

# Historic Architectural Review Commission

## Staff Report Item 8

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<b>Meeting Date:</b>	December 16, 2014
<b>Applicant:</b>	Meridian Engineering
<b>Application Number:</b>	H14-01-1872
<b>Address:</b>	#1212 Duval Street
<b>Description of Work:</b>	New two story structure at the rear of the property. New wood fence.
<b>Site facts:</b>	<p>The site in question is located in the rear of 1212 Duval Street, where the new cottage's rear will face Thomas Street. It will be a two-story, wood frame structure. Historically, there has been a structure in the rear of the property as evidenced from the 1912 and 1962 Sanborn maps. In October, the HARC Commission approved the demolition of addition attached onto the rear of the primary house that faces Duval Street. This demolition will give the space needed to build this second house.</p> <p>This project was approved by the Planning Board in November for variances for the rear, side, and street side setbacks.</p>
<b>Guidelines Cited in Review:</b>	New Construction (pages 36-38a), specifically mass, scale, and proportion.

### Staff Analysis

The Certificate of Appropriateness in review is for a new two-story frame structure to be built in the rear of 1212 Duval Street. The design is traditional in style, but utilizes modern materials and non-traditional proportions. The proposed cottage will have a gable roof, a two bay configuration on the ground floor, and a covered recessed porch and kitchen window on the second floor. A horizontal band board will help delineate between the first and second floor, while helping to visually decrease the height of the building, which will be 28'-10". The adjacent structures on that side of Thomas Street are of similar heights, although the buildings across the street are small one-story houses.

The materials will include hardie board siding, v-aluminum impact resistant windows and French doors, metal Bahama style shutters, and a 5 v-crimp roof. There will be A/C equipment in front of the house, which is technically the rear of the property, but it will be screened so it will not be visible to the street. There will be a parking space parallel to the street in front of the house, as well as a new 6' wood fence along the south side of the property.

### **Consistency with Guidelines**

1. The proposed design creates a two story "cottage" that while it doesn't face the street, it makes an attempt to create a building frontage onto Thomas Street, as many other houses on the street front the small streets. The mass, scale, and proportions are appropriate for the area, as two structures next door are at least two stories tall.
2. The proposed design, although based on traditional buildings forms and textures to Key West, reads contemporary based on the proportions of the house as well as the use of new materials. The size of the proposed structure not overshadow its surrounding neighboring houses on Thomas Street, although there are small one-story houses across the street.

It is staff's opinion that the proposed plan is consistent with many of the guidelines specific to mass, scale and proportion.

# APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

11-24-2014 011872

APPLICATION # \_\_\_\_\_

OWNER'S NAME: **Todd Kemp** DATE: **11-24-14**

OWNER'S ADDRESS: \_\_\_\_\_ PHONE #: **904-910-1072**

APPLICANT'S NAME: **Meridian Engineering, LLC** PHONE #: **305-293-3263**

APPLICANT'S ADDRESS: **201 Front St., Ste. 203, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **1212 Duval St.** # OF UNITS: **1**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Adding a 2 bedroom, 2 bath, 2-story cottage to the site referenced above. The new structure will be built at the rear of the property.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/24/14

Applicant's Signature:

**Required Submittals**

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due:\$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*New Cottage. See New Construction (pg. 36-38a) in  
the guidelines in regards to proportion, mass,  
and scale.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

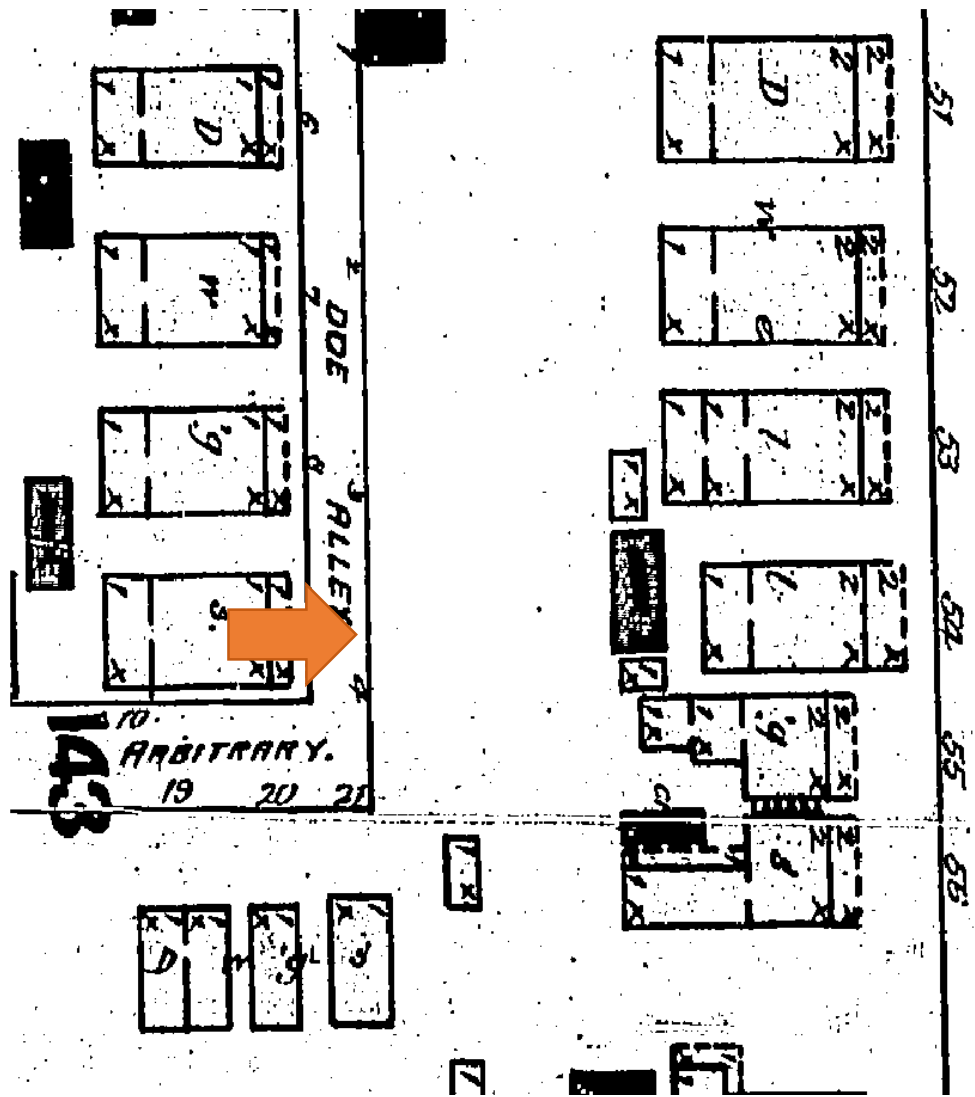
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Date: \_\_\_\_\_

