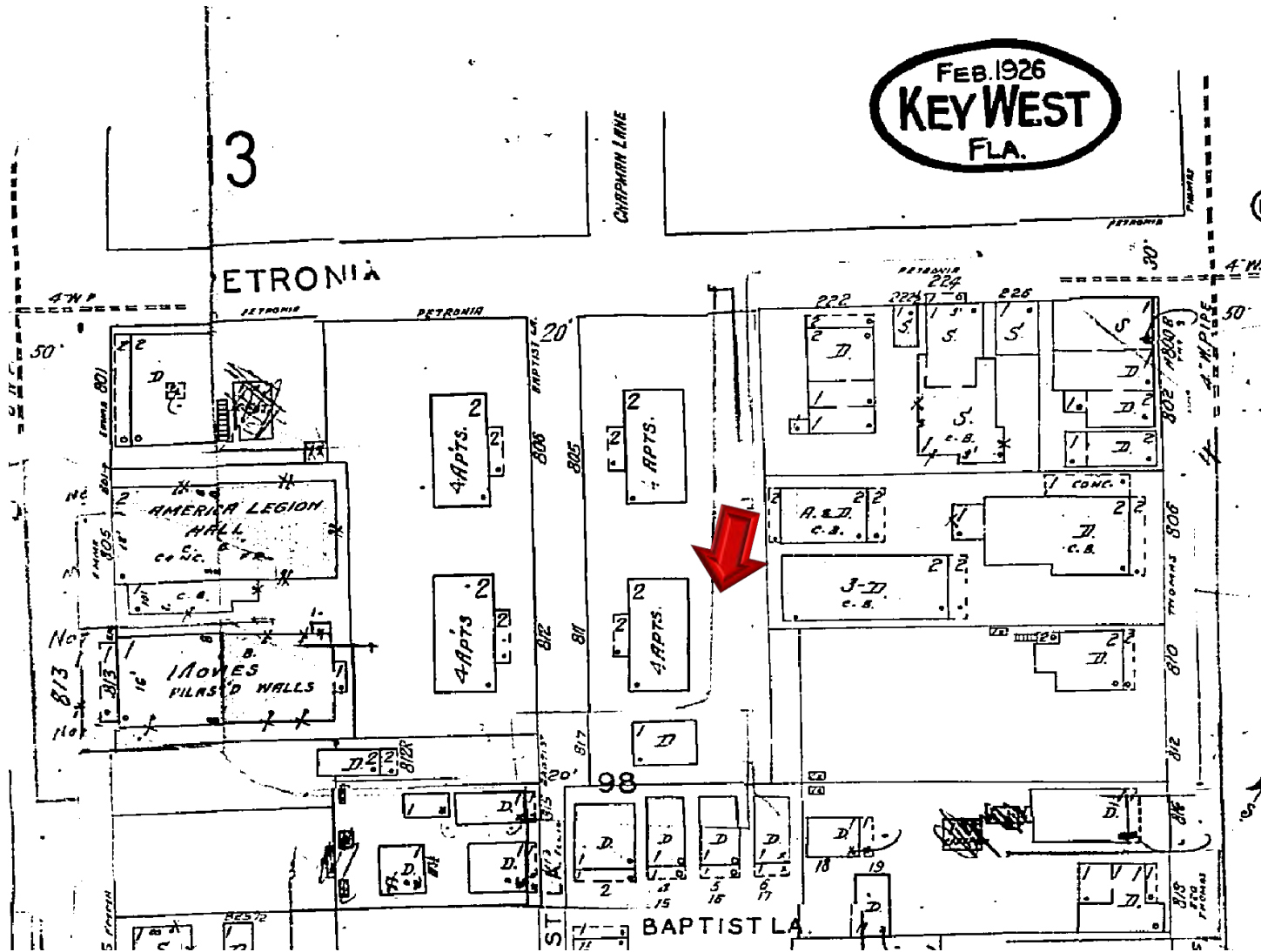
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <i>Main building is historic.</i>		
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



1948 Sanborn Map



1926 Sanborn Map

PROJECT PHOTOS



#813 Patone Street circa 1965. Monroe County Library.

HARC Application Photos 813 Patone St.

