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### **Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 26, 2016

**Applicant:** Thomas E. Pope

**Application Number:** H15-01-1924

**Address:** #515 Angela Street

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#### **Description of Work:**

New two-story frame building on vacant lot with attached carport and new cistern.

#### **Site Facts:**

Located at the corner of Angela Street and Josephine Parker Road, this lot has been vacant since at the latest 1948. The property is located across the street from the new Fire Station, and received a BPAS unit in 2015 from the Planning Board.

#### **Guidelines Cited in Review:**

New Construction (pages 36-38a), specifically guidelines 1 through 7 for new construction.

#### **Staff Analysis**

This Certificate of Appropriateness proposes a new house on a vacant lot. The two-story structure will be approximately 30 feet tall with a wraparound two-story porch. The building is based on traditional forms and architecture found in the historic district. The main façade and entrance to the house will face Josephine Parker Road. The wraparound porch on the second floor will continue into a second two-story volume that will be much shorter than the main house. That volume will house an open carport on the first floor that will be accessed by Josephine Parker Road. An exterior staircase will give access to the street level behind the attached carport structure.

The house will incorporate materials such as 4/4 aluminum, impact windows and aluminum impact doors, v-crimp roofing material, hardiboard lap siding and hardiboard trim, wood railings, and wood porch flooring.

The plan also involves building a cistern behind the building.

### **Consistency with Guidelines**

1. The proposed house is compatible with the neighboring house in terms of proportion, scale, and mass.
2. While there will be proposed parking visible from the street, it will face a small and less trafficked road.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

31 40 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			<input type="checkbox"/> YES <input type="checkbox"/> NO    _____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL

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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT
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DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**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@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-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:

