



Historic Architectural Review Commission Staff Report for Item 19

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 24, 2021

Applicant: Leslie Vollmert, Owner

Application Number: H2021-014

Address: 506 Frances Street

Description of Work:

Change color of front elevation wood shingles to Mallard Green (BM2053-10). Recently staff approved the following colors: exterior walls Serene Breeze (BM449), porch floors and stairs Emerald Green, trim Simply White (BM2143-70), shutters Black Evergreen (MQ6-44) and porch ceiling Icy Blue (BM2057-70).

Site Facts:

The house under review is listed as a contributing resource to the historic district. The altered contributing house has wood shingles on its front façade, specifically on its second-floor wall. The exterior siding and shingles were painted white before staff approved the current colors.

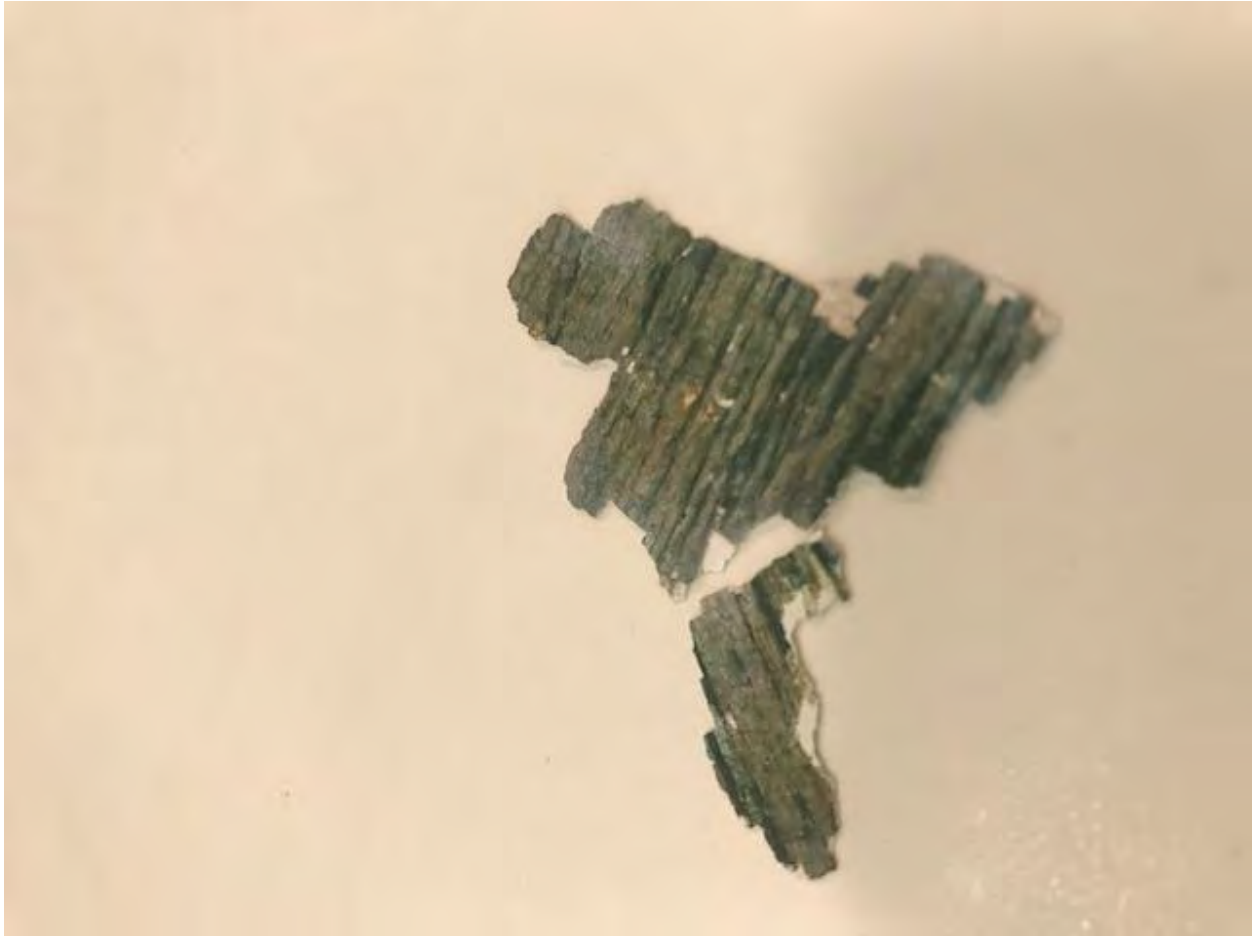
Guidelines Cited on Review:

- Exterior colors (pages 35-36), specifically first three paragraphs.

Staff Analysis:

The Certificate of Appropriateness under review is for the application of a dark green color to the second -floor shingles on the front façade of the historic house. Originally the applicant wanted to paint the second-floor front facade with a dark green color and the rest of the exterior walls with a

less dark green color, which was not a pastel tone. Staff explained that this request required Commission review as the proposed scheme was contrary to the guidelines. Staff expressed that any evidence of those colors will assist him in presenting this request in front of the Commission. We were told that there was no evidence. As the applicant did not had time to wait for a meeting staff approved the current color scheme. While the applicant was preparing the house for new painting, he found evidence of a dark green color paint under layers of painting over the existing wood shingles. This report is for the request to paint the wood shingles dark green.



Evidence submitted.

