



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 23, 2019

Applicant: Kevin Melloncamp, Toolbox- Designer

Application Number: H2019-0005

Address: #715 Fleming Street

Description of Work:

Renovations and alterations to existing cbs house including one-story covered porch at rear. New pool and deck.

Site Facts:

The main house located in the site, built in 1950, is a contributing resource to the historic district. The one-story structure is located on an unusual site with an elevated grade and its scale and proportions are dissimilar to the majority of the surrounding single-family houses. The original front porch has been altered trough time by its enclosure in the early 1960's. Recently staff approved the removal of the left side front porch enclosures.

The Planning Board reviewed and approved by the design as it exceeds building coverage and rear yard setbacks requirements.

Guidelines Cited on Review:

- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, and 13.
- Guidelines for decks and pools (pages 39-40), specifically guideline 3, as the deck and pool are proposed to be at the rear of the house and not visible from the street.

Staff Analysis

This report is for the construction of a rear open porch located at the northeast corner of the house. The proposed porch will be built in wood and the gable roof will be an extension from the existing non-historic rear porch. The plan also includes a new pool and deck both at the rear of the house. Replacement of doors and windows are also included in the plans.

Consistency with Guidelines

It is staff opinion that the proposed rear porch design meets the cited guidelines and will be appropriate to the building and surrounding structures. As for the rear deck and pool proposal, staff finds that they both comply with cited guidelines; they will be located at the rear and will not be visible from the street.

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 # HARC2019-0005	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: 715 Fleming St.

NAME ON DEED: 5 Higgs Lane LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS: 3 Higgs Lane
Key West, FL 33040

EMAIL

APPLICANT NAME: Kevin Melloncamp

PHONE NUMBER

APPLICANT'S ADDRESS: 524 Grinnell St.

305-294-7776

Key West, FL 33040

EMAIL
kevin@toolboxgc.com

APPLICANT'S SIGNATURE: kmelloncamp

DATE
3-12-2019

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: Renovation and alteration of existing 1 story CBS house, New 1 story covered porch, New in-ground pool

MAIN BUILDING: Restore open Front Porch with new wood railing, Install 2 new alum. impact windows, Install 3 new alum. impact French doors, Install 3 new alum. impact sliding doors, Construct new 1 story wood frame covered porch (124 Sq. Ft.)

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

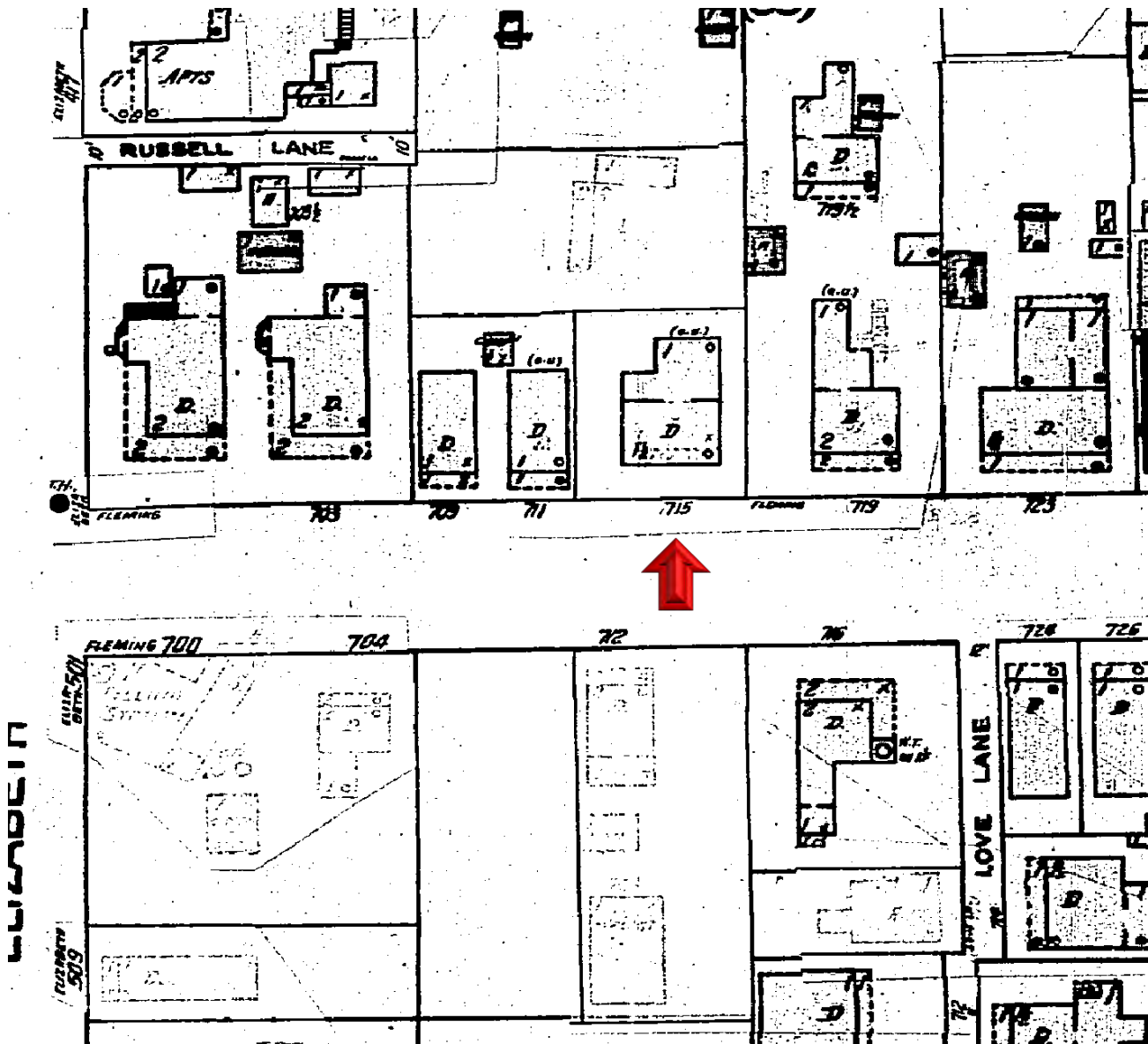
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>Install 1 new fiberglass door at rear shed</i>	
PAVERS:	FENCES: <i>Existing fencing to remain</i>
DECKS: <i>Install 441 Sq.Ft. new wood decking</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
<i>Construct new in-ground pool (134 Sq.Ft.) and pool equipment (18 Sq.Ft.)</i>	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	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:	<i>Historic building.</i>	
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1948 Sanborn map

