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## **Staff Report for Item 13a**

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Enid Torregrosa-Silva MSHP  
Historic Preservation Planner

**Meeting Date:** January 27, 2015

**Applicant:** William Rowan Architecture

**Application Number:** H15-01-0007

**Address:** #614 Elizabeth Street

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### **Description of Work**

Renovations to contributing building, including new windows, doors, rear deck, and fence.

### **Site Facts**

The principal one story frame structure in the site was built circa 1906 and is listed as a contributing resource. The historic structure was altered in the mid 1960's when its front porch was enclosed with cement blocks. At that time concrete steps were also built to access the house. The house still have an enclosed front porch and aluminum clamp awnings that were installed in the 1960's. The enclosed porch originally had glass jalousie windows with aluminum frames.

### **Guidelines Cited in Review**

- Windows (pages 29-30), specifically guidelines 3 and 4.
- Additions/ Alterations and New Construction (pages 36-38a), specifically guidelines for alterations.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes the rehabilitation of the historic house by replacing metal awning windows with two over two wood units. For the front enclosed porch the windows will be 2 over 2 metal impact.

The plans also includes the removal of a cbs non-historic back addition with no built. That new open space will have a wood deck. New doors are proposed on the back portion of the house to access the new deck.

The plan also includes the installation of travertine tiles over the front steps and painting of the house with a light blue with white trims.

### **Consistency with Guidelines**

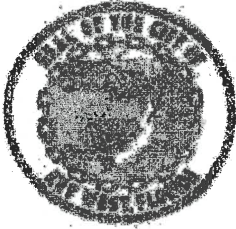
It is staff's opinion that the design meets guidelines for alterations and window/ doors replacements. The proposed metal windows and travertine tiles will be installed on elements that are not original to the house.

If approved the applicant must file an easement request to the Planning Department since part of the front steps and the small curb on the front yard are on city's right-of-way. No elements, including brick can be installed on city's right-of-way.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-07</b>		BUILDING PERMIT NUMBER <b>15-15</b>		INITIAL & DATE <b>1/2 W</b>
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ 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:

<b>614 Elizabeth St.</b>		# OF UNITS
<b>1012441</b>		
<b>Brent A. Eckhoff</b>	PHONE NUMBER	
<b>171 Lindbergh Place Dr.</b>	EMAIL	
<b>St. Louis, mo 63146</b>		
	PHONE NUMBER	
	<b>1036 578-8740</b>	
	EMAIL	
<b>William Rowan Architecture</b>	PHONE NUMBER	
<b>321 Peacon Ln</b>	EMAIL	<b>wlrowan@gmail.com</b>
<b>Key West, FL 33040</b>		

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: ☒ 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 checked="" 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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**REPLACE EXISTING ALUMINUM WINDOWS w/ NEW ALUMINUM IMPACT. REMOVE WINDOW AWNINGS. REPLACE EXISTING STORAGE AREA w/ NEW 100 SQ FT ELEVATED WOOD DECK @ REAR OF HOUSE. INSTALL 2 NEW TRANSCOM WINDOWS, 2" NEW 2 OVER 2 WINDOWS, 1" FRENCH DOOR @ REAR OF HOUSE. PAINT ENTIRE HOUSE (see below)**

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT 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.

(CONT.) **W/ BLUE BAL 6795 SW, INSTALL NEW TRAVERTINE TILE OVER FRONT STEPS WHITE TRIM TO REMAIN**

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

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

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ OTHER:

GENERAL: DESCRIPTION FROM PART B:

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Windows	glass / aluminum	impact glass / aluminum
EXTERIOR PAINT	WHITE PAINT	Sherrin Williams 6793 Blue Bell
REAR OF HOUSE WINDOWS / DOOR	ALUMINUM / GLASS	ALUM / GLASS French Door Window
FRONT STEPS	CONCRETE	TRAVERTINE OVER EXISTING
REAR DECK / STORAGE	WOOD FRAMED SOLARIS	WOOD FRAMED DECK

DEMOLITION: ☐ ATTACHED IS 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:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

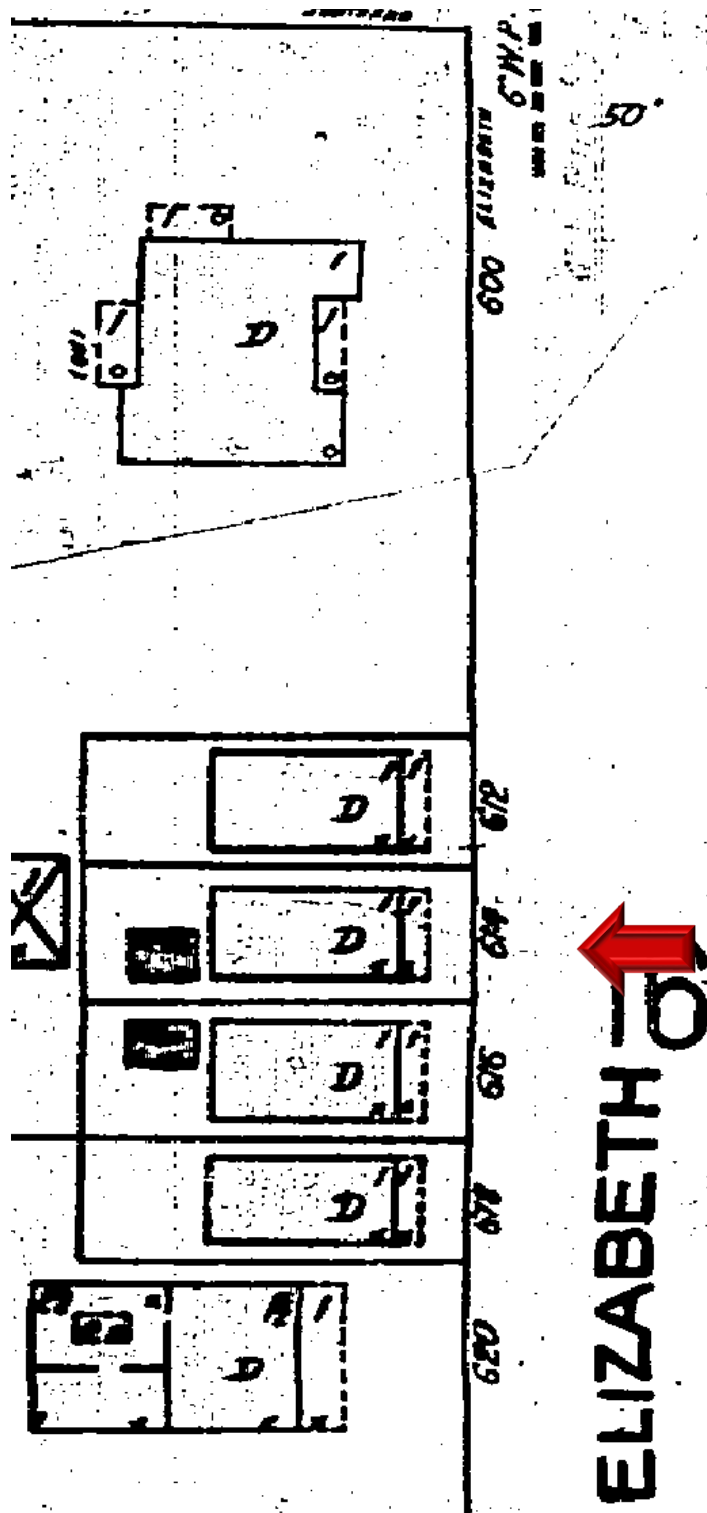
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

