

Historic Architectural Review Commission

Staff Report Item 12b

Meeting Date:	March 25, 2014
Applicant:	Kevin Melloncamp, General Contractor
Application Number:	H14-01-0416
Address:	#5 Higgs Lane
Description of Work:	Demolition of one story additions at rear and right side of historic house.
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 eyebrow house was built ca. 1887. The back portion of the house has been altered and reconstructed. Actual construction materials found in the back additions are not historic. The main façade still preserves its historic configuration of a three bay eyebrow.
Ordinance and Guidelines Cited in Review:	Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of rear attached additions that staff has opined that they are non-historic additions. The removal of a non-historic shed is part of the review.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of non-historic elements and structures will have no effect in the historic house and its site. The applicant has submitted plans including how the built back will look and relate to the historic house.

It is staff's opinion that none of the elements that are proposed to be demolished are contributing to the house or will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will be the first and only reading for a demolition request.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # HK-01-0460

OWNER'S NAME:

Devid Descoteau

DATE:

3-3-2014

OWNER'S ADDRESS:

3 Higgs Lane, Key West

PHONE #:

APPLICANT'S NAME:

Kevin Melloncamp - Toolbox GC

PHONE #:

294-7776

APPLICANT'S ADDRESS:

3056 Riviera Dr. KW

ADDRESS OF CONSTRUCTION:

5 Higgs Lane, Key West

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove Contemporary 1 Story additions at right side and rear. Construct NEW 1 Story additions at right side and rear. Construct NEW wood deck and brick terrace at rear. Replace existing alum. windows with (8) NEW wood windows and shutters at historic Eyebrow and (8) NEW alum. impact windows with wood shutters at rear additions.