PROJECT PHOTOS



715 Fleming Street circa 1965 - Monroe County Library.













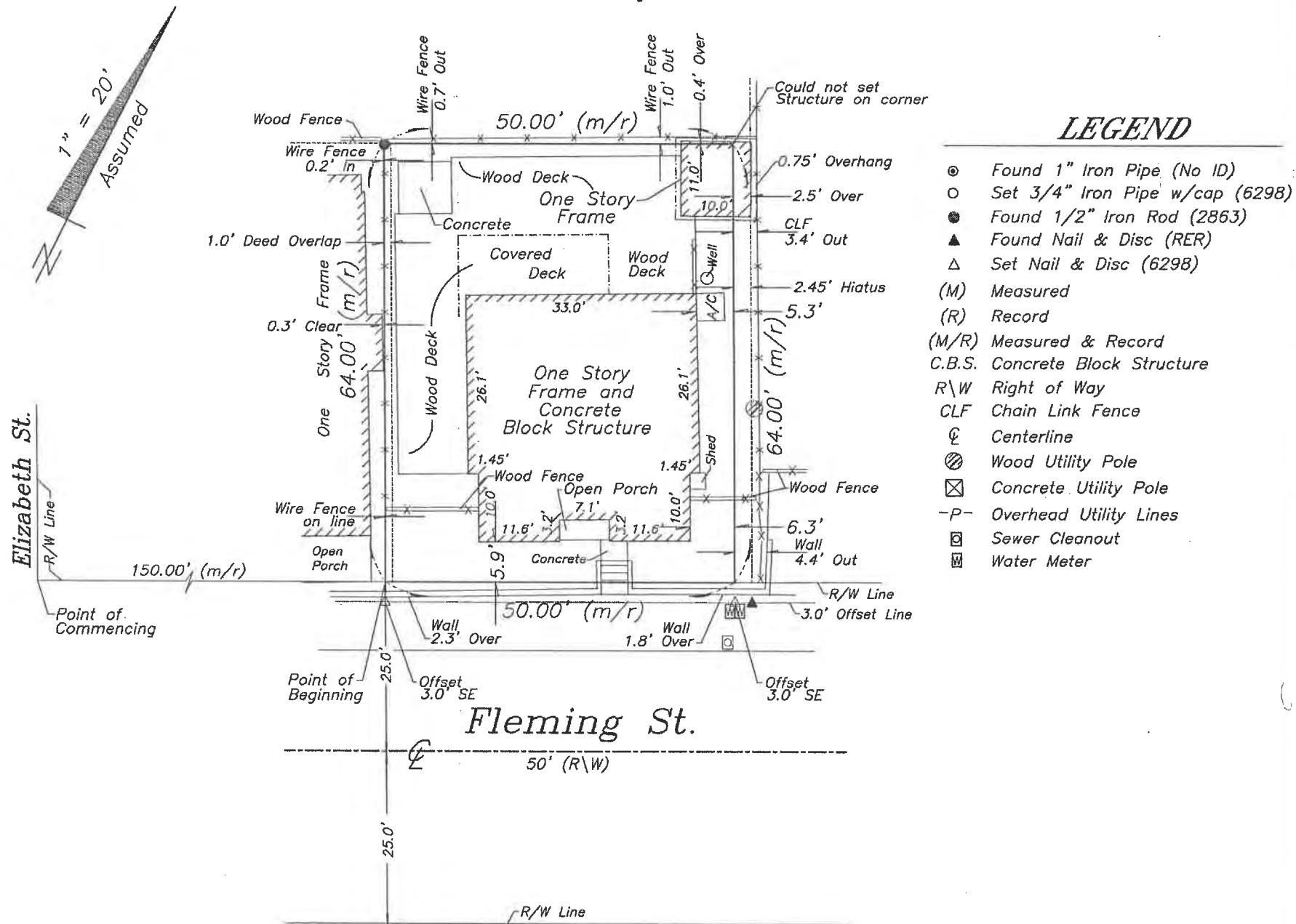
715

715



SURVEY

Boundary Survey Map of part of Lot 4, Square 35, 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: 715 Fleming 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: July 3, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and known as a part of Lot 4 in Square 35, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829: Commencing at a point on Fleming Street, distant 150 feet from the corner of Elizabeth and Fleming Streets, and running along Fleming Street, in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 64 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 64 feet to the place of beginning.

BOUNDARY SURVEY FOR: 5 Higgs Lane, LLC; David & Judith Descoteau; Oropeza Stones Cardenas, PLLC; Chicago Title Insurance Company;

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.

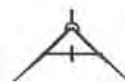
J. LYNN O'FLYNN, INC.