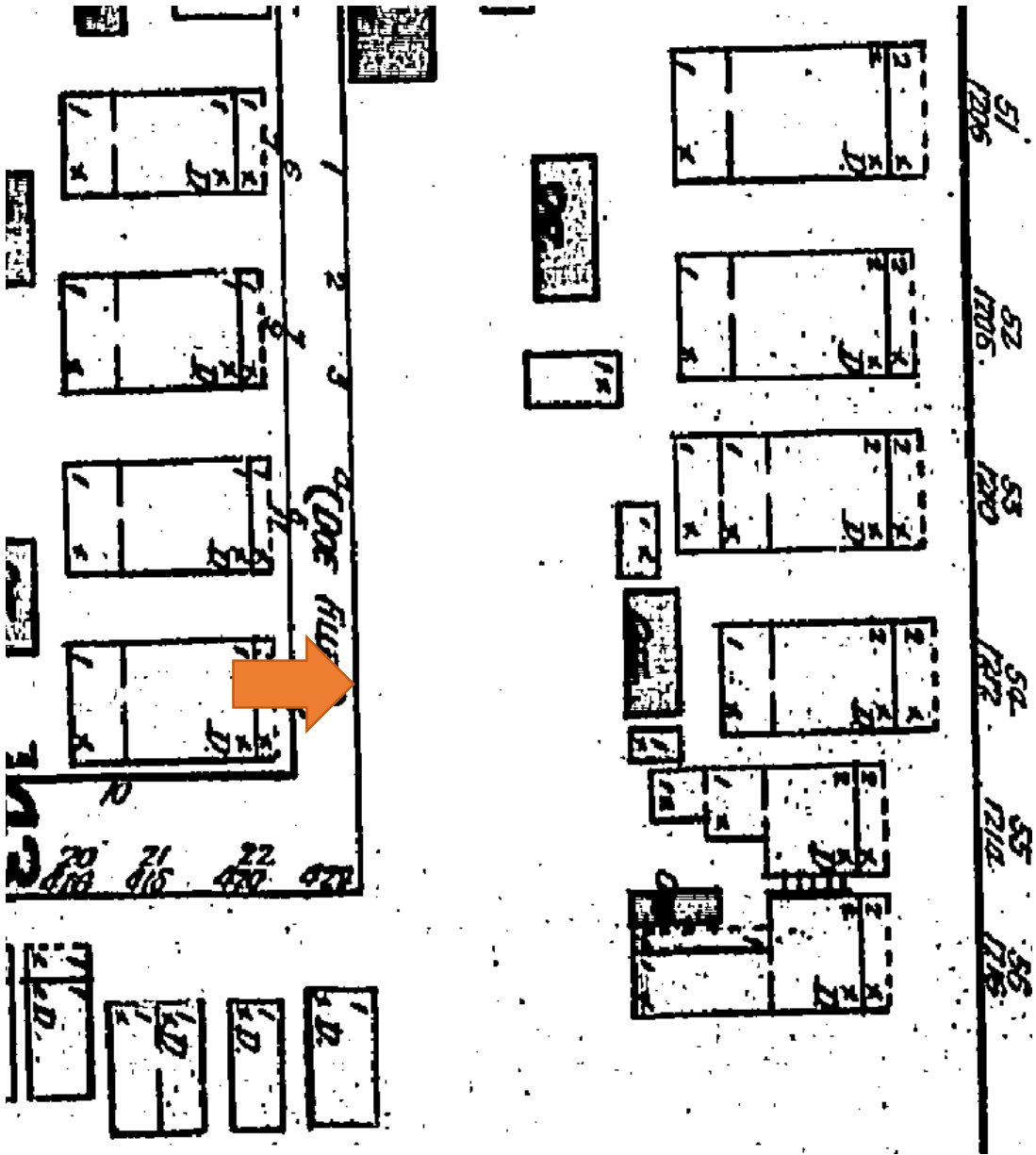
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# SANBORN MAPS