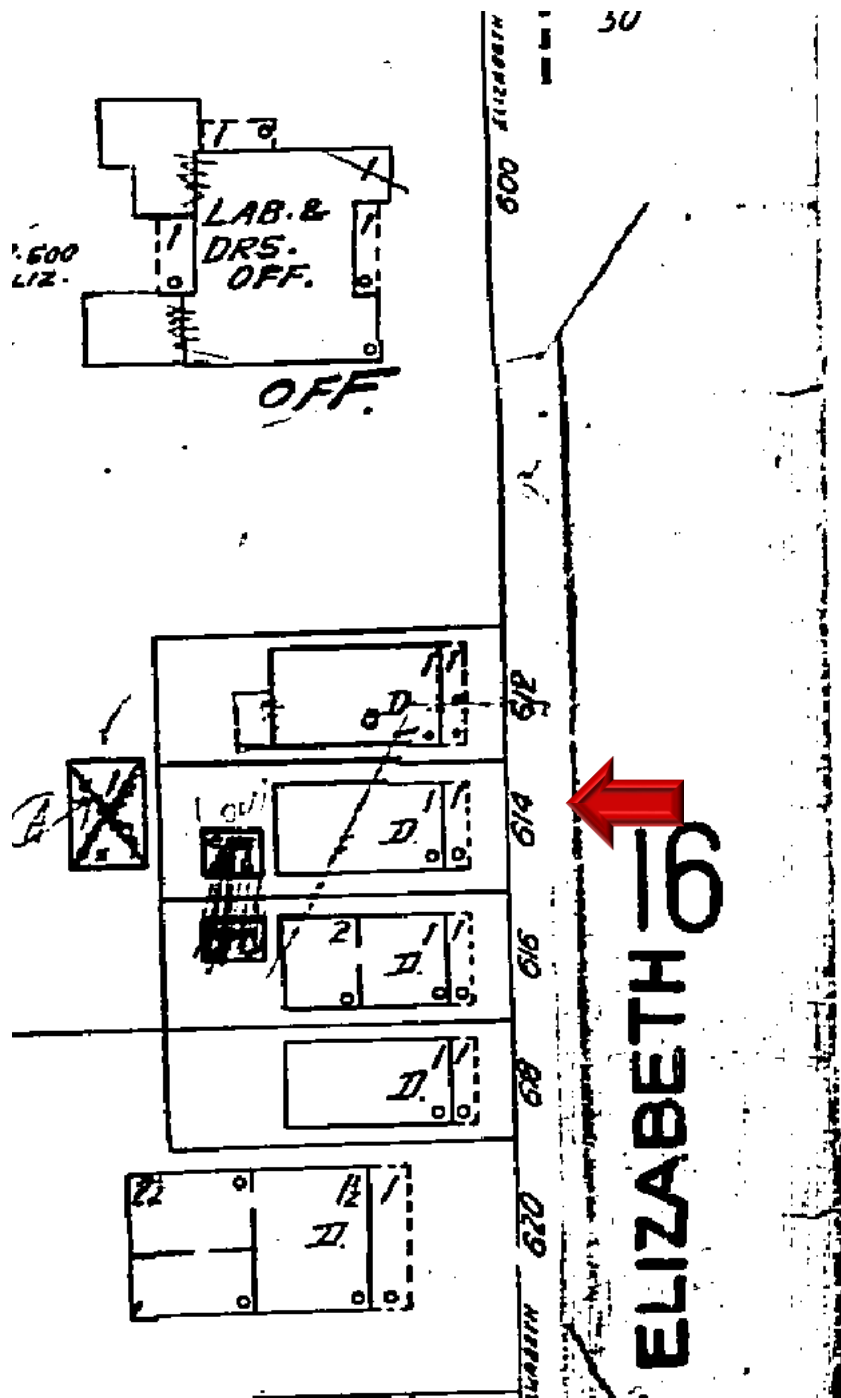
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS



#614 Elizabeth Street Sanborn map 1948



#614 Elizabeth Street Sanborn map 1962

# PROJECT PHOTOS



#614 Elizabeth Street circa 1965. Monroe County Library













# SURVEY

12° 2' 10"E ASSUMED  
THE CENTERLINE OF  
TH STREET.

ANGLES DEPICTED  
DEGREES UNLESS  
OTHERWISE INDICATED

POINTS ARE SHOWN IN  
SURVEY FEET

ADDRESS:  
ELIZABETH STREET  
ST, FL 33040

UNIT NO.: 120168  
LOT: 12087C-1516K  
DATE: 02-18-05  
ZONE: X

LEGEND

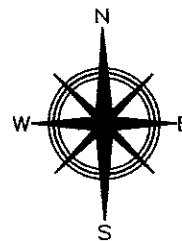
① - WATER METER

② - SANITARY SEWER CLEAN OUT

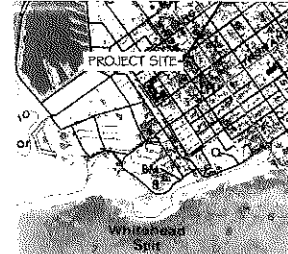
③ - MAILBOX

○ - WOOD POWER POLE

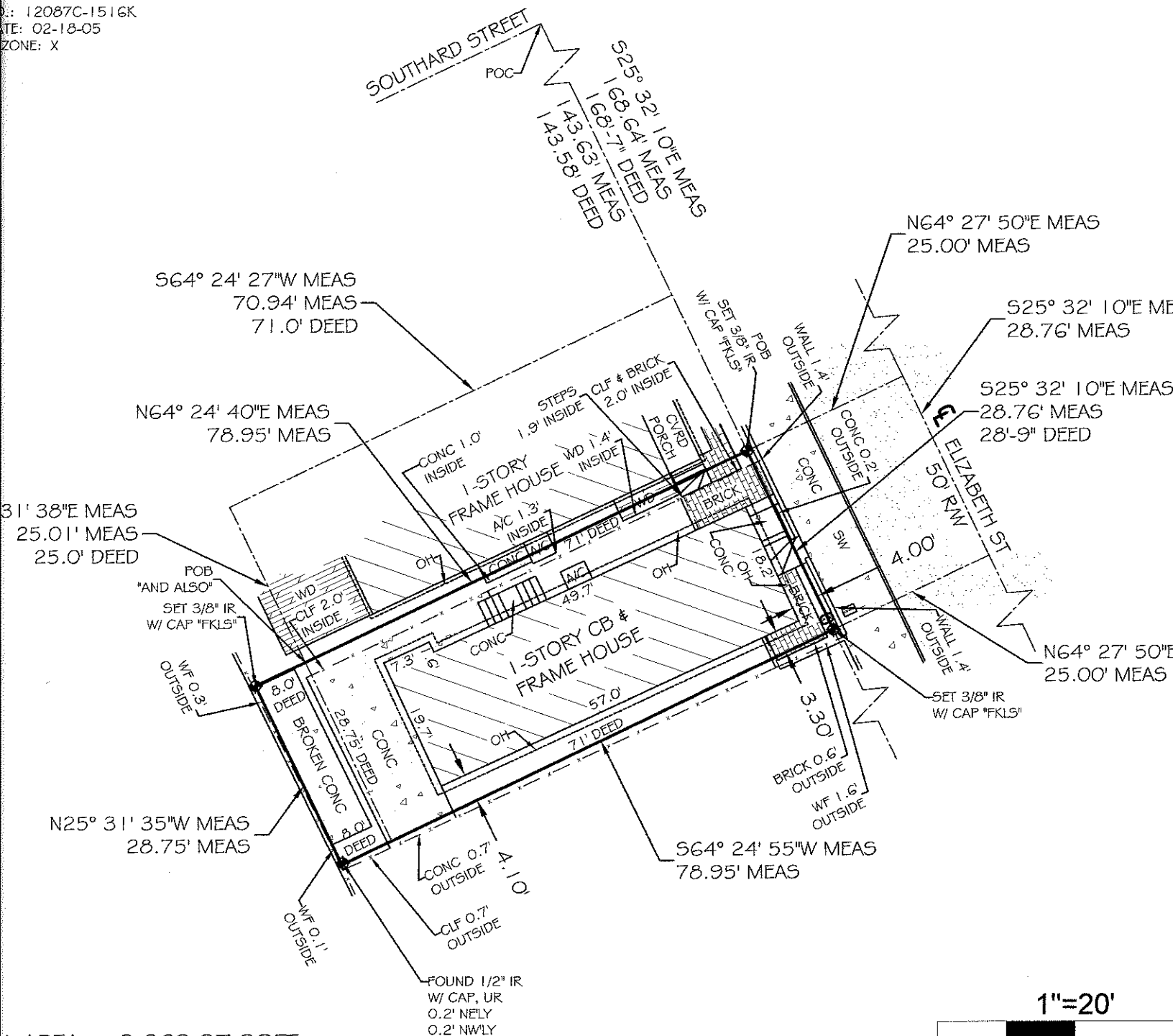
⊠ - CONCRETE POWER POLE



ASSUMED

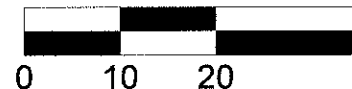


LOCATION MAP - M  
SEC. 06-T685-R2



TOTAL AREA = 2,269.97 SQFT ±

1"=20'



SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE  
VALID WITHOUT THE ATTACHED SURVEY REPORT  
(SHEET 2 OF 2)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER  
BO = BLOW OUT  
C & G = 2" CONCRETE CURB & GUTTER  
CB = CONCRETE BLOCK  
CBW = CONCRETE BLOCK WALL  
CL = CENTERLINE  
CLF = CHAINLINK FENCE  
CM = CONCRETE MONUMENT

GUY = GUY WIRE  
HB = HOSE BIB  
IP = IRON PIPE  
IR = IRON ROD  
L = ARC LENGTH  
LS = LANDSCAPING  
MB = MAILBOX  
CM = CONCRETE MONUMENT

POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENT  
R = RADIUS  
RW = RIGHT OF WAY LINE  
SSCO = SANITARY SEWER CLEAN OUT  
SW = SIDE WALK

# LEGAL DESCRIPTION SKETCH

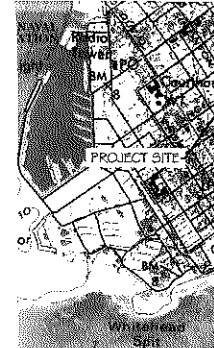
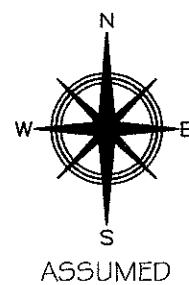
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S25°32'10"E ASSUMED  
ALONG THE CENTERLINE OF  
ELIZABETH STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

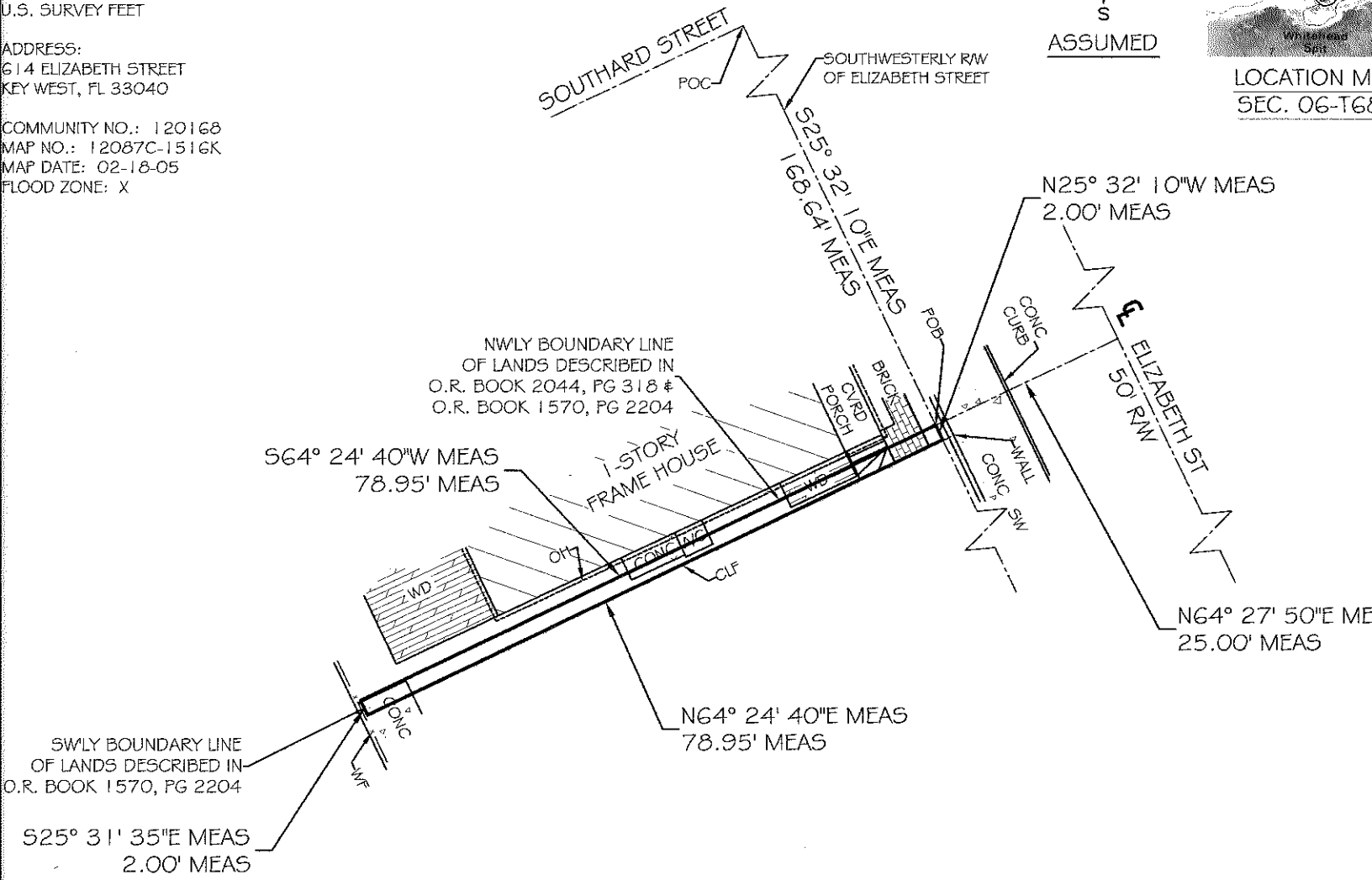
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
614 ELIZABETH STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X

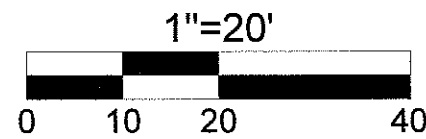


LOCATION MAP  
SEC. 06-T68



## LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West and known on William A. Whitehead's map of said island delineated in February, A.D. 1829, as part of Lot Two (2) in Square Sixty (60) and more particularly described by metes and bounds as follows: Commencing at the Southwesterly corner of the intersection of Southard and Elizabeth Streets and running thence S25°32'10"E along the Southwesterly Right of Way Line of Elizabeth Street for a distance of 168.64 feet to the Point of Beginning of the parcel of land hereinafter described, said Point of Beginning also being the Point of Beginning of lands described in Official Records Book 2044, at Page 318 of the Public Records of Monroe County, Florida; thence S64°24'40"W along the Northwestern boundary line of the said lands described in Official Records Book 2044, at Page 318 of the Public Records of Monroe County, Florida and the Northwestern boundary line of lands described in Official Records Book 1570, at Page 2204 of the Public Records of Monroe County, Florida, for a distance of 78.95 feet to the Southwesterly boundary line of the said lands described in Official Records Book 1570, at Page 2204 of the Public Records of Monroe County, Florida; thence S25°31'35"E along the said Southwesterly boundary line of lands described in Official Records Book 1570, at Page 2204 of the Public Records of Monroe County, Florida, for a distance of 2.00 feet; thence N64°24'40"E for a distance of 78.95 feet to the said Southwesterly Right of Way Line of



TOTAL AREA = 157.90 SQFT ±

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND THIS IS A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECORDS. SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINE WAS NOT MADE. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECORDS AND BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