1. Front Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 813 Patone St.

2. Across the street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 813 Patone St.

3. Side view of property showing rear yard Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 813 Patone St.

4. Houses along Right side of property Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 813 Patone St.

5. Houses along Right side of property Photograph:



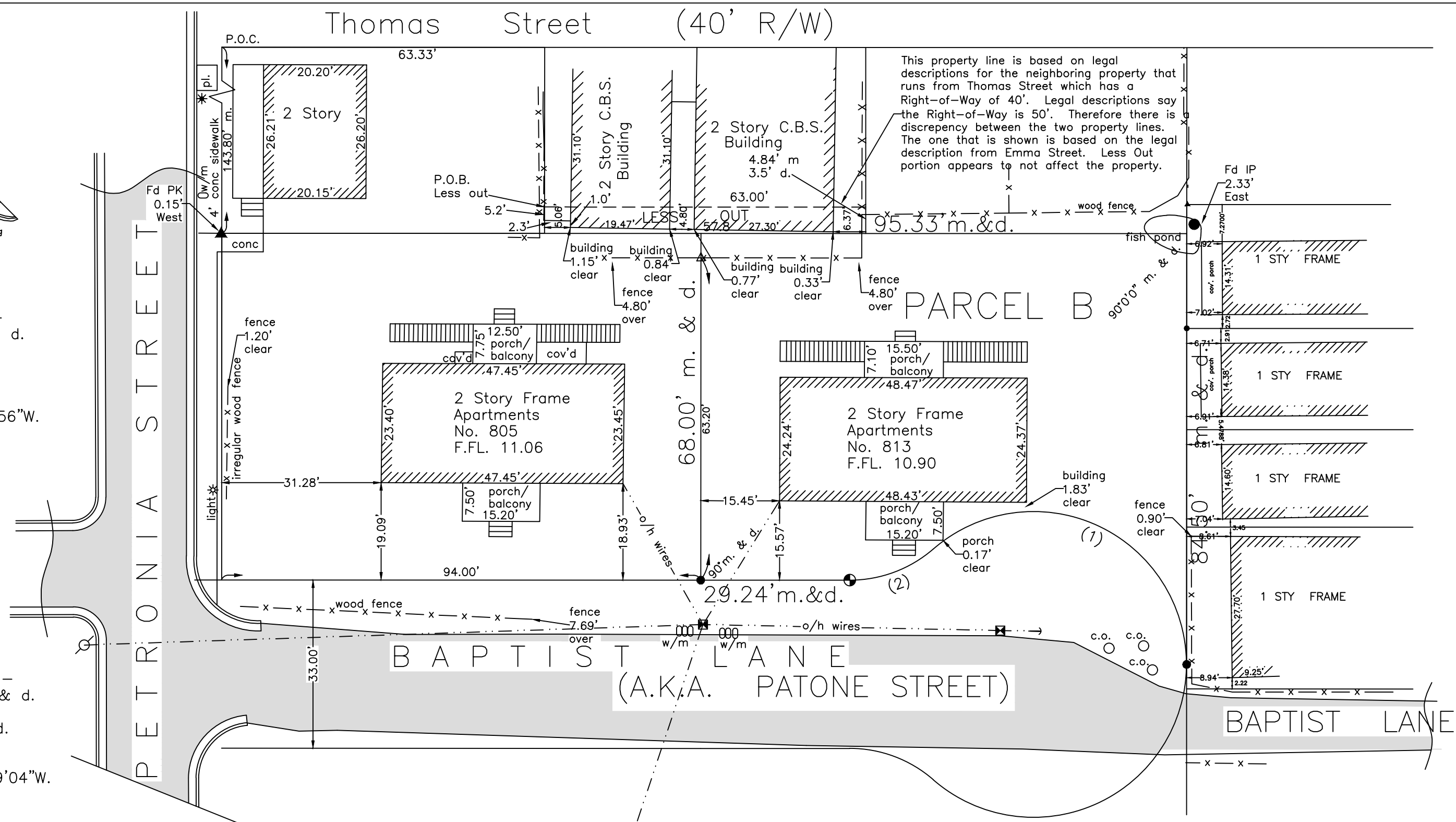
Prepared by Meridian Engineering, LLC

HARC Application 813 Patone St.

SURVEY

Curve number 2
 Radius= 25.00' m. & d.
 Delta= 41°00'52"
 Arc= 17.90' m. & d.
 Tangent= 9.35'
 Chord= 17.52'
 Chord Brg.= S.69°30'56"W.

Curve number 1
 Radius= 30.00' m. & d.
 Delta= 131°00'52"
 Arc= 68.60' m. & d.
 Tangent= 65.85'
 Chord= 54.60'
 Chord Brg.= N.65°29'04"W.

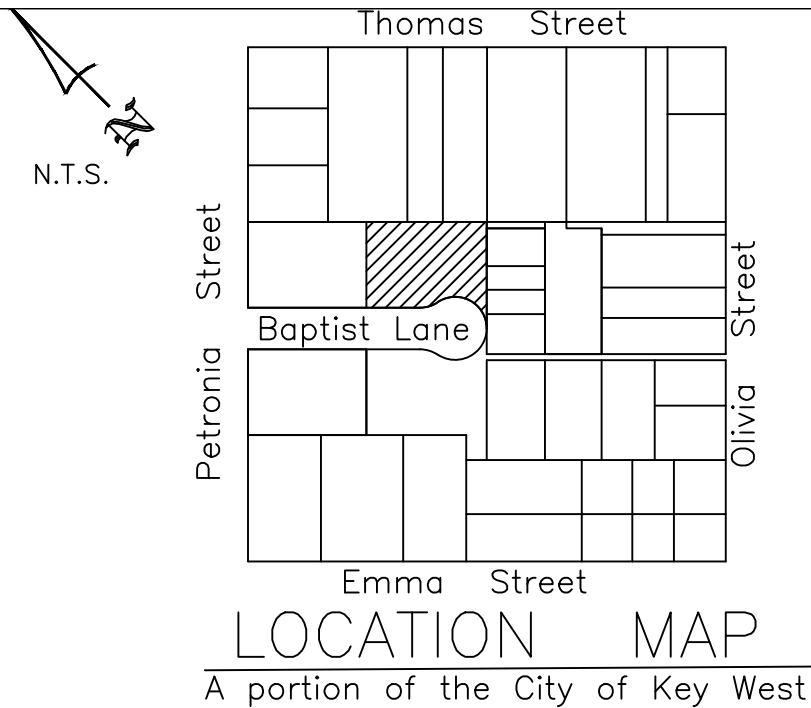


Block 62

Sheet 1 of 2

Cocca Development, LTD 813 Patone Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-464	
Scale: 1"=20'	Ref. 130-46 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/20/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/keywest/block62/813patone			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700



N.T.S.

