



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 22, 2017

Applicant: Rob Delaune, Architect

Application Number: H17-01-0036

Address: #306 Peacon Lane

Description of Work

Installation of brick pavers in front yard.

Proposed bricks in the city's right-of-way are not part of this application.

Site Facts

The building in review is a one-story house listed as a contributing resource. The frame vernacular house, built circa 1906, preserves its original "L" shape front wrap porch that extends to the south side of the house. The house exhibits many architectural features that are character-defining elements such as carved columns and railings, exposed rafter tails, and gingerbread details in the front porch. Pavers at some point covered the right-of-way but they are no longer in place.

In July 20, 2017, the Planning Board approved variances for impervious surface and open space ratio for this proposal.

Guidelines Cited on Review

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, and 2. Secretary of the Interior's Guidelines for Rehabilitation-Building site (pages 31-33) specific:

Not Recommended- “Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.”

Recommended- “Designing new onsite parking, loading docks, or ramps when the required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.”

- Decks, Patios, Hot Tubs & Pools (pages 39-40), specifically first and last sentence of first paragraph, and guideline 1.
- Parking Areas, Landscaping, & Open Space Environment (page 43), specifically first paragraph, guidelines 1, 2, 4, 5, 6, and 7.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of approximately 220 square feet of brick pavers in the front yard, as the owner wants to park her vehicle parallel to her house. Peacon Lane has seventeen properties, some of them have front yard covered with concrete or pavers, and still, other properties have at least 50% or more of green space in their front yard.

Consistency with Guidelines

It is staff’s opinion that the proposed cover of the front yard with brick pavers is inconsistent with many of the cited guidelines as well as the SOIS and Guidelines for Rehabilitation. Staff is aware of the issues concerning parking spaces in the historic district, but the guidelines are clear as to the protection of the character of the district, which includes, among others, the sense of place through the experience of its streetscapes and the relationship of historic buildings to the street realm. Paving an entire front yard detracts from the historical tradition of front spaces of historic houses been used for trees and green areas. Parking for single family residences is traditionally done on the side yard and not in front of the building. It is clear, through pictorial evidence, that the front yard of the house was covered with vegetation; the bricked area was the right-of-way. The guidelines state “*plantings should cover at least fifty percent of the front yard*”.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-003-00036		BUILDING PERMIT NUMBER 17-003-00036		INITIAL & DATE [Signature]
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> %	

ADDRESS OF PROPOSED PROJECT:

306 PEACON LANE

OF UNITS
1

RE # OR ALTERNATE KEY:

00003620-000000

NAME ON DEED:

JENNIFER STEPHENS

PHONE NUMBER
954 803 1820

OWNER'S MAILING ADDRESS:

P.O. BOX 454

EMAIL
PHOTOFTHEARTS@AOL.COM

KEY WEST, FL 33041

CONTRACTOR COMPANY NAME:

T.B.D.

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

ROBERT L DELAUNE ARCH P.A.

PHONE NUMBER
305 304 4842

ARCHITECT / ENGINEER'S ADDRESS:

619 EATON STREET, SUITE 1

EMAIL
SEE BELOW

ROBDELAUNE@BELLSOUTH.NET

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

INSTALL APPROX. 220 S.F. BRICK PAVING @ FRONT YARD

Printed name of property owner or licensed contractor.

JENNIFER STEPHENS

Signature.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced _____ as identification.

Official Use Only:

28116/71-1 OK

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF OVER ☒ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofwest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
FRONT YARD GROUND SURFACE	SOIL	BRICK

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>House is listed as contributing. Guidelines for Parking areas, decks & patios, SOLS & Guidelines 'Standards 1 & 2, Guidelines for Building site. (p.31-33).</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