Consistency with Cited Guidelines:

It is staff's opinion that although the guidelines include pastel colors for exterior walls it also recommends saving paint chips so paint analysis can be done to determine appropriate historic colors. This is not a significant contributing historic building, but there is proof that, at some point, the wood shingles were painted dark green. Whether the shingles are original to the building is something that staff cannot prove. Currently the shutters are painted in a similar dark green hue,

but a different color and staff concern will be that the second floor elevation will be painted all with dark colors and this will not highlight architectural details of the historic house.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE ST.
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 2021-0114		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES <input type="checkbox"/> NO <input type="checkbox"/> %

ADDRESS OF PROPOSED PROJECT:

**506 Frances St.
1007595**

OF UNITS **4**

RE # OR ALTERNATE KEY:

NAME ON DEED:

Leslie J. Vollmert

OWNER PHONE NUMBER
(305) 304-4279

OWNER'S MAILING ADDRESS:

**506 Frances St., Apt. B
Key West,**

OWNER EMAIL
Lespaulkw@gmail.com
STATE **FL** ZIP **33040**

CONTRACTOR COMPANY NAME:

CONTR. PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

CONTR. EMAIL

ARCHITECT / ENGINEER'S NAME:

A/E PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

A/E EMAIL

AUTHORIZED AGENT'S NAME:

AGENT PHONE NUMBER

AGENT'S ADDRESS:

AGENT EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L., LABOR, OH & PROFIT:

\$12,000

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

DETAILED, SPECIFIC PROJECT DESCRIPTION... (The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

Paint exterior of building

Printed name of property owner or agent or licensed contractor. Leslie J. Vollmert	Signature. <i>Leslie J. Vollmert</i>
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced FL DL	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"><i>Margarita Pedroza</i> <small>as identification</small></div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>MARGARITA PEDROZA Commission # GG 367847 Expires August 20, 2023 Bonded Thru Troy Fain Insurance 800-385-7019</p> </div> </div>

Official Use Only:



PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: Paint Exterior - see attached samples

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
- Porch Floors/stairs	Dark Green	Dark Green
- Body	white	Pine Forest Green
- Trim	white	Simply white
- Shutters	Dark Green	Black Evergreen
- Pouch clg	white	Icy Blue

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC).

TYPE OF SIGNAGE _____ FRONTAGE LINEAL FEET OF FACADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.	
REASONS OR CONDITIONS:	
STAFF REVIEW COMMENTS:	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

Enid & Kathleen, 6/29/21

Paul & I cannot delay
this project pending
HARC review in August.

Therefore, we are
submitting these colors
for a staff review &
approval. The body of
the house - including the
2nd story shingles - will all
be painted the same green
color with white trim &
dark green shutters.

Please let me know if you
have questions.

Les Vollmert
(305) 304-4279

506 Evans St, Apt B
Key West, FL

Count on years of award-winning service and support.
Get the HP Total Care Extended Service Plan. Call 1-866-234-1377

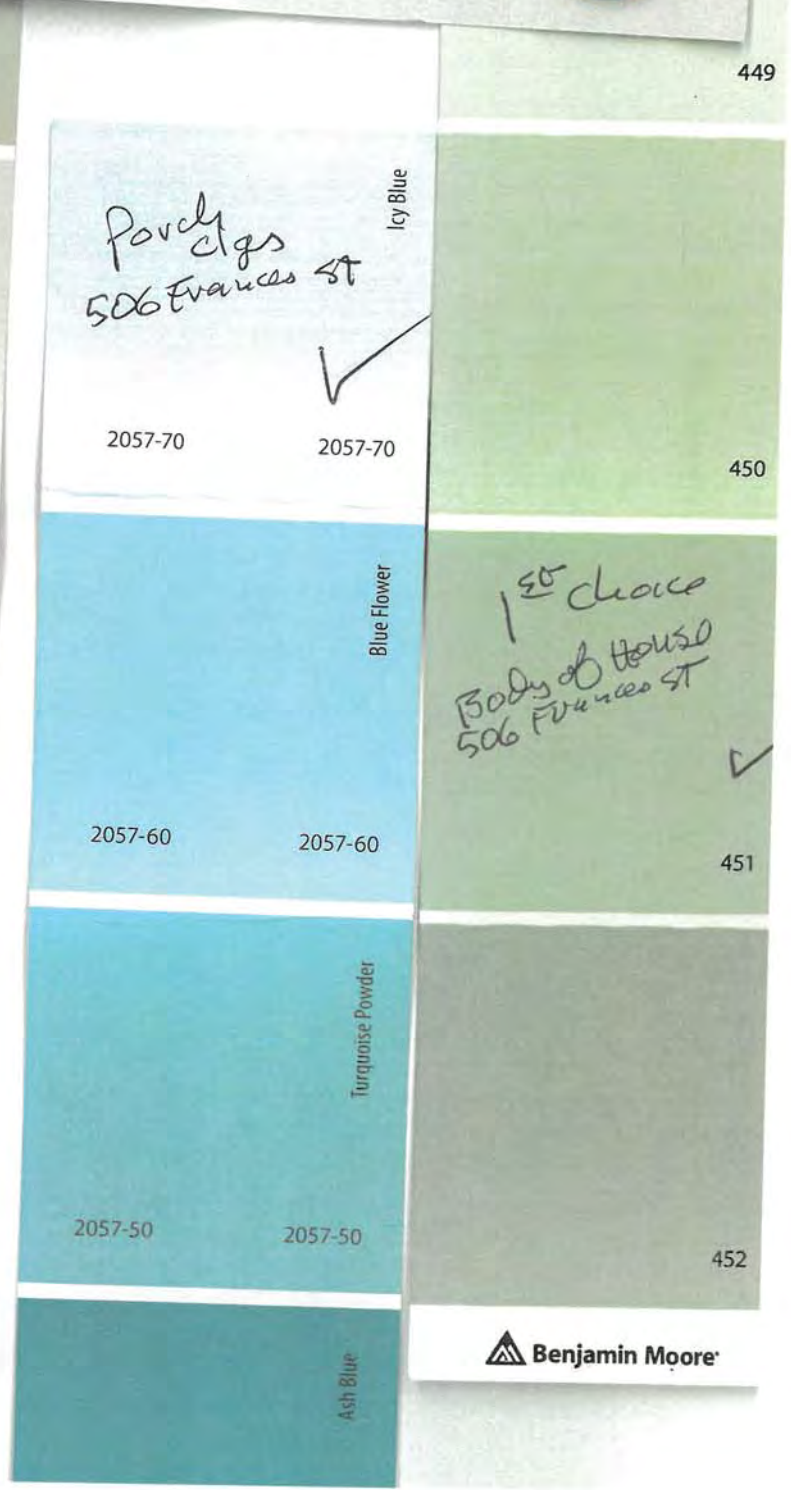
or visit www.hp.com/go/totalcareservice today.



Printed piece may vary slightly from actual product and printing process.