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: 3-3-2014

Applicant's Signature: kmelloncamp

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

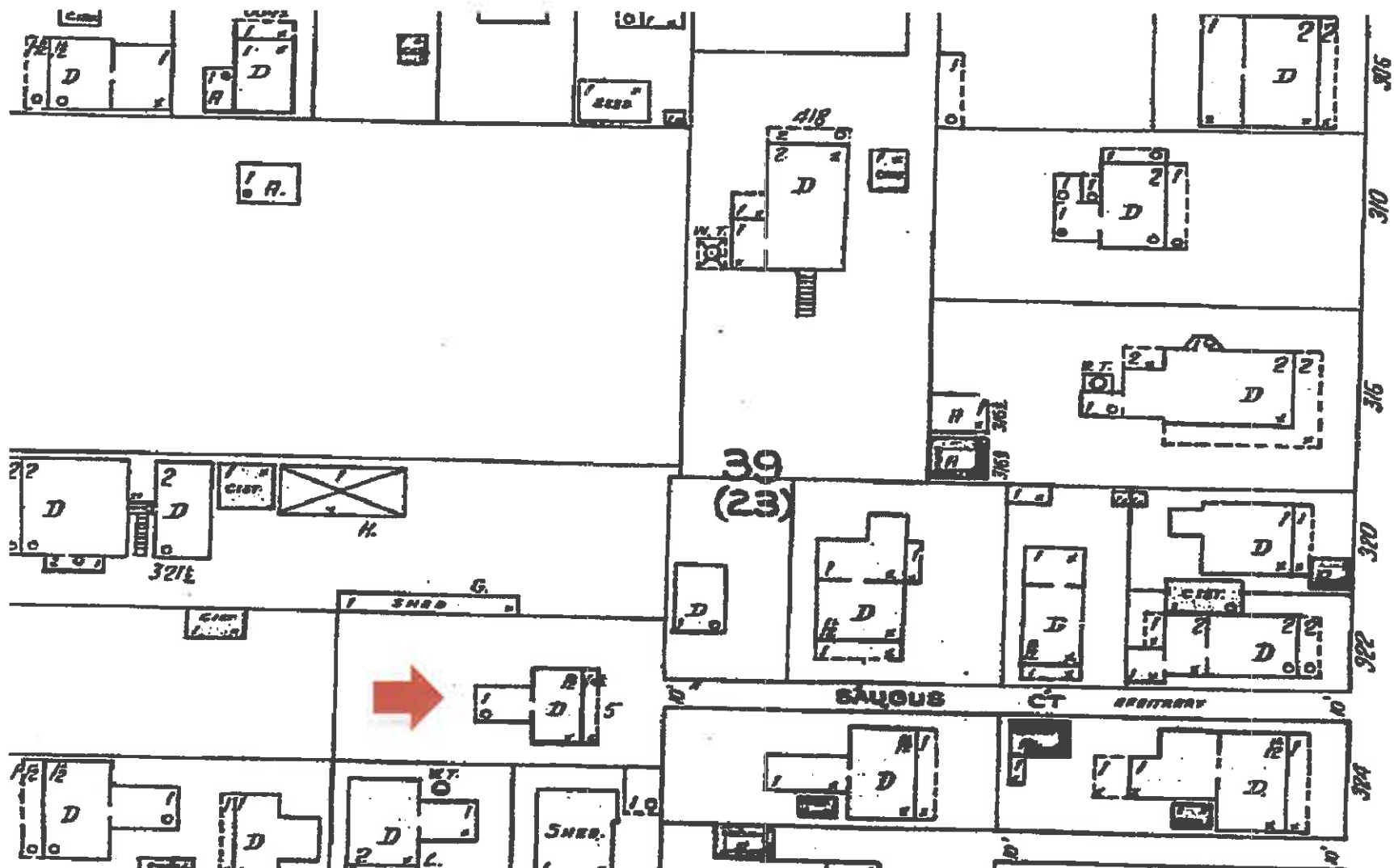
Date: _____

Staff Approval: _____

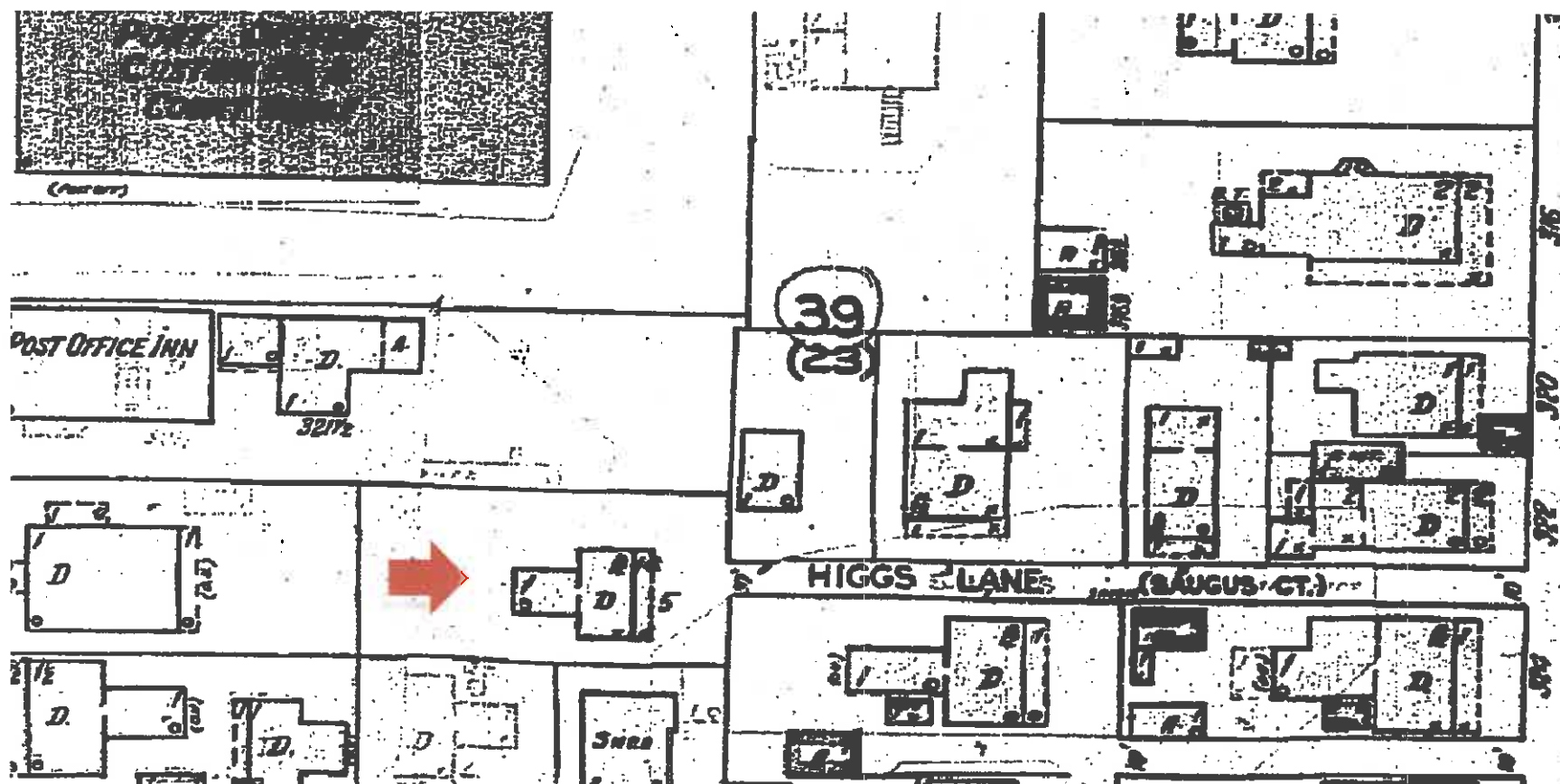
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

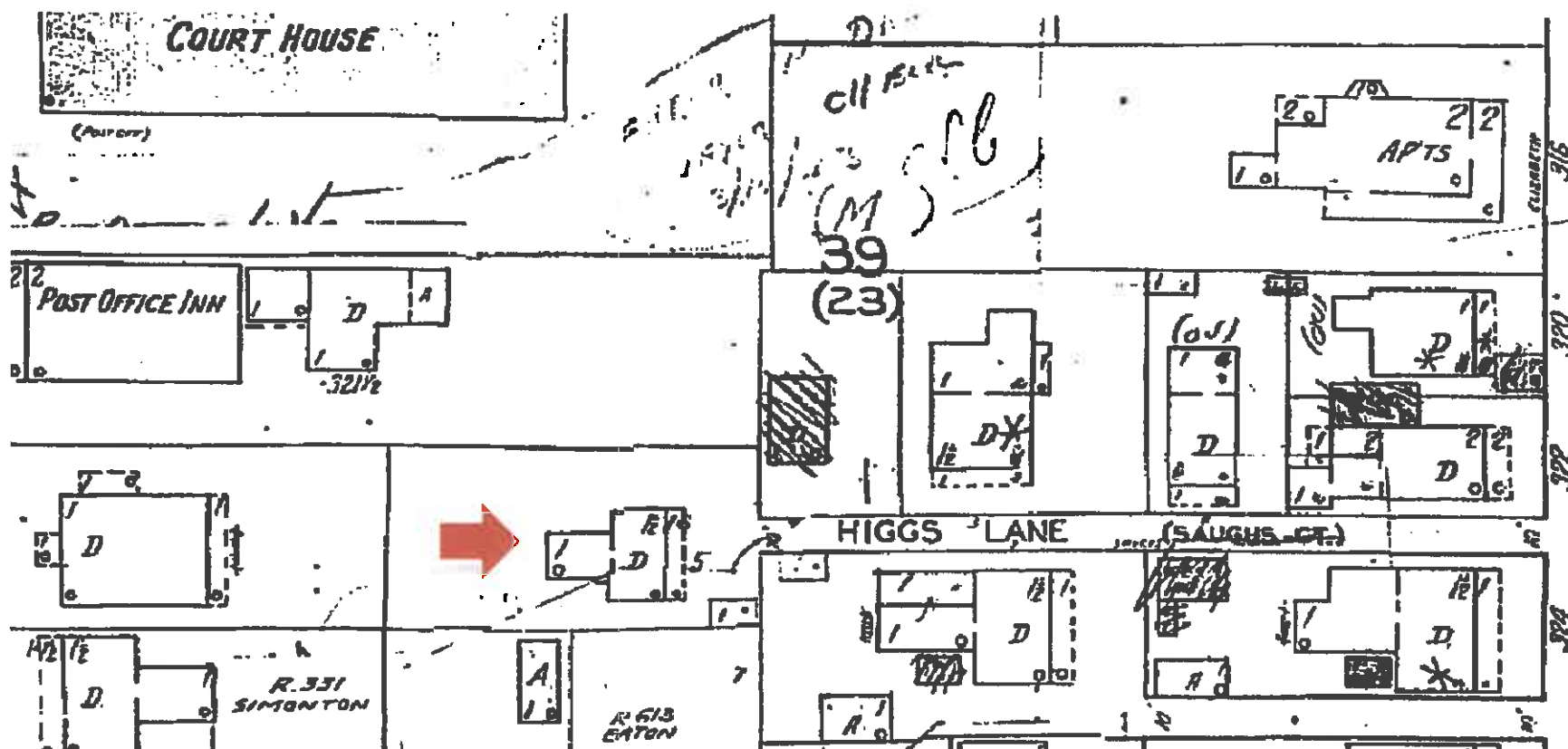
Sanborn Maps



#5 Higgs Lane Sanborn map 1926



#5 Higgs Lane Sanborn map 1948



#5 Higgs Lane Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 5 Higgs Lane; built c1874. Monroe County Library.

