

Staff Report

3a Addition at rear- **#617 Mickens Lane - Michael Skoglund (H11-01-855)**

The building located on #617 Mickens Lane is listed as a contributing resource in the surveys. The house is a one story frame vernacular structure and was built circa 1920. The proposed plans include the construction of an L shape frame building that will be two stories attached to the back of the historic house and one story on the north side. The new two story addition will be taller than the main house and the proposed one story part of the addition will be wider than the historic structure. On August 9, 2011 the Commission motioned to postpone the review of the project and requested from the applicant as built drawings as well as photographs of surrounding buildings. The applicant submitted as built drawings of three elevations as well as photographs of surrounding properties.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

The structure is located in the HRO zoning district which has the following zoning restrictions;

Front yard- 5 feet
Side yard- 5 feet

Back yard- 10 feet
Maximum height- 30 feet

It is staff understanding that the proposed addition will alter the balance and symmetry of the historic and contributing house. The proposed addition is larger in footprint than the main house. The proportions and scale of the proposed addition are not in keeping with the existing one story house. Although the proposed addition will be attached on the back of the historic building it will be visible from the right of way. The majority of the surrounding properties on Mickens Lane are one story height. This lane still remains as a predominant one story residential neighborhood. One commercial building located right back to the residence is a two story structure. The one story addition, while lower in height, will be wider than the main house. The proposed addition will be an expansion of a non conforming structure and will require back yard setbacks variances. The proposed plans, as submitted, are inconsistent with many of the guidelines for addition, alterations and new construction; the scale and massing of the new proposed addition is greater than the existing one story historic house.

If approved this proposed addition will require variances, including rear yard setback, expansion of a non conforming structure and possible variance for exceeding the 66% of the total value of the existing house.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H11-01-855

OWNER NAME: RIVERA/ORSITTI

DATE: 6-29-11

OWNERS ADDRESS: 617 MICKELS LN

PHONE #: _____

APPLICANT'S NAME: MICHAEL SKOGLUND

PHONE #: 296-2632

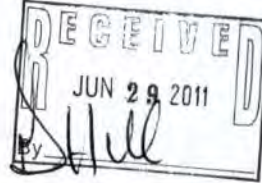
APPLICANT'S ADDRESS: 522 ELIZABETH ST.

ADDRESS OF CONSTRUCTION: 617 MICKELS LN.

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
HEIA ADDITION AT REAR



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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.

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 or 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: \$ _____

Date: 6-29-11

Applicant Signature: MSK

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

1/21/11 [Signature]

Denied

Deferred

1/21/11 [Signature]

Reason for Deferral or Denial:

7/12/11 - postponed for further review to address
concerns of the commission. [Signature]

~~02/02/2011 Second reading demolition approved [Signature]~~

08/09/2011 Postponed at request of applicant for surrounding site photos
& existing drawings [Signature]

HARC Comments:

Home is listed as a contributing resource. Built circa 1220
Ordinance for Demolition

Guidelines for additions/alterations (pages 31-35)

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: X 7/12/11

Signature: _____

[Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

August 26, 2011

Arch. Michael Skoglund
#522 Elizabeth Street
Key West, Florida 33040

RE: DEMOLITION OF BACK SHED AND NEW ADDITION AT REAR
FOR: #617 MICKENS LANE - HARC APPLICATION # H11-01-855
KEY WEST HISTORIC DISTRICT

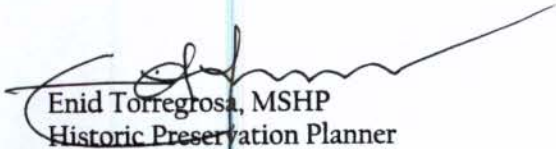
Dear Architect Skoglund:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review for the above mentioned project on the public hearing held on Tuesday, August 23, 2011 as requested by the owner.

I will be including this item on the next Agenda for the meeting of September 13, 2011. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

