



Staff Report for Item 13b

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

Description of Work

Demolition of rear storage area.

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.

Ordinance Cited in Review

Demolition of non-historic and non-contributing structures, Sections 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a one story frame structure that was attached to the back side of the house. The shed structure is not historic nor can it be deemed contributing to the house in a near future.

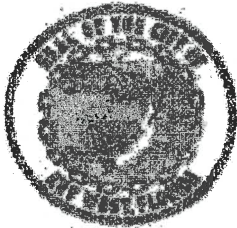
Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a non-historic shed will have no effect on the historic house. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sections 102-217 and 218 of the Land Development Regulations. If approved, this review will be the first and only reading for a demolition request.

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 15-01-07		BUILDING PERMIT NUMBER 15-15		INITIAL & DATE 1/2 W
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:

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

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

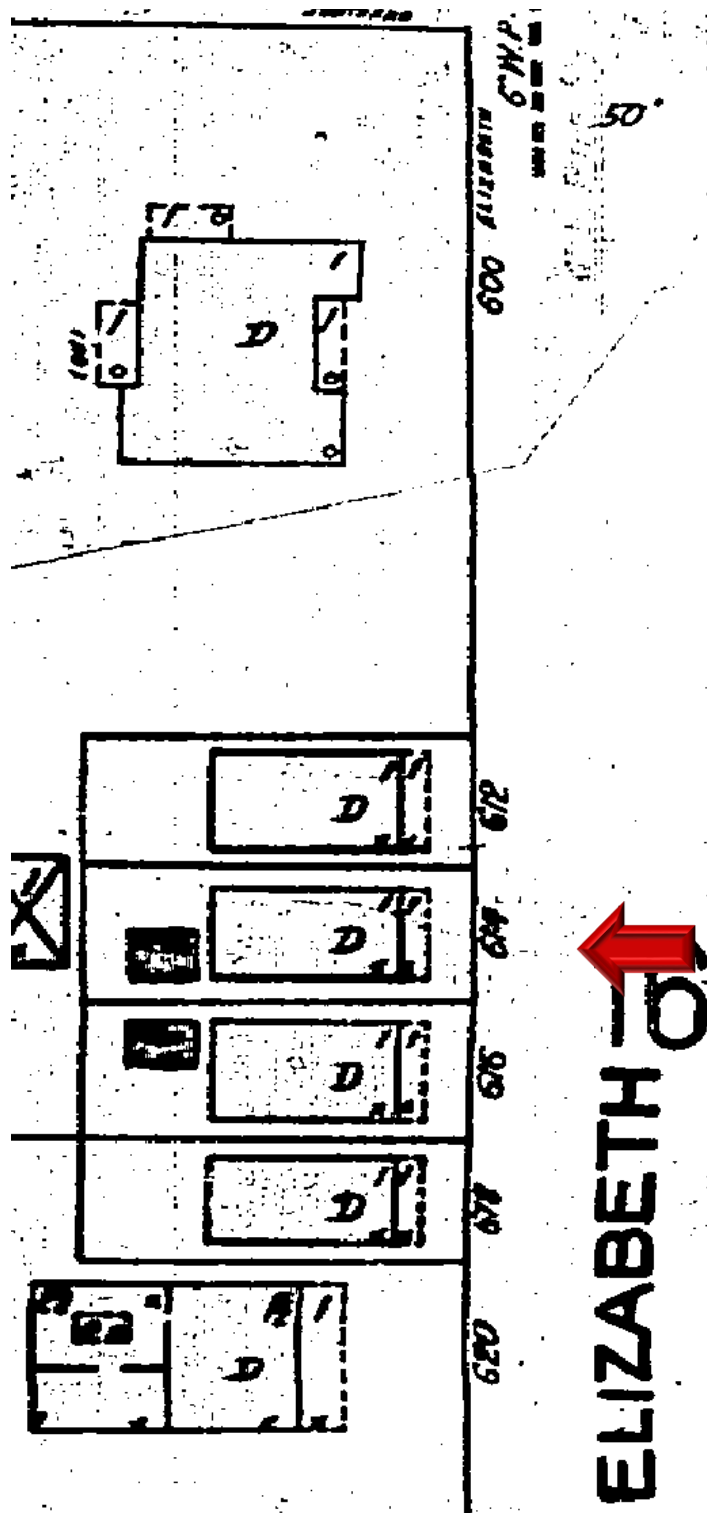
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

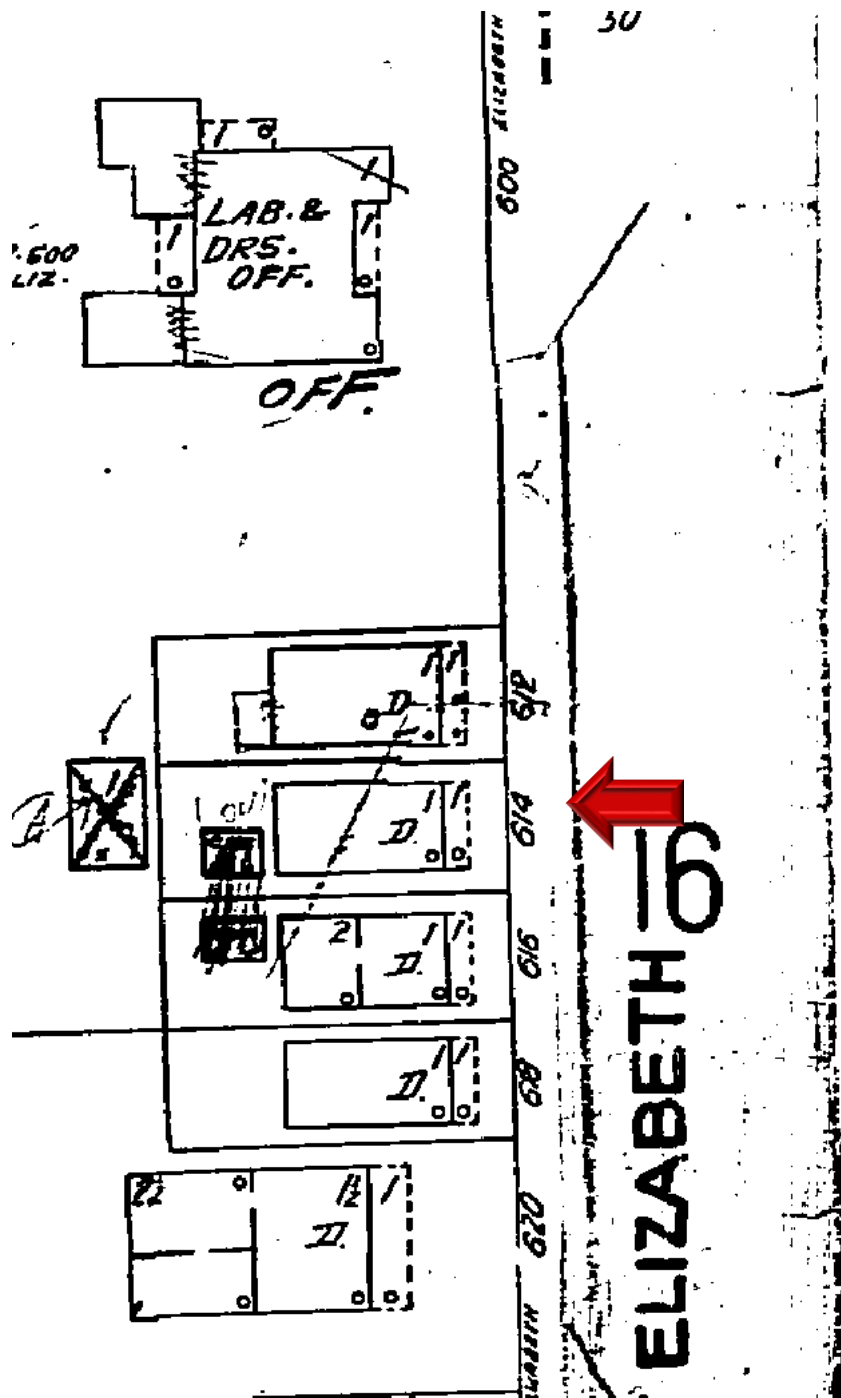
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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





