



Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 24, 2022

Applicant: A2O Architecture

Application Number: H2022-0020

Address: 218 Simonton Street

Description of Work:

Construction of a new two-story residence on vacant lot #3. New accessory structure, swimming pool and site improvements.

Site Facts:

The site under review has been vacant since 1959, after a fire consumed a historic two-story multi-use building. On the south side of the lot there is a one -story frame structure and a commercial parking lot abuts the lot on its north side. The city recognizes one residential unit with transient rental capacity for the site. In 2020 the Planning Board approved plans for a minor development plan that requested the installation of an RV parking pad.

Guidelines Cited on Review:

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, and related equipment (page 39a), first paragraph.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.
- Fences and walls (pages 41-42) specific guideline 6.

- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 2, 5, and 6.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a two-story frame structure on a vacant lot. The plans also include a one-story accessory structure and a pool, both at the rear of the lot. A bricked driveway is proposed at the front of the house. The main structure will be of residential use.

The principal building will have a two-story front porch and will be rectangular in footprint. A small one-story bump out is proposed on the south elevation, which will serve as a transitional element to the one-story neighboring house. The house will have a front gable roof that steps up as a hipped roof. Towards the back portion of the house a similar roof covers the building, while breaking the mass and scale of the structure. The building will sit over concrete footers that will raise approximately two feet from grade and the maximum height from grade will be 31'-3 1/2" to the ridge. The new structure will have cementous horizontal siding, aluminum impact windows, composite shutters, metal 5 v-crimp as roof finish, half glazed wood impact doors on the front façade and aluminum impact doors in the rest of the building. The front and rear porches architectural elements will be all wood. Paint colors are annotated on the plans.

A one-story accessory structure is proposed on the southwest side of the lot. The structure is rectangular in footprint and will have a hip roof. The structure will be supported with concrete piers and will have a maximum height of approximately 14'-6" from grade and the finishes will be cementous horizontal siding, aluminum sliders, aluminum window, and 5 v-crimp for roofing system. A pool is proposed towards the north of the accessory structure. A deck is proposed with azek decking boards. Six-foot gates are proposed on both sides of the principal building. A driveway approximately 19' wide is proposed with a brick parking area in the front of the house. There is an existing curb cut.

Consistency with Cited Guidelines:

It is staff's opinion that the new buildings conform with cited guidelines as well as the pool. Staff has concerns about the width of the proposed driveway, location, and dimensions of the paved parking area as it will be in front of the house. Staff finds that the site has enough space for a one car driveway and parking space on the northeast corner of the lot. Staff finds the proposed paint scheme to meet current guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0020	REVISION #	INITIAL & DATE TK
FLOOD ZONE AE: ELG	ZONING DISTRICT HNC-1	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:

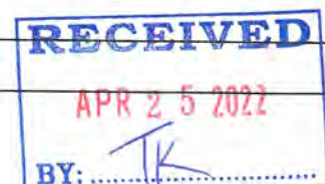
218 SIMONTON ST / PARCEL: 00001111 - 000 300	
MARY'S BACKYARD, LLC.	PHONE NUMBER 305. 395. 2360
500 FLEMING ST.	EMAIL JOHN@JOHNSPOTTENWOOD.COM
KEY WEST, FL 33040	
A20 ARCHITECTURE, LLC.	PHONE NUMBER 305. 741. 7076
3706 N. ROOSEVELT BLVD. #202	EMAIL A20ARCHITECTURE@GMAIL.COM
KEY WEST, FL 33040	
	DATE 04.25.2022

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 NEW 2-STORY RESIDENCE ON VACANT LOT.
RESIDENCE SHALL BE CLAD W/ 5-V CRIMP METAL ROOFING,
IMPACT RATED DOORS & WINDOWS, CEMENTITIOUS SIDING & TRIM,
AND ELEVATED ABOVE DESIGN FLOOD ELEVATION.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
NOT APPLICABLE



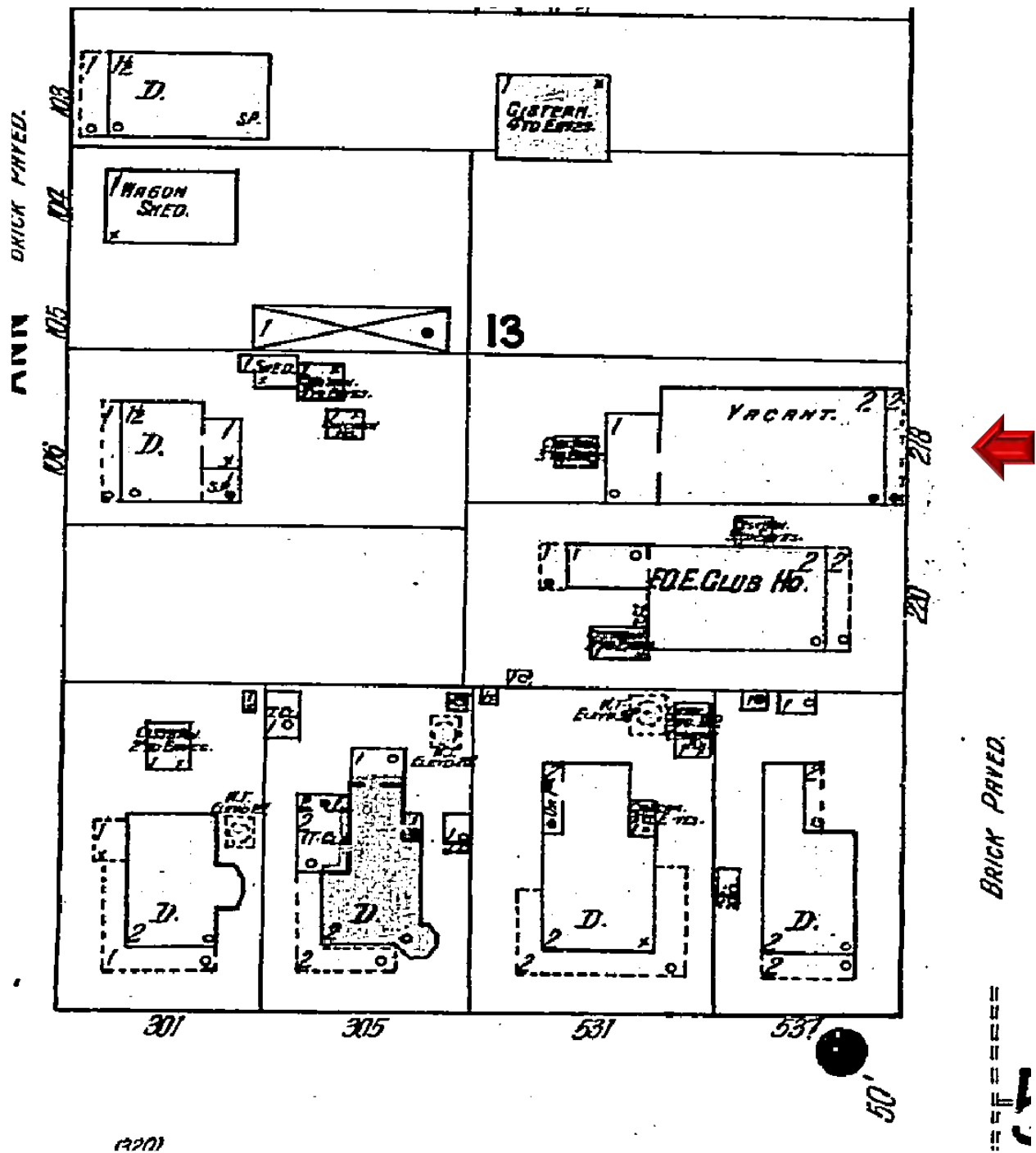
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): POOL HOUSE [166.58 SF]	
PAVERS: 570 SF [BRICK]	FENCES: SIDE [PARKING LOT]:
	WOOD SLAT - REAR
	WOOD PICKET - FRONT
DECKS: PORCH [1 & 2]: 135.00 SF [TEAK AZEK]	PAINTING: BODY: B.M. - WHITEWATER [OC-70]
POOL DECK: 290.40 SF [AZEK]	TRIM: B.M. - SAME AS ABOVE
	SHUTTERS: B.M. - PURITAN GRAY [HC-164]
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	194.86 SF : HEATED
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