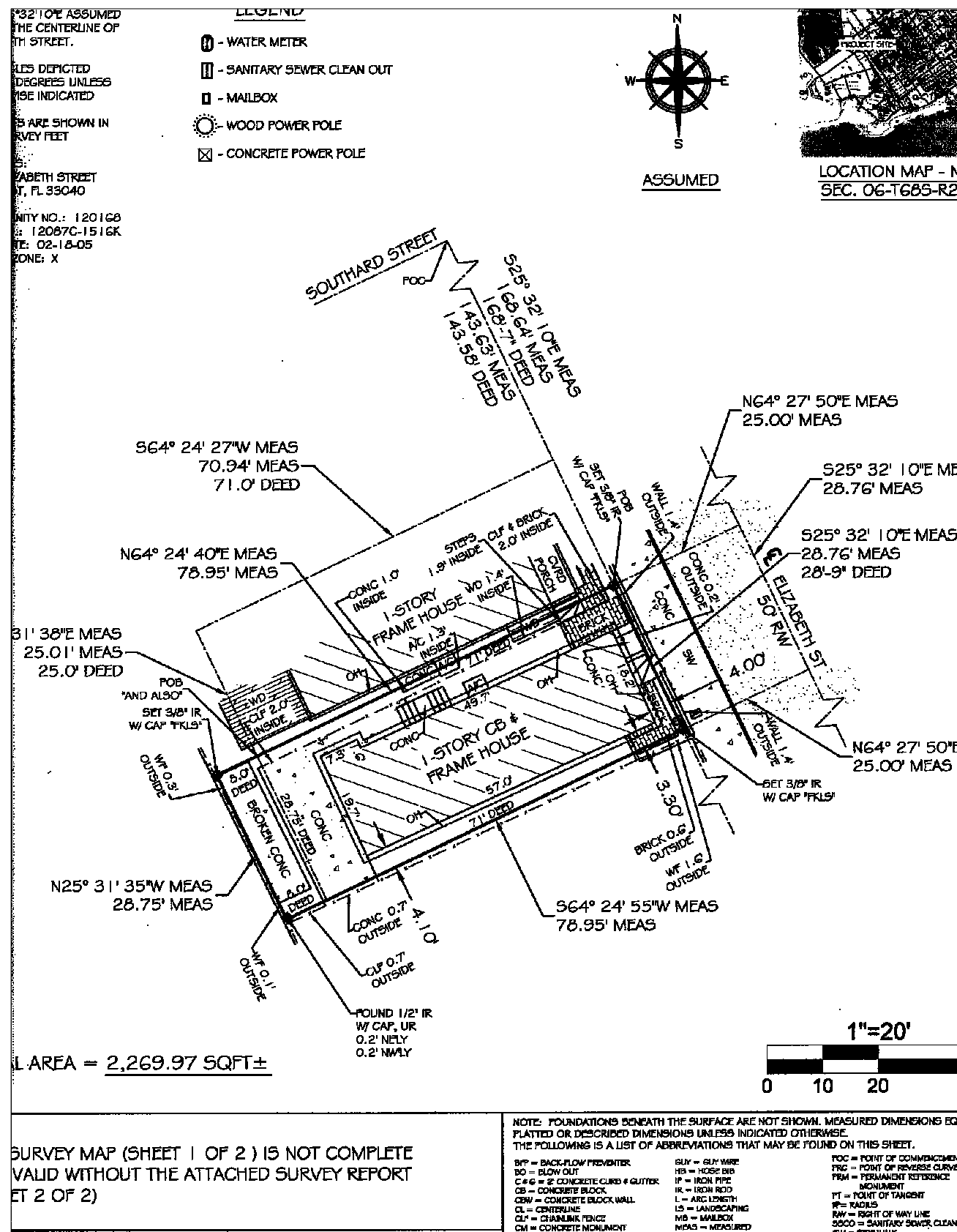
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS ARE PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER  
BO = BLOW OUT  
GUY = GUY WIRE  
HB = HOSE BIB  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVISION  
PRM = PERMANENT

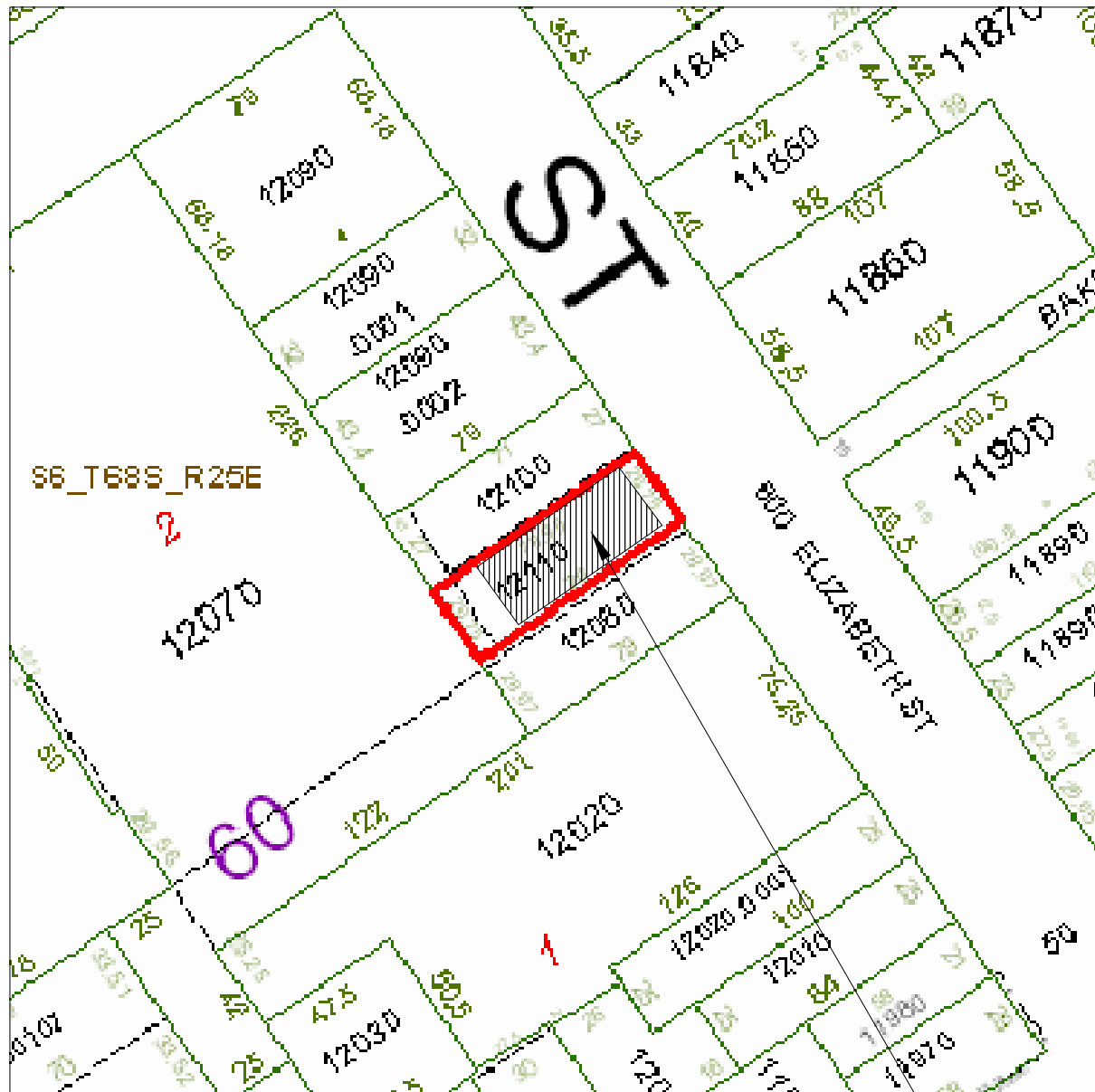
# PROPOSED DESIGN

# BRENT ECKHOFF RESIDENCE RESIDENTIAL REMODEL / UPDATE

614 ELIZABETH STREET    KEY WEST, FLORIDA 33040



SURVEY



SITE LOCATION



EAST ELEVATION

SHEET INDEX		
NO.		DESCRIPTION
1	C	COVER - LOCATION, SURVEY, GENERAL NOTES
2	A-1	EXISTING SITE PLAN, EXISTING FLOOR PLAN
3	A-2	EXISTING ELEVATIONS
4	A-3	PROPOSED SITE PLAN, PROPOSED FLOOR PLAN
5	A-4	EXTERIOR ELEVATIONS, NOTES, DETAILS
6	A-5	INTERIOR ELEVATIONS, NOTES, DETAILS
7	S-1	FLOOR FRAMING PLAN, WALL FRAMING PLAN, NOTES
8	M-1	MEP, NOTES, SPECS
9	SP	NOTES, SPECS