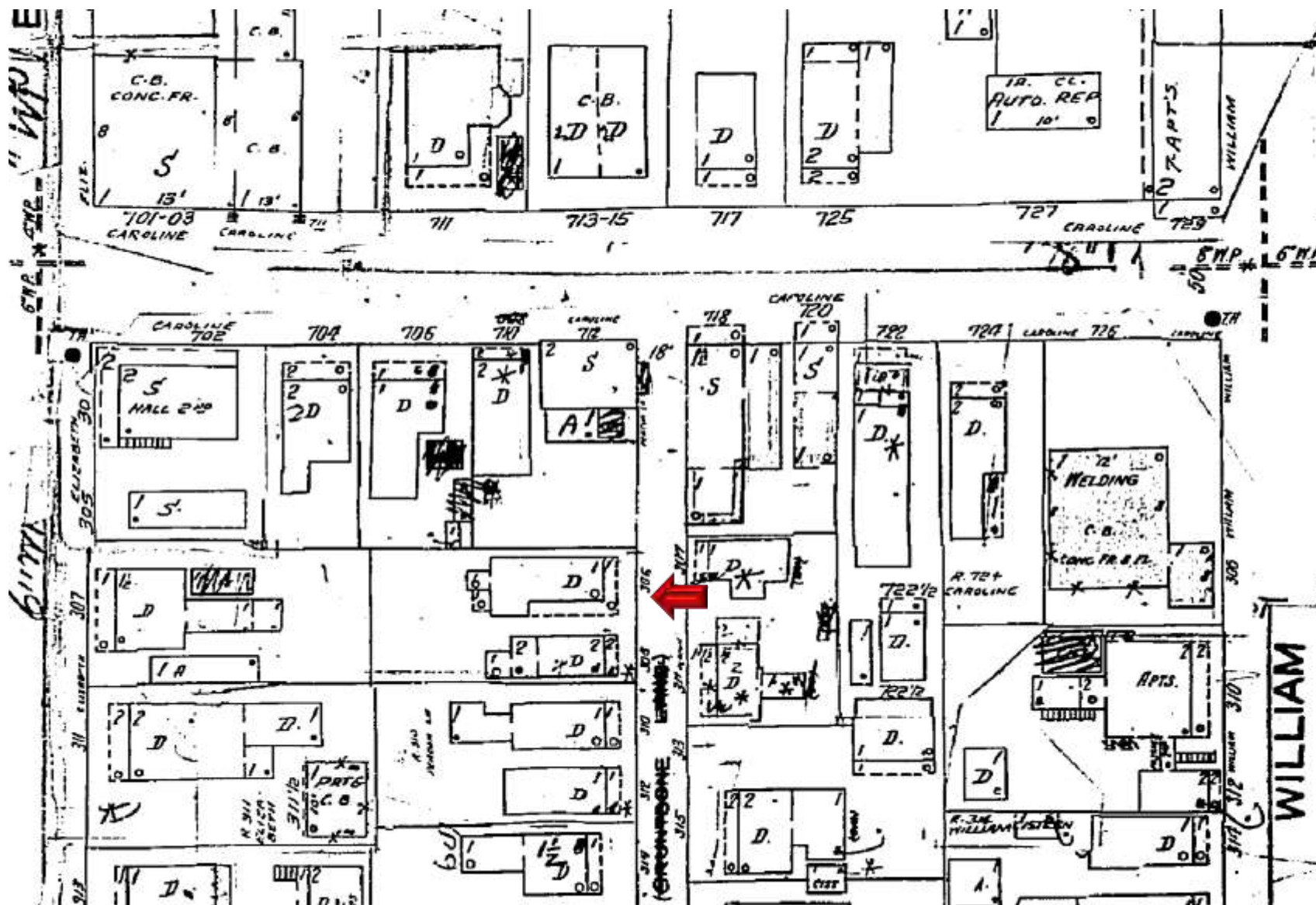
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