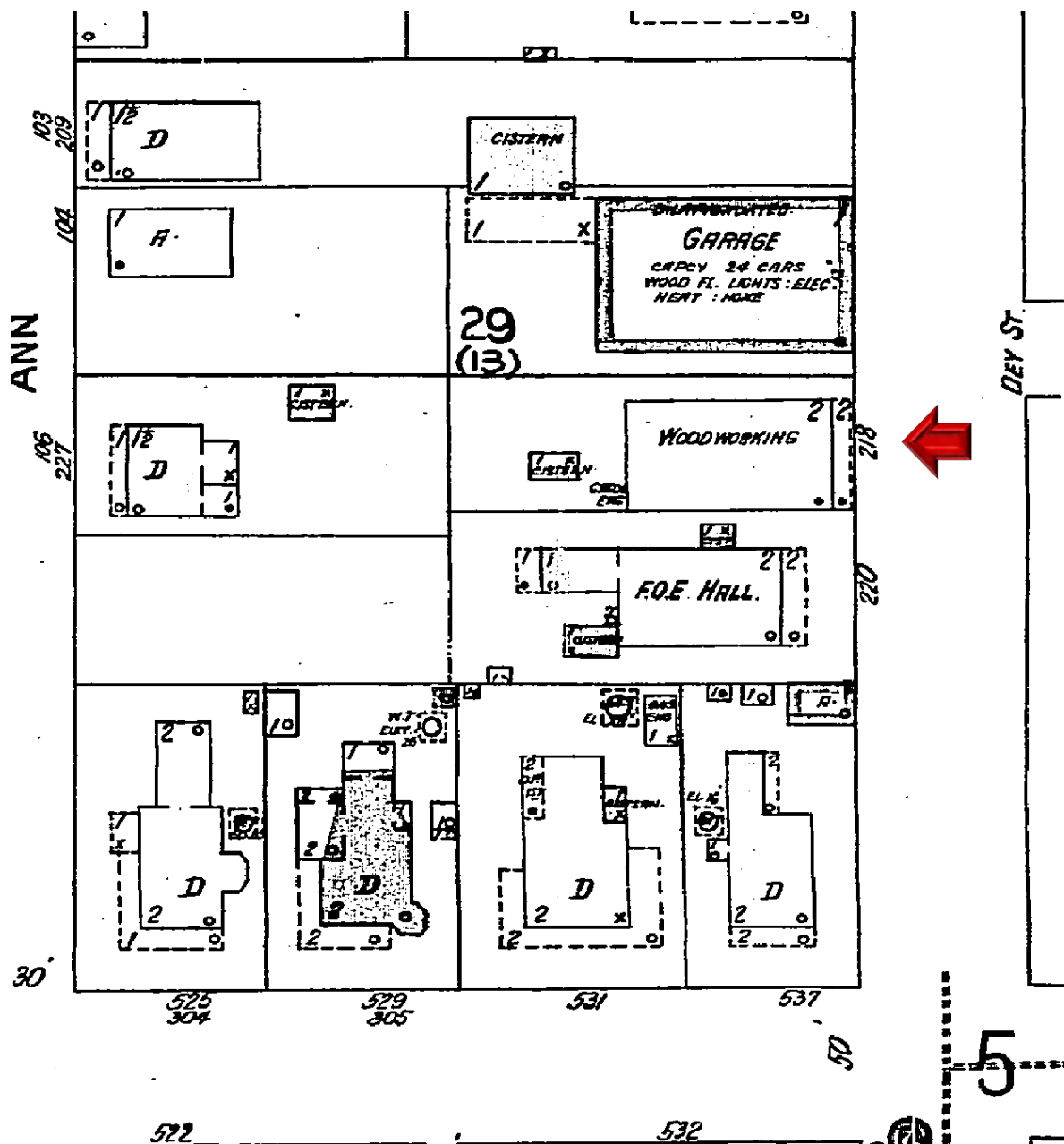
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED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