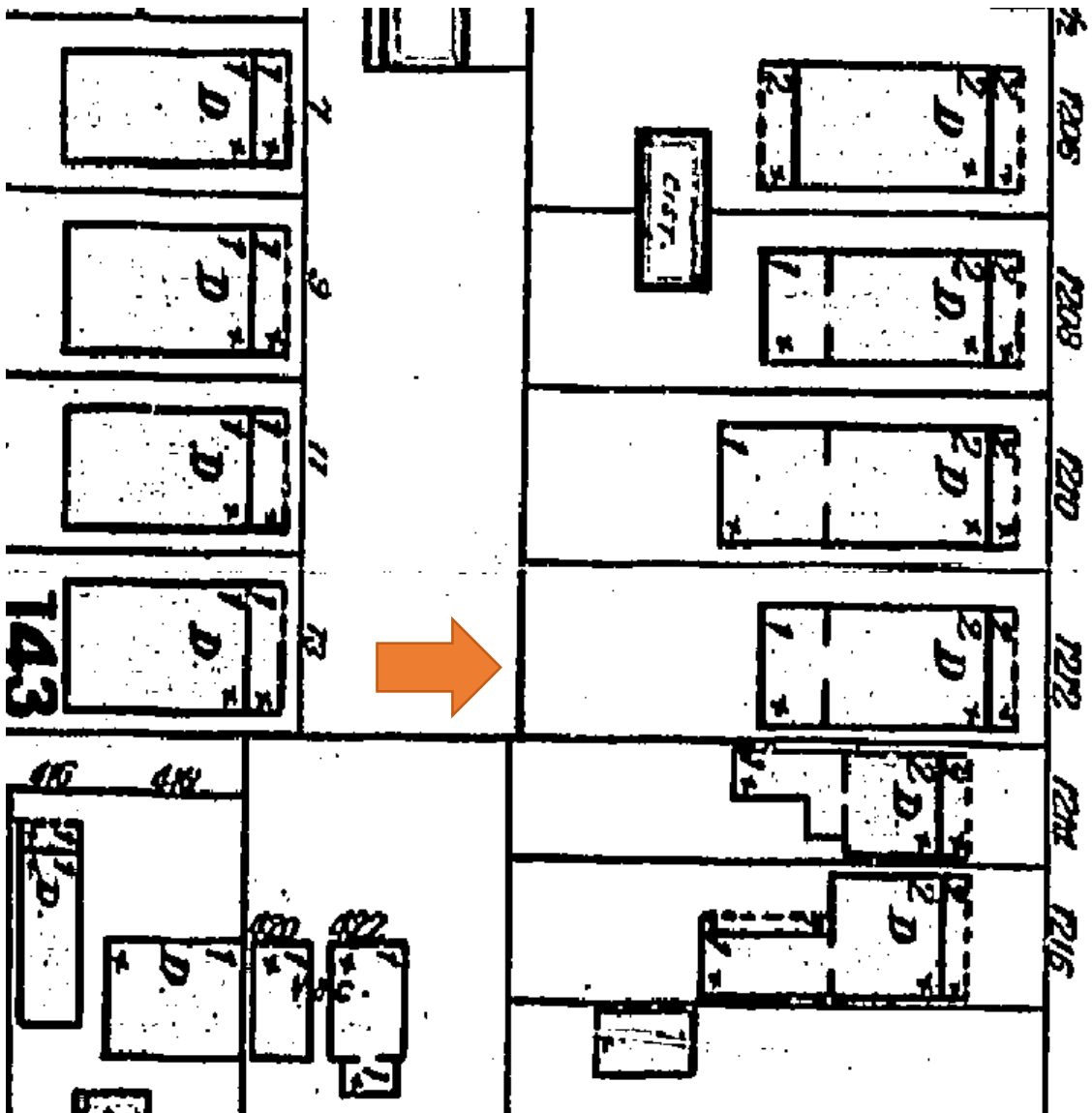


1889 Sanborn Map

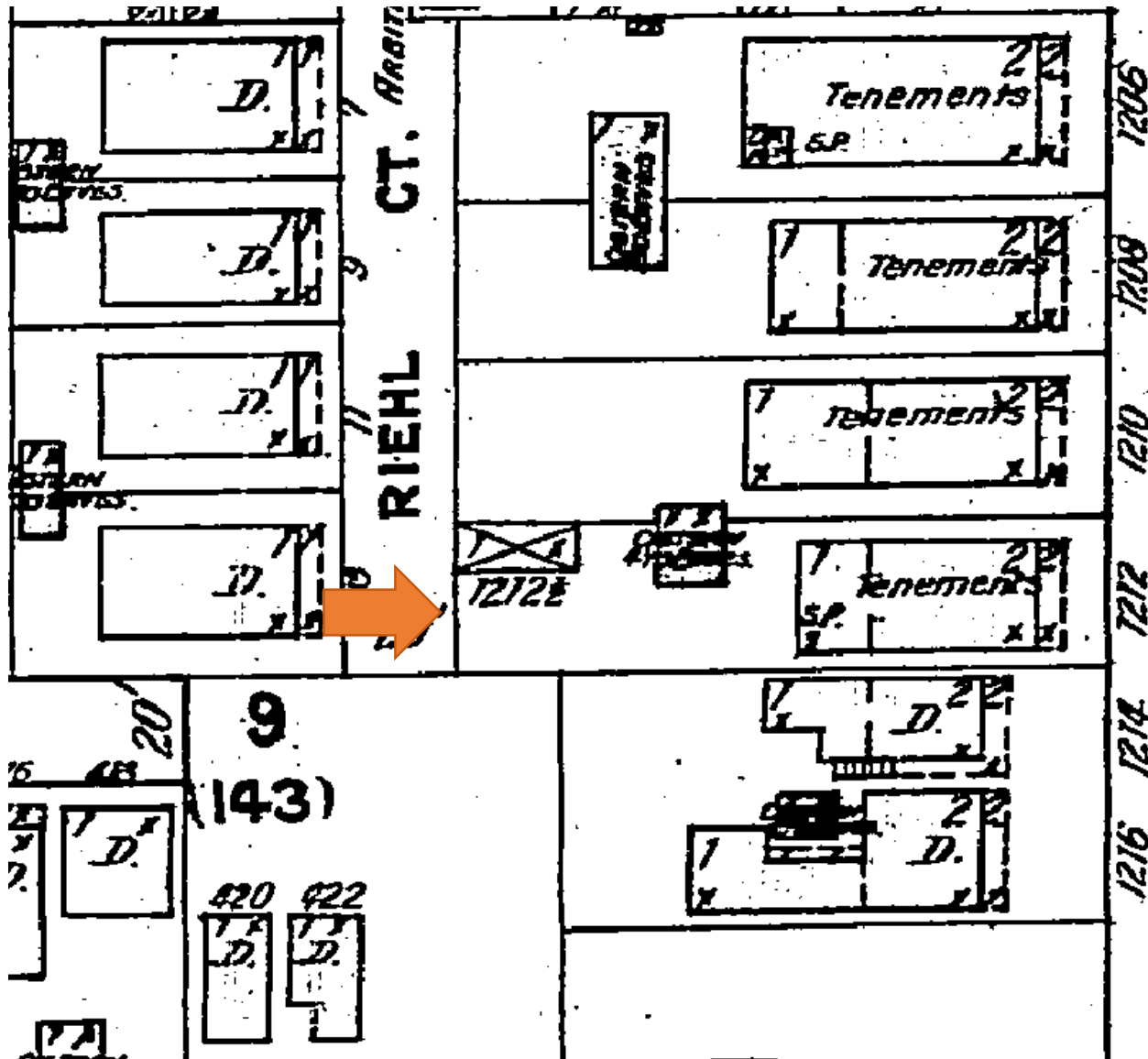


1892 Sanborn Map

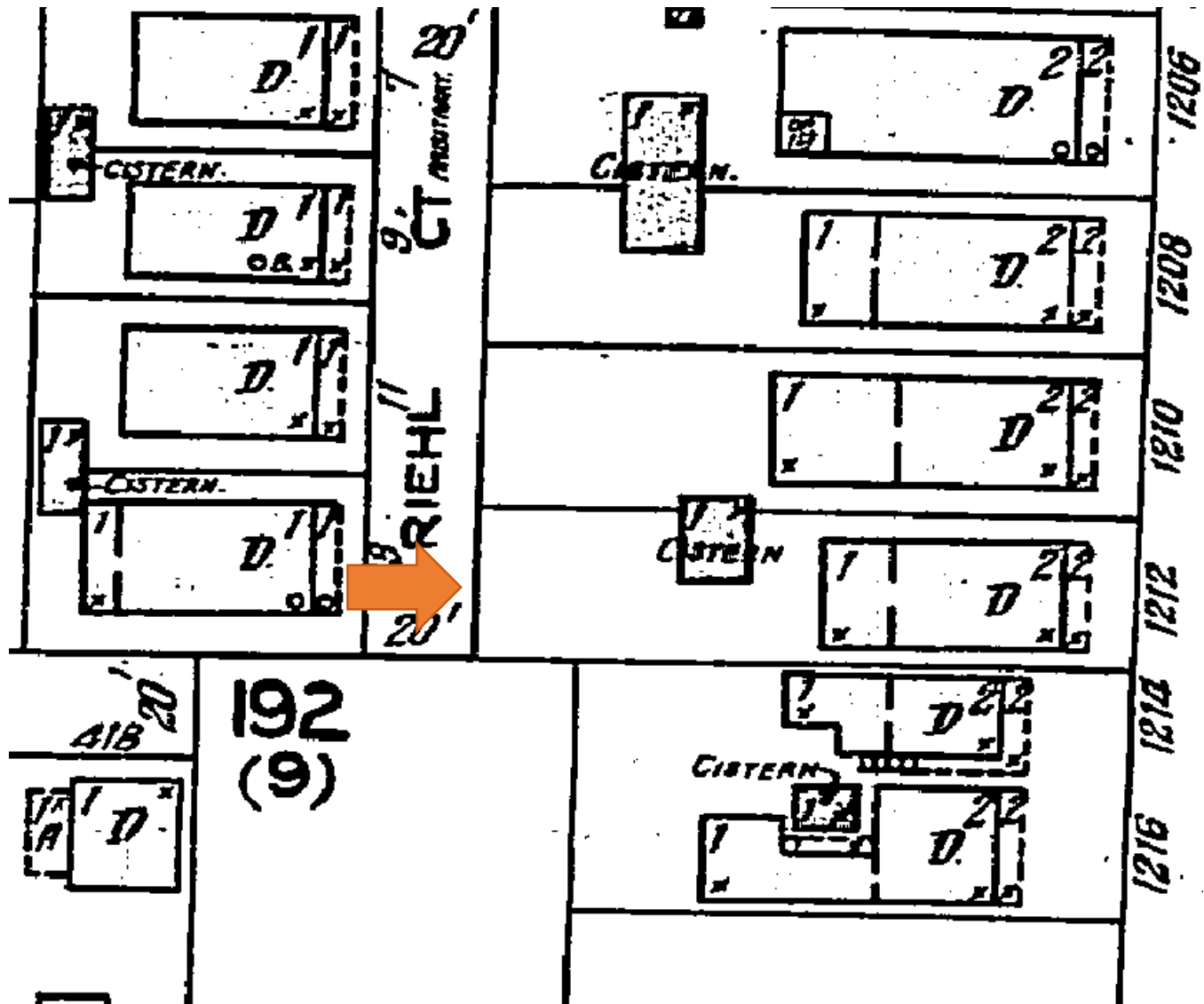




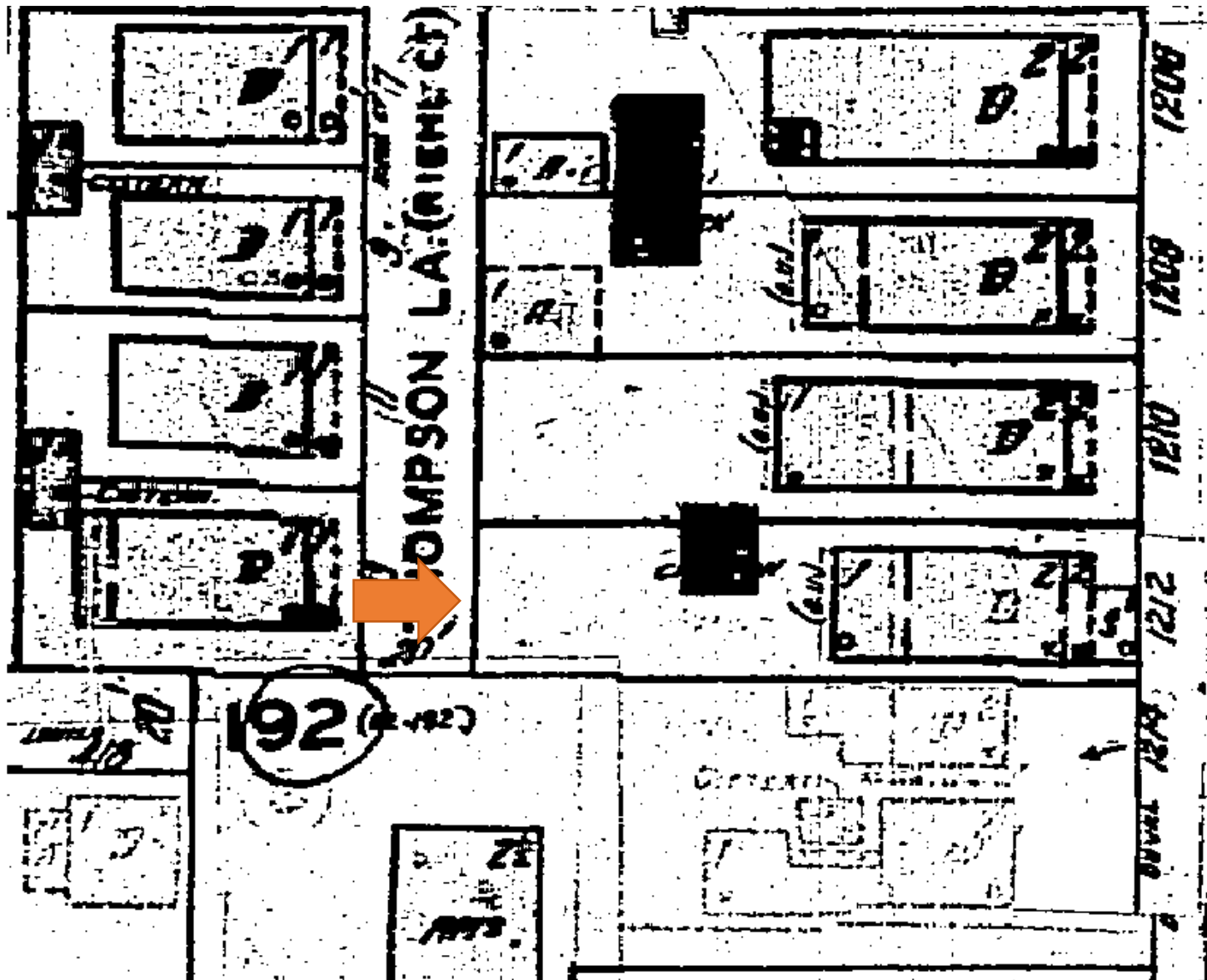
1899 Sanborn Map