SANBORN MAPS



Sanborn Map 1962

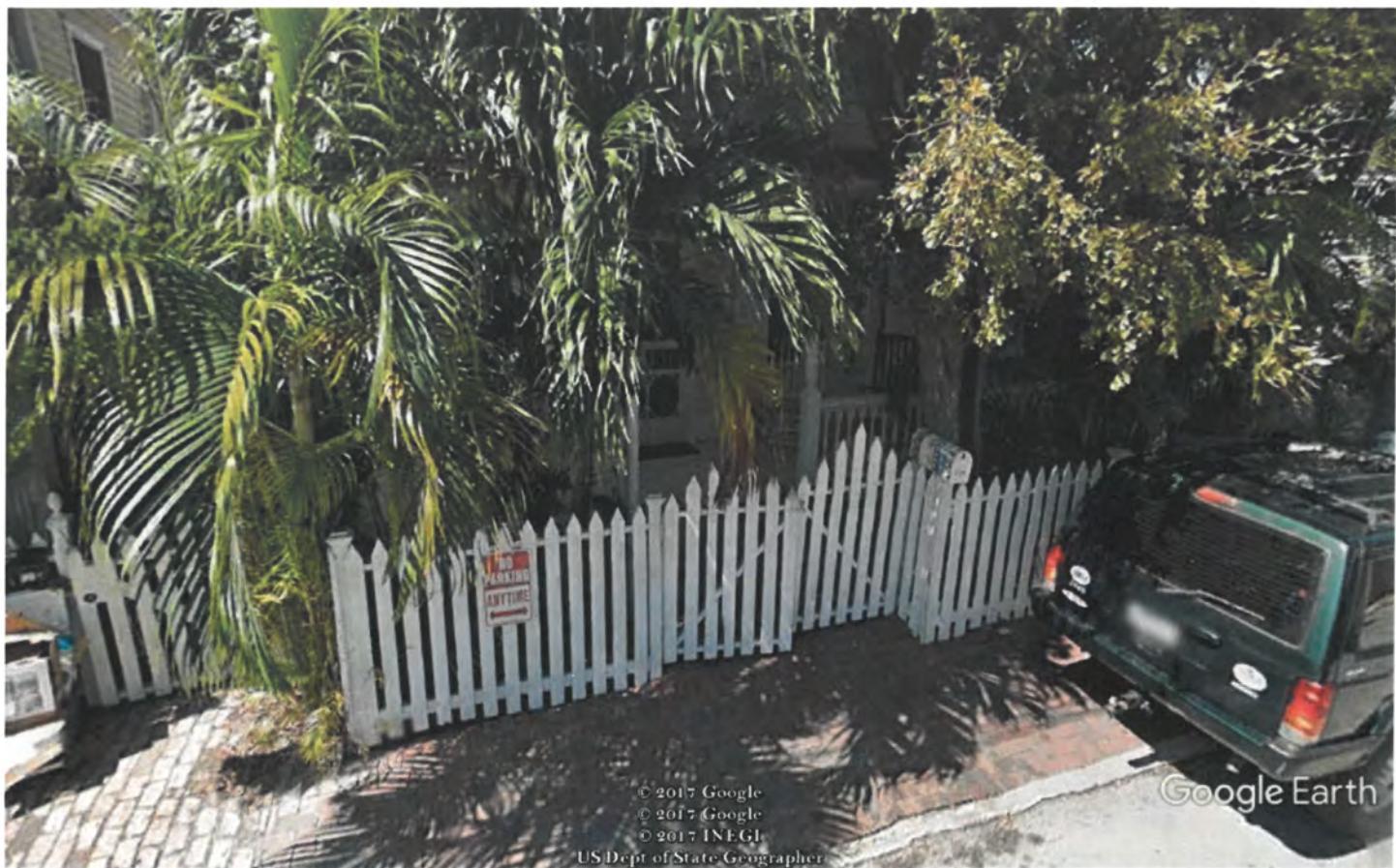


Sanborn Map 1948

PROJECT PHOTOS



306 Peacon Lane circa 1965. Monroe County Library.



Google Earth