1912 Sanborn map

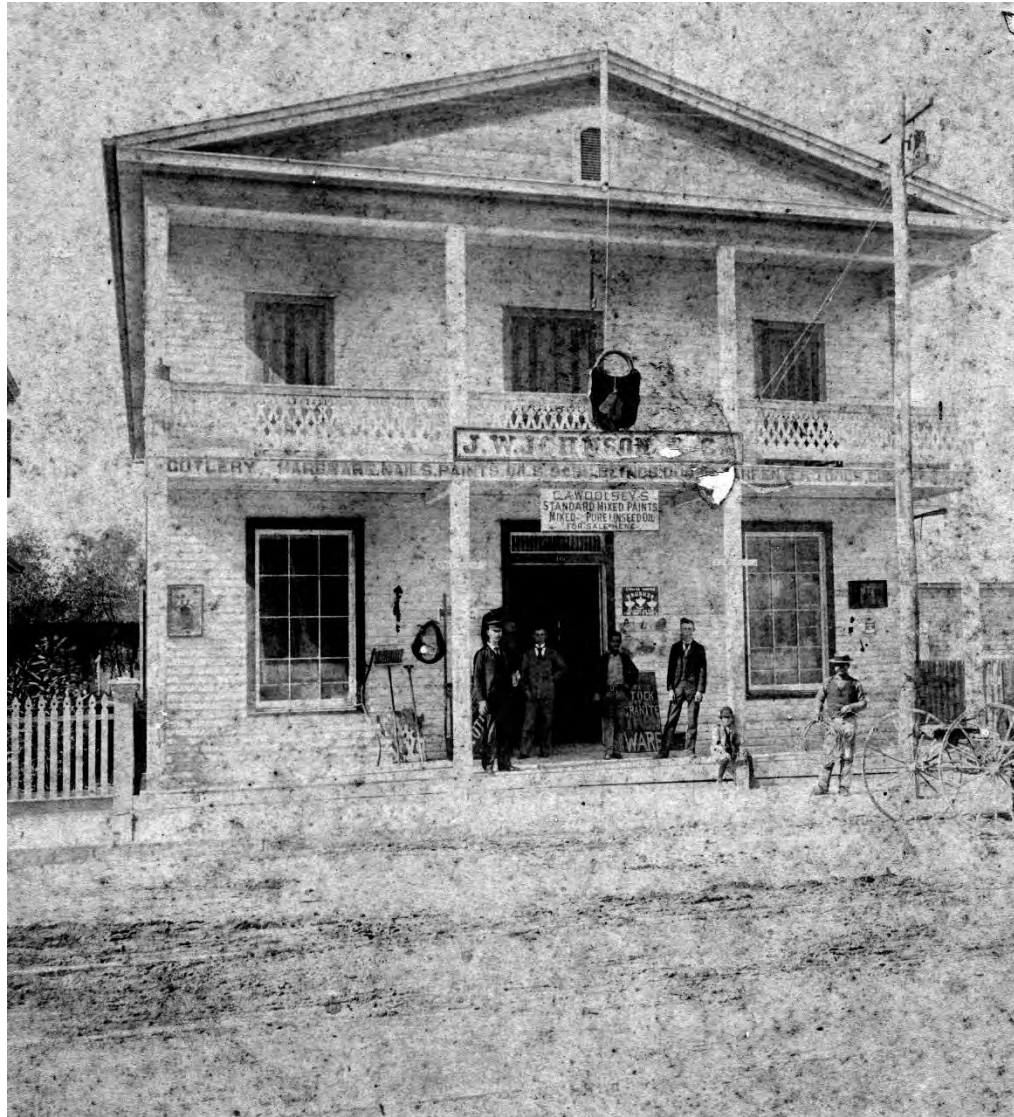


1926 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



218 Simonton Street circa 1890. Monroe County Library.



218 Simonton Street on October 29, 1957, after fire destroyed the two-story building that housed the Poinciana Laundry. Monroe County Library.



201 Simonton St.



219 Simonton St.



221 Simonton St.



601 Caroline St.



537 Caroline St.



220 Simonton St.



218 Simonton St.



218 Simonton St.



218 Simonton St. – Rear looking toward 537 Caroline



Lots 4-7 Simonton St.



540 Greene St.

SURVEY

PROPOSED DESIGN

218 SIMONTON ST.

KEY WEST, FLORIDA 33040
NEW RESIDENTIAL CONSTRUCTION
PARCEL: 00001111-000300

HARC SUBMISSION

SCOPE OF WORK

- CONSTRUCT NEW 2-STORY RESIDENTIAL STRUCTURE AND ACCESSORY STRUCTURE ON VACANT LOT.