614









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
D.: 12087C-1516K
DATE: 02-18-05
ZONE: X

LEGEND

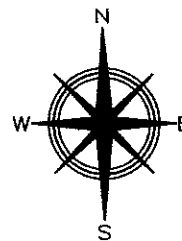
① - WATER METER

② - SANITARY SEWER CLEAN OUT

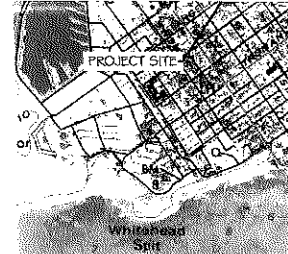
③ - MAILBOX

○ - WOOD POWER POLE

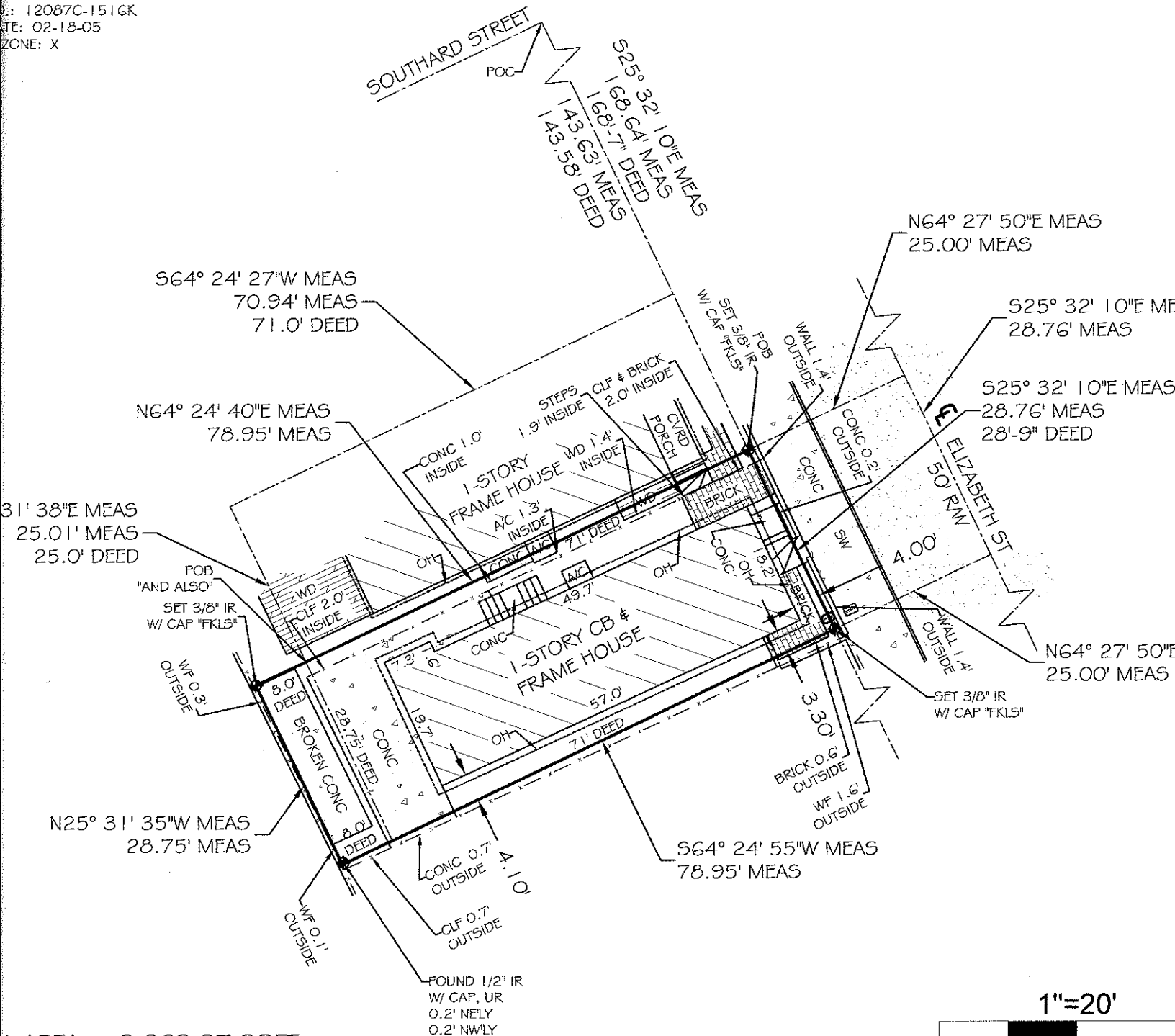
⊠ - CONCRETE POWER POLE



ASSUMED

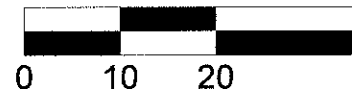


LOCATION MAP - M
SEC. 06-T685-R2



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 EQ
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 BID
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
SW = SIDE WALK