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 \_\_\_\_\_



# PROJECT PHOTOS











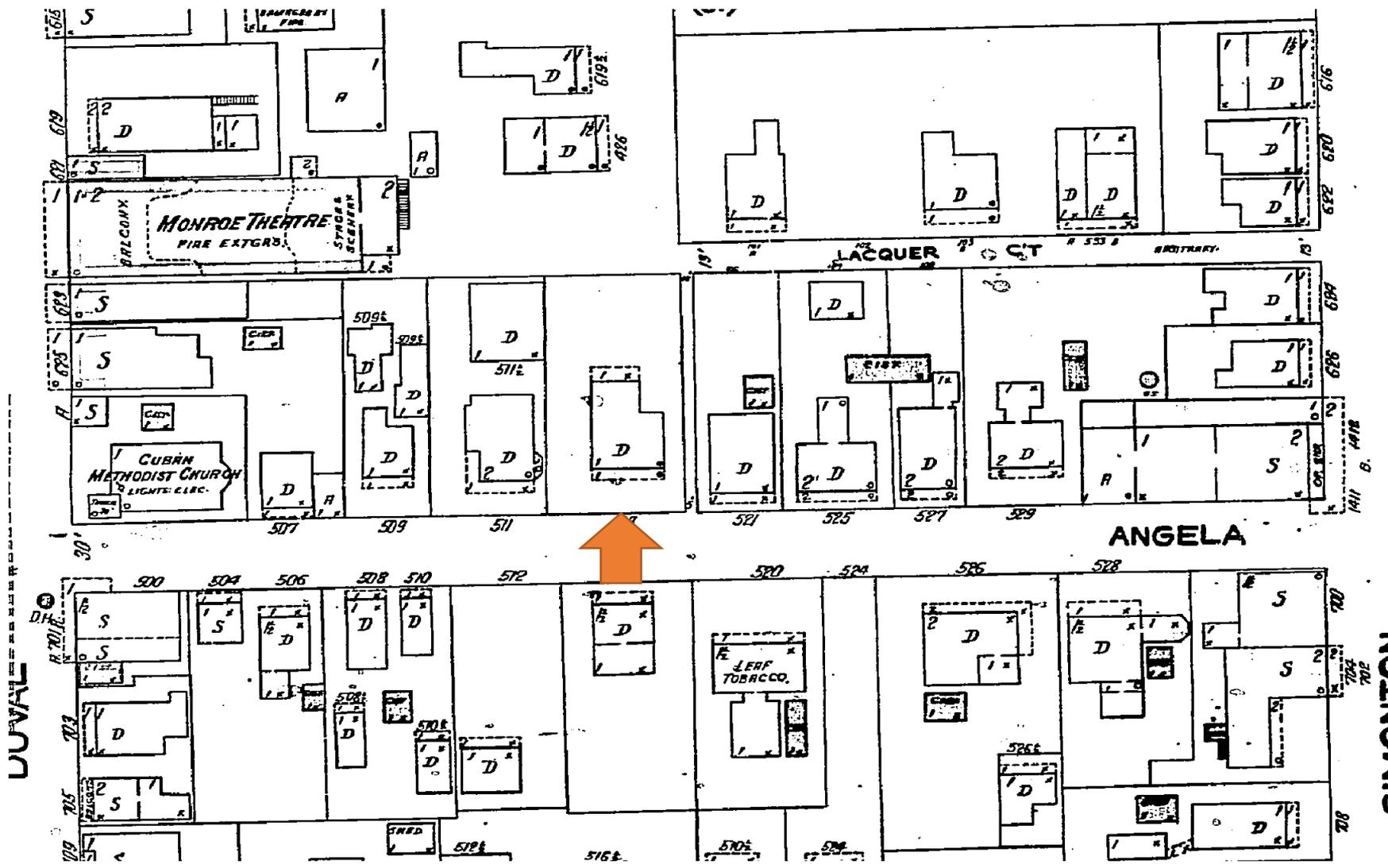


Villas of the West