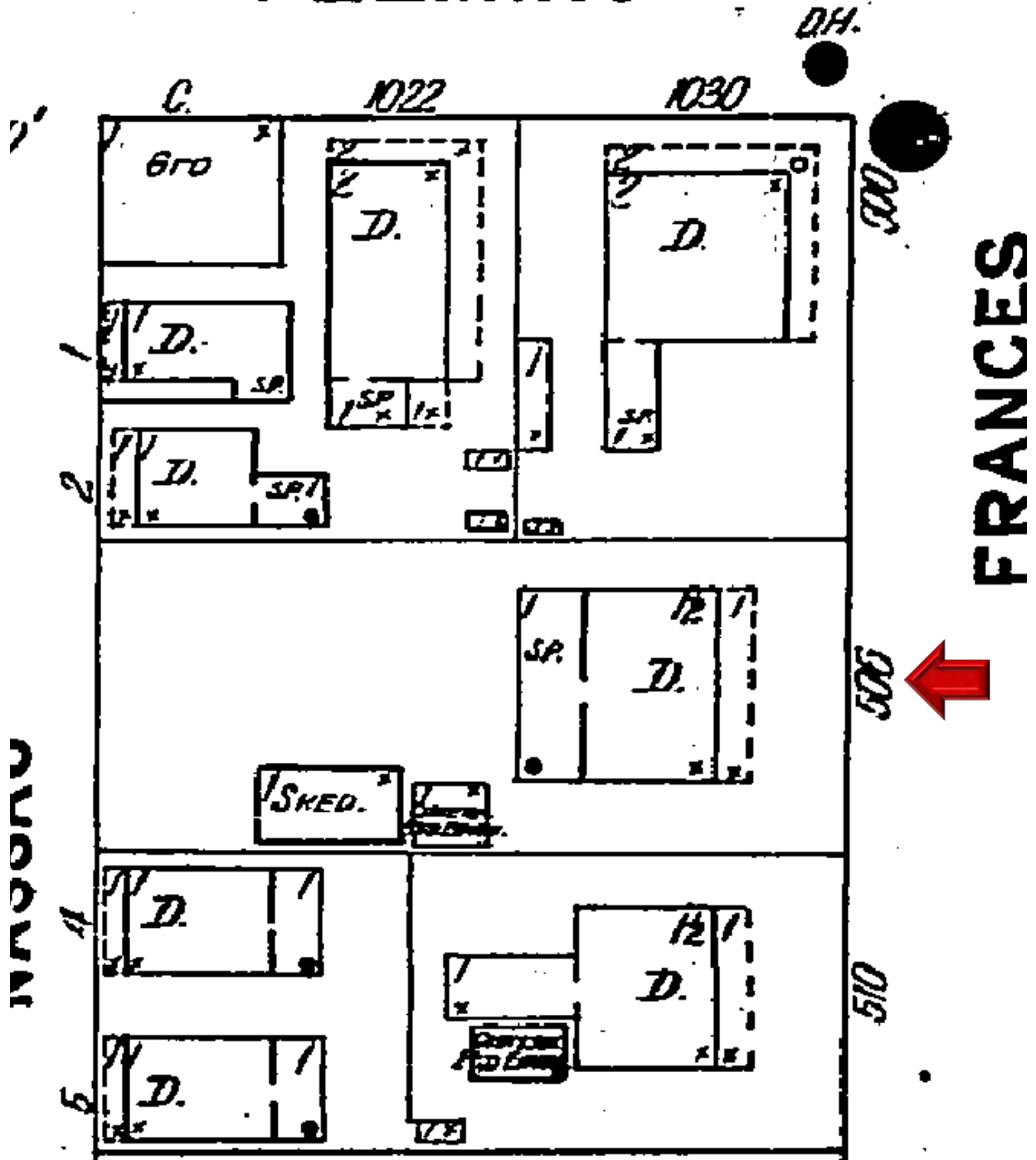
Power Floor Paint

ANY COLOR
Matching options

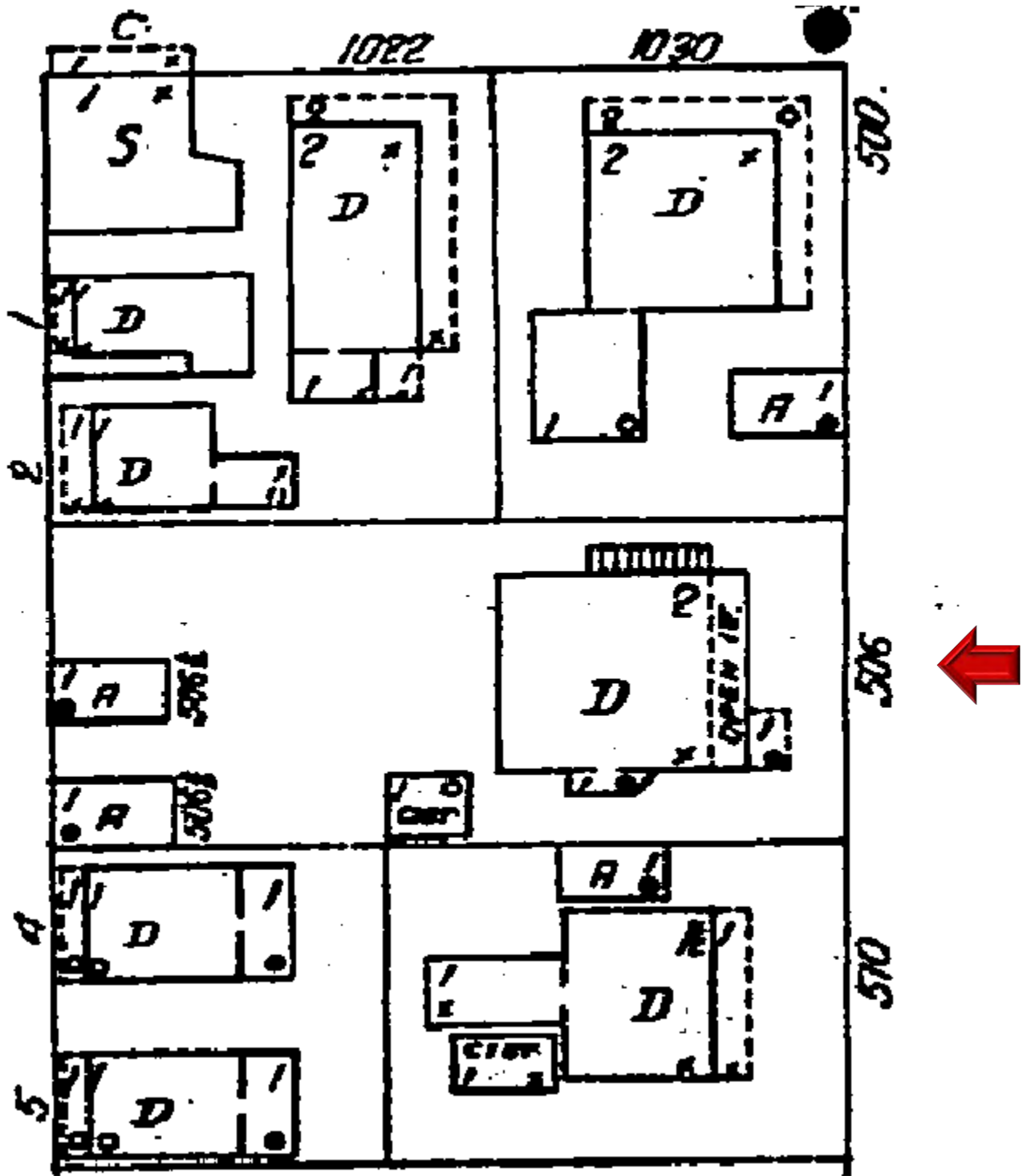


SANBORN MAPS