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

July 6, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

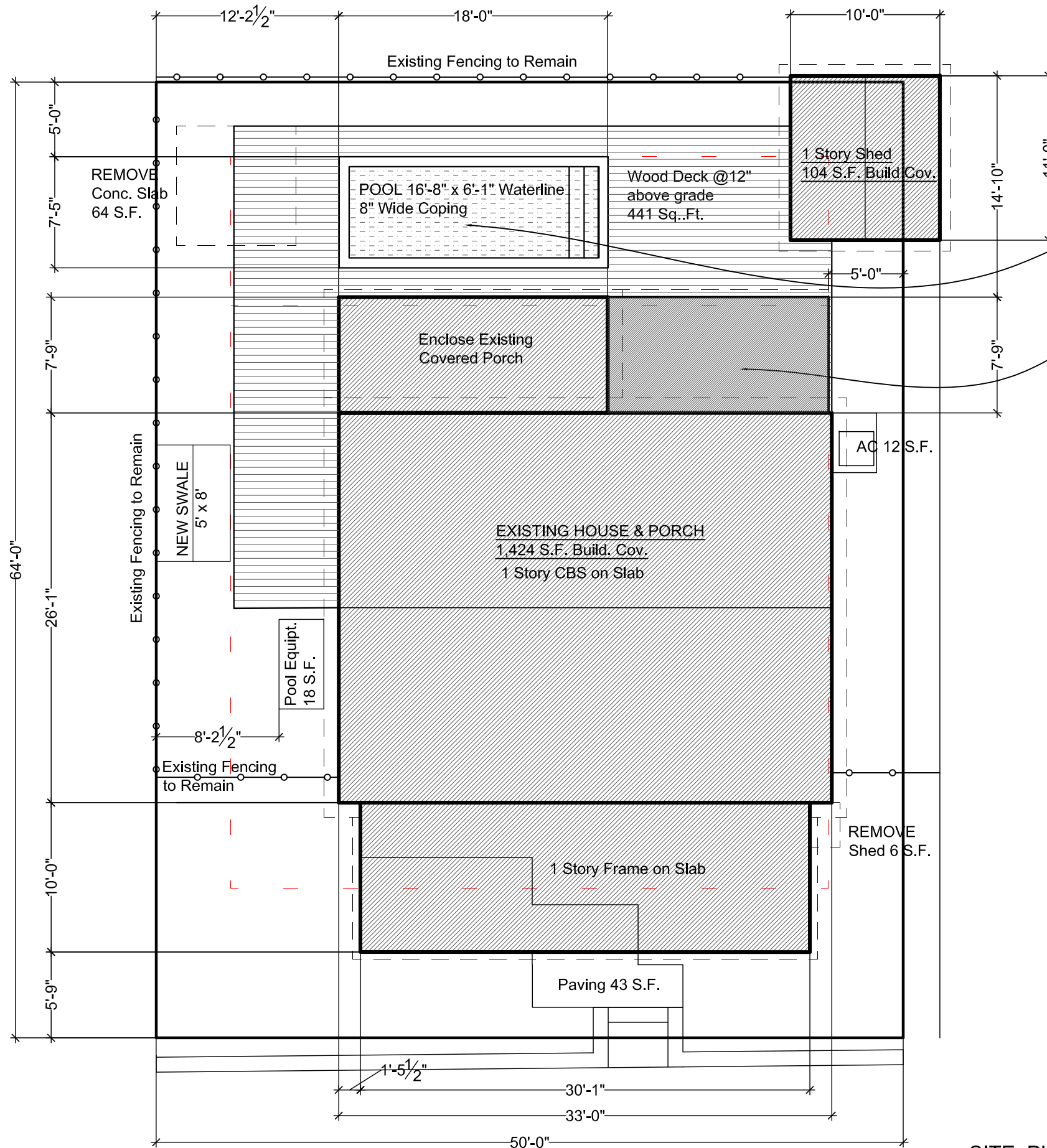


Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

Architect Design Builders Inc.
 Architect Hugo Araque #AR94477
 7115 SW 109 Terrace - Pinecrest, FL 33156
 305-281-9433



NEW IN-GROUND POOL
 134 Sq.Ft. Impersious.Cov.

NEW 1 STORY COVERED PORCH
 124 Sq.Ft. Build.Cov.

SITE DATA

ZONING: HMDR
 FLOOD ZONE: X
 SETBACKS: F 10', S 5', R 15', SS 7.5"

LOT SIZE: 50' X 64' = 3,200 Sq.Ft.
 DENSITY: 22 DU / ACRE
 FAR: N/A

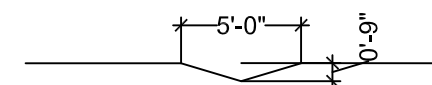
BUILDING COVERAGE (Dripline):
 EXISTING: 1,534 Sq.Ft. / 3,200 = 48% > 40%
 PROPOSED: Add 142 Sq.Ft.
 1,676 Sq.Ft. / 3,200 = 52% > 40% VARIANCE

IMPERVIOUS SURFACE COVERAGE:
 EXISTING: 1,653 Sq. Ft. / 3,200 = 52% < 60%
 PROPOSED: 1,834 Sq.Ft. / 3,200 = 57% < 60% OK

OPEN SPACE (Green Area):
 EXISTING : 1,537 Sq.Ft. / 3,200 = 48% > 35%
 PROPOSED: 1,292 Sq.Ft. / 3,200 = 40% > 35% OK

STORM WATER MANAGEMENT CALCULATIONS

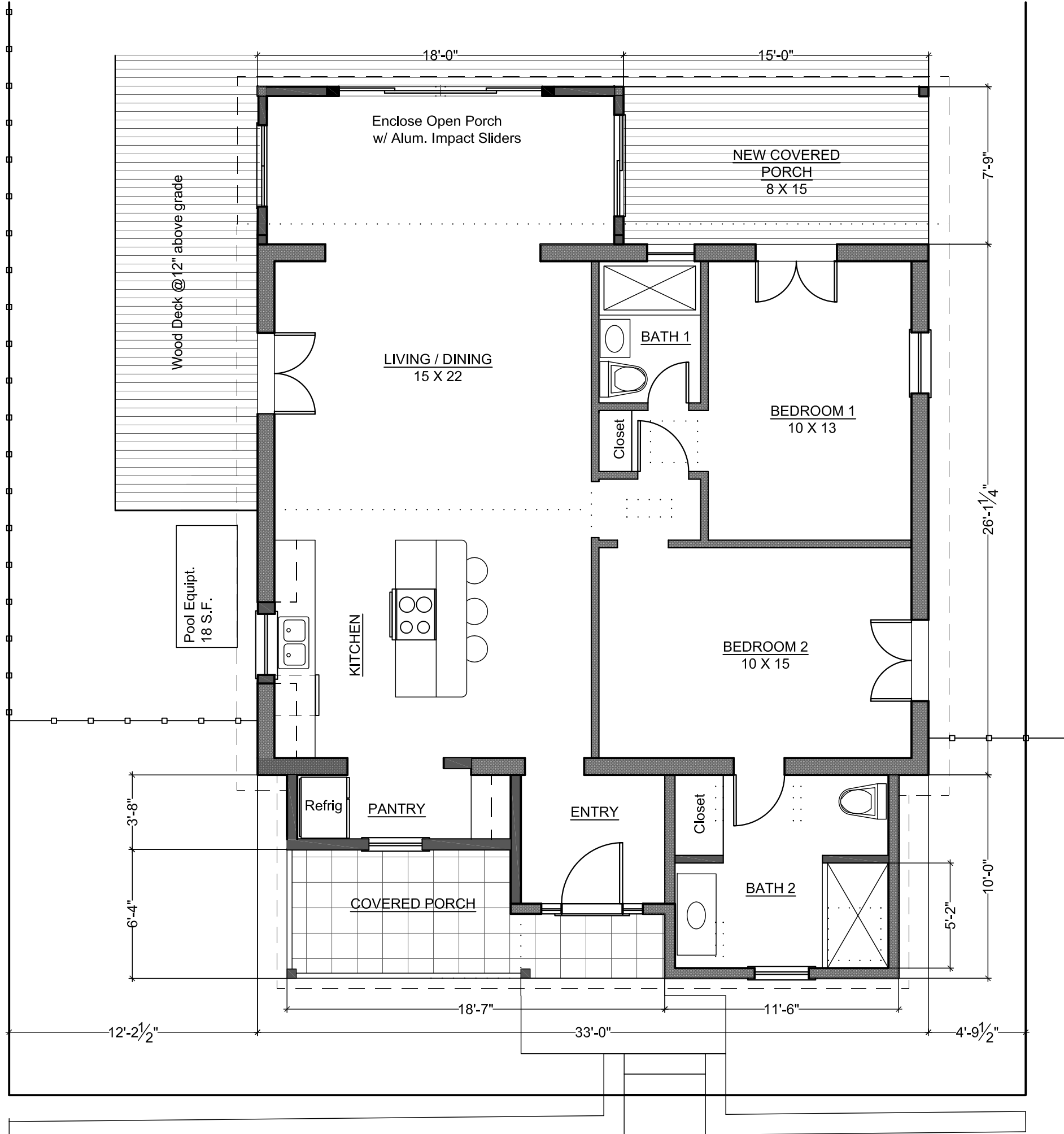
ADDITIONAL IMPERVIOUS AREA = 181 Sq.Ft.
 LOT AREA = 3,200 Sq.Ft.
 5% COVERAGE (Additional impervious area / lot area)
 181 Sq.Ft. < 40% (Sq.Ft. x 1" / 12") = 15 C.F. DETENTION REQUIRED
 15 C.F. / 1.875 = 8 Lin.Ft. SWALE REQUIRED



