

Staff Report

Historic Architectural Review Commission

Staff Report Item # 5

- Meeting Date:** February 26 , 2013
- Applicant:** Guillermo Orozco for Jonathan Ingham
- Application Number:** H13-01-0231
- Address:** 617 Free School Lane
- Description of Work:** New construction of one story with loft single family residence with accessory swimming pool.
- Building Facts:** The proposed building will be constructed on an oddly configured lot with sole access from Free School Lane. The lot is a remnant lot on which part of the former Nancy's secret garden botanical enclave was located. The lot is surrounded by residences and a portion of the parking structure serving the Marquesa Hotel. The residences vary from two and one half stories to a one story cottage immediately to the south. The structures is proposes hardi-plank siding and trim , impact resistant doors and windows . A large front porch is proposed for the front of the home.
- Guidelines and Ordinance Cited in Review:** The following guidelines are applicable to the application:
Exteriors page 24
New Construction p.36
Pools p.39
Landscape and parking p.43
Fences and walls p. 41
Colors p.35
- Staff Analysis** The proposed design and building orientation on the site were determined by a Planning Director determination that the front yard of the lot was that lot side which is perpendicular to Free School Lane . That decision then allowed the retention of several large trees on the south property line. That in turn drives the orientation of the home along the long side of the lot ,with the "front" of the house to the south . This leaves the front facing the front of the cottage to the house and the rear of the proposed homes facing the rear of the homes which front on Fleming Street. The one story structure is lower than the second

floor of the adjacent two story homes , and is framed by the vegetation left in place by the design . The design of the structure is reminiscent of the surrounding homes in scale, proportion and mass. The use of new materials – hardiboard siding and galvalume roofing is allowed and consistent with the guidelines.

The design is simple , straight forward with appropriate placement of fenestration and doors. The small dormer providing light to the loft is in proportion to the remainder of the building. The pool is in the front and to the side of the house , but in this case the lot orientation and the location of large mature trees promote this as the best location for this feature. It is in fact under an open pergola within the front porch to provide the light and air necessary for this use.

The only remaining question is of color. There is no indication of color of materials . While this structure will not be highly visible the color scheme is important .

Consistency with Guidelines

The proposed project is consistent with the applicable guidelines. The staff recommends approval with the condition that a color scheme of all materials be submitted to staff for its review and approval prior to the submission of s abuilding permit.

Summary:

Recommend approval with the condition that color scheme be approved by staff prior to building permit submission.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS** 14-~~H~~13 100231
APPLICATION # _____

OWNER'S NAME: JONATHAN INGHAM DATE: 2-13-13

OWNER'S ADDRESS: 617 FREESCHOOL LANE PHONE #: (516) 3800262

APPLICANT'S NAME: GUILLERMO OROZCO PHONE #: (305) 2921694

APPLICANT'S ADDRESS: 1517 WASHINGTON STREET

ADDRESS OF CONSTRUCTION: 617 FREESCHOOL LANE # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW CONSTRUCTION OF ONE STORY SINGLE FAMILY RESIDENCE (SEE PROPOSED SITE/FLOOR PLAN AND EXTERIOR ELEVATIONS)

Chapter 37.05 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: 2-13-13
Applicant's Signature: Guillermo Orozco

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, rehab, 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