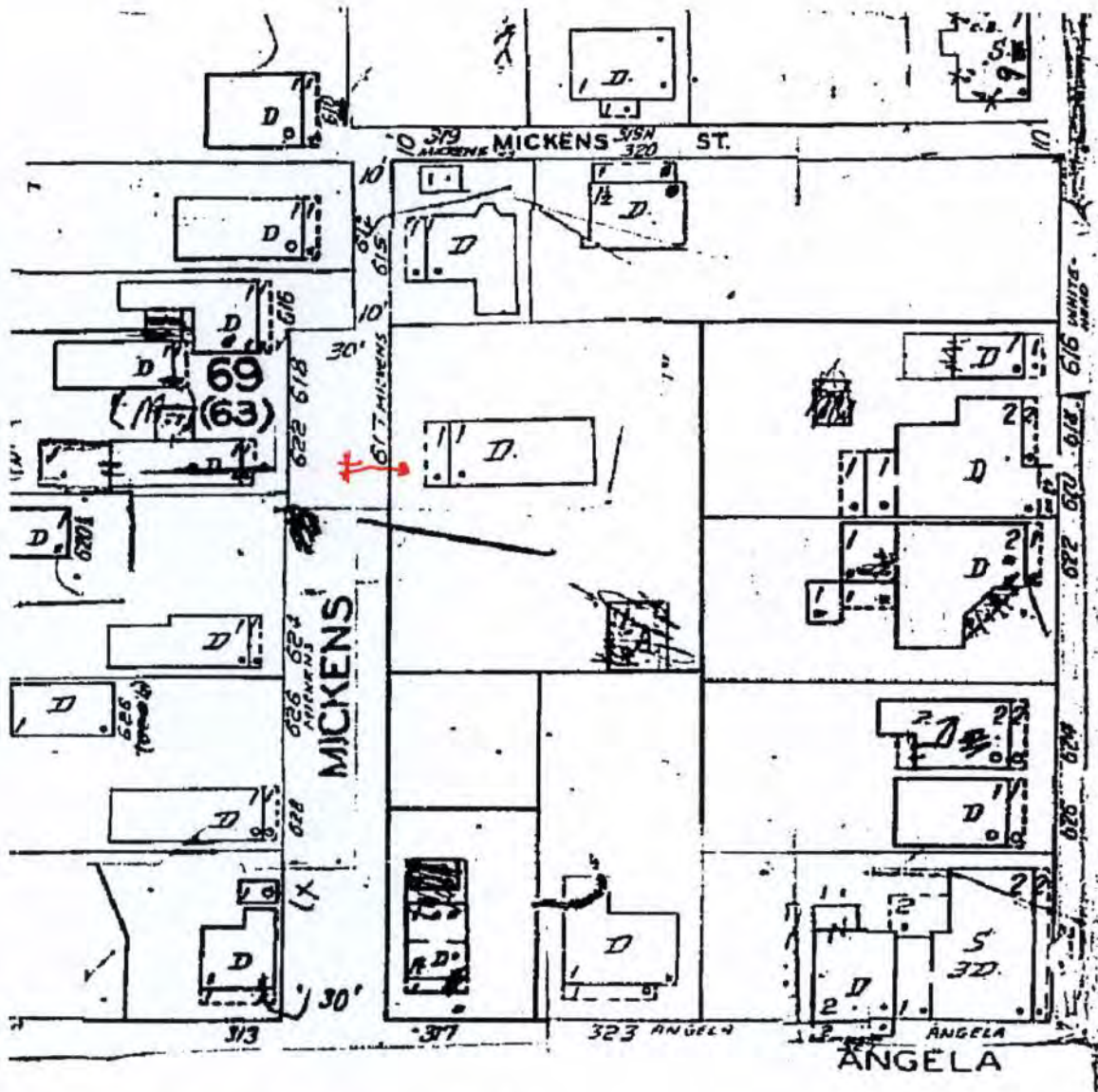
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#617 Mickens Lane Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 617 Mickens Lane; built 1920's; Monroe County Library





FRONT



REAR OF EXISTING
BUILDING



NEIGHBOR ACROSS THE STREET



NEIGHBOR AT REAR

Additional Photos

SOUTHARD ST.

2 STORIES PARKING LOT		321	608 HORAN 2 STORIES
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MICKENS LN

612	616 2 STORIES	620 2 STORIES	622	624	628	VACANT LOT
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MICKENS LN.

615	320	614 2 STORIES	616	618 2 STORIES	PARKING LOT	629 2 STORIES	626 ANGELA COURT 2 STORIES
	617					619	VACANT LOT
							VACANT LOT

WHITEHEAD ST.

ANGELA ST.

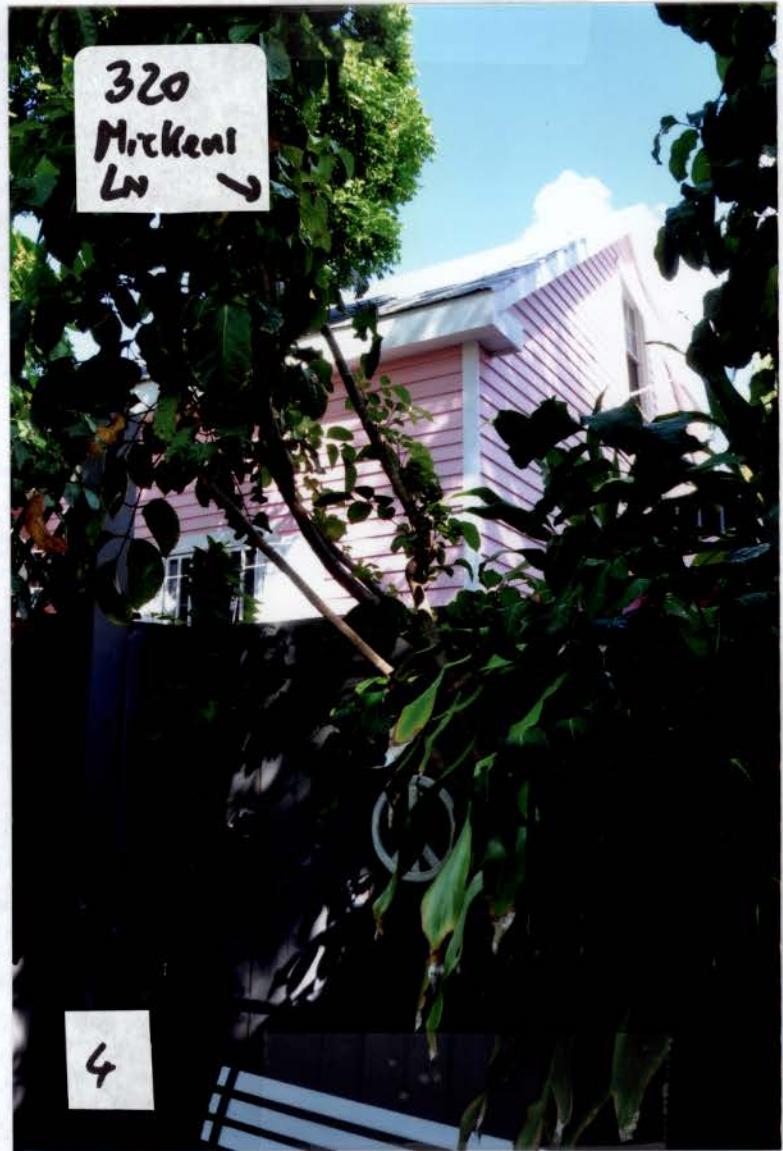
THOMAS ST.