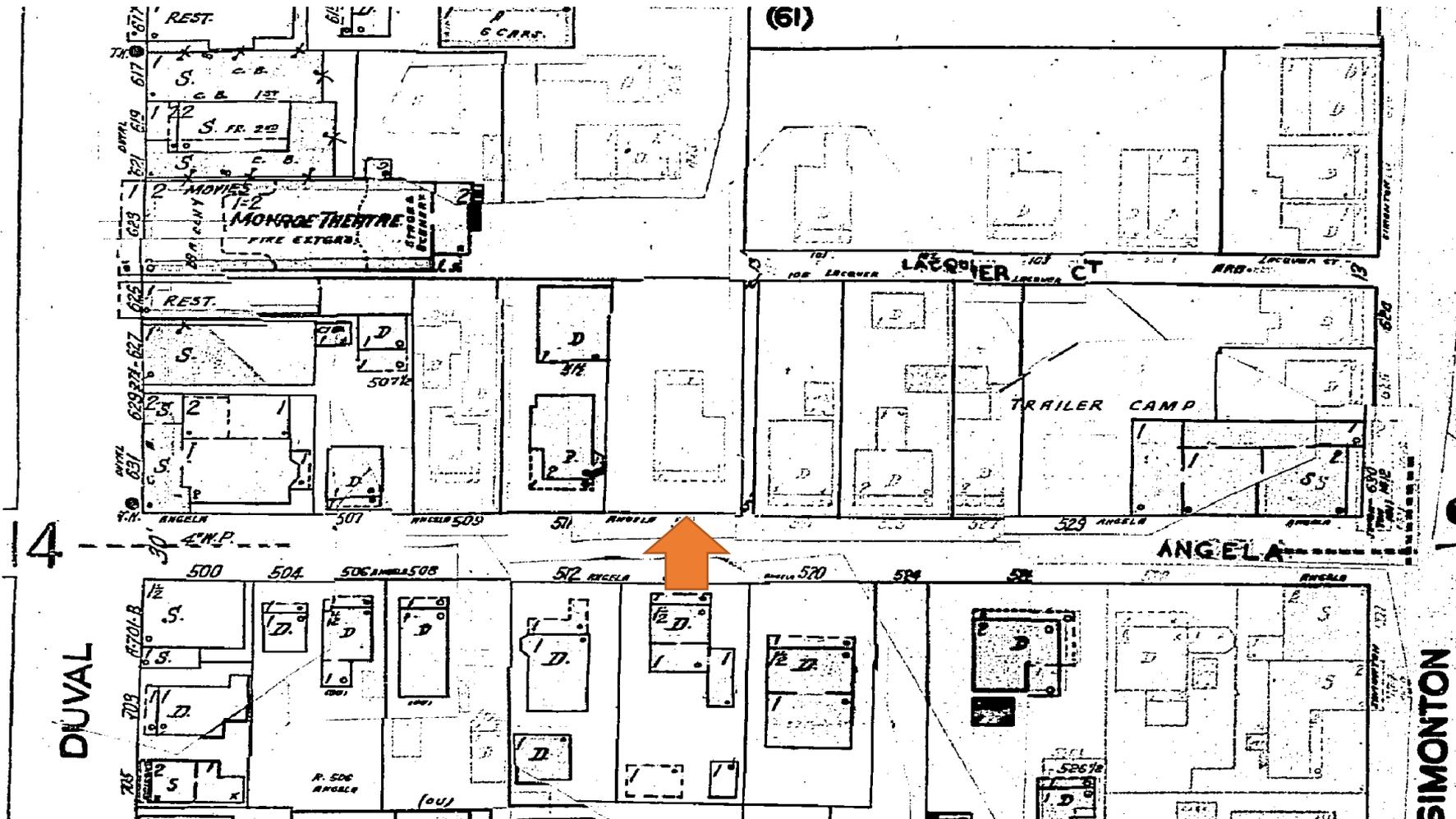
10000 10000



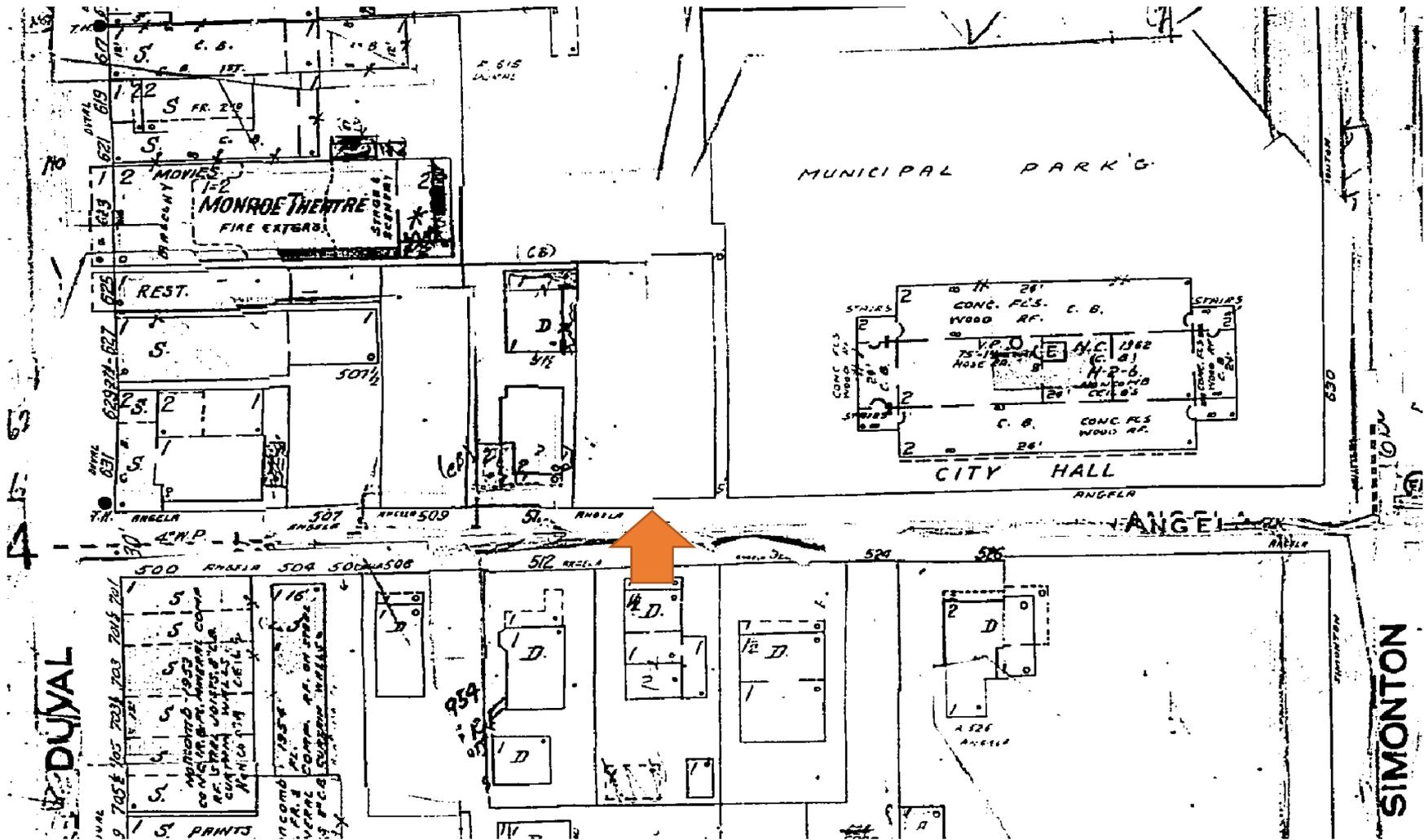
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# SURVEY