LEGAL DESCRIPTION SKETCH

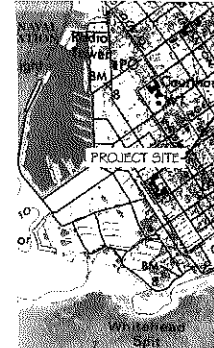
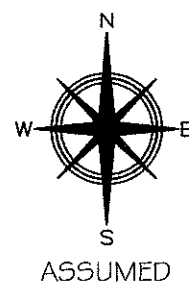
BEARING BASE:
ALL BEARINGS ARE BASED
ON S25°32'10"E ASSUMED
ALONG THE CENTERLINE OF
ELIZABETH STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

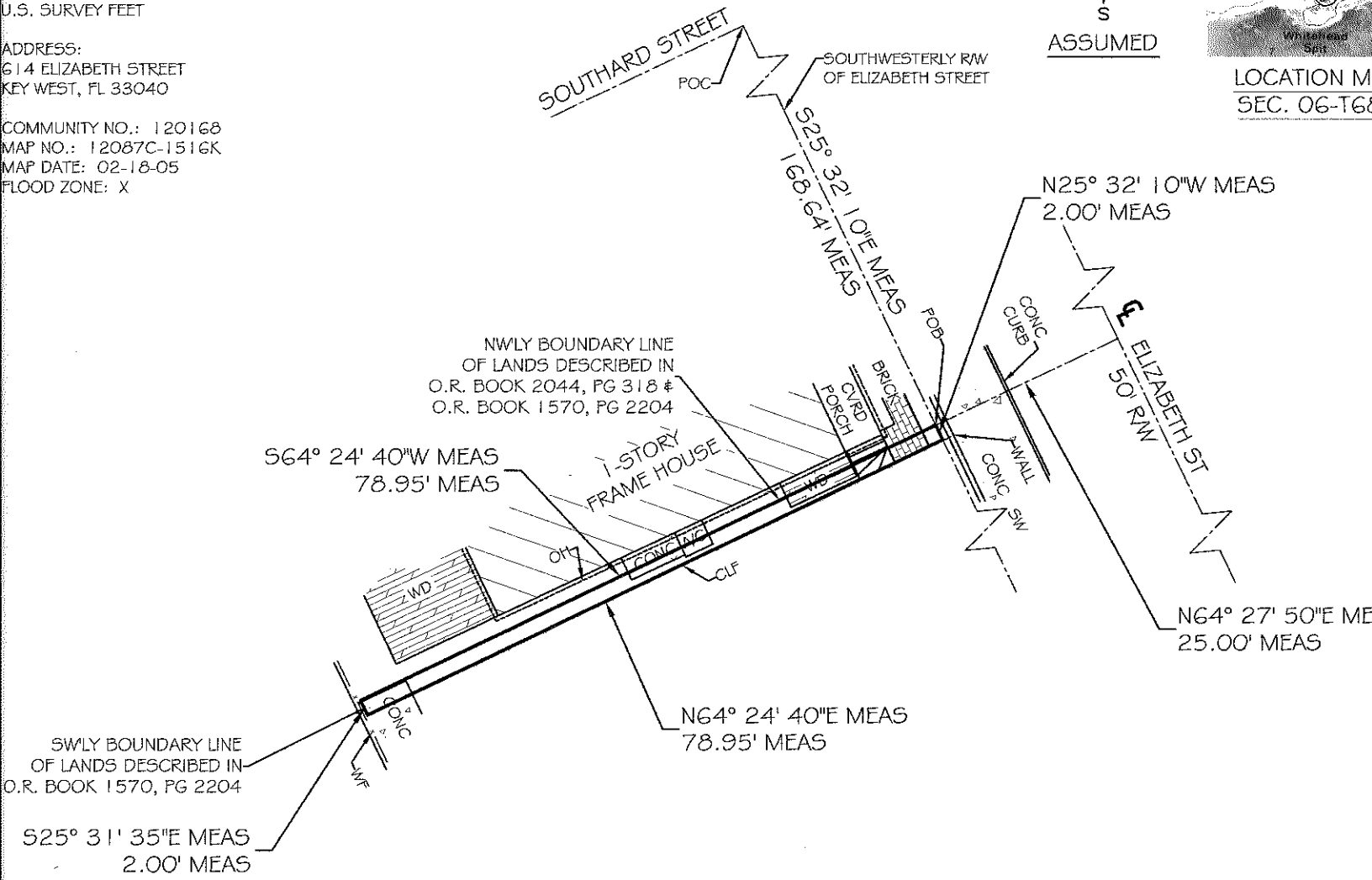
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
614 ELIZABETH STREET
KEY WEST, FL 33040

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

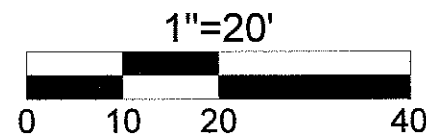


LOCATION MAP
SEC. 06-T68



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 Southwestly corner of the intersection of Southard and Elizabeth Streets and running thence S25°32'10"E along the Southwestly 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 Northwestly 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 Northwestly 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 Southwestly 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 Southwestly 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 Southwestly 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.