620
Mickens
Ln →



320
Mickens
Ln →

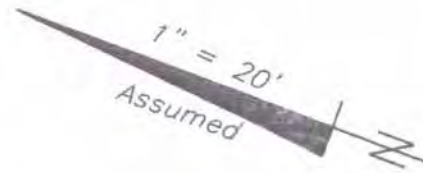






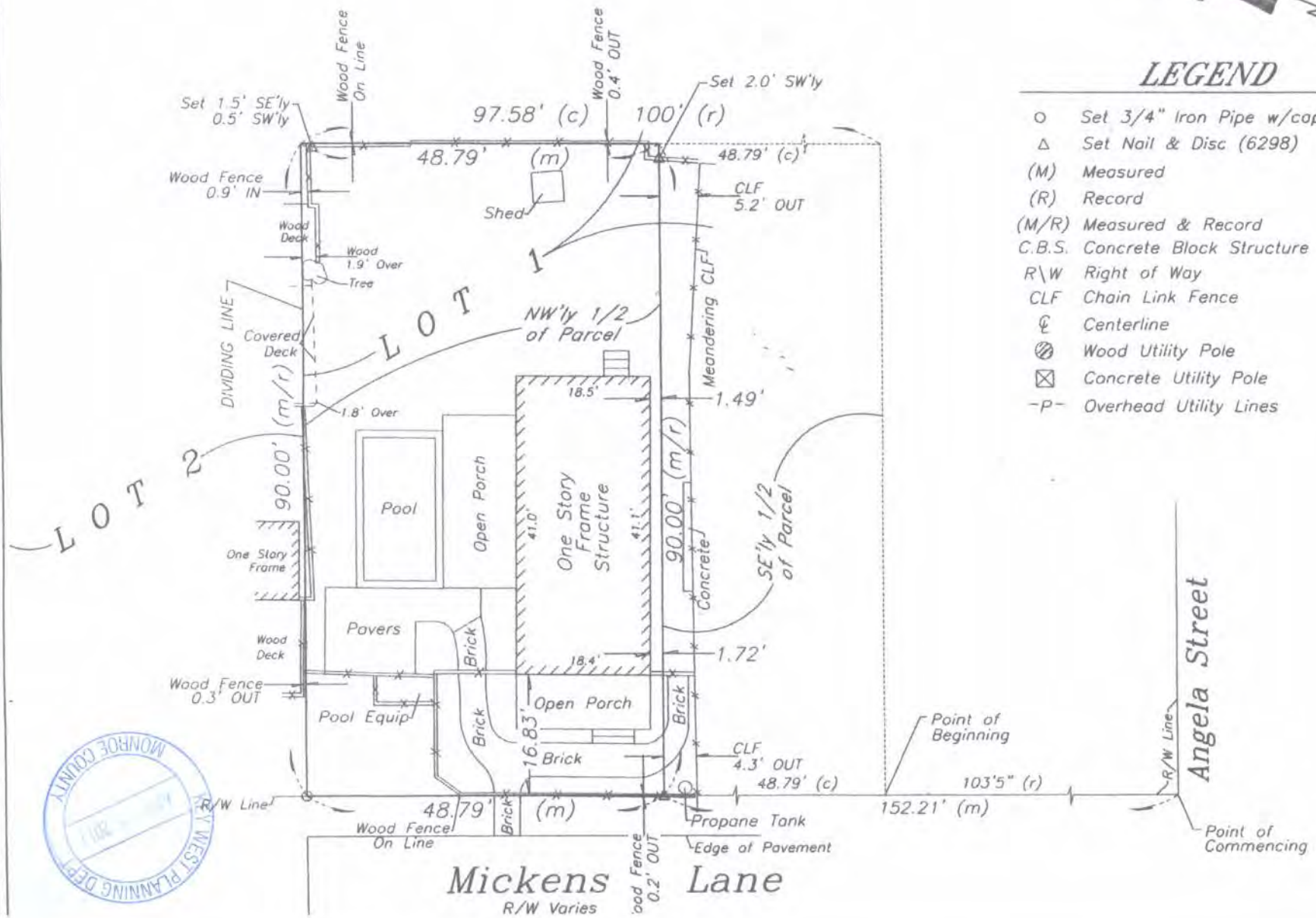
Survey

Boundary Survey Map of part of Lot 1, Square 63 Island of Key West