# PROPOSED DESIGN

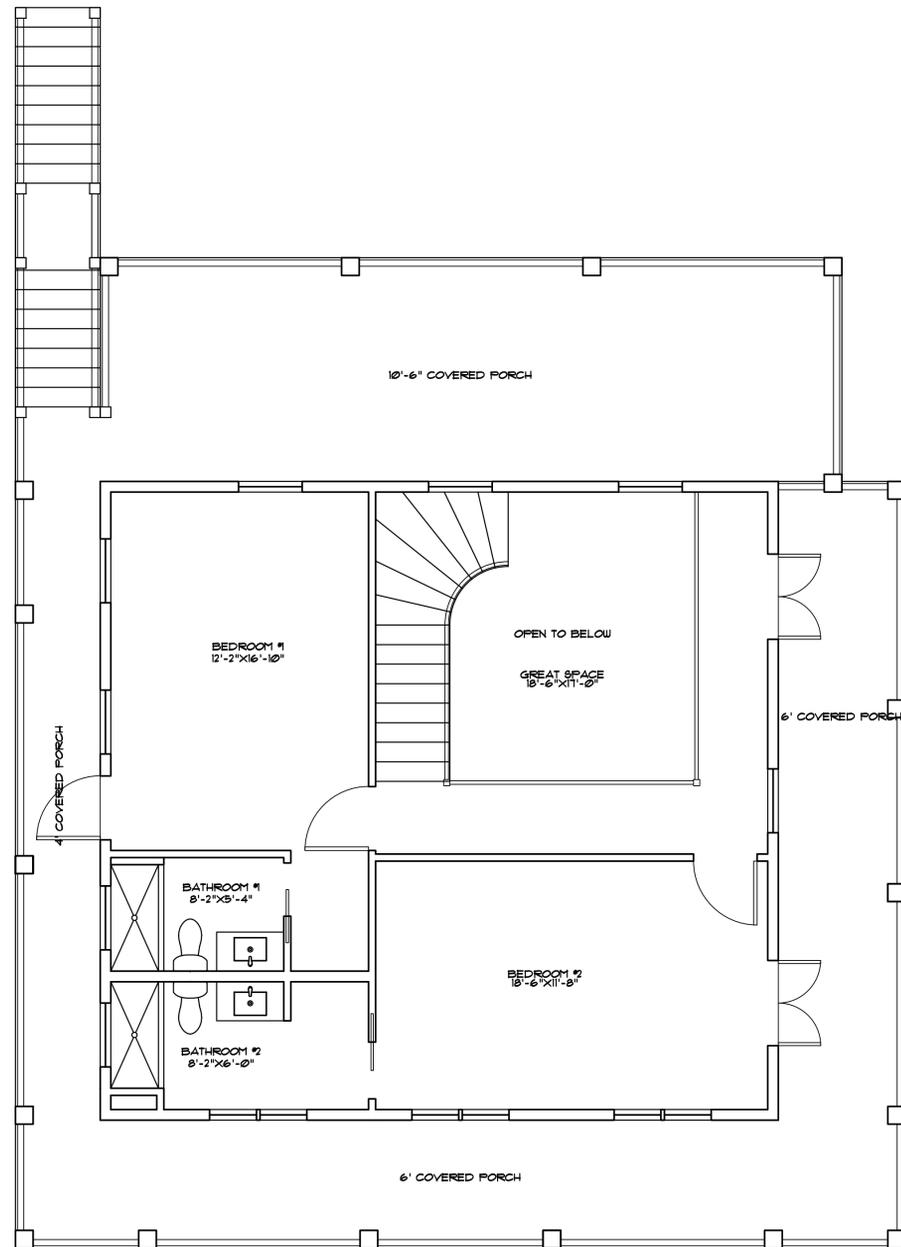


Angela Street Elevation

3/16" = 1' - 0"