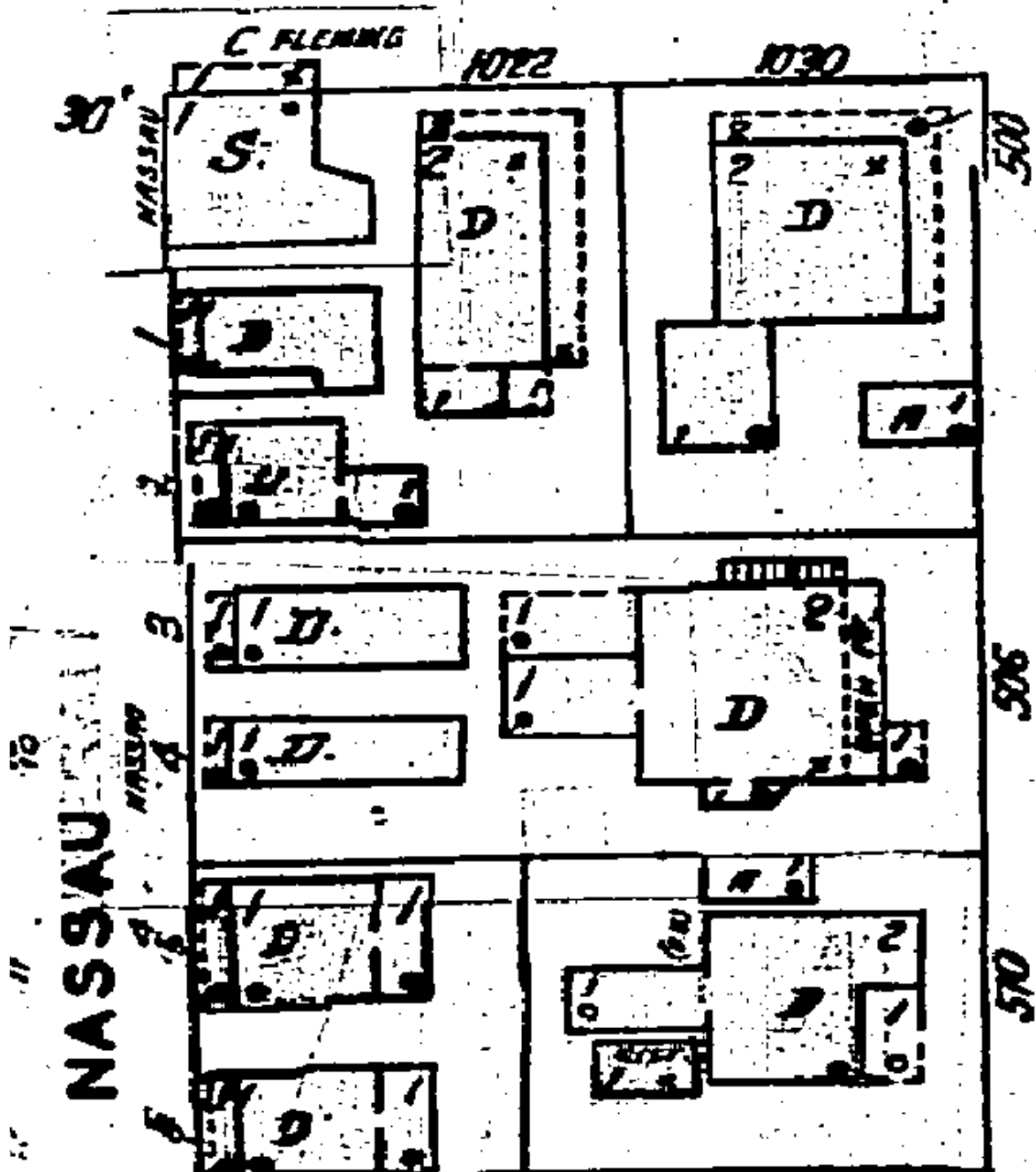
FLEMING



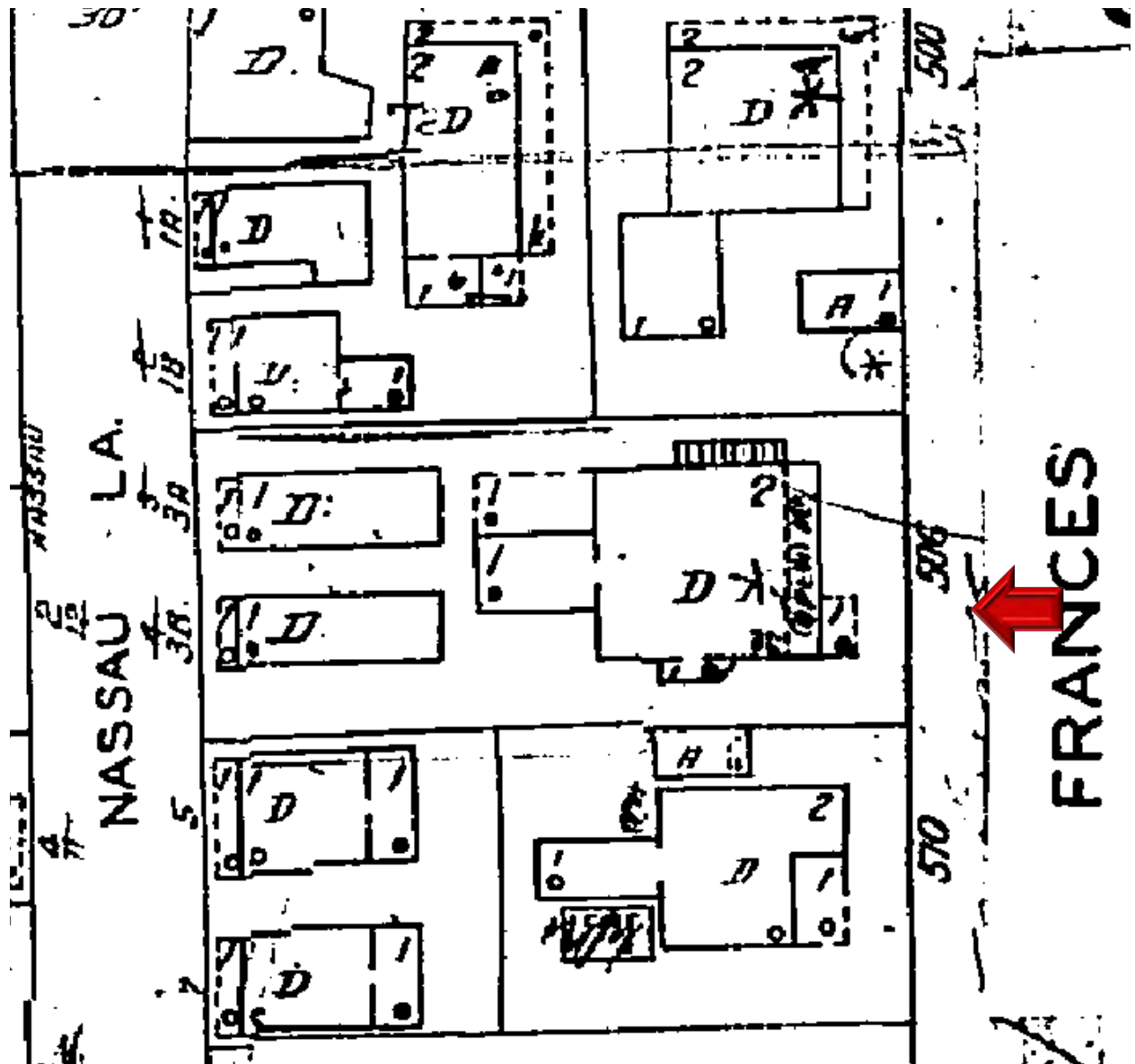
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



