



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 27, 2018

Applicant: Samuel Vogan, Owner

Application Number: H2018-0019

Address: #622 Mickens Lane

Description of Work:

New single-family residence on vacant lot. Site improvements including decks and fences.

Site Facts:

The site under review is a vacant lot flanked by one-story houses. The house towards the south west side is a contributing resource to the district. In 2002, the Board of Adjustment granted the subdivision of an existing lot, in order to create the current parcel. The site became a vacant lot in 2003. The Planning Board awarded a variance to the size for the off-street required parking space.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks (pages 39-40), specifically guidelines 1 and 2 of page 40.
- Fences (pages 41-42), specifically guidelines 1, 2, and 3.

Staff Analysis

This staff report is for the review for a new one- story frame structure on a vacant lot. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. The current lot is undersized.

The floor plan is rectangular in footprint and the design proposes a front porch supported on footings. The rest of the house will be sitting on a concrete slab. Proposed finishes include hardie lap siding for exterior walls, 6 over 6 wood windows, operable shutters, and metal v-crimp panels for the roofing system. The structure will have a two bay front porch. The gable roof will extend up to 19'-1 1/2" from finish grade. The plan also includes a deck in the rear yard and behind the house. The site plan includes one off street parking driveway and a charging station.

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The proposed building form and architectural vocabulary used, makes this new design one harmonious and sensible to its urban context. The design will give a much needed and appropriate urban façade to 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 # 2018-0019	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

622 MICKENS LANE	
SAMUEL & SILVINA VOGAN	PHONE NUMBER 810-990-9408
700 CATHERINE ST.	EMAIL SAMUELVOGANJ35
KEY WEST, FL 33040	CTAHOO.COM
SAMUEL VOGAN	PHONE NUMBER 810-990-9408
700 CATHERINE ST	EMAIL SAMUELVOGANJ35
KEY WEST, FL 33040	CTAHOO.COM
	DATE

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: CONSTRUCT A NEW SINGLE FAMILY RESIDENCE. FIRST FLOOR: 1,067.5 SF
SECOND FL. = 595 S.F. HEIGHT = 19'-0" ABOVE CROWN OF ROAD. FOUNDATION IS
MASONRY PIERS ON CONG PILES. WALLS: HORIZONTAL 6" SIDING ON 2X6 FRAMING
ROOF: METAL V-CRIMP ON WOOD SHEATHING.

MAIN BUILDING: (SEE ABOVE)