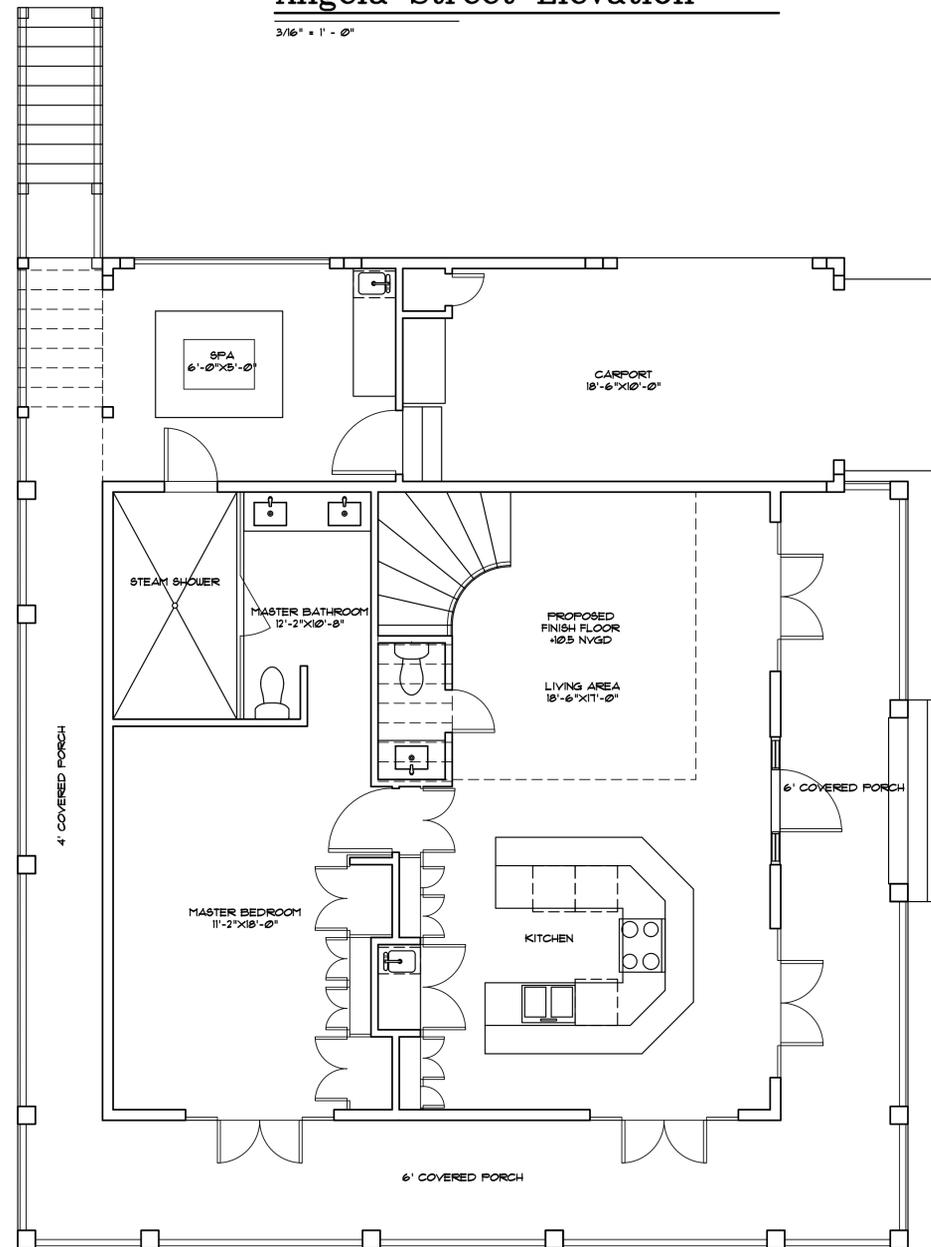
SITE ANALYSIS

ZONING	HRC-1
SITE AREA	4642# (0.1 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (2321 SF)
EXISTING LOT COVERAGE	0% (0 SF)
PROPOSED LOT COVERAGE	42% (1963 SF)
MAX HEIGHT	35'
SETBACKS	
FRONT	0'
REAR	10'
SIDE	25'
STREET SIDE	0'
MAX IMPERVIOUS SURFACE	10% (3249 SF)
EXISTING IMPERVIOUS SURFACE	0% (0 SF)
PROPOSED IMPERVIOUS SURFACE	44% (2042 SF)