LEGAL DESCRIPTION:

813 Baptist Lane:
Parcel "B" of PATONE'S Subdivision, a Subdivision in the City of Key West Monroe County, Florida, according to the Plat by M.G. Garris C.E., recorded in Plat Book No. 2, at Page 27, of the Public Records of Monroe County, Florida: LESS AND EXCEPT: A parcel of land on the Island of Key West and known as part of Parcels A and B, of PATONE'S SUBDIVISION according to the plat thereof as recorded in Plat Book 2, at Page 27 of the Public Records of Monroe County, Florida, said parcel being more particularly described by meets and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Petronia Street with the SW'ly right of way line of Thomas Street and run thence SE'ly along the W'ly right of way line of the said Thomas Street for a distance of 63.33 feet; thence SW'ly and at right angles for a distance of 138.33 feet to the Point of Beginning; thence SE'ly and at right angles for a distance of 63.0 feet; thence SW'ly and at right angles for a distance of 3.5 feet to the SW'ly face of and existing two story concrete block structure extended SE'ly; thence NW'ly with a deflection angle of 90° to the right and along the said SW'ly face of the existing two story concrete block structures and extensions thereof for a distance of 57.8 feet to the W'ly corner of said two stroy concrete block structure; thence NE'ly and at right angles along the NW'ly face of said structure for a distance of 1.0 foot to an existing wood fence; thence NW'ly with a deflection angle of 90°10'55" to the left and along the said fence for a distance of 5.2 feet; thence NE'ly and at right angles for a distance of 2.3 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median

↖ denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum

Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- = set 1/2" Iron Bar, P.L.S. No. 6298
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 1587

- P.O.C.= Point of Commence
- P.O.B.= Point of Beginning
- P.B. = Plat Book
- pg. = page
- wd. = Wood
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- o/h = Overhead
- u/g = Underground
- F.FL.= Finish Floor Elevation
- conc.= concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- N.T.S.= Not to Scale
- Elev.= Elevation
- B.M. = Bench Mark
- C.B.S.= Concrete Block Stucco
- cov'd.= Covered
- c.l.f. = chain link fence

Field Work performed on: 12/16/13

CERTIFICATION made to: Cocca Development, LTD
Spottswood, Spottswood & Spottswood Chicago Title Insurance Company
Capital Bank, N.A., its successors
and/or assigns, as their interest may appear

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Block 62

Sheet 2 of 2

Cocca Development, LTD 813 Patone Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-464	
Scale: 1"=20'	Ref. 130-46 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/20/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/block62/813patone			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 813 PATONE, KEY WEST, FL 33040
 RE:00014510-000000
 LEGAL DESCRIPTION: KW P82-27 PT LOT 1 SQR 2 TR 3 PT PARCEL B
 FLOOD ZONE: X
 F.I.R.M.-COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-2005
 ZONING: HMDR
 SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT
 OCCUPANCY: S (STORAGE)

INDEX OF DRAWINGS

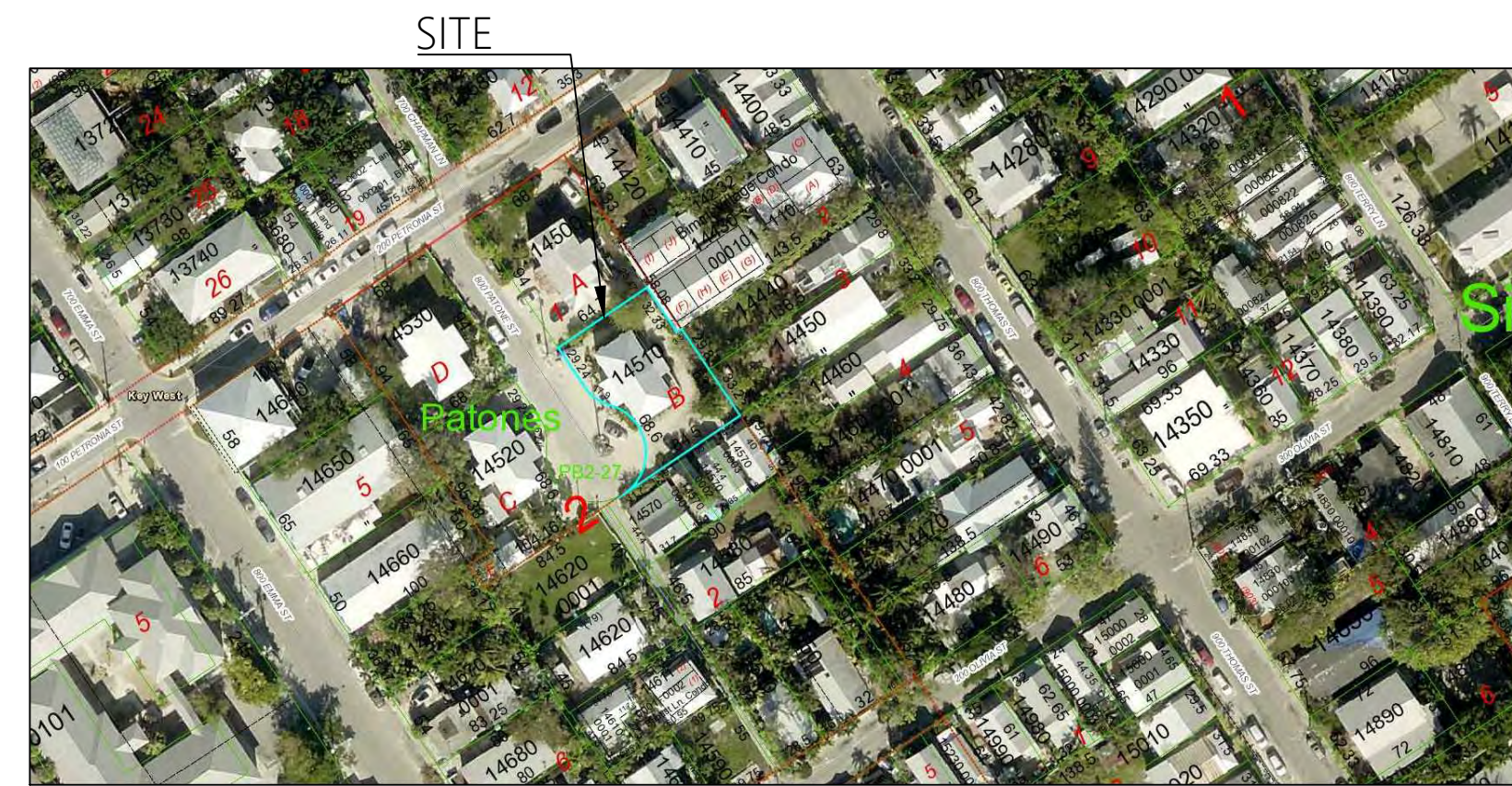
SHEET CS-1 COVER SHEET, LOCATION MAP, & EXISTING AND PROPOSED SITE PLANS
 SHEET A-1 PROPOSED FLOOR PLAN AND ELEVATIONS