SHEET INDEX

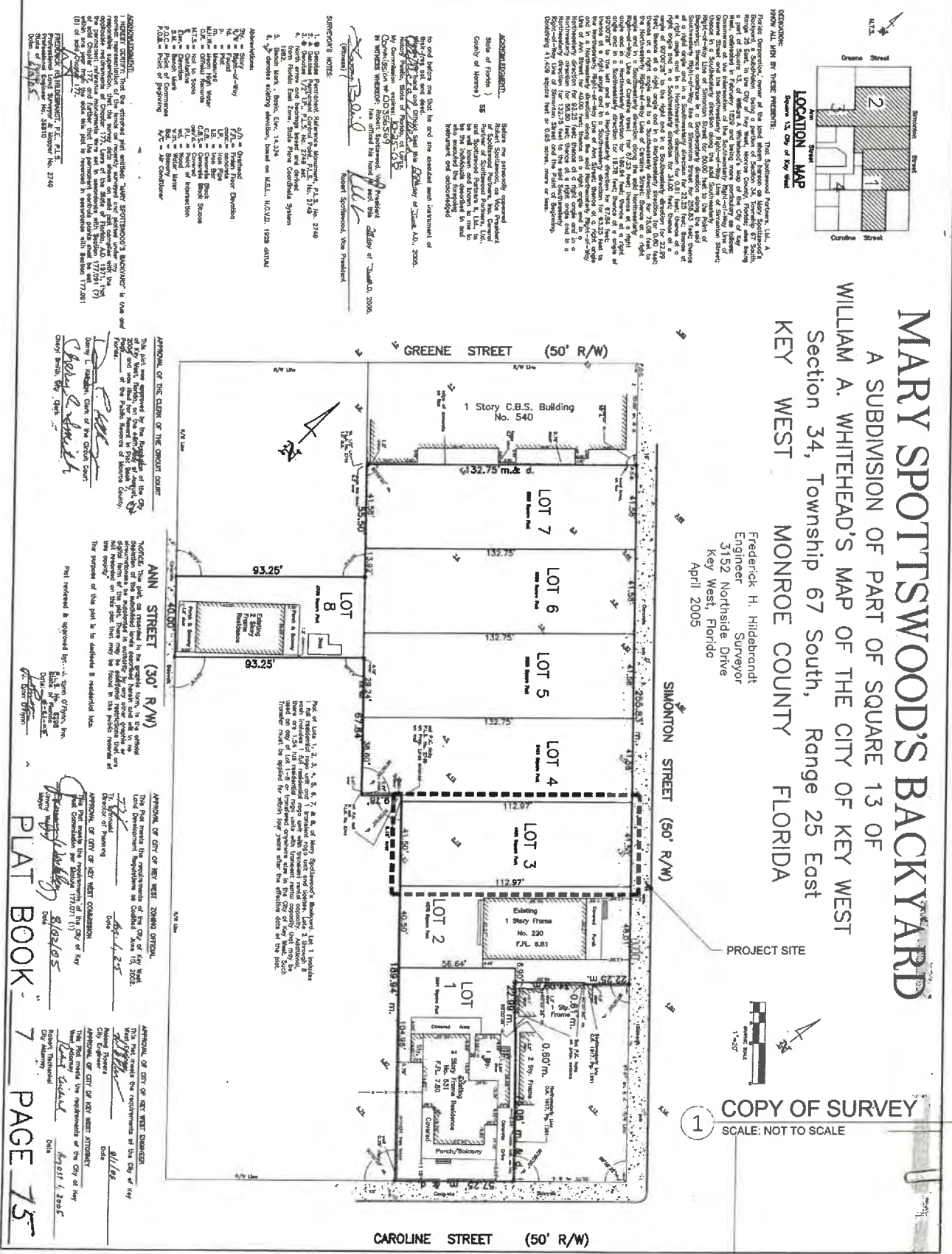
GENERAL	COVER, SCOPE OF WORK, COPY OF SURVEY
G1.0	COVER, SCOPE OF WORK, COPY OF SURVEY
A1.1	EXISTING & PROPOSED SITE PLAN & DATA TABLE
A1.2	PROPOSED SITE MASSING
A1.3	PROPOSED NEIGHBORHOOD MASSING ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

CODE INFORMATION

APPLICABLE CODES
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
ZONE - AE 6



2 LOCATION MAP
SCALE: NOT TO SCALE



A2O
ARCHITECTURE

ALBANY, OREGON, U.S.A.
P. 503.341.3254
F. 503.341.3254
L. 503.341.3254
WWW.A2OARCHITECTURE.COM

ARCHITECT:

CONSULTANTS:

SPOTTWOOD RESIDENCE

NEW RESIDENTIAL CONSTRUCTION

218 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

COVER, SCOPE OF WORK, COPY OF SURVEY

PROJECT #: 21.21

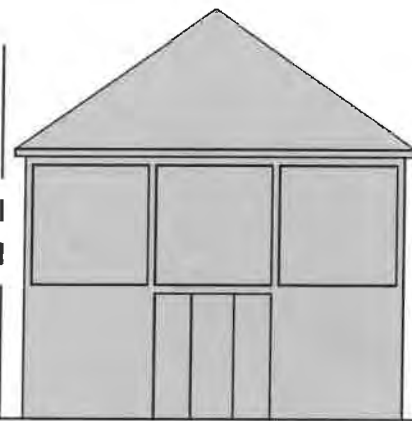
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G1.0

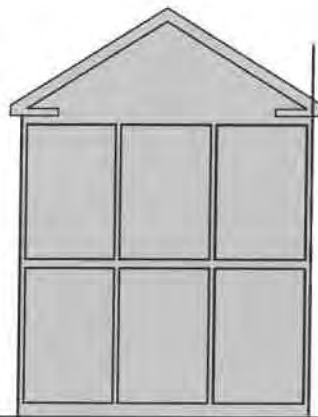
APRIL 25, 2022
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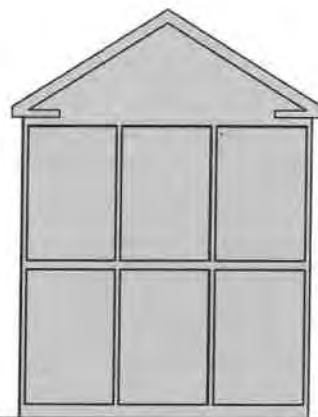
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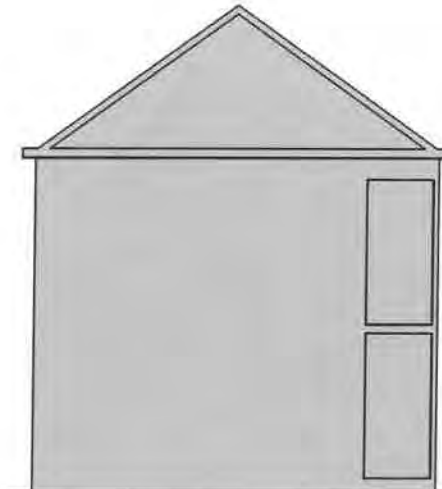
219 SIMONTON



221 SIMONTON



601 CAROLINE



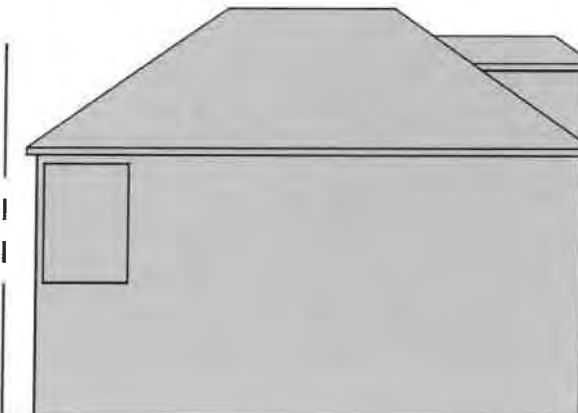
3 PROPOSED NEIGHBORHOOD MASSING - SIMONTON ST. / EAST
SCALE: 1/8"=1'-0"

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GRAPHIC SCALE: 1/8" = 1'-0"