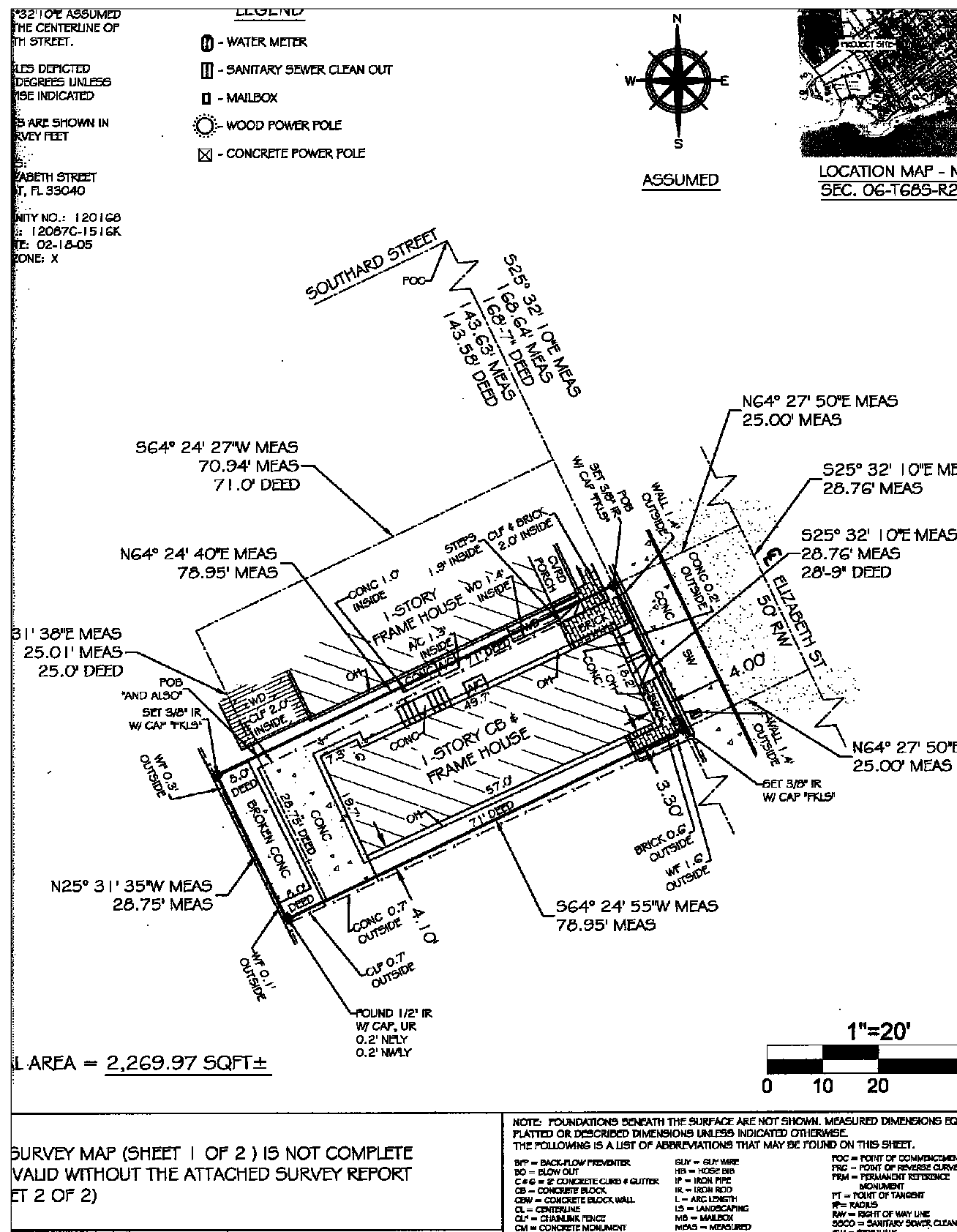
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS ARE PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
GUY = GUY WIRE
HB = HOSE BIB
POC = POINT OF BEGINNING
POB = POINT OF BEGINNING
PRM = PERMANENT

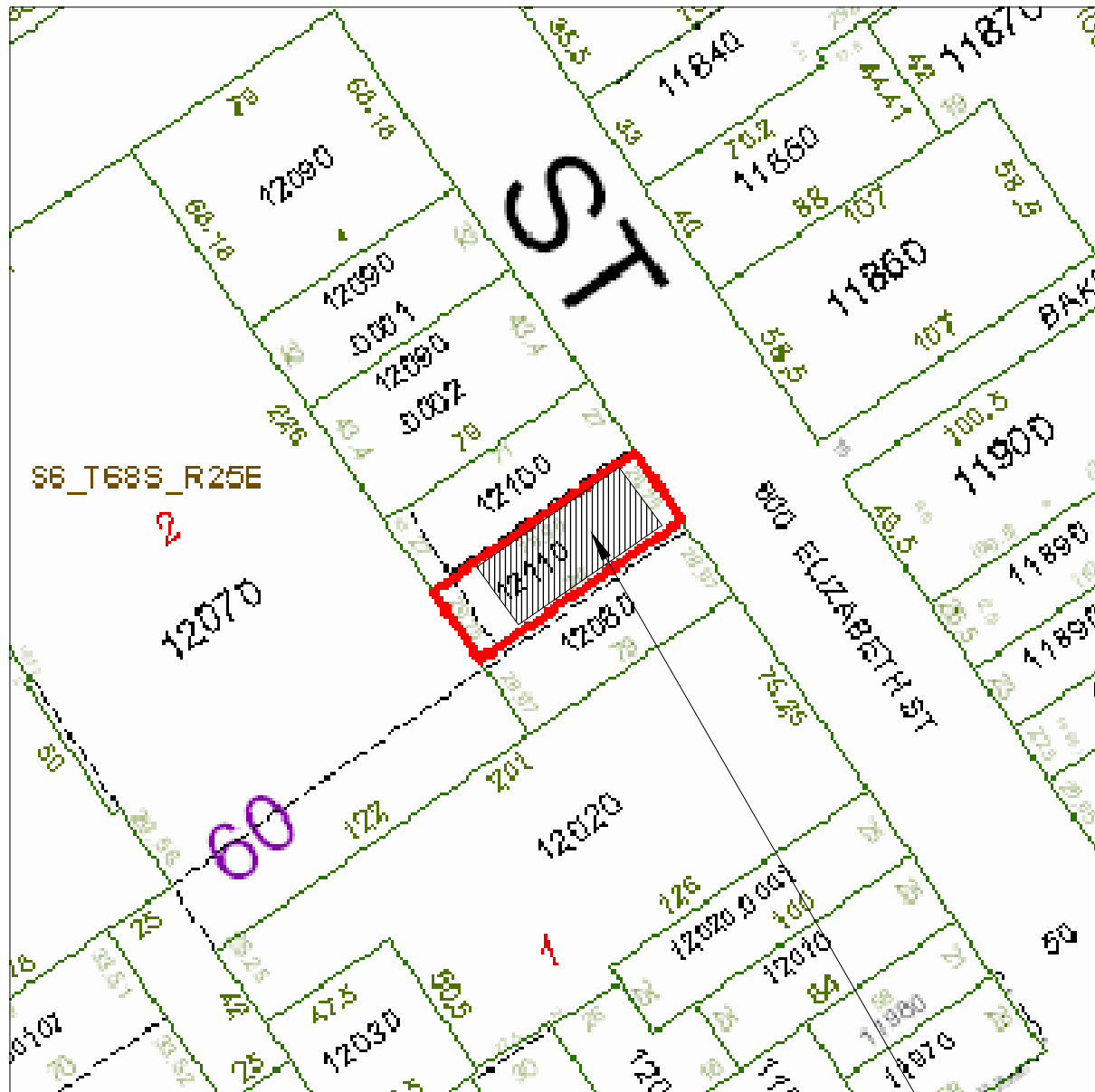
PROPOSED DESIGN

BRENT ECKHOFF RESIDENCE RESIDENTIAL REMODEL / UPDATE

614 ELIZABETH STREET KEY WEST, FLORIDA 33040



SURVEY



SITE LOCATION

PROPOSED CONSTRUCTION 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.)
Impervisions	60% (1,362 SF.)		81% (1,853 SF.)	70% (1,589 SF.)
Setbacks				
Front	10'		4'	NC.
Side	5'		4.85'	6.45'
Side	5'		3.30'	NC.
Rear	20'		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.