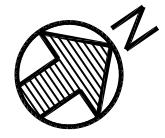
SWALE DETAIL
 Not to Scale

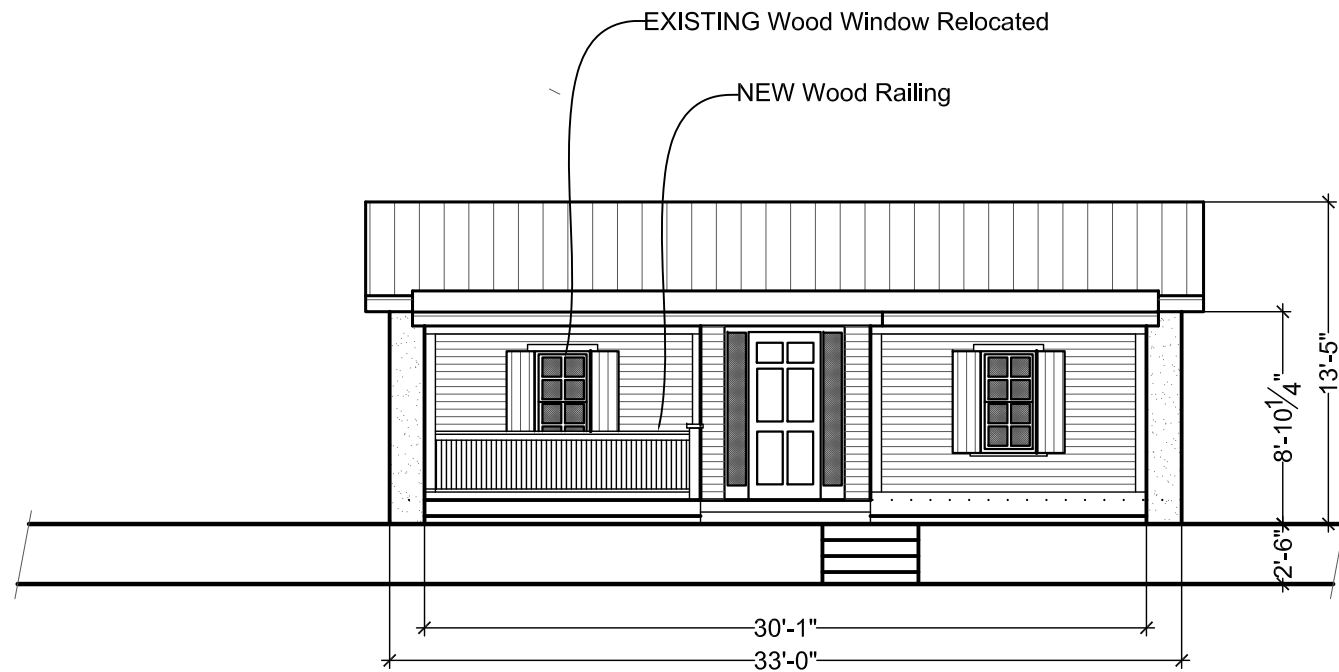
SITE PLAN
 1/8" = 1'-0"

F L E M I N G S T R E E T

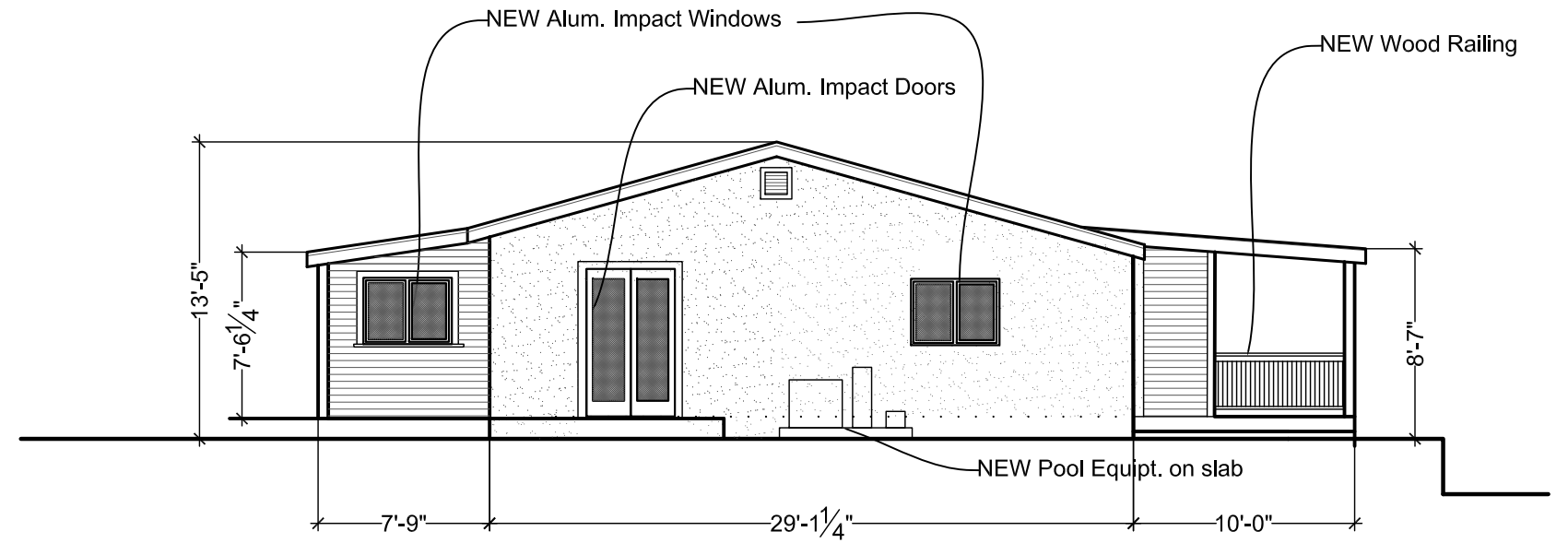


1st FLOOR PLAN
3/16" = 1'-0"