506 Frances Street circa 1965. Monroe County Library.



506 Frances St.
Front porch



506 Frances St - Left Side





506 Frances St.
Rear Elevation



412 Grinnell St
showing green paint color
proposed for body of 506
Frances St.





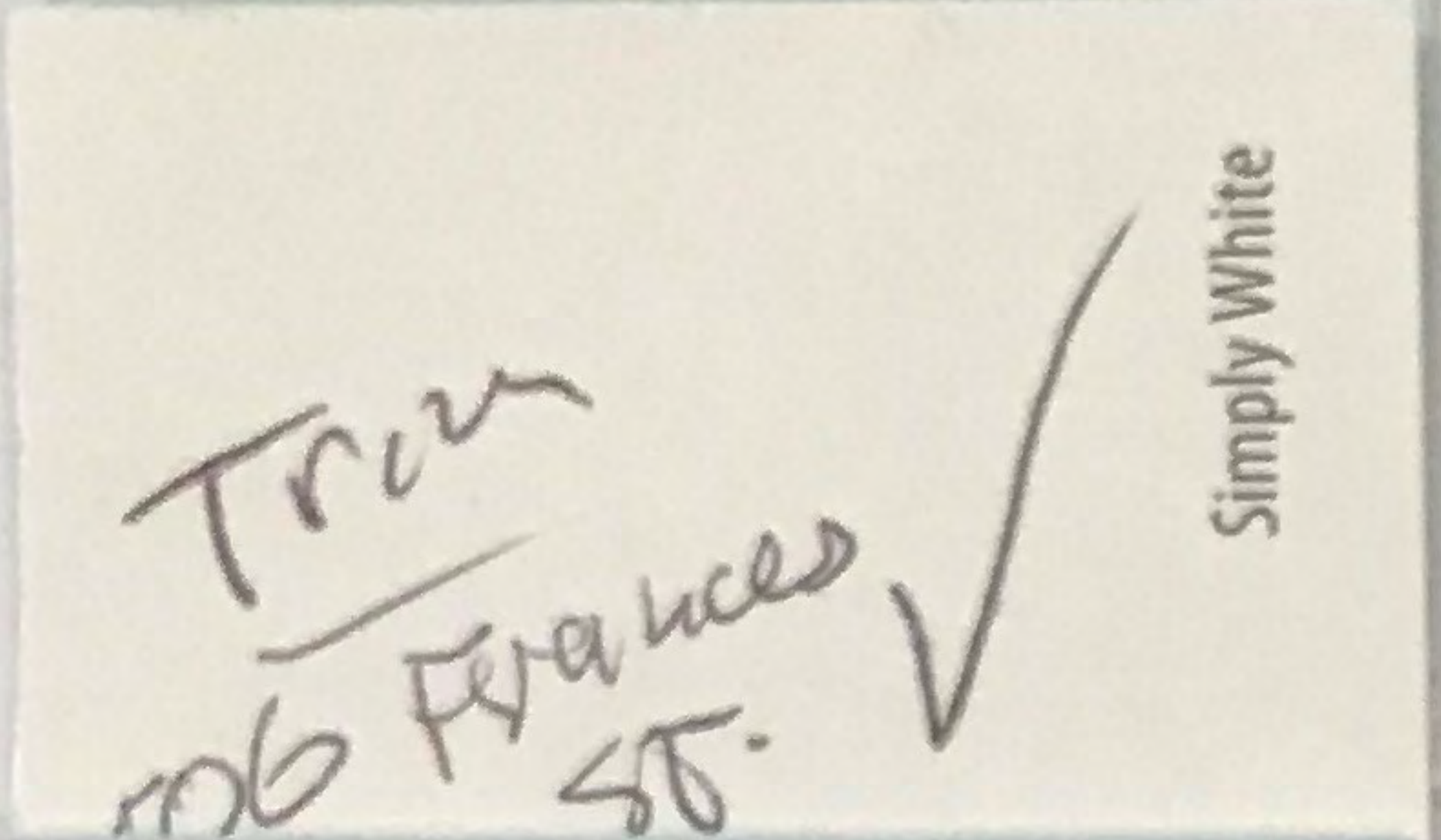


COLOR SCHEME

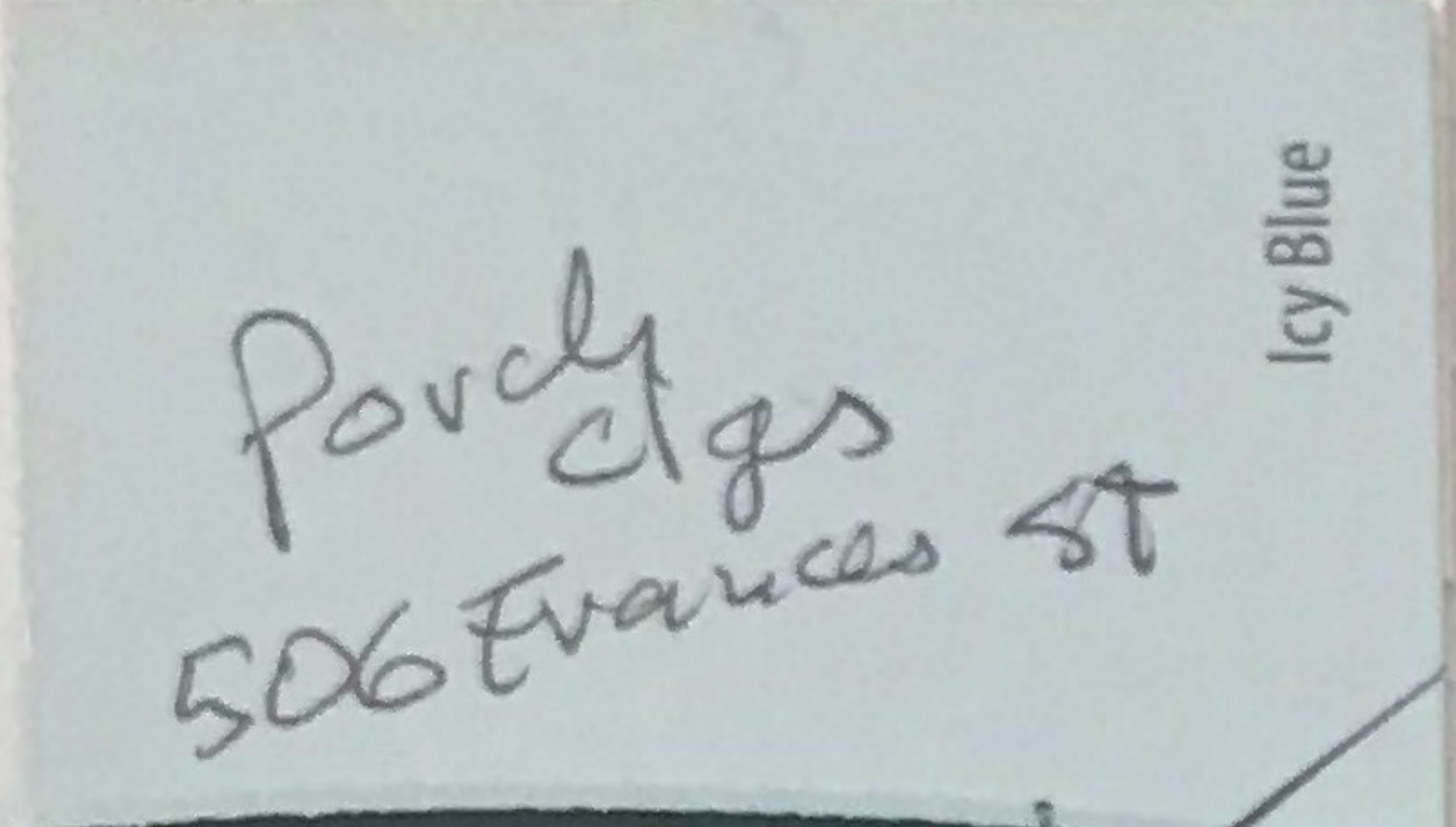
Approved Colors 506 Frances Street



Exterior Walls -Serene Breeze – Benjamin Moore



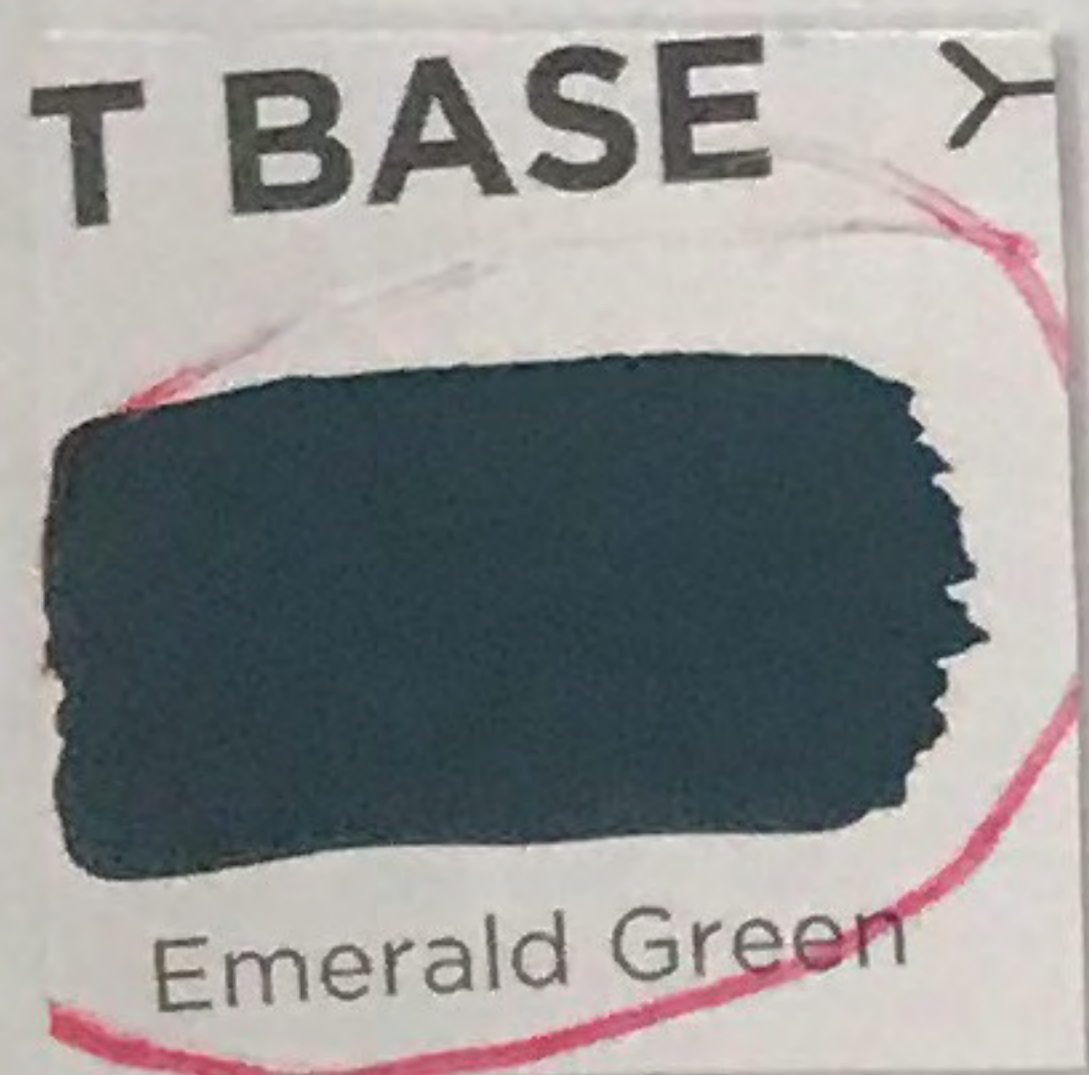
Trims – Simply White – Benjamin Moore



Porch Ceilings- Icy Blue – Benjamin Moore



Shutters – Black Evergreen- Behr



Porch Floors - Deep Tint Emerald Green – Rust-Oleum

Requested for wood shingles on second floor front elevation



Second floor front shingles – Mallard Green – Benjamin Moore

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CHANGE COLOR OF FRONT ELEVATION WOOD SHINGLES TO MALLARD GREEN (BM2053-10). RECENTLY STAFF APPROVED THE FOLLOWING COLORS: EXTERIOR WALLS SERENE BREEZE (BM449), PORCH FLOORS AND STAIRS EMERALD GREEN, TRIM SIMPLY WHITE (BM2143-70), SHUTTERS BLACK EVERGREEN (MQ6-44) AND PORCH CEILING ICY BLUE (BM2057-70).

#506 FRANCES STREET

Applicant – Leslie Vollmert

Application #H2021-0114

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Leslie J. Volmert, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
506 Frances St., Key West, Florida on the
August day of 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 24, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2021-0114.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 08/16/2021