5 Higgs Lane
For: David Descoteau
PHOTOS of Existing

Toolbox GC
GENERAL CONTRACTORS
Toolbox, Inc. 3056 Riviera Dr. Key West, FL 33040
www.toolboxgc.com #CGC1507978 305-294-7776



Street Front



Right Side

P1
2-7-2014

5 Higgs Lane
For: David Descoteau
PHOTOS of Existing

Toolbox GC
GENERAL CONTRACTORS
Toolbox, Inc. 3056 Riviera Dr. Key West, FL 33040
www.toolboxgc.com #CGC1507978 305-294-7776



Left Side (Front)



Left Side (Rear)

P2
2-7-2014

5 Higgs Lane
For: David Descoteau
PHOTOS of Existing

Toolbox GC
GENERAL CONTRACTORS
Toolbox, Inc. 3056 Riviera Dr. Key West, FL 33040
www.toolboxgc.com #CGC1507978 305-294-7776



Rear



Rear

P3
2-7-2014

Survey

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N45°00'00"W ASSUMED
ALONG THE RW LINE OF
SIMONTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

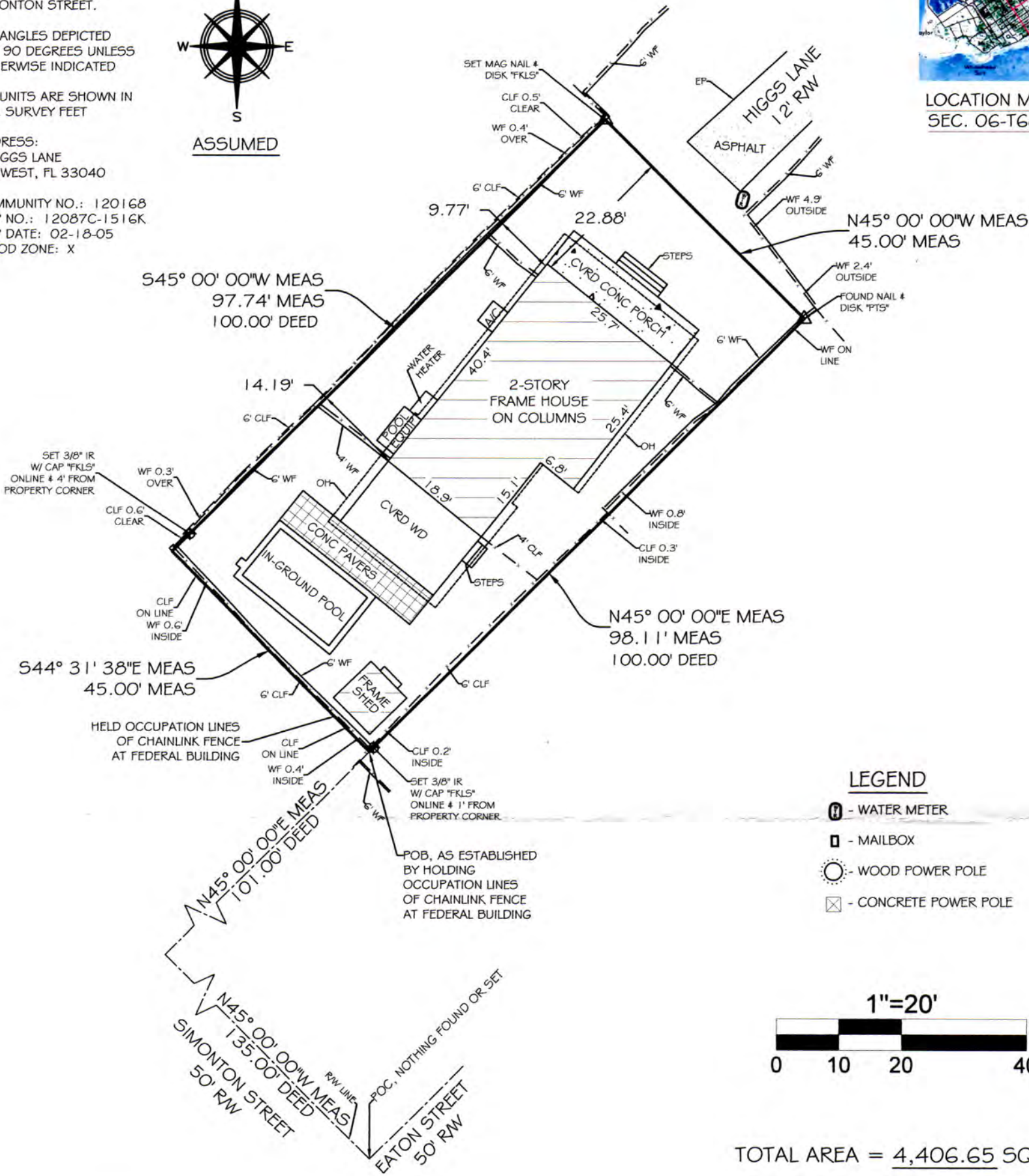
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
5 HIGGS LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X

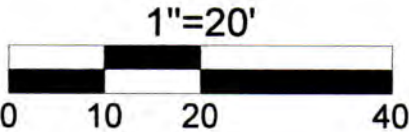


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- WATER METER
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 4,406.65 SQFT +/-

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

CERTIFIED TO -

DAVID DESCOTEAU

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOP OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UJR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UJE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCF = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| F1 = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/16/2013
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

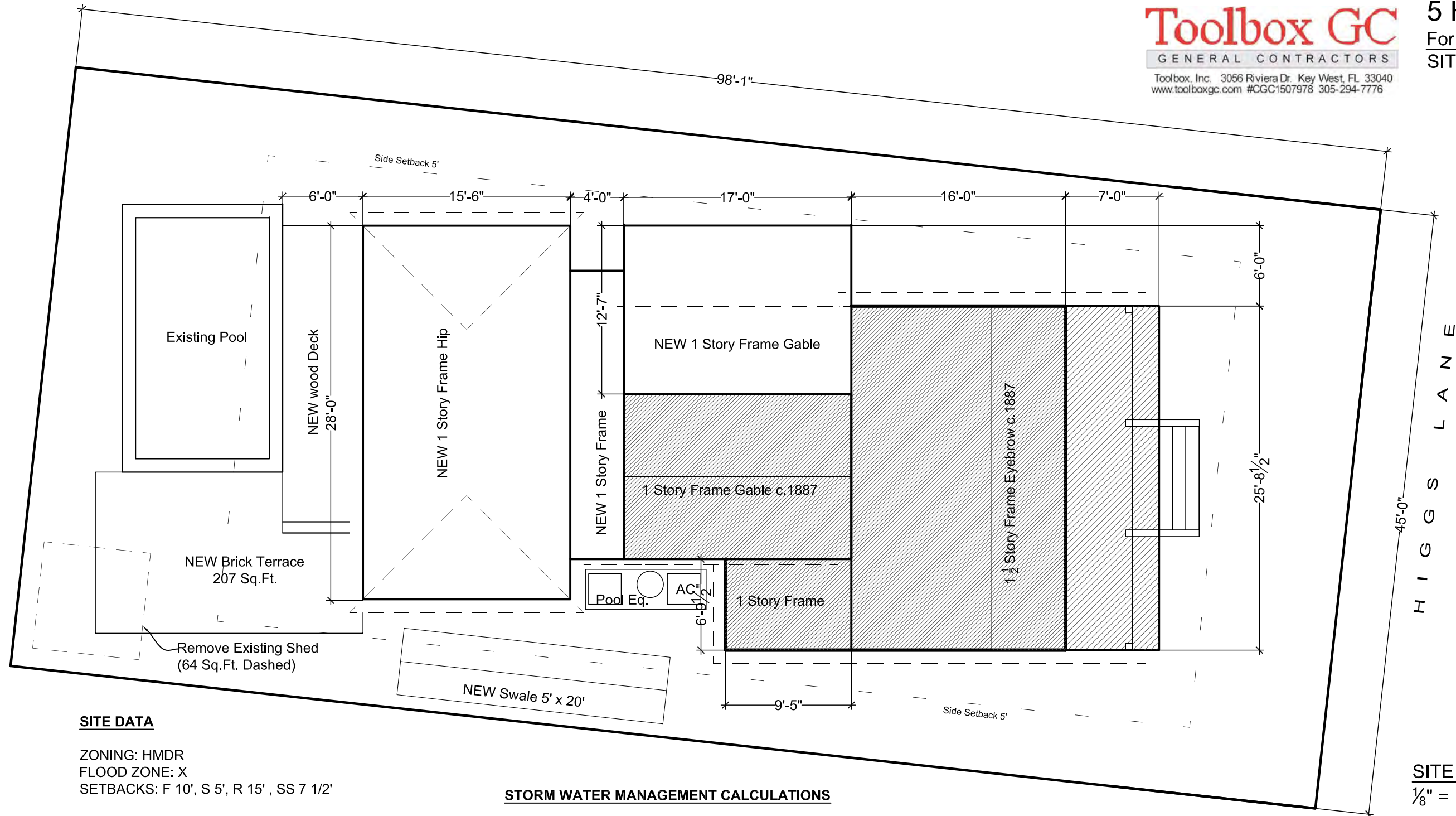
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER.