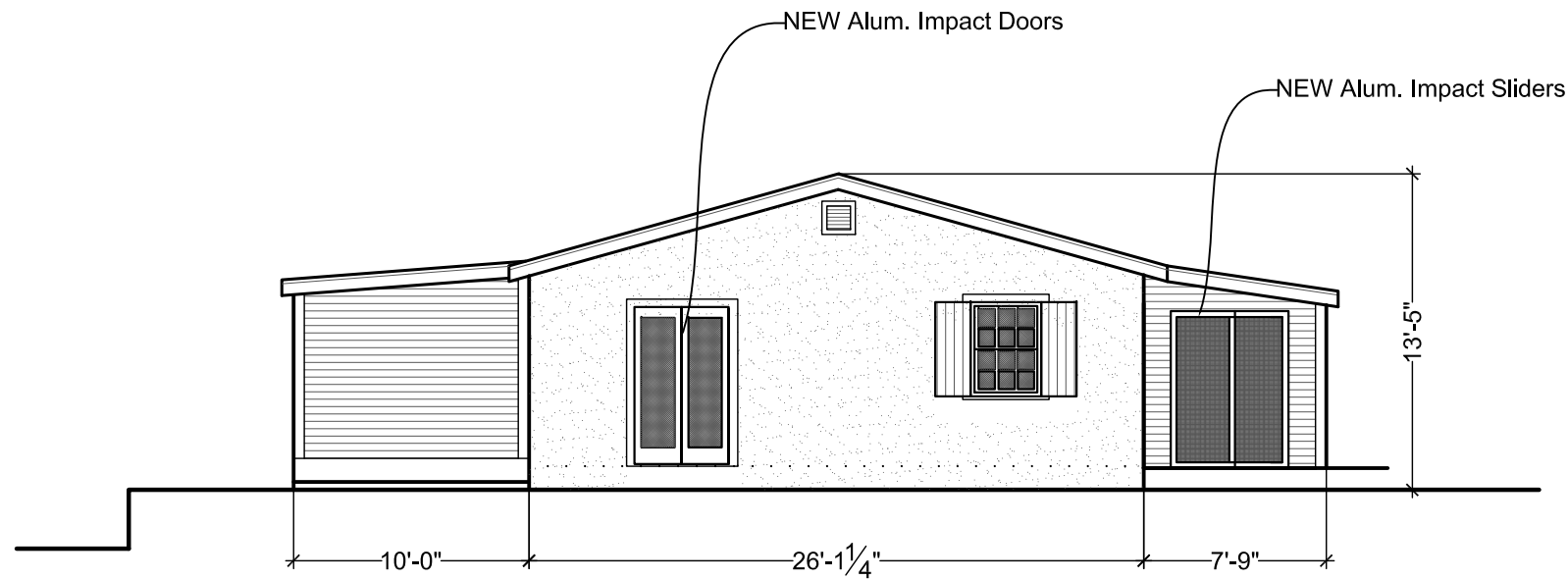




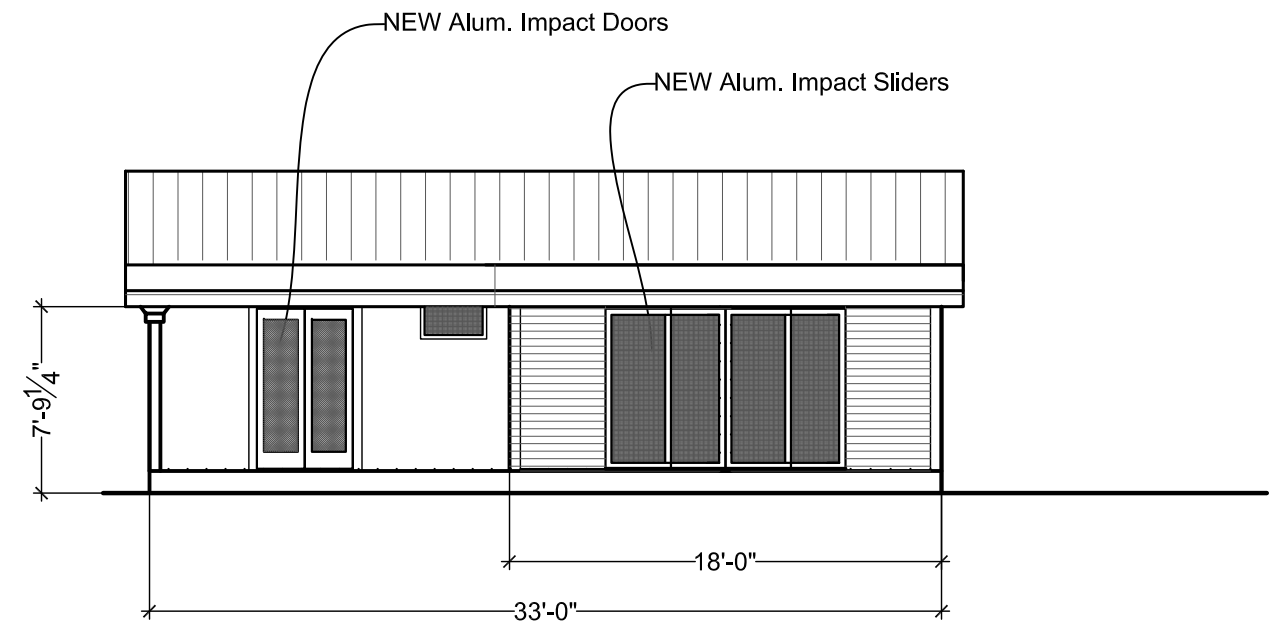
FRONT ELEVATION
 1/8" = 1'-0"