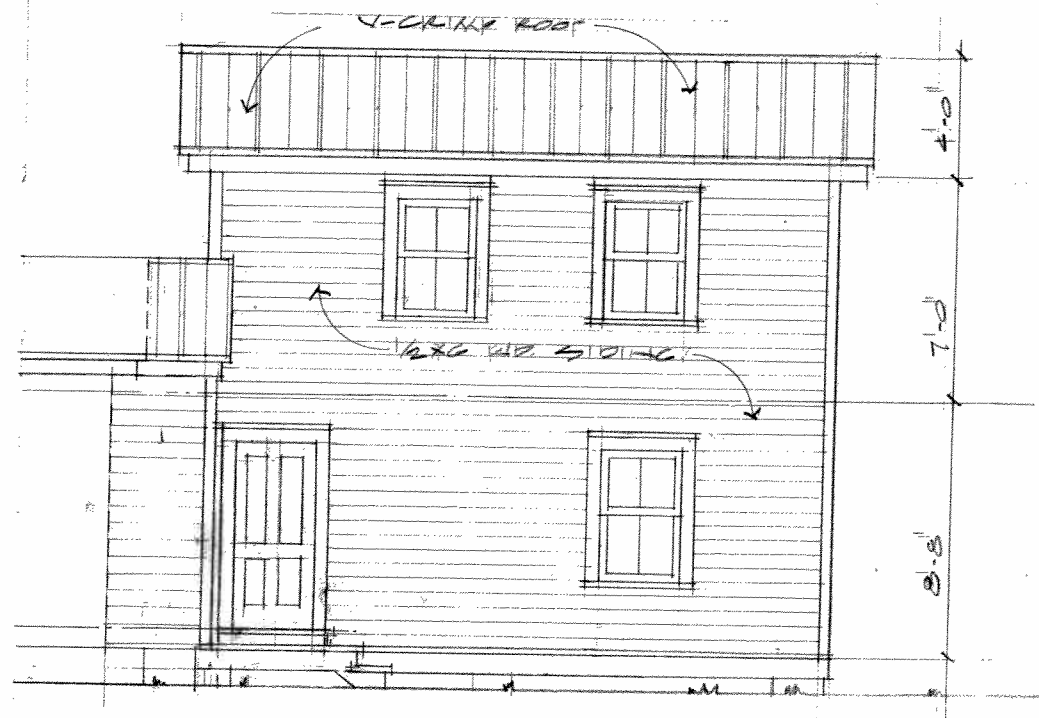


LEGEND

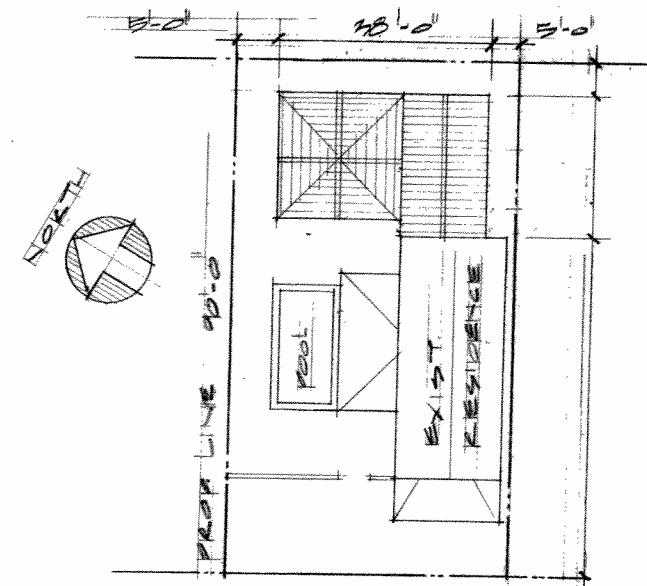
- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



Site Plans



RIGHT SIDE ELEVATION
4'-0"