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

Proposed design



SITE PLAN
1/8" = 1'-0"

SITE DATA

ZONING: HMDR
FLOOD ZONE: X
SETBACKS: F 10', S 5', R 15', SS 7 1/2'

LOT SIZE: 45' X 98.1' = 4,415 Sq.Ft.
DENSITY: 22 DU / ACRE
FAR: N/A

BUILDING COVERAGE (Dripline):
EXISTING: 1,592 Sq.Ft. / 4,415 = 36% < 40%
PROPOSED: Remove 676 Sq.Ft.
Add 806 Sq.Ft.
1,722 Sq.Ft. / 4,415 = 39% < 40% OK

IMPERVIOUS SURFACE COVERAGE:
EXISTING: 1,988 Sq. Ft. / 4,415 = 44% < 60%
PROPOSED: Remove 676 Sq.Ft.
Add 1,040 Sq.ft.
2,352 Sq.Ft. / 4,415 = 53% < 60% OK

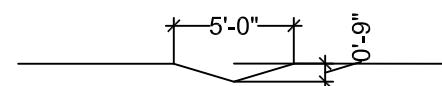
OPEN SPACE (Green Area): 35% MIN **OK**

STORM WATER MANAGEMENT CALCULATIONS

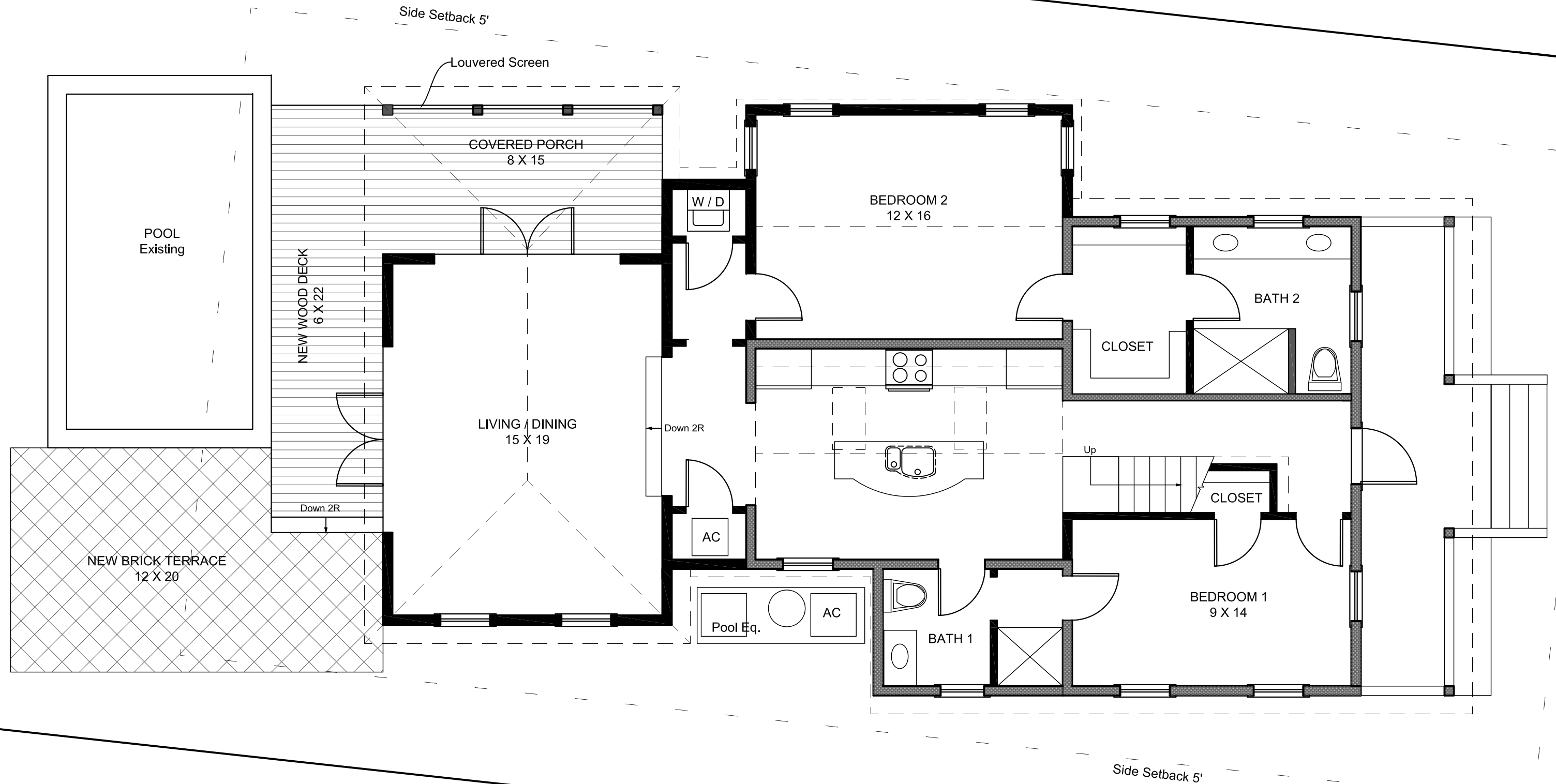
ADDITIONAL IMPERVIOUS AREA = 427 SQ.FT.
LOT AREA = 4,415 SQ.FT.

