



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 29, 2021

Applicant: Bender & Associates

Address: #523 Elizabeth Street

Description of Work:

Demolition of non-historic rear addition.

Site Facts:

The site under review is located at 523 Elizabeth Street. According to our survey, the two-story frame vernacular structure on site is historic and contributing, with a year built circa 1874. There is an existing one-story hip roof addition at the rear of the main structure. The hip roof addition is historic, appearing on Sanborn maps as far back as 1889. There is also an existing shed roof addition attached to the rear of the historic hip roof addition. This shed roof addition is not historic or contributing.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of an existing non-historic shed roof addition at the rear of the house at 523 Elizabeth Street. The existing shed roof addition is to be replaced with an open-air porch addition as part of this application.

It is staff's opinion that the request for the demolition of the existing shed roof addition shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *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 the removal of the existing non-historic shed roof addition will not have a negative effect on the character of the surrounding neighborhood.

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

The shed roof addition under review for demolition is not historic.

- (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 shed roof addition under review is not a significant later addition, and it has not acquired historic significance that is important to the site or surrounding district.

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

It is staff's opinion that the shed roof addition in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

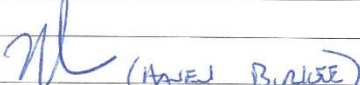


City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2021-0028	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	523 Elizabeth Street	
NAME ON DEED:	Linda Turek	PHONE NUMBER 305-295-6118
OWNER'S MAILING ADDRESS:	15 Sunset Key Dr. Key West, FL 33040	EMAIL turekl@vesservices.com
APPLICANT NAME:	Bender & Associates	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 05.19.2021

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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Demolition of non Historic rear addition and construction of new covered deck.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): See Demolition Appendix



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): None	
PAVERS: None	FENCES: None
DECKS: Wood deck	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): None
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
See plan	

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:					
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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	523 Elizabeth Street
PROPERTY OWNER'S NAME:	Linda Turek
APPLICANT NAME:	Bender & Associates

*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.***

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
-----------------------------------	----------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing non historic rear addition (walls, roof, windows and door) Concrete slab to remain.

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.

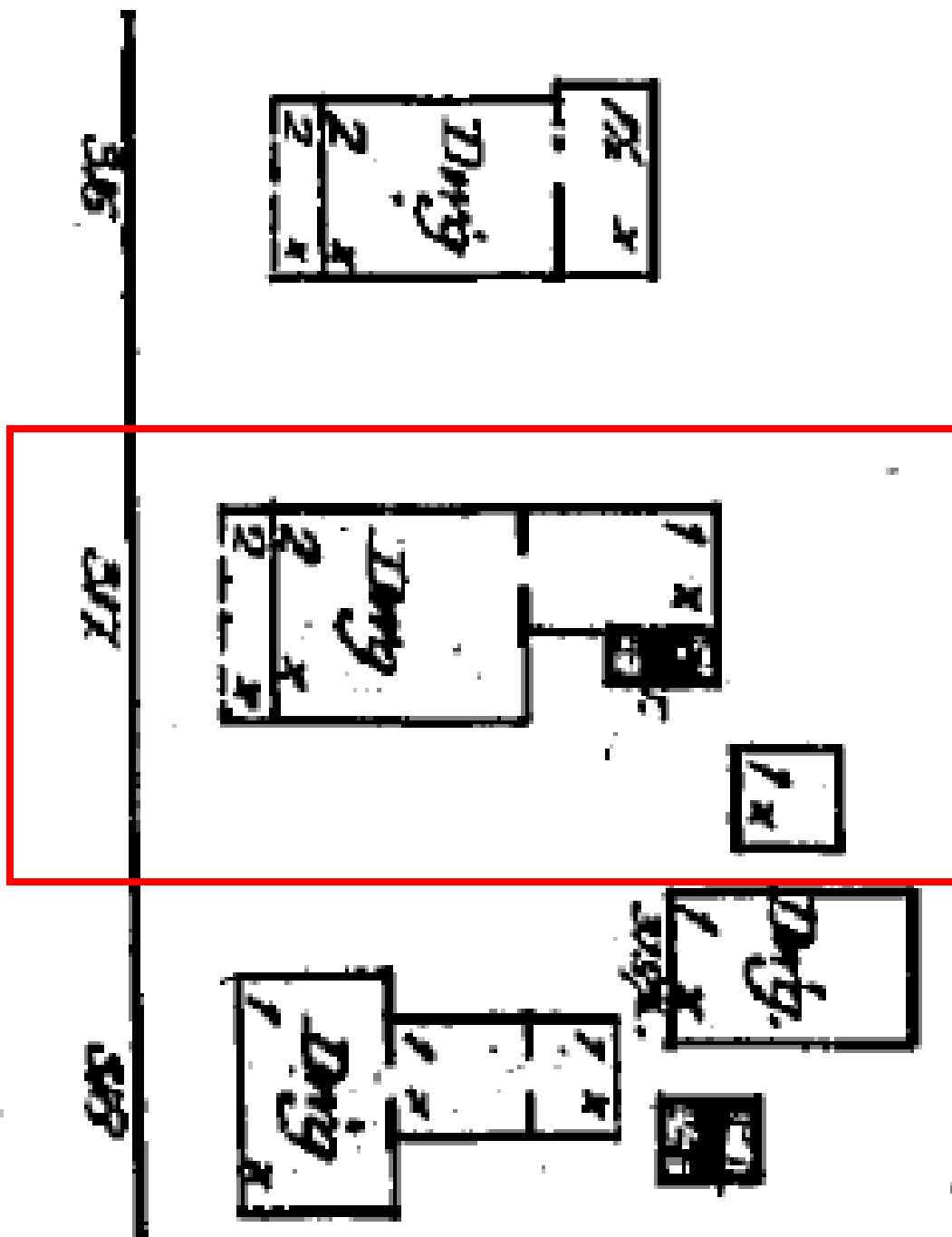
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated 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.

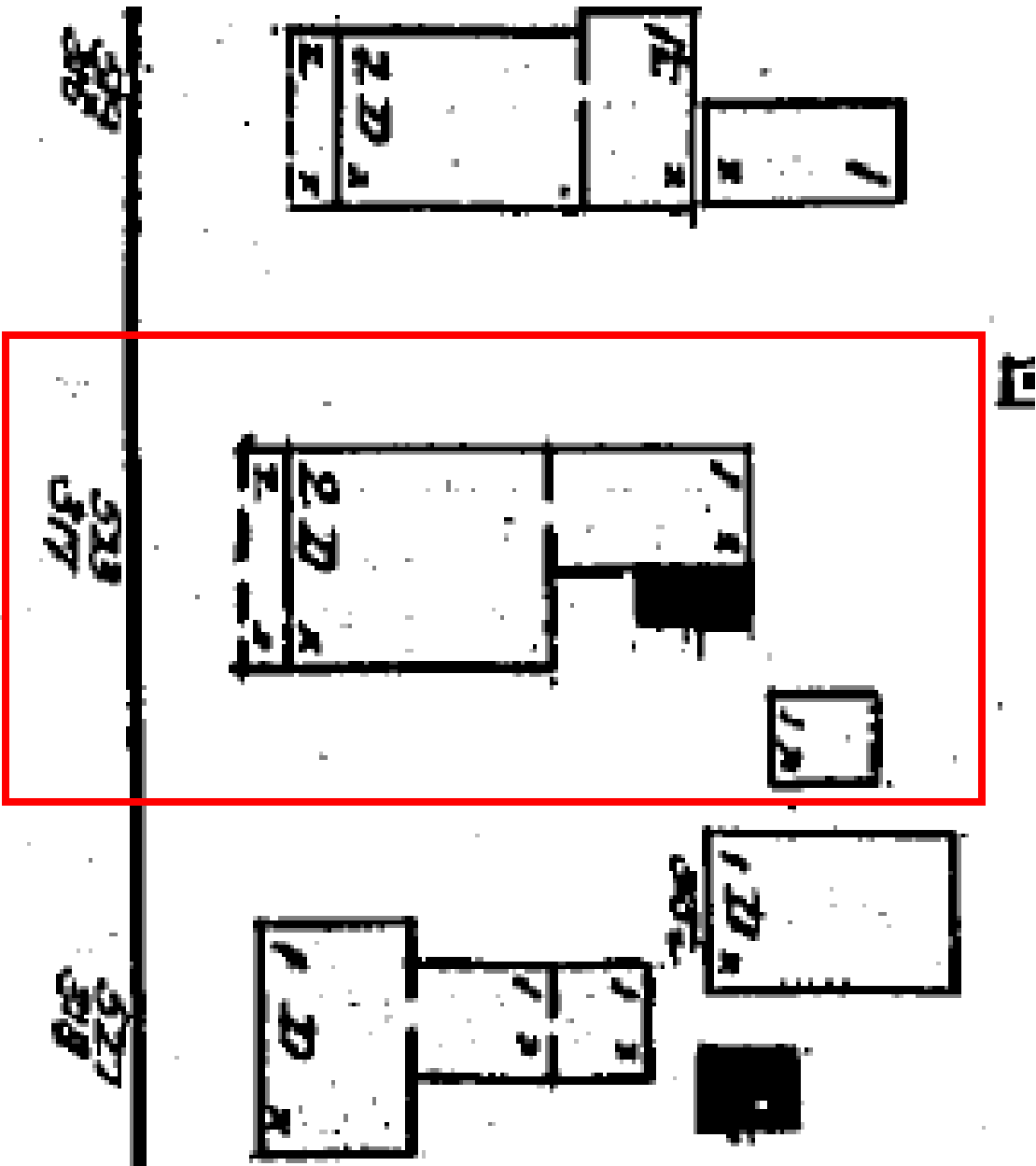
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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):
(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 shed addition is 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 shed addition is not a historic building or structure and the removal does not destroy the historic relationship between buildings or structures and open spaces.
(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 shed addition is 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 shed addition would not qualify as contributing.