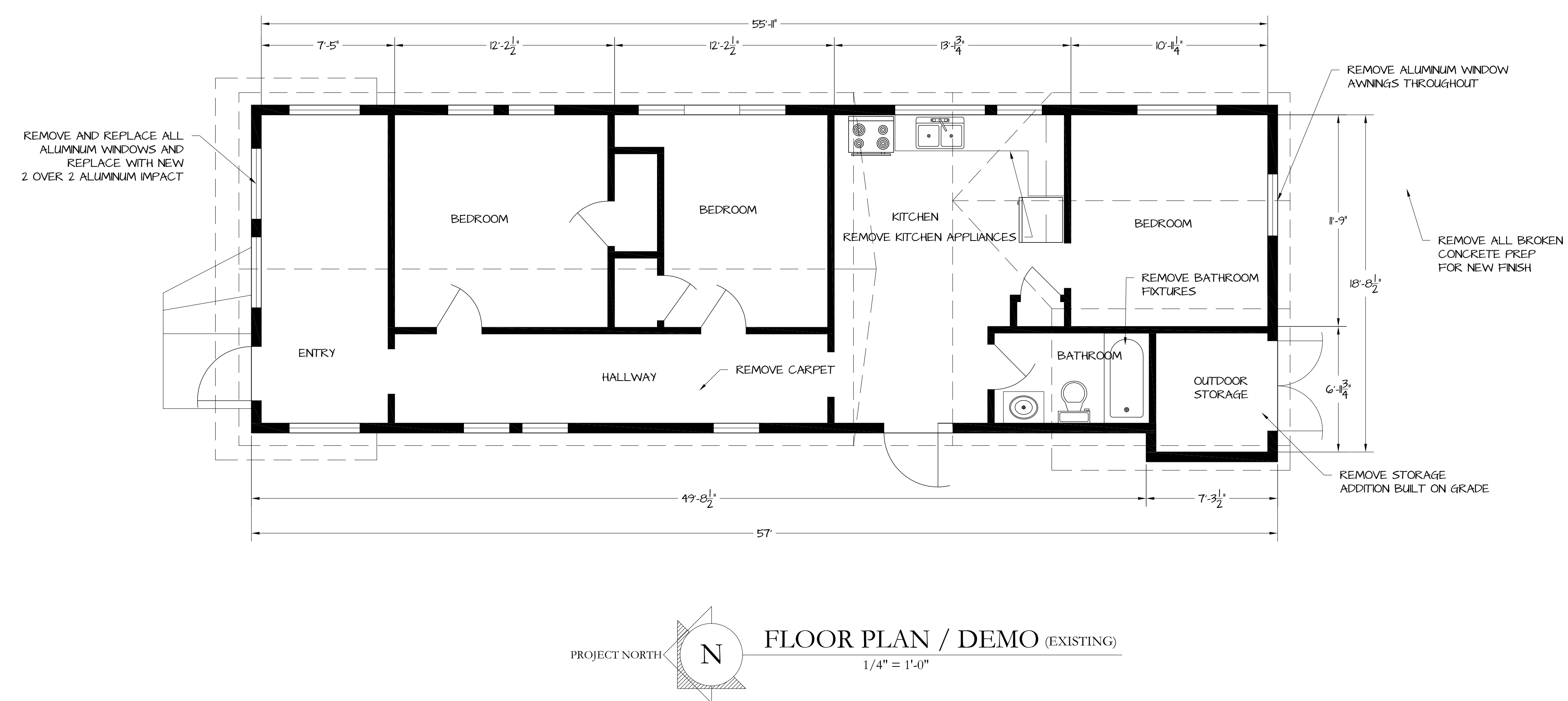
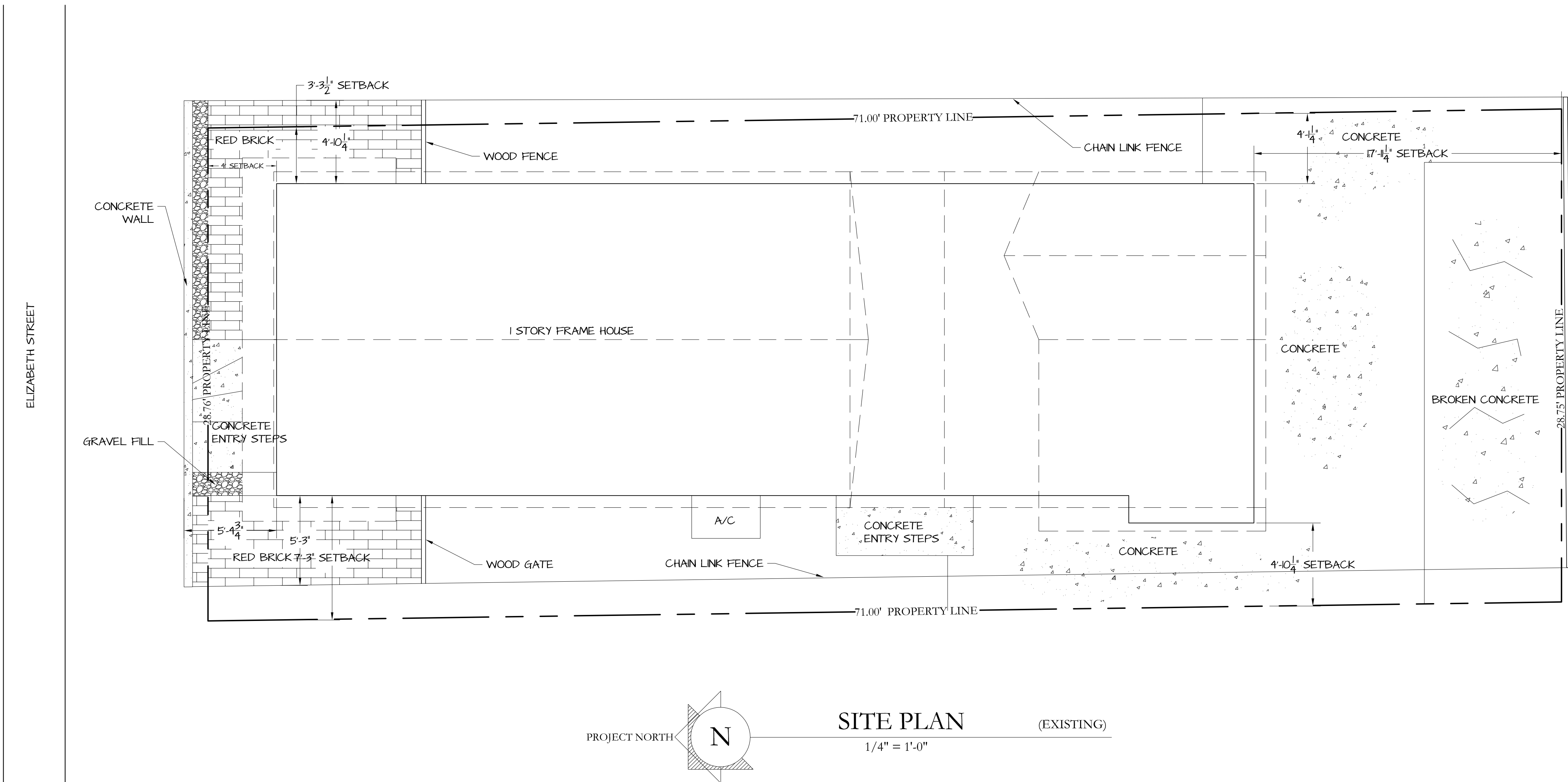
BRENT ECKHOFF RESIDENCE
RESIDENTIAL REMODEL / UPDATE