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

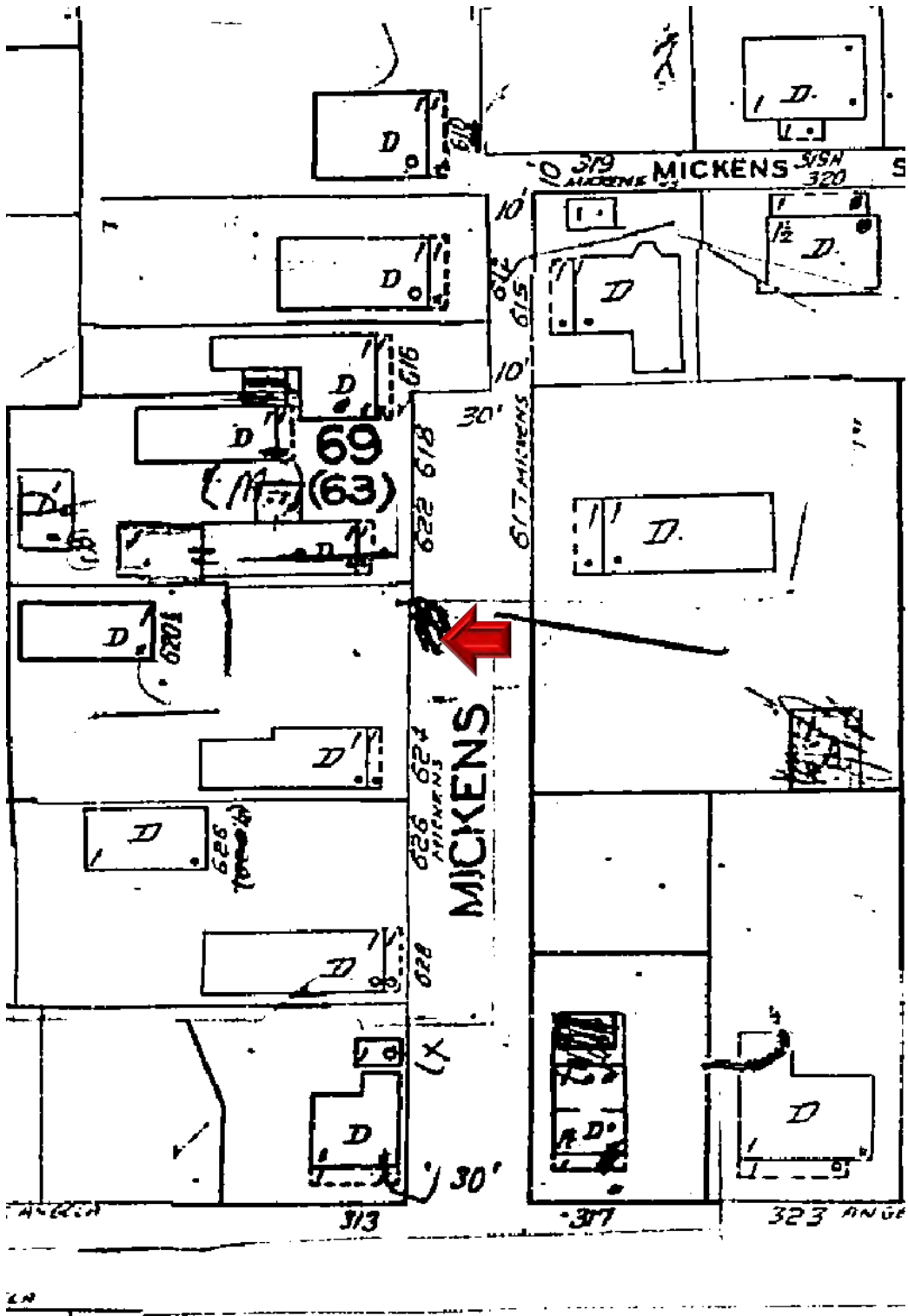
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <u>N/A</u>	
PAVERS: <u>BRICK</u>	FENCES: <u>1X4 PICKET PAINTED WHITE. 6" HIGH W/ PRIVACY FENCE AT REAR OF PROPERTY.</u>
DECKS: <u>5/4 X 6 WOOD DECK & SIDE ENTRY LANDING - 1X4 W/ FRONT PORCH (PAINTED) / PAINTED WOOD RAIL.</u>	PAINTING: <u>ALL HORIZONTAL SIDING & TRIM (WHITE) GREEN SHUTTERS TO MATCH ADJACENT BUILDINGS. (NEW)</u>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <u>GRUBBING & CLEARING W/ SWALES AS REQUIRED FOR PROPER DRAINAGE</u>	POOLS (INCLUDING EQUIPMENT): <u>N/A</u>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <u>ATTIC HVAC UNIT W/ CONDENSER IN REAR YARD</u>	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <u>Vacant lot. / New construction guidelines.</u>		
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



