



## **Historic Architectural Review Commission Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: January 25, 2022

Applicant: Bender & Associates

Application Number: H2021-0061

Address: 519 Frances Street

### **Description of Work:**

Partial demolition of non-historic rear roof and accessory structures.

### **Site Facts:**

The principal building in the site is listed as a contributing resource to the district. The one-story frame vernacular house was built circa 1890. Originally the house had only a front porch. According to the Sanborn maps between 1898 and 1912 a side porch was created at the south elevation, making a "L" shape porch. The rear configuration of the house was change after 1962, where an addition with a shed roof was attached to the house and build over an old cistern. A structure dedicated for a car was built on or after 1926 on the south east portion of the lot. The main house is elevated in footers approximately 2-11" from grade while the detached accessory structure is built at grade. The accessory structure located at the south east side of the lot is sided with corrugated metal and is dilapidated.

### **Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the partial demolition of a non-historic shed roof attached at the rear east side of the principal building. The plan also includes the removal of a dilapidated one-story non-historic shed and a small non historic shed located on the north east side of the parcel. The applicant has submitted plans for new accessory structures and replacement of rear roof. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that current non-historic structures and rear shed roof do not define the historic character of the site or neighboring area. Their location and setbacks from the street do not convey urban patterns found historically on the site and throughout the surrounding historic urban fabric.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The buildings and rear roof in question are not historic and their demolition will not destroy any urban relationship acquired through time.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

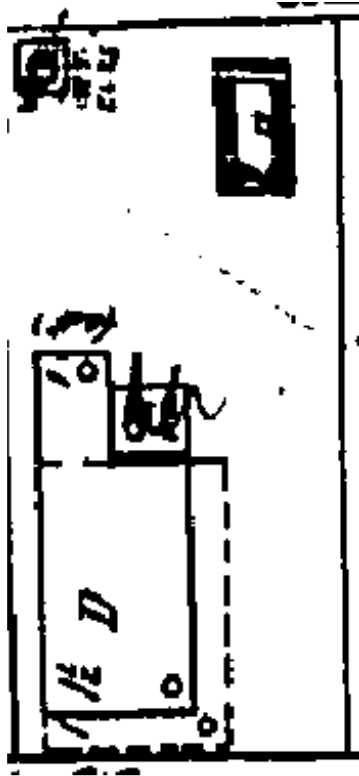
It is staff's opinion that the structures in question do not define the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

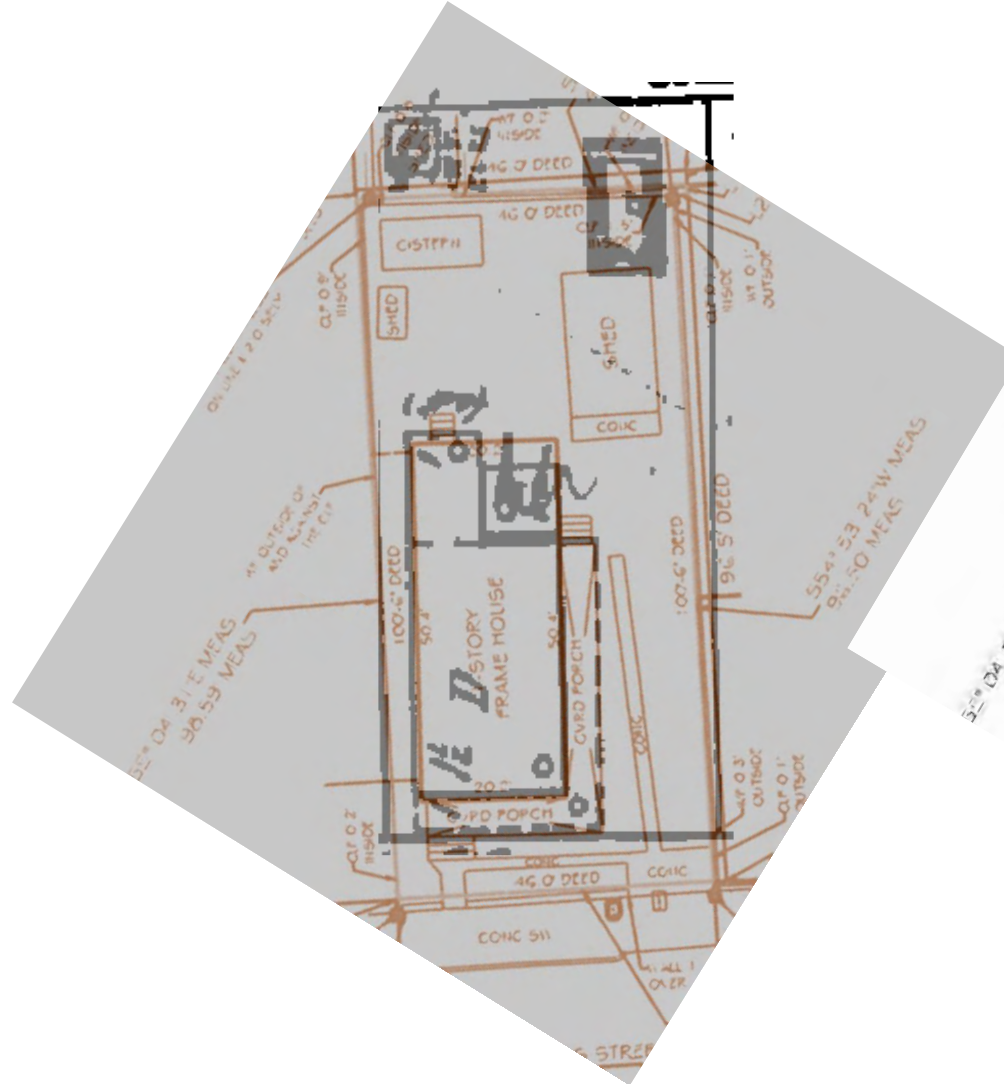
The structures and rear roof in question are not historic or contributing and it is staff's opinion that they will not qualify as contributing resource to the historic district in a near future.

Staff finds that the request demolition for the non-historic rear shed roof and accessory structures can be considered by the Commissioners as it conforms with current ordinances for demolition under the LDR's. If approved, this will be the only required reading.

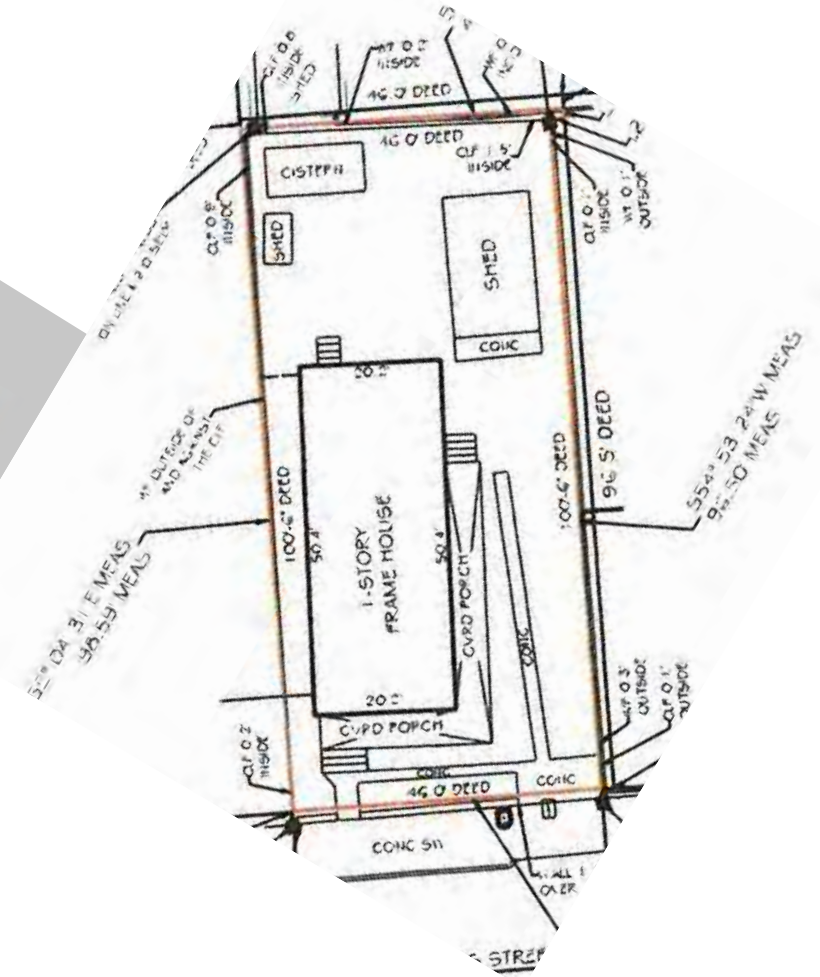
1962 Sanborn Map



Juxtaposition



Current Survey



# 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 # <b>2021-0061</b>	REVISION #	INITIAL & DATE <b>12/21/21 KM</b>
FLOOD ZONE	ZONING DISTRICT	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:

519 Frances Street	
Don and Jean McDougall	PHONE NUMBER 703-581-8533
	EMAIL donmcdougall@comcast.com
Bender & Associates Architects	PHONE NUMBER 305-296-1347
410 Angela Street	EMAIL aalvarez@benderarchitects.com
<i>[Signature]</i>	DATE 12.13.2021

**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 ☒

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
GENERAL:	Interior remodel, new accessory structure and covered porch at the rear of the principal structure and new addition.
MAIN BUILDING:	Interior remodel at the principal structure and removal of non-historic addition.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	
Demolition of existing Accessory Structure and non-historic addition.	



