

# Historic Architectural Review Commission

## Staff Report Item 2

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<b>Meeting Date:</b>	October 8, 2014
<b>Applicant:</b>	Anthony D. Sarno, Architect
<b>Application Number:</b>	H14-01-1395
<b>Address:</b>	1112 Southard Street
<b>Description of Work:</b>	Demolition of roof and wall of historic addition.
<b>Building Facts:</b>	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.
<b>Ordinance and Guidelines Cited in Review:</b>	Secretary of the Interior Standards (pages 16-23), specifically Standards 2, 4, 5, 9, and 10.  Demolition of historic and contributing structures, Sec. 102-217 (3) and Sec.102-218 Criteria for Demolitions of the Land Development Regulations.  Demolitions and Relocations (page 39), specifically guidelines 1.

### Staff Analysis

On September 23<sup>rd</sup>, the Commission approved with conditions the new proposed design for the rear addition and the first reading for a demolition request. The Commission motioned to approve the proposed design with the conditions that the second floor addition be five inches shorter and the northeast wall of the addition be moved one foot further from Ashe Street. This

review is for a second reading request for demolition of the wall and roof of a historic addition. The addition in question was built in periods between 1912 and 1962.

It is staff's opinion that the demolition of the wall and roof cannot be supported according to Section 102-217 (3) and Section 102-218 (a) (1). The roof and wall are not irreparable compromised by extreme deterioration. While the addition might have been modified, it is mostly unchanged from 1965, according a c.1965 photograph. If the Commission approves the demolition, this will be the final reading for this request.

# Application



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

APPLICATION # 08-31-2014 011395

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*

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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: \$ \_\_\_\_\_

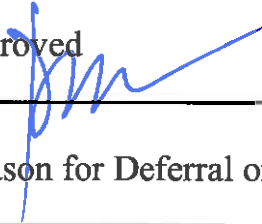
HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

\_\_\_\_\_



Denied

\_\_\_\_\_

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

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

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

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

Date:

9/24/14

Signature:



Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

October 1, 2014

K2M Design, Inc.  
Architect Anthony D. Sarno  
1001 Whitehead Street  
Key West, Florida 33040

**RE: SECOND FLOOR ADDITION AT THE REAR OF AN EXISTING CONTRIBUTING  
STRUCTURE AND DEMOLITION OF ROOF OF HISTORIC ADDITION  
FOR: #1112 SOUTHARD STREET - HARC APPLICATION # H14-01-1395  
KEY WEST HISTORIC DISTRICT**

Dear Arch. Sarno:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, September 23, 2014. The Commission also **approved with conditions** the proposed changes to the existing house. The conditions were that the back addition of the house will be five inches shorter than the plans submitted and the wall will be moved one foot further away from Ashe Street. The Commissioners made their motions based on the submitted documents and your presentation.

Because this project includes a demolition request for a historic part of the house, a second reading will take place on Wednesday, October 8, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

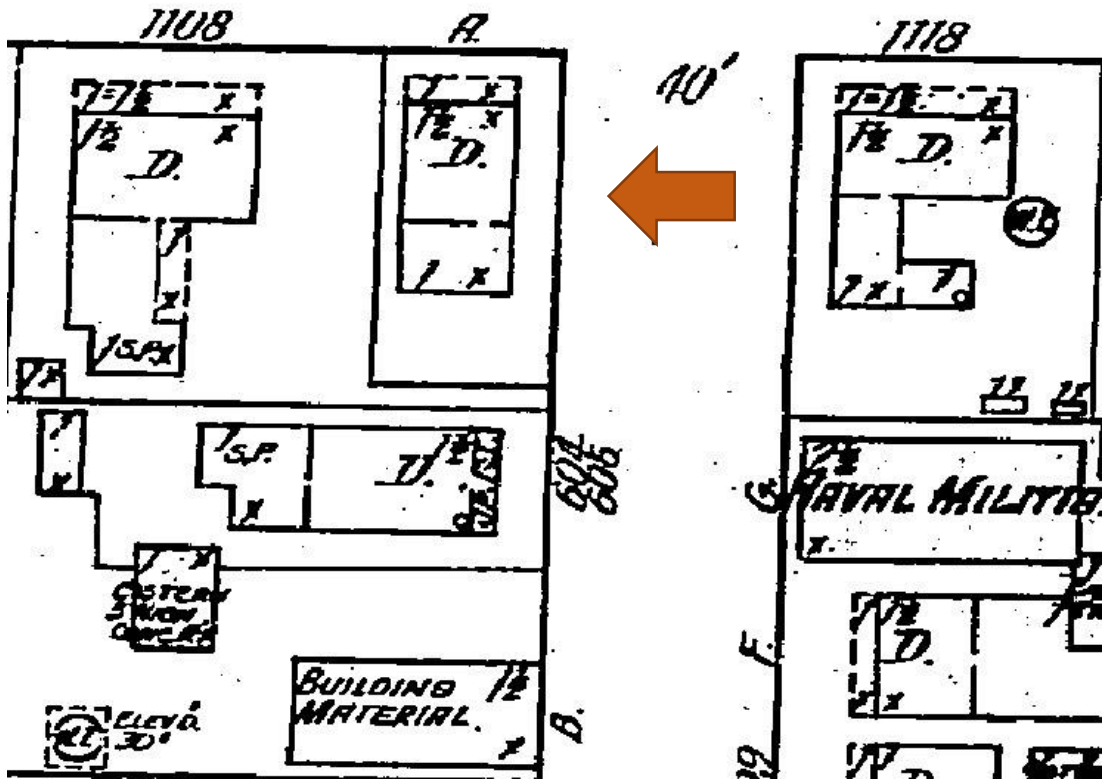
On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

Kelly Perkins, MHP  
HARC Assistant Planner  
City of Key West  
3140 Flagler Avenue