1962 Sanborn map

PROJECT PHOTOS



WARNING
STORAGE DOG

617





Teri
Hanston
Mayor





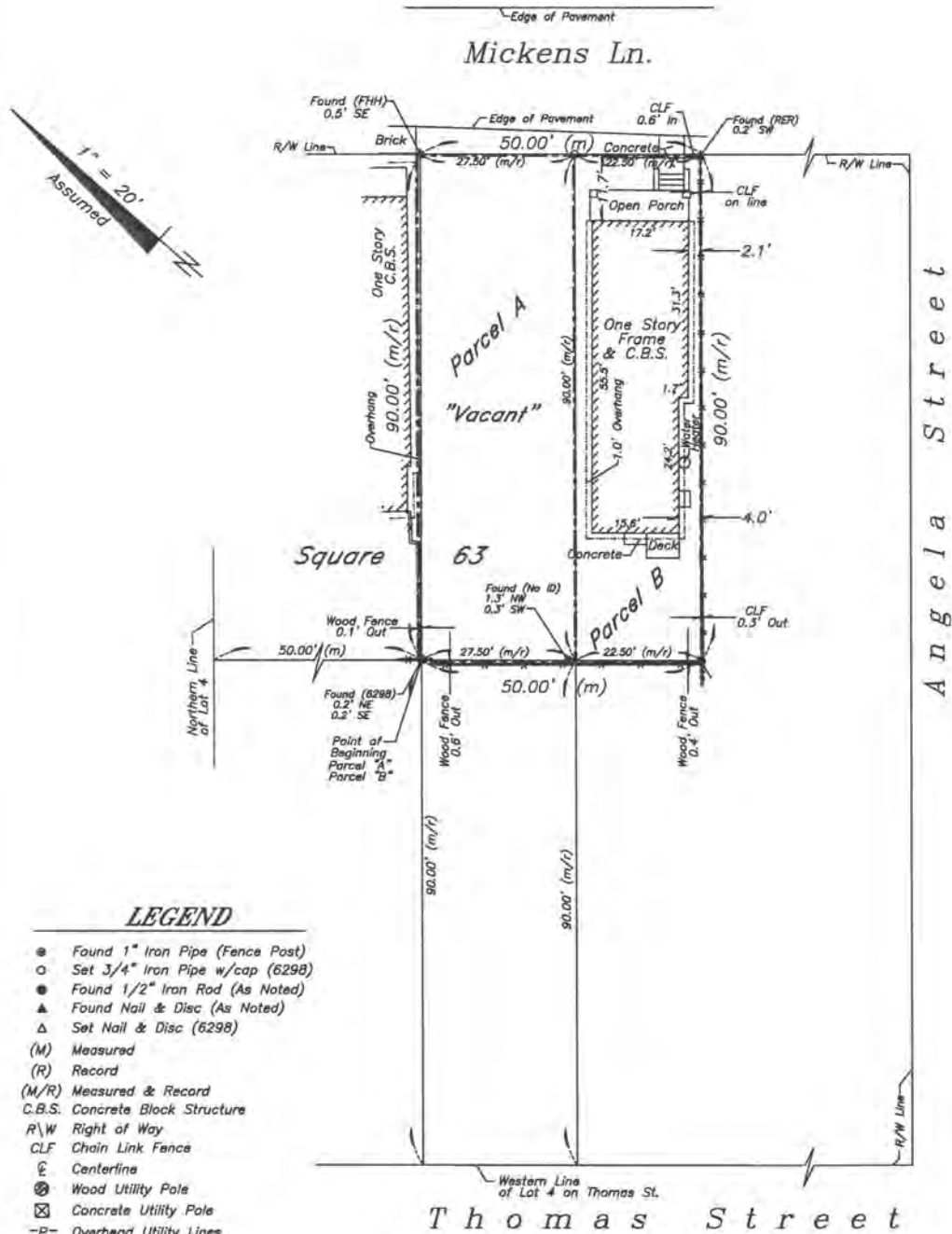
624

**BERKSHIRE
HATHAWAY**
Home Services
Knight & Gardner
Realty
305-294-5155
KeysRealEstate.com



SURVEY

Boundary Survey Map of part of Lot 4, Square 63 Island of Key West, FL



LEGEND

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

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6288

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 4, Square 63
Island of Key West, FL

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: 622-624 Mickens Lane, 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: September 18, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

Parcel A

In the City of Key West and known upon the Map or Plan of said City, delineated by William A. Whitehead in February A.D. 1829 as part of Lot Four (4) in Square Sixty-three (63) and is bounded as follows:

Beginning at a point Fifty (50) feet from the Northern line of said Lot Four (4) and also Ninety (90) feet from the Western line of said Lot on Thomas Street, thence running Southerly parallel with said Western line on Thomas Street Twenty-seven and a half (27.5) feet; thence Easterly parallel with the aforementioned Northern line of the said Lot Four (4), Ninety (90) feet, making a parallelogram of Ninety (90) feet by Twenty-seven and a half (27.5) feet.

Parcel B

In the City of Key West and known upon the map or plan of said city, delineated by William A. Whitehead in February A.D. 1829 as part of Lot Four (4) in Square Sixty-three (63) and is bounded as follows, to-wit: Beginning at a point Fifty (50) feet from the Northern line of said Lot Four (4) and also Ninety (90) feet from the Western line of said lot on Thomas Street, thence running Southerly parallel with said Western Line on Thomas Street Fifty (50) feet; thence Easterly parallel with the aforementioned Northern line of the said Lot Four (4), Ninety (90) feet, making a parallelogram of Ninety (90) feet by Fifty (50).

LESS AND EXCEPT

In the City of Key West and known upon the Map or Plan of said City, delineated by William A. Whitehead in February A.D. 1829 as part of Lot Four (4) in Square Sixty-three (63) and is bounded as follows:

Beginning at a point Fifty (50) feet from the Northern line of said Lot Four (4) and also Ninety (90) feet from the Western line of said Lot on Thomas Street, thence running Southerly parallel with said Western line on Thomas Street Twenty-seven and a half (27.5) feet; thence Easterly parallel with the aforementioned Northern line of the said Lot Four (4), Ninety (90) feet, making a parallelogram of Ninety (90) feet by Twenty-seven and a half (27.5) feet.