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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): Existing Accessory to be demolished. Construction of new accessory structure.	
PAVERS: None	FENCES: N/A
DECKS: Yes	PAINTING: All new paint to be white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): Yes (by others)
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): Yes	OTHER: N/A

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
Main house is listed as a contributing resource to the historic district.		
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.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>2021-0001</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

519 Frances Street

PROPERTY OWNER'S NAME:

Don McDougall

APPLICANT NAME:

Bender & Associates Architects

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

*[Signature]*  
PROPERTY OWNER'S SIGNATURE

*Donald P. McDougall*  
*12/21/2021* DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing non-historic accessory structure and non- historic addition to principal structure.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.
N/A

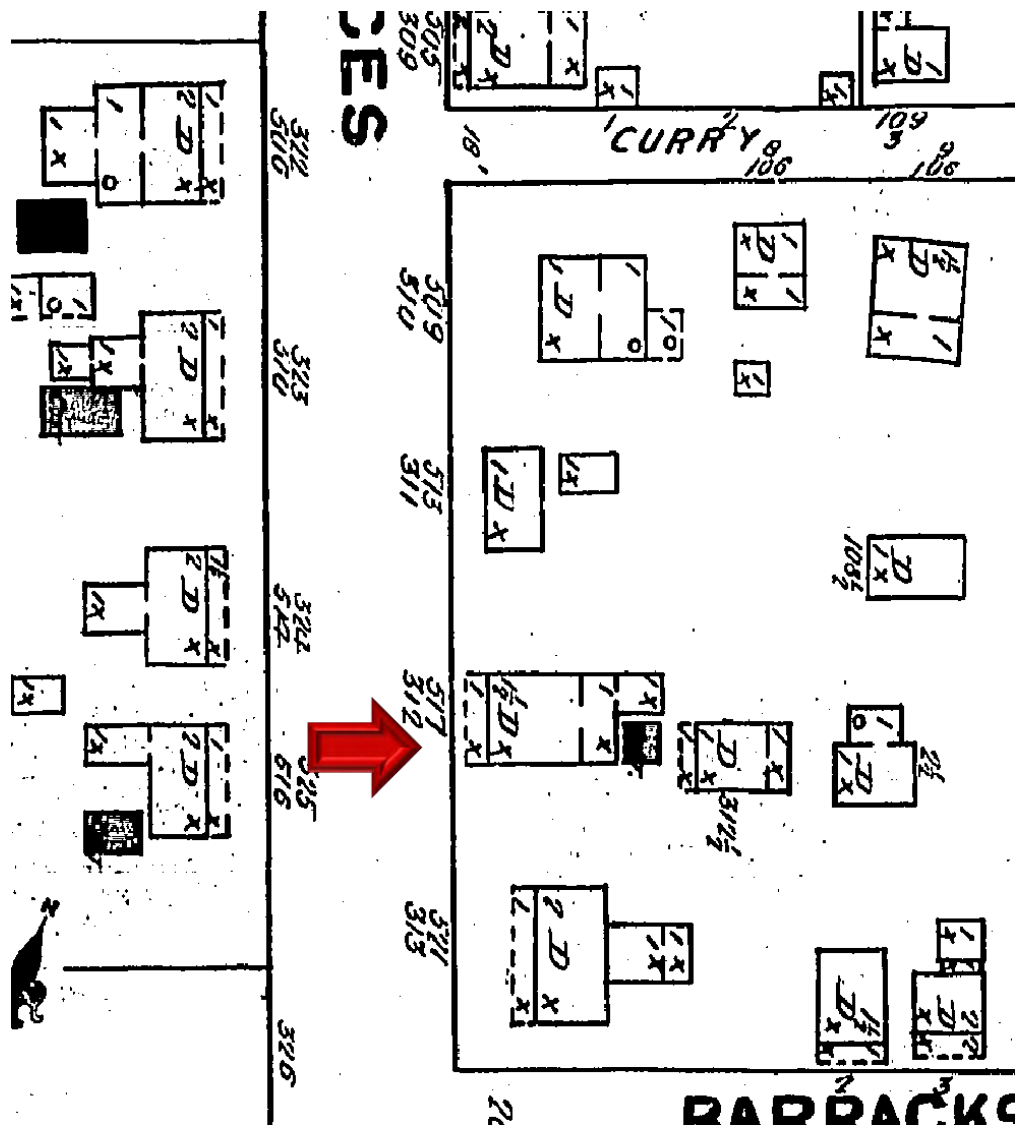


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.
N/A

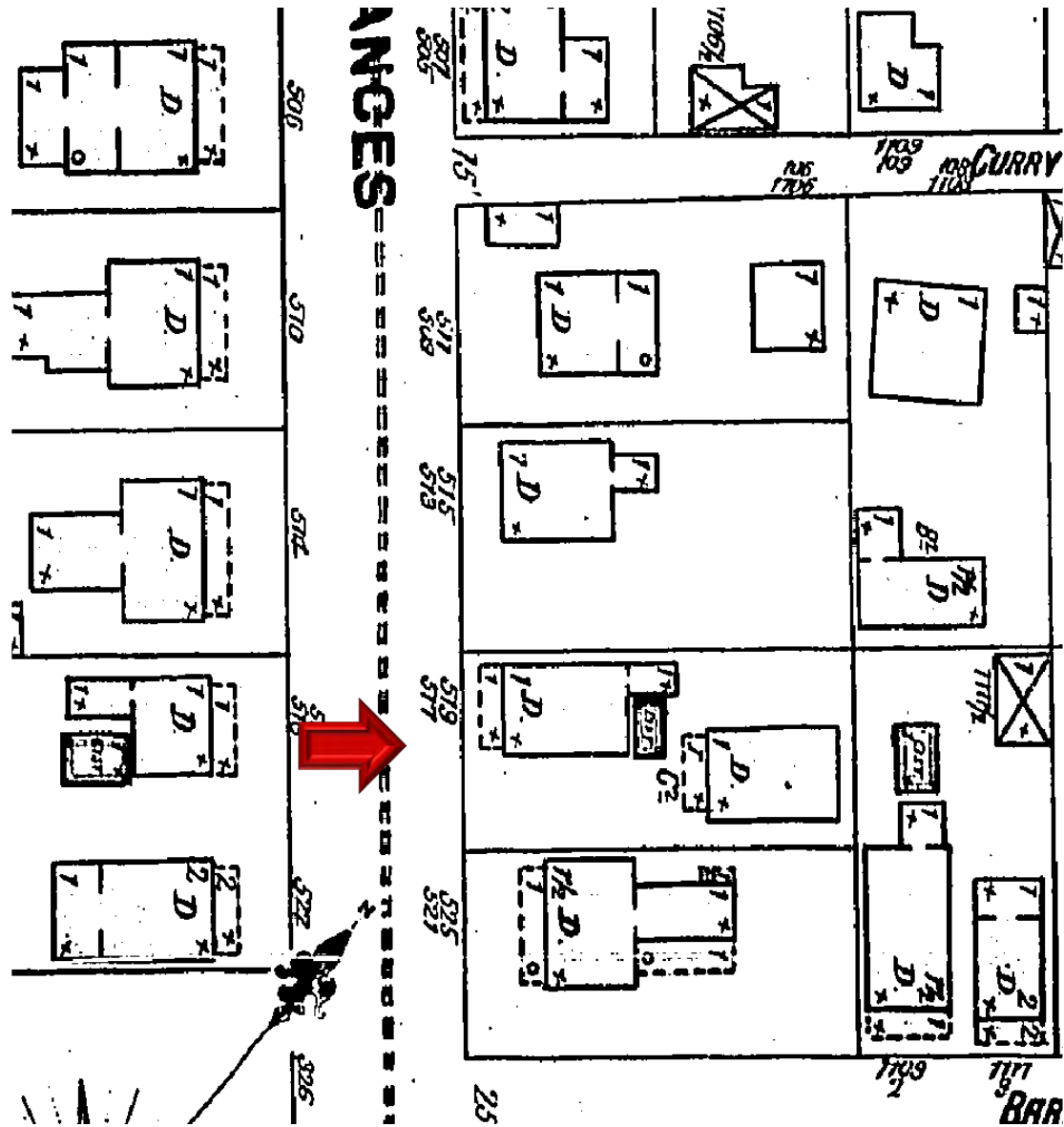
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The existing accessory structure and non-historic addition are not important in defining the overall historic character of a district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The existing accessory structure and non-historic addition are not historic buildings or structures and their removal does not destroy the historic relationship.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The existing accessory structure and non-historic addition are not important in defining the historic character of the site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing accessory structure and non-historic addition would not qualify as contributing