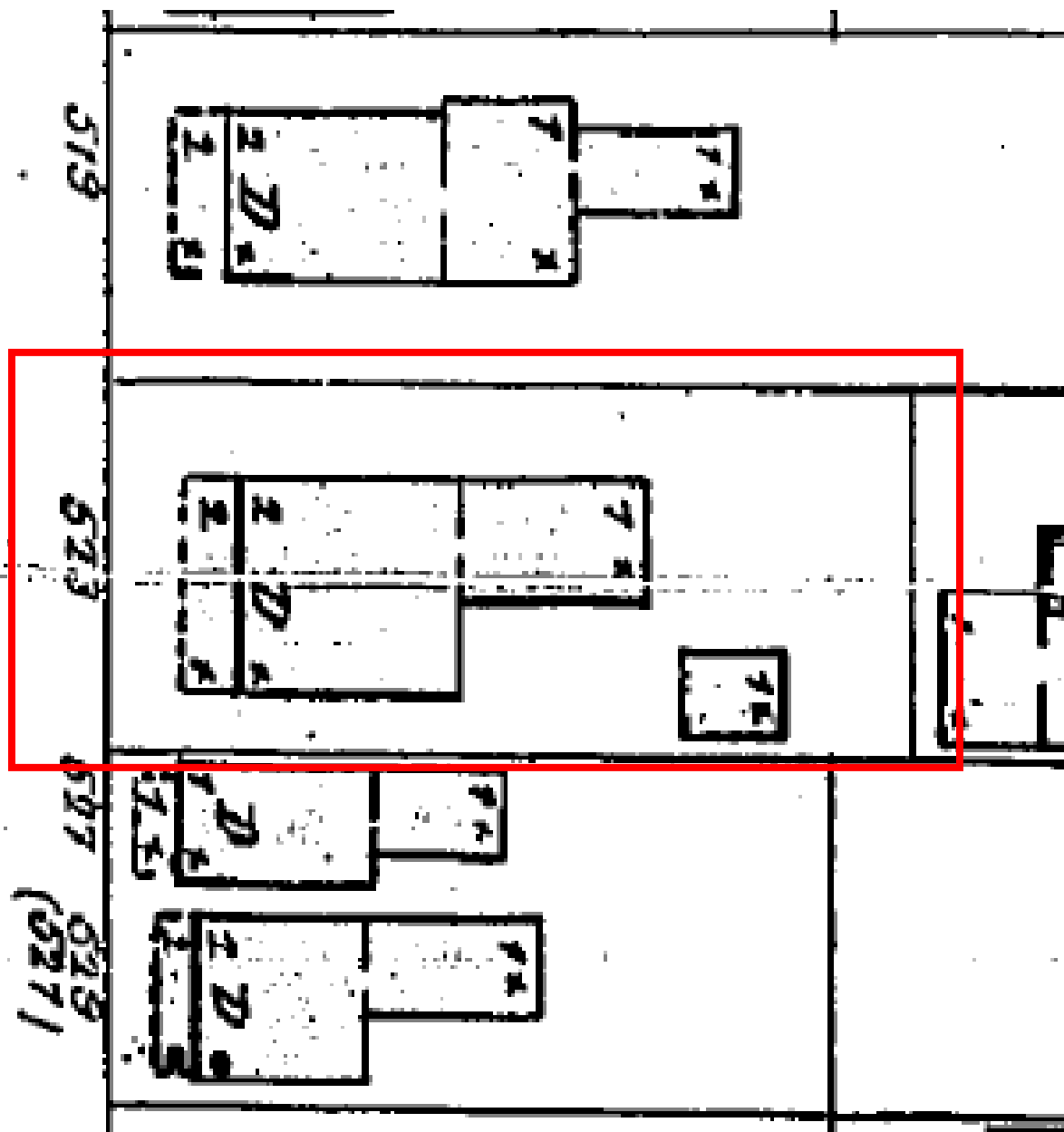
SANBORN MAPS



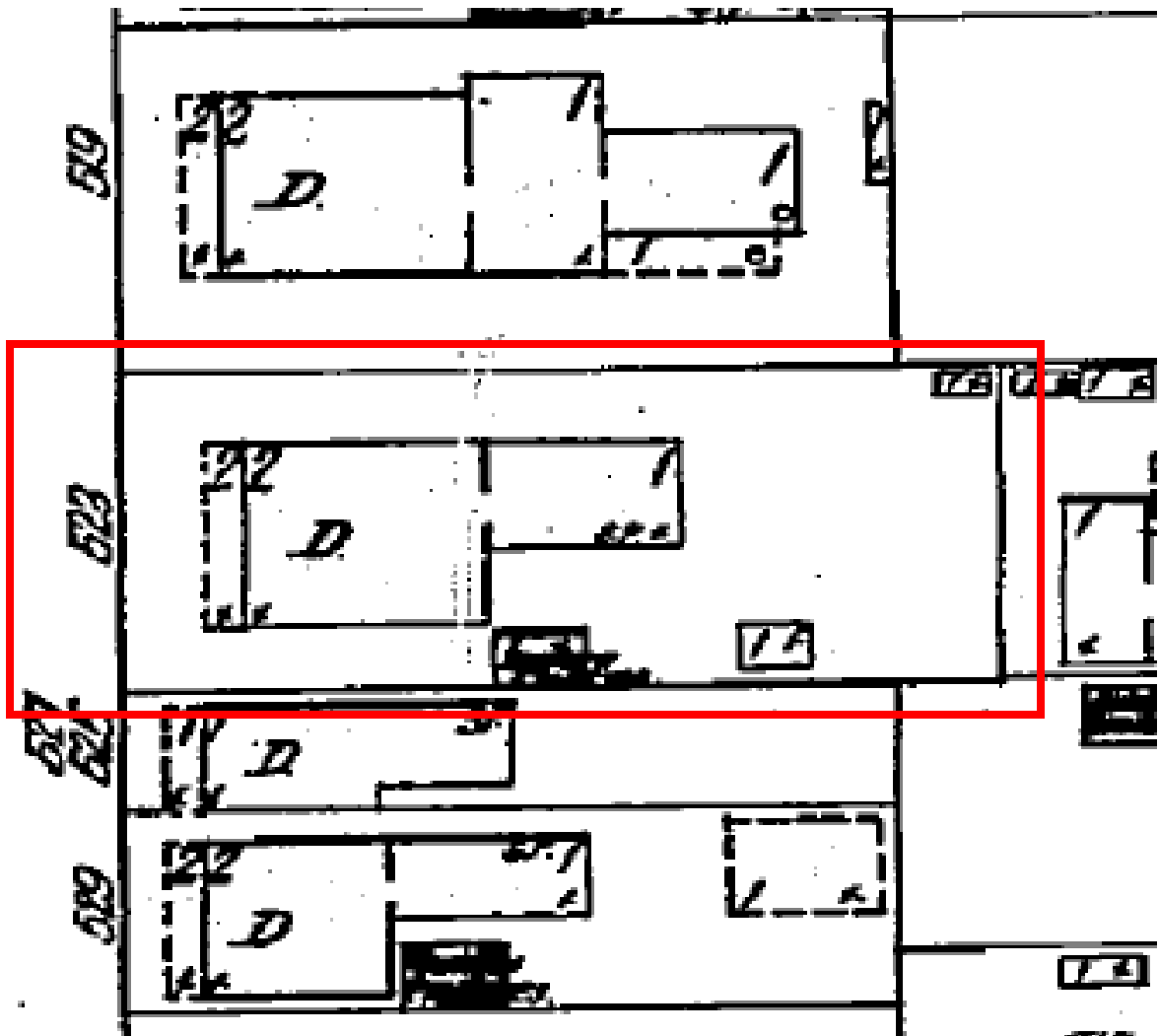
1889 Sanborn with the property at 523 (317) Elizabeth Street indicated in red.