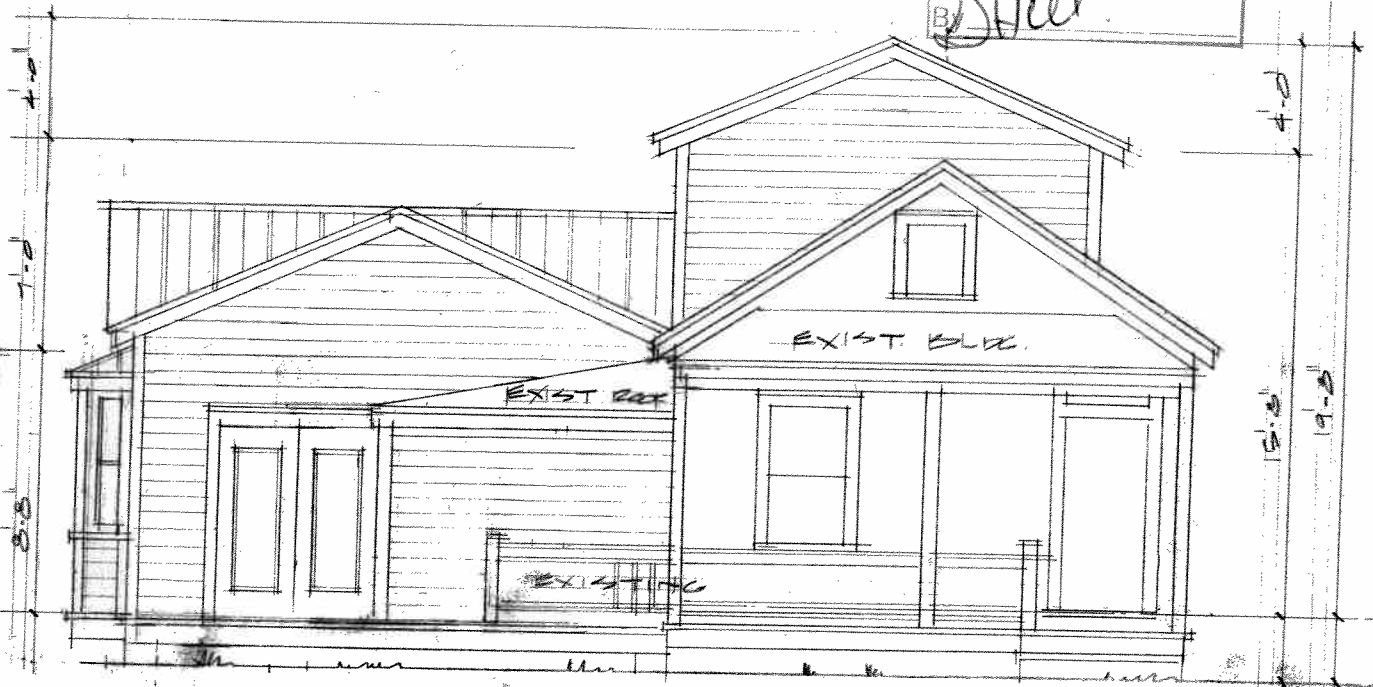


WALKWAY
SITE PLAN
40'-0"

RECEIVED
JUN 29 2011
B. Hill



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



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

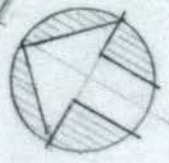


LEFT SIDE ELEVATION
1/4" = 1'-0"

Additional Drawings

PROPOSED
ADDITION

NORTH



DECK LINE 40'-0"

SETBACK LINE

KICKERS LN

SITE PLAN

15'-0"

5'-0"

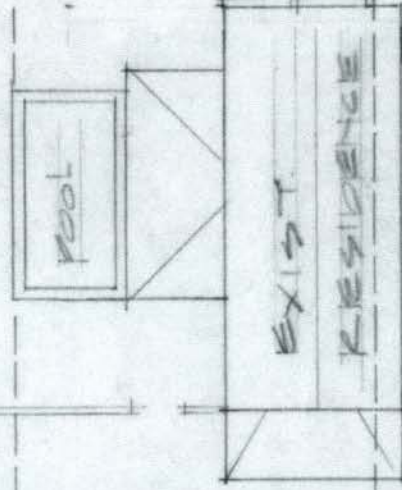
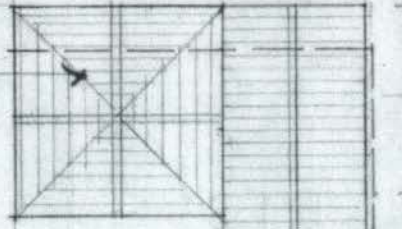
28'-0"