Address: 506 Frances St, Apt B

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2021.

By (Print name of Affiant) Leslie James Volmert who is personally known to me or has produced FL DL V456530493220 as identification and who did take an oath.

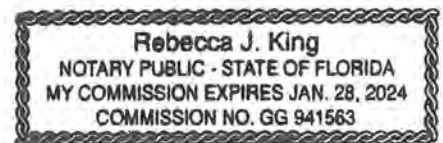
NOTARY PUBLIC

Sign Name: Rebecca J King

Print Name: REBECAJ King

Notary Public - State of Florida (seal)

My Commission Expires: _____





506

Public Meeting Notice

ring

GNC
LIVE WELL

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CHANGE COLOR OF FRONT ELEVATION WOOD SHINGLES TO MALLARD GREEN (BM2053-10). RECENTLY STAFF APPROVED THE FOLLOWING COLORS: EXTERIOR WALLS SERENE BREEZE (BM449), PORCH FLOORS AND STAIRS EMERALD GREEN, TRIM SIMPLY WHITE (BM2143-70), SHUTTERS BLACK EVERGREEN (MO6-44) AND PORCH CEILING ICY BLUE (BM2057-70).

#506 FRANCES STREET

Applicant – Leslie Vollmert

Application #H2021-0114

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.



Public Meeting Notice

Public Meeting Notice
The following information is provided for your information regarding the public meeting. The meeting will be held on the date and at the location specified below. The meeting is open to the public and all interested parties are invited to attend. The meeting will be held in the English language. If you require an interpreter, please contact the person listed below. The meeting will be held in the English language. If you require an interpreter, please contact the person listed below. The meeting will be held in the English language. If you require an interpreter, please contact the person listed below.