SCOPE OF WORK

CONSTRUCT TWO ACCESSORY STRUCTURES IN THE REAR YARD OF THE PROPERTY. THE STRUCTURES WILL BE USED FOR STORAGE, A BATHROOM AND LAUNDRY ROOM FOR THE TENANTS.

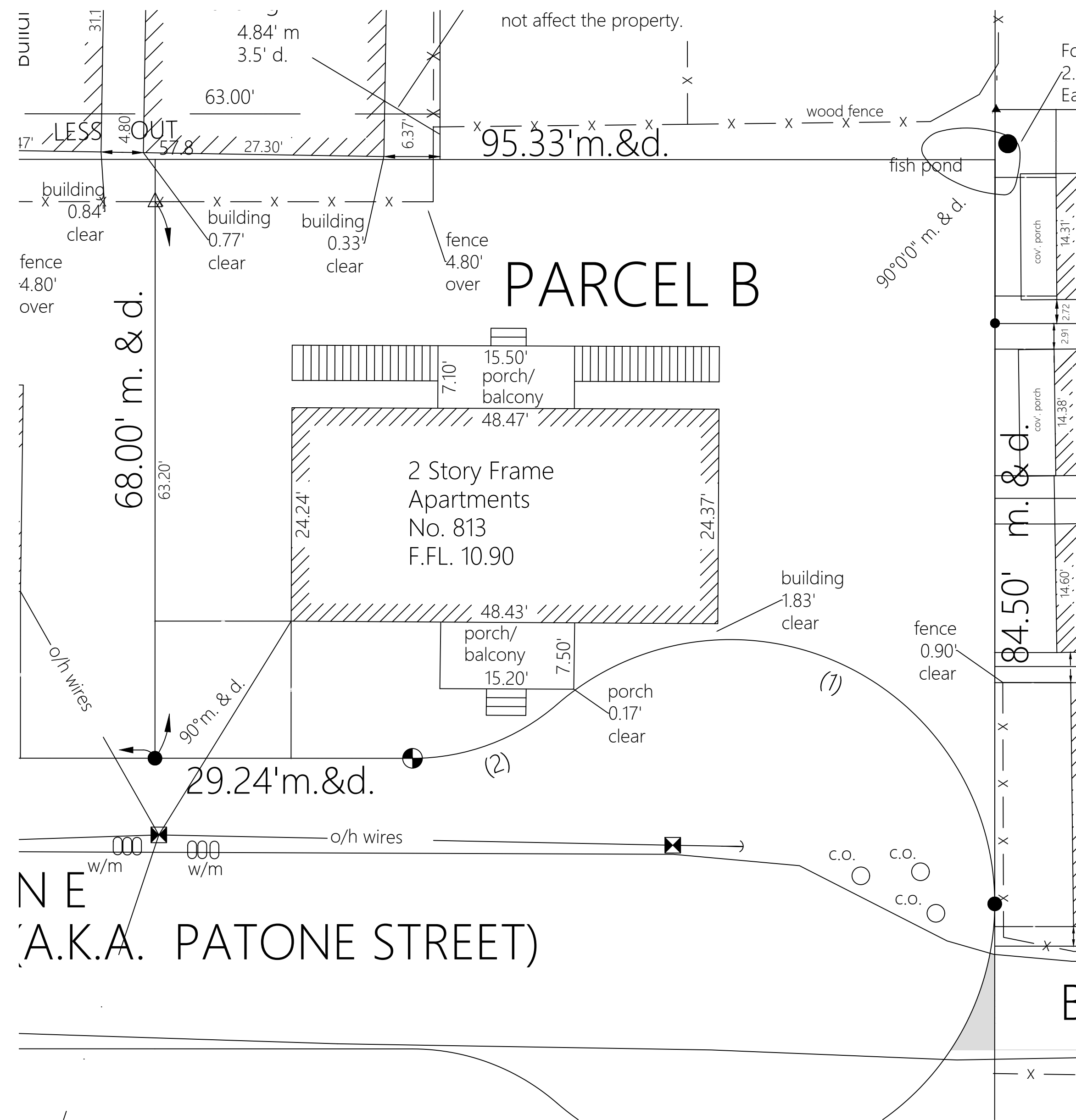
HARC SUBMITTAL

813 PATONE STREET
 KEY WEST, FLORIDA 33040

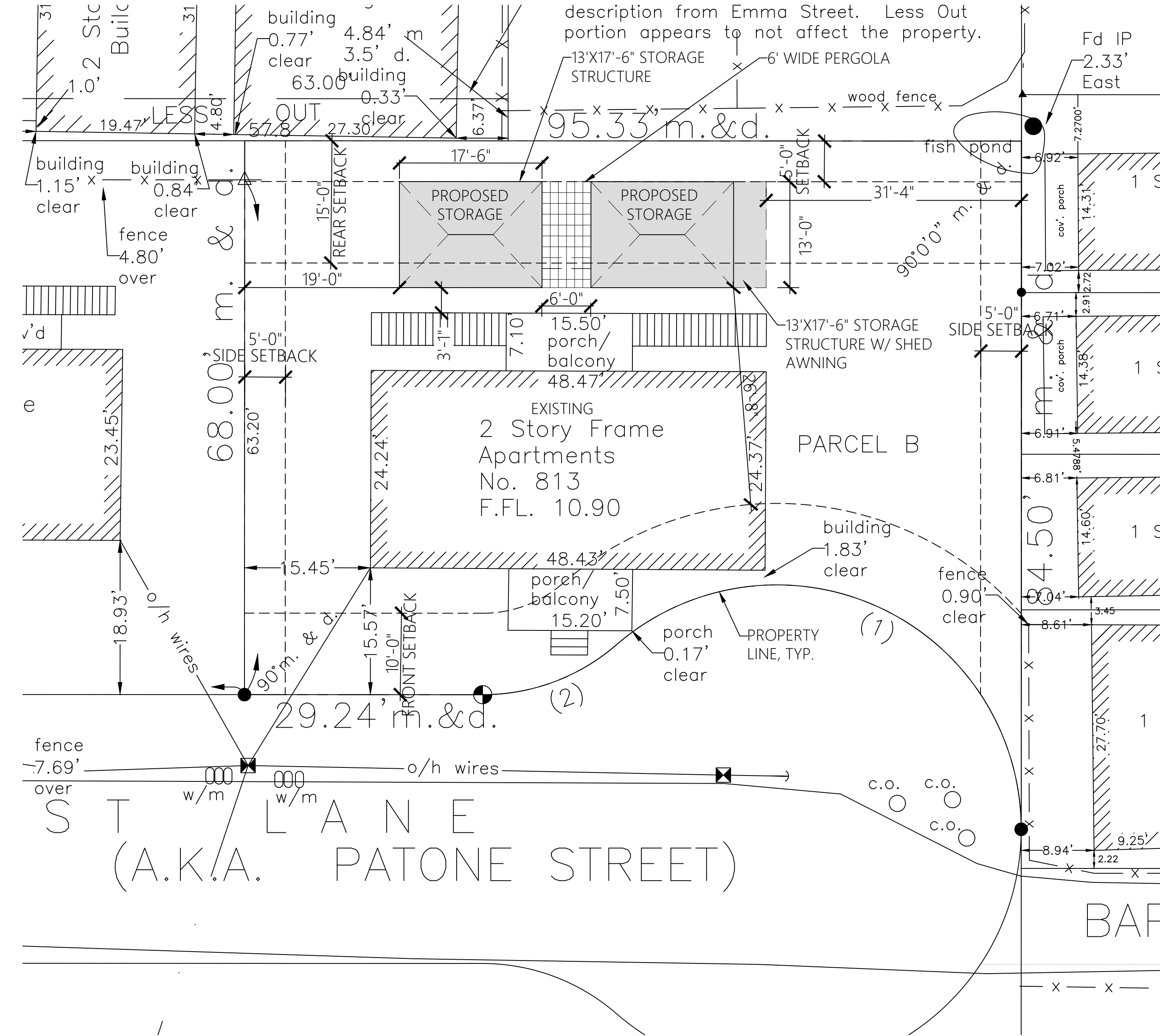


1 LOCATION MAP
 SCALE: NOT TO SCALE

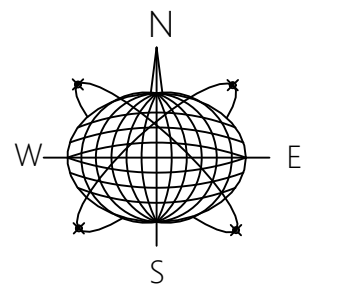
PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00014510-000000			
SETBACKS:	PROPOSED SETBACKS ARE FOR PROPOSED STRUCTURE ONLY			
FRONT	27'-6"	N/A	10'	NONE
STREET SIDE	N/A	N/A	7'-6"	NONE
SIDE	20'-3"	N/A	5'	NONE
REAR	5'-0"	N/A	5'	NONE
LOT SIZE	NO CHANGE	6,019 S.F.	N/A	NONE