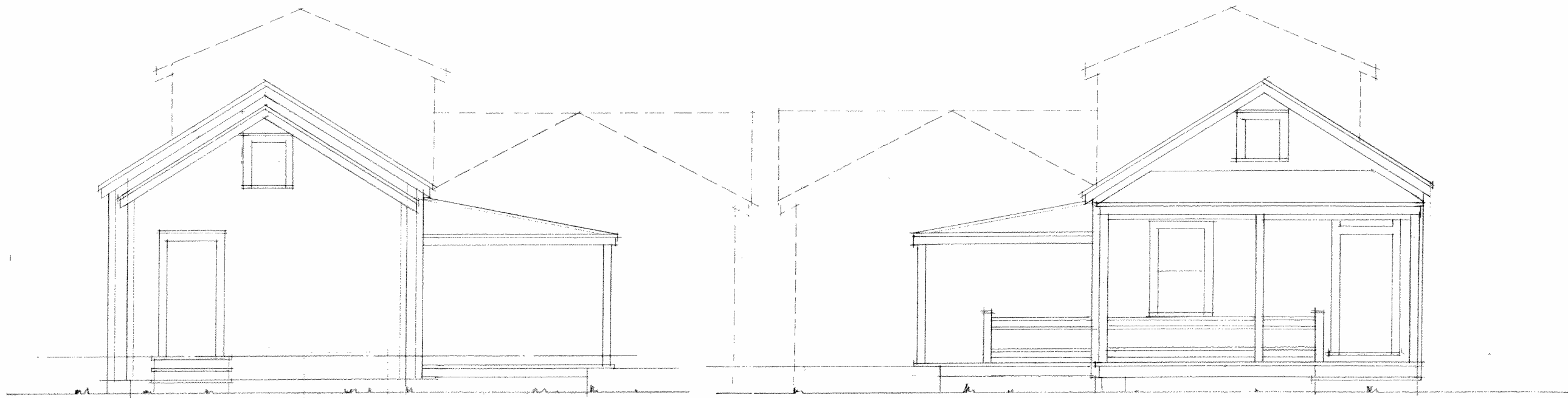
5'-0"

6'-0"

25'-0" (E)

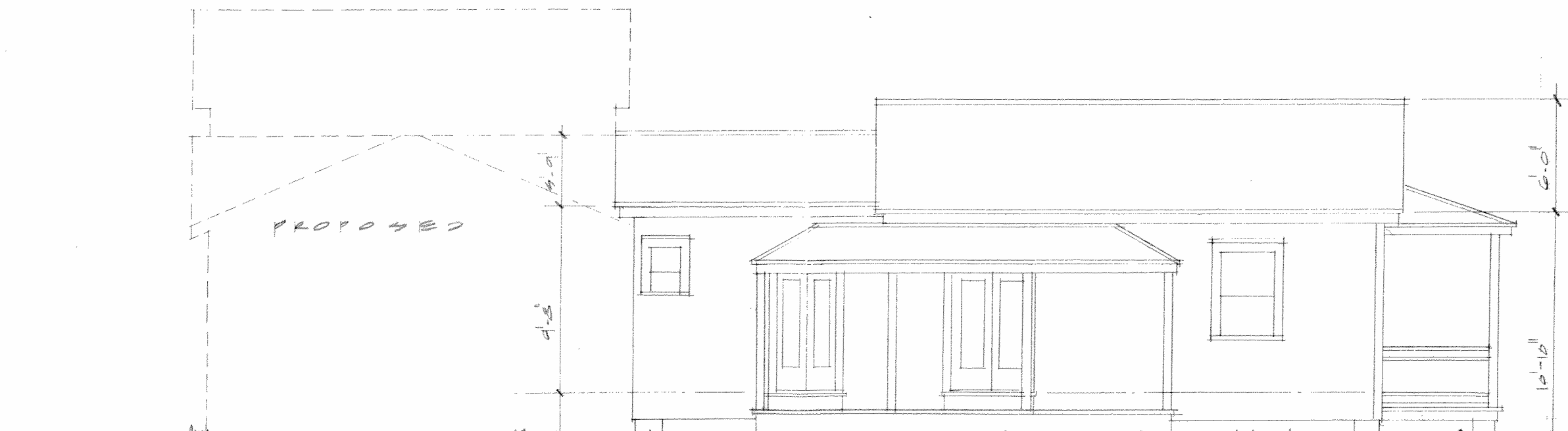
50'-0"





REAR ELEVATION (EXIST)
1/4"=1'-0"

FRONT ELEVATION (EXIST)
1/4"=1'-0"