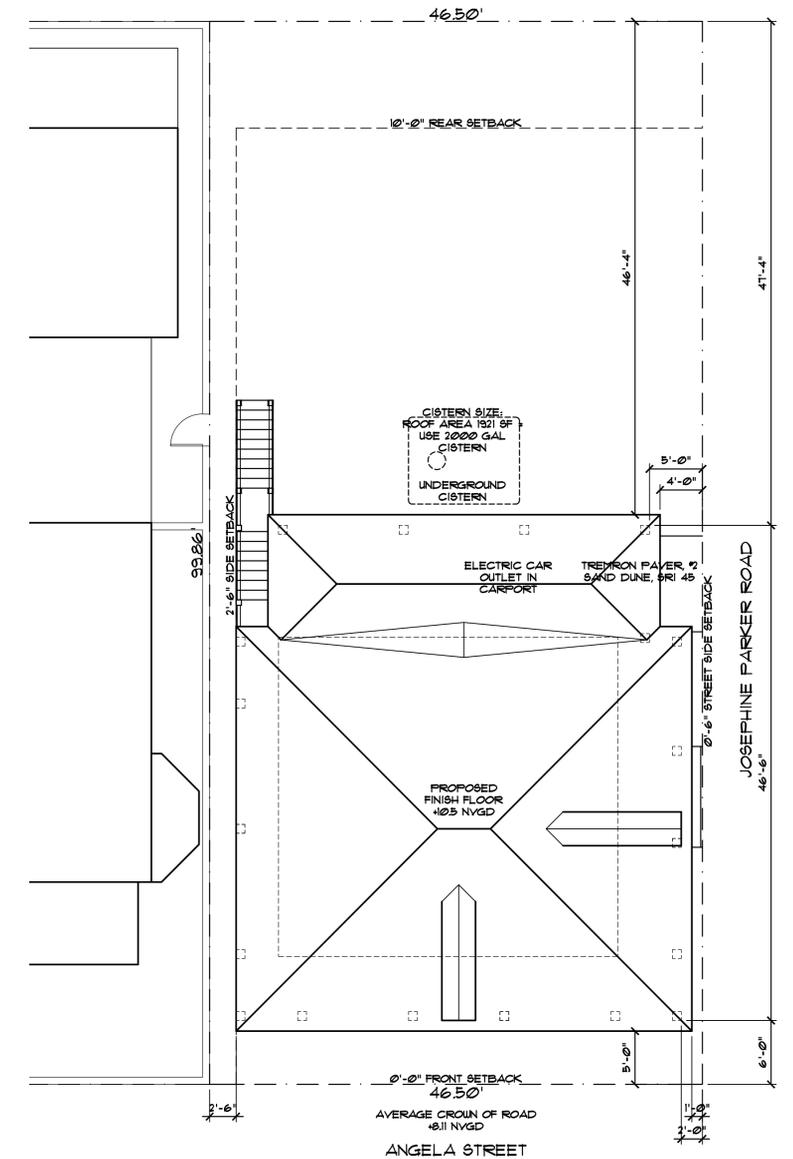
Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"



Site Plan

1/8" = 1' - 0"

NOTES

- ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 150 MPH WIND LOAD
- BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, RESIDENTIAL
- BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH FLORIDA GREEN BUILDING COALITION, GREEN HOME STANDARDS CERTIFICATION LEVEL - GOLD