BUILDING COVERAGE	2,088 S.F. 34.7%	1,503 S.F. 25.0%	40% MAX	NONE
FLOOR AREA	NO CHANGE	N/A	N/A	NONE
BUILDING HEIGHT	15'-7"	N/A	35' MAX	NONE
IMPERVIOUS AREA	2,088 S.F. 34.7%	1,503 S.F. 25.0%	60% MAX	NONE
OPEN SPACE	3,876 S.F. 64.4%	4,461 S.F. 74.1%	35% MIN	NONE



2 EXISTING SITE PLAN
 SCALE: 1"=10'-0"



3 PROPOSED SITE PLAN
 SCALE: 1"=10'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

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

General Notes:

ACCESSORY STORAGE STRUCTURES
 813 PATONE STREET
 KEY WEST, FLORIDA

Drawn By: GU
 Checked By: RJM
 Project No. Scale: AS NOTED

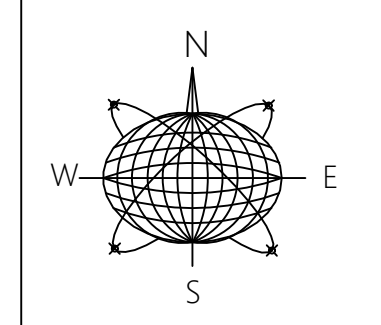
AutoCad File No.