feet 10
meters 3



Imagery Date 3/2011

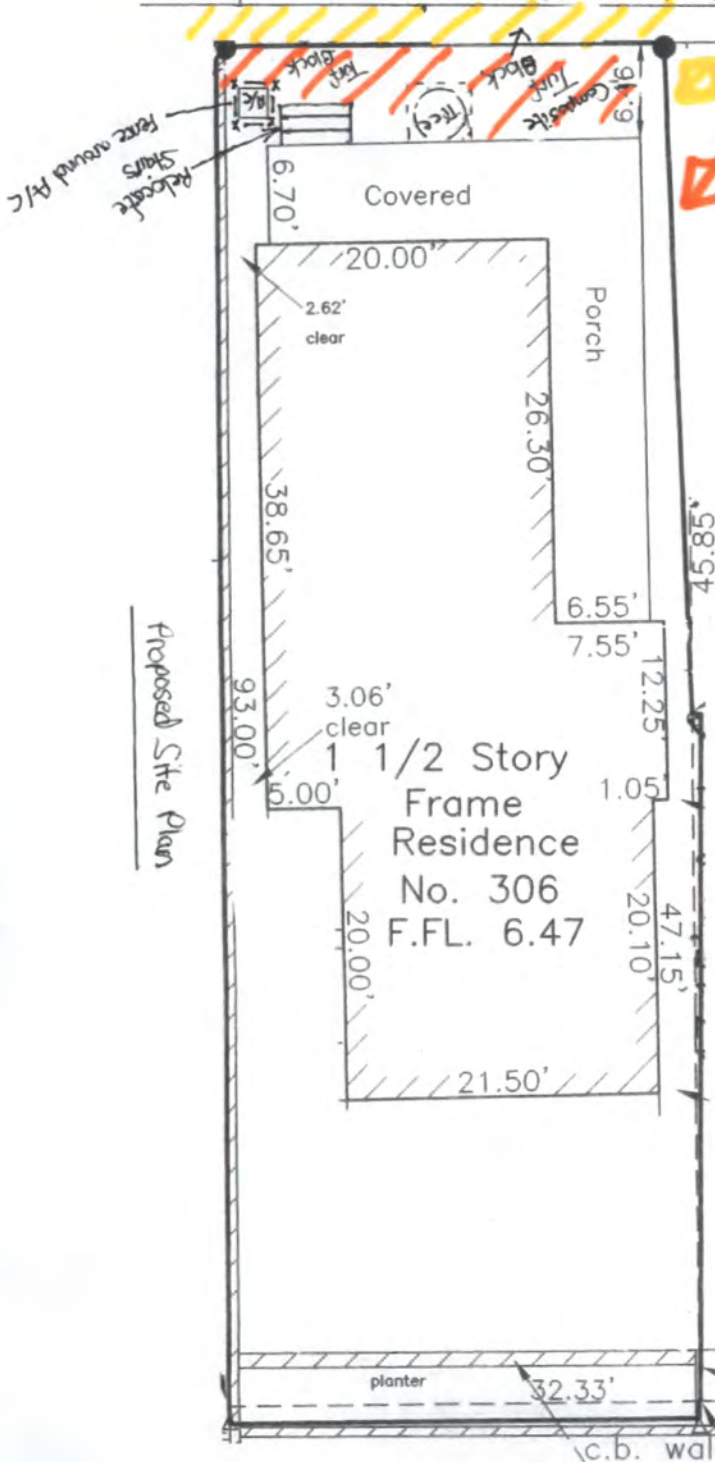
OFFICE COPY
15-3637



306 Peacon Completed
 $\frac{1}{4}" = 2.5'$

PEACON LANE

(Grunt bone Alley)