218 SIMONTON

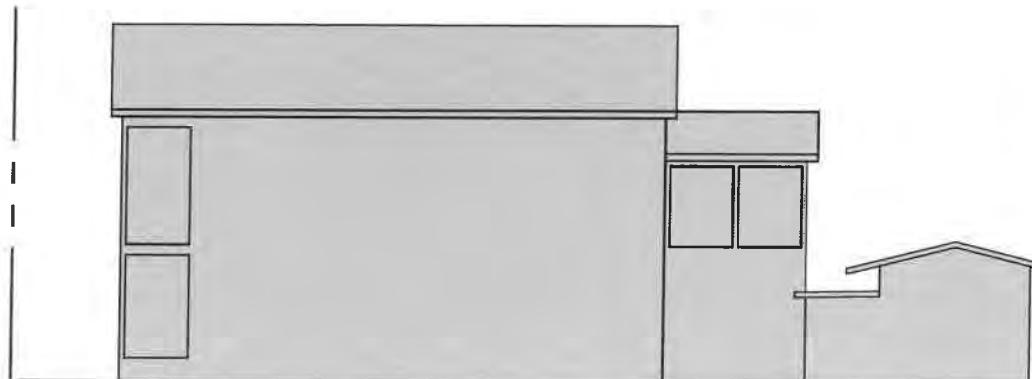
SIMONTON STREET



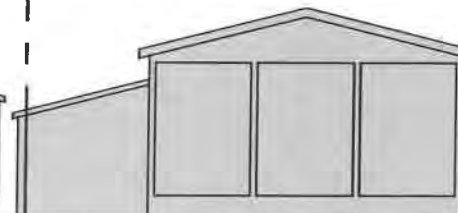
219 SIMONTON

2 PROPOSED NEIGHBORHOOD MASSING - SIDE / SOUTH
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"



537 CAROLINE



220 SIMONTON



218 SIMONTON

1 PROPOSED NEIGHBORHOOD MASSING - SIMONTON ST. / WEST
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"

A2O
ARCHITECTURE

ARCHITECT:

CONSULTANTS:

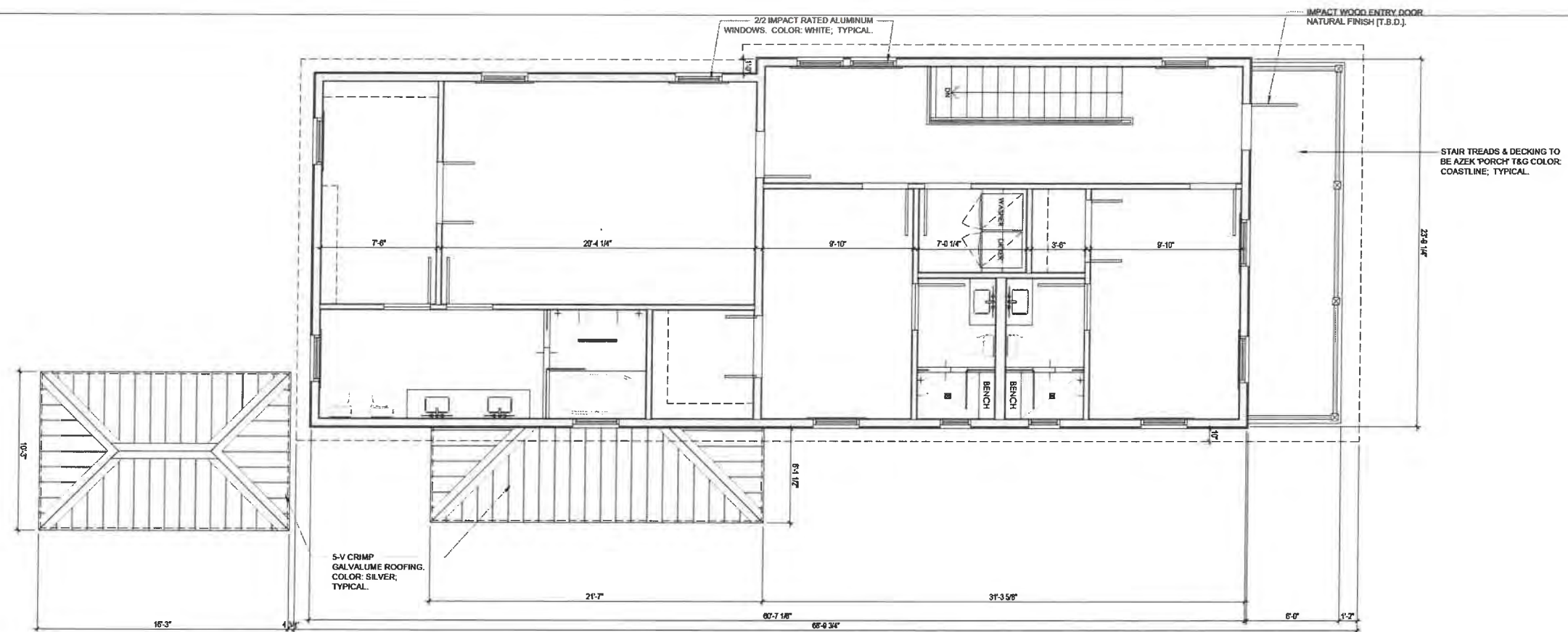
SPOTSWOOD RESIDENCE
NEW RESIDENTIAL
CONSTRUCTION
218 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