Revisions:

Title:
 COVER SHEET

Sheet Number:
CS-1

Date: MAY 28, 2019



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3283 fax:293-4899

Seal:

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

General Notes:

**ACCESSORY STORAGE
 STRUCTURES**

813 PATONE STREET
 KEY WEST, FLORIDA

Drawn By: G.U.
 Checked By: R.J.M.
 Project No. Scale: AS NOTED
 AutoCad File No.

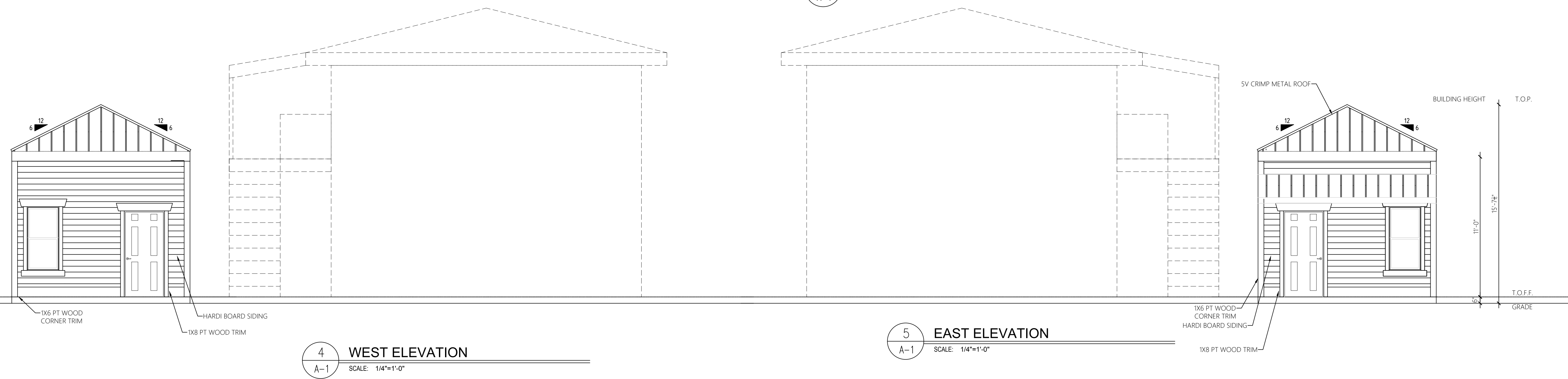