## 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:

BUILDING: Florida Building Code, 2010  
ELECTRICAL: National Electrical Code, 2010  
PLUMBING: Florida Building Code (Plumbing), 2010  
MECHANICAL: Florida Building Code (Mech.), 2010  
GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

Site Data		Allowed	Existing	Proposed
Zoning	HMDR			
Flood	X			
Lot Size			2,270 SF.	
Building Coverage	50% (1,135 SF.)		53% (1,202 SF.)	48% (1,084 SF.)
Imperviousness	60% (1,362 SF.)		81% (1,853 SF.)	70% (1,589 SF.)
Setbacks				
Front	10'	4'	4'	NC.
Side	5'	4.85'	3.30'	NC.
Rear	20'	17.9'	17.9'	NC.
Storm Drainage	Coverage decreases therefore no additional drainage required			

## SCOPE OF WORK

- Replace storage area in rear of house with exterior wood deck
- Replace all aluminum windows with new impact rated aluminum windows
- Install travertine tile over existing concrete steps and concrete slab
- Reconfigure interior for a more functional Key West lifestyle
- Paint entire exterior
- Remove Aluminum window awnings
- Repair existing siding and roof with like materials

## Florida Administrative Code

61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners of his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index, all 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 61G1-23.FAC. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

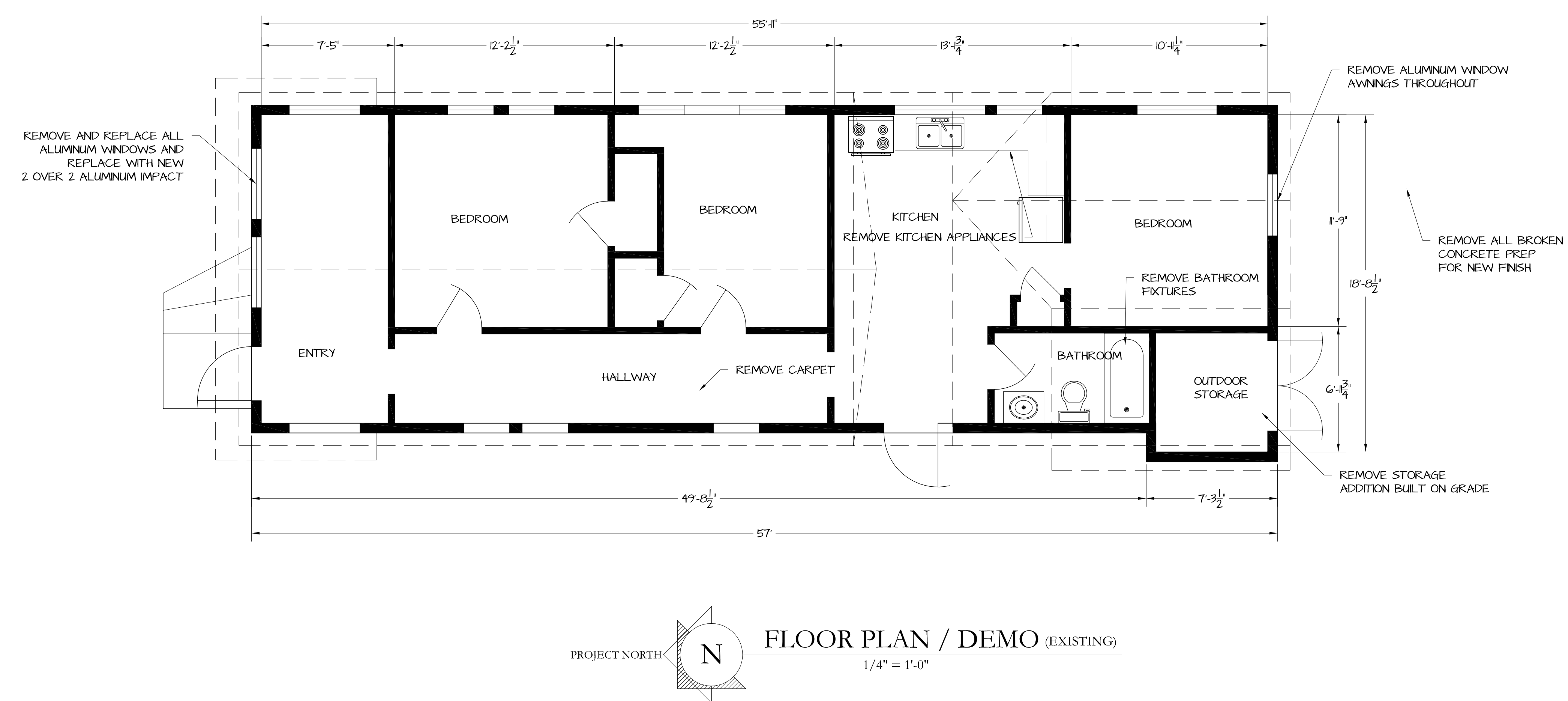
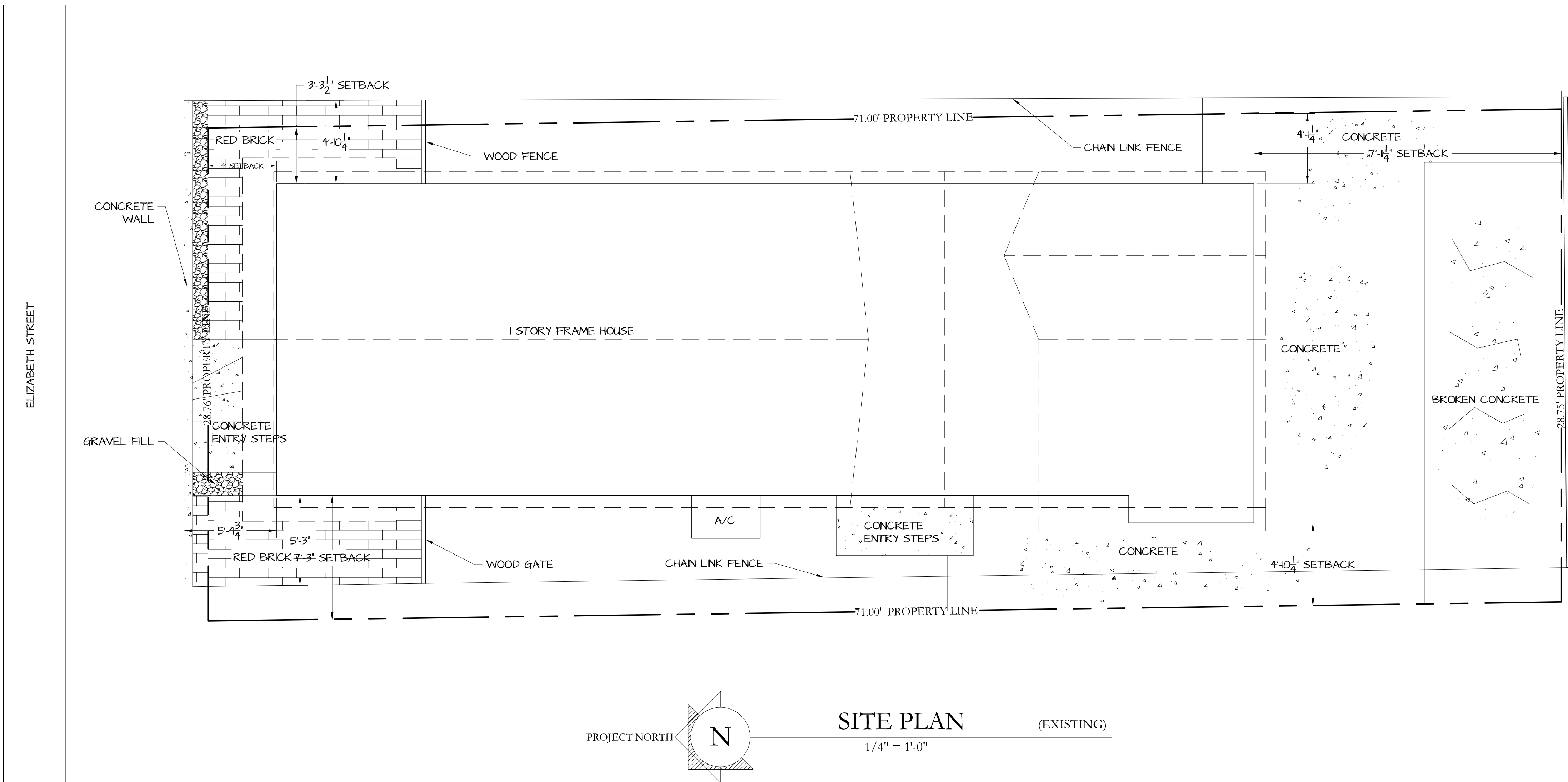
BRENT ECKHOFF RESIDENCE  
RESIDENTIAL REMODEL / UPDATE