Hanson Residence

Key West, FL

515 Angela Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

date: 12/21/15  
revision:

sheet:

A1



**Rear Elevation**

1/4" = 1' - 0"



**Lane Side Elevation**

1/4" = 1' - 0"



**Side Elevation**

1/4" = 1' - 0"



**Angela St Elevation**

1/4" = 1' - 0"

Hanson Residence

Key West, FL

515 Angela Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

(305) 296 3611

date: 12/21/15  
revision:

sheet:

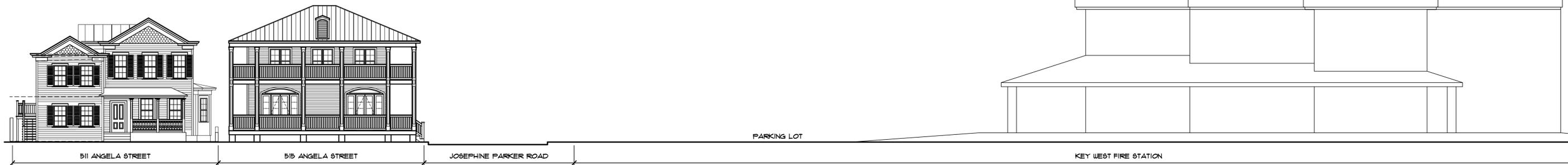
A2



**Josephine Parker Rd Streetscape**

3/32" = 1' - 0"

Hanson Residence  
515 Angela Street Key West, FL



**Angela St Streetscape**

3/32" = 1' - 0"

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
1/15/15  
revision:

sheet:  
A3

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY FRAME BUILDING ON  
VACANT LOT WITH ATTACHED CARPORT AND  
NEW CISTERN.**

**FOR- #515 ANGELA STREET**

**Applicant – Thomas E. Pope**

**Application #H15-01-1922**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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# Public Meeting Notice

NEW TWO-STORY FRAME BUILDING ON VACANT LOT WITH ATTACHED CARPORT AND NEW CISTERN.

FOR #515 ANGELA STREET

Applicant: Yehonatan S. Fajpe Application #0118-01-0122  
This notice is to inform the public of a proposed project. The project is located at the address listed above. The project is subject to the review and approval of the Planning Department. For more information, please contact the Planning Department at (813) 251-1500. The public meeting will be held on the date and time listed below. The public is invited to attend and provide input on the project. The project is subject to the review and approval of the Planning Department. For more information, please contact the Planning Department at (813) 251-1500.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gavin Scarbrough, 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:  
515 Angela Street on the 21 day of January, 2016.

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 January 26, 2016.

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 H15-01-1922

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

Signed Name of Affiant:

[Signature]  
Date: 1/21/16  
Address: 610 White St  
City: Key West  
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 21 day of January, 2016.

By (Print name of Affiant) Gavin Scarbrough who is personally known to me or has produced identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: M. Holly Booton  
Print Name: M. Holly Booton  
Notary Public - State of Florida (seal)  
My Commission Expires: 12/17



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

# 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

Website tested on IE8, IE9, & Firefox.

Requires Adobe Flash 10.3 or higher

The schedule for Friday December 18th of the Property Appraiser Offices will be as follows; Plantation closed, Marathon closed from 10 to 3 and Key West closed from 11:30 to 1:30 for Training.

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1012718 Parcel ID: 00012370-000000