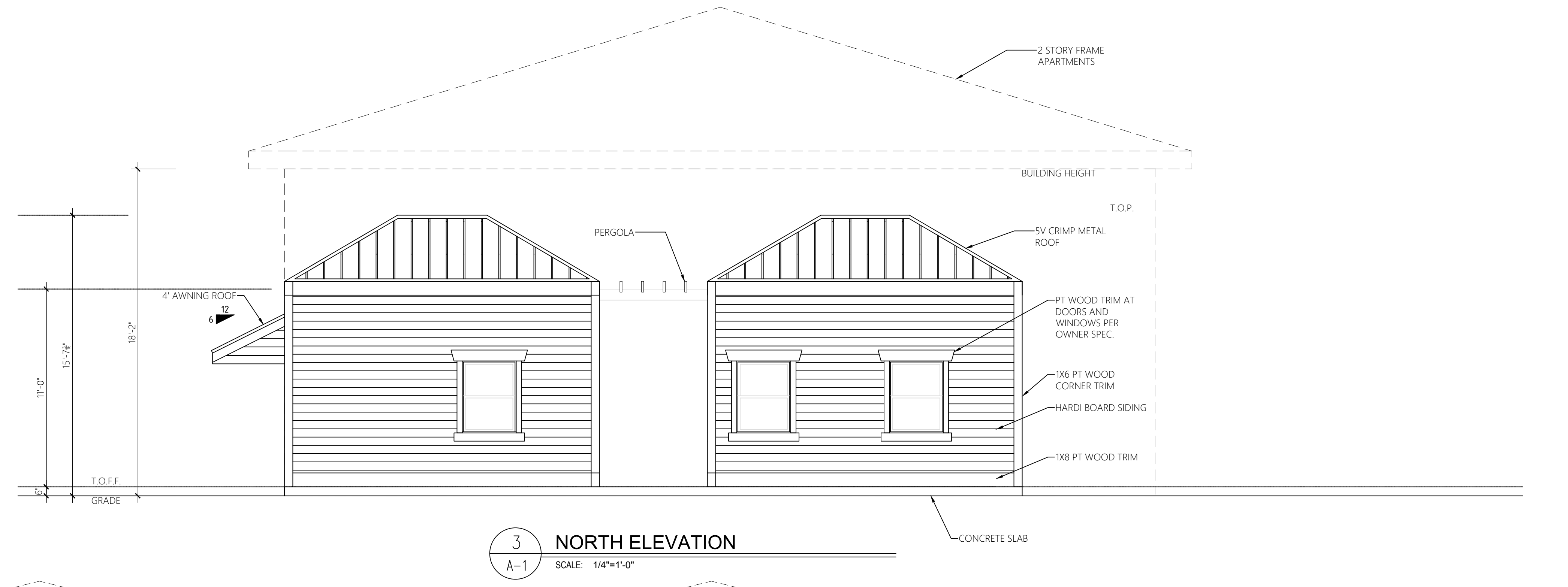
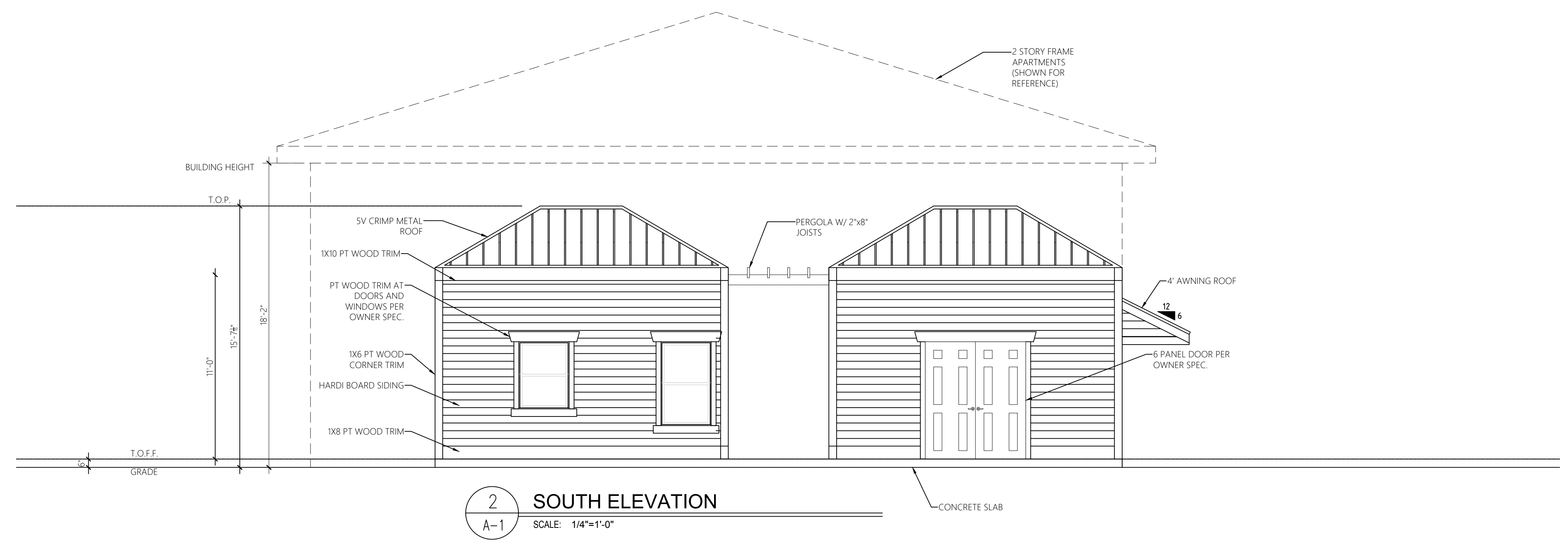
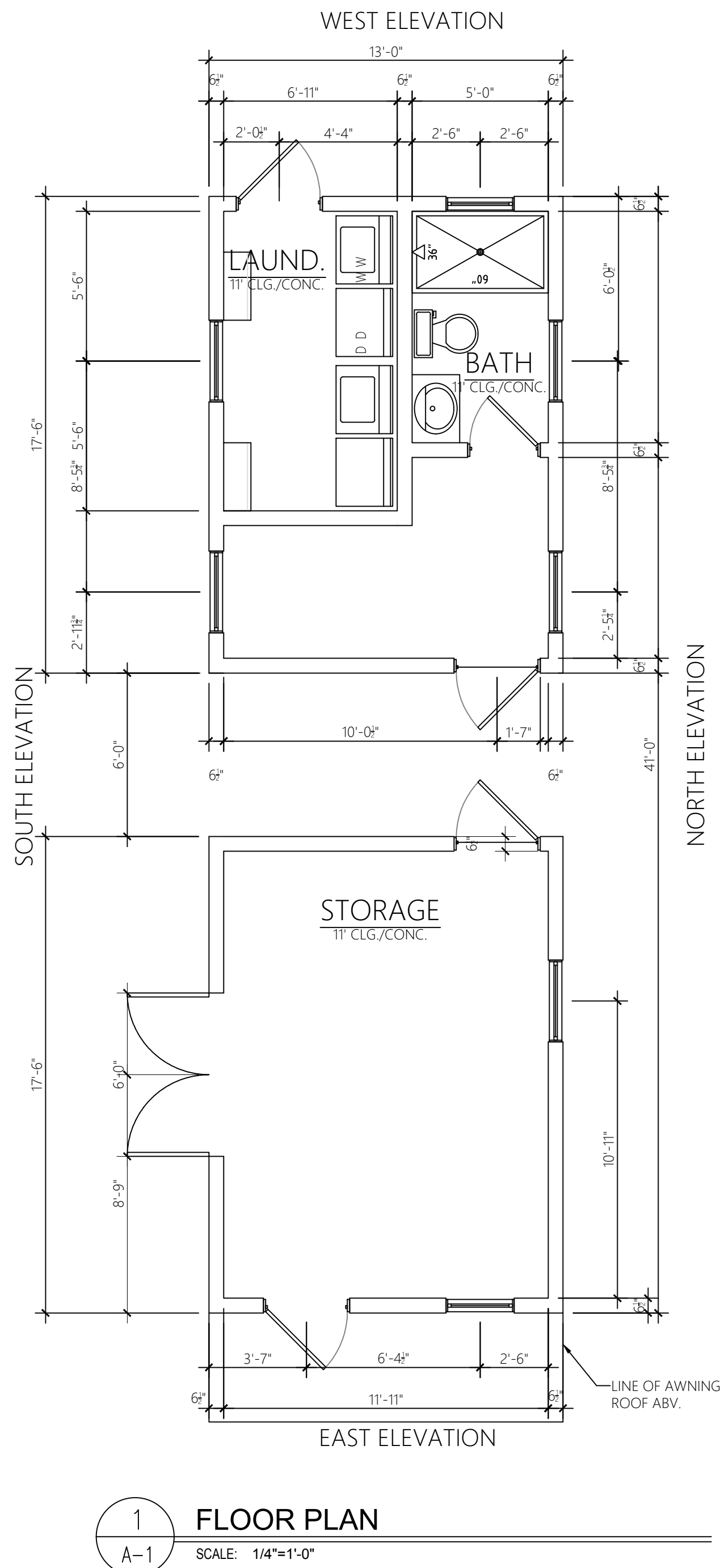
Revisions:

Title:
**PROPOSED
 FLOOR PLAN AND
 ELEVATIONS**

Sheet Number:

A-1

Date: MAY 28, 2019



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 19, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO ONE-STORY ACCESSORY STRUCTURES AND PERGOLA BETWEEN THE STRUCTURES.