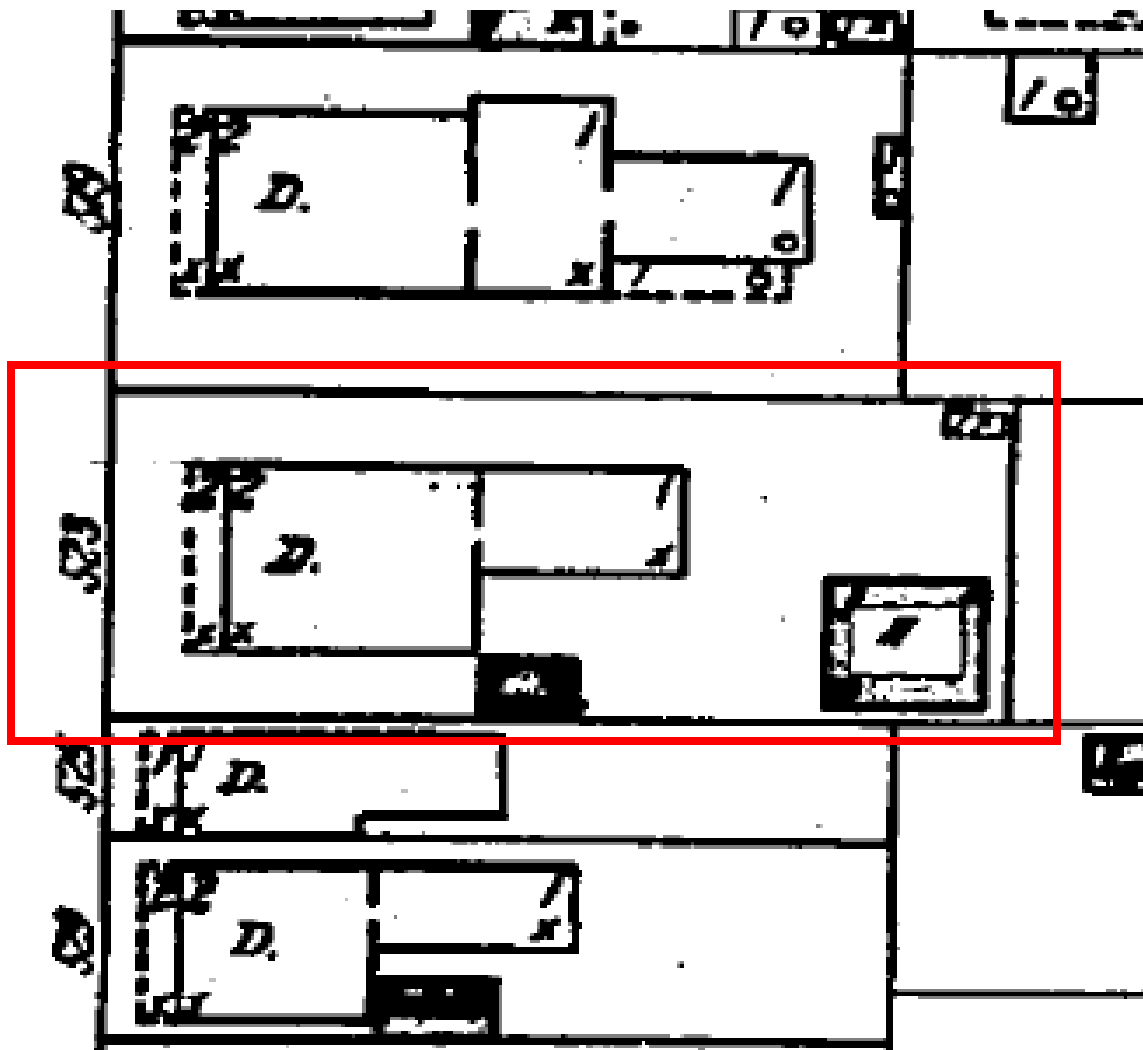
1892 Sanborn with the property at 523 (317) Elizabeth Street indicated in red.



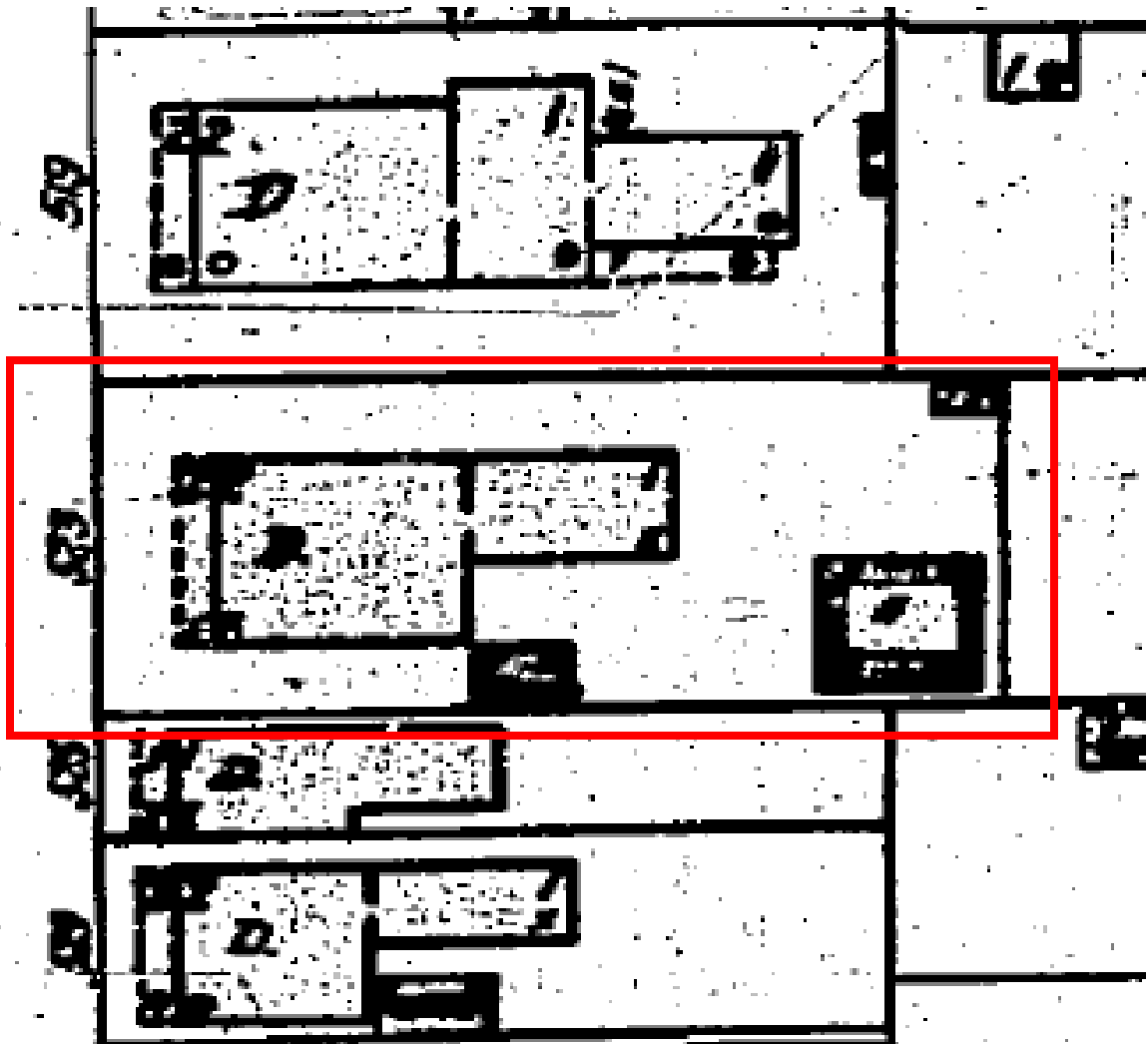
1899 Sanborn with the property at 523 Elizabeth Street indicated in red.