# **Sanborn Maps**

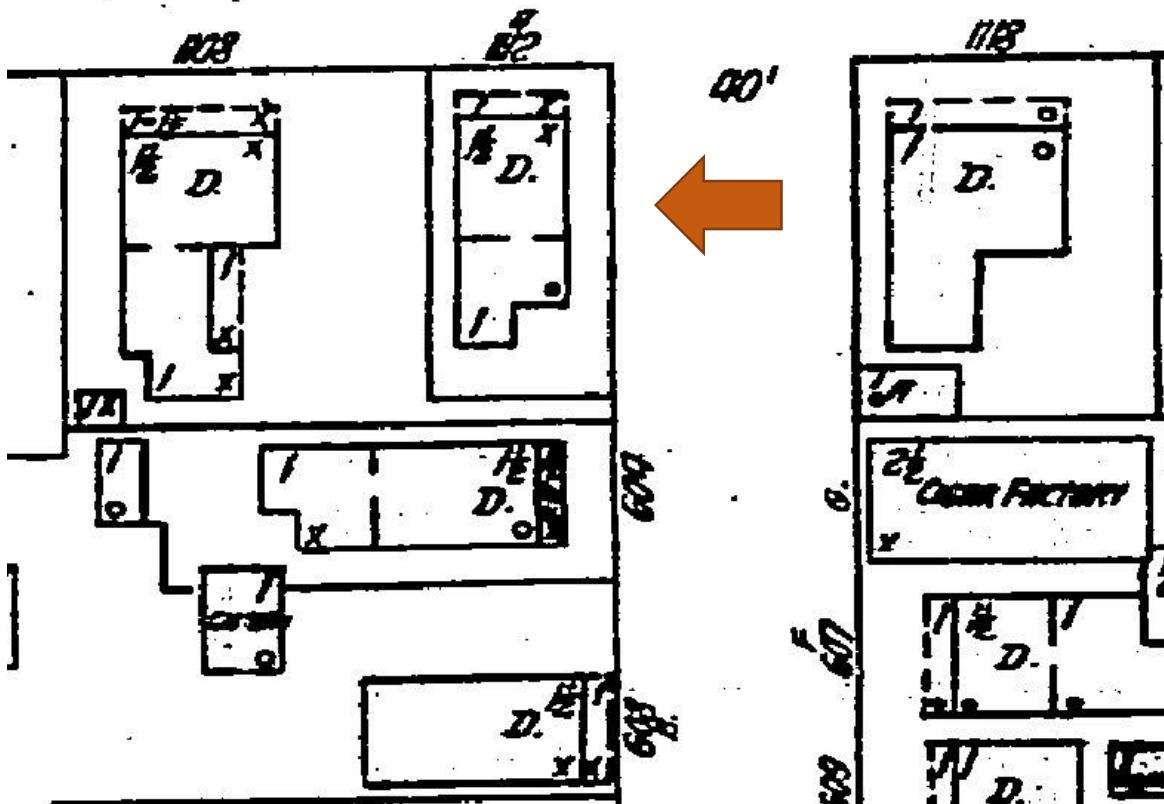
# SOUTHARD



1112 Southard Street, 1912 Sanborn map

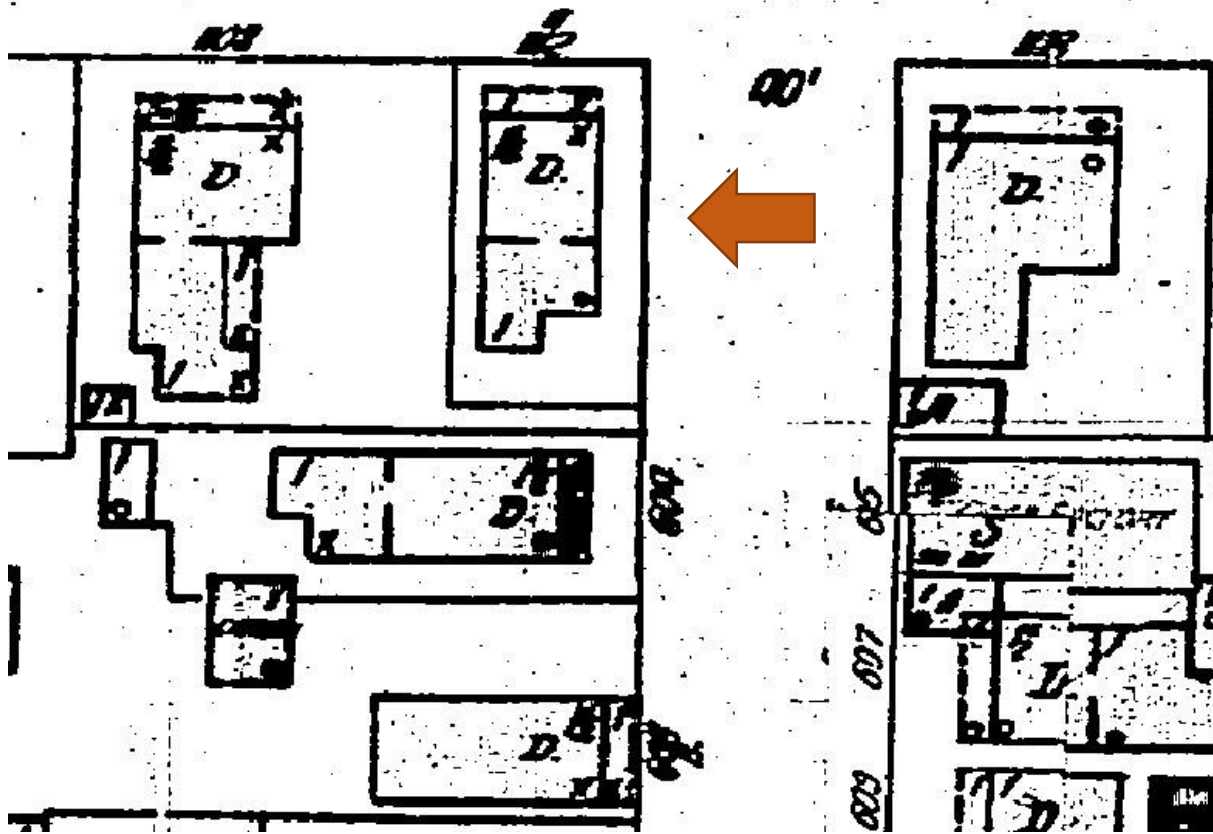


# SOUTHARD

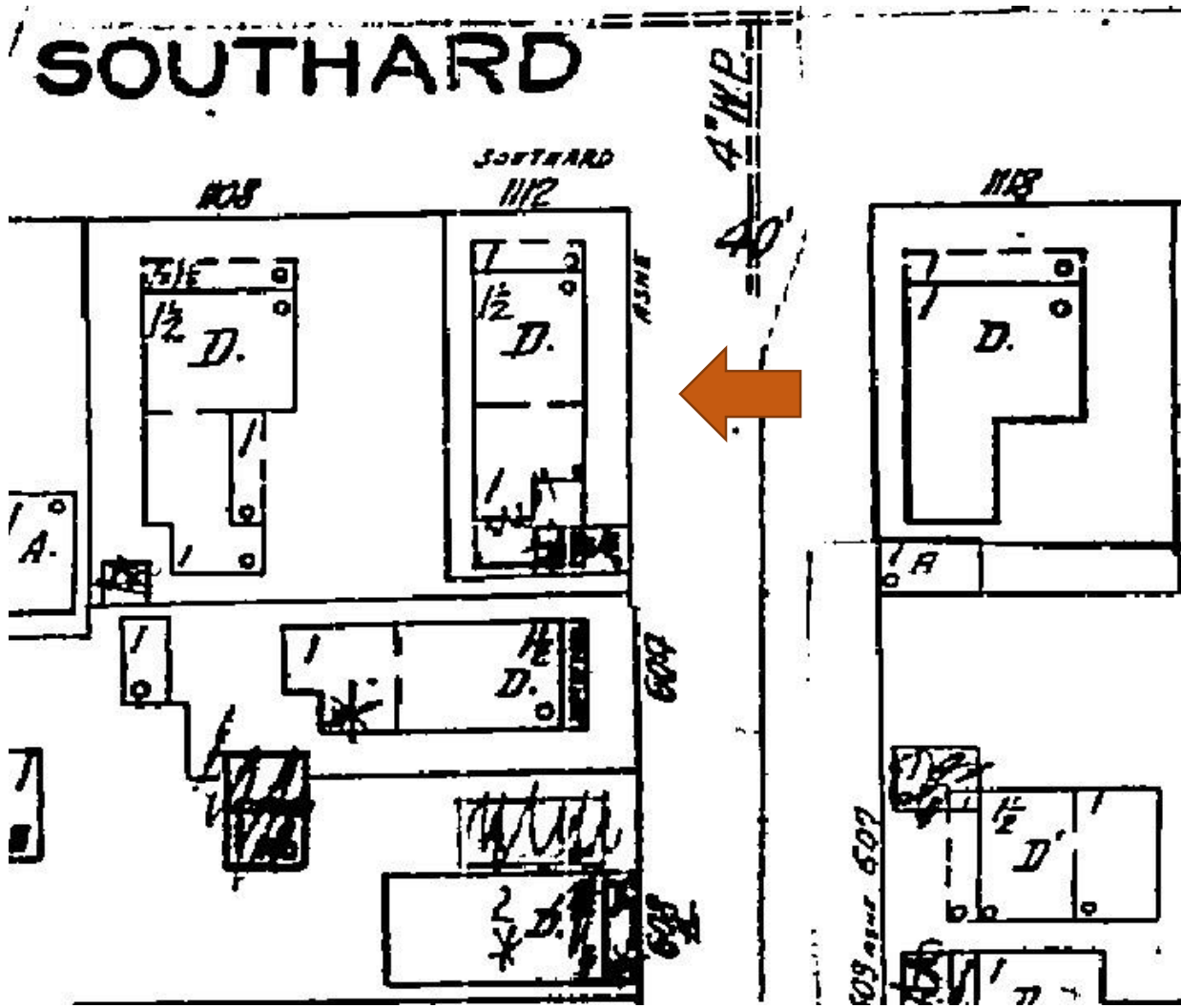


1112 Southard Street, 1926 Sanborn map

# SOUTHARD



1112 Southard Street, 1945 Sanborn map



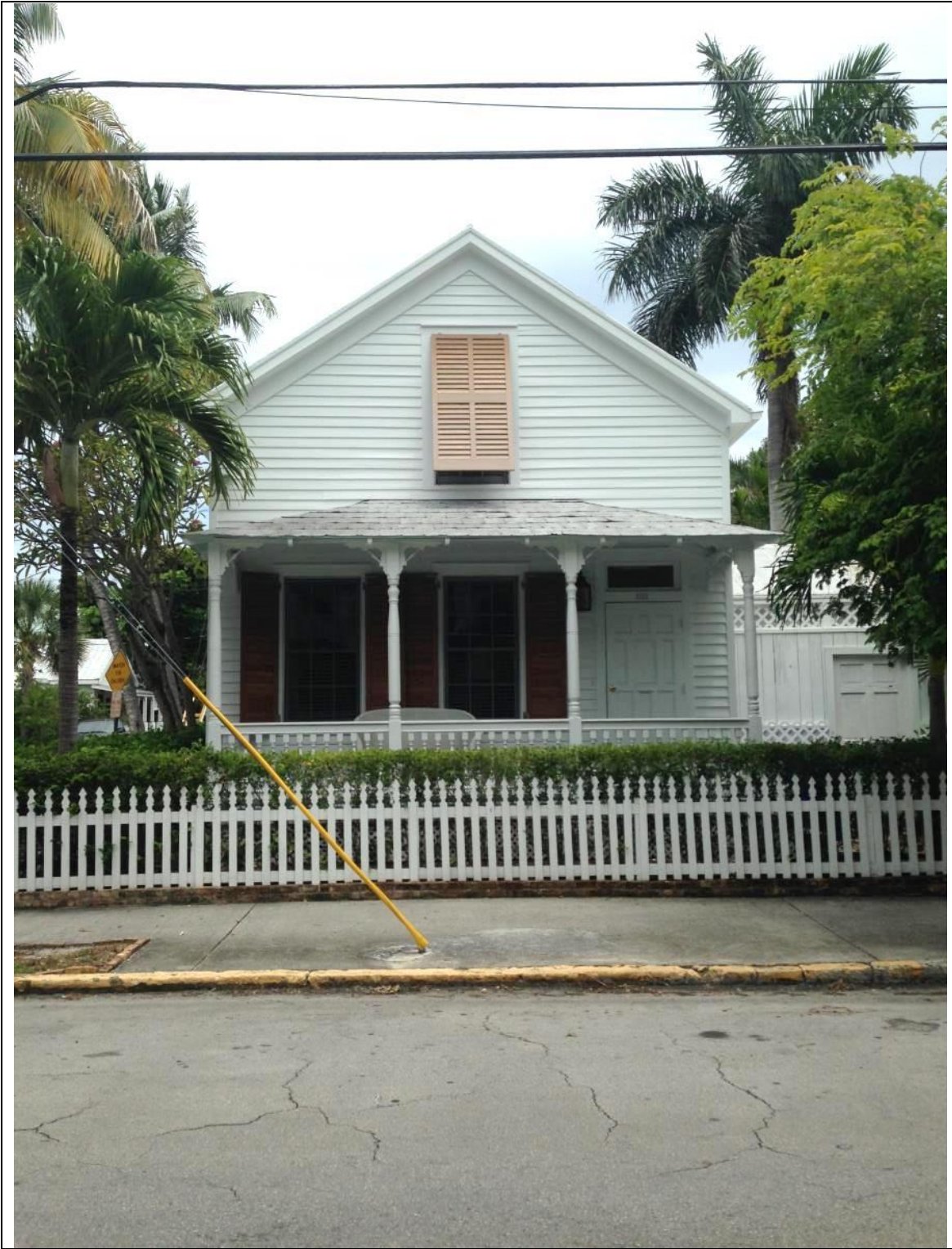
1112 Southard Street, 1962 Sanborn map

# **Project Photos**



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

Current Conditions  
1112 Southard Street



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.



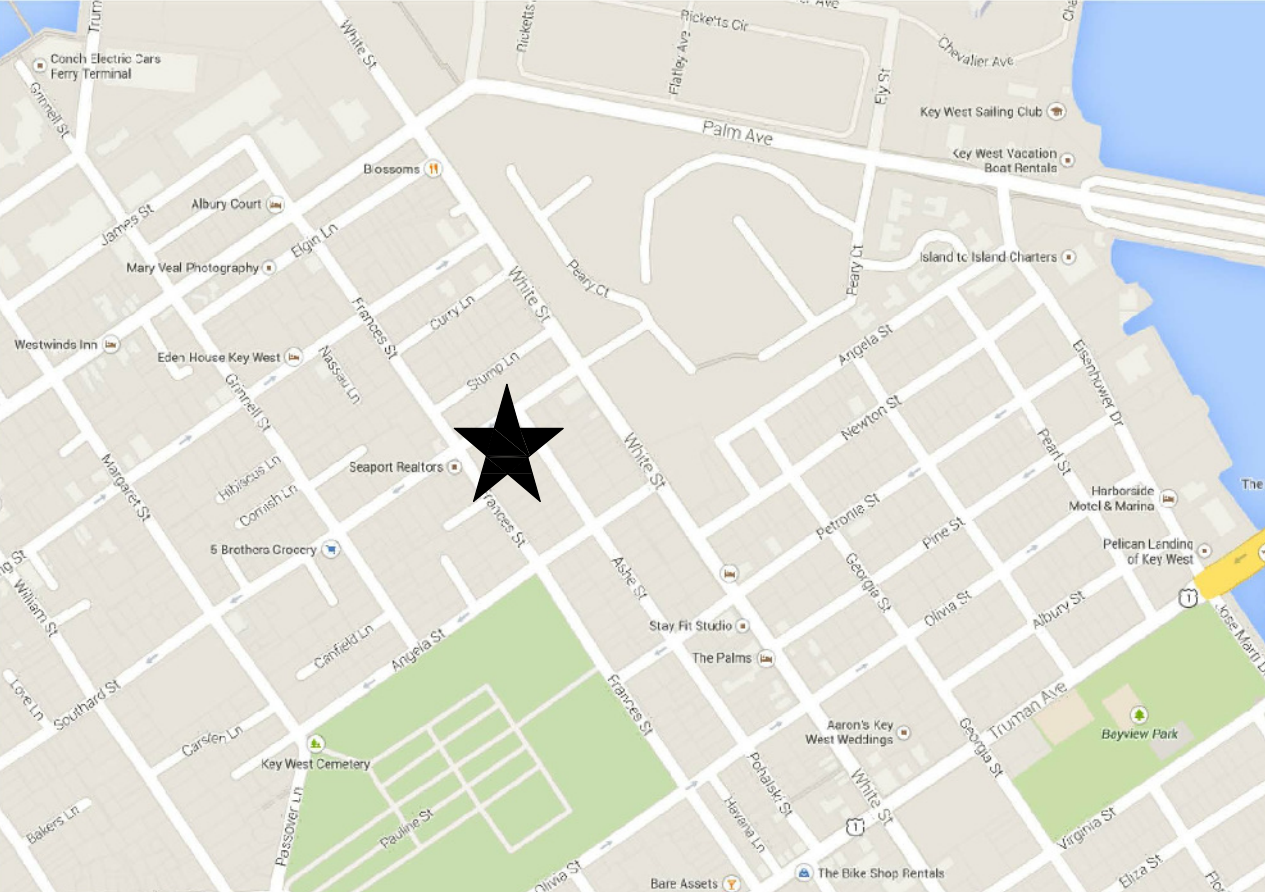
14. Ashe Street Panorama- Street view looking at 1112 Southard Street.

# **Survey & Site Plans**

# MILLER RESIDENCE RESIDENTIAL RENOVATION

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

## HARC SUBMISSION AUGUST 29, 2014

<b>DESIGN TEAM</b>	<b>CODE INFORMATION</b>	<b>DRAWING INDEX</b>					
<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><b>GENERAL</b></p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</p> <p><b>ARCHITECTURAL</b></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							
<b>LOCATION MAP</b>	<b>SCOPE OF WORK</b>						
	<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>						
<b>PROJECT APPROVALS</b>							
<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

1001 Whitehead St., Suite 101, Key West, Florida 33040  
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
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COVER SHEET

**A0.1.1**

Seal:

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

Consultants:

Revisions:

Table with 2 columns: Description, Date/By. Contains 10 empty rows for revisions.