9.6% COVERAGE (Additional impervious area / lot area)
427 Sq.Ft. < 40% (Sq.Ft. x 1" / 12") = 36 C.F. DETENTION REQUIRED

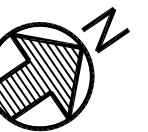
36 C.F. / 1.875 = 19.2 Lin.Ft. SWALE REQUIRED
20 Lin. Ft. OF SWALE SUPPLIED



SWALE DETAIL
Not to Scale

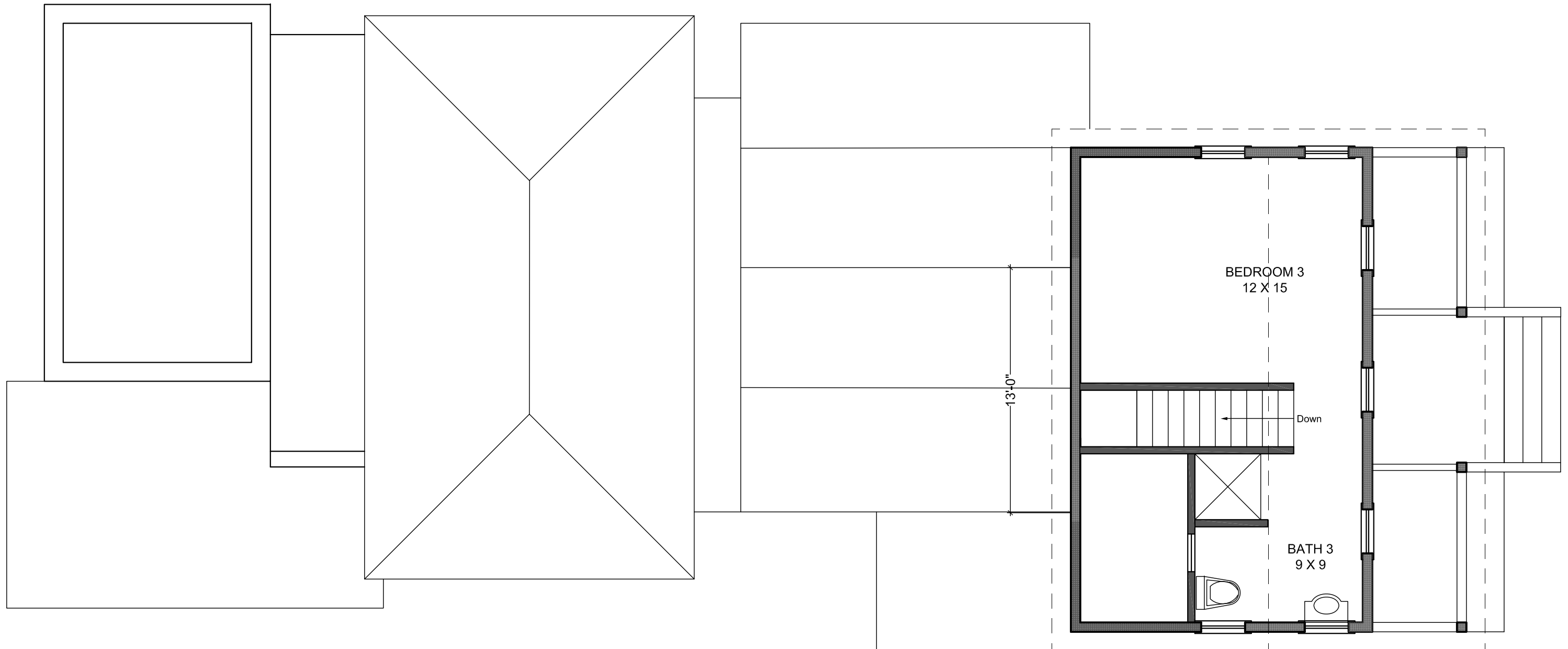


1st FLOOR PLAN
3/16" = 1'-0"

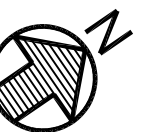


A1a

3-5-2014

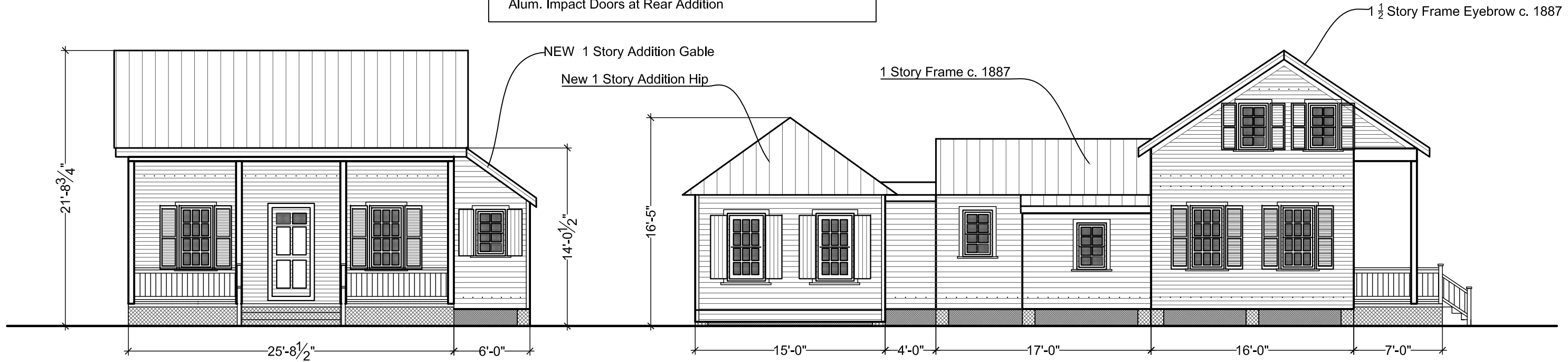


2nd FLOOR PLAN
 $\frac{3}{16}'' = 1'-0''$



A2a
3-5-2014

NEW Exterior Materials
 Wood Lap Siding
 V-Crimp Roofing
 Wood Windows and Shutters at Eyebrow
 Alum. Impact Windows with Wood Shutters at Rear Additions
 Alum. Impact Doors at Rear Addition

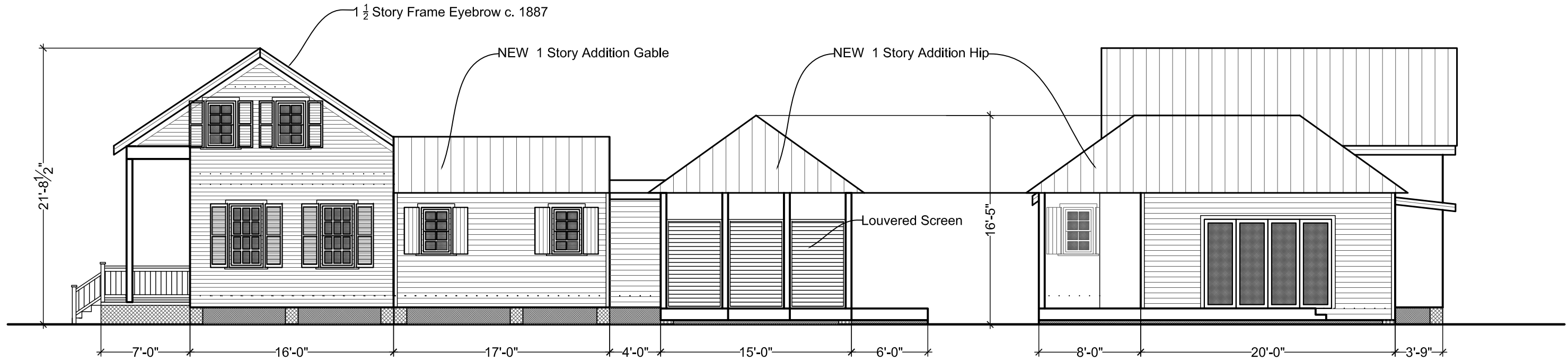


FRONT ELEVATION

1/8" = 1'-0"