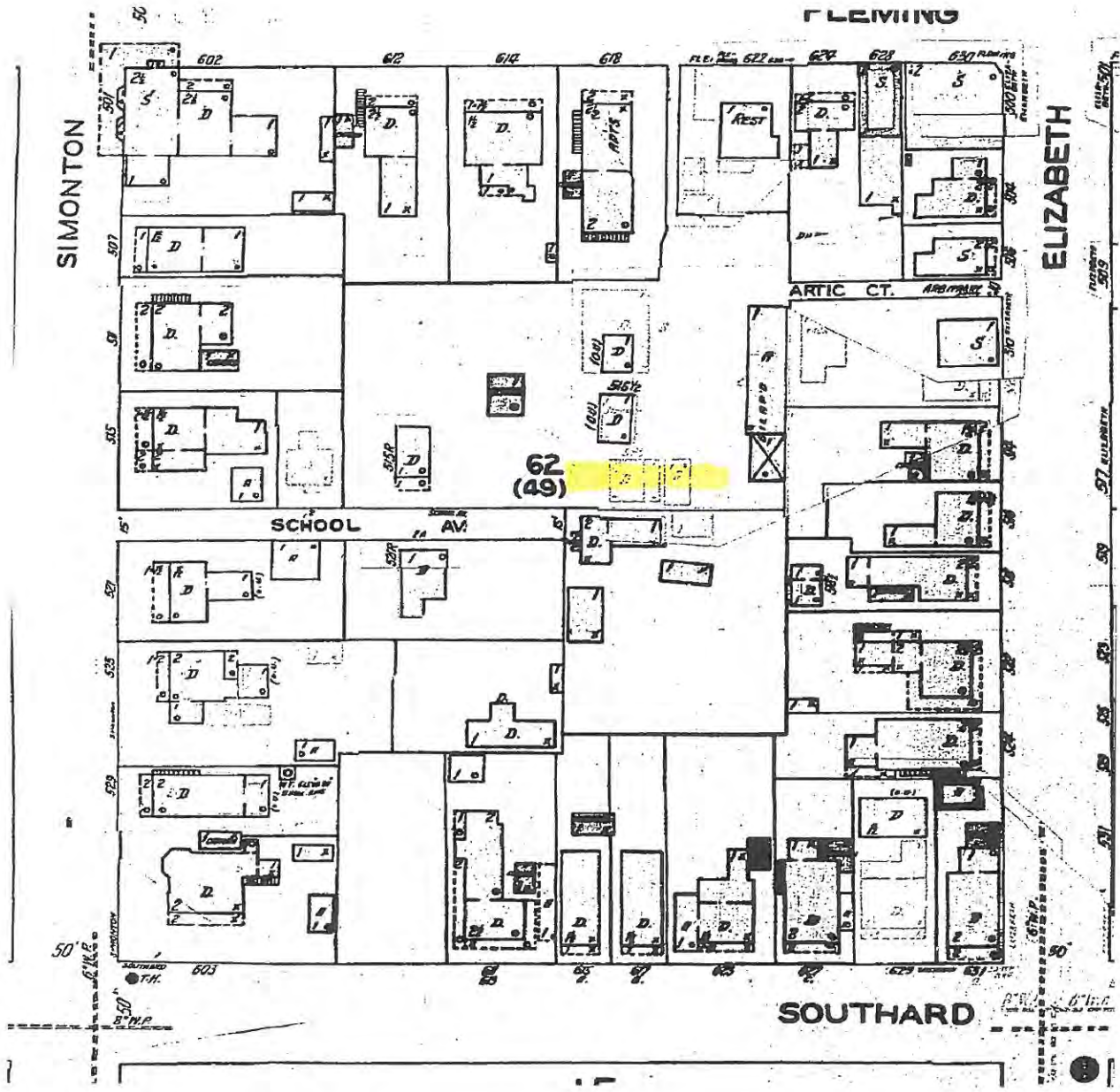
Date: _____

Staff Approval: _____

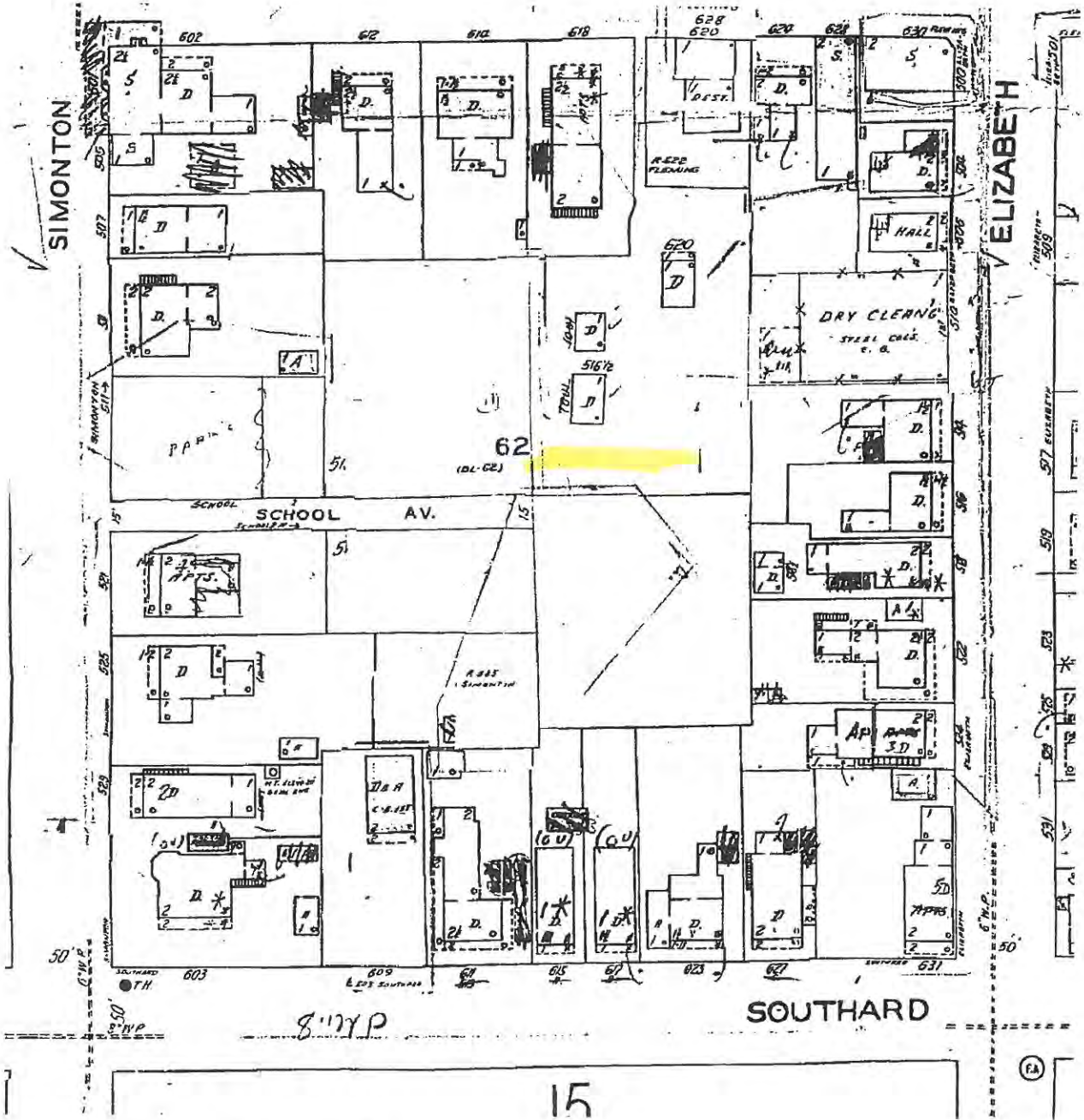
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Sanborn Maps