Proposed Site Plan

- #57 Peacock City Right of Way
- Composite Turf Block with peacock fill

RECEIVED
 JAN 16 2014
 BY: MC 10:15

2014

OFFICE COPY

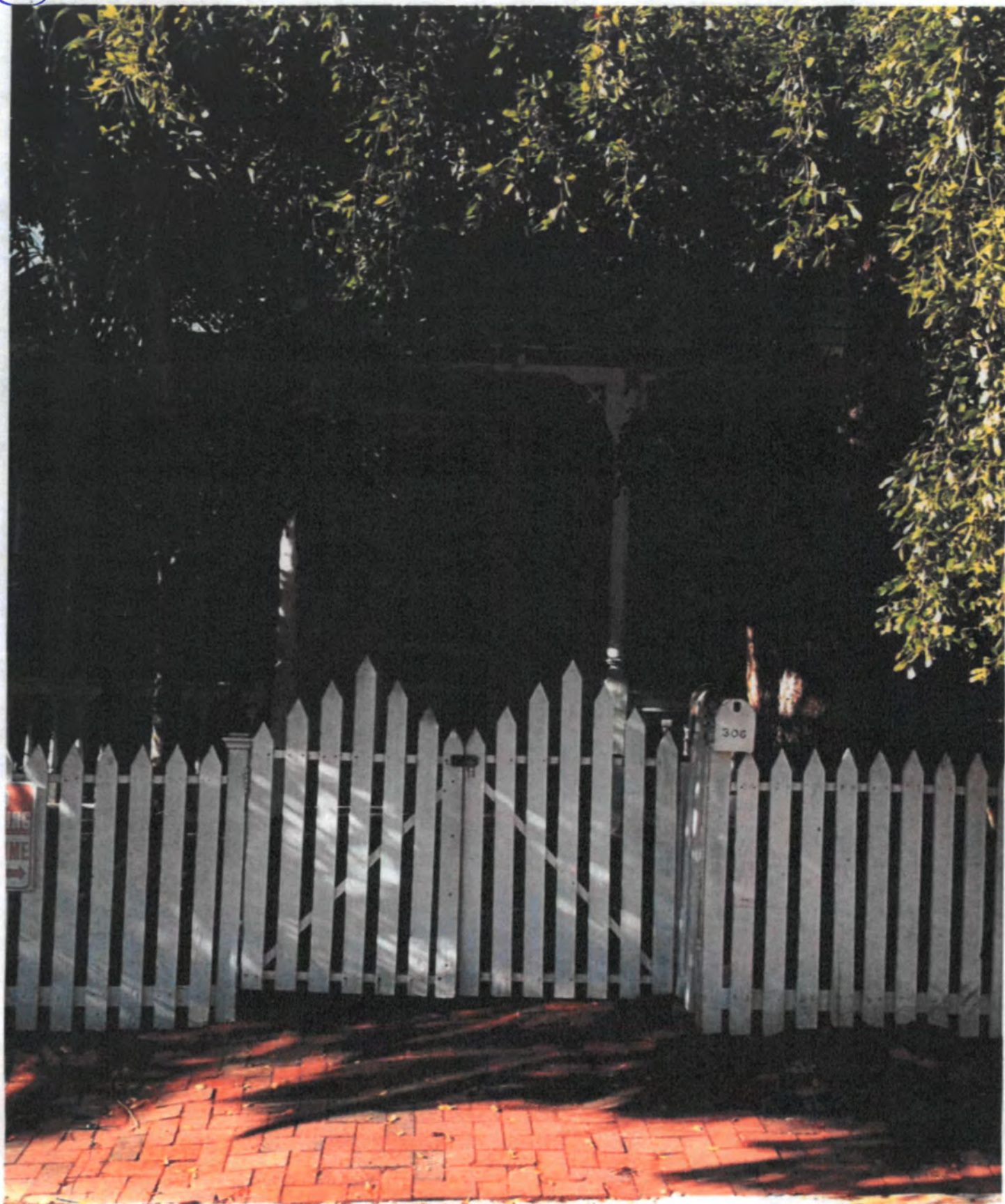
John Castro
 PLANS REVIEWED BY BUILDING / 1/26/14
 I HEREBY AGREE TO COMPLY WITH ALL
 ORDINANCES OF THE CITY OF KEY WEST
 AND ALL FEDERAL, STATE, AND MONROE
 COUNTY LAWS WHETHER SHOWN ON THIS
 PLAN OR NOT.
 OWNER/AGENT:
 14-158