# SANBORN MAPS

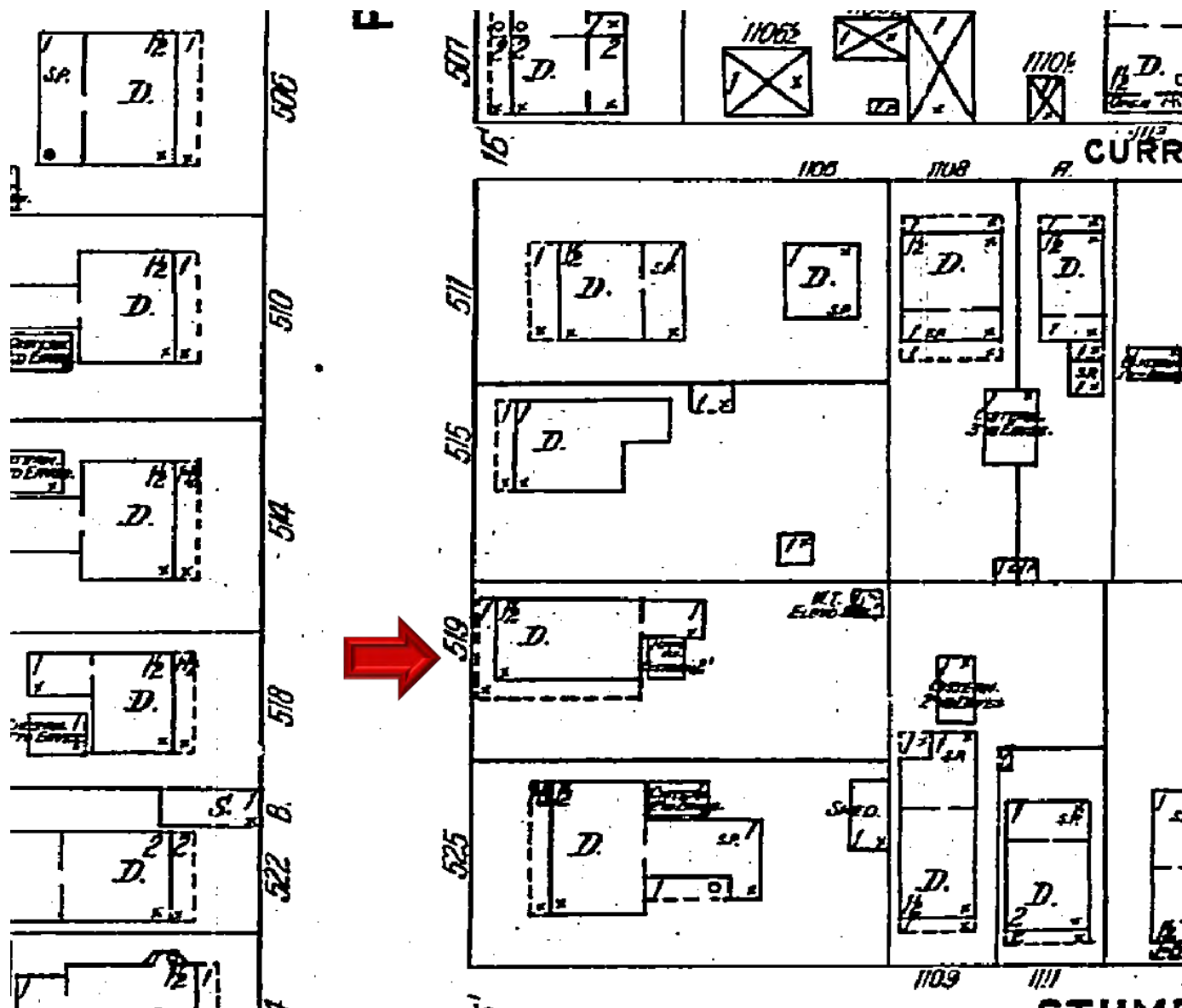


1892 Sanborn Map

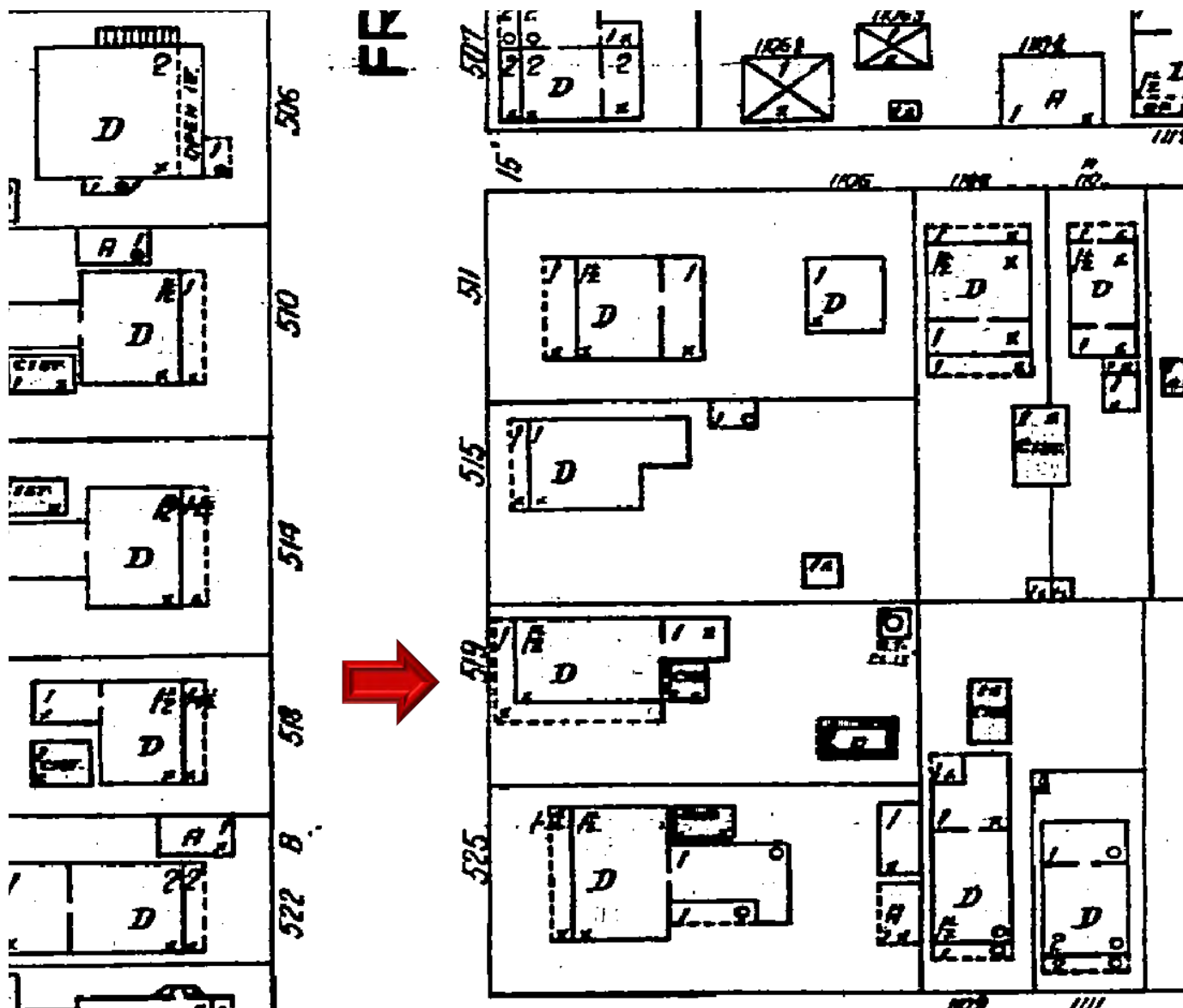




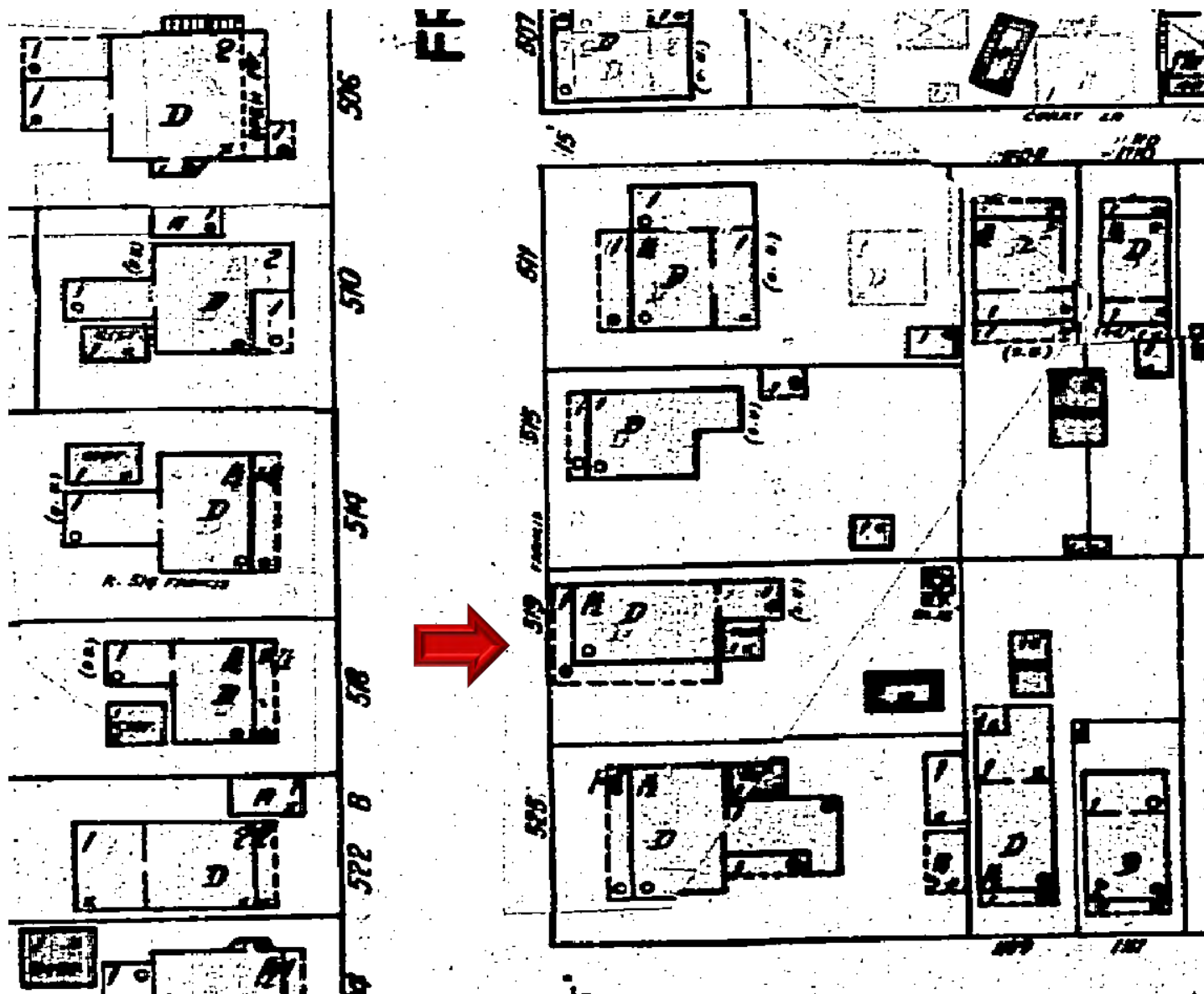
1899 Sanborn Map



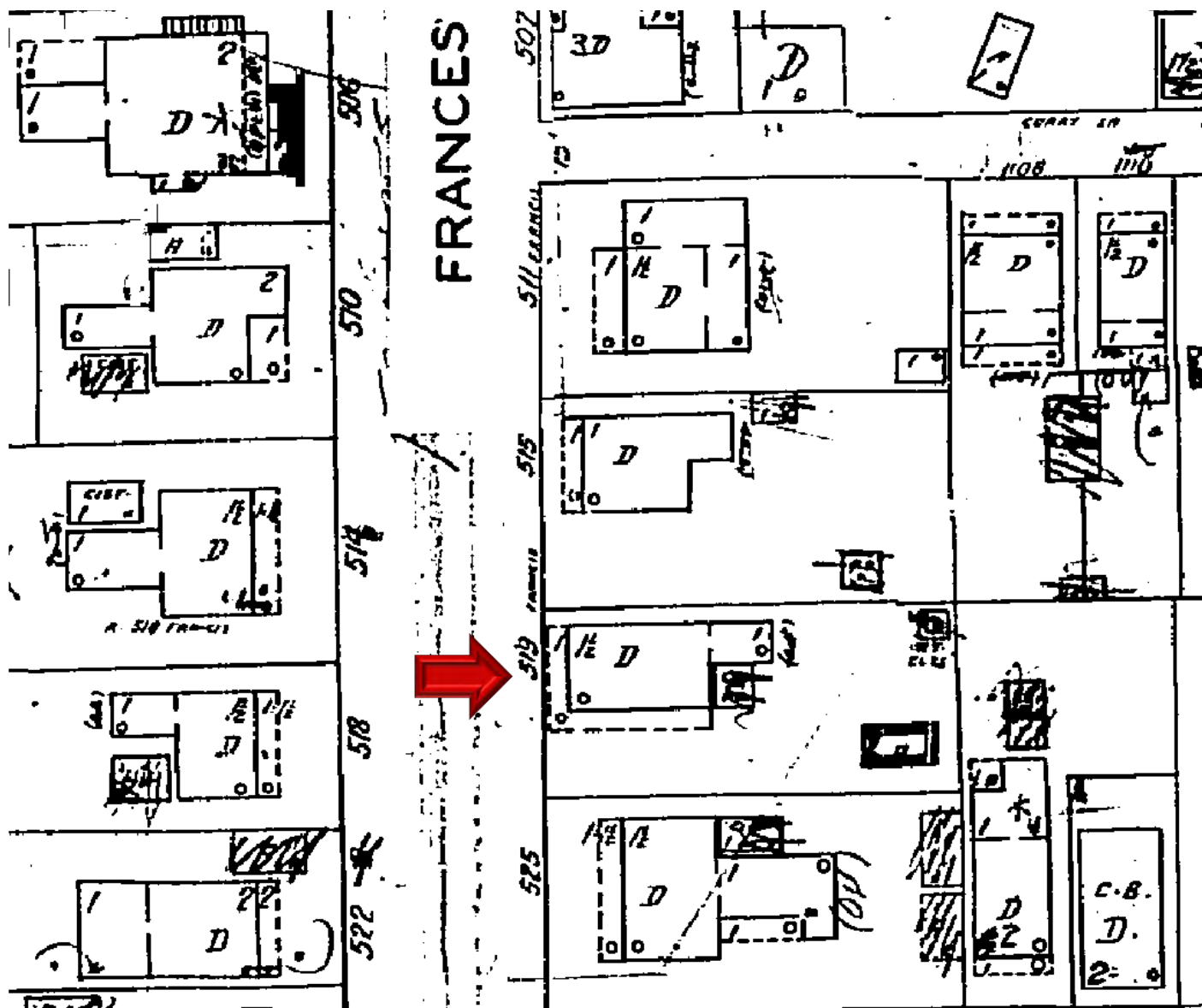
1912 Sanborn Map







1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





**519 Frances Street circa 1965. Monroe County Library.**



VIEW FROM STREET (EXISTING WEST ELEVATION)





EXISTING EAST ELEVATION OF PRINCIPAL STRUCTURE.





EXISTING SOUTH ELEVATION





EXISTING NORTH ELEVATION





EXISTING ACCESSORY STRUCTURE WEST ELEVATION.



EXISTING ACCESSORY STRUCTURE EAST ELEVATION.

# PROPOSED DESIGN

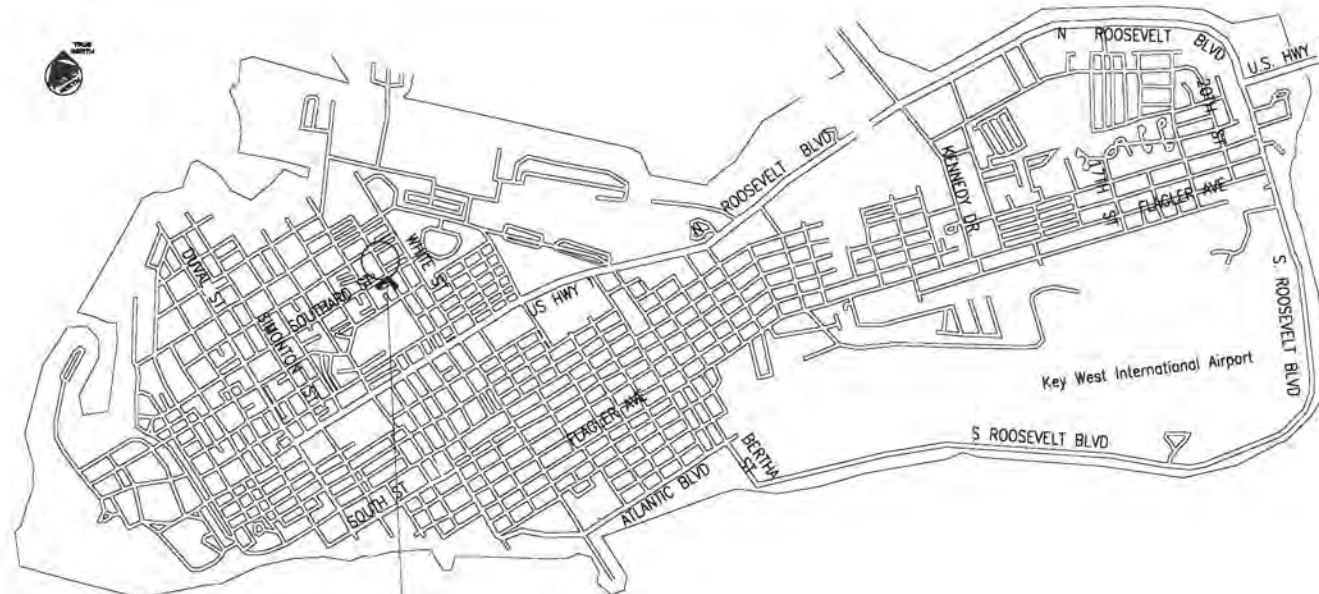


# 519 FRANCES STREET

Key West Florida 33040

(HARC PERMIT SET)

## SITE MAP - KEY WEST



SITE LOCATION:  
519 FRANCES STREET  
KEY WEST, FL 33040

Not to Scale

## PROJECT DIRECTORY

PROJECT: 519 FRANCES ST. RESIDENCE

ARCHITECT'S PROJECT No.: 205

CONTACT: --  
Address: 519 Frances St.  
Key West Florida, 33040

Tel: --  
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
Address: 400 Angela Street, Key West, FL 33040  
Tel: (305) 296-1347 Fax: (305) 296-2727  
E-mail: info@benderarchitects.com  
Architect: Haven Burke  
Designer Associate: Ana Catalina Alvarez