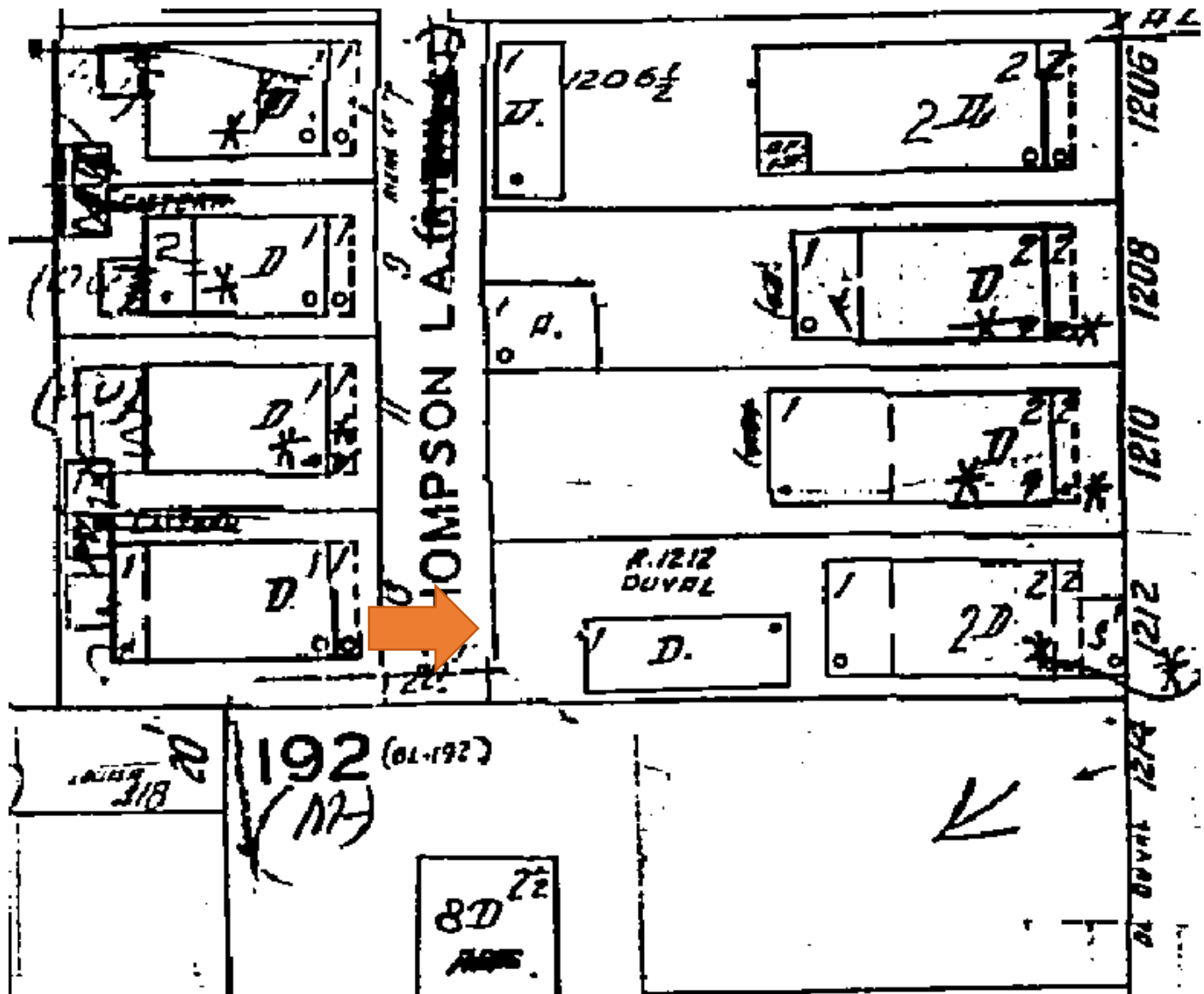
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Rear of 1212 Duval Street. This structure does not exist anymore.  
Property Appraisers Photo, c. 1965. Monroe County Public Library.