Sanborn Map circa 1948



Sanborn Map circa 1962

Project Photos





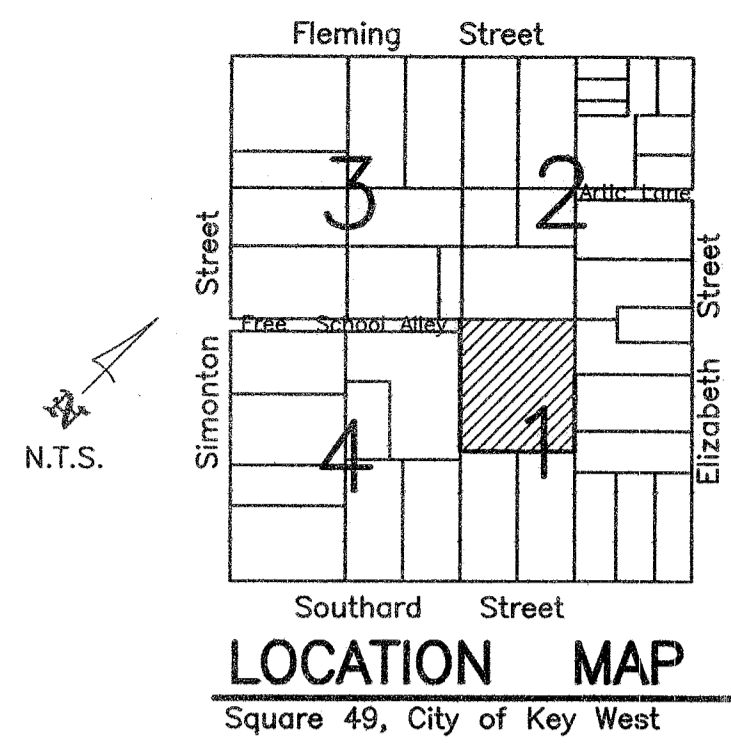


DO NOT
BLOCK
ALLEY
TOW-AWAY
ZONE





Survey



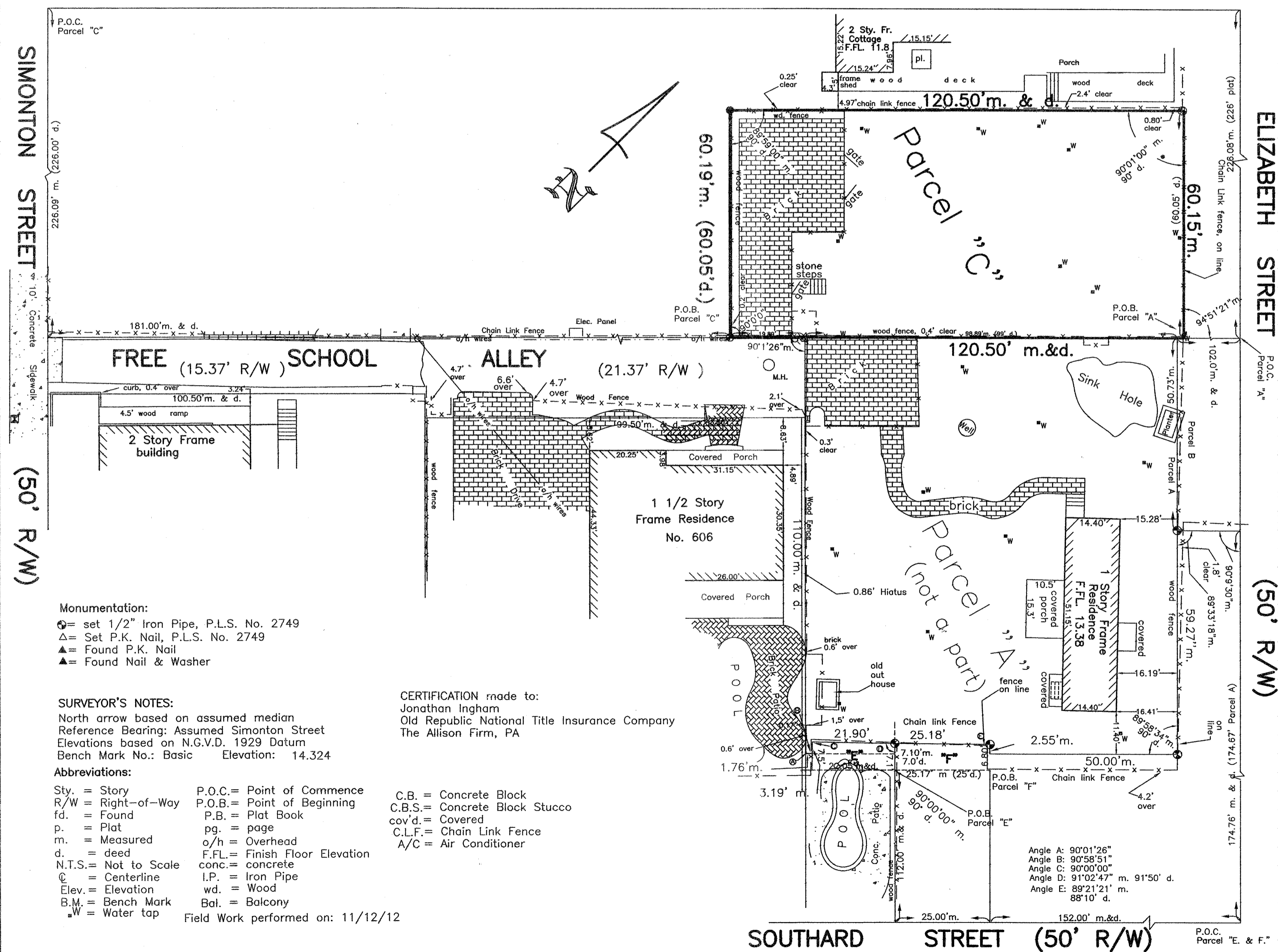
PARCEL C:
A part of lots 2 and 3, Square 49, on the Island of Key West, according to William A. Whitehead's Map of said Island delineated in February 1829, and being more particularly described as follows:

Commencing at the intersection of the Southeastly property line of Fleming Street with the Northeastly property line of Simonton Street, run thence Southeastly along the Northeastly property line of Simonton street for a distance of 226 feet to the point, said point being on the dividing line of between Lots 3 and 4 in said Square 49; thence run Northeastly along the said dividing line between Lots 3 and 4 for a distance of 181 feet to the Point of Beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeastly along the said point of beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeastly along the said dividing line between Lots 3 and 4 and Lots 1 and 2 for a distance of 120.50 feet to a point; thence Northwestly at right angles 60.05 feet to a point; thence Southwesterly at right angles 120.50 feet to a point; thence Southeastly at right angles 60.05 feet back to the Point of Beginning.

SITE DATA:

DISTRICT: (HHDR) HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT
FLOOD ZONE: ZONE X
LOT AREA: 60.05 x 120.50 = 7,236 SF.
MAX ALLOWED LOT COVERAGE 50%: 3,618 SF.
PROPOSED LOT COVERAGE: 22.448% = 1,627 SF. BUILT AREAS
MAX IMPERVIOUS AREAS : 60%
MAX PROPOSED IMPERVIOUS AREAS: 42.74% = 3,093 SF
REQUIRED FRONT SETBACK: 10'
PROPOSED FRONT SETBACK: 47.5'
REQUIRED SITE SETBACKS: 6'
PROPOSED SIDE SETBACKS: 6' AND 21'
REQUIRED REAR SETBACK: 20'
PROPOSED REAR SETBACK: 20'
MAX ALLOWED HEIGHT: 30'
PROPOSED MAX HEIGHT: 22'
REQUIRED LANDSCAPING: 40%
PROPOSED LANDSCAPING: 57%
REQUIRED PARKING: 1 SPACE
EXISTING/PROPOSED PARKING: 3 SPACES

FLEMING STREET (50' R/W)



CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & MAPPER No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

11/12/12 Divide Parcel A and C, new owners			
Jonathan Ingham 617 Freeschool Alley, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 12-355	
Scale: 1"=20'	Ref. 193-37	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 7/12/07	201-89	Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
9/23/10: Review and correct L.D. and Dimensions			
10/1/10: Updated, loc. trees		5/1/12: Parcel "F"	
11/24/10: Add grades			
1/1/10: New/old			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive Suite 201 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