## DESCRIPTION OF WORK:

INTERIOR REMODEL, NEW INTERIOR FINISHES, NEW FIXTURES, NEW APPLIANCES.

## GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
FLORIDA BUILDING CODE - Building 2020 7th EDITION  
FLORIDA BUILDING CODE - Existing 2020 7th EDITION  
FLORIDA BUILDING CODE - Residential 2020 7th EDITION  
FLORIDA BUILDING CODE - Plumbing 2020 7th EDITION  
FLORIDA BUILDING CODE - Fuel Gas 2020 7th EDITION  
FLORIDA BUILDING CODE - Mechanical 2020 7th EDITION  
FLORIDA BUILDING CODE - Energy Conservation 2020 7th EDITION  
NATIONAL ELECTRICAL CODE 2020 7th EDITION  
NFPA 10 LIFE SAFETY CODE w/ Florida Modifications  
FLORIDA FIRE PREVENTION CODE 2020 7th EDITION  
NFPA 1 2020 EDITION
- This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (3 second gust) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

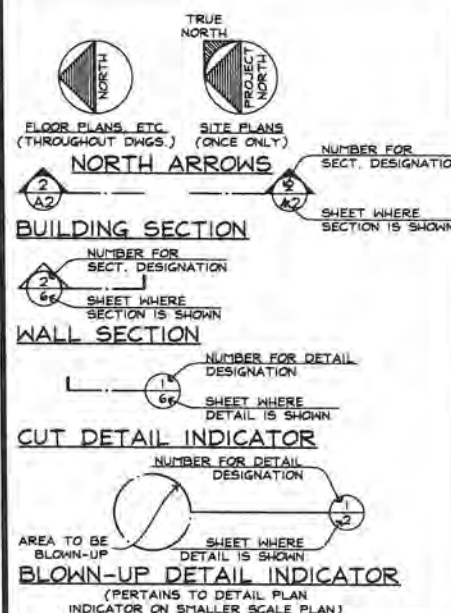
## FLORIDA ADMINISTRATIVE CODE

§161-16.003 Use of Seal The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be continued to designate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter §161-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.  
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (e), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-74, Formerly 215-16.03, Amended 7-27-89, Formerly 215-16.03, Amended 11-21-94, 4-18-00.

## ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLRG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REFR	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TREAD(S)
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	W/O	WOOD
HORZ	HORIZONTAL	W/H	WELDED WIRE FABRIC
HDM	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

## SYMBOLS LEGEND



## MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

## PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

## SHEET INDEX

- C COVER  
S. SURVEY  
A1. EXISTING & PROPOSED SITE PLAN  
A2. EXISTING FIRST FLOOR PLAN  
A3. PROPOSED FIRST & SECOND FLOOR PLAN  
A4. EXISTING & PROPOSED SOUTH & WEST ELEVATION  
A5. EXISTING & PROPOSED NORTH & EAST ELEVATION  
A6. EXISTING & PROPOSED SOUTH SITE ELEVATION  
A7. EXISTING & PROPOSED NORTH SITE ELEVATION  
A8. EXISTING & PROPOSED WEST & EAST SITE ELEVATION



410 Angela Street  
Key West, Florida 33040  
Telephone: (305) 296-1347  
Facsimile: (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 205  
SITE MAP KEY WEST  
PROJECT DIRECTORY  
GENERAL NOTES  
SYMBOLS LEGEND  
SHEET INDEX

Date: 11/9/2022

C





519 FRANCES ST.  
KEY WEST, FLORIDA



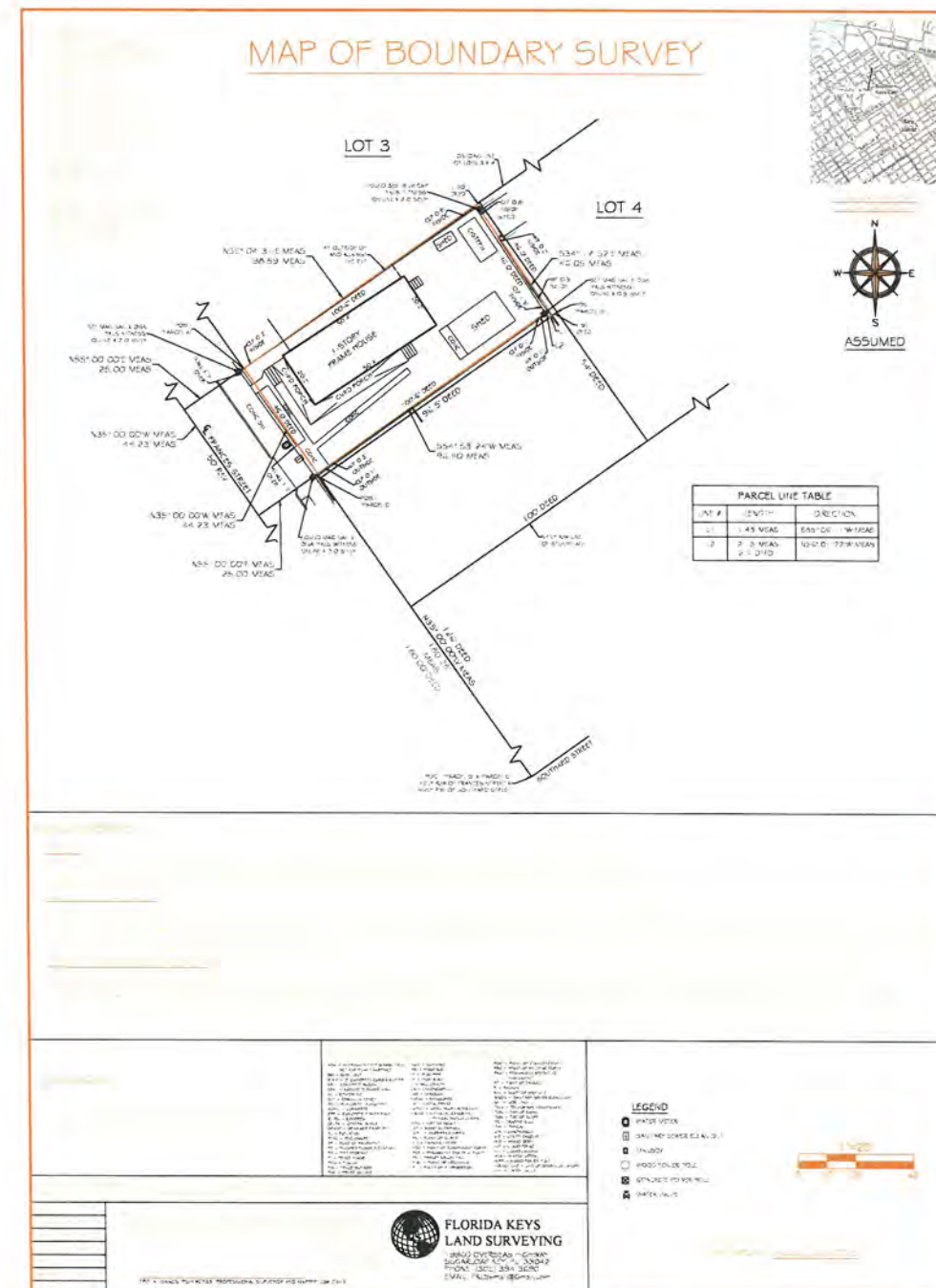
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*Bender & Associates*  
ARCHITECTS  
p.a.