View of Louisa Street, which runs into Thomas Street.





View of Thomas Street.





View of Thomas Street. The new cottage will be built on the right side, off-camera.





Site where the new cottage will be built.





The large two-story structures that exist next door.





This two and a half story house, located where Thomas and Louisa Street intersect, will be to the right of the new cottage.





The one-story houses that will be situated across the street from the new cottage.

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2014-73**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM SIDE, STREET SIDE AND REAR YARD SETBACKS AND OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 1212 DUVAL STREET (RE # 00029100-000000; AK # 1029882) IN THE DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346 AND 122-750(6)B., C. & D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**


WHEREAS, the applicant proposes to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property, creating two separate single family homes on property located at 1212 Duval Street (RE # 00029100-000000; AK # 1029882); and

WHEREAS, Section 122-750 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side yard setback is 5 feet, rear yard setback is 15 feet, and street side setback 7.5 feet; and

WHEREAS, Section 108-346 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that residential uses shall provide a minimum of 35 percent open space requirement; and

WHEREAS, the proposed side yard setback is 4 feet 4 inches, rear yard setback is 12 feet, street side setback is 5 feet 8 inches and open space is 21.6 percent; and

WHEREAS, the applicant requests variances to the minimum side, street side and rear yard

 Vice-Chairman

 Planning Director



setbacks and open space requirements; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 20, 2014; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that would make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances would not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.



**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for variances to side, street side and rear yard setbacks and open space requirements in order to construct a new detached two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. of the Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans dated October 1, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the construction of the new detached two-story structure at the rear of the property.
2. No approval granted for an additional principal dwelling unit or any transient use of the property. Transient use will require a transient license transfer.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
4. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

 Vice-Chairman  
 Planning Director

**Condition to be completed prior to the issuance of certificate of occupancy:**

5. Roof gutter downspouts shall be directed back onto property.
6. An access gate for life-safety accessibility will be provided on both sides of the new detached two-story structure.


**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

 Vice-Chairman

 Planning Director

effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.



Read and passed on first reading at a regularly scheduled meeting held this 20th day of November 2014.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;

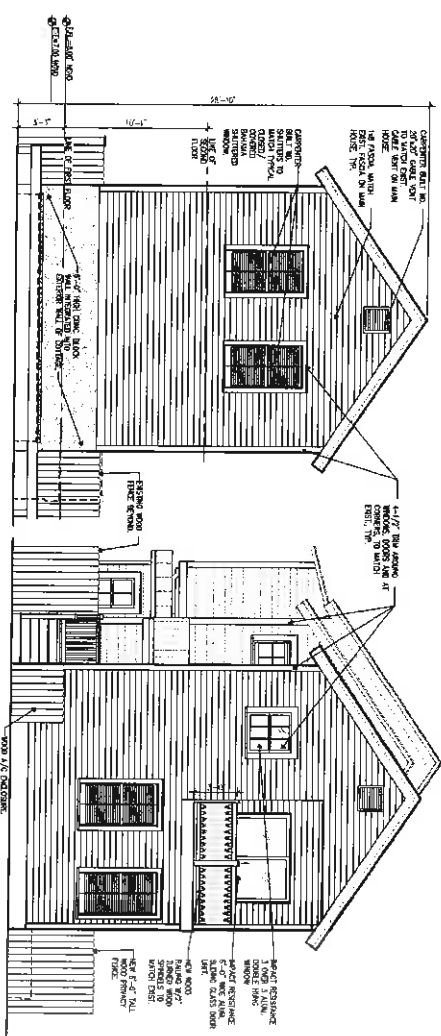
  
\_\_\_\_\_  
Sam Holland, Jr., Planning Board Vice-Chairman 11/21/14  
Date

**Attest:**  
  
\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director 11/21/14  
Date

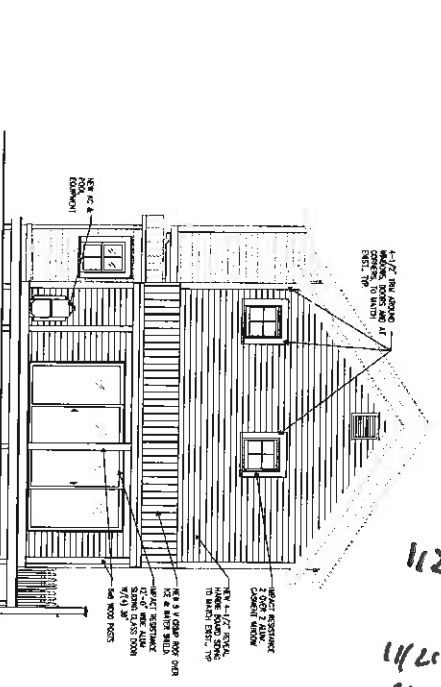
**Filed with the Clerk:**  
  
\_\_\_\_\_  
Cheryl Smith, City Clerk 11-21-14  
Date

  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

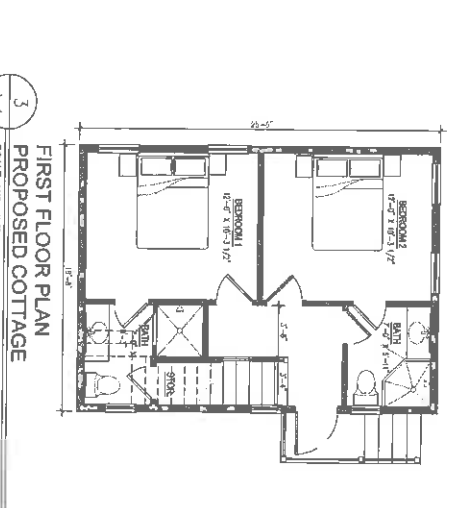




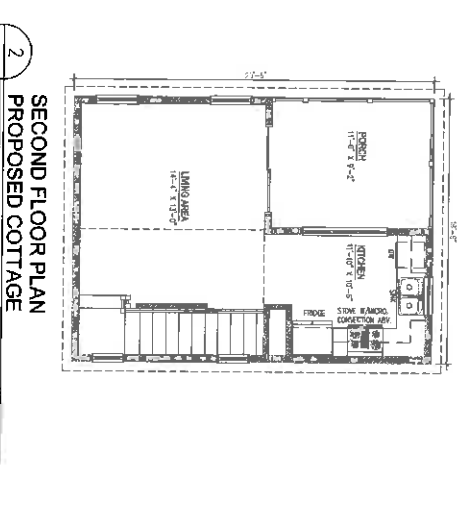
6 PROPOSED COTTAGE FRONT ELEVATION  
A-1 SCALE 1/4" = 1'-0"



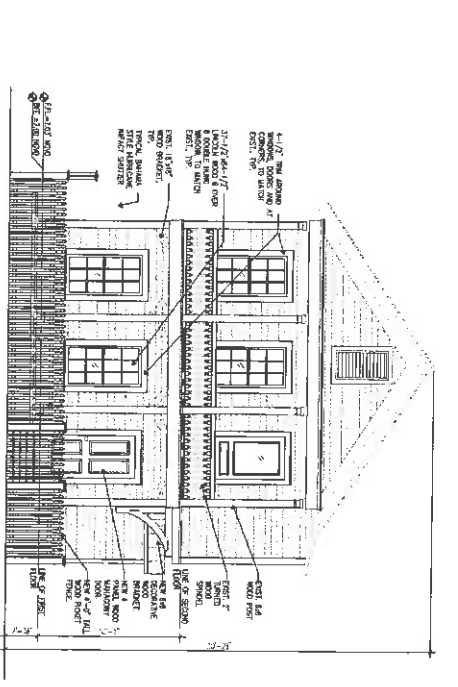
5 PROPOSED COTTAGE REAR ELEVATION  
A-1 SCALE 1/4" = 1'-0"



3 FIRST FLOOR PLAN  
PROPOSED COTTAGE  
A-1 SCALE 1/4" = 1'-0"



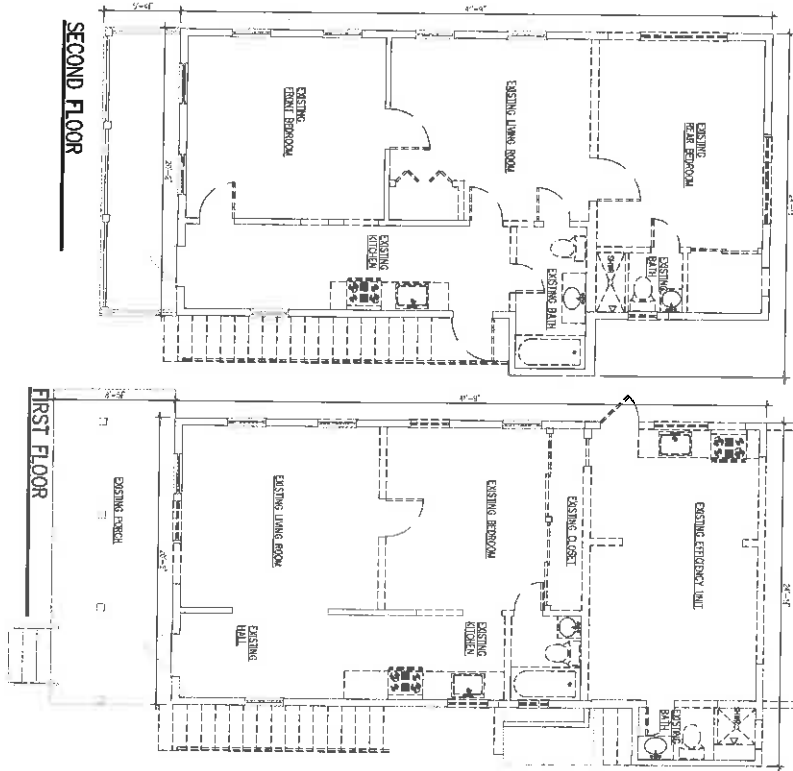
2 SECOND FLOOR PLAN  
PROPOSED COTTAGE  
A-1 SCALE 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
A-1 SCALE 1/4" = 1'-0"

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OC  
11/21/14  
COW

<p>North Arrow</p>		<p>Northstar Engineering, LLC 1111 North Beach Street Key West, Florida 34290 Tel: 305-857-1111 Fax: 305-857-1112 www.northstar-engineering.com</p>	
<p>General Notes</p> <ol style="list-style-type: none"> <li>1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</li> <li>2. FINISHES TO BE DETERMINED BY THE ARCHITECT.</li> <li>3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.</li> <li>4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).</li> <li>5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).</li> <li>6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING CODE (NPC).</li> <li>7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NGC) AND THE NATIONAL HAZARDOUS LIQUID GAS CODE (NLGC).</li> <li>8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOIL AND FOUNDATION ENGINEERING CODE (NSFPE) AND THE NATIONAL CONCRETE AND MASONRY INSTITUTE (ACI) CODES.</li> <li>9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WOOD PRESERVATION INSTITUTE (NWP) CODES.</li> <li>10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PEST MANAGEMENT ASSOCIATION (NPMA) CODES.</li> <li>11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL CONSTRUCTION ASSOCIATION (NECA) CODES.</li> <li>12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) CODES.</li> <li>13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.</li> <li>14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) CODES.</li> <li>15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS (NSPE) CODES.</li> <li>16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL ARCHITECTS (NSPE) CODES.</li> <li>17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL LANDSCAPE ARCHITECTS (NSPE) CODES.</li> <li>18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL INTERIORS DESIGNERS (NSPE) CODES.</li> <li>19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL PLANNERS (NSPE) CODES.</li> <li>20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL HISTORIC PRESERVATION ARCHITECTS (NSPE) CODES.</li> </ol>		<p>Project Name: Todd Kemp RESIDENTIAL RENOVATION Variance Submission</p> <p>1212 DUNAL STREET KEY WEST, FLORIDA</p>	
<p>Drawn By: [Name]</p> <p>Checked By: [Name]</p> <p>Project No: [Number]</p> <p>Scale: [Scale]</p> <p>Revision:</p>	<p>Drawn By: [Name]</p> <p>Checked By: [Name]</p> <p>Project No: [Number]</p> <p>Scale: [Scale]</p> <p>Revision:</p>	<p>Drawn By: [Name]</p> <p>Checked By: [Name]</p> <p>Project No: [Number]</p> <p>Scale: [Scale]</p> <p>Revision:</p>	<p>Drawn By: [Name]</p> <p>Checked By: [Name]</p> <p>Project No: [Number]</p> <p>Scale: [Scale]</p> <p>Revision:</p>



2  
A-2  
SCALE: 1/4" = 1'-0"  
MAIN HOUSE - EXISTING FLOOR PLANS



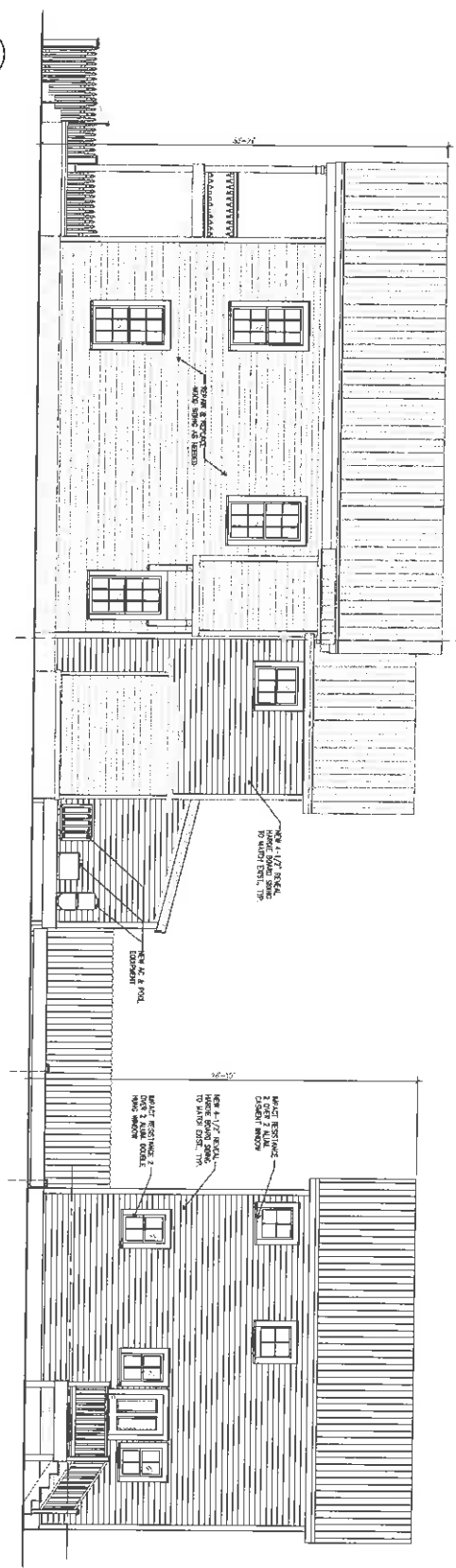
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A-2  
SCALE: 1/4" = 1'-0"  
MAIN HOUSE - PROPOSED FLOOR PLANS

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<p>Revisions</p> <p>NO. DESCRIPTION DATE</p>		<p>General Notes</p>	
<p>1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>2. REFER TO ALL DRAWINGS FOR FINISHES AND MATERIALS.</p>		<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p>	
<p>Drawn By: [Blank]</p> <p>Checked By: [Blank]</p> <p>Project No: [Blank]</p> <p>Scale: [Blank]</p> <p>Date: [Blank]</p>	<p>1212 DUNAL STREET KEY WEST, FLORIDA</p>	<p>McIntyre Engineering LLC 1000 Bay Street, Suite 100 Key West, Florida 33440 Phone: 305-236-1111 Fax: 305-236-1112 www.mcintyreeng.com</p>	

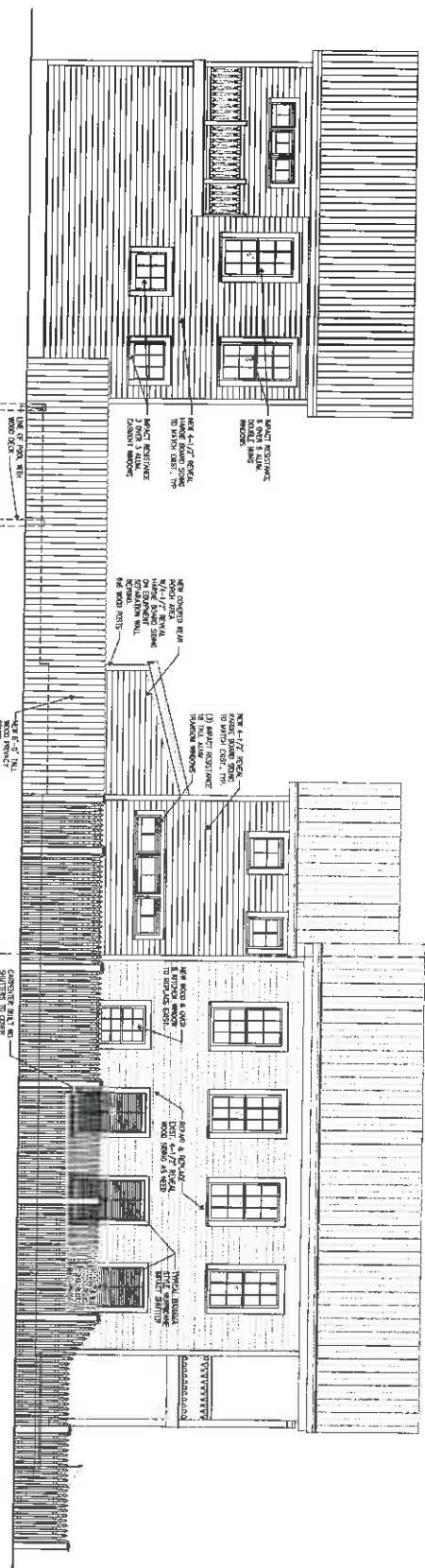
10/21/11  
A-2  
MAIN HOUSE - PROPOSED FLOOR PLANS

HISTORIC | NON-HISTORIC



2  
A-3  
PROPOSED SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

NON-HISTORIC | HISTORIC



1  
A-3  
PROPOSED SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

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4/2/14

North Arrow

**Todd Kemp**  
RESIDENTIAL RENOVATION  
Variance Submission

1312 DUVAL STREET  
KEY WEST, FLORIDA

Architect: Todd Kemp  
Date: 4/2/14

Scale: 1/4" = 1'-0"

**REVISIONS:**

No.	Description	Date

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) AND THE FLORIDA BUILDING CODE (FBC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR REVIEWING AND APPROVING ALL WORK.

**APPROVED FOR CONSTRUCTION:**

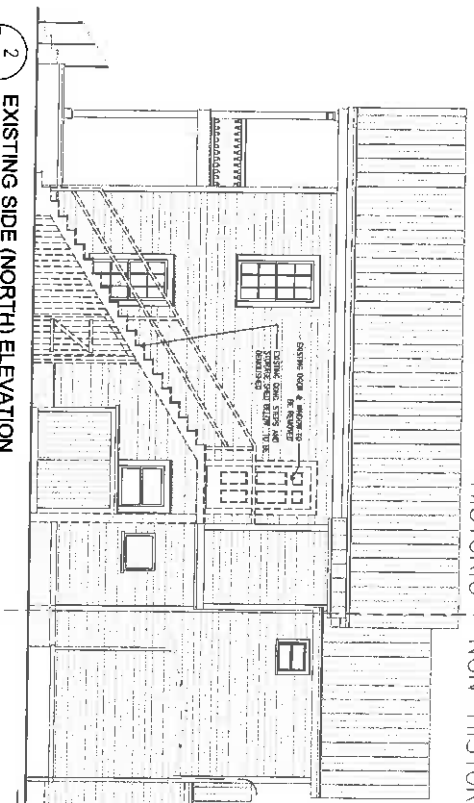
DATE: 4/2/14



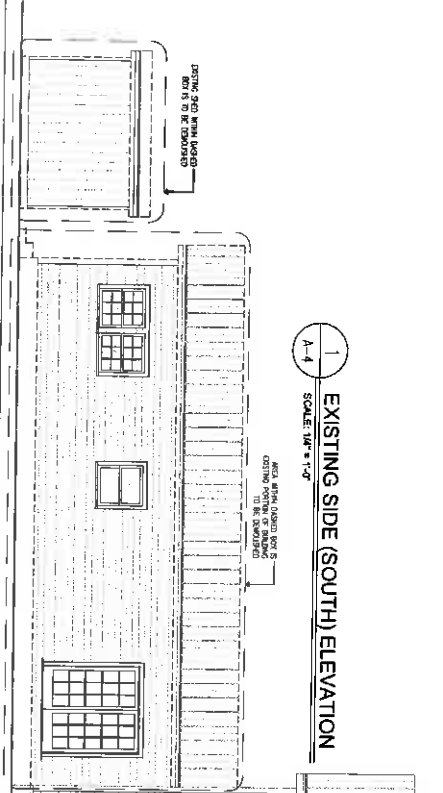
DC  
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HISTORIC | NON-HISTORIC

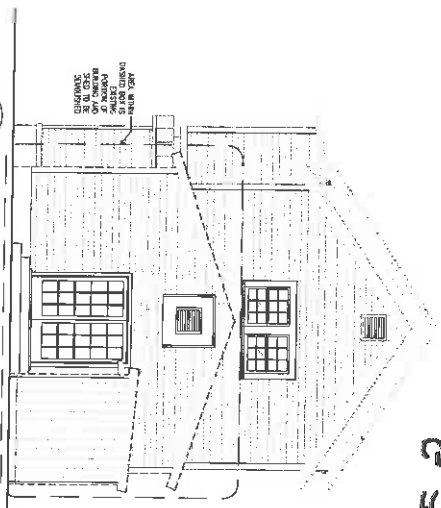
2 EXISTING SIDE (NORTH) ELEVATION  
A-4 SCALE: 1/4" = 1'-0"



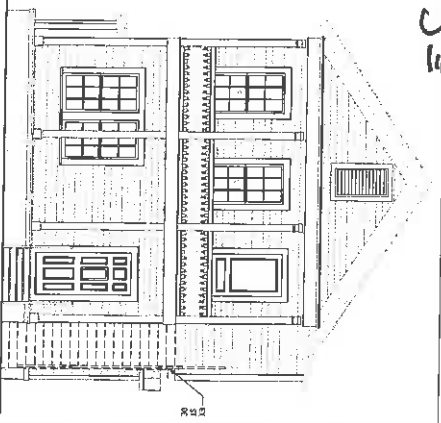
1 EXISTING SIDE (SOUTH) ELEVATION  
A-4 SCALE: 1/4" = 1'-0"



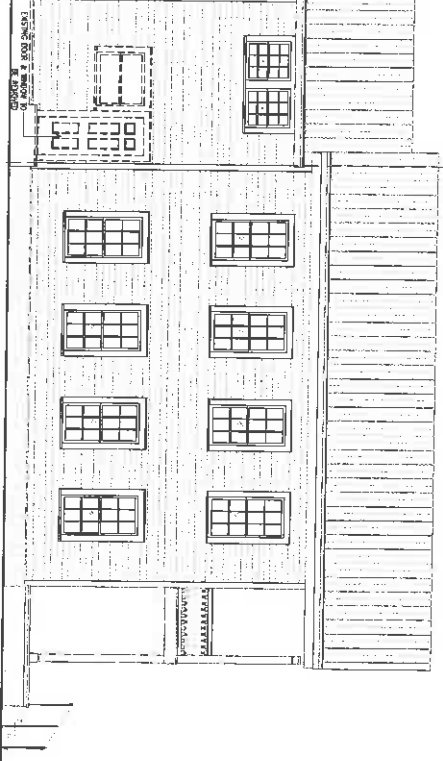
4 EXISTING REAR ELEVATION  
A-4 SCALE: 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION  
A-4 SCALE: 1/4" = 1'-0"



NON-HISTORIC | HISTORIC



<p>Revisions</p> <p>1. REVISED FOR PRELIMINARY PLANNING SET 10-20-14</p> <p>2. REVISED FOR PRELIMINARY PLANNING SET 10-20-14</p>		<p>Project No. 14-001</p> <p>Scale: 1/4" = 1'-0"</p> <p>Author: J. Kemp</p>		<p>Checked by: J. Kemp</p> <p>Date: 11/24/14</p>	
<p>THE MAIN FLOOR ELEVATIONS</p>		<p>Todd Kemp RESIDENTIAL RENOVATION Variance Submission</p> <p>1212 DANAL STREET KEY WEST, FLORIDA</p>		<p>General Notes:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.</p>	
<p>Scale: 1/4" = 1'-0"</p> <p>DATE: OCTOBER 1, 2014</p>		<p>Architect: Todd Kemp</p> <p>1212 DANAL STREET KEY WEST, FLORIDA</p>		<p>North Arrow</p> <p>North</p>	

# PROPOSED DESIGN



# Todd Kemp - RESIDENTIAL RENOVATION

1212 DUVAL STREET, KEY WEST, FLORIDA 33040



EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

**3**  
C-1 PROPOSED REAR ELEVATION W/ADJACENT PROPERTIES (from Thompson St.)  
SCALE: 1/4" = 1'-0"

**SITE DATA**

SITE ADDRESS: 1212 DUVAL ST., KEY WEST, FL. 33040  
 RE: 00029100-00000  
 ZONING: HRCC-3 (HISTORIC RESIDENTIAL COMMERCIAL CORE - 3)  
 FLOOD ZONE: AE 7  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 9 TR 11 H2-258

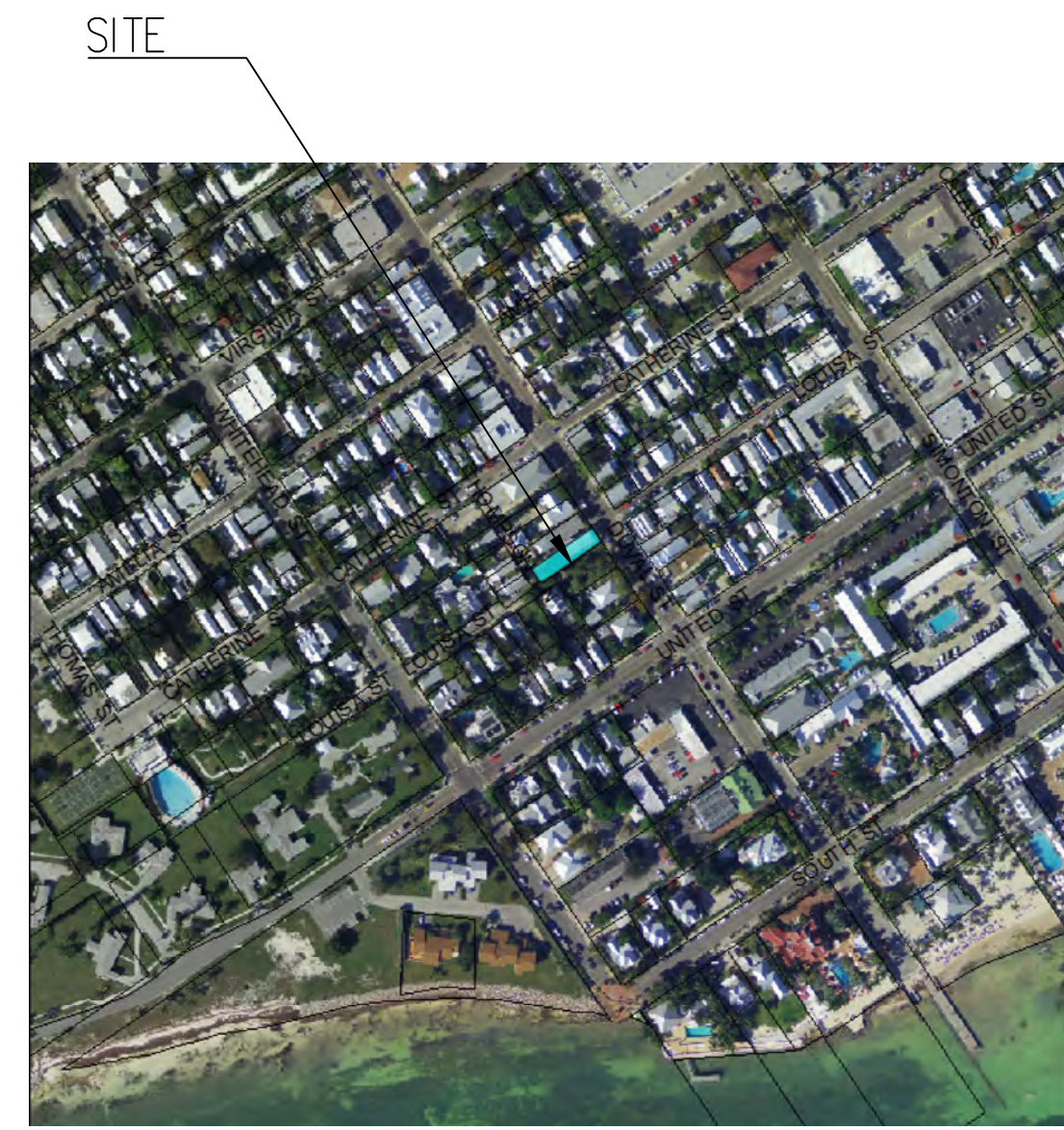
SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT

BUILDING COVERAGE 50%; EXISTING- 56% PROPOSED- 36%  
 IMPERVIOUS COVERAGE 60%; EXISTING- 74% PROPOSED- 60% : NO SWALES ARE REQUIRED DUE TO REDUCTION IN IMPERVIOUS AREA  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