coral rock & conc. wall

1/14/14

photo 2.JPG

2014

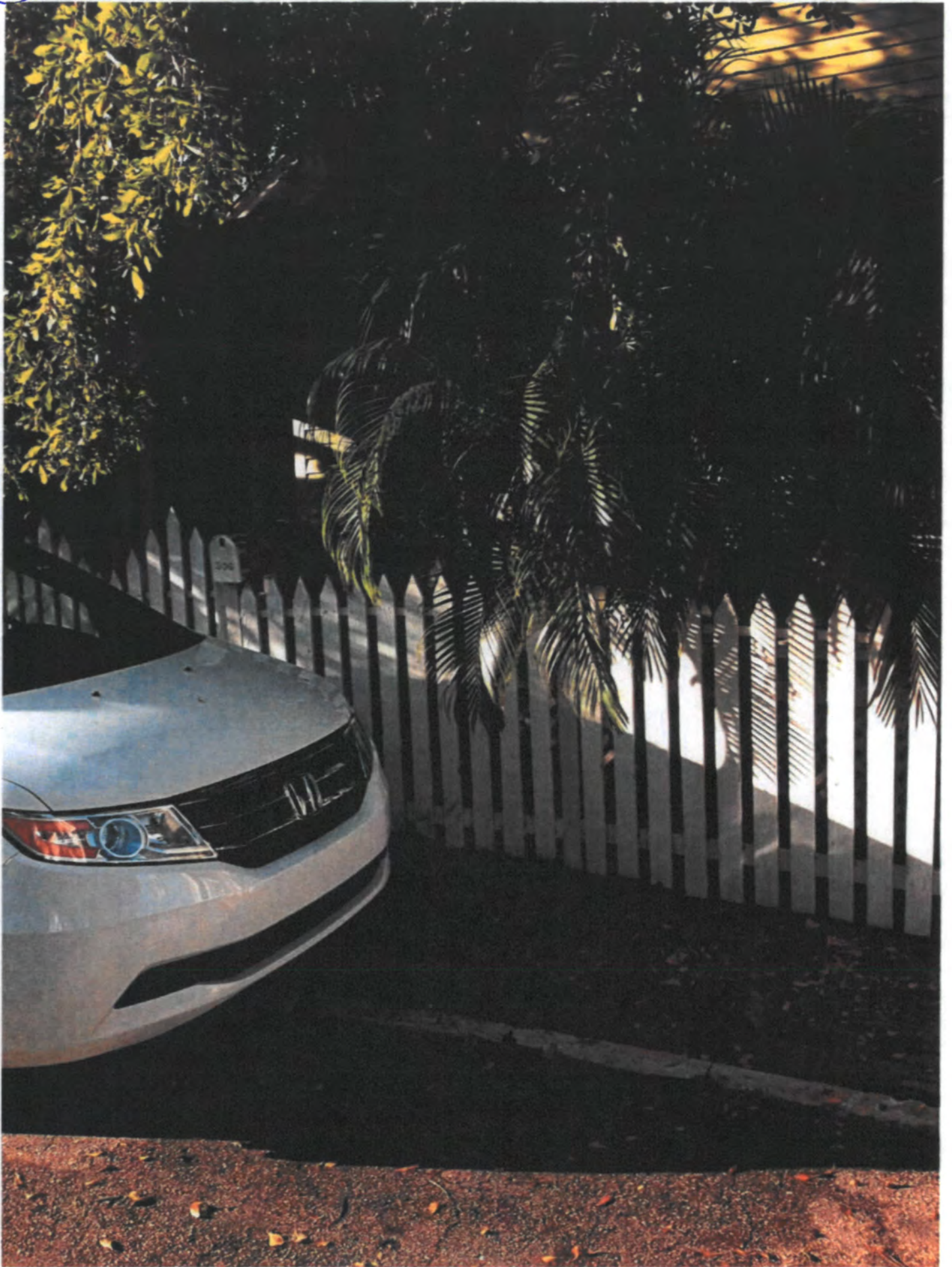


306 Peacon

1/14/14

photo 1.JPG

2014
306 Peacon







2017



PROPOSED DESIGN

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., August 22, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF BRICK PAVERS **IN FRONT YARD.**