REVISIONS	BY

NEW RESIDENCE AT:
617 SCHOOLHOUSE LANE
KEY WEST - FLORIDA

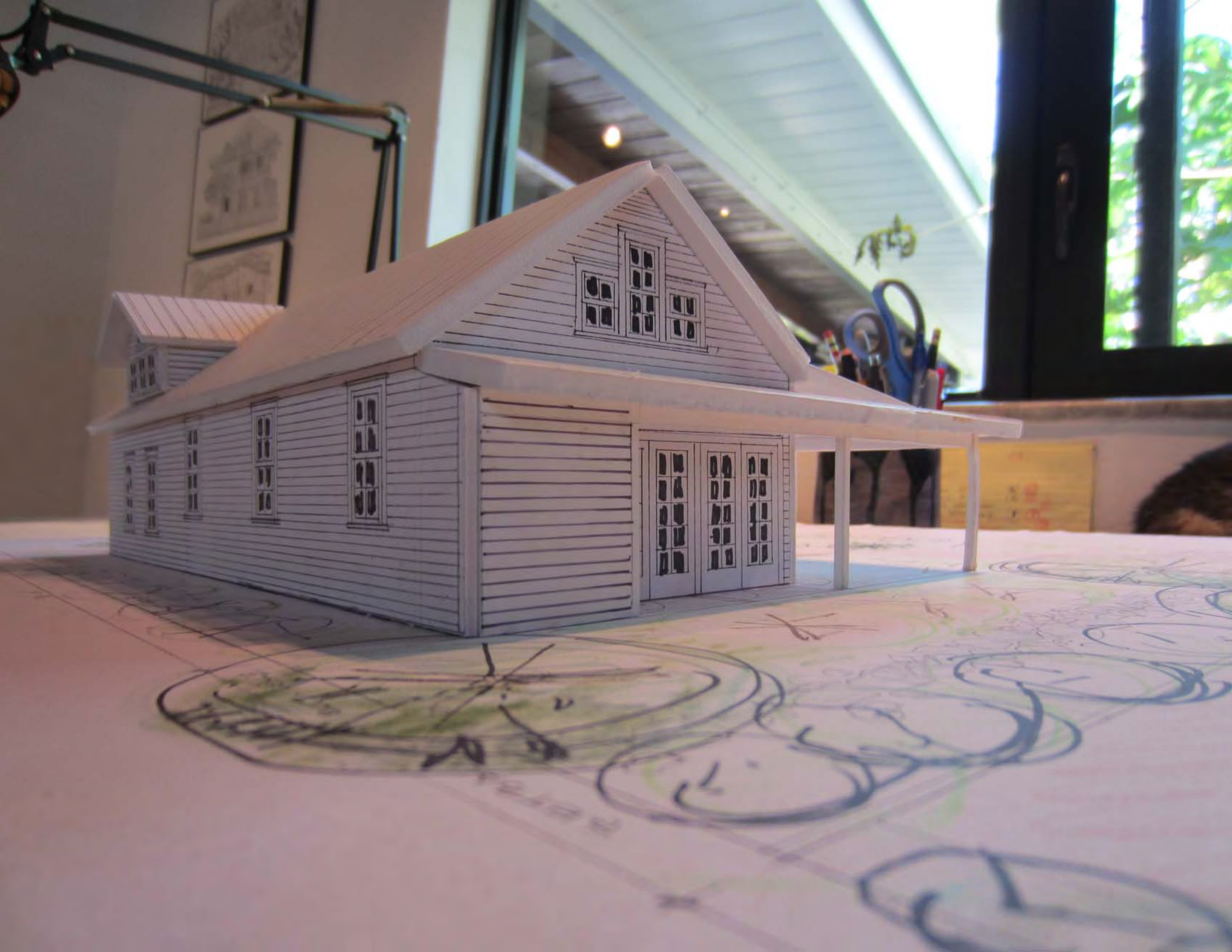
Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 2-12-13
 Scale
 Drawn GAO
 Job INGHAM
 Sheet 1
 Of 4 Sheets