BOUNDARY SURVEY FOR: Charles Butler and Veronica Butler;
Alfridina Butler;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

September 29, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

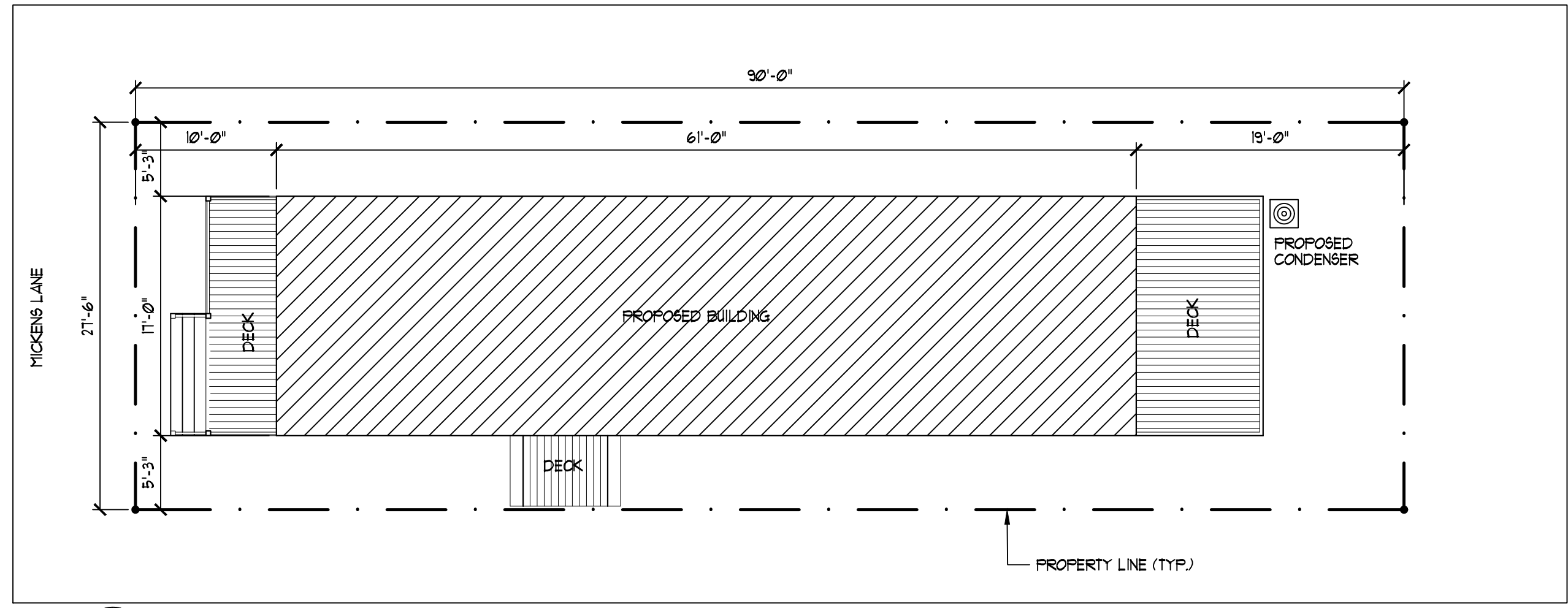


Professional Surveyor & Mapper
P.M. #6298

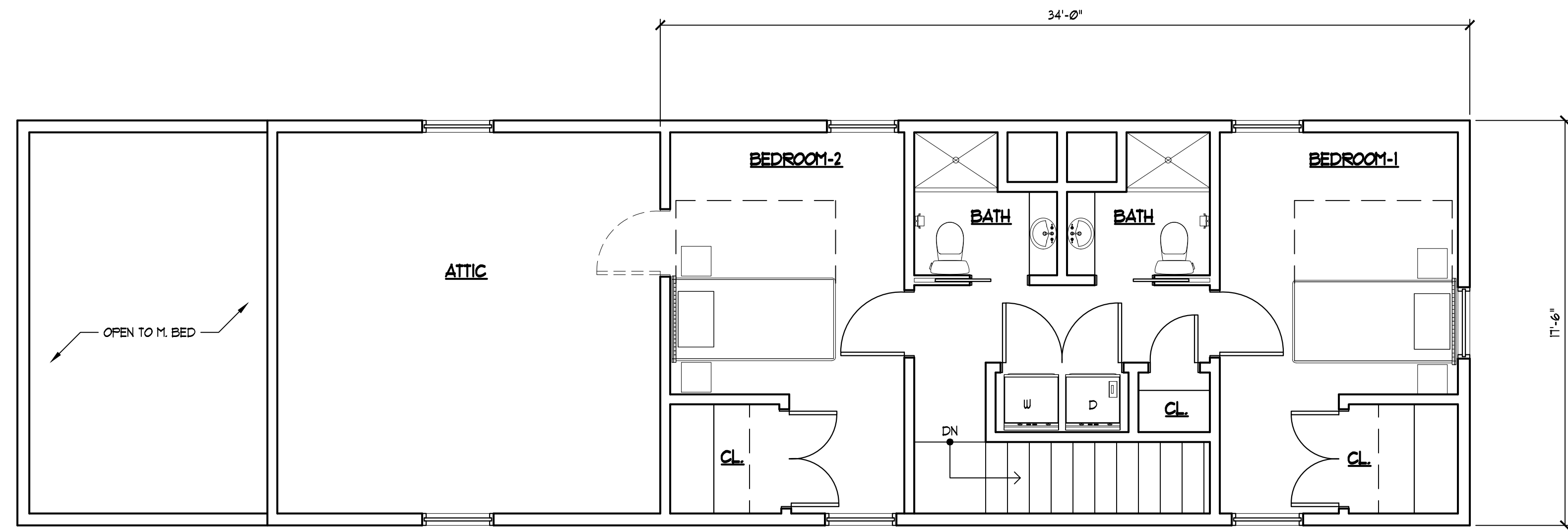
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