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 00007320-000100
 Account# 1007595
 Property ID 1007595
 Millage Group 10KW
 Location 506 FRANCES St A THRU D, KEY WEST
 Address
 Legal KW PT LT 2 SQR 45 OR710-619 OR712-307 OR851-184 OR1116-1846/47
 Description OR1486-2493/95 OR1516-1076/77 OR1585-1948 OR2496-528/29 OR2496-530/31
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

VOLLMERT LESLIE J LIV TR 11/26/2010
 506 Frances St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$327,037	\$336,381	\$341,053	\$313,021
+ Market Misc Value	\$6,012	\$6,069	\$6,126	\$6,183
+ Market Land Value	\$511,469	\$499,373	\$563,307	\$563,307
= Just Market Value	\$844,518	\$841,823	\$910,486	\$882,511
= Total Assessed Value	\$745,021	\$720,363	\$663,955	\$612,269
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$720,021	\$715,165	\$762,947	\$739,990

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,883.00	Square Foot	50	75

Buildings

Building ID 494
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R4 / R4
 Gross Sq Ft 3492
 Finished Sq Ft 2671
 Stories 2 Floor
 Condition GOOD
 Perimeter 338
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD with 3% WD FRAME
 Year Built 1933
 EffectiveYearBuilt 1998
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 5
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	170	0	0
DUF	FIN DET UTILIT	66	0	0
FLA	FLOOR LIV AREA	2,671	2,671	0
OOU	OP PR UNFIN UL	235	0	0
OPF	OP PRCH FIN LL	56	0	0
OUF	OP PRCH FIN UL	60	0	0