#306 PEACON LANE

Applicant – Robert Delaune Application #17- 03-0036

I
f 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



Summary

Parcel ID 00003620-000000
 Account # 1003786
 Millage Group 10KW
 Location 306 PEACON LN, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 22 VV-113 CO JUDGES DOCKET 79-101 OR849-3/16 OR1275-1731/33 OR1275-1734/35 OR1275-1736/38 OR1316-1561 OR1316-1562/64 OR1316-1565 OR1775-2094/95 OR1976-422/23 OR2749-1260/62
 Description (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

STEPHENS JENNIFER
 PO Box 454
 Key West FL 33041

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$244,472	\$191,021	\$194,965	\$209,283
+ Market Misc Value	\$15,863	\$13,631	\$12,696	\$13,002
+ Market Land Value	\$809,690	\$483,362	\$402,801	\$457,834
= Just Market Value	\$1,070,025	\$688,014	\$610,462	\$680,119
= Total Assessed Value	\$1,058,595	\$615,346	\$610,462	\$625,036
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,033,595	\$590,346	\$585,462	\$600,036

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,987.00	Square Foot	31	93

Buildings

Building ID	208	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1918	
Building Type	S.F.R. - R1 / R1	Foundation	CONC PILINGS	
Gross Sq Ft	2333	Roof Type	GABLE/HIP	
Finished Sq Ft	1676	Roof Coverage	METAL	
Stories	3 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	250	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	12	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	364	0	0
FLA	FLOOR LIV AREA	1,676	1,676	0
OPU	OP PR UNFIN LL	293	0	0
TOTAL		2,333	1,676	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	128 SF	2
RES POOL	2004	2005	1	132 SF	5
RW2	2004	2005	1	100 SF	5