LEFT SIDE ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

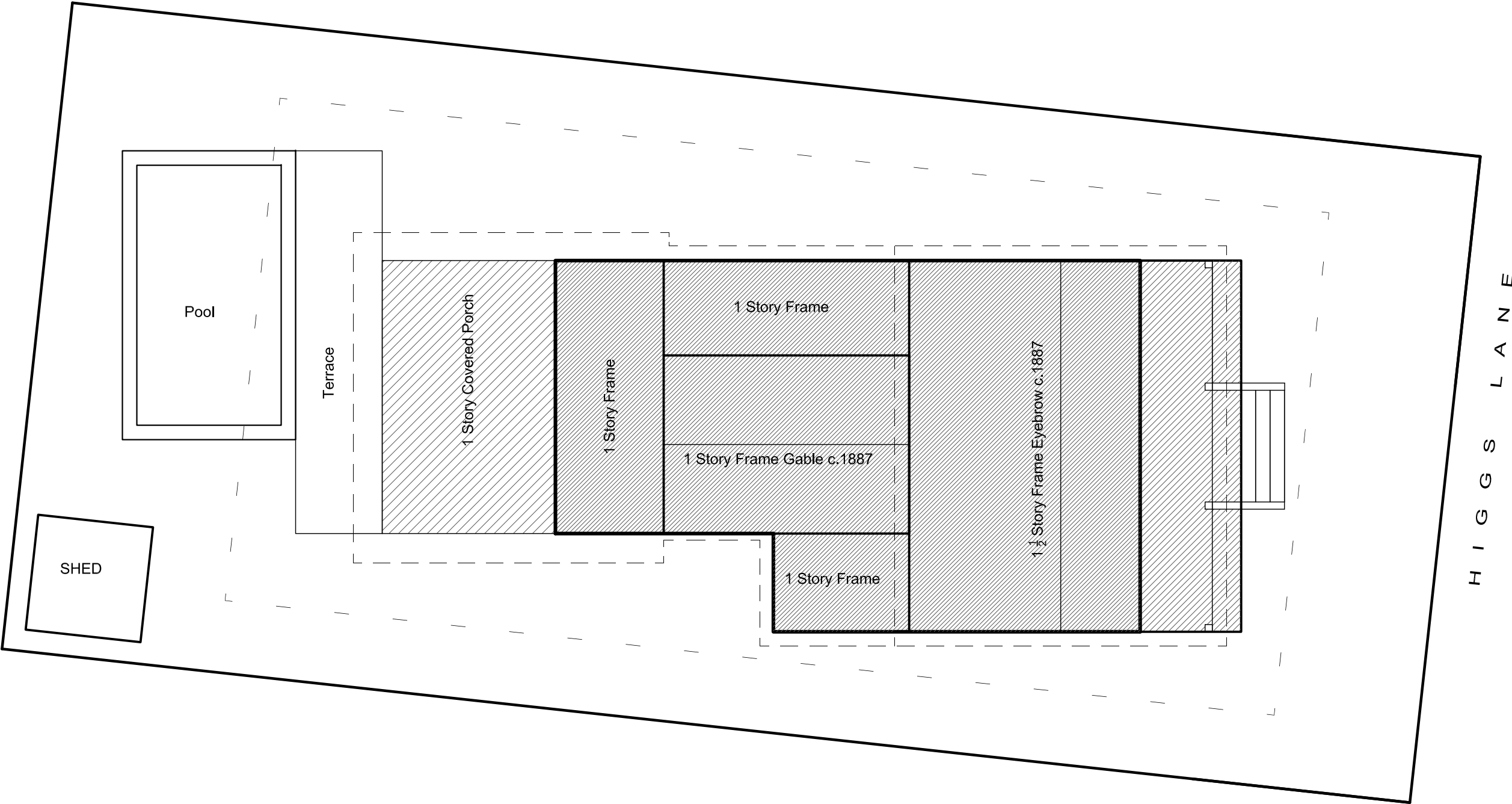
1/8" = 1'-0"

REAR ELEVATION

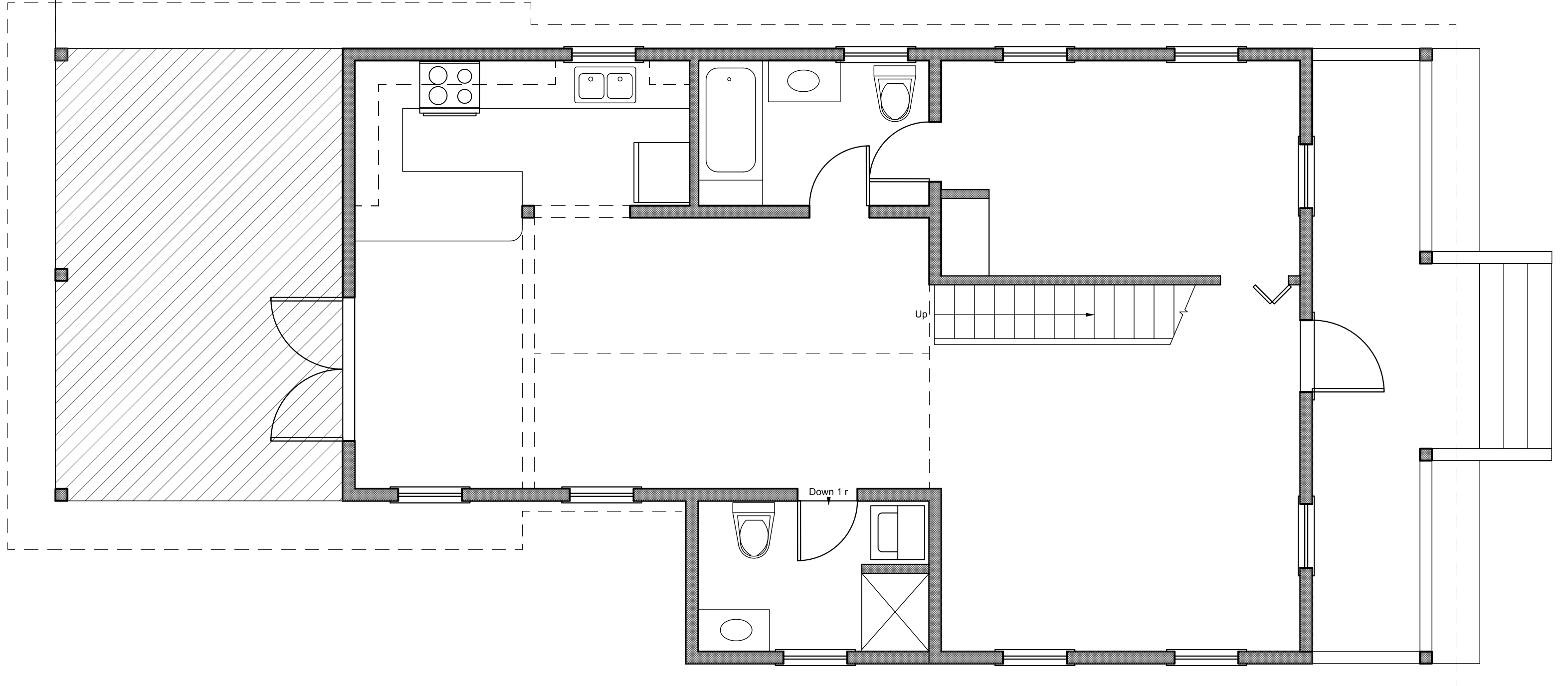
1/8" = 1'-0"