614 ELIZABETH STREET    KEY WEST, FLORIDA 33040

PROJECT NO :

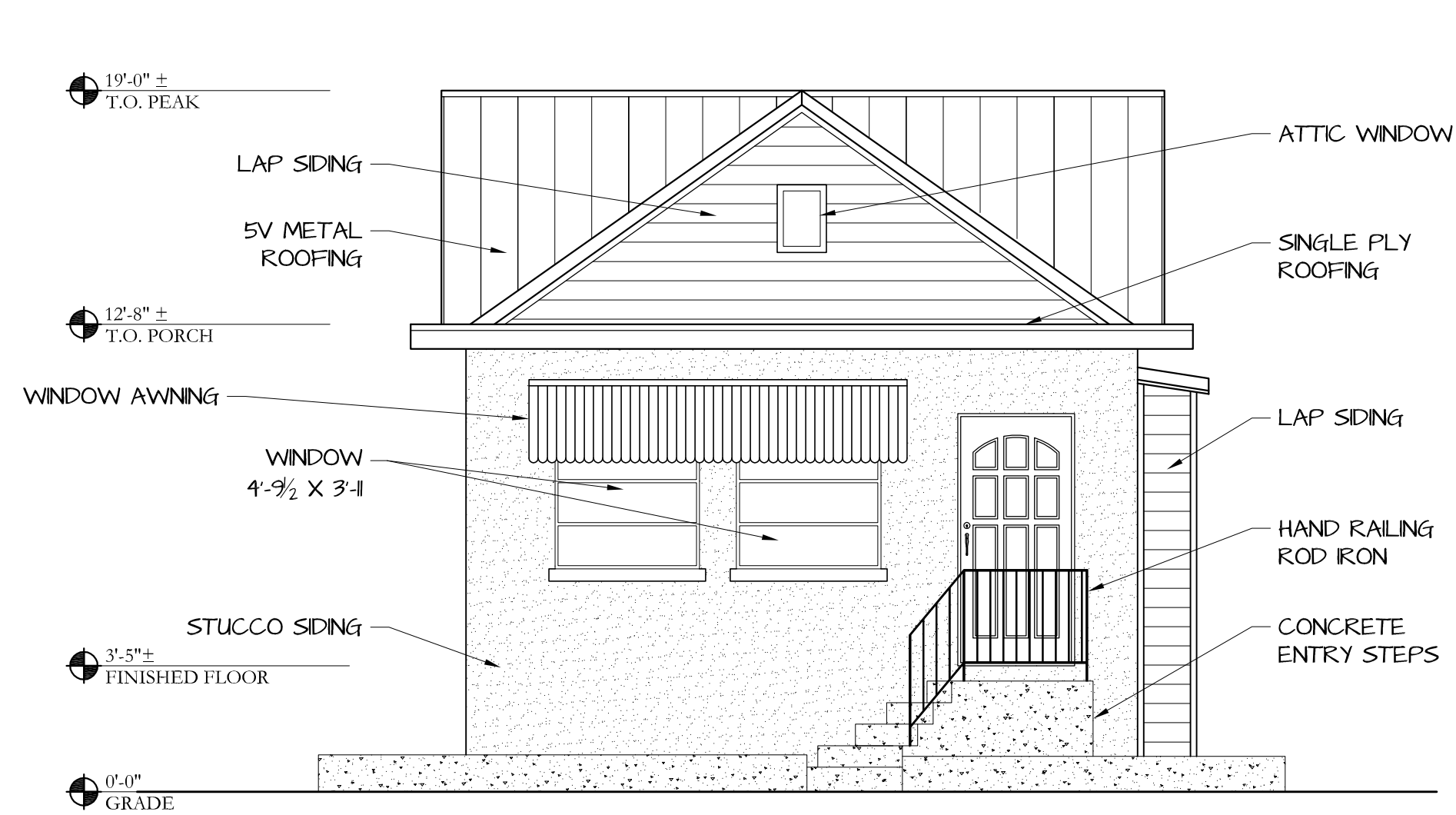
1/2/2015  
DATE :