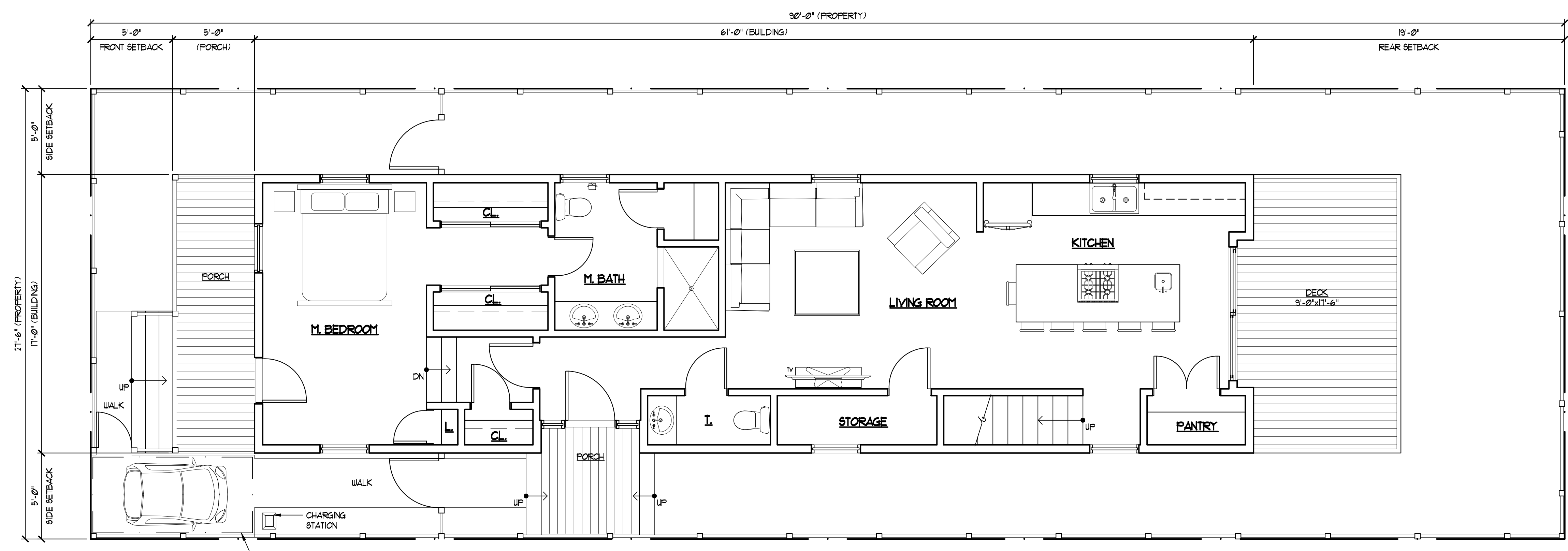
SITE DATA TABLE			
	CODE REQUIREMENT	PROPOSED	VARIANCE REQUEST
ZONING	HRD		
FLOOD ZONE	X		
SIZE OF SITE	2475 SF		
HEIGHT	30 FT. MAX	18'-6"	NONE
FRONT SETBACK	5 FT.	5'-0"	NONE
SIDE SETBACK (EAST)	5 FT.	5'-0"	NONE
SIDE SETBACK (WEST)	5 FT.	5'-0"	NONE
STREET SIDE SETBACK	N/A	N/A	N/A
REAR SETBACK	10 FT.	19'-0"	NONE
F.A.R.	N/A	N/A	N/A
BUILDING COVERAGE (MAX)	50 % - 1238 SF	45 % - 1102 SF	NONE
IMPERVIOUS SURFACE (MAX)	60 % - 1485 SF	55 % - 1473 SF	NONE
PARKING	(1) SPACE	(8) SPACE	YES
HANDICAP PARKING	N/A	N/A	N/A
BICYCLE PARKING	N/A	N/A	N/A
OPEN SPACE / LANDSCAPING	10 % - 495 SF	40 % - 990 SF	NONE
NUMBER AND TYPE OF UNITS	(1) SINGLE FAM.	(1) SINGLE FAM.	NONE
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A



SITE PLAN
1" = 100'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN/ SITE PLAN
1/4" = 1'-0"