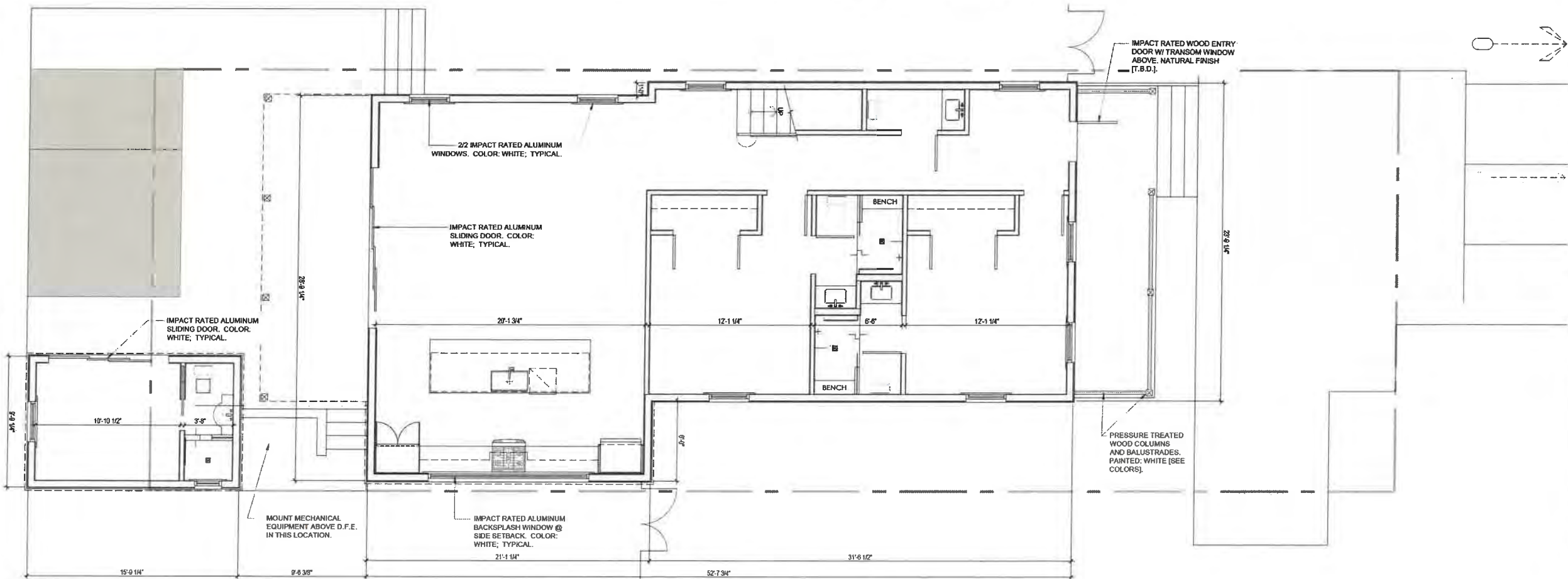
TITLE: PROPOSED
NEIGHBORHOOD
MASSING
ELEVATIONS
PROJECT #: 21.21

A7.3

APRIL 25, 2022
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 **FLOOR PLAN 2**
SCALE: 1/4"=1'-0"



 **FLOOR PLAN 1**
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

A₂O
ARCHITECTURE

ARCHITECT:

CONSULTANTS:

SPOTSWOOD RESIDENCE

**NEW RESIDENTIAL
CONSTRUCTION**

2118 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

PROPOSED
FLOOR PLANS

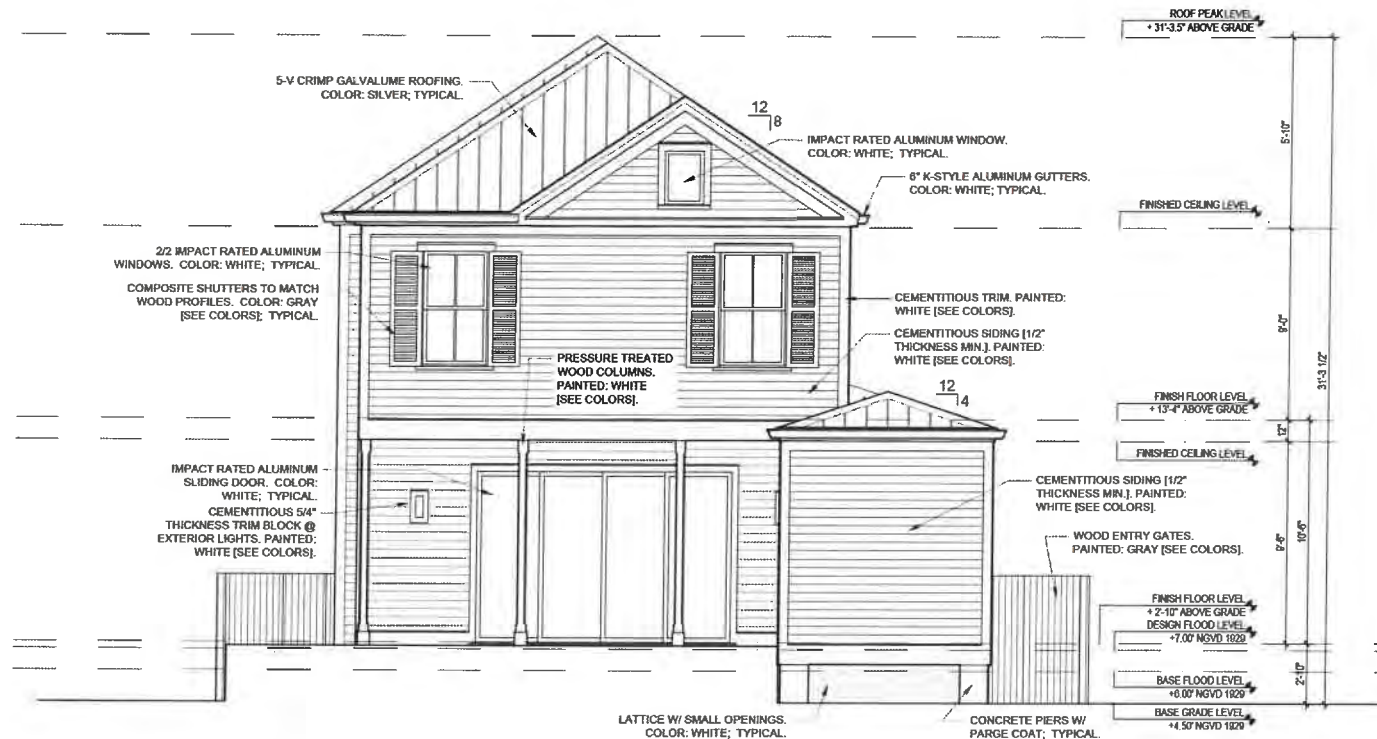
PROJECT #: 21.21

HEET:

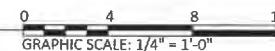
A2.1

APRIL 25, 2022

DRAWING FILE: 24X36 | DO NOT SCALE DRAWINGS



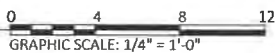
2 PROPOSED WEST / REAR ELEVATION
SCALE: 1/4"=1'-0"



COLOR SELECTIONS:	
	SHUTTERS: Benjamin Moore - Puritan Gray [HC-164]
	SIDING & TRIM: Benjamin Moore - Whitewater Bay [OC-70]
	FRONT DOOR: Finished Wood; T.B.D.