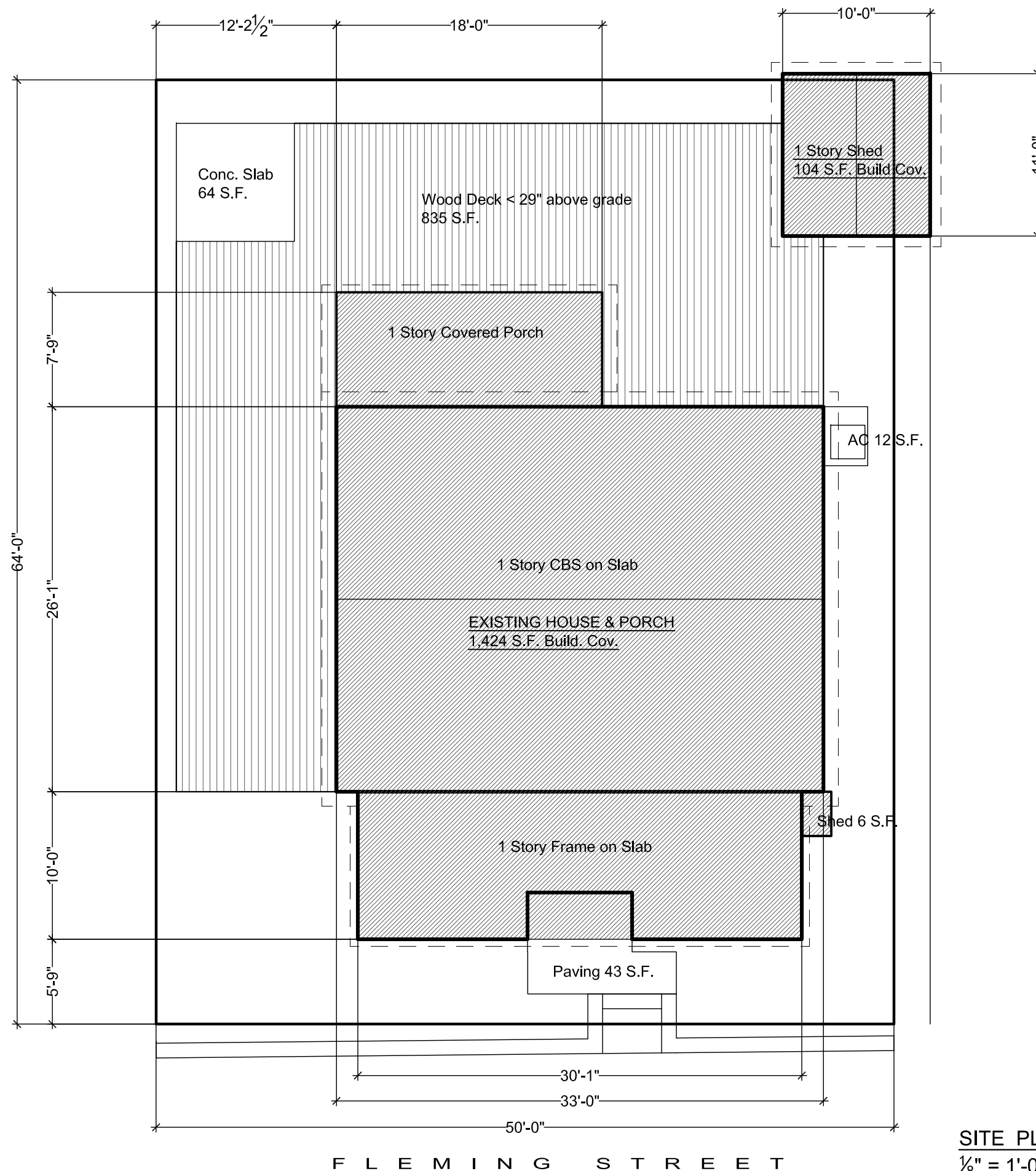
LEFT SIDE ELEVATION
 1/8" = 1'-0"



RIGHT SIDE ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"



SITE DATA

ZONING: HMDR
 FLOOD ZONE: X
 SETBACKS: F 10', S 5', R 15', SS 7.5"

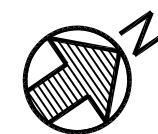
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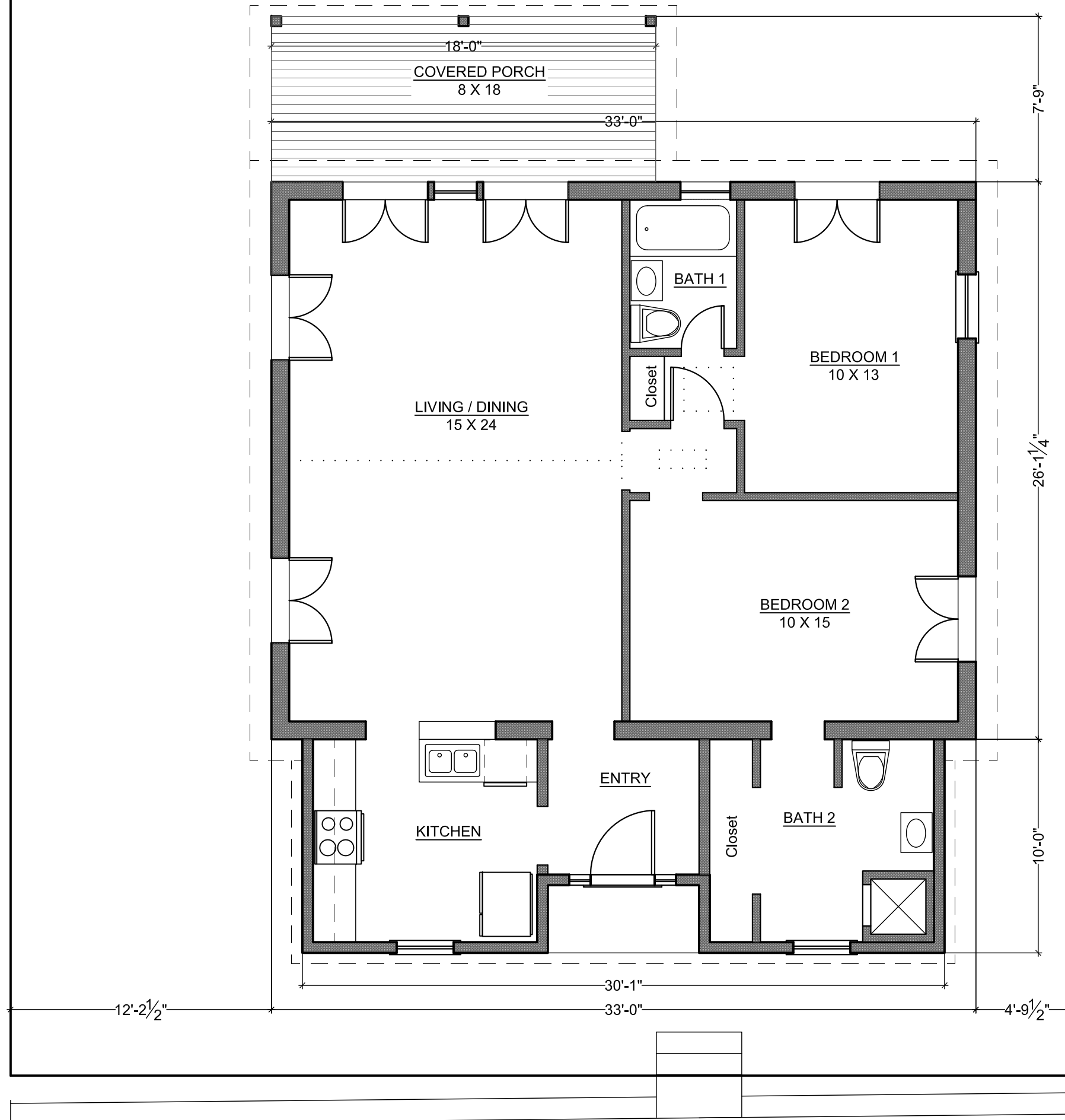
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 1/8" = 1'-0"