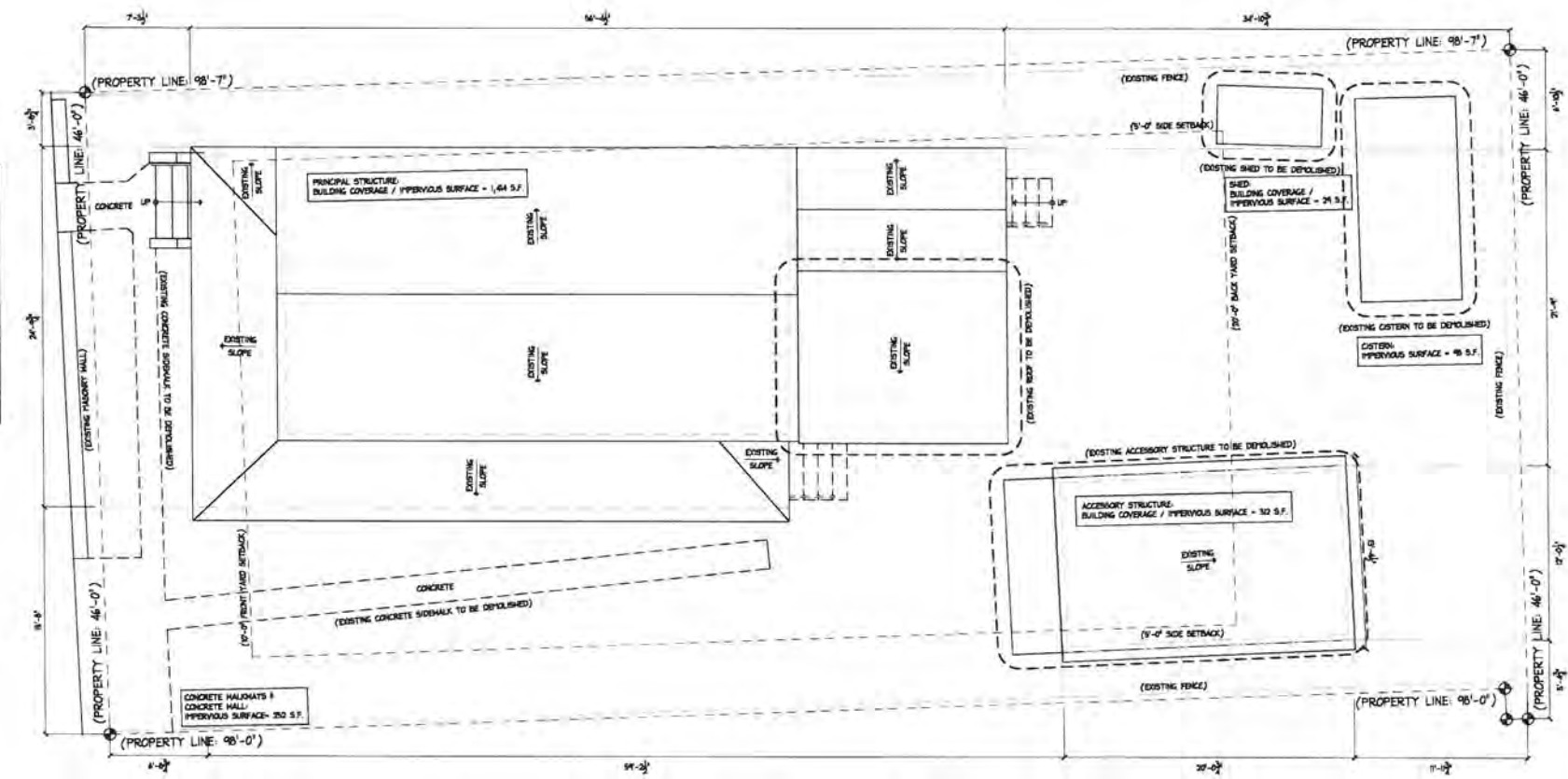
Project N° \_\_\_\_\_ 2/25

Date \_\_\_\_\_ 11/18/2020

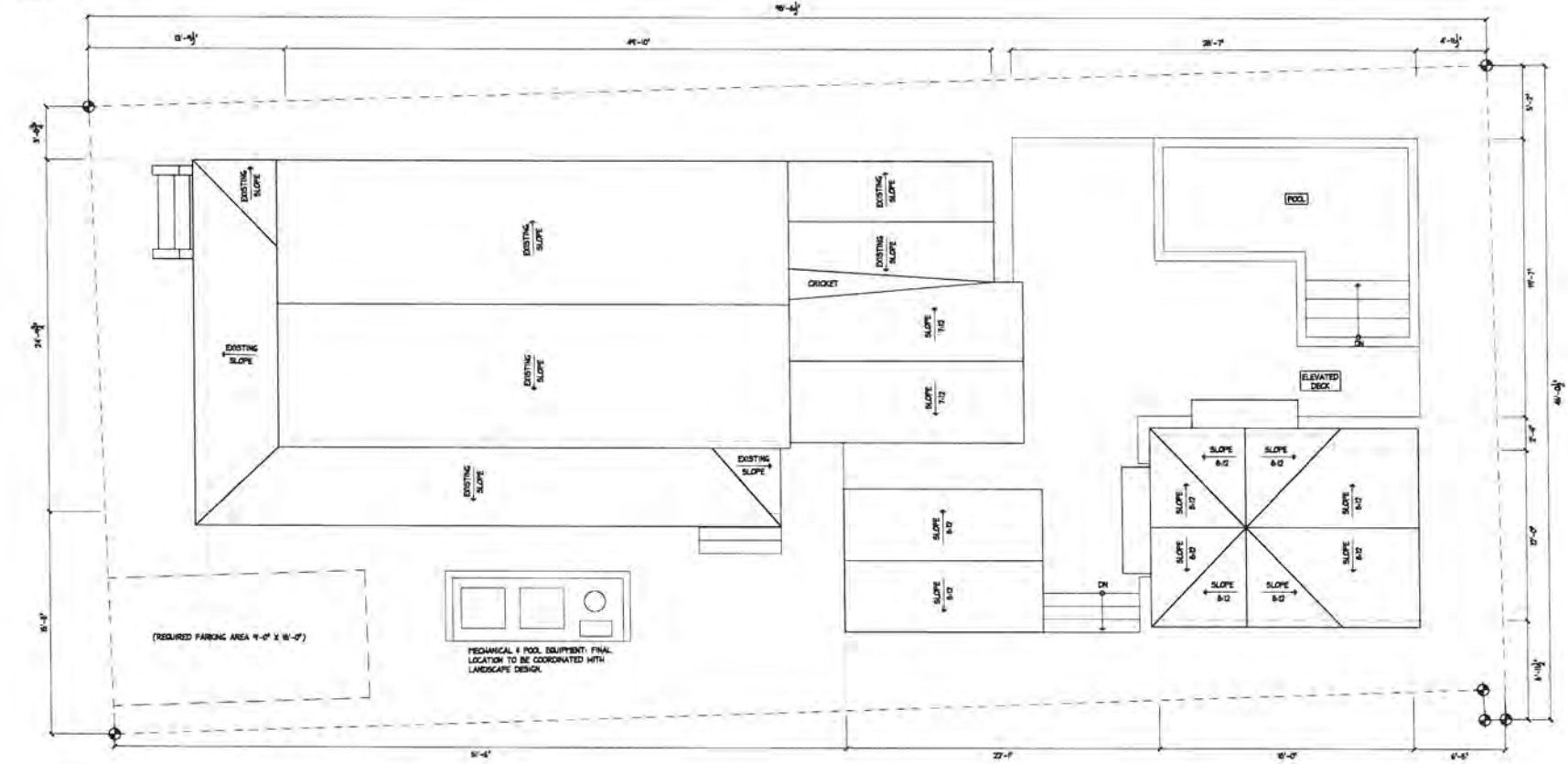
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OF



PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HADR		
LOT SIZE	4,336 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,148 S.F. MAX.	1,756 S.F.	1,822 S.F.
IMPERVIOUS SURFACE	2,601 S.F. MAX.	2,105 S.F.	2,200 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	7'-3" (PRIN. STRUCT.)	7'-3" (PRIN. STRUCT.)
SIDE SETBACK (NORTH)	5'-0" MIN.	4'-0" (PRIN. STRUCT.)	4'-0" (PRIN. STRUCT.)
SIDE SETBACK (SOUTH)	5'-0" MIN.	15'-5" (PRIN. STRUCT.)	15'-0" (PRIN. STRUCT.), 5'-0" (ACCE. STRUCT.)
REAR SETBACK	20'-0" MIN.	11'-11" (ACCS. STRUCT.)	33'-7" (PRIN. STRUCT.), 5'-0" (ACCE. STRUCT.)
OPEN SPACE (353)	1,518 S.F. MIN.	2,518 S.F.	1,563 S.F.



2 EXISTING SITE PLAN  
SCALE: 3/16"=1'-0"



1 PROPOSED SITE PLAN  
SCALE: 3/16"=1'-0"

519 FRANCES ST.  
KEY WEST, FLORIDA

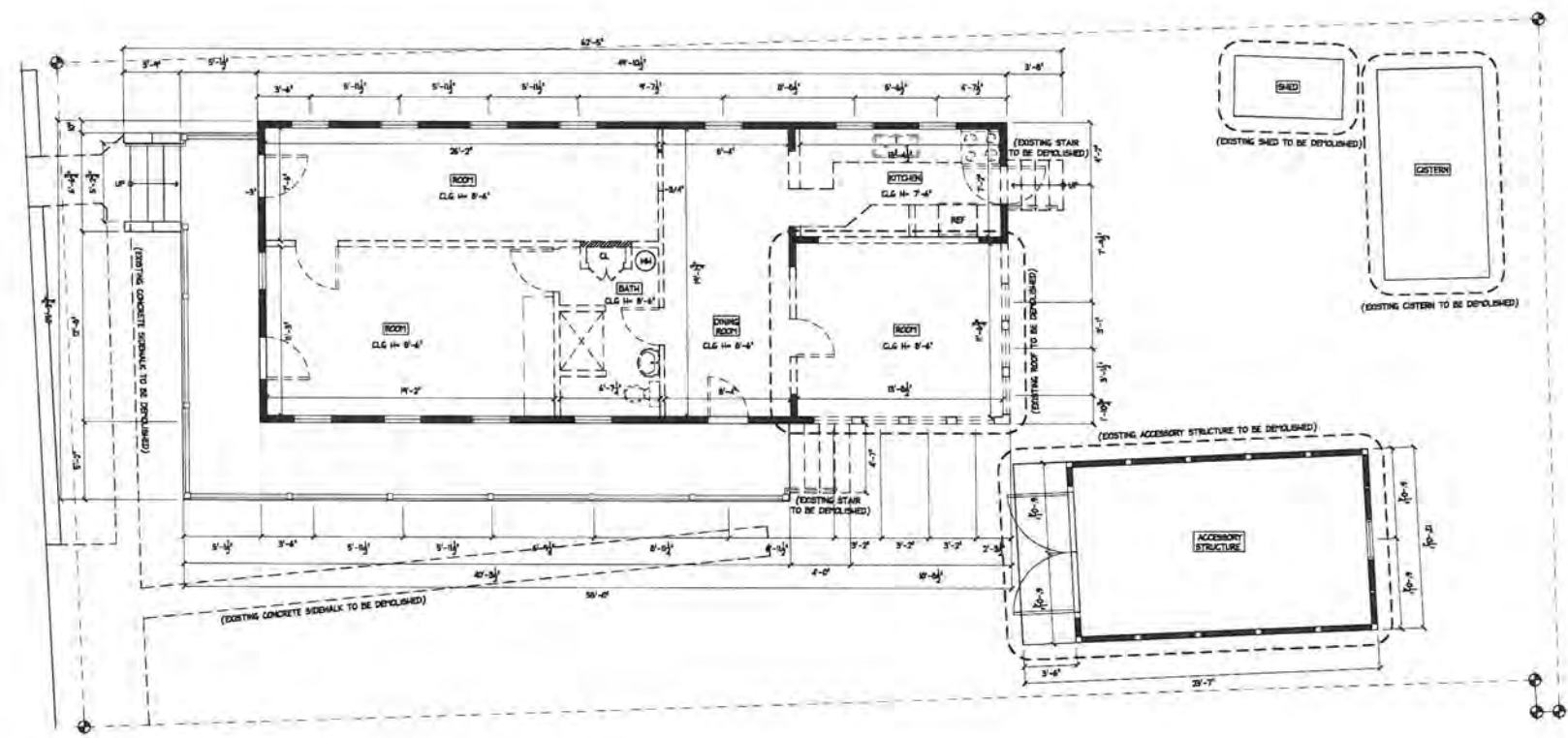


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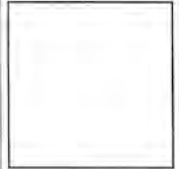
Bender & Associates  
ARCHITECTS  
p.a.