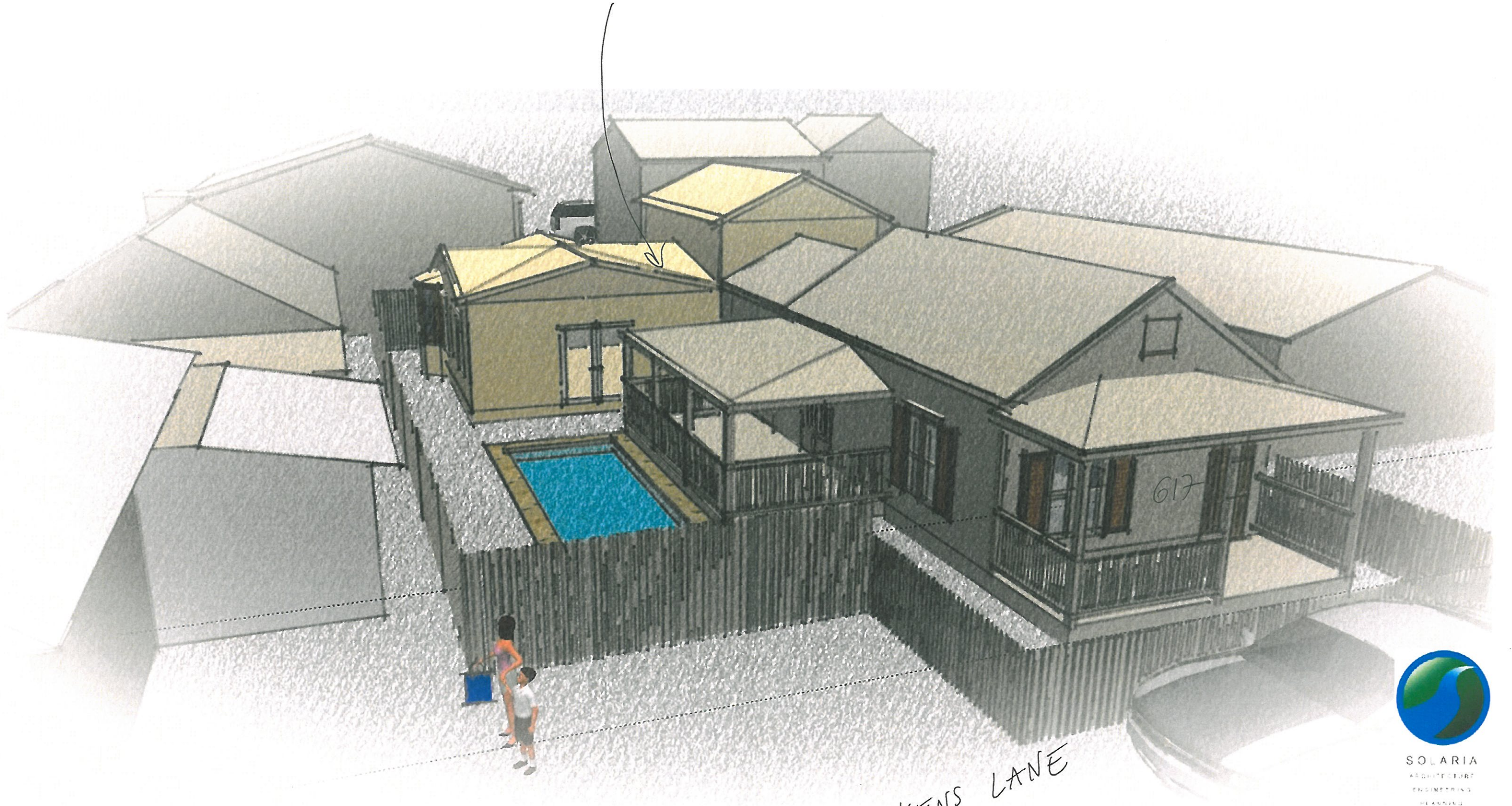
LEFT SIDE EXISTING (RIGHT SIDE SIMILAR)

617 Michens Lane



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

617 Mickens Lane



MICKENS LANE



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1013188 Parcel ID: 00012810-000000

Ownership Details

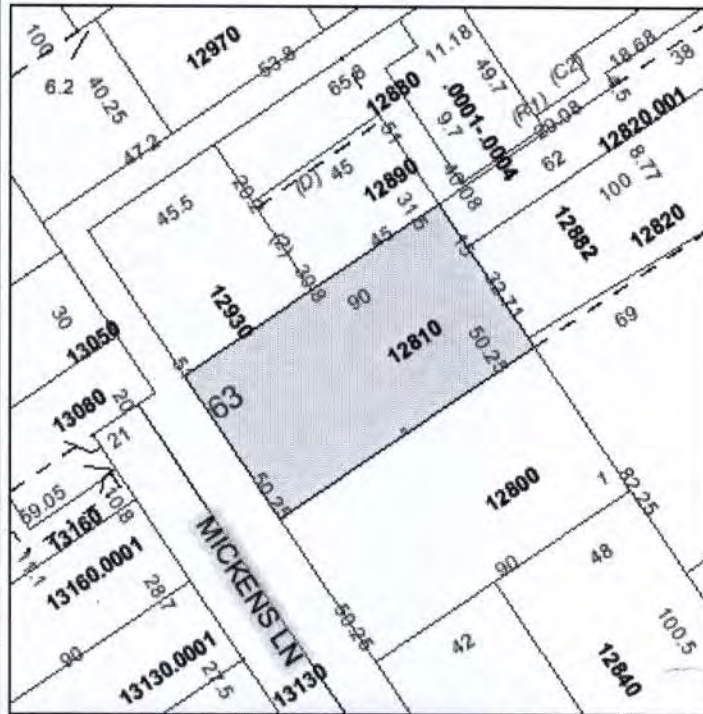
Mailing Address:
URSITTI DOMINIC A
617 MICKENS LN
KEY WEST, FL 33040

All Owners:
RIVIERE SAMANTHA L R/S, URSITTI DOMINIC A

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 617 MICKENS LN KEY WEST
Legal Description: KW PT LOT 1 SQR 63 OR84-78/79 OR1207-2202/2203R/S OR1589-1265D/C OR1700-1872/75R/S OR1700-1876/79R/S(LG)