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

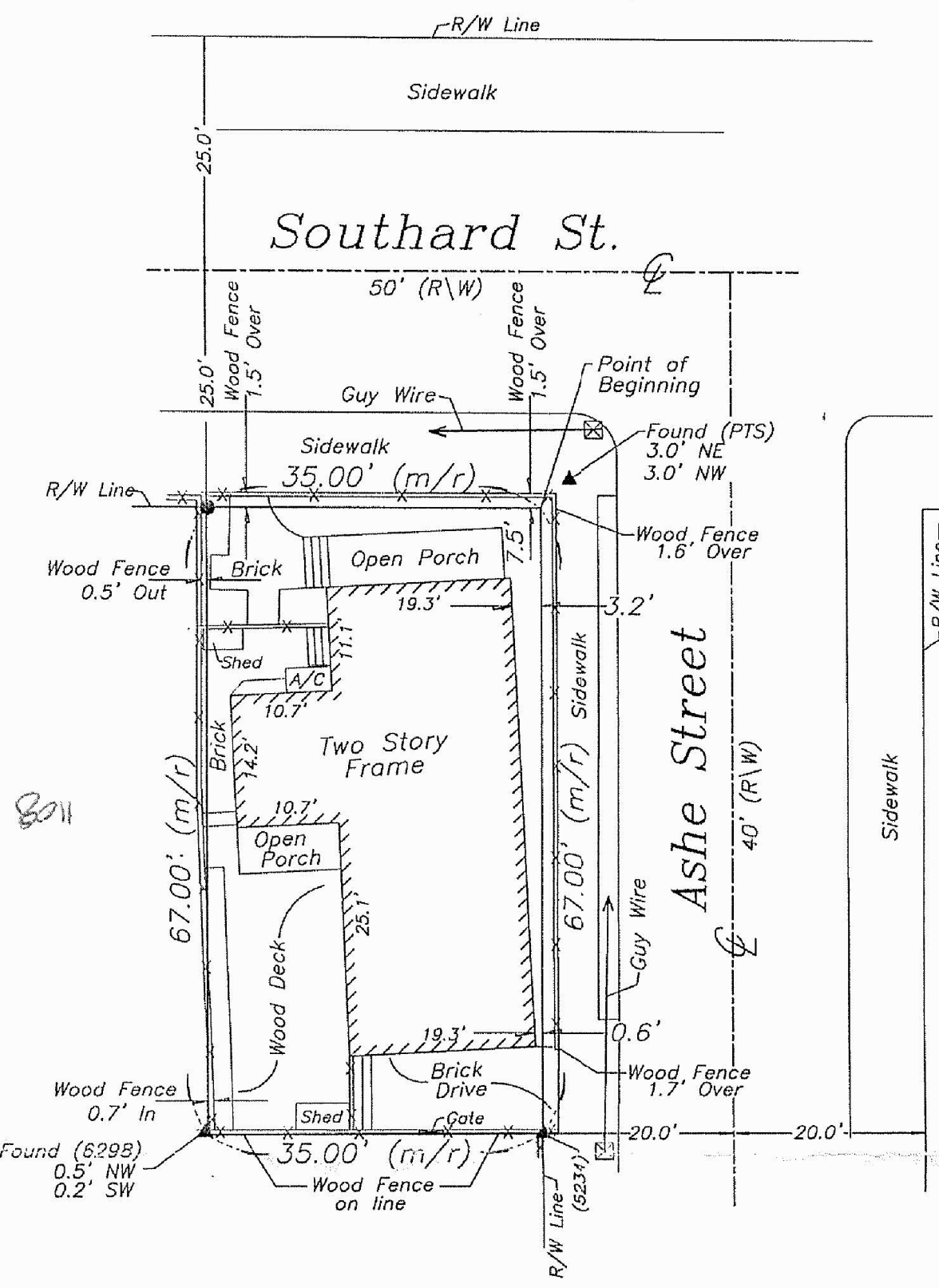
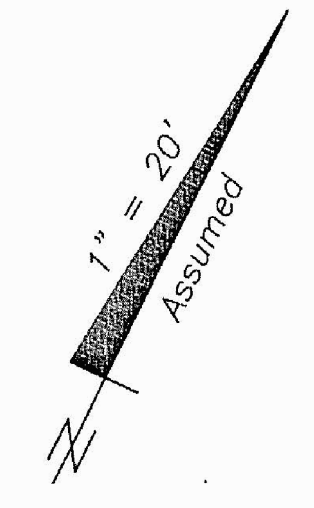
Sheet Number:

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)
Measured
Record
Measured & Record
Concrete Block Structure
Right of Way
Chain Link Fence
Centerline
Wood Utility Pole
Concrete Utility Pole
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 PSM #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



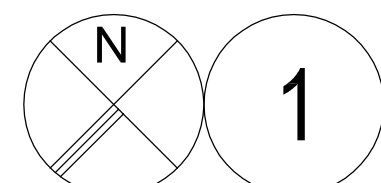
EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.

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:  
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 Anthony D. Sarno: License # AR65308  
 Expiration Date: February 28, 2015  
 Consultants:  
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 Revisions:  
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**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  
 ©2014 by k2m Design, Inc.



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



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Seal:

Anthony D. Sarno License # AR99306  
Expiration Date: February 28, 2015

Consultants:

Revisions:

**MILLER RESIDENCE**  
1112 SOUTHARD STREET  
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**

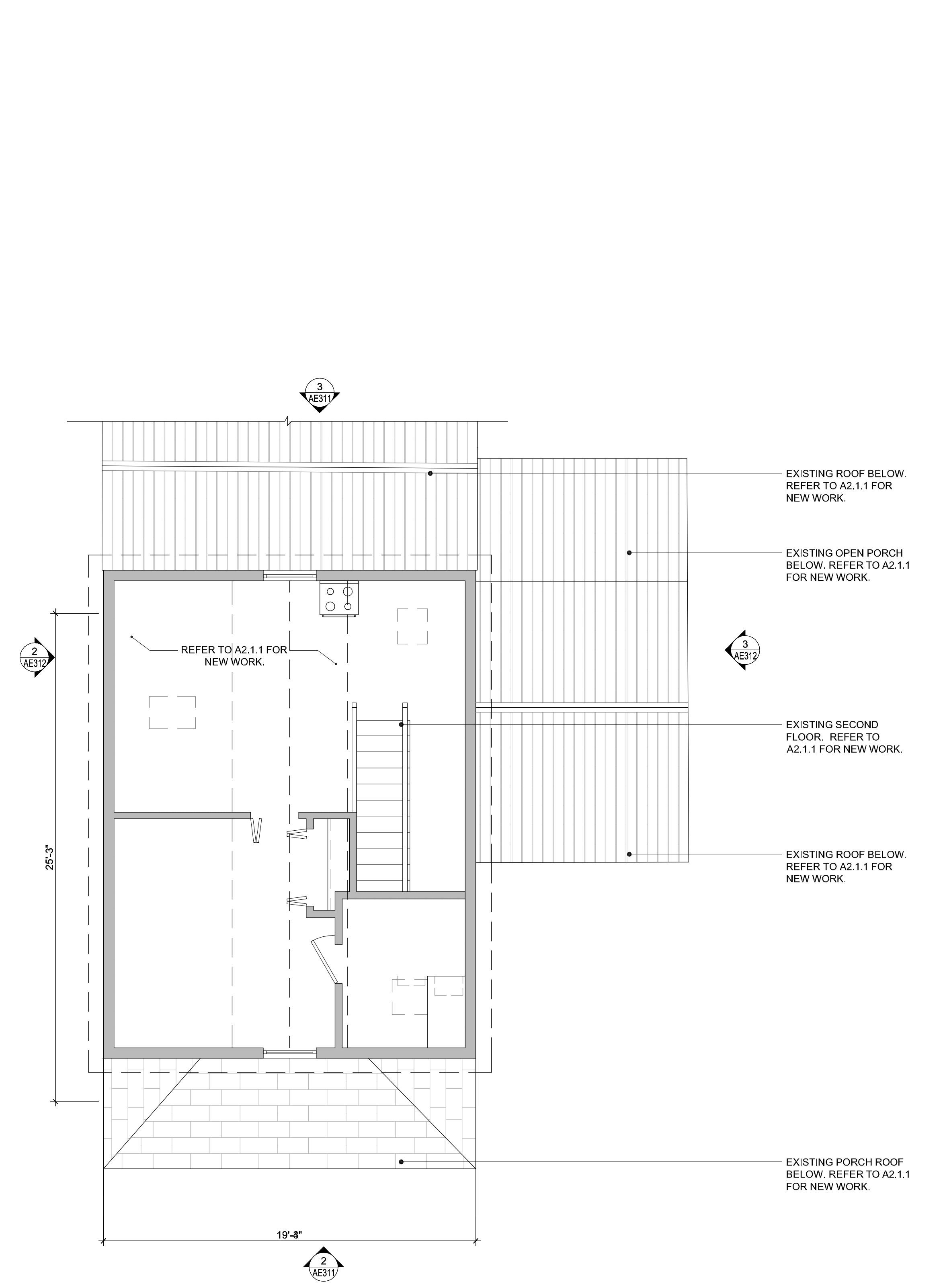
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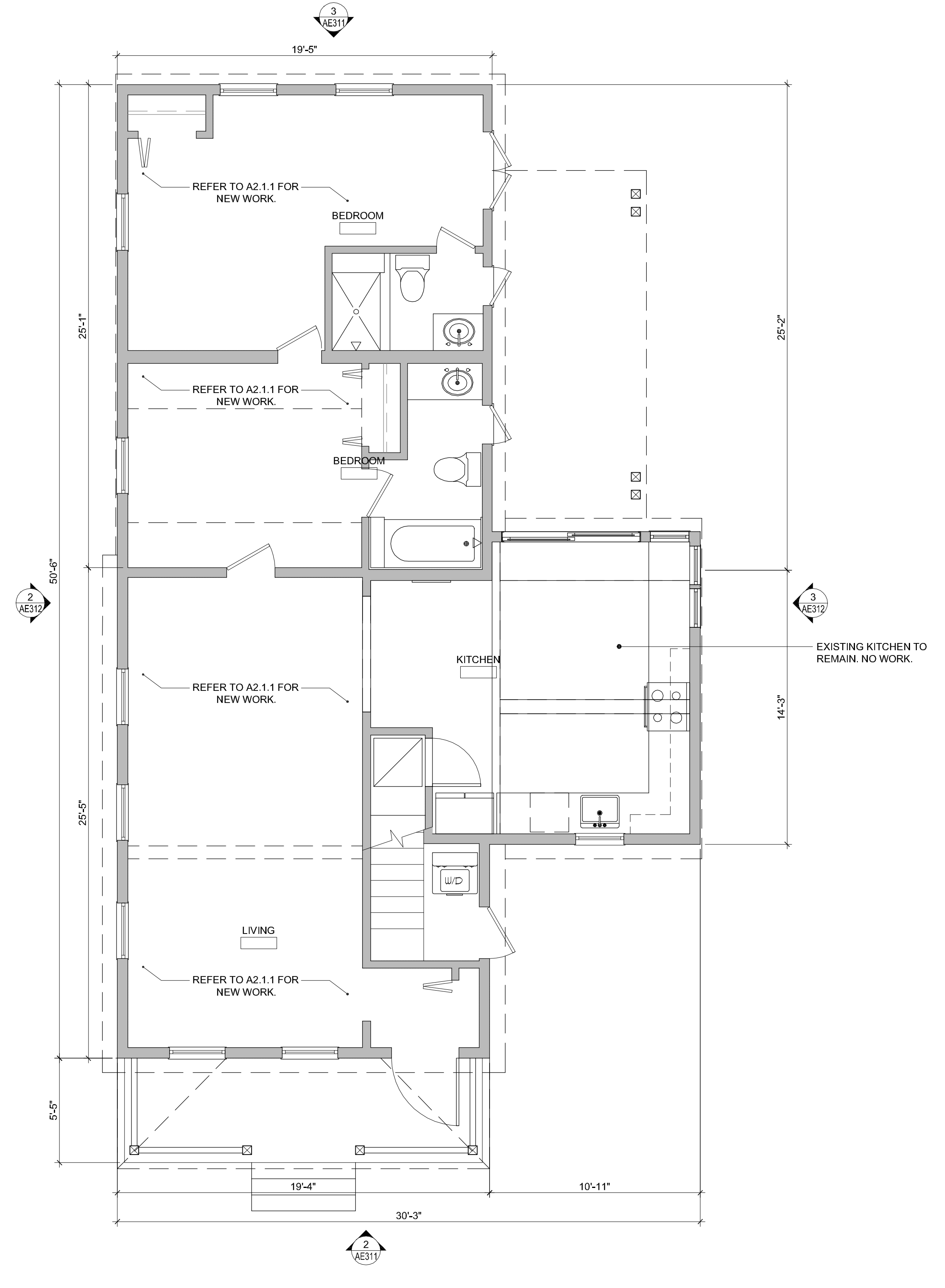
Date: August 29, 2014  
©2014 by k2m Design, Inc.

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

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



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



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

**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"

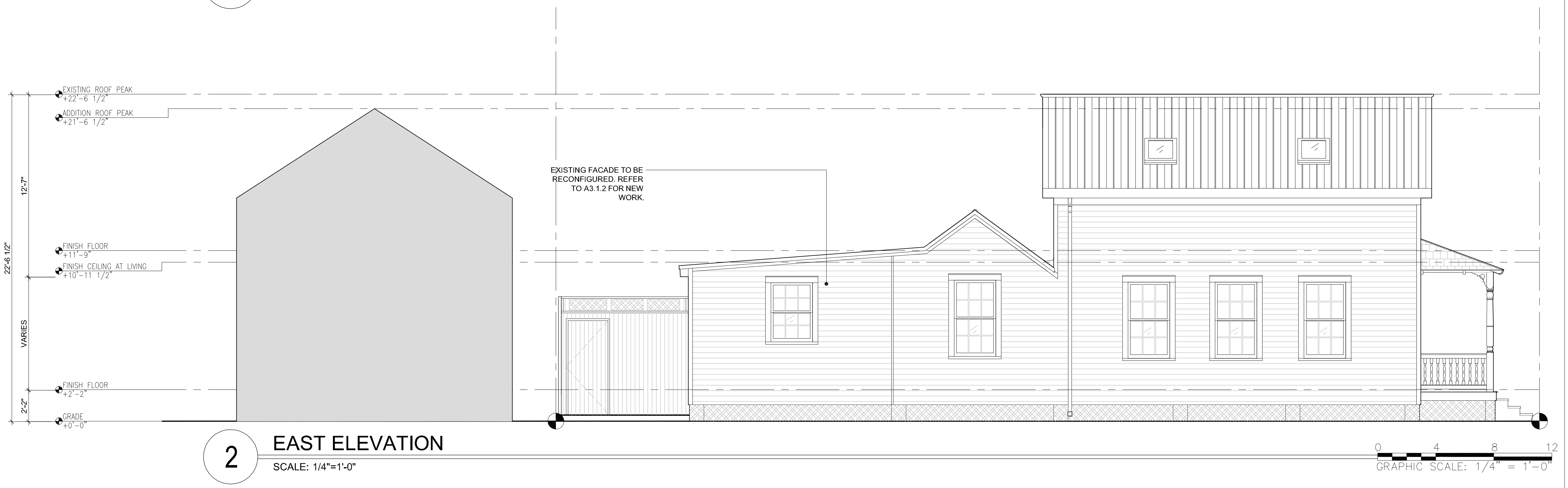


**1 NORTH ELEVATION FROM STREET**  
 SCALE: 1/4"=1'-0"





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



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Seal:  
 Anthony D. Sarno License # AR93308  
 Expiration Date: February 28, 2015