1 PROPOSED EAST / FRONT ELEVATION
SCALE: 1/4"=1'-0"



P. 300 N. 73rd Ave.
 Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 550-0000
 Email: info@A2OArchitecture.com

ARCHITECT:

CONSULTANTS:

SPOTSWOOD RESIDENCE

NEW RESIDENTIAL CONSTRUCTION

218 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

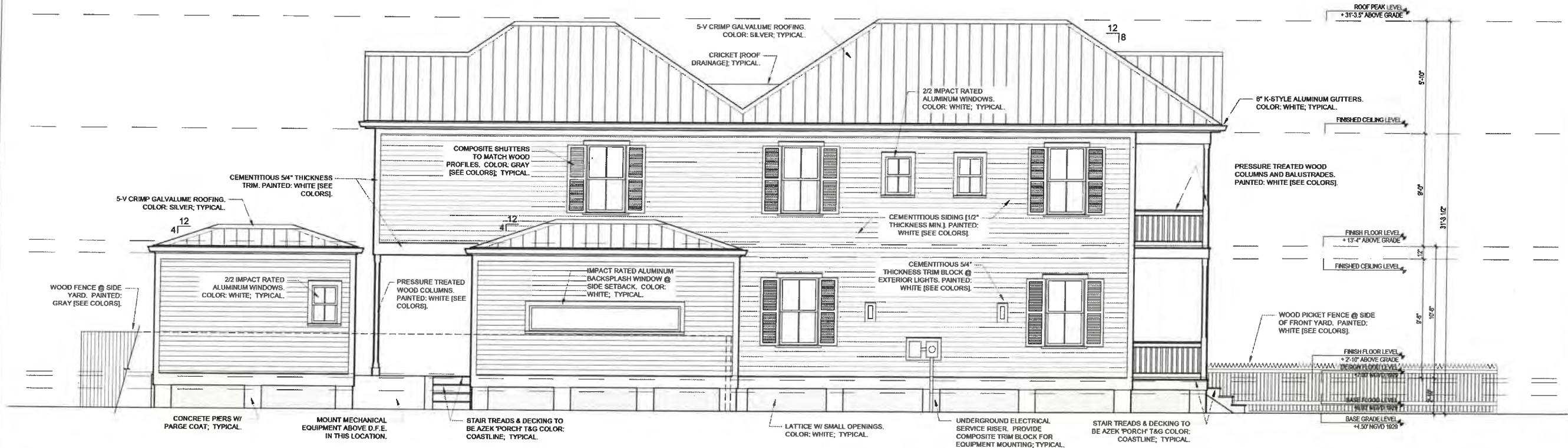
TITLE: PROPOSED EXTERIOR ELEVATIONS

PROJECT #: 21.21

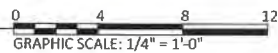
SHEET: **A3.7**

APRIL 25, 2022

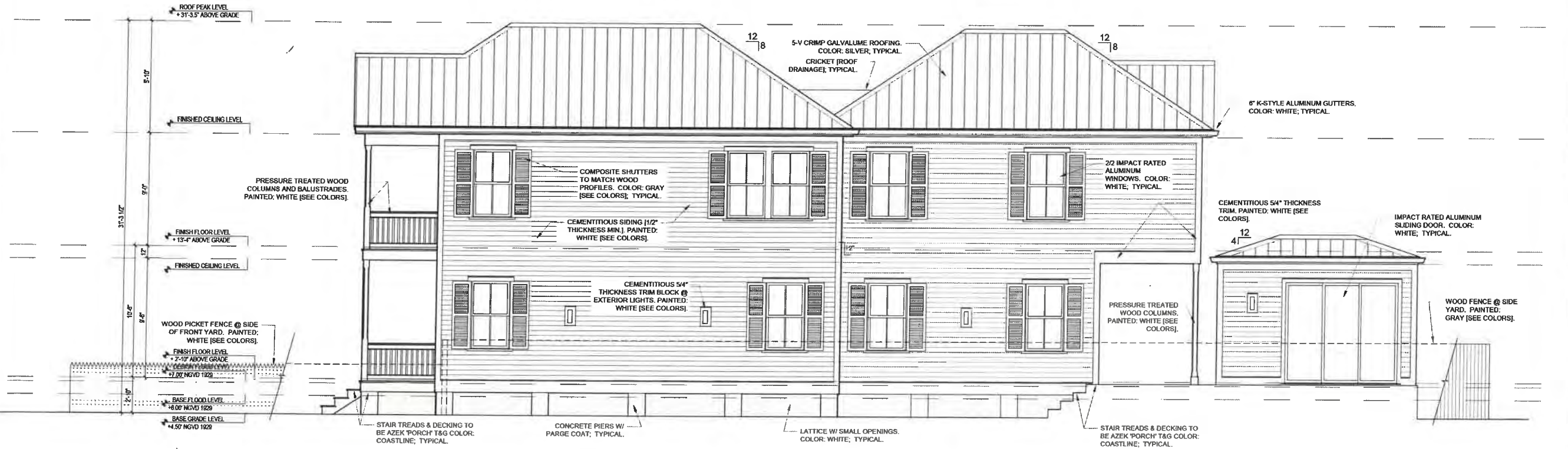
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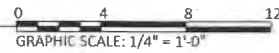
2 PROPOSED SOUTH / SIDE ELEVATION
SCALE: 1/4"=1'-0"



COLOR SELECTIONS:	
	SHUTTERS: Benjamin Moore - Puritan Gray [HC-164]
	SIDING & TRIM: Benjamin Moore - Whitehawk Bay [OC-70]
	FRONT DOOR: Finished Wood; T.B.D.



1 PROPOSED NORTH / SIDE ELEVATION
SCALE: 1/4"=1'-0"



A2O

ARCHITECTURE

1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1300
Email: info@A2OArchitecture.com

ARCHITECT:

CONSULTANTS:

SUBMISSIONS:

APPROVALS:

TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET:

A3.2

PROJECT #:

21.21

DATE:

APRIL 25, 2022

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SPOTSWOOD RESIDENCE

NEW RESIDENTIAL CONSTRUCTION

218 SIMONSON STREET
KEY WEST, FLORIDA 33040

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON VACANT LOT #3.