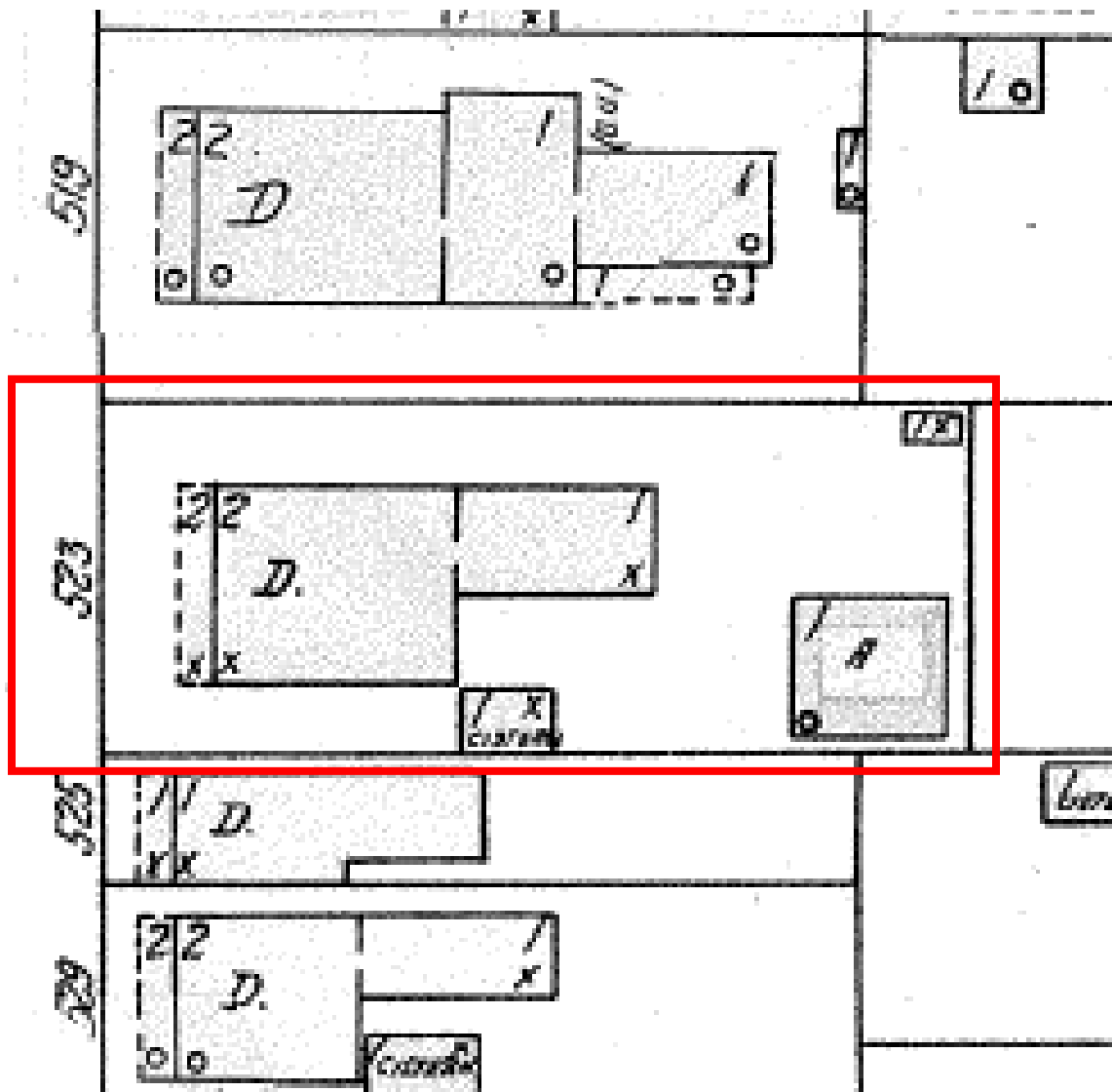
1912 Sanborn with the property at 523 Elizabeth Street indicated in red.



1926 Sanborn with the property at 523 Elizabeth Street indicated in red.



1948 Sanborn with the property at 523 Elizabeth Street indicated in red.



1962 Sanborn with the property at 523 Elizabeth Street indicated in red.

PROJECT PHOTOS



1965 photo of the house at 523 Elizabeth Street.



Photograph of existing East view.

SURVEY

Revisions:

523 ELIZABETH 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.

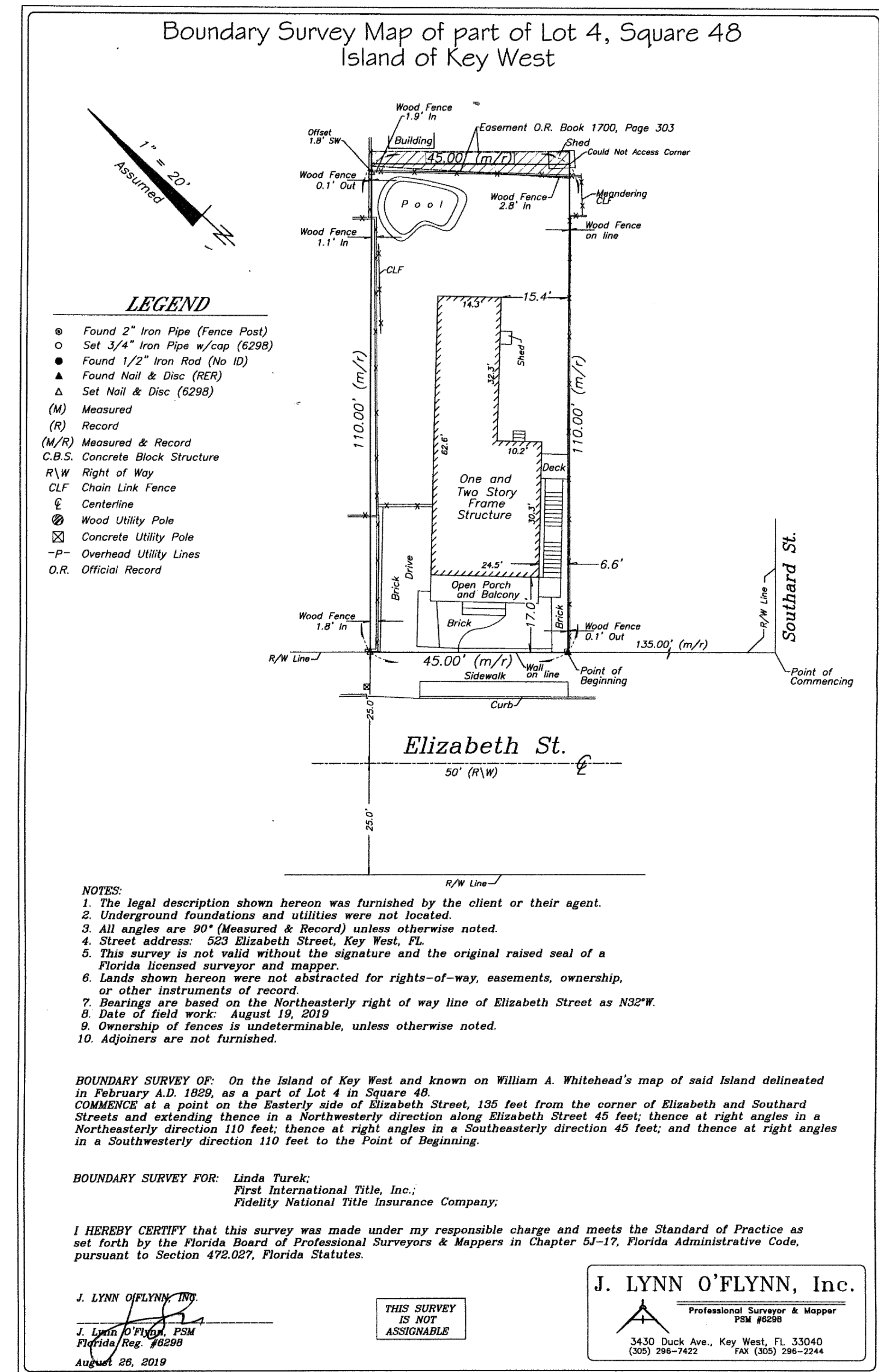
Project No.: 2023

SURVEY

Date: 10/14/2020

A1

2 OF 8



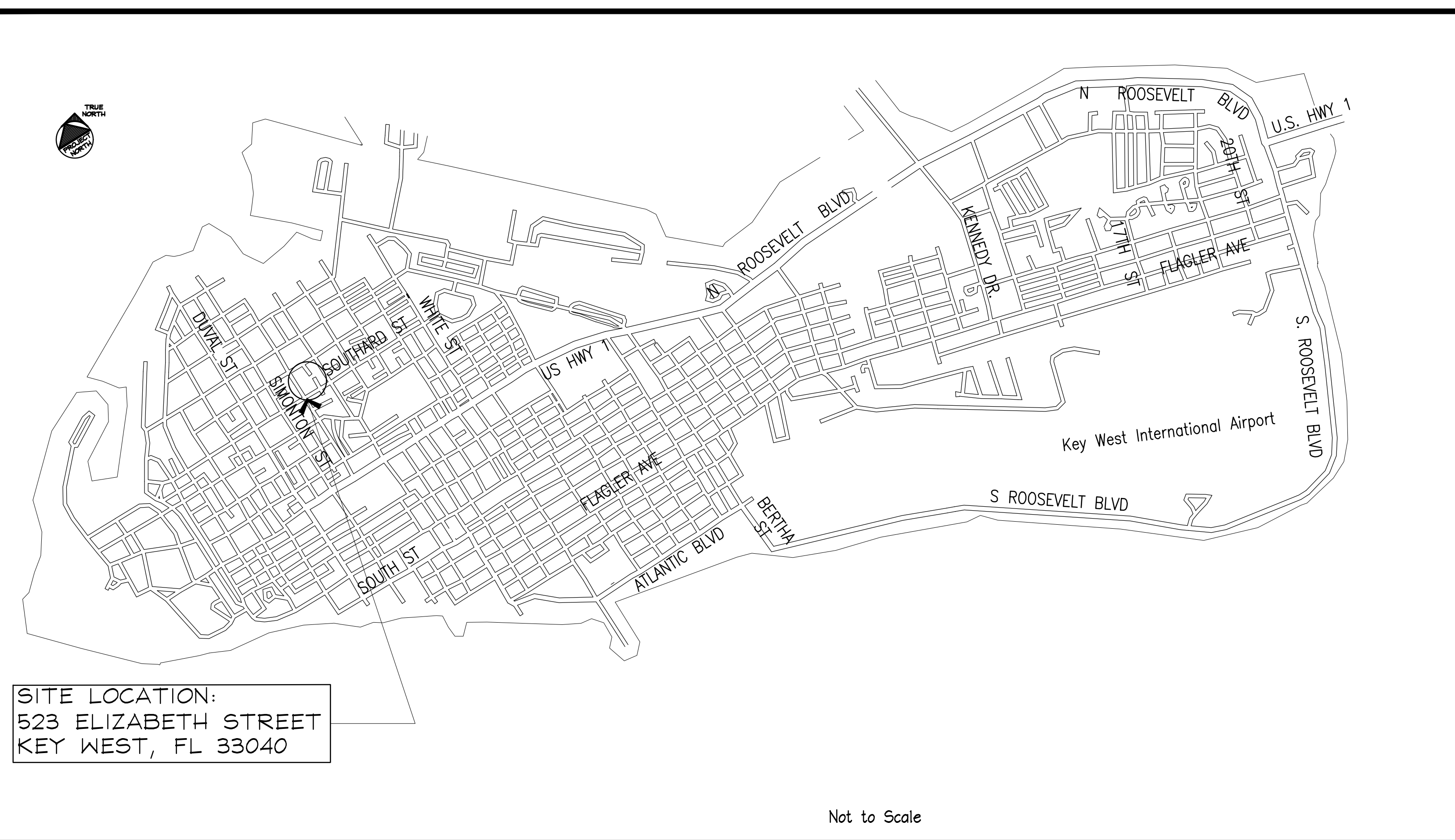
PROPOSED DESIGN

523 ELIZABETH STREET

(HARC APPLICATION)

Key West Florida 33040

SITE MAP - KEY WEST



PROJECT DIRECTORY

PROJECT: 523 ELIZABETH ST. RESIDENCE

ARCHITECT'S PROJECT No.: 2023

CONTACT: JAY FAIRBANK
Address: 523 Elizabeth St.
Key West, Florida, 33040

Tel: --
Email: jay@fairbankkeywest.com

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:
DEMOLITION OF NON HISTORIC REAR ADDITION AND CONSTRUCTION OF NEW COVERED DECK.

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 2017 EDITION
FLORIDA BUILDING CODE - Residential 2017 EDITION
FLORIDA BUILDING CODE - Plumbing 2017 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION
FLORIDA BUILDING CODE - Mechanical 2017 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2017 EDITION
NATIONAL ELECTRICAL CODE 2008 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
NFPA 1 2006 EDITION
- This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) 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.

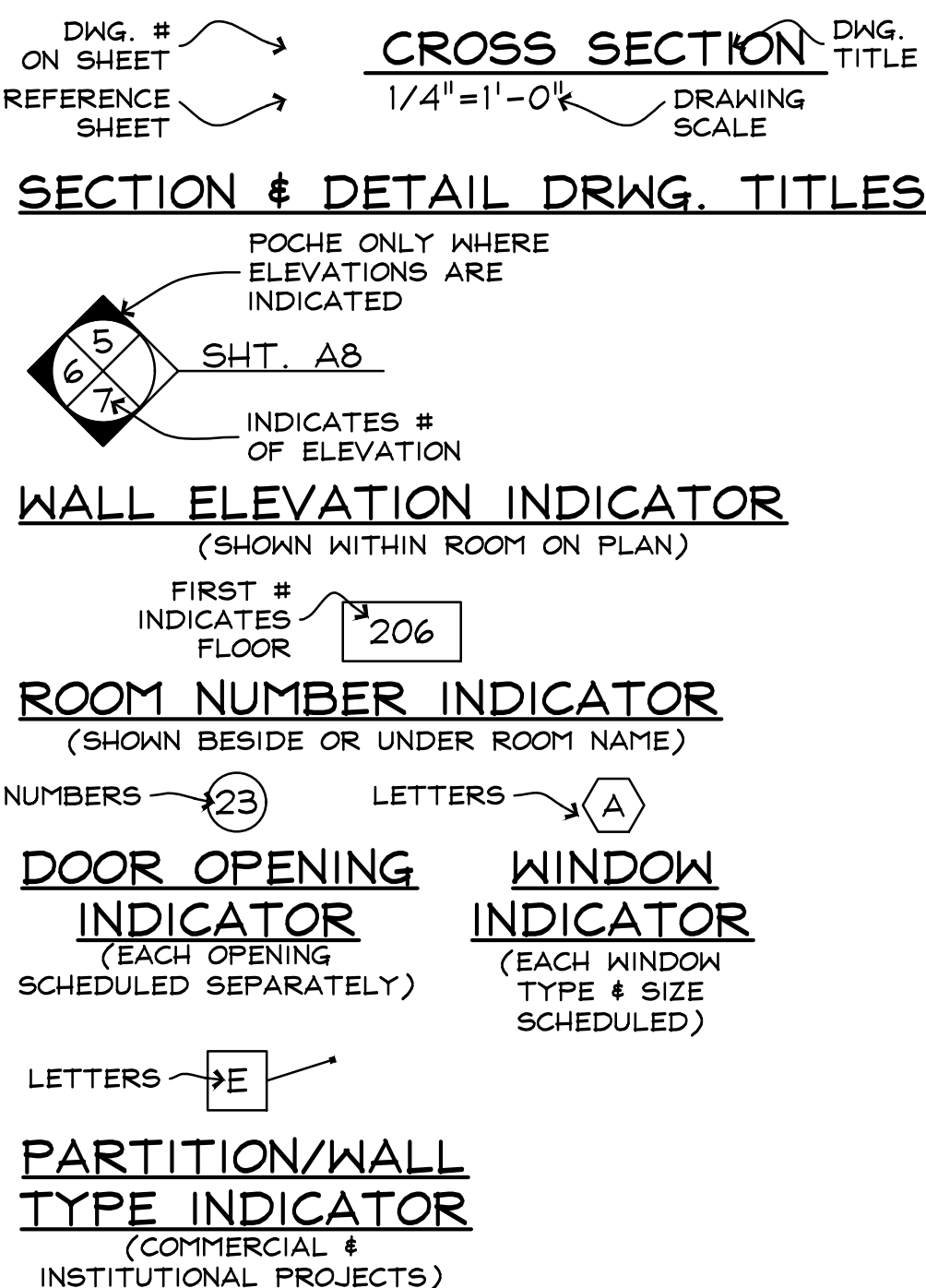
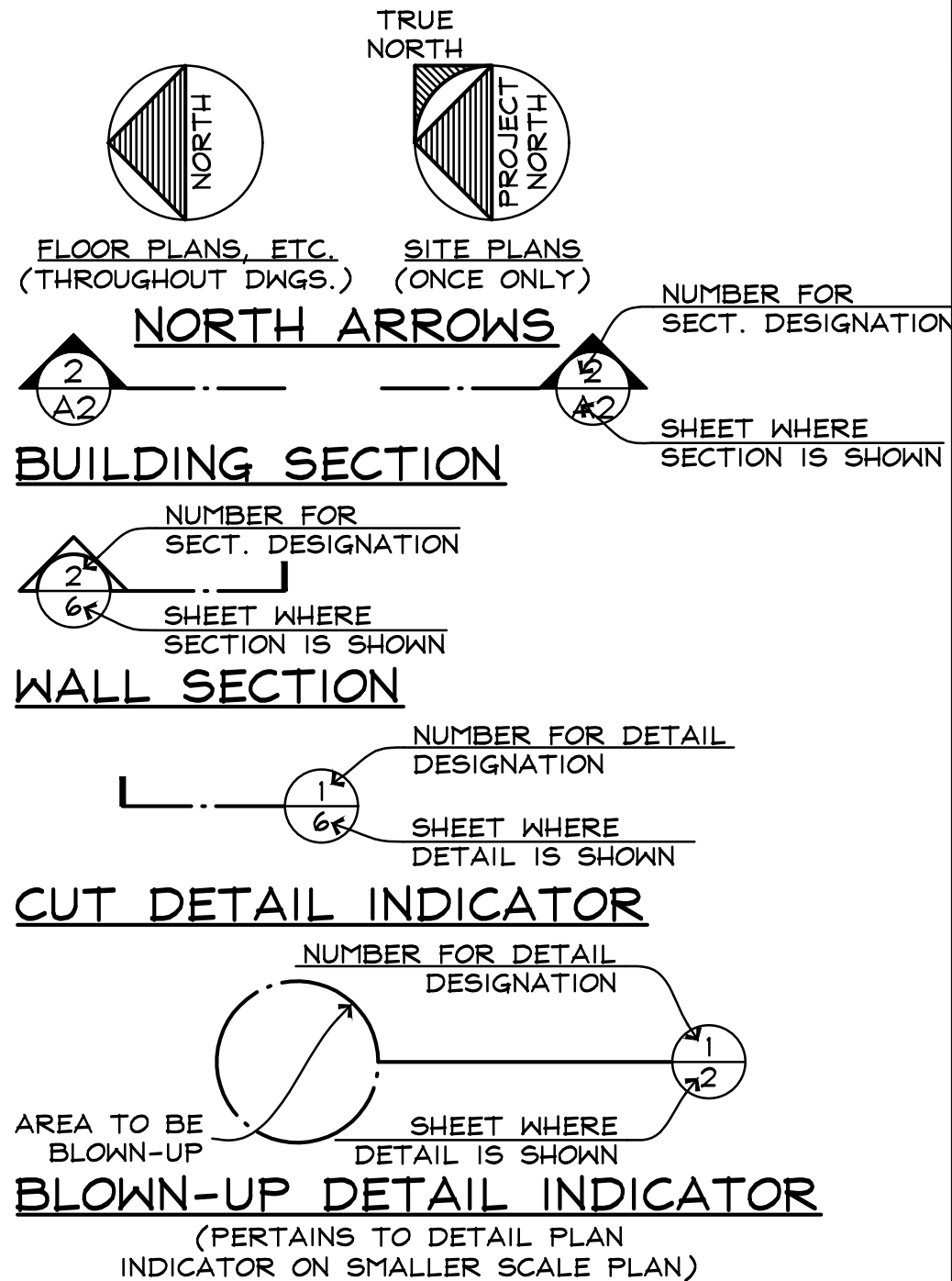
FLORIDA ADMINISTRATIVE CODE