Proposed Plans

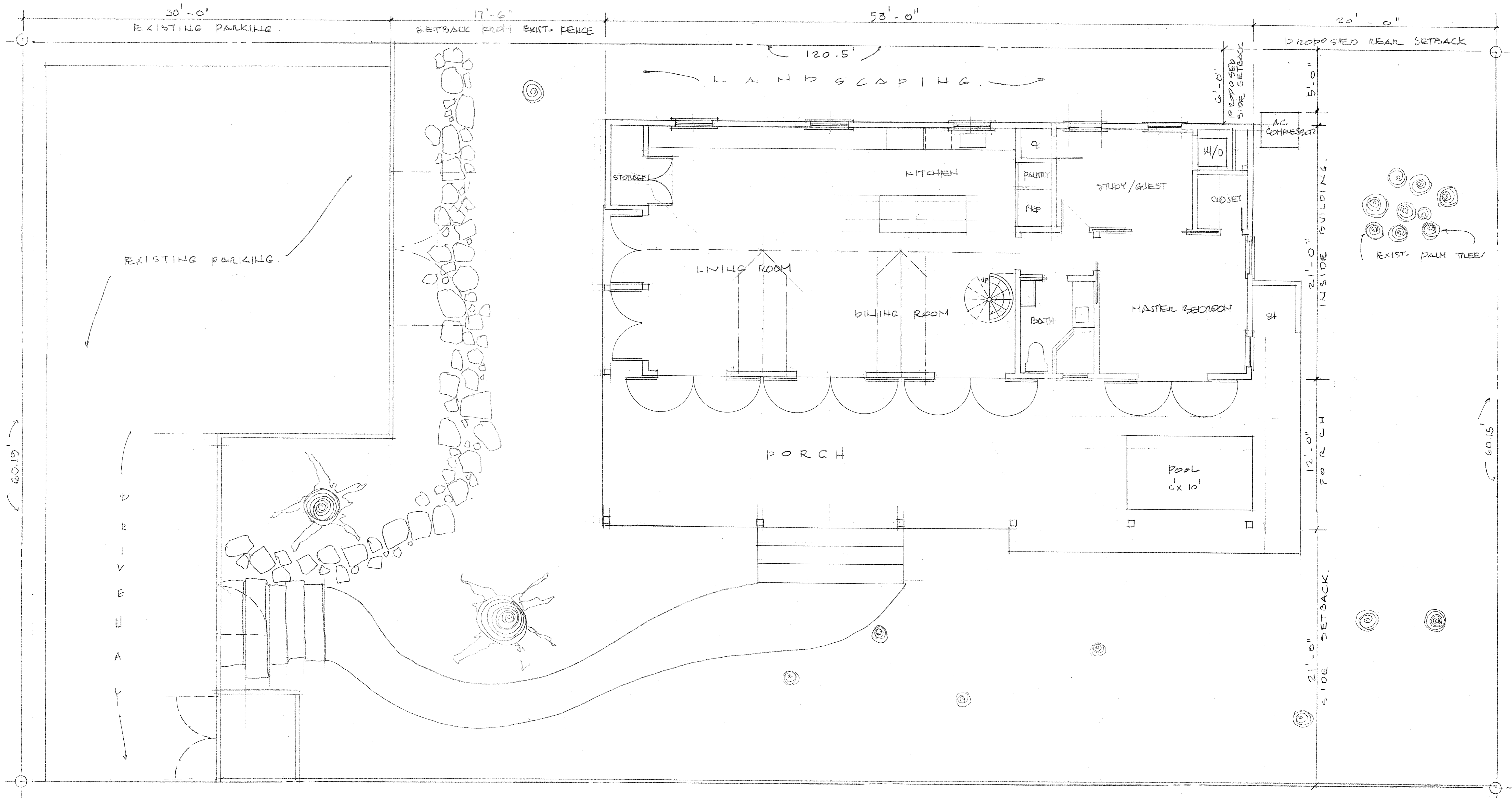












PROPOSED SITE / FIRST FLOOR PLAN - 1/4" = 1'-0"

REVISIONS	BY

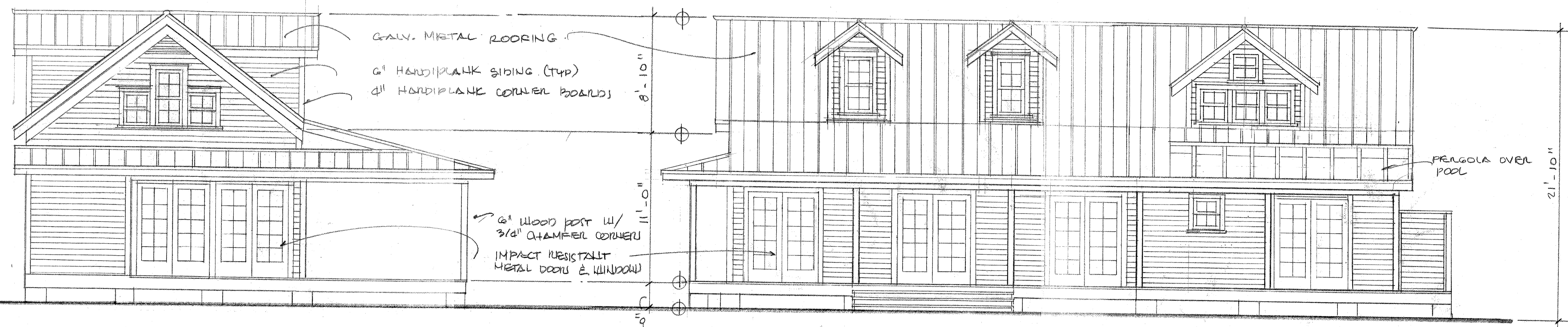
NEW RESIDENCE AT:
GIT FRESCHOOL ALLEY
 KEY WEST, FLORIDA

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 2-12-13
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job INGHAM
 Sheet 2
 Of 4 Sheets