#813 BAPTIST LANE/ 813 PATONE STREET

Applicant – Meridian Engineering Application #H2019-0021

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 00014510-000000
 Account# 1014907
 Property ID 1014907
 Millage Group 11KW
 Location 813 PATONE St, KEY WEST
 Address
 Legal KW PB2-27 PT LOT 1 SQR 2 TR 3 PT PARCEL B G51-215 OR316-125/26 OR425-814/15 OR1246-266/71EST OR1260-910D/C OR2053-2298/300PET OR2053-2301/06WILL OR2650-1267/81C/T OR2651-1336/50 OR2673-2001/03 OR2815-2043/45
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PIPER REALTY LLC
 444 N Main St
 Hubbard OH 44425

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$216,519	\$219,800	\$199,381	\$224,637
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$414,492	\$414,492	\$429,528	\$504,050
= Just Market Value	\$631,011	\$634,292	\$628,909	\$728,687
= Total Assessed Value	\$631,011	\$634,292	\$628,909	\$728,687
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$631,011	\$634,292	\$628,909	\$728,687

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,019.00	Square Foot	0	0

Buildings

Building ID 1040
 Style
 Building Type M.F. - R4 / R4
 Gross Sq Ft 2738
 Finished Sq Ft 2304
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 288
 Functional Obs 0
 Economic Obs 0
 Depreciation % 34
 Interior Walls WALL BD/WD WAL
 Exterior Walls VINYL SIDING
 Year Built 1989
 EffectiveYearBuilt 1990
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 8
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,304	2,304	0
OPF	OP PRCH FIN LL	217	0	0
OUF	OP PRCH FIN UL	217	0	0
TOTAL		2,738	2,304	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/1/2016	\$585,000	Warranty Deed		2815	2043
2/28/2014	\$525,000	Warranty Deed		2673	2001
9/25/2013	\$100	Certificate of Title		2651	1336
9/17/2013	\$100	Certificate of Title		2650	1267
2/1/1969	\$14,000	Conversion Code		425	814

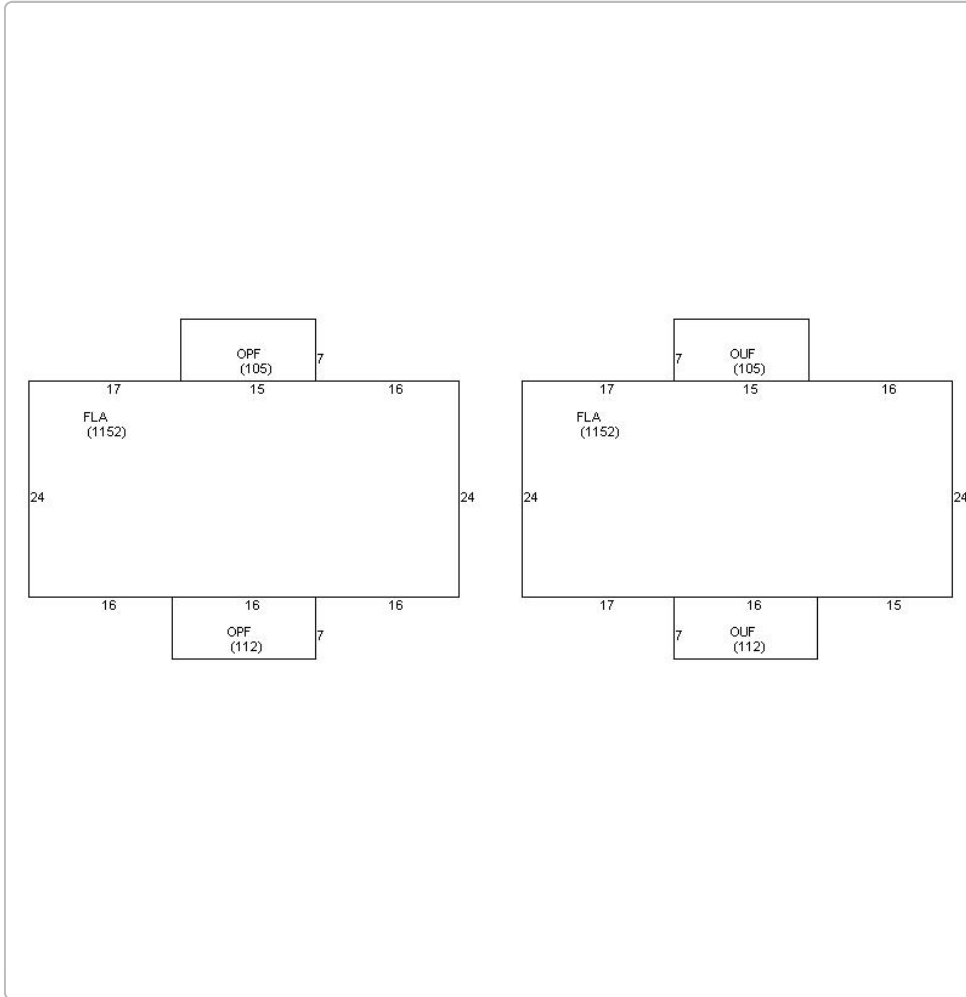
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
14-1485	10/2/2014	11/20/2014	\$35,000	
14-1485	4/30/2014	7/28/2014	\$30,000	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