61G1-16.003 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 construed to obligate 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 61G1-23, 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), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-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
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETYRY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
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	WD	WOOD
HORZ	HORIZONTAL	WMF	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	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

SHEET INDEX
C COVER
A1 SURVEY
A2 PROPOSED SITE PLAN.
A3 EXISTING FIRST FLOOR PLAN & PROPOSED COVERED DECK PLAN..
A4 EXISTING AND PROPOSED SOUTH ELEVATION.
A5 EXISTING AND PROPOSED NORTH ELEVATION.
A6 EXISTING AND PROPOSED EAST ELEVATION
A7 PHOTOGRAPH OF EXISTING EAST VIEW.

523 ELIZABETH 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.: 2023
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 10/14/2020

C

DOOR SCHEDULE												HARDWARE SETS
NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	
		W.	H.	T.				MATERIAL	FINISH			
1	A	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	IMPACT	WOOD	PAINTED	--	--	

SEE SCHEDULE

5'-0"

7'-0"

1-3/4"

TYPE 'A'

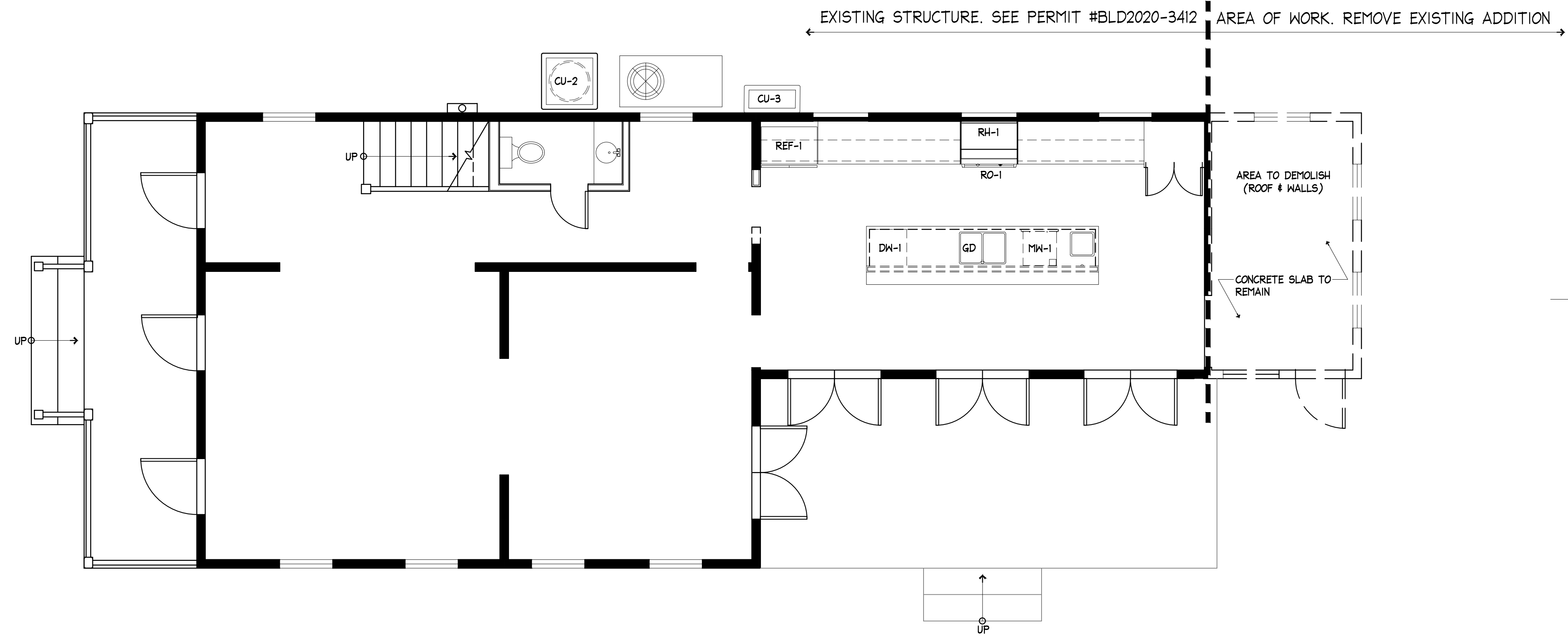
'EXCLUSIVE' (2) PANEL
SOLID WOOD DOOR
PAINTED WHITE. (10)
GLAZED LITE PANELS.
NOA #18-0122.17
DESIGN PRESSURE
RATING = +70/70

DOOR NOTES:

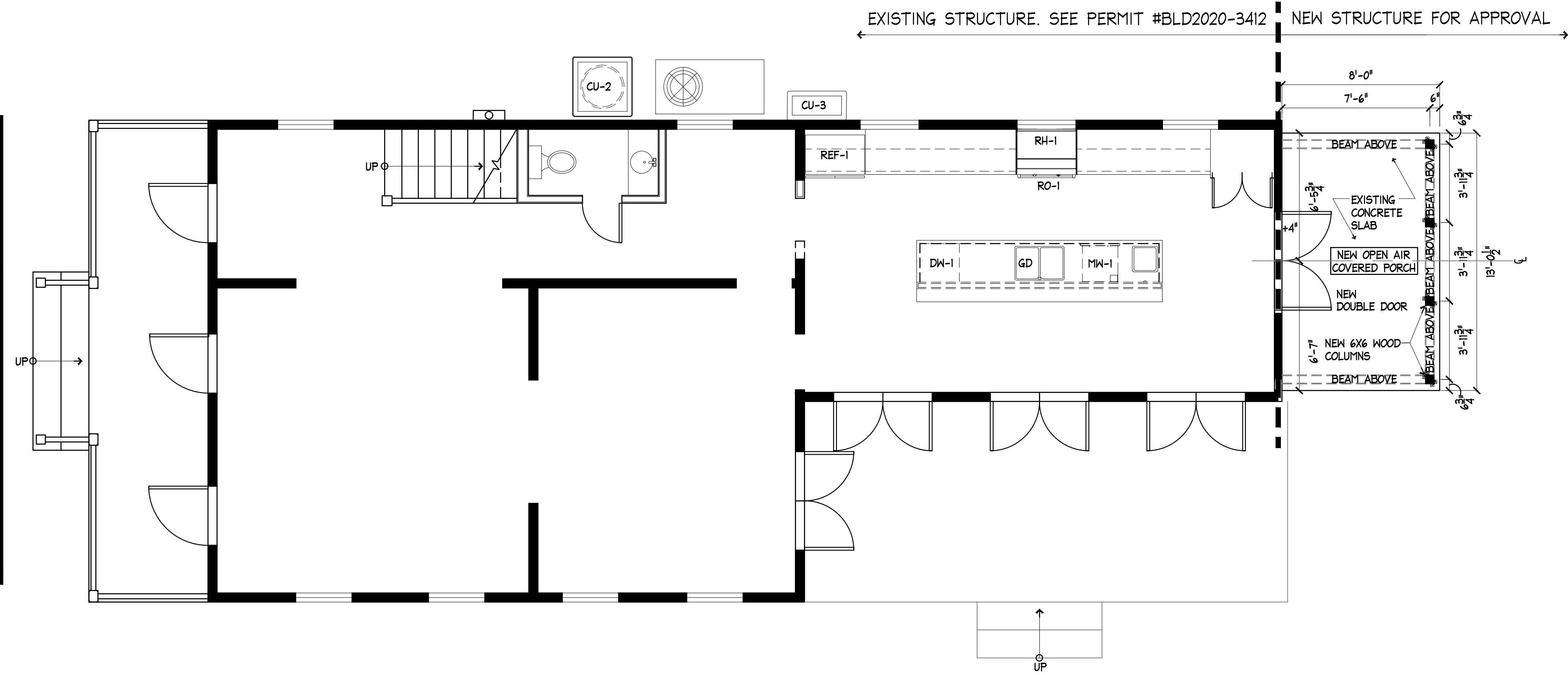
1. CONFIRM DOOR ORDER WITH OWNER AND ARCHITECT PRIOR TO ORDERING.