PTO	PATIO	208	0	0
SBF	UTIL FIN BLK	26	0	0
TOTAL		3,492	2,671	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1932	1933	1	225 SF	1
RW2	1932	1933	1	47 SF	3
WALL AIR COND	1984	1985	1	2 UT	2
FENCES	1986	1995	1	1140 SF	2
WALL AIR COND	2003	2004	1	1 UT	3
TILE PATIO	2003	2004	1	35 SF	1
BRICK PATIO	2011	2012	1	270 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/26/2010	\$100	Warranty Deed		2496	528	11 - Unqualified	Improved
7/6/1999	\$444,000	Warranty Deed		1585	1948	Q - Qualified	Improved
5/1/1998	\$405,000	Warranty Deed		1516	1076	Q - Qualified	Improved
12/1/1989	\$260,000	Warranty Deed		1116	1846	Q - Qualified	Improved
3/1/1982	\$110,000	Warranty Deed		851	184	Q - Qualified	Improved
4/1/1977	\$67,000	Conversion Code		712	307	Q - Qualified	Improved

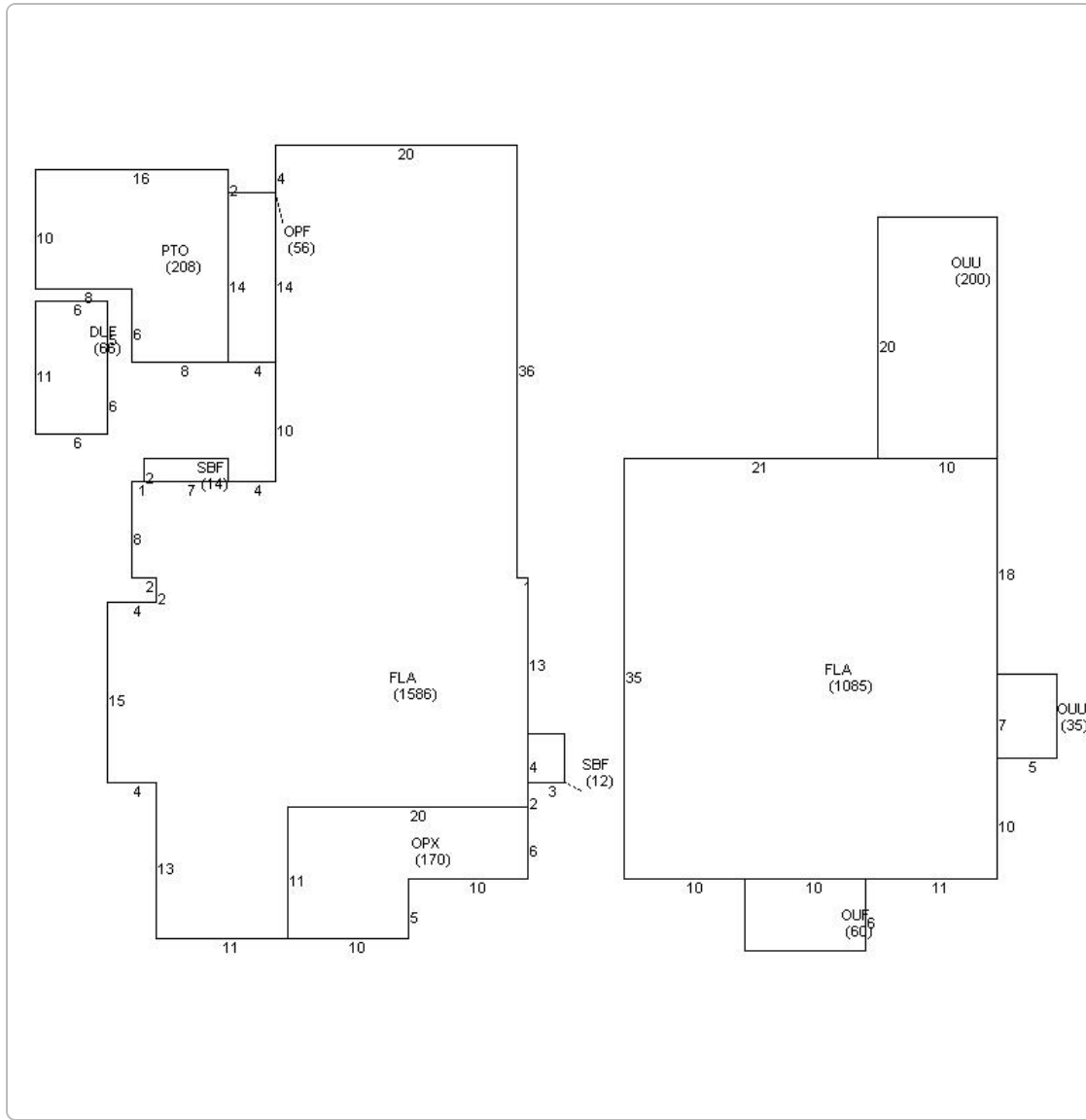
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-1103	4/7/2011	5/13/2011	\$2,500		SAND SET BRICK PAVER WALKWAY & PATIO 270sf.
10-3832	12/3/2010	3/11/2011	\$1,300		R & R APPROX 48sf OF 2ND FLR DECKING. REPAIR EXISTING ROTTING TRIM & HANDRAILS SURROUNDING WORK AREA. PAINT AND TRIM
07-0005	2/9/2007	7/27/2007	\$900	Residential	NEW AWNING OVER 2ND.STORY DOOR ON RIGHT SIDE
06-4812	8/15/2006	10/2/2006	\$2,200	Residential	REPLACE ROTTED TRI AND SIDING
03-1154	4/1/2003	8/8/2003	\$5	Residential	REPLACE SEWER LATERAL
00-2844	9/21/2000	11/7/2000	\$750	Residential	CANVAS AWNING
00-2962	9/21/2000	11/7/2000	\$2,000	Residential	HURRICANE SHUTTERS
99-2377	8/5/1999	12/31/1999	\$50,000	Residential	RENOVATIONS
97-3035	9/1/1997	12/1/1997	\$880	Residential	V-CRIMP ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)



Last Data Upload: [8/19/2021, 2:21:05 AM](#)

Version 2.3.141