614 ELIZABETH STREET KEY WEST, FLORIDA 33040

PROJECT NO :

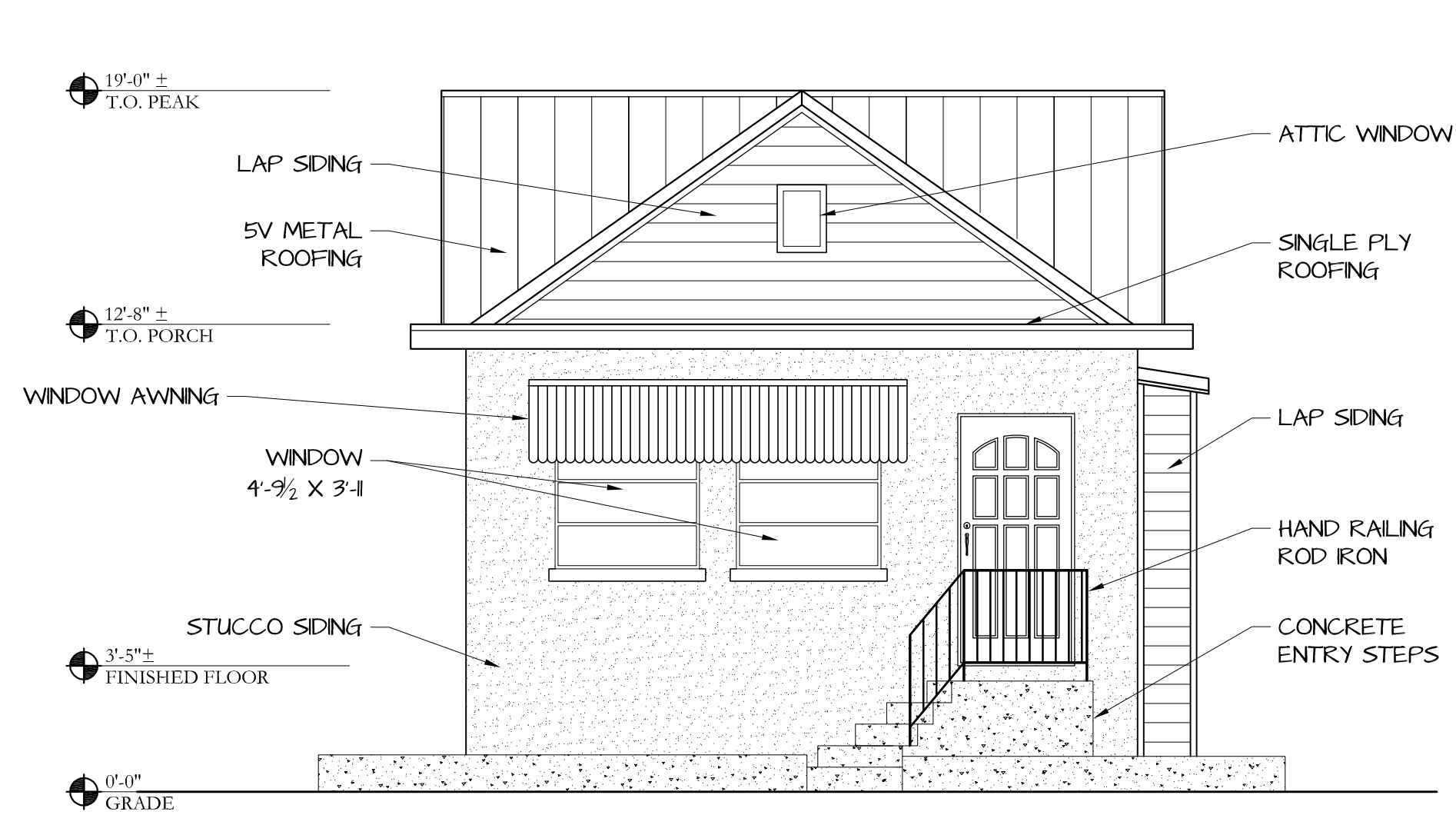
1/2/2015
DATE :