2. CONFIRM ALL EXISTING ROUGH OPENING SIZES PRIOR TO ORDERING.

3. OWNER TO SELECT ALL HARDWARE.



2
A3
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A3
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Revisions:

523 ELIZABETH 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 N° : 2023
EXISTING & PROPOSED
FIRST FLOOR PLAN
Date: 10/14/2020

A3

4 OF 8



2
A4
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

Revisions:

523 ELIZABETH 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: 2023

EXISTING & PROPOSED
ELEVATIONS

Date: 10/14/2020

A4



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

NOTE:
EXISTING ROOF FRAMING OF HISTORIC
STRUCTURE TO REMAIN. NEW ROOF
FRAMING TO BE 'OVER FRAMED' ON TO
HISTORIC FRAMING LEAVING HISTORIC
FRAMING EXPOSED AT INTERIOR.



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

Revisions:

523 ELIZABETH ST.
KEY WEST, FLORIDA

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

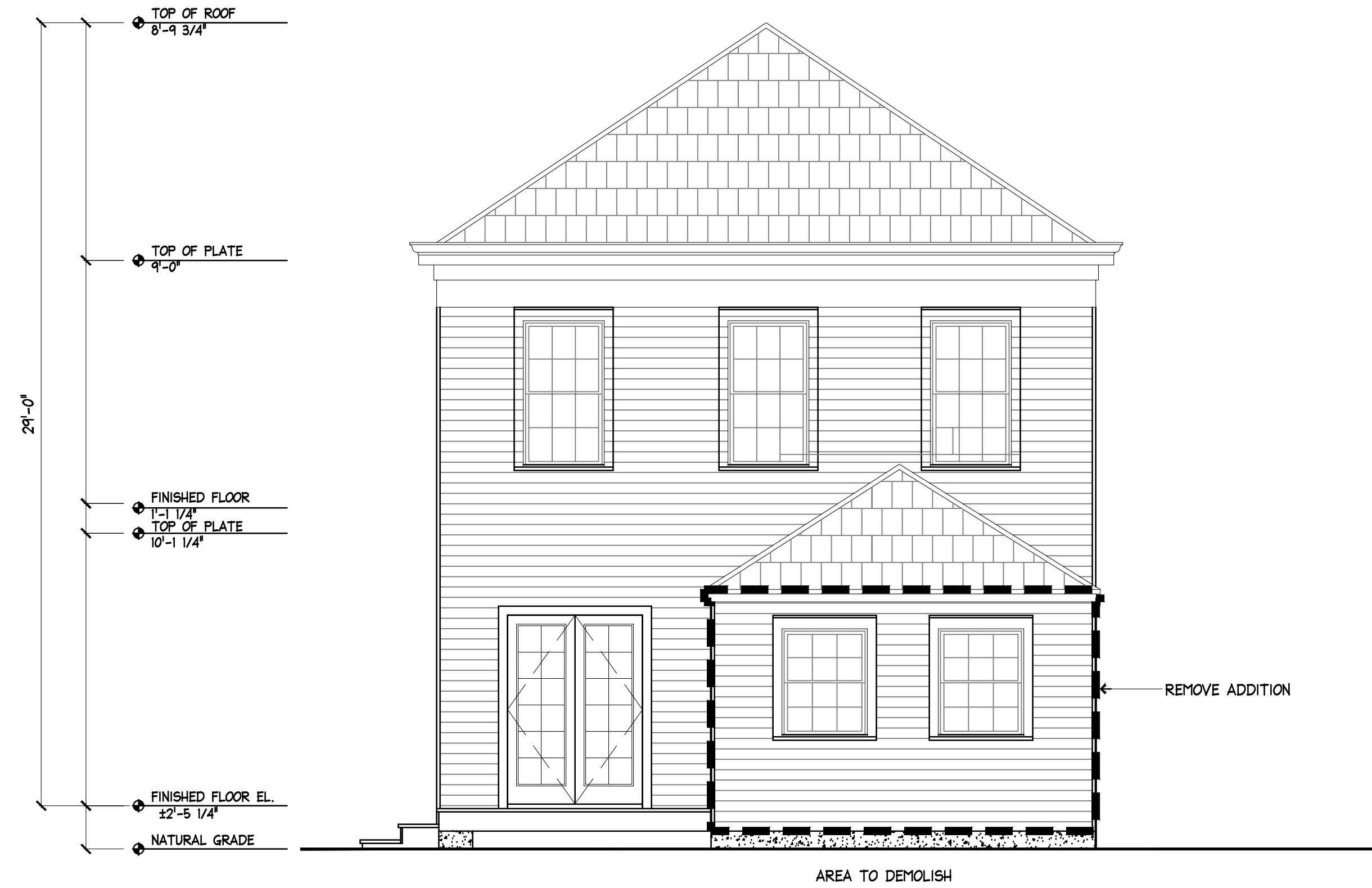
Bender & Associates
ARCHITECTS
p.a.

Project N° : 2023

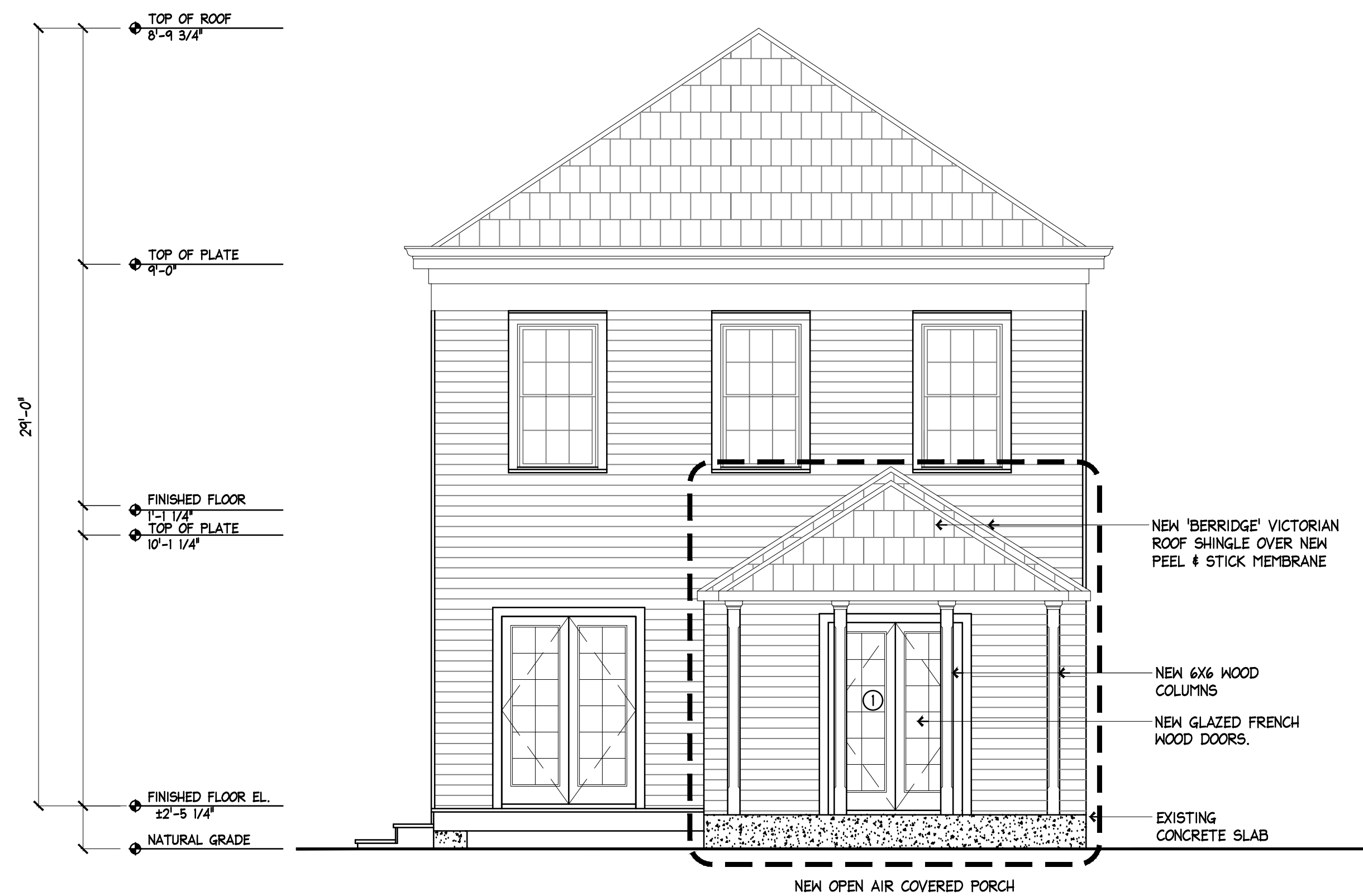
EXISTING & PROPOSED
ELEVATIONS

Date: 10/14/2020

A5



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



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

Revisions:

523 ELIZABETH 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 N^o : 2023
EXISTING & PROPOSED
ELEVATIONS
Date: 10/14/2020

A6

Revisions:

523 ELIZABETH 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. 2023

EXISTING & PROPOSED
ELEVATIONS

Date: 10/14/2020

A7

8 OF 8



PHOTOGRAPH OF EXISTING EAST VIEW
A7 SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 29, 2021 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, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF NEW COVERED DECK AT THE REAR. DEMOLITION OF NON-HISTORIC REAR ADDITION.

#523 ELIZABETH STREET

Applicant – Bender & Associates Application #H2021-0028

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Ana Alvarez, 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:
523 Elizabeth St. on the
22 day of June, 20 21.

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 June 29, 20 21.

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 COA #H2021-0028

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

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

The forgoing instrument was acknowledged before me on this 22²³ day of June, 20 21.

By (Print name of Affiant) Ana Alvarez who is personally known to me or has produced FL Drivers License expires 11/2/2028 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires: July 30, 2024





PROPERTY APPRAISER INFORMATION

**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 00008830-000000
 Account# 1009091
 Property ID 1009091
 Millage Group 10KW
 Location 523 ELIZABETH ST, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 48 OR 478-34/35 OR 750-673 OR 781-1392 OR 849-1484/85 OR 877-1874 OR 952-457
 Description OR 1544-2464/65 OR 1700-303/06 OR 2345-1297 OR 2345-1301/10 OR 2970-2103 OR 2971-1607 OR 3001-0515
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

TUREK LINDA
 523 Elizabeth St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$220,909	\$220,761	\$224,266	\$224,266
+ Market Misc Value	\$10,275	\$10,099	\$10,126	\$10,153
+ Market Land Value	\$564,102	\$550,762	\$629,343	\$629,343
= Just Market Value	\$795,286	\$781,622	\$863,735	\$863,762
= Total Assessed Value	\$795,286	\$600,643	\$598,146	\$587,446
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$795,286	\$575,643	\$573,146	\$562,446

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	4,950.00	Square Foot	45	110

Buildings

Building ID 630
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Gross Sq Ft 2247
 Finished Sq Ft 1874
 Stories 2 Floor
 Condition POOR
 Perimeter 278
 Functional Obs 0
 Economic Obs 0
 Depreciation % 38
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 Effective Year Built 1984
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	364	0	132
FLA	FLOOR LIV AREA	1,874	1,874	306
SEF	UTIL FIN BLK	9	0	12
TOTAL		2,247	1,874	450

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1978	1979	1	128 SF	5
RWZ	1978	1979	1	23 SF	4
FENCES	1978	1979	1	430 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/4/2019	\$1,000,000	Warranty Deed	2249861	3001	0515	01 - Qualified	Improved
6/24/2019	\$0	Other	2226013	2971	1607	11 - Unqualified	Improved
6/18/2019	\$679,000	Certificate of Title	2225371	2970	2103	12 - Unqualified	Improved
2/5/2008	\$515,000	Warranty Deed		2345	1297	Z - Unqualified	Improved
8/1/1985	\$140,000	Warranty Deed		952	457	Q - Qualified	Improved
4/1/1983	\$140,000	Warranty Deed		877	1874	Q - Qualified	Improved
1/1/1979	\$65,800	Conversion Code		781	1392	Q - Qualified	Improved

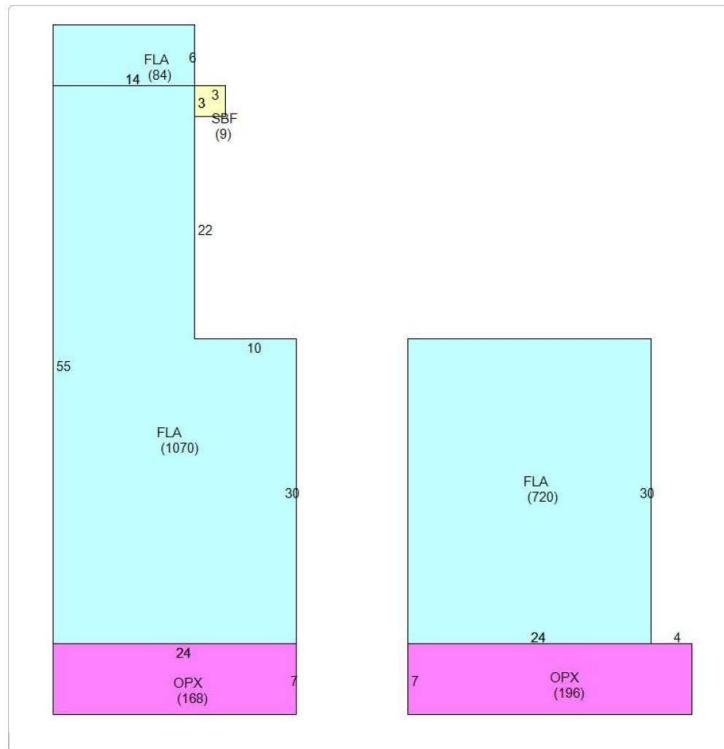
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-1853	1/13/2021		\$27,000	Residential	Repairs to foundation and floor system. Install new concrete grade beams and floor joists and sub-flooring. **
20-3412	1/13/2021		\$0	Residential	Renovation of two story wood frame house. Replace approximately 392 SF of wood lap siding on "main" building natural finish to match existing as closely as possible. Install new wood lap siding on one story rear existing addition. Install new wood entry door. Install new wood doors at porch first floor and second floor as per plans. Install new wood French doors at rear of main building and right side of rear addition as per plans. Install new wood windows in existing location on left side of rear addition as per plans. Construct new wood deck 10' X 24' = 240 SF at right side of house. * Install new wood flooring approximately 1,480 SF. Install new kitchen cabinets. Remodel 2-1/2 bathrooms. Misc. trim work. Painting of interior
20-3545	1/13/2021		\$0	Residential	
21-0075	1/13/2021		\$8,000	Residential	re rough in and trim out of 2 toilets, 2 showers, 2 lavatories, 1 kitchen sink, 1 washer box, and 1 water heater. **NOC required**
20-2945	1/8/2021		\$24,900	Residential	Remove 205q existing roofing and replace with new Berridge Metal Shingle roofing
20-3352	1/8/2021		\$30,000	Residential	Electrical permit: Install wiring in house per plans, lights, outlets, switches. NOC required.
20-1168	5/6/2020		\$56,000	Residential	Replace 4 exterior doors, ext trim repairs, int flooring. Repairs to porch railings
15-1071	5/21/2015	5/29/2015	\$800		AFTER THE FACT 16' x 18' DECK BUILT OVER CISTERN AS SAFE FIRE EXIT WITH 2 STE PS.
15-1071	5/21/2015	8/6/2015	\$800		ATF 16X8 DECK BUILT OVER CISTERN
08-1164	7/11/2008	4/22/2010	\$500		REPLACE SIDING 300SF
08-1164	4/18/2008	4/22/2010	\$500		REPLACE APPROX 300SF OF SIDING, PAINT WHITE
08-0707	3/26/2008	4/22/2010	\$25,000		DEMO EXTERIOR STAIRS & REPLACE WITH NEW STAIRS & DECKING ON BOTH PORCHES & REPLACE T/G - REMOVE 4 FOUNDATION PIERS & RECONFIGURE TO HISTORIC PERIOD
9702253	7/1/1997	10/1/1997	\$1,200		PORCH/FOUNDATION REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



6/23/2021

qPublic.net - Monroe County, FL - Report: 00008830-000000

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 6/23/2021, 3:04:45 AM](#)

Developed by
Schneider
GEOSPATIAL

Version 2.3.127