C  
1 OF 9

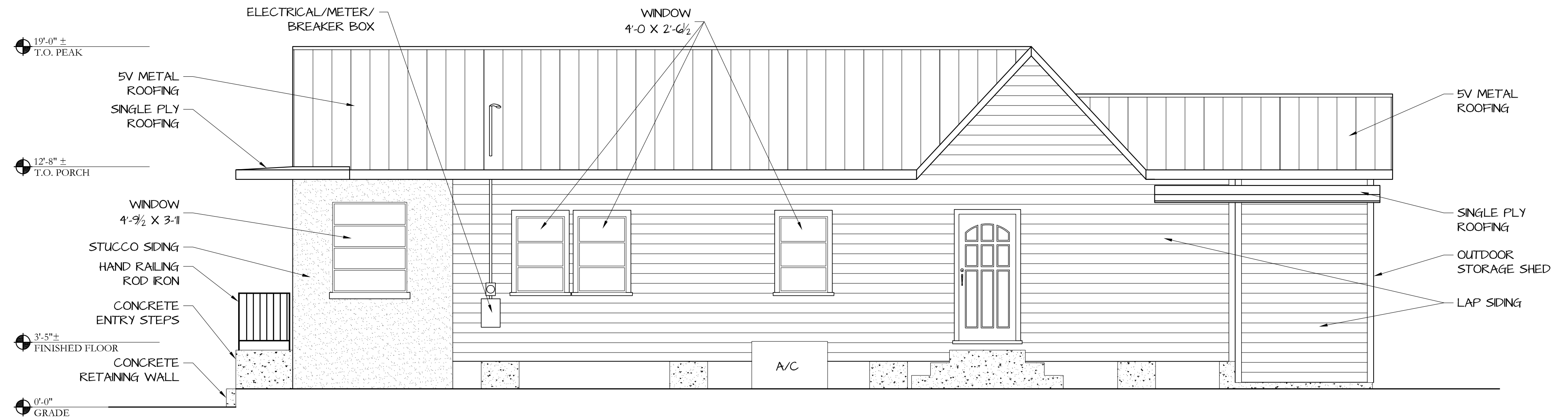


BRENT ECKHOFF RESIDENCE  
RESIDENTIAL REMODEL / UPDATE  
614 ELIZABETH STREET KEY WEST, FLORIDA 33040

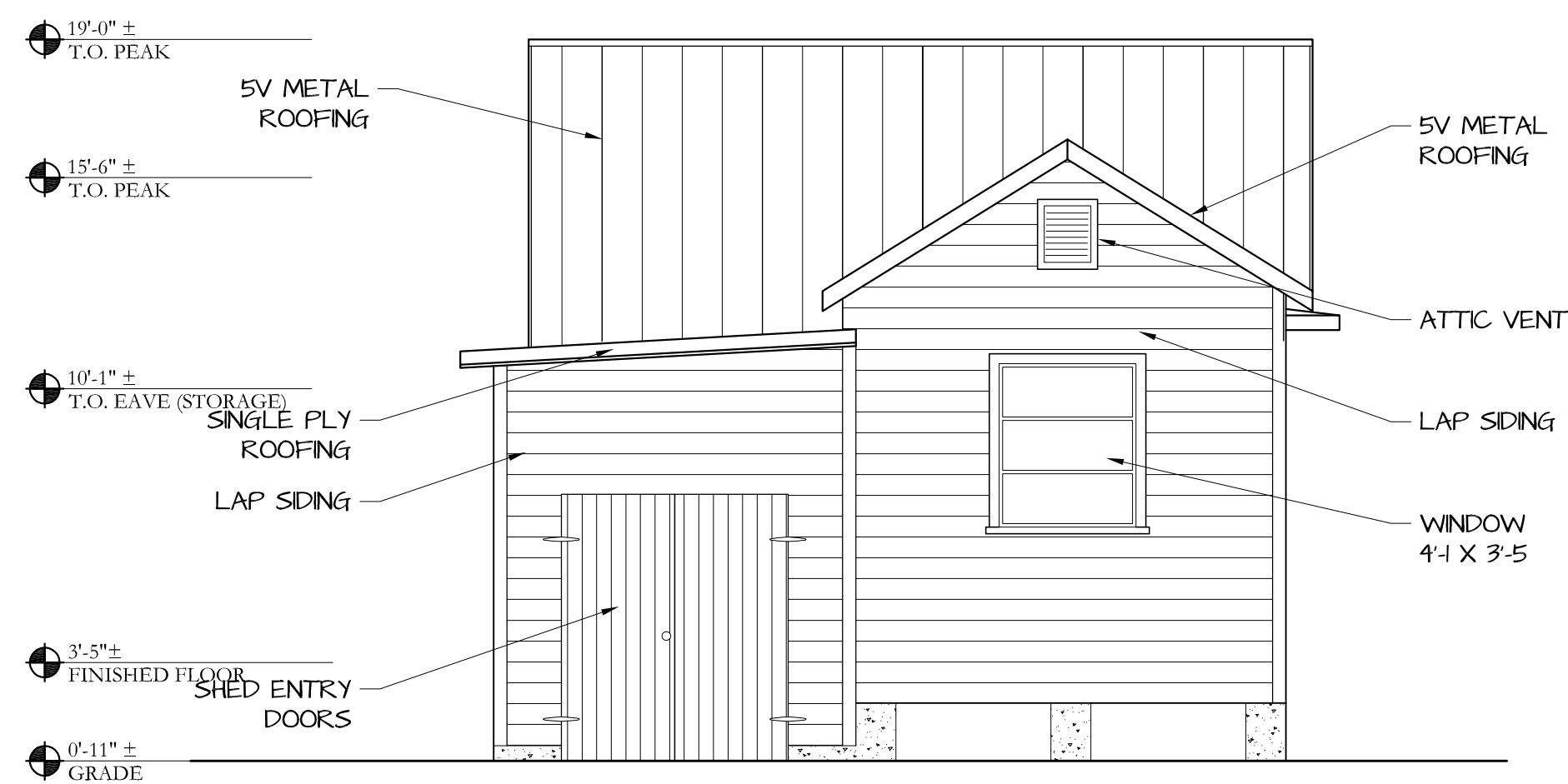
PROJECT NO :  
DATE : 1/2/2015



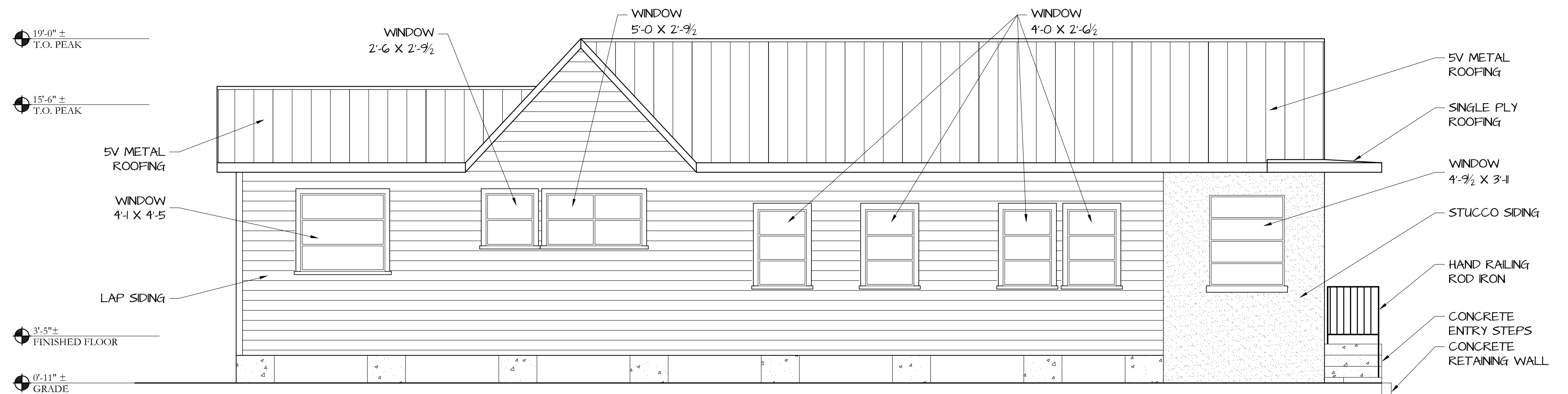
NORTH ELEVATION (EXISTING)  
1/4" = 1'-0"



WEST ELEVATION (EXISTING)  
1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)  
1/4" = 1'-0"

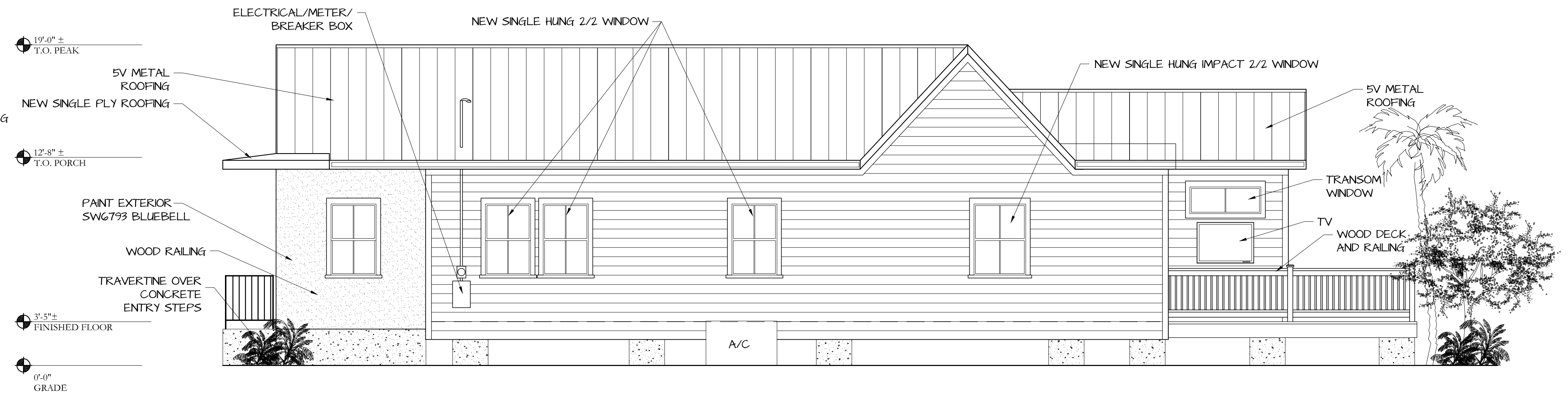


EAST ELEVATION (EXISTING)  
1/4" = 1'-0"