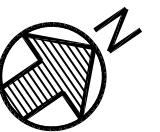
SP1x

7-12-2018



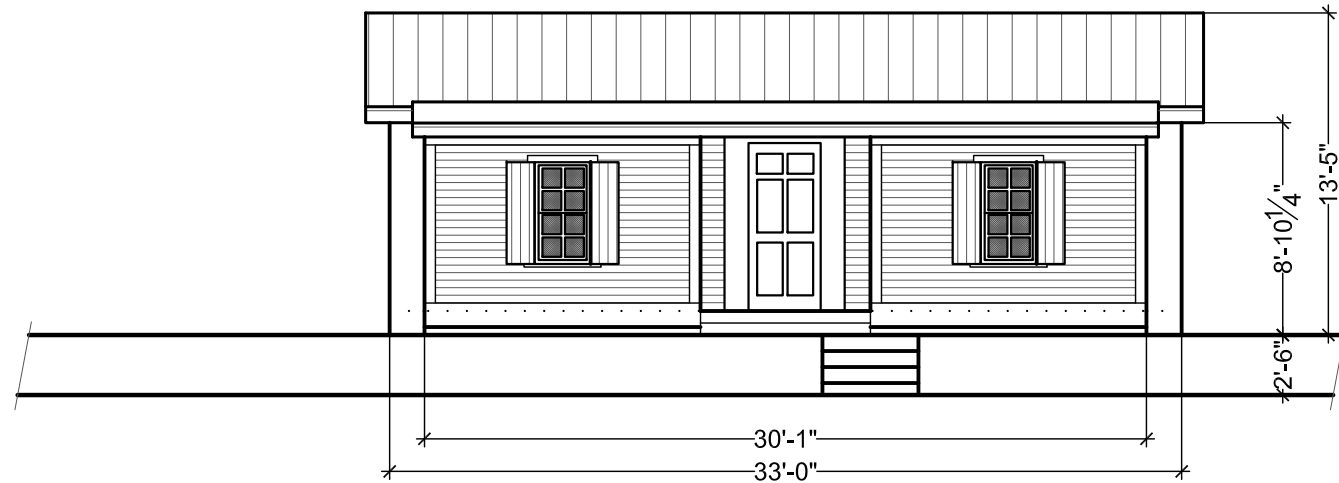
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3/16" = 1'-0"