A3a

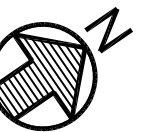
3-5-2014



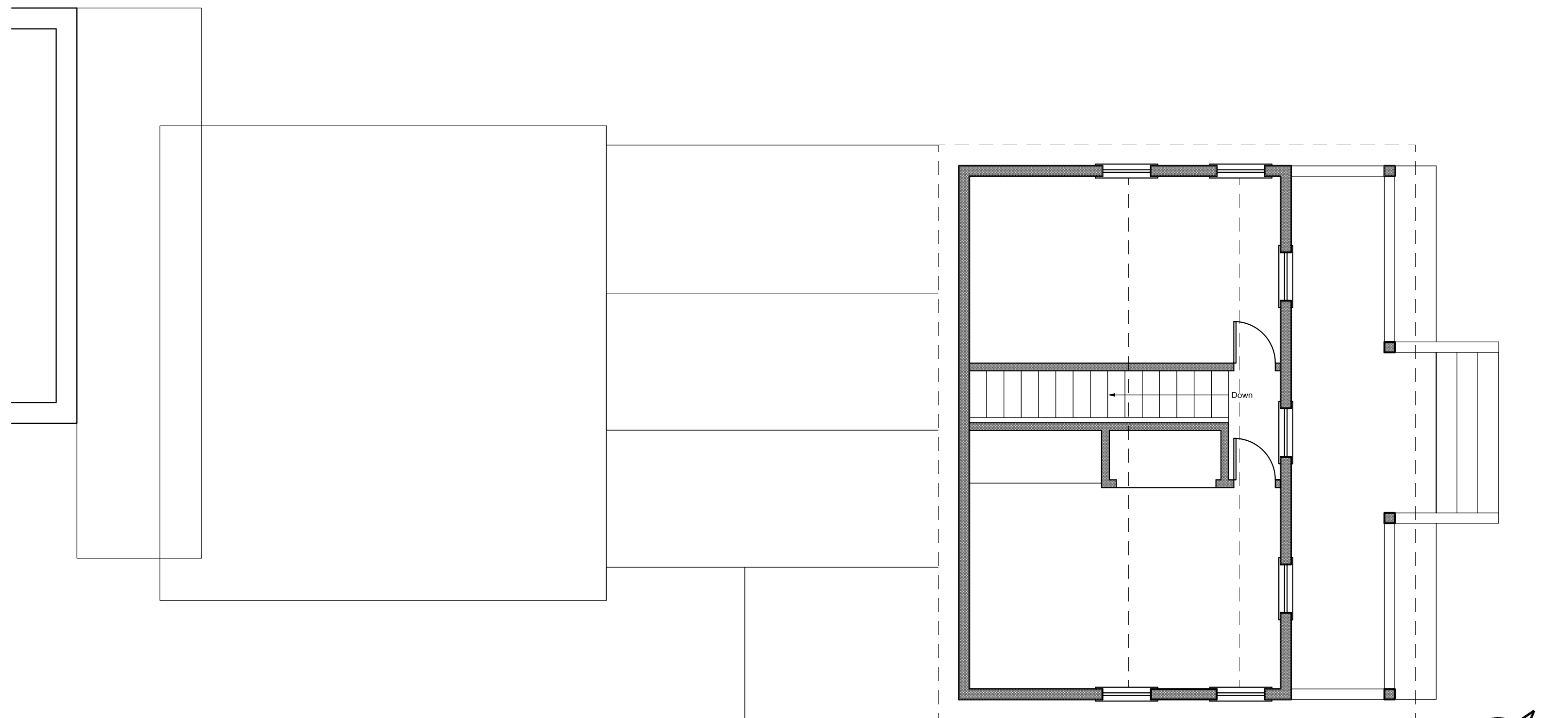
SITE PLAN
1/8" = 1'-0"



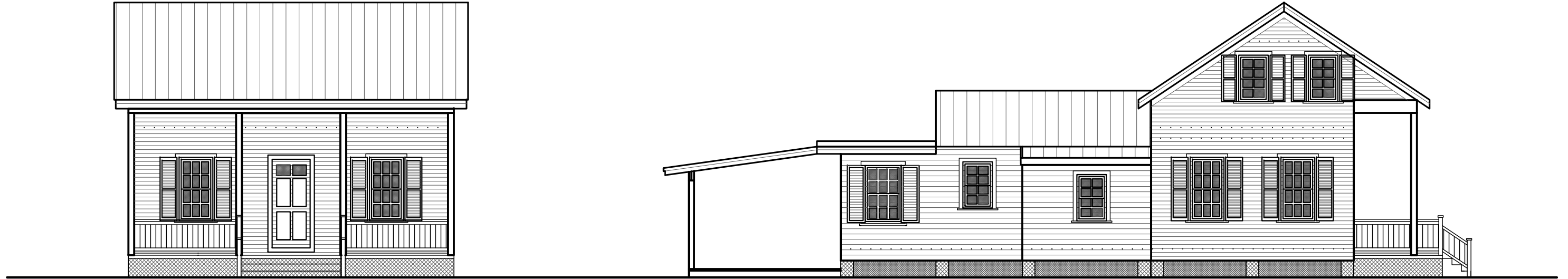
1st FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$



A1x
1-20-2014

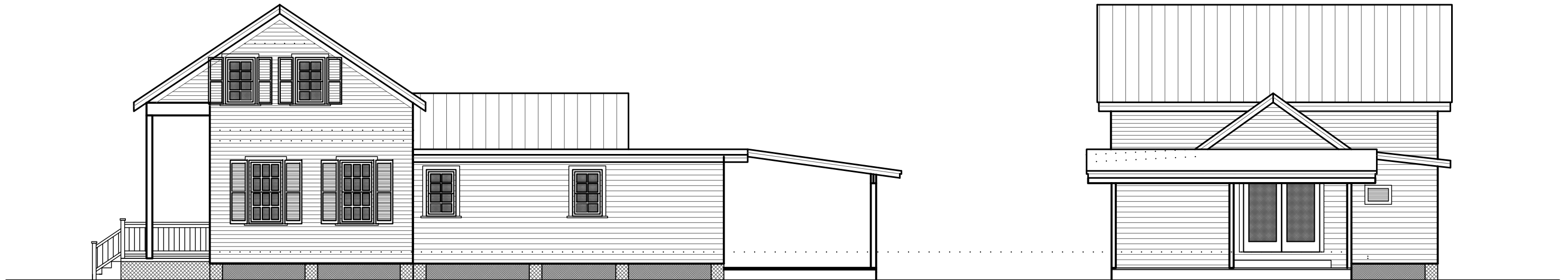


2nd FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$



FRONT ELEVATION
 $\frac{1}{8}" = 1'-0"$

LEFT SIDE ELEVATION
 $\frac{1}{8}" = 1'-0"$



RIGHT SIDE ELEVATION
 $\frac{1}{8}" = 1'-0"$

REAR ELEVATION
 $\frac{1}{8}" = 1'-0"$

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 25, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE STORY ADDITION AT RIGHT SIDE AND REAR. NEW WOOD DECK AND BRICK TERRACE AT REAR. REPLACEMENT OF EXISTING NON-HISTORIC WINDOWS WITH NEW WOOD WINDOWS AND SHUTTERS AT THE HISTORIC EYEBROW HOUSE. DEMOLITION OF ONE STORY ADDITIONS AT REAR AND RIGHT SIDE OF HISTORIC HOUSE