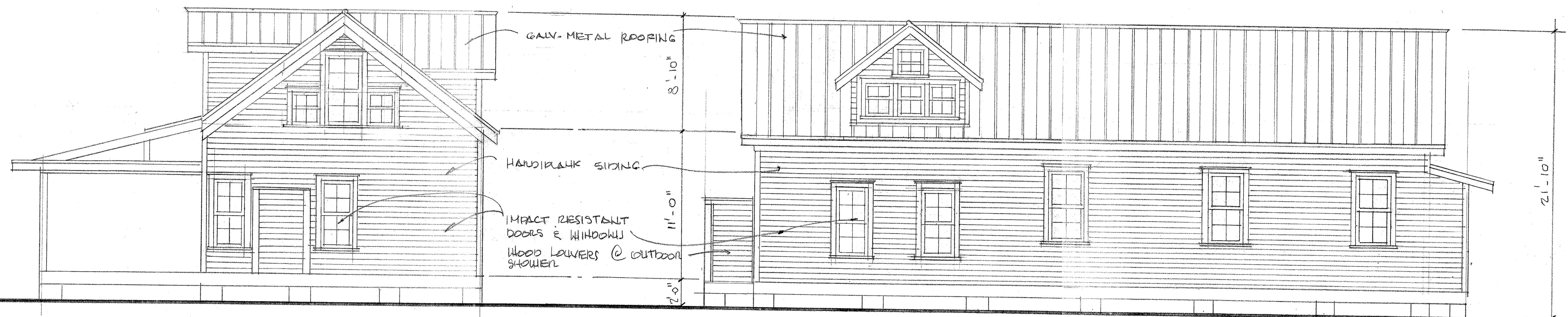
REVISIONS	BY

NEW RESIDENCE - ST:
 617 FREESCHOOL AVEY
 KEY WEST - FLORIDA



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

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



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

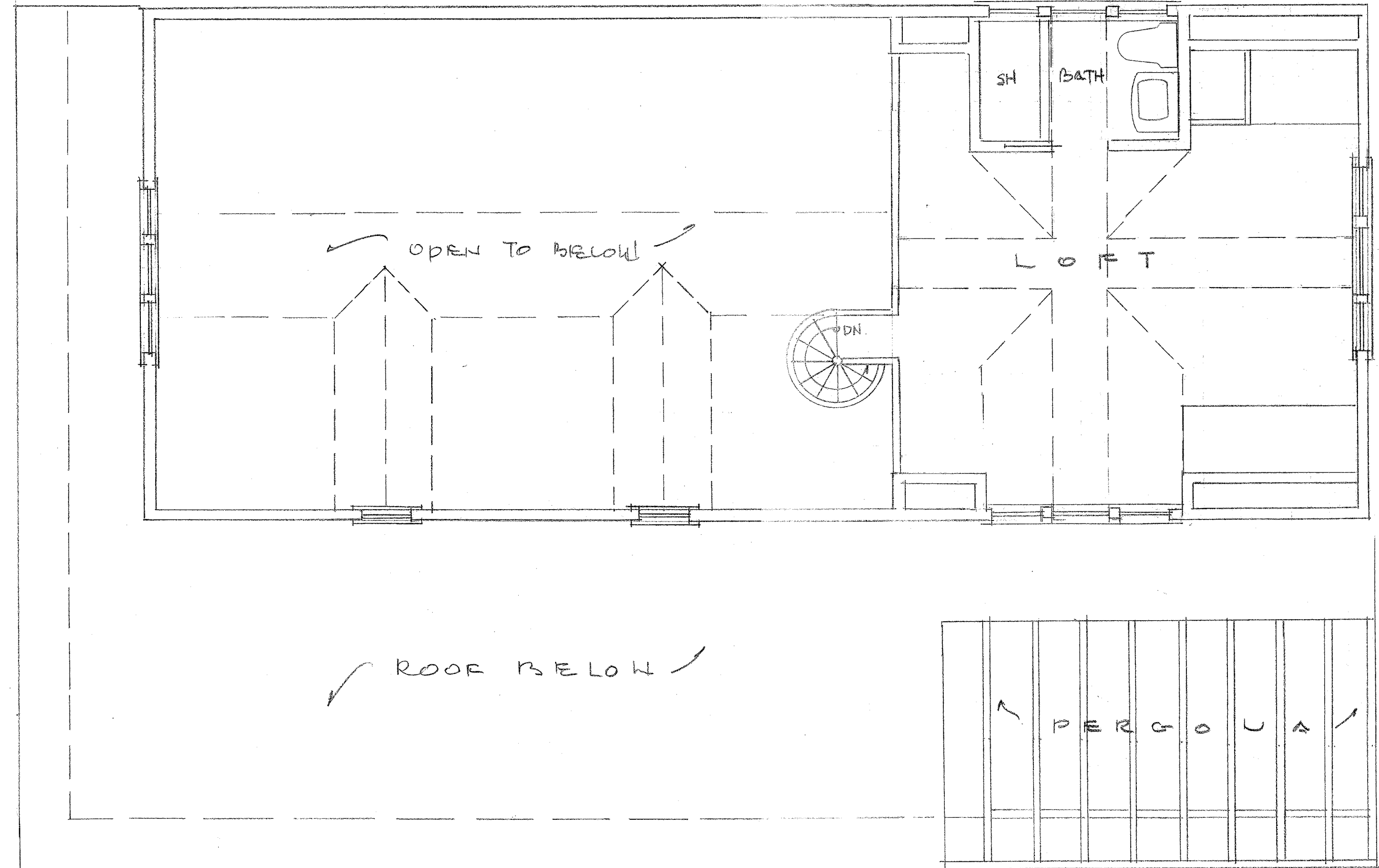
PROPOSED WEST ELEVATION
 1/4" = 1'-0"

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 2-12-13
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job INGHAM
 Sheet 3
 Of 4 Sheets

REVISIONS	BY

PROPOSED RESIDENCE AT:
 607 FREESCHOOL LANE
 KEY WEST - FLORIDA



PROPOSED LOFT FLOOR PLAN - 1/4" = 1'-0"

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 2-12-13
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job INGHAN
 Sheet 4
 Of 4 Sheets

Miscellaneous Information

A motion was made by Ms. Robin Robinson, seconded by Mr. Kent Ducote, that the Action Item be Passed to remove (2) Royal Palms and replace with 2 native palms to be planted on site. The motion carried by unanimous voice vote. No Public Input.

617 Freeschool Lane/T13-6264/Jonathan Ingham

Represented by: Larrie Busolff, Leaping Lizard
Remove: (1) Breadfruit

A motion was made by Mr. Kent Ducote, seconded by Mr. Jose Pichardo, that the Action Item be Passed to remove (1) Breadfruit Tree and replace with 8 caliper inches, FL#1, native canopy trees to be planted on site. The motion carried by unanimous voice vote. No Public input.

400 White Street/T13-6263/White Street Partners, LLC

Represented by: Ladd Roberts, RLA/Evan Bell, Ecoscapes
Peary Court Landscape Plan

A motion was made by Mr. Kent Ducote, seconded by Mr. Jose Pichardo, that the Preliminary Landscape Plan be Passed. Tree Commissioners requested on site meeting at Peary Court with the Deceloper prior to the final approval of the plan. The motion carried by unanimous voice vote.