F L E M I N G S T R E E T

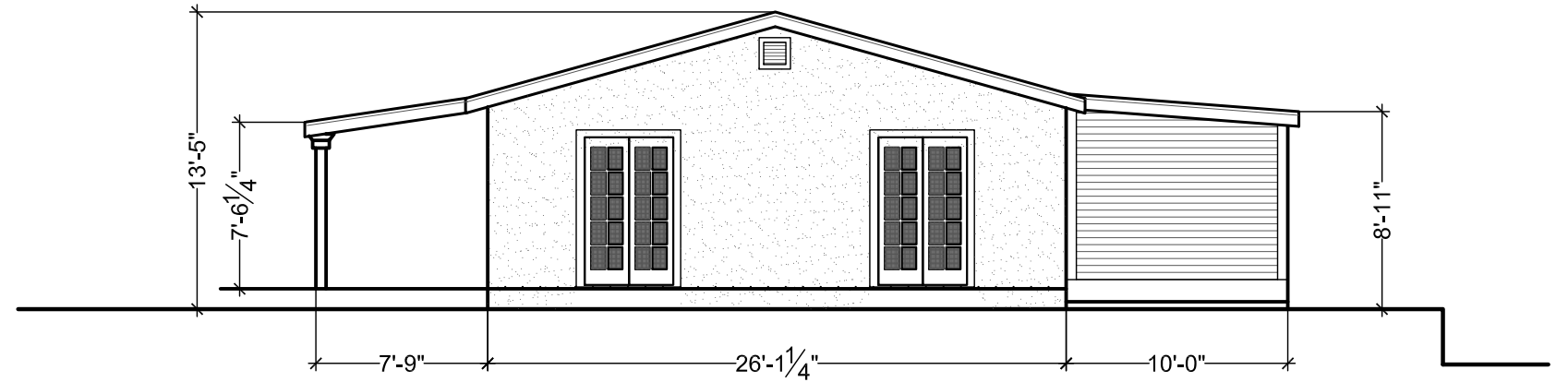


A1x

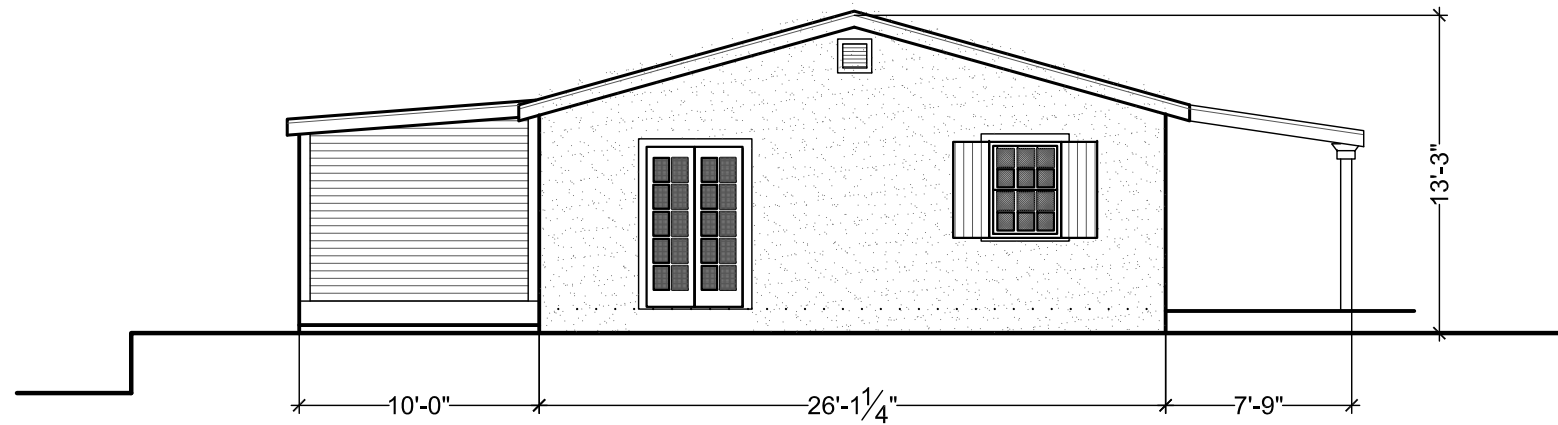
7-12-2018



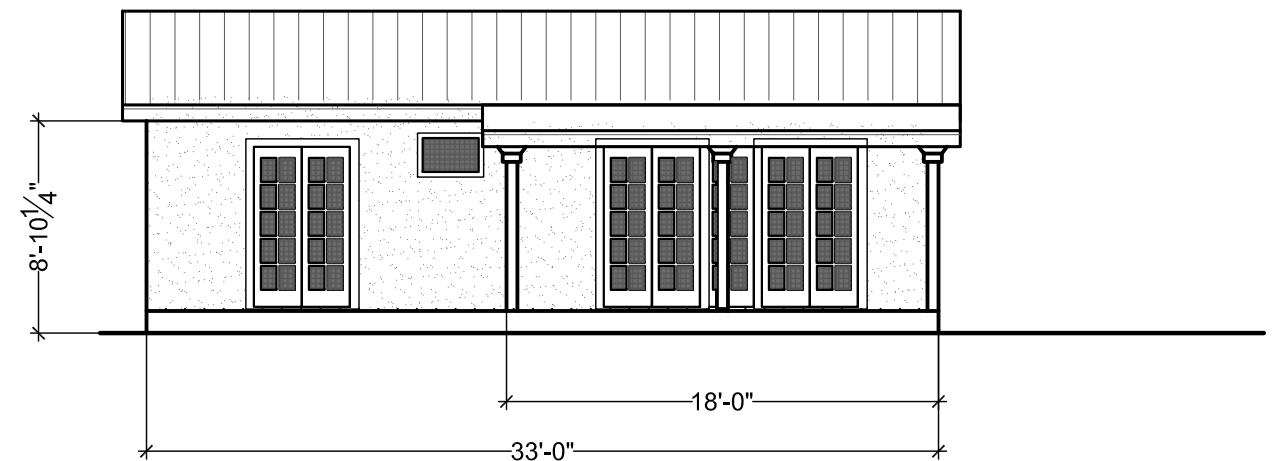
FRONT ELEVATION
 $\frac{1}{8}'' = 1'-0''$



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 meeting at 5:30 p.m., April 23, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION AND ALTERATIONS TO EXISTING CBS HOUSE INCLUDING ONE-STORY COVERED PORCH AT REAR. NEW POOL AND DECK.

#715 FLEMING STREET

Applicant – Toolbox GC Application #H2019-0005

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.

715



**KEEP
OUT**

Public
Meeting
Notice

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:
715 Fleming St. on the 17th day of April, 2019.

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 April 23, 2019.

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 H2019-0005

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

Signed Name of Affiant: Kevin Melloncamp

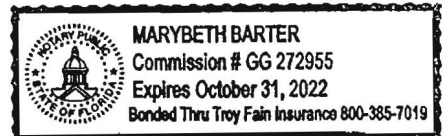
Date: 4-17-2019
Address: 524 Grinnell St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of April, 2019.

By (Print name of Affiant) Kevin Melloncamp who is personally known to me or has produced FLDL M452-519-55-106-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Marybeth Barter
Print Name: Marybeth Barter
Notary Public - State of Florida (seal)
My Commission Expires: _____



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 00006200-000000
 Account# 1006424
 Property ID 1006424
 Millage Group 10KW
 Location Address 715 FLEMING St, KEY WEST
 Legal Description KW PT LOT 4 SQR 35 E1-112 OR280-423/24 OR755-1090 OR756-239/41 OR922-164 OR1098-740 OR2916-631/632
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

5 HIGGS LANE LLC
 3 Higgs Ln
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$175,023	\$142,436	\$124,193	\$129,252
+ Market Misc Value	\$589	\$589	\$589	\$512
+ Market Land Value	\$580,488	\$580,488	\$516,135	\$413,624
= Just Market Value	\$756,100	\$723,513	\$640,917	\$543,388
= Total Assessed Value	\$686,963	\$624,512	\$567,738	\$516,126
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$756,100	\$723,513	\$640,917	\$543,388

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,200.00	Square Foot	0	0

Buildings

Building ID	406	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Gross Sq Ft	2371	Foundation	CONCR FTR
Finished Sq Ft	1137	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	144	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	16	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	21	0	0
DUF	FIN DET UTILIT	110	0	0
FLA	FLOOR LIV AREA	1,137	1,137	0
OPU	OP PR UNFIN LL	943	0	0
OPF	OP PRCH FIN LL	160	0	0
TOTAL		2,371	1,137	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1975	1976	1	92 SF	3
FENCES	1986	1987	1	96 SF	2



Map



TRIM Notice

Trim Notice

2018 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

Last Data Upload: 4/17/2019 5:42:39 AM

Version 2.2.15