DO NOT SCALE FROM DRAWINGS



WILLIAM VOGAN
associates
ARCHITECTS • PLANNERS

P.O. Box 610823
413 Bard Street
Port Huron, MI
48061-0823

T: (810) 985-3511
F: (810) 985-4699

ARCHITECTURAL SEAL:



CLIENT:
MR & MRS SAMUEL VOGAN

PROJECT:
NEW RESIDENCE

622 MICKENS LN
KEY WEST, FL 33040

ISSUE:
8-13-18 VARIANCE SUBMITTAL

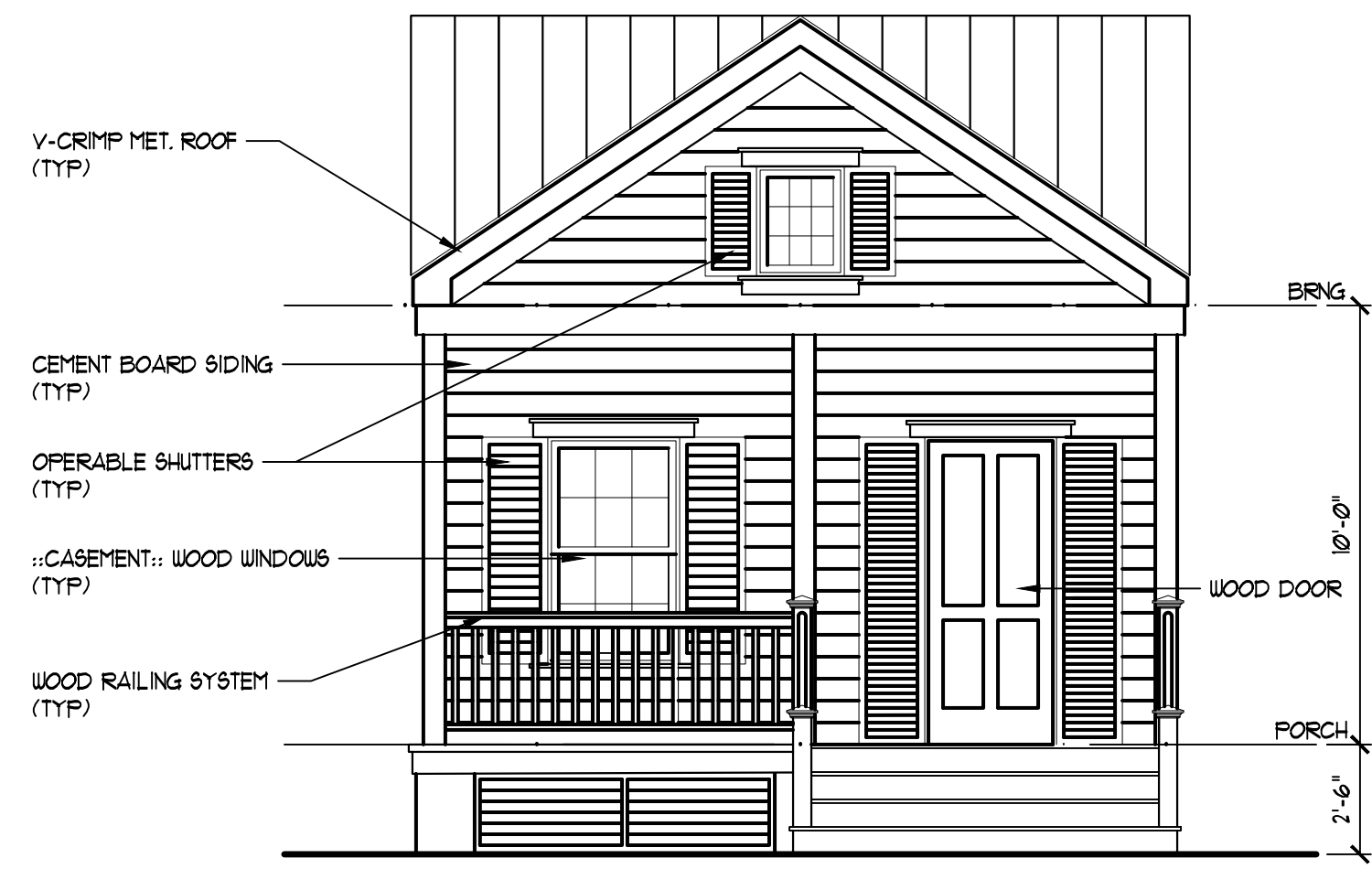
DRAWN BY: EGW
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 1807

TITLE:
PROPOSED FLOOR PLANS & SITE PLAN

NUMBER:

PA1.1

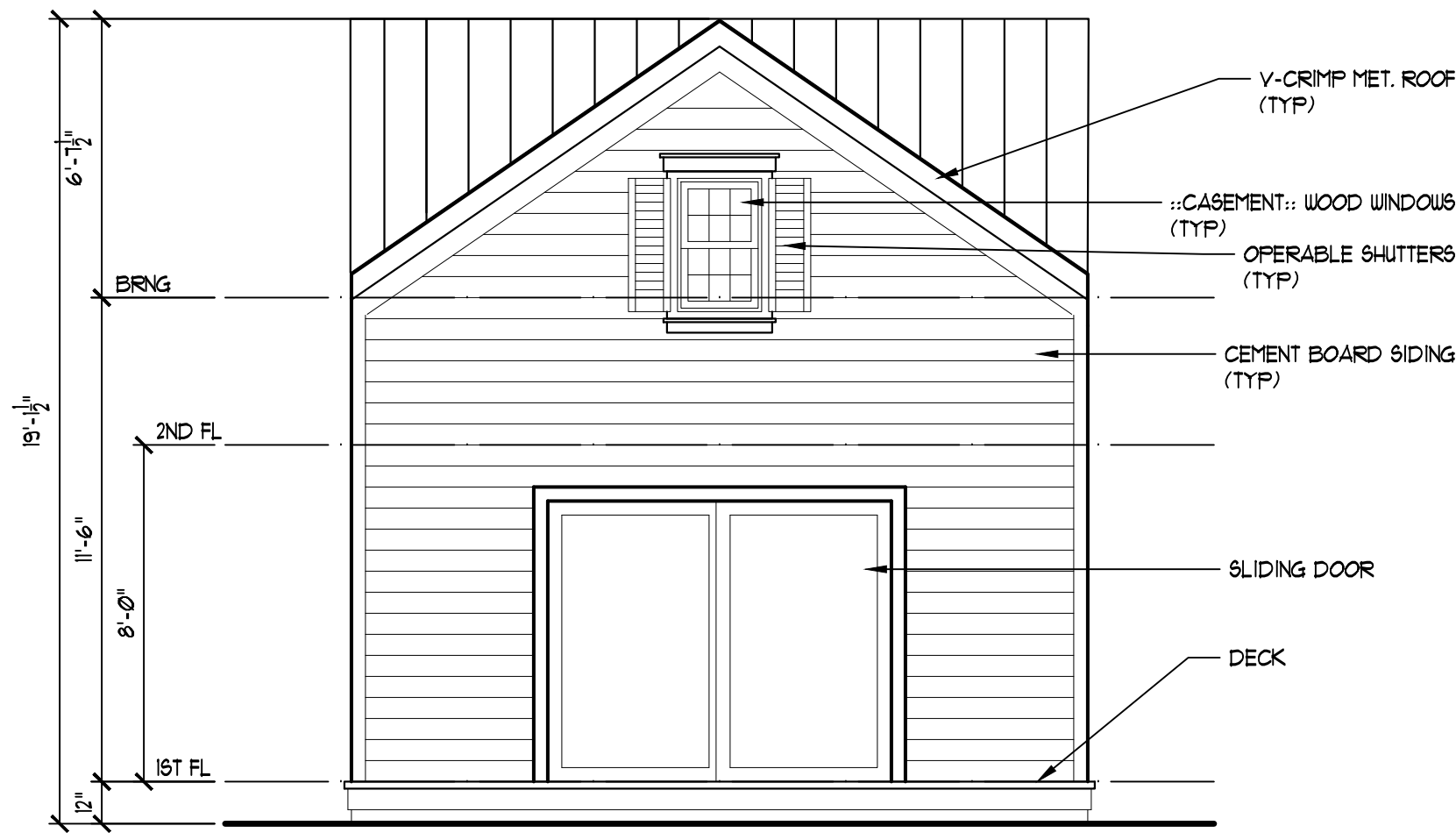
08-10-18



EAST ELEVATION
1/4" = 1'-0"