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1 OF 9

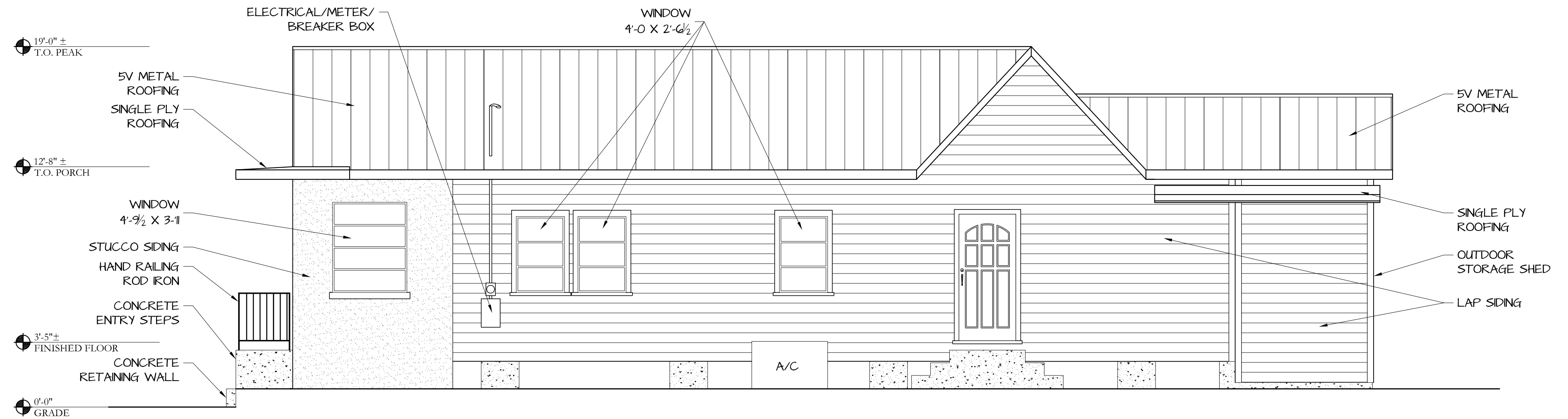


BRENT ECKHOFF RESIDENCE
RESIDENTIAL REMODEL / UPDATE
614 ELIZABETH STREET KEY WEST, FLORIDA 33040

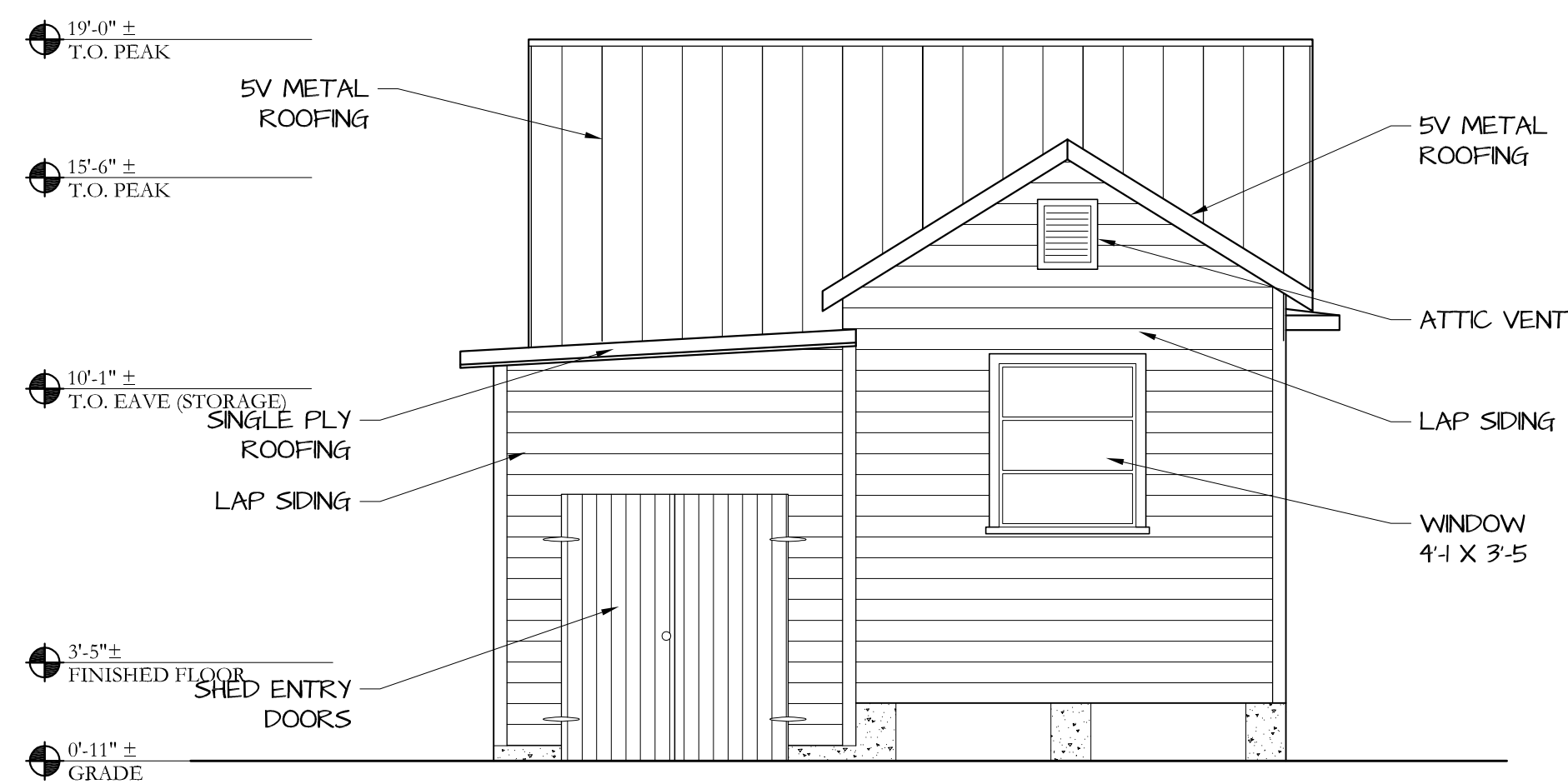
PROJECT NO :
DATE : 1/2/2015



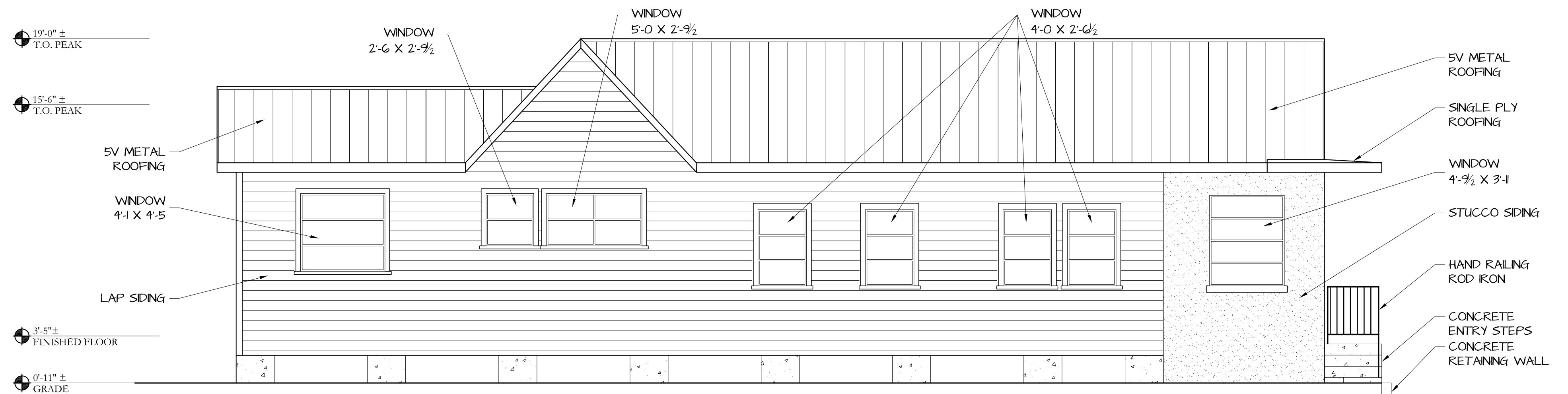
NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



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



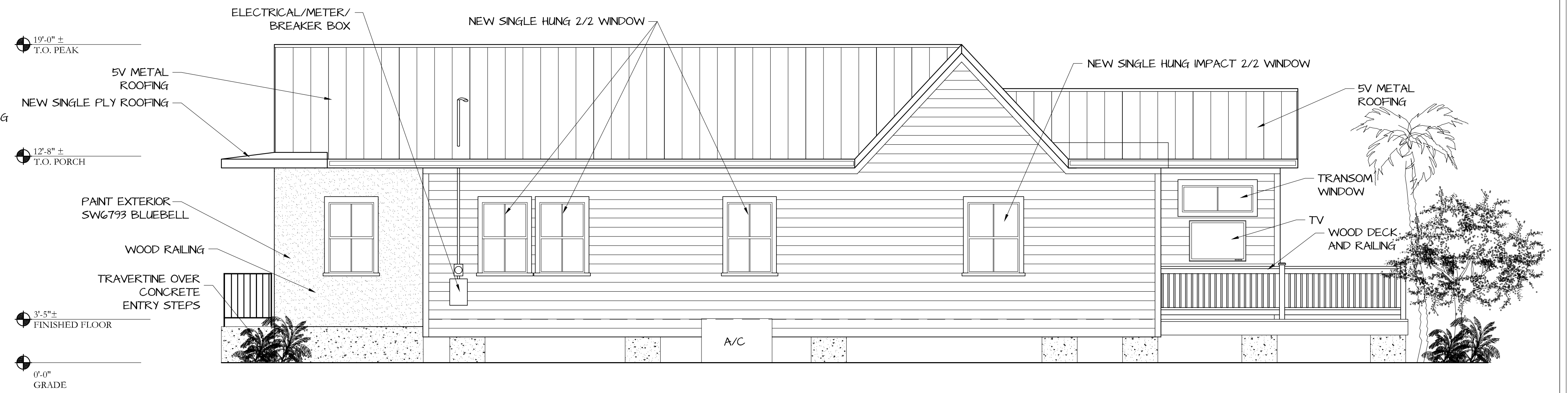
SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



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