Consultants:  
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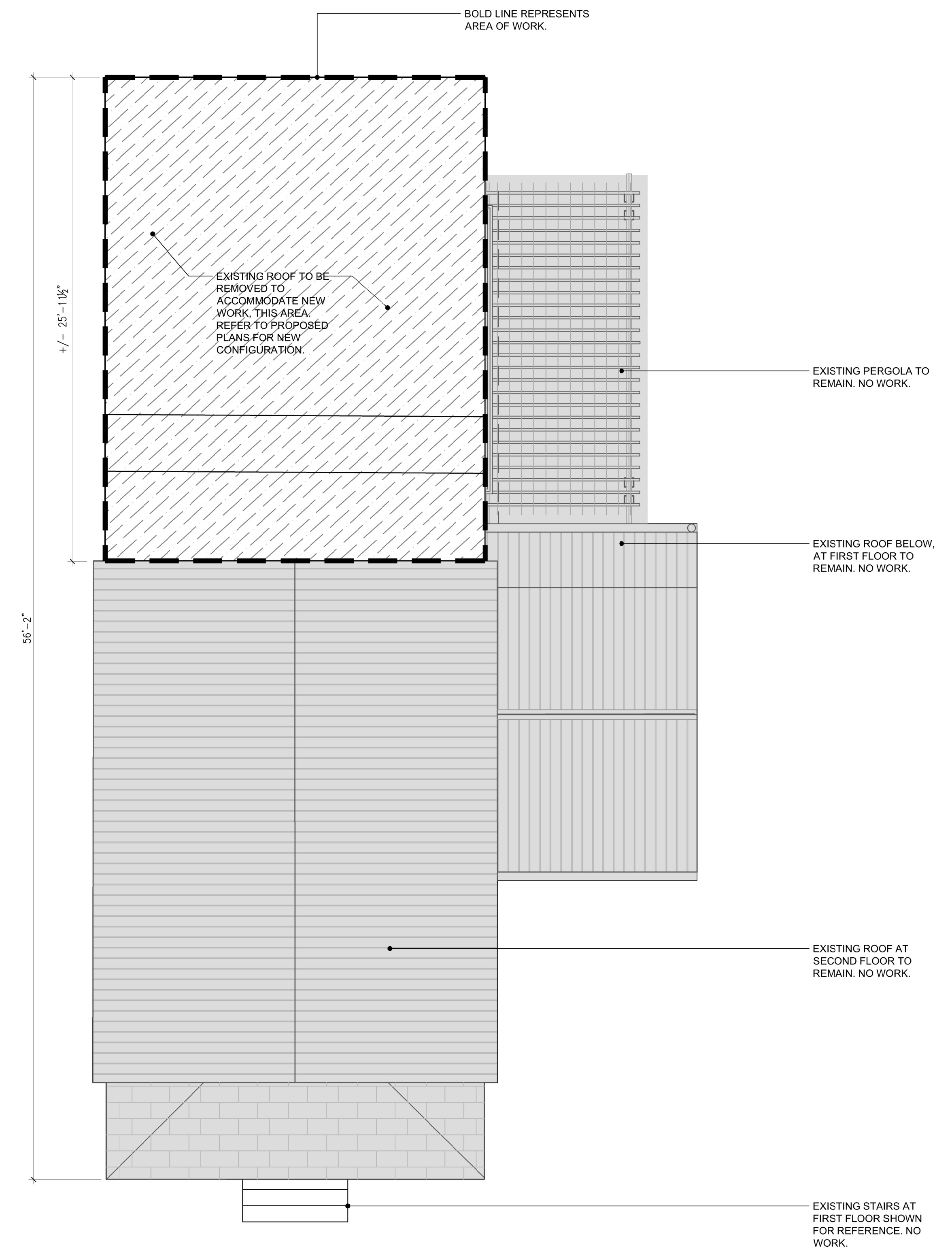
Revisions:  
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**MILLER RESIDENCE**  
 1112 SOUTHARD STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

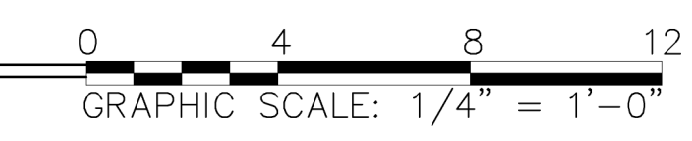
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Drawn By: KMA	Checked By: MBI

Title:  
**DEMOLITION  
 ROOF  
 PLAN**

Sheet Number:  
**AD2.3.1**  
 Date: August 29, 2014  
 ©2014 by k2m Design, Inc.



**1 DEMOLITION ROOF PLAN**  
 SCALE: 1/4"=1'-0"



V:\Jobs\2014\13 131 - 1112 Southard - Miller Residence\Drawings\Arch\AD2.3.dwg, 8/10/2014 10:54 AM, scale: 1'-0" = 1'-0", sheet: 0010

Seal:

Anthony D. Sarco License # AR05306  
Expiration Date: February 28, 2015

Consultants:

Revisions:

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

PLOTTED: 9/10/2014 11:32 AM

Drawing Size	Project #
24x36	13 131

Drawn By:	Checked By:
KIMA	ADS

Title:

SITE PLAN

Sheet Number:

**A1.1.1**

Date: August 29, 2014

©2014 by k2m Design, Inc.

**PROJECT STATISTICS:**

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



AREA OF WORK PREVIOUSLY STAFF APPROVED BY HARC. APPROVAL # H14 011109.

SIDE SET BACK 2. REQUIRED: 5'-0" PROPOSED: 2'-0"

NEW WOOD STORAGE SHED.

AREA OF WORK PREVIOUSLY STAFF APPROVED BY HARC. APPROVAL # H14 011109.

EXISTING SIDEWALK SHOWN FOR REFERENCE.

REAR SET BACK 4. REQUIRED: 20'-0" PROPOSED: 7'-7"

SIDE SET BACK 3. REQUIRED: 5'-0" PROPOSED: 0'-8"

RECONFIGURED EXISTING TWO STORY FRAME STRUCTURE. REFER TO A2.1.2 FOR NEW WORK.

PERIMETER OF BUILDING.

CENTER OF ROAD SHOWN FOR REFERENCE.

EXISTING SIDEWALK SHOWN FOR REFERENCE.

FRONT SET BACK 1. REQUIRED: 10'-0" PROPOSED: 1'-9"

EXISTING UTILITY POLE SHOWN FOR REFERENCE.

P:\WORK\2014\131 - 1112 Southard - MRP - Residential\DWG\131-M111-SP.dwg, 8/10/2014 11:32 AM, scale: 1/4" = 1'-0", sheet: 09106

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:

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

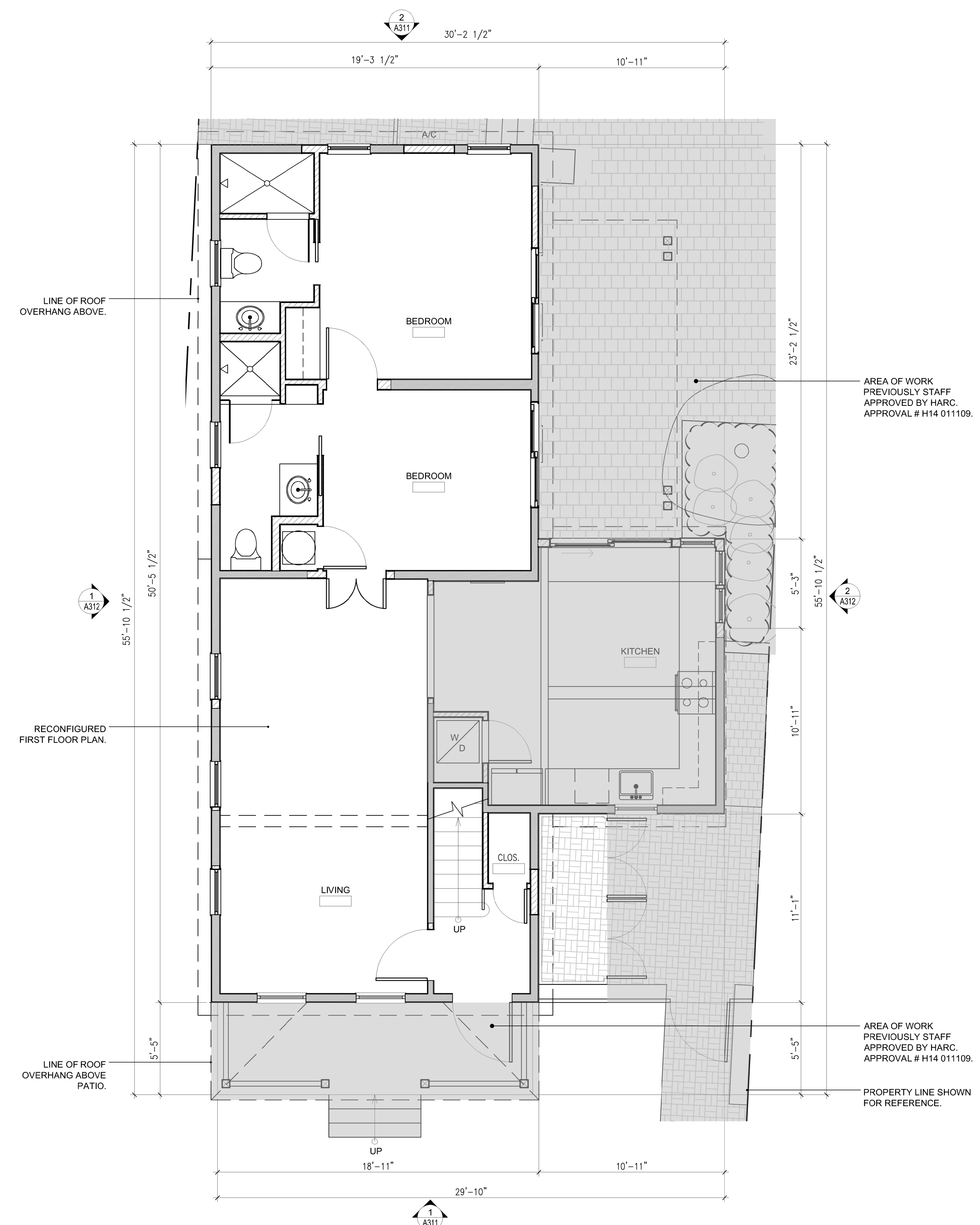
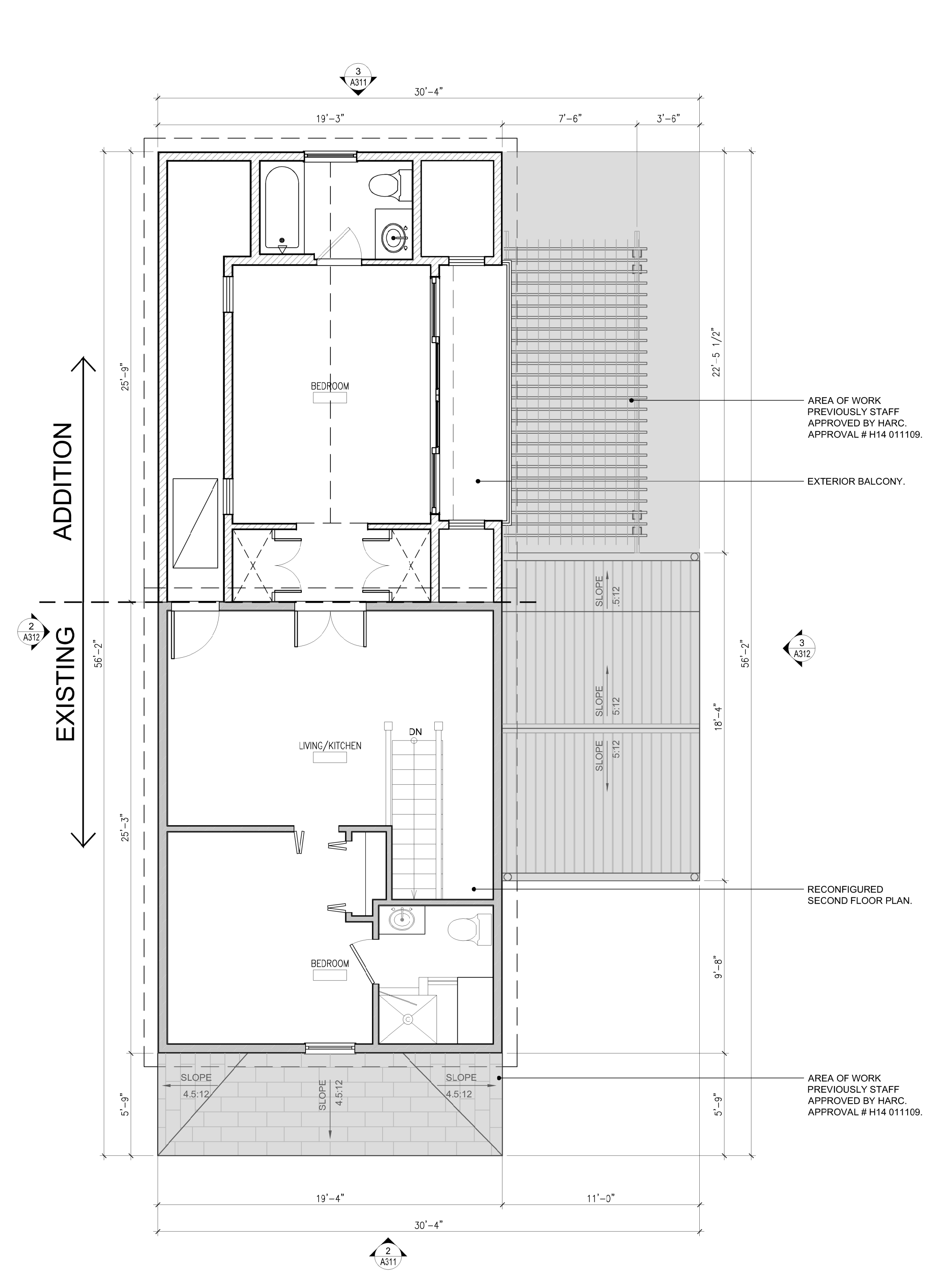
PLOTTED: 9/10/2014 11:28 AM

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

Title:  
**FLOOR PLANS**

Sheet Number:  
**A2.1.1**

Date: August 29, 2014  
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V:\Jobs\2014\13 131 - 1112 Southard - Miller Residence\Drawings\Arch\A211.dwg, 9/10/2014 11:28 AM, scale: 1/4" = 1'-0", clean, gordo

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. Sarno, License # AR5530 B  
Expiration Date: February 28, 2015

Consultants:

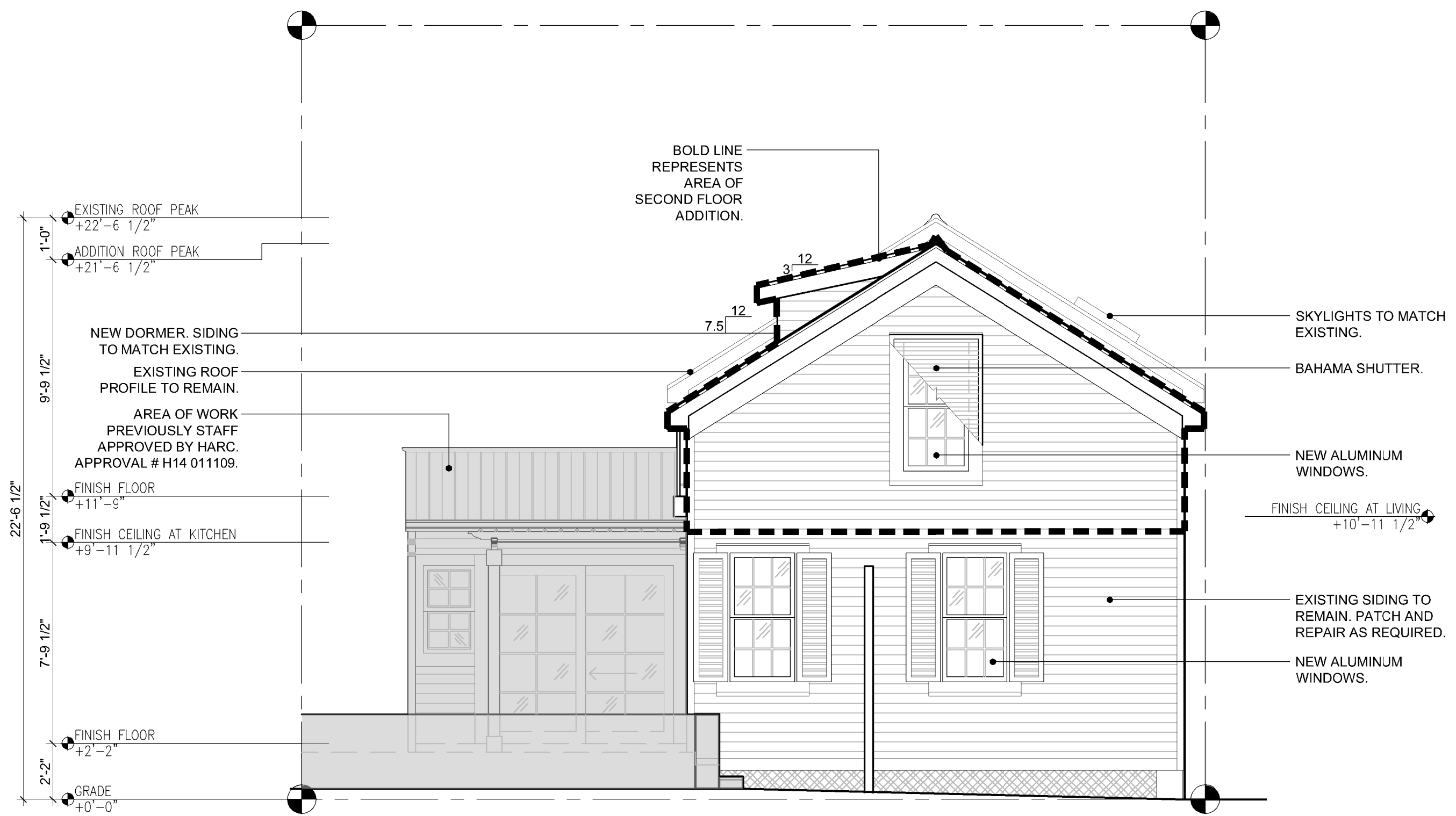
Revisions:


**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: MB

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"

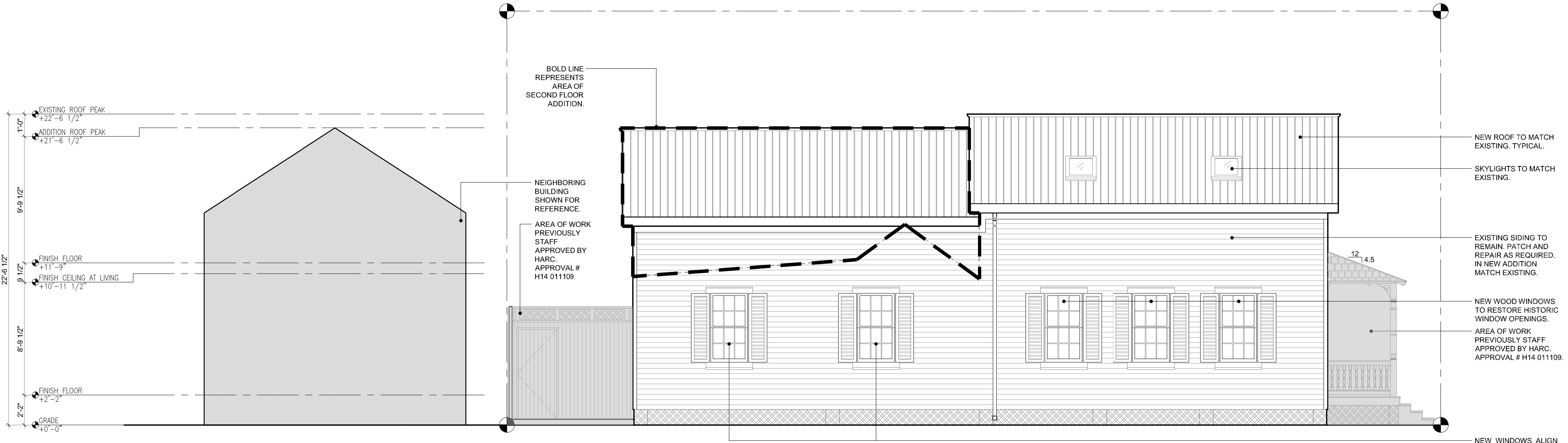


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Seal:  
 Anthony D. Sarro License # AR9500 B  
 Expiration Date February 28, 2015  
 Consultants:  
 Revisions:



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



**1** PROPOSED EAST ELEVATION  
 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  
 ©2014 by k2m Design, Inc.

# 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](http://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

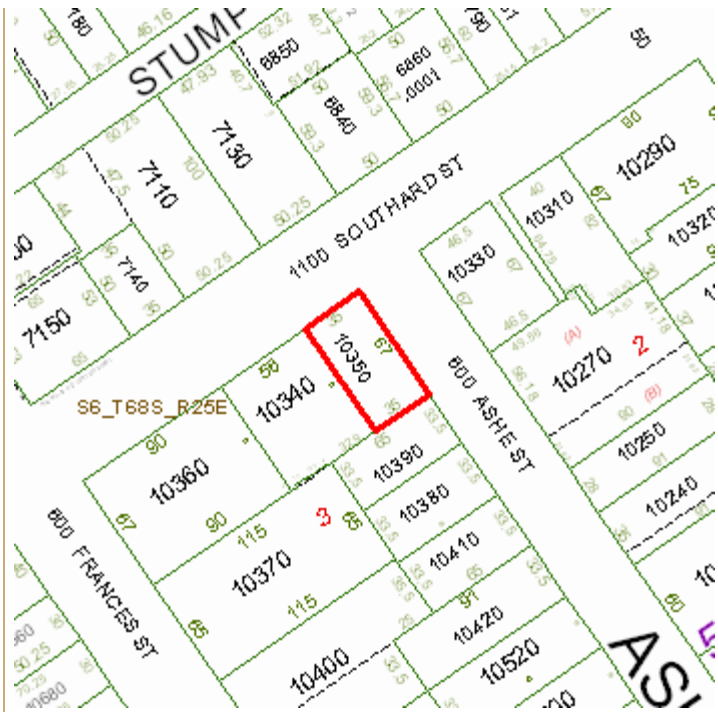
**Affordable Housing:** No

**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

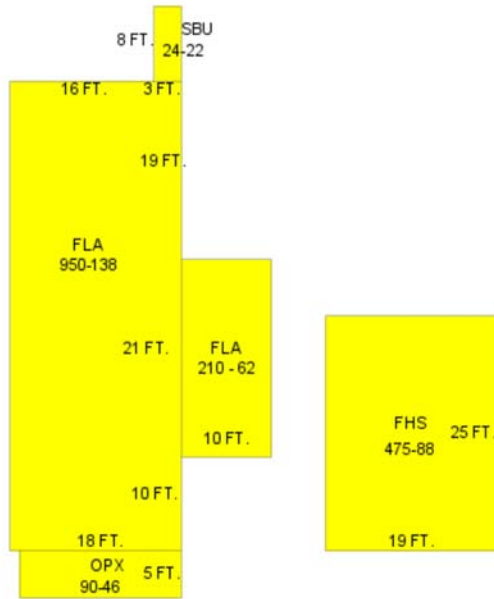
<b>Building Type</b> R2	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 15	<b>Perimeter</b> 200	<b>Depreciation %</b> 16
<b>Year Built</b> 1948	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,160
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 1
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 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



<b>1998</b>	164,639	5,531	44,555	214,725	214,725	0	214,725
<b>1997</b>	151,290	5,255	39,865	196,410	196,410	0	196,410
<b>1996</b>	62,631	2,047	39,865	104,542	104,542	0	104,542
<b>1995</b>	60,311	2,053	39,865	102,229	102,229	0	102,229
<b>1994</b>	51,032	1,803	39,865	92,700	92,700	0	92,700
<b>1993</b>	50,592	1,921	39,865	92,378	92,378	0	92,378
<b>1992</b>	61,723	1,921	39,865	103,509	103,509	0	103,509
<b>1991</b>	61,723	1,921	39,865	103,509	103,509	0	103,509
<b>1990</b>	70,148	1,746	38,106	110,000	110,000	0	110,000
<b>1989</b>	70,734	1,746	37,520	110,000	110,000	0	110,000
<b>1988</b>	43,813	1,746	30,485	76,044	76,044	0	76,044
<b>1987</b>	38,224	1,746	17,509	57,479	57,479	0	57,479
<b>1986</b>	38,394	1,746	16,870	57,010	57,010	0	57,010
<b>1985</b>	37,402	1,746	9,544	48,692	48,692	0	48,692
<b>1984</b>	35,502	1,746	9,544	46,792	46,792	0	46,792
<b>1983</b>	35,502	1,746	9,544	46,792	46,792	0	46,792
<b>1982</b>	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
<b>9/30/2013</b>	2652 / 409	825,000	<u>WD</u>	<u>30</u>
<b>8/17/1998</b>	1538 / 2454	275,000	<u>WD</u>	<u>Q</u>
<b>5/1/1995</b>	1354 / 1680	1	<u>WD</u>	<u>M</u>
<b>2/1/1978</b>	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