### Ownership Details

**Mailing Address:**

HANSON CARY R  
 511 ANGELA ST  
 KEY WEST, FL 33040-7432

### Property Details

**PC Code:** 10 - VACANT COMMERCIAL

**Millage Group:** 10KW

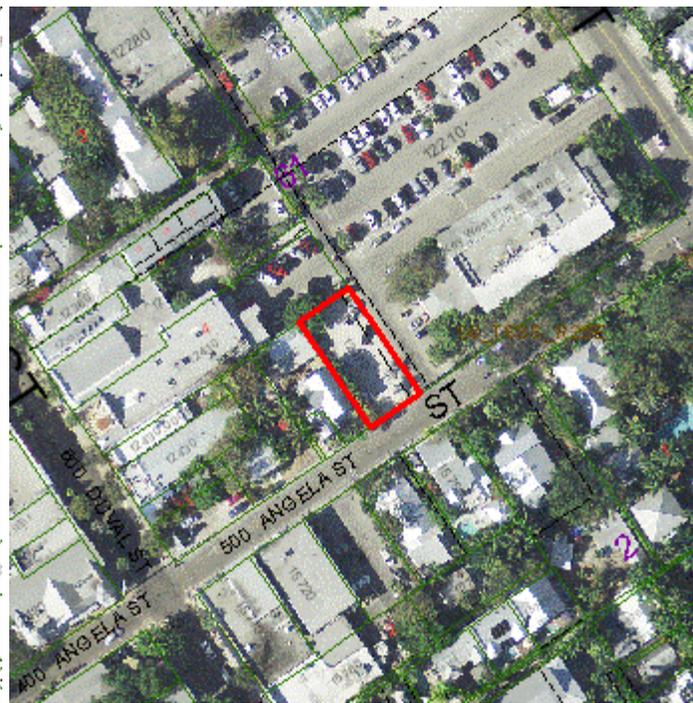
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 515 ANGELA ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 61 OR89-222/223 OR608-339 OR642-682-683E OR858-118/20 OR1408-2243/44 OR1770-2499/2500C/T OR1830-922/926T/C OR1830-927/29 OR1830-930/32 OR2159-2428/29 OR2692-1880/82C OR2692-1883/85

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	4,642.71 SF

### Appraiser Notes

CHGED SQFT FROM
515 ANGELA ST VACANT LOT

### 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
2015	0	0	281,683	281,683	281,683	0	281,683

2014	0	0	281,683	281,683	281,683	0	281,683
2013	0	0	281,683	281,683	281,683	0	281,683
2012	0	0	281,683	281,683	281,683	0	281,683
2011	0	0	281,683	281,683	281,683	0	281,683
2010	0	0	259,690	259,690	259,690	0	259,690
2009	0	0	536,845	536,845	536,845	0	536,845
2008	0	0	535,834	535,834	535,834	0	535,834
2007	0	0	627,462	627,462	627,462	0	627,462
2006	0	0	417,844	417,844	417,844	0	417,844
2005	0	0	348,750	348,750	348,750	0	348,750
2004	0	0	246,450	246,450	246,450	0	246,450
2003	0	0	112,763	112,763	112,763	0	112,763
2002	0	0	112,763	112,763	112,763	0	112,763
2001	0	0	112,763	112,763	112,763	0	112,763
2000	0	0	102,300	102,300	102,300	0	102,300
1999	0	0	102,300	102,300	102,300	0	102,300
1998	0	0	102,300	102,300	102,300	0	102,300
1997	0	0	93,000	93,000	93,000	0	93,000
1996	0	0	93,000	93,000	93,000	0	93,000
1995	0	0	93,000	93,000	93,000	0	93,000
1994	0	0	93,000	93,000	93,000	0	93,000
1993	0	0	93,000	93,000	93,000	0	93,000
1992	0	0	93,000	93,000	93,000	0	93,000
1991	0	0	93,000	93,000	93,000	0	93,000
1990	0	0	75,563	75,563	75,563	0	75,563
1989	0	0	74,400	74,400	74,400	0	74,400
1988	0	0	65,100	65,100	65,100	0	65,100
1987	0	0	39,874	39,874	39,874	0	39,874
1986	0	0	39,060	39,060	39,060	0	39,060
1985	0	0	39,060	39,060	39,060	0	39,060
1984	0	0	39,060	39,060	39,060	0	39,060
1983	0	0	22,090	22,090	22,090	0	22,090

1982	0	0	17,954	17,954	17,954	0	17,954
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## 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
6/30/2014	2692 / 1880	0	QC	11
6/30/2014	2692 / 1883	550,000	WD	30
11/6/2002	1830 / 0922	1	WD	M
3/22/2002	1770 / 2499	1	CT	M
5/1/1996	1408 / 2243	1	WD	M
7/1/1982	858 / 118	45	WD	M

This page has been visited 137,558 times.

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