Project # 275  
Date 11/14/2022

A1



1  
A2  
EXISTING FIRST FLOOR PLAN  
SCALE: 3/8"=1'-0"



519 FRANCES ST.  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No. 225  
Date: 1/14/22

A2  
OF

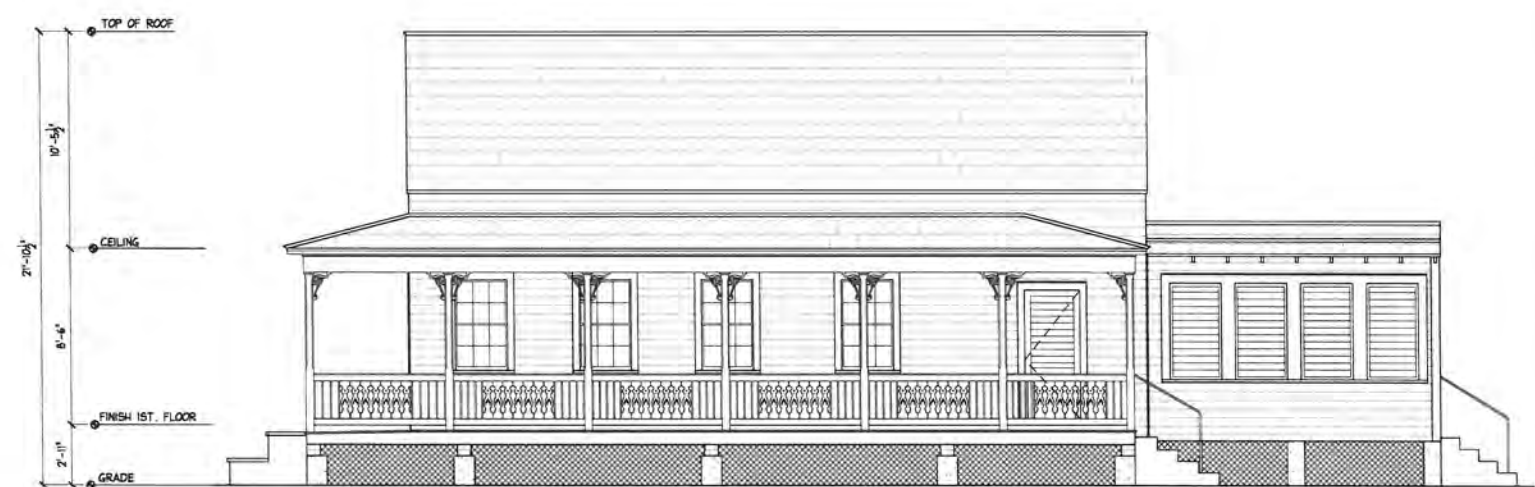




- GENERAL ELEVATION NOTES
1. EXISTING EXTERIOR SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO BE SIMILAR TO EXISTING, PAINTED WHITE.
  2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. PAINTED WHITE.
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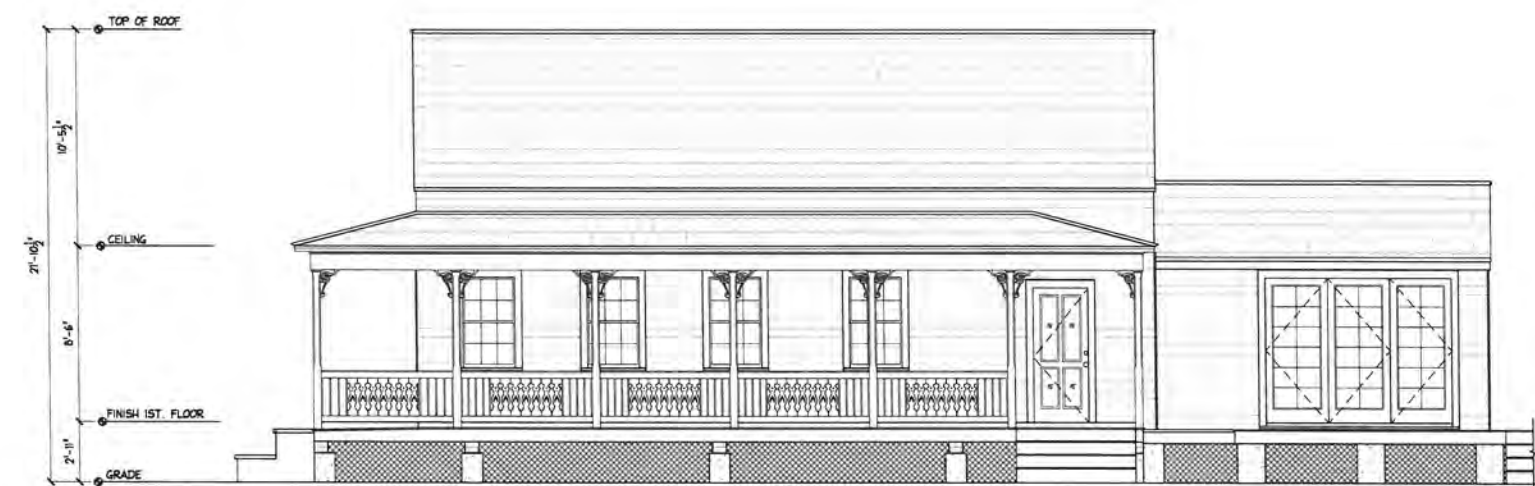
4 EXISTING WEST ELEVATION  
A4 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



4 EXISTING SOUTH ELEVATION  
A4 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION  
A4 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION  
A4 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"

519 FRANCES ST.  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License: AAC002022

Bender & Associates  
ARCHITECTS  
p.c.

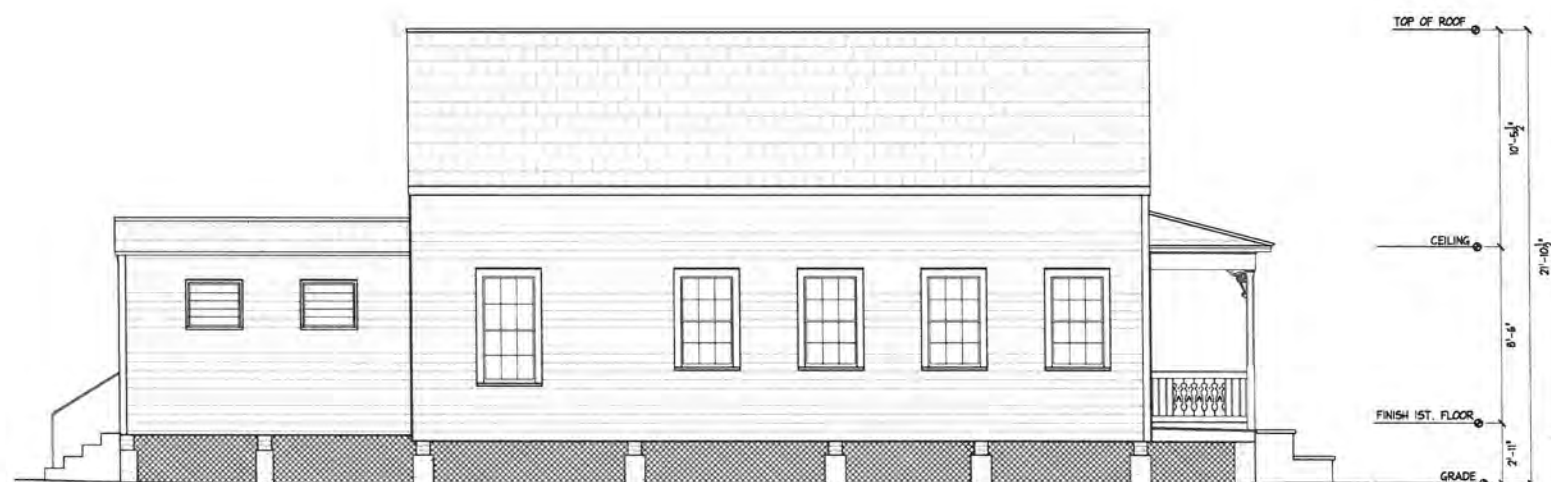
Project No. 275  
Date: 1/19/2022

# GENERAL ELEVATION NOTES

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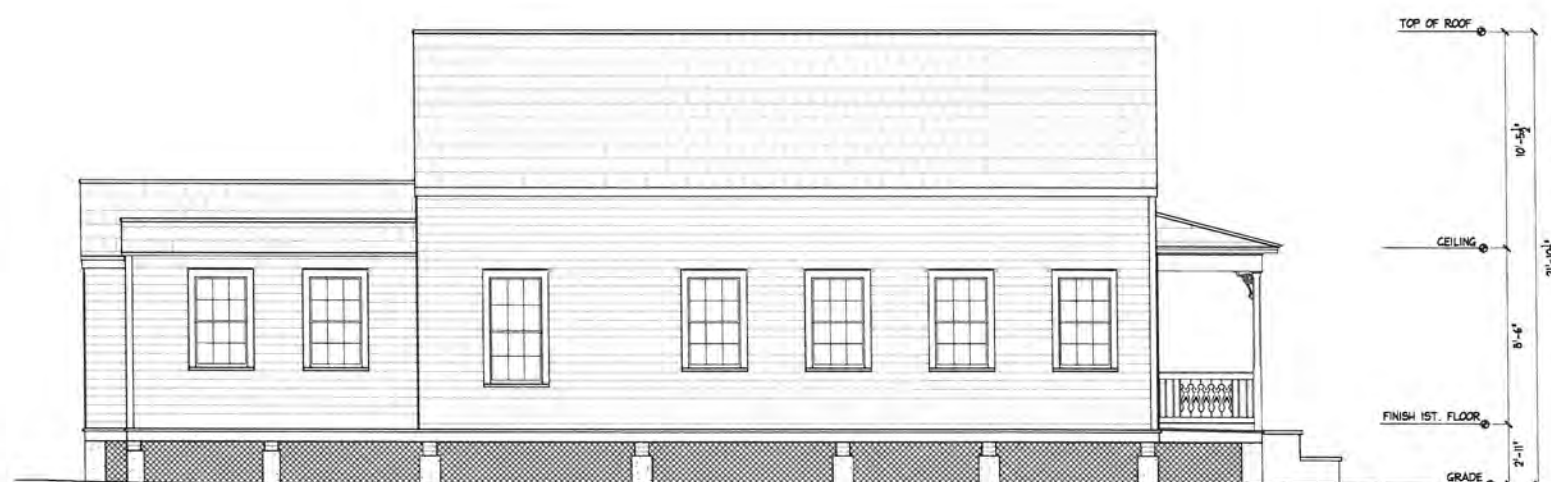
4 EXISTING EAST ELEVATION  
A5 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION  
A5 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION  
A5 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION  
A5 PRINCIPAL STRUCTURE  
SCALE: 1/4"=1'-0"

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Project 18 275  
Date 1/19/2021

A5



GENERAL ELEVATION NOTES

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2 EXISTING SOUTH ELEVATION  
A6 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION  
A6 SCALE: 1/4"=1'-0"