Exemptions

Exemption ↕	Amount ↕
25000 HOMESTEAD	\$25,000.00
ADDL HOMESTEAD	\$25,000.00

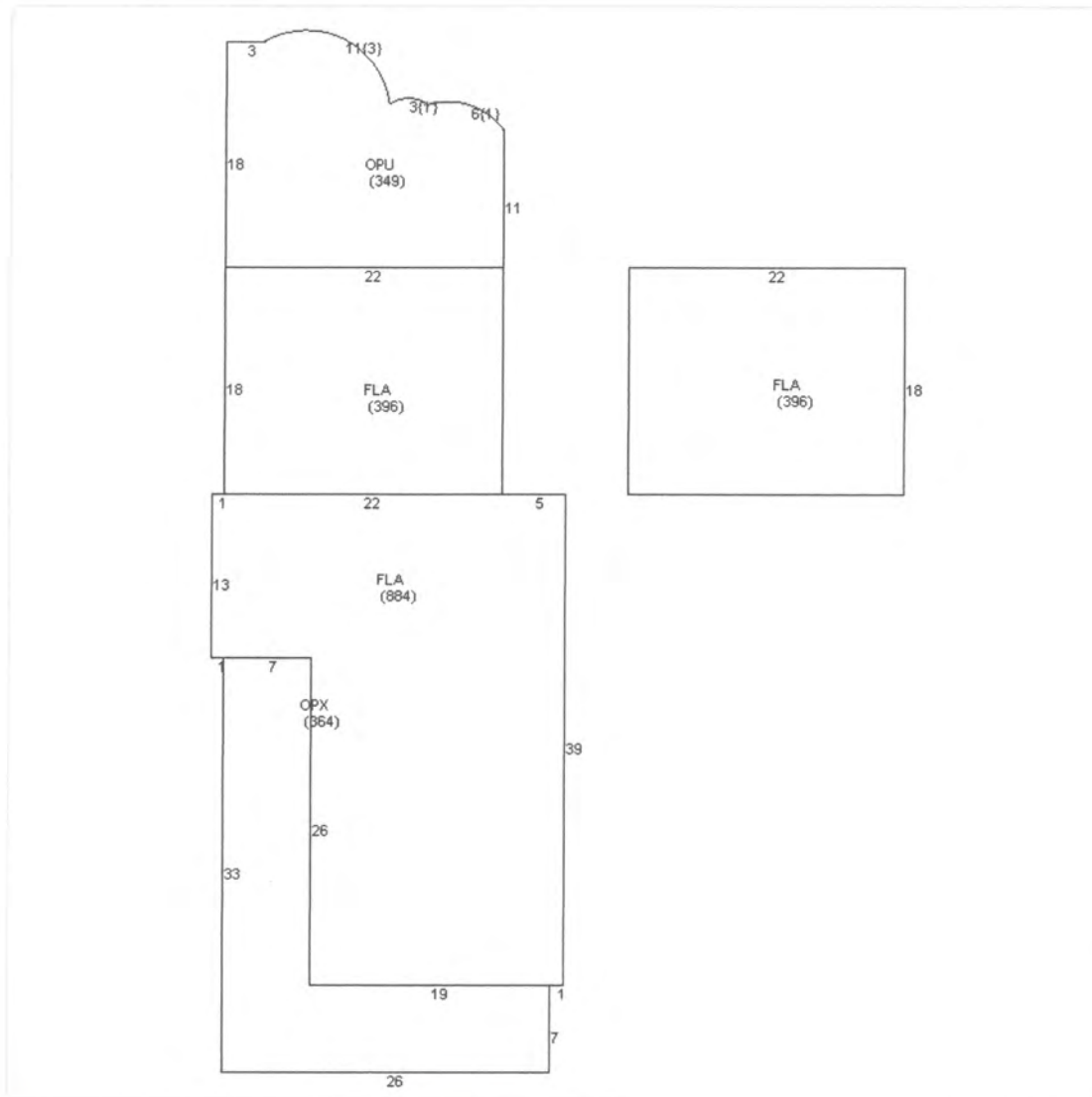
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/2015	\$1,150,000	Warranty Deed		2749	1260	02 - Qualified	Improved
4/10/2002	\$494,000	Warranty Deed		1775	2094	Q - Qualified	Improved
7/1/1994	\$179,000	Warranty Deed		1316	1562	Q - Qualified	Improved
10/1/1993	\$150,000	Warranty Deed		1275	1736	Q - Qualified	Improved
1/1/1982	\$45	Warranty Deed		849	316	U - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
15-2236	6/4/2015	4/19/2016	\$4,345		INSTALL NEW METAL PORCH FLASHING. THEN MAINTENANCE AND PAINT THE 900 SQ/FT (9 SQS) METAL SHINGLE ROOF. NEW METAL ROOF TO MATCH EXISTING,
09-4065	12/10/2009	2/25/2011	\$5,000		REPLACING 3 BATHROOM FIXTURES, ONE SINK, ONE TOILET REPLACE SHOWER WITH TUB
04-3750	12/9/2004	12/17/2004	\$2,300		MOVE FIXTURES / REMOVE DOWNSTAIRS KITCHEN
04-3669	11/30/2004	12/17/2004	\$2,400		AWNING
04-2210	10/5/2004	12/17/2004	\$106,396		600-SFADDITION
02-2664	10/2/2002	12/17/2004	\$1,200		REMOVE FENCE
02-2372	9/5/2002	12/17/2004	\$2,500		ROOFING
02-0958	8/29/2002	12/17/2004	\$100		REMOVE PICKET FENCE
02-2260	8/29/2002	12/17/2004	\$1,800		UPGRADE ELECTRIC
02-1069	4/30/2002	12/17/2004	\$3,000		RED TAGGED JOB
B942424	7/1/1994	12/1/1994	\$500		REPAIRS

Sketches (click to enlarge)



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings.

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: 4/15/2017 12:09:04 AM



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The Schneider
Corporation