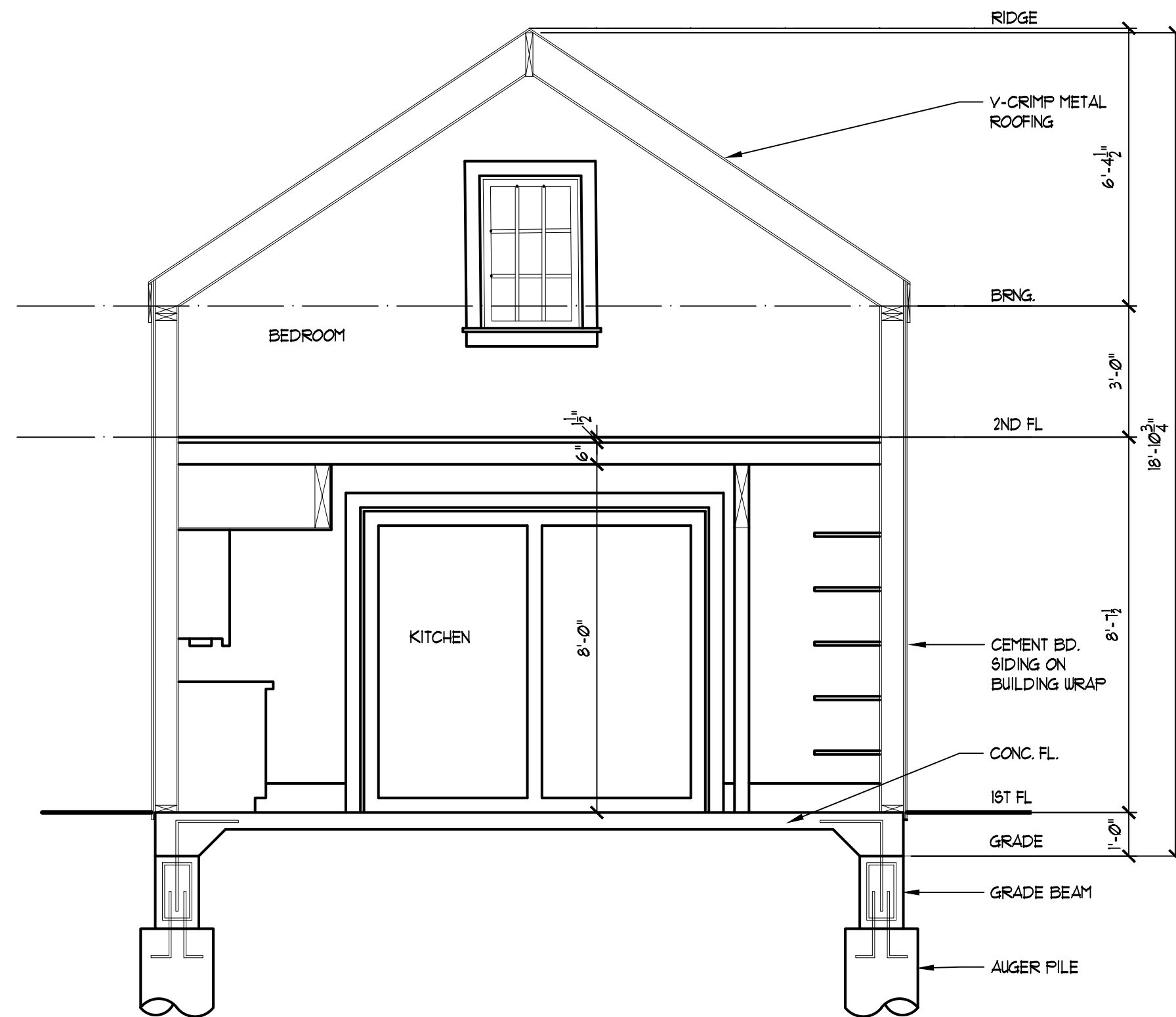
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



BUILDING SECTION
3/8" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

DO NOT SCALE FROM DRAWINGS



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ARCHITECTURAL SEAL:



CLIENT:

MR & MRS
SAMUEL VOGAN

PROJECT:

NEW
RESIDENCE

622 MICKENS LN
KEY WEST, FL 33040

ISSUE:

8-13-18 VARIANCE SUBMITTAL

DRAWN BY: EGV
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 1807

TITLE:

PROPOSED
EXTERIOR
ELEVATIONS &
BUILDING
SECTION
NUMBER:

PA1.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., November 27, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY RESIDENCE ON VACANT LOT. SITE IMPROVEMENTS INCLUDING DECKS AND FENCES.

#622 MICKENS LANE

Applicant – Samuel Vogan, Owner Application #H2018-0019

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 00013130-000100
 Account # 9062725
 Property ID 9062725
 District Group Pt of Key West
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location Address 622 MICKENS Ln, KEY WEST
 Legal Description KW PT LOT 4 SQR 63 OR1902-2259/60 OR2924-1377
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

VOGAN SAMUEL W
 706 Catherine St
 Key West FL 33040

VOGAN SILVINA
 706 Catherine St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$133,737	\$133,737	\$118,335	\$107,511
= Just Market Value	\$133,737	\$133,737	\$118,335	\$107,511
= Total Assessed Value	\$70,882	\$64,438	\$58,580	\$53,255
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$133,737	\$133,737	\$118,335	\$107,511

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	2,475.00	Square Foot	27.5	90

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/28/2018	\$265,000	Warranty Deed	2184558	2924	1377	01 - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
03-3239	9/26/2003		\$135,000		EXPIRED 9/17/05 NEW SFR
03-0222	1/28/2003	5/8/2003	\$2,500		DEMO SFR

Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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Last Data Upload: 11/20/2018 1:46:42 AM

Developed by