FOR: 5 HIGGS LANE

Applicant-Kevin Melloncamp-Toolbox GC

Application # H14-01-0410

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.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kevin Melloncamp, 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: 5 Higgs Lane on the 20th day of March, 20 14.

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 25 March, 20 14.

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 14-01-0410.

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

Signed Name of Affiant: Kneller

Date: 3-20-14

Address: 3056 Riviera Dr.

City: Key West,

State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 26 day of March, 20 14.

By (Print name of Affiant) Kevin Melloncamp who is personally known to me or has produced identification and who did take an oath. as

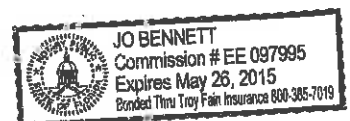
NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015







Public
Meeting
Notice

5

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.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1004278 Parcel ID: 00004110-000000

Ownership Details

Mailing Address:

5 HIGGS LANE LLC
3 HIGGS LN
KEY WEST, FL 33040-6808

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-
Township-Range:** 06-68-25

**Property
Location:** 5 HIGGS LN KEY WEST

Legal Description: KW PT LOT 4 SQR 23 E-138/39 F-362/63 N-279/81 OR1029-2416OR1173-2036/42 OR1179-1910/11(AFF)
OR1182-2012 OR1191-1206/07P/R OR1262-1430/1431R/S OR2648-893/97 OR2648-905D/CAFF OR2668-
1421/22

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	45	100	4,500.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1325
Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 32
Year Built 1933
Functional Obs 0

Condition A
Perimeter 214
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 35
Grnd Floor Area 1,325

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

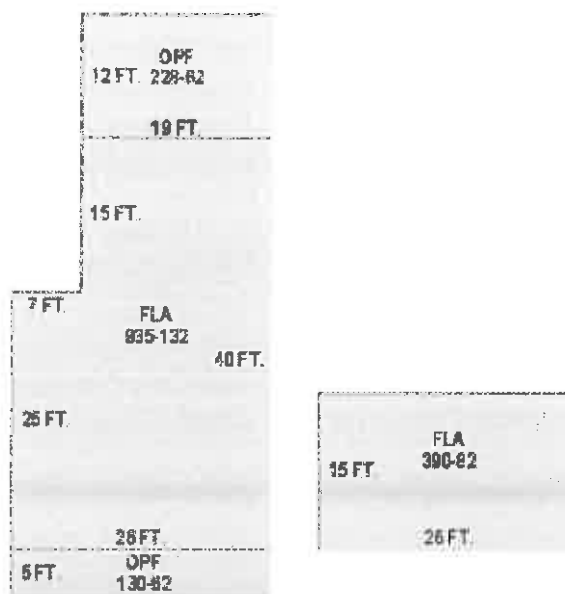
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	935
2	OPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	228
3	OPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	130

4	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	390
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	180 SF	18	10	2007	2008	5	50
1	FN2:FENCES	900 SF	0	0	1987	1988	2	30
2	UB2:UTILITY BLDG	64 SF	0	0	1979	1980	3	50
3	AC2:WALL AIR COND	1 UT	0	0	1982	1983	2	20
4	FN2:FENCES	35 SF	0	0	1996	1997	2	30

Appraiser Notes

2003-06-19 (005) THE K.W. CITIZEN CLAIMS THIS IS A ILLEGAL TRANSIENT RENTAL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	96-0748	02/01/1996	11/01/1996	1,500	Residential	ROOF
2	98-1549	06/01/1998	01/01/1999	350	Residential	FENCE
3	01-2942	08/31/2001	11/29/2001	2,000	Residential	ROOF
4	07-4192	09/05/2007	02/25/2008	27,800	Residential	BUILD NEW POOL 10'x18'

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
2013	158,430	18,433	541,436	718,299	718,299	0	718,299
2012	166,554	18,800	469,774	655,128	655,128	0	655,128
2011	168,585	19,169	430,326	618,080	618,080	0	618,080
2010	170,617	19,538	455,409	645,564	645,564	0	645,564
2009	191,955	19,933	539,744	751,632	751,632	0	751,632
2008	176,533	20,325	625,500	822,358	822,358	0	822,358
2007	294,516	2,013	787,500	1,084,029	1,084,029	0	1,084,029
2006	409,560	2,038	427,500	839,098	839,098	0	839,098
2005	409,560	2,156	342,000	753,716	753,716	0	753,716
2004	240,392	2,308	319,500	562,200	562,200	0	562,200
2003	231,488	2,426	171,000	404,914	404,914	0	404,914
2002	222,747	2,545	153,000	378,292	378,292	0	378,292
2001	194,006	2,697	153,000	349,703	349,703	0	349,703

2000	194,006	3,791	91,125	288,922	288,922	0	288,922
1999	183,228	3,713	91,125	278,066	278,066	0	278,066
1998	141,666	2,952	91,125	235,743	235,743	0	235,743
1997	127,499	2,747	82,125	212,371	212,371	0	212,371
1996	77,116	2,128	82,125	161,369	161,369	0	161,369
1995	70,261	2,016	82,125	154,402	154,402	0	154,402
1994	62,835	1,885	82,125	146,846	146,846	0	146,846
1993	62,835	1,968	82,125	146,928	146,928	25,000	121,928
1992	62,835	2,065	82,125	147,025	147,025	25,000	122,025
1991	62,835	2,147	82,125	147,108	147,108	25,000	122,108
1990	37,369	0	68,625	105,994	105,994	25,000	80,994
1989	33,972	0	67,500	101,472	101,472	25,000	76,472
1988	28,966	0	67,500	96,466	96,466	25,000	71,466
1987	28,646	0	38,925	67,571	67,571	0	67,571
1986	28,810	0	37,800	66,610	66,610	0	66,610
1985	28,019	0	19,170	47,189	47,189	0	47,189
1984	26,305	0	19,170	45,475	45,475	0	45,475
1983	20,982	0	19,170	40,152	40,152	0	40,152
1982	21,428	0	16,110	37,538	37,538	0	37,538

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
1/24/2014	2668 / 1421	100	QC	11
8/15/2013	2648 / 893	600,000	WD	37
6/1/1993	1262 / 1430	190,000	WD	Q

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
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