519 FRANCES ST.  
KEY WEST, FLORIDA



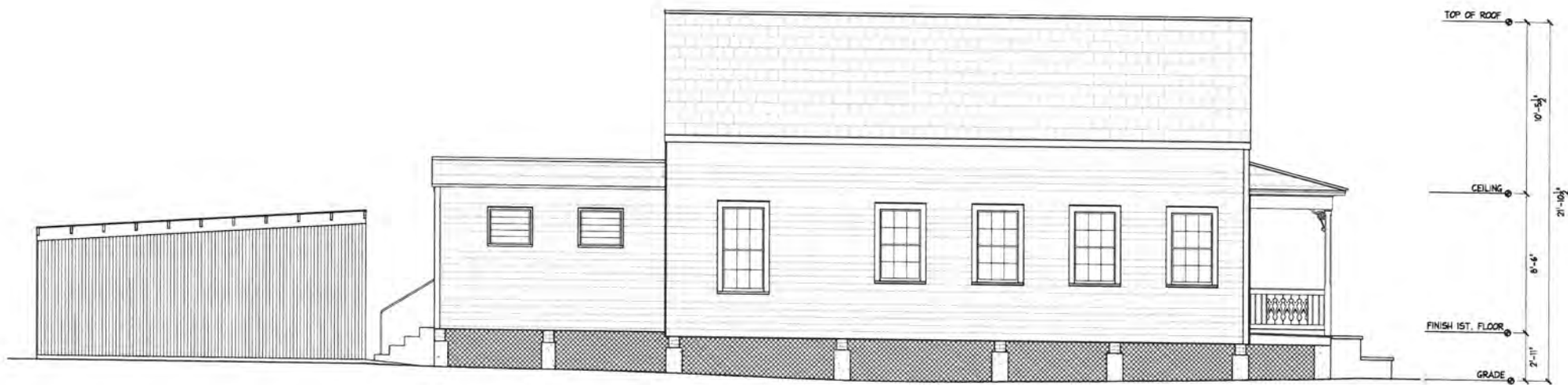
410 Angela Street  
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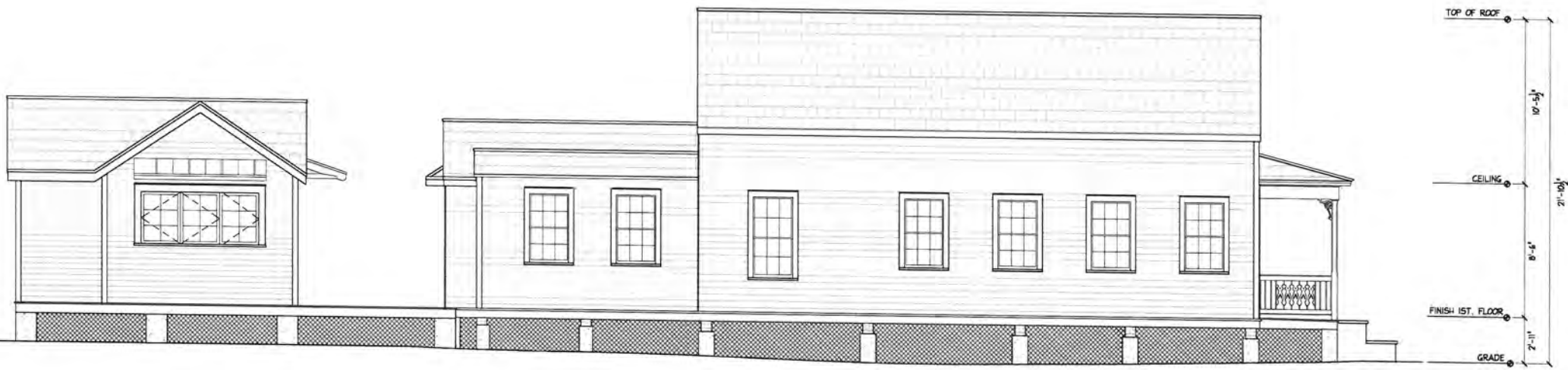
Project No. 725  
Date 1/17/2022

A6  
OF

- GENERAL ELEVATION NOTES
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2 EXISTING NORTH ELEVATION  
A7 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION  
A7 SCALE: 1/4"=1'-0"

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Project No. 725  
Date: 1/19/2020

A7  
OF

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4 EXISTING WEST ELEVATION  
AB SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION  
AB SCALE: 1/4"=1'-0"



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



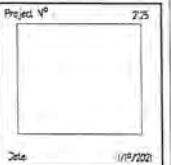
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A8

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 25, 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. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS, NEW GABLE ROOF AT REAR AND NEW ACCESSORY STRUCTURES. PARTIAL DEMOLITION OF NON-HISTORIC REAR ROOF AND ACCESSORY STRUCTURES.**

**#519 FRANCES STREET**

**Applicant – Bender & Associates    Application #H2021-0061**

**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 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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** 00007160-000000  
**Account#** 1007421  
**Property ID** 1007421  
**Millage Group** 10KW  
**Location** 519 FRANCES St, KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 44 OR162-124/25 OR487-735/36 OR1071-445 OR3076-2019  
**Description** OR3102-1573 OR3105-2102 OR3105-2105  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property** SINGLE FAMILY RESID (0100)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

MCDUGALL JR DONALD P  
 PO Box 1208  
 Solomons MD 20688

MCDUGALL JEAN M  
 PO Box 1208  
 Solomons MD 20688

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$120,321	\$123,256	\$107,115	\$89,507
+ Market Misc Value	\$3,938	\$3,938	\$3,938	\$3,938
+ Market Land Value	\$705,218	\$699,821	\$737,600	\$657,273
= Just Market Value	<b>\$829,477</b>	<b>\$827,015</b>	<b>\$848,653</b>	<b>\$750,718</b>
= Total Assessed Value	<b>\$195,248</b>	<b>\$192,553</b>	<b>\$188,224</b>	<b>\$184,715</b>
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	<b>\$170,248</b>	<b>\$167,553</b>	<b>\$163,224</b>	<b>\$159,715</b>

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,335.00	Square Foot	0	0

## Buildings

<b>Building ID</b>	481	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1933
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2005
<b>Gross Sq Ft</b>	1255	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	950	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	138	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	2
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	22	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	450
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	950	950	0
OPF	OP PRCH FIN LL	305	0	0
TOTAL		1,255	950	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
GARAGE	1979	1980	1	240 SF	2
FENCES	1984	1985	1	112 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/15/2021	\$1,175,000	Warranty Deed	2325404	3105	2105	01 - Qualified	Improved
6/15/2021	\$100	Warranty Deed	2325403	3105	2102	11 - Unqualified	Improved
1/12/2021	\$0	Death Certificate	2323135	3102	1573	88 - Unqualified	Improved

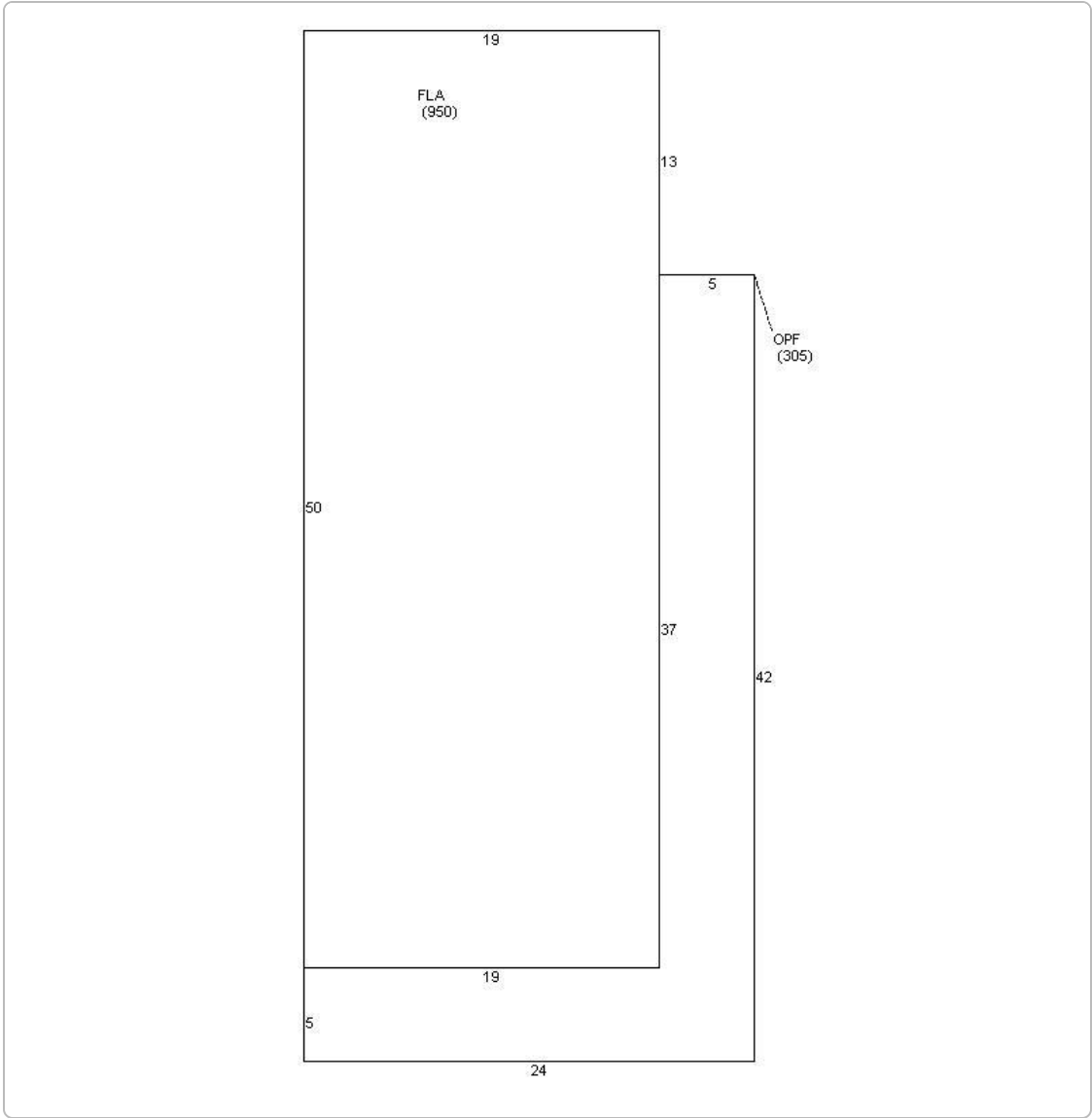
Permits

Number ⌵	Date Issued ⌵	Date Completed ⌵	Amount ⌵	Permit Type ⌵	Notes ⌵
19-3309	4/21/2021	3/10/2021	\$3,700	Residential	Additional information "requested drawing for location of bathroom to be remodeled. New Shower location but toilet and vanity to remain in the same location Lower Keys Plumbing to do plumbing
18-2638	6/23/2018	3/14/2019	\$4,200	Residential	REMOVE EXISTING KITCHEN SINK AND FAUCET PIPE WATER AND DRAIN LINES INSTALL REPLACEMENT
18-2568	6/17/2018	3/14/2019	\$32,436	Residential	KITCHEN REMODEL. REMOVEAL OF OLD CABIENTS AND TILE FLOOR . NEW DRYWALL ON WALLS AND CEILIN, NEWTILE FLOOR CABIENTS AND COUNTERTOPS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

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[User Privacy Policy](#)  
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