Trees and the City Climate Action Plan

Represented by: Alison Higgins, Sustainability Coordinator, City of Key West

Approved

Forestry Program Manager Report

Assistant city Attorney Report

Comments from Commissioners

Adjournment

6:20PM

Noticing

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JONATHAN INGHAM, 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:
617 FREESCHOOL LANE, KEY WEST, FL. on the 20 day of FEB, 2013.

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 Feb 26, 2013.

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 H13-01-0231.

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

Signed Name of Affiant: Jonathan Ingham

Date: Feb 20, 2013

Address: 617 FREESCHOOL LA

City: KEY WEST

State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 20th day of February, 2013.

By (Print name of Affiant) Jonathan Ingham who is personally known to me or has produced FLDLIS25420414470 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Winter Hoang Codde



Notary Public - State of Florida (seal)

My Commission Expires: Sept 10, 2013



Public Meeting Notice

The Board of Planning and Zoning Commission will hold a public hearing on 5/20/21, Monday, 5/20/21 at 10:00 AM, 320 Grand Street, 3rd Floor, Phoenix, AZ 85004. The purpose of the hearing will be to receive a request for:

Minor Construction of two story single family residence on vacant lot.

617 Free School Alley
Phoenix, Guilermo Orozco

PH-01-0121

If you wish to see the application or have any questions, you may visit the Planning Department during office hours at 320 Grand Street, 3rd Floor, Phoenix, AZ 85004 or call our office at (602) 257-2200. For more information, visit www.phoenix.gov/planning.

THIS NOTICE SHOULD NOT BE REMOVED FROM THE DATE OF THE PUBLIC HEARING OR CONSTRUCTION.

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 -
Map portion under construction.

Alternate Key: 8697678 Parcel ID: 00009000-000100

Ownership Details

Mailing Address:

ANN ELIZABETH LLC
PO BOX 2039
KEY WEST, FL 33045-2039

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 617 FREE SCHOOL ALLEY KEY WEST

Legal Description: KW PT LTS 2 AND 3 SQR 49 OR781-879 (F/J ON CASE 81-97-CA-04) OR1192-1573/4AFF OR2530-1929/30 OR2536-1526/28C





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	52	121	7,236.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	1,332 SF	0	0	2012	2013	2	50
0	FN2:FENCES	720 SF	120	6	2012	2013	5	30

Appraiser Notes

VACANT LOT

2012-03-26 MLS \$2,495,000 1/1 FOR 43 YEARS NANCY FORRESTER HAS WORKED PASSIONATELY TO PRESERVE THE LAST UNDEVELOPED, WOODED PARCEL OF LAND IN OLD TOWN. ALMOST 18,000 SQ FT OF LARGE SPECIMEN PALMS, BAMBOO AND NATIVE TREES FILL THIS ENCHANTING TOPOGRAPHY. THE NEWLY RENOVATED ONE BEDROOM GUEST COTTAGE IS READY FOR YOU TO MOVE INTO WHILE YOU CONTEMPLATE BUILDING YOUR DREAM HOME NESTLED IN THE HEART OF EDEN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount Description	Notes
12-2443	07/16/2012	10/11/2012	9,324	INSTALL 1332sf OLD CHICAGO BRICK PARKING AREA SET ON SAND
12-1999	06/14/2012	10/12/2012	5,400	120lf SHADOW BOX FENCE
B933500	12/01/1993	11/01/1994	4,500	SMALL FISH POND/WATERFALL

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
2012	0	0	604,562	604,562	351,388	0	604,562
2011	0	1,400	318,044	319,444	319,444	0	319,444
2010	0	1,400	405,788	407,188	407,188	0	407,188
2009	0	1,400	631,225	632,625	632,625	0	632,625
2008	0	1,400	854,933	856,333	856,333	0	856,333
2007	0	1,400	1,266,300	1,267,700	1,267,700	0	1,267,700
2006	0	1,400	687,420	688,820	688,820	0	688,820
2005	0	1,575	549,936	551,511	551,511	0	551,511
2004	0	1,750	513,756	515,506	515,506	0	515,506
2003	0	1,925	274,968	276,893	276,893	0	276,893
2002	0	2,100	202,608	204,708	204,708	0	204,708
2001	0	2,275	202,608	204,883	204,883	0	204,883
2000	0	1,400	146,529	147,929	147,929	0	147,929
1999	0	1,500	131,876	133,376	133,376	0	133,376
1998	0	1,600	131,876	133,476	133,476	0	133,476
1997	0	1,700	118,851	120,551	120,551	0	120,551
1996	0	1,800	118,851	120,651	120,651	0	120,651
1995	0	1,900	118,851	120,751	120,751	0	120,751
1994	0	0	118,851	118,851	118,851	0	118,851
1993	0	0	118,851	118,851	118,851	0	118,851
1992	0	0	118,851	118,851	118,851	0	118,851
1991	0	0	118,851	118,851	118,851	0	118,851
1990	0	0	109,083	109,083	109,083	0	109,083
1989	0	0	107,455	107,455	107,455	0	107,455
1988	0	0	104,198	104,198	104,198	0	104,198
1987	0	0	66,933	66,933	66,933	0	66,933
1986	0	0	30,499	30,499	30,499	0	30,499

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
10/3/2011	2536 / 1526	100	<u>WD</u>	<u>11</u>
9/3/2010	2530 / 1929	375,000	<u>WD</u>	<u>37</u>

This page has been visited 304,961 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176