#218 SIMONTON STREET

Applicant – A2O Architecture Application #H2022-0020

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 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANTONIO A. OSBORN, JR., 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: 218 SIMONTON ST., KEY WEST, FL 33040 on the 16TH day of MAY, 20 22.

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 MAY 24TH, 20 22.

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 # H2022-0020.

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

Signed Name of Affiant: [Signature]

Date: 05.17.2022

Address: 3106 N. ROOSEVELT BLVD. #202

City: KEY WEST, FL

State, Zip: FLORIDA, 33040

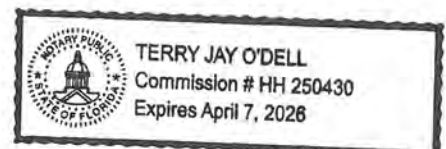
The forgoing instrument was acknowledged before me on this 17 day of MAY, 20 22.

By (Print name of Affiant) Antonio A Osborn who is personally known to me or has produced Drivers license as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026



Public Meeting Notice

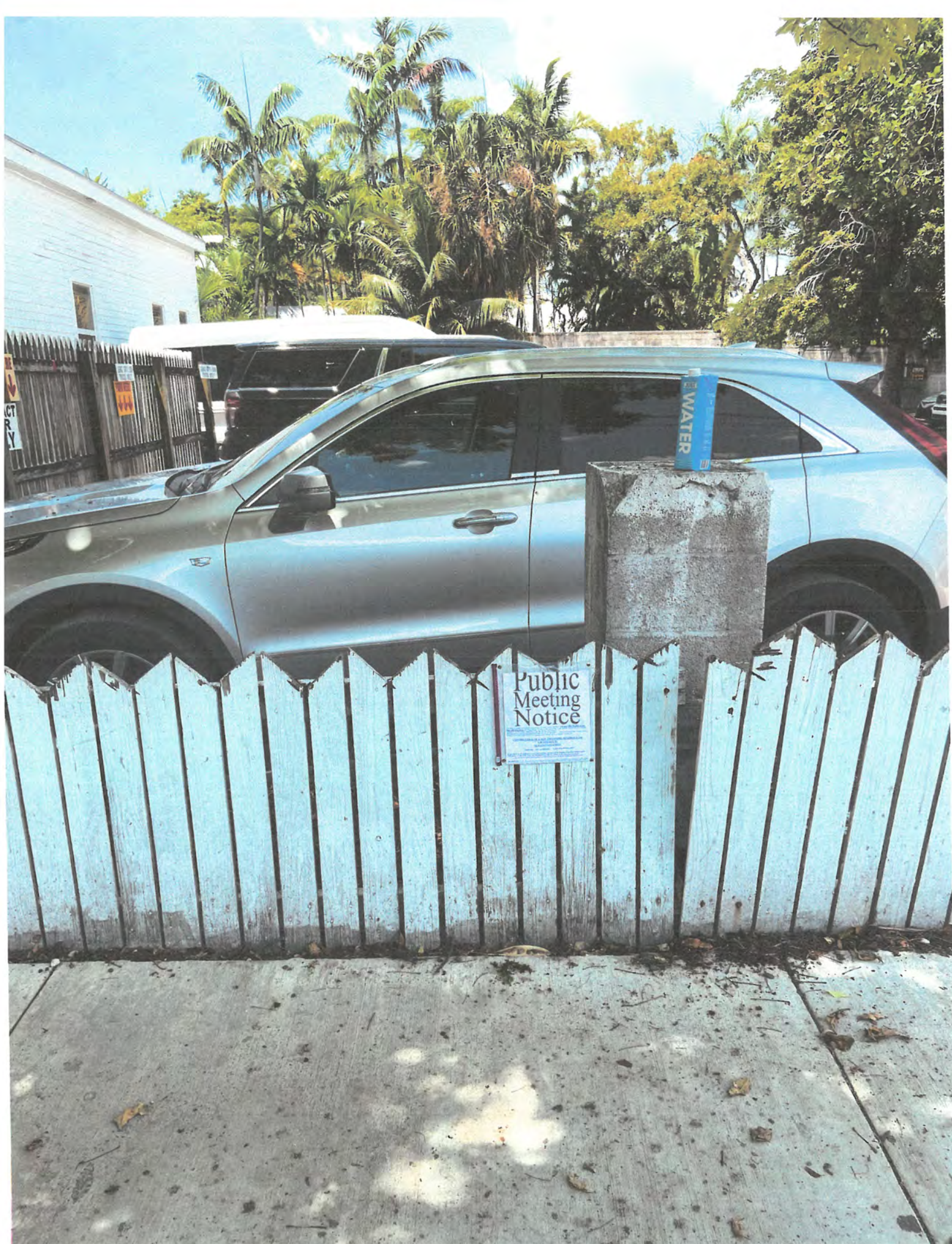
The Historic Architectural Review Commission will hold a public meeting at 2:00 P.M., May 24, 2022 at City Hall, 1500 White Street, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast Channel 77, AT&T U-Verse channel 99, or type this link into your browser: http://keywest.ty.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-859-3973. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON VACANT LOT #3, #218 SIMONTON STREET

Applicant - A2O Architecture Application #H2022-0020

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1500 White Street, call 305-859-3973 or visit our website at www.keywest.fl.gov. **THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL THE FINAL DETERMINATION.**

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PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00001111-000300
 Account# 9085151
 Property ID 9085151
 Millage Group 10KW
 Location Address VACANT LAN SIMONTON ST, KEY WEST
 Legal Description LOT 3 MARY SPOTTSWOOD'S BACKYARD PB7-75 OR2718-357
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class PARKING LOT (2800)
 Subdivision MARY SPOTTSWOOD'S BACKYARD
 Sec/Twp/Rng 06/68/25
 Affordable HousingNo



9085151 VACANT LAND SIMONTON ST 01/16/15

Owner

MARY'S BACKYARD LLC
 500 Fleming St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$980,001	\$837,455	\$810,728	\$810,728
= Just Market Value	\$980,001	\$837,455	\$810,728	\$810,728
= Total Assessed Value	\$921,200	\$837,455	\$810,728	\$810,728
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$980,001	\$837,455	\$810,728	\$810,728

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2800)	4,689.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/23/2014	\$547,000	Warranty Deed		2718	357	30 - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 9/2/2020, 3:41:45 AM

Version 2.3.82

Developed by
Schneider
GEOSPATIAL