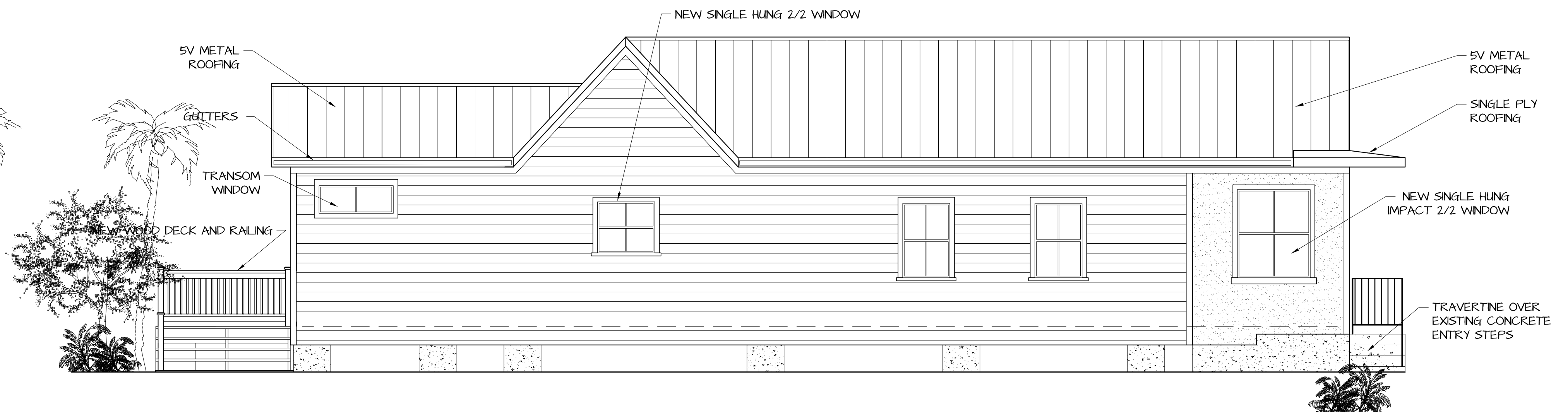
**NORTH ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**WEST ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**SOUTH ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**EAST ELEVATION** (PROPOSED)  
1/4" = 1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO CONTRIBUTING BUILDING, INCLUDING  
NEW WINDOWS, DOORS, REAR DECK, AND FENCE.  
DEMOLITION OF REAR STORAGE AREA.**

**FOR- # 614 ELIZABETH STREET**

**Applicant- William Rowan, Architect**

**Application # H15-01-0007**

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 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**

# 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

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

## Property Record Card -

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

**Alternate Key: 1012441 Parcel ID: 00012110-000000**

### Ownership Details

**Mailing Address:**  
ECKHOFF BRENT A  
171 LINDBERGH PLACE DR  
SAINT LOUIS, MO 63146-5902

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 614 ELIZABETH ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 60 H2-578 OR852-1744D/C OR2044-318/319L/E OR2624-1239D/C OR2686-2419/21 OR2686-2424/27 OR2686-2428/2430

[Click Map Image to open interactive viewer](#)



## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,113.00 SF

## Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 882  
Year Built: 1938

## Building 1 Details

Building Type R1  
Effective Age 22  
Year Built 1938  
Functional Obs 0

Condition G  
Perimeter 138  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 30  
Grnd Floor Area 882

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

Roof Type IRR/CUSTOM  
Heat 1 NONE  
Heat Src 1 NONE

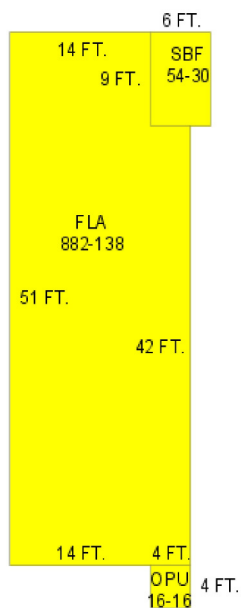
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	882
2	OPU		1	1937	N N	0.00	0.00	16
3	SBF		1	1937	N N	0.00	0.00	54

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
2	FN2:FENCES	24 SF	0	0	1988	1989	2	30

## Appraiser Notes

A PORTION OF PT LOT 2 SQR 60 (72 SQ FT) (RE 00012100-000000 AK 1012432) HAS BEEN COMBINED WITH THIS PARCEL PER OR2686-2424/27. DONE FOR THE 2014 TAX ROLL.

2014-03-03 MLS \$499,000 2/1 FANTASTIC RENOVATION PROJECT ATOP SOLARES HILL. TWO BEDROOMS WITH ONE BATH AND LARGE LAUNDRY ROOM. INTIMATE GARDEN SPACE WITH ROOM FOR ENTERTAINING.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B944047	12/01/1994	10/01/1995	1,862		REPLACE 6 WINDOWS
	A954090	11/01/1995	12/01/1995	1,873		5 SQRS METAL RFG

## 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
2014	84,365	234	282,692	367,291	367,291	0	367,291
2013	84,239	234	236,321	320,794	116,524	25,500	91,024
2012	85,409	234	188,463	274,106	114,576	25,500	89,076
2011	85,409	234	173,735	259,378	111,239	25,500	85,739
2010	105,424	234	219,081	324,739	109,595	25,500	84,095
2009	117,182	234	333,003	450,419	106,714	25,500	81,214
2008	108,817	234	397,995	507,046	106,607	25,500	81,107
2007	176,638	234	360,747	537,619	103,502	25,500	78,002
2006	336,576	236	193,895	530,707	100,978	25,500	75,478
2005	279,129	239	175,526	454,894	98,037	25,500	72,537
2004	229,260	242	153,075	382,577	95,182	25,500	69,682
2003	182,366	245	71,435	254,046	93,408	25,500	67,908
2002	162,033	248	57,148	219,429	91,219	25,500	65,719
2001	131,481	275	57,148	188,904	89,783	25,500	64,283
2000	110,799	810	38,779	150,388	87,168	25,500	61,668
1999	90,486	725	38,779	129,990	84,877	25,500	59,377
1998	79,406	692	38,779	118,877	83,541	25,500	58,041
1997	72,019	679	34,697	107,395	82,145	25,500	56,645
1996	49,860	505	34,697	85,061	79,753	25,500	54,253

<b>1995</b>	45,428	461	34,697	80,586	77,808	25,500	52,308
<b>1994</b>	40,626	440	34,697	75,763	75,763	25,500	50,263
<b>1993</b>	40,626	0	34,697	75,323	75,323	25,500	49,823
<b>1992</b>	40,626	0	34,697	75,323	75,323	25,500	49,823
<b>1991</b>	40,626	0	34,697	75,323	75,323	25,500	49,823
<b>1990</b>	27,250	0	27,043	54,293	54,293	25,500	28,793
<b>1989</b>	24,773	0	26,533	51,306	51,306	25,500	25,806
<b>1988</b>	20,284	0	23,472	43,756	43,756	25,500	18,256
<b>1987</b>	20,060	0	15,205	35,265	35,265	25,500	9,765
<b>1986</b>	20,166	0	14,695	34,861	34,861	25,500	9,361
<b>1985</b>	19,628	0	8,380	28,008	28,008	25,500	2,508
<b>1984</b>	18,322	0	8,380	26,702	26,702	25,500	1,202
<b>1983</b>	18,349	0	8,380	26,729	26,729	25,500	1,229
<b>1982</b>	18,724	0	8,380	27,104	27,104	25,000	2,104

## 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>5/22/2014</b>	2686 / 2428	450,000	WD	02
<b>5/6/2014</b>	2686 / 2424	6,000	QC	11
<b>4/12/2013</b>	2624 / 1239	0	DC	11

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