Parcel Map



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
38 - HOMESTEAD R/S	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	50	90	4,523.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 738
Year Built: 1933

Building 1 Details

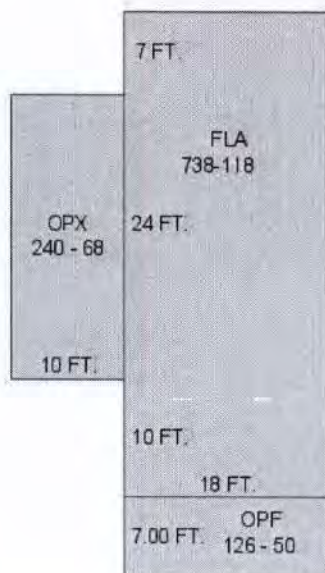
Building Type R1	Condition G	Quality Grade 500
Effective Age 15	Perimeter 118	Depreciation % 17
Year Built 1933	Special Arch 0	Grnd Floor Area 738
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2007				240
1	FLA	12:ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	738
2	OPF		1	2004				126

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	192 SF	48	4	2002	2003	2	30
3	FN2:FENCES	270 SF	45	6	2005	2006	2	30
4	PT2:BRICK PATIO	144 SF	48	3	2004	2005	4	50
5	FN2:FENCES	270 SF	45	6	2005	2006	2	30
6	PO4:RES POOL	200 SF	20	10	2006	2007	5	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
5 05-2001	05/27/2005	11/23/2005	2,000	Residential	WOOD FENCE 45 x 6' LEFT SIDE
3 04-0947	03/31/2004	10/13/2004	900	Residential	150 SF BRICK PAVERS
4 04-1916	07/13/2004	10/13/2004	7,000	Residential	R&R 3 WINDOWS, 1 DOOR, ROTTED SIDING AS NEEDED
1 01-3971	12/17/2001	09/11/2002	1,700	Residential	INSTALL PICKET FENCE
2 03-1537	11/24/2003	10/13/2004	16,250	Residential	NEW FRONT PORCH
6 06-2363	04/17/2006	10/04/2006	27,000	Residential	BUILD POOL 10'x20'
7 06-3911	06/30/2006	10/04/2006	2,000	Residential	UPGRADE SVC TO 200AMPS
8 06-5228	09/14/2006	10/04/2006	2,500	Residential	INSTALL WINDOW 18"X25" IN ROOF PEAK OVER PORCH CEILING
9 07-4817	10/23/2007	03/06/2008	3,000	Residential	BUILDING COVERED PORCH ON SIDE OF EXISTING BUILD. 10X20
10 07-4818	10/26/2007	03/06/2008	2,000	Residential	INSTALL NEW ROOF SYSTEM ON NEW PORCH & REPLACE V-CRIMP ON EXISTING BUILDING

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

2010	91,824	22,557	173,035	287,416	251,581	25,000	226,581
2009	103,308	23,071	230,714	357,093	244,967	25,000	219,967
2008	91,732	23,582	357,829	473,143	244,722	25,000	219,722
2007	119,727	18,936	429,685	568,348	233,884	25,000	208,884
2006	298,652	3,777	326,787	629,216	213,545	25,000	188,545
2005	210,763	3,017	316,610	530,390	206,408	25,000	181,408
2004	114,439	1,416	307,564	423,419	196,298	25,000	171,298
2003	82,650	1,436	108,552	192,638	192,638	25,000	167,638
2002	77,619	764	79,153	157,536	157,536	0	157,536
2001	62,468	764	72,368	135,600	135,600	0	135,600
2000	62,468	1,201	58,799	122,468	122,468	0	122,468
1999	52,857	1,016	58,799	112,673	112,673	0	112,673
1998	43,247	832	58,799	102,877	102,877	0	102,877
1997	43,247	832	49,753	93,831	93,831	0	93,831
1996	26,429	508	49,753	76,690	76,690	0	76,690
1995	29,552	44	49,753	79,349	79,349	0	79,349
1994	26,429	40	49,753	76,221	76,221	0	76,221
1993	26,429	0	49,753	76,182	76,182	0	76,182
1992	26,429	0	49,753	76,182	76,182	25,000	51,182
1991	26,429	0	49,753	76,182	76,182	25,000	51,182
1990	16,390	0	39,576	55,966	55,966	25,000	30,966
1989	14,900	0	38,446	53,346	53,346	25,000	28,346
1988	12,192	0	31,661	43,853	43,853	25,000	18,853
1987	12,045	0	17,640	29,685	29,685	25,000	4,685
1986	12,112	0	16,283	28,395	28,395	25,000	3,395
1985	11,759	0	11,700	23,459	23,459	23,459	0
1984	10,957	0	11,700	22,657	22,657	22,657	0
1983	10,957	0	11,700	22,657	22,657	22,657	0
1982	11,187	0	9,945	21,132	21,132	21,132	0

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
5/19/2001	1700 / 1872	208,000	WD	Q

This page has been visited 12,571 times.

Monroe County Property Appraiser
Karl Borglum
P.O. Box 1176
Key West, FL 33041-1176