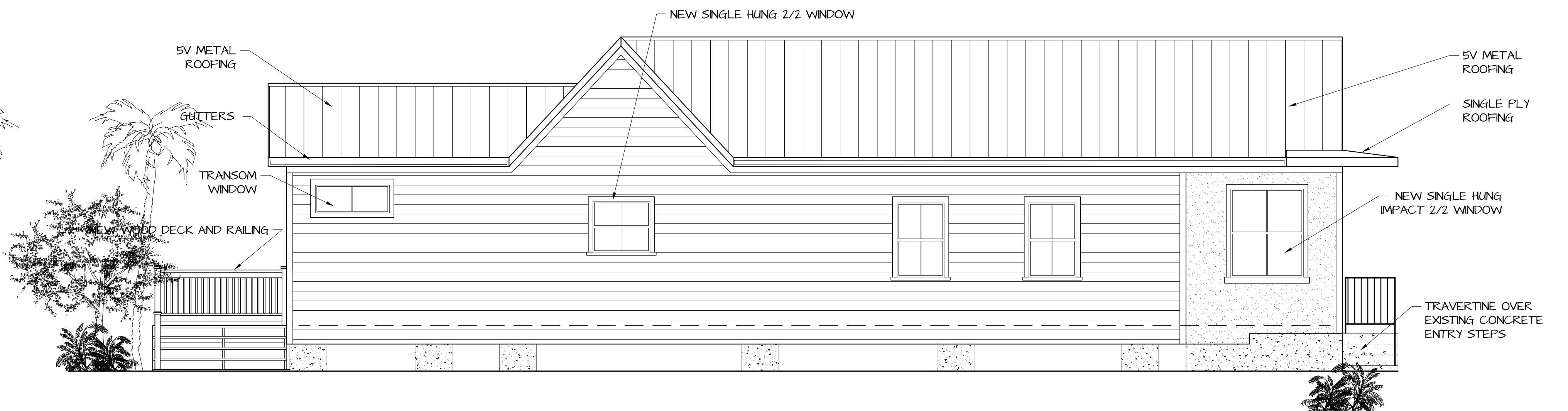
NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"



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.

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

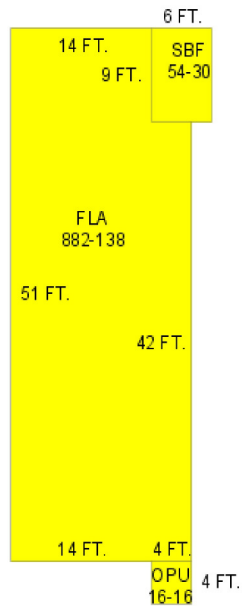
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

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

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/22/2014	2686 / 2428	450,000	WD	02
5/6/2014	2686 / 2424	6,000	QC	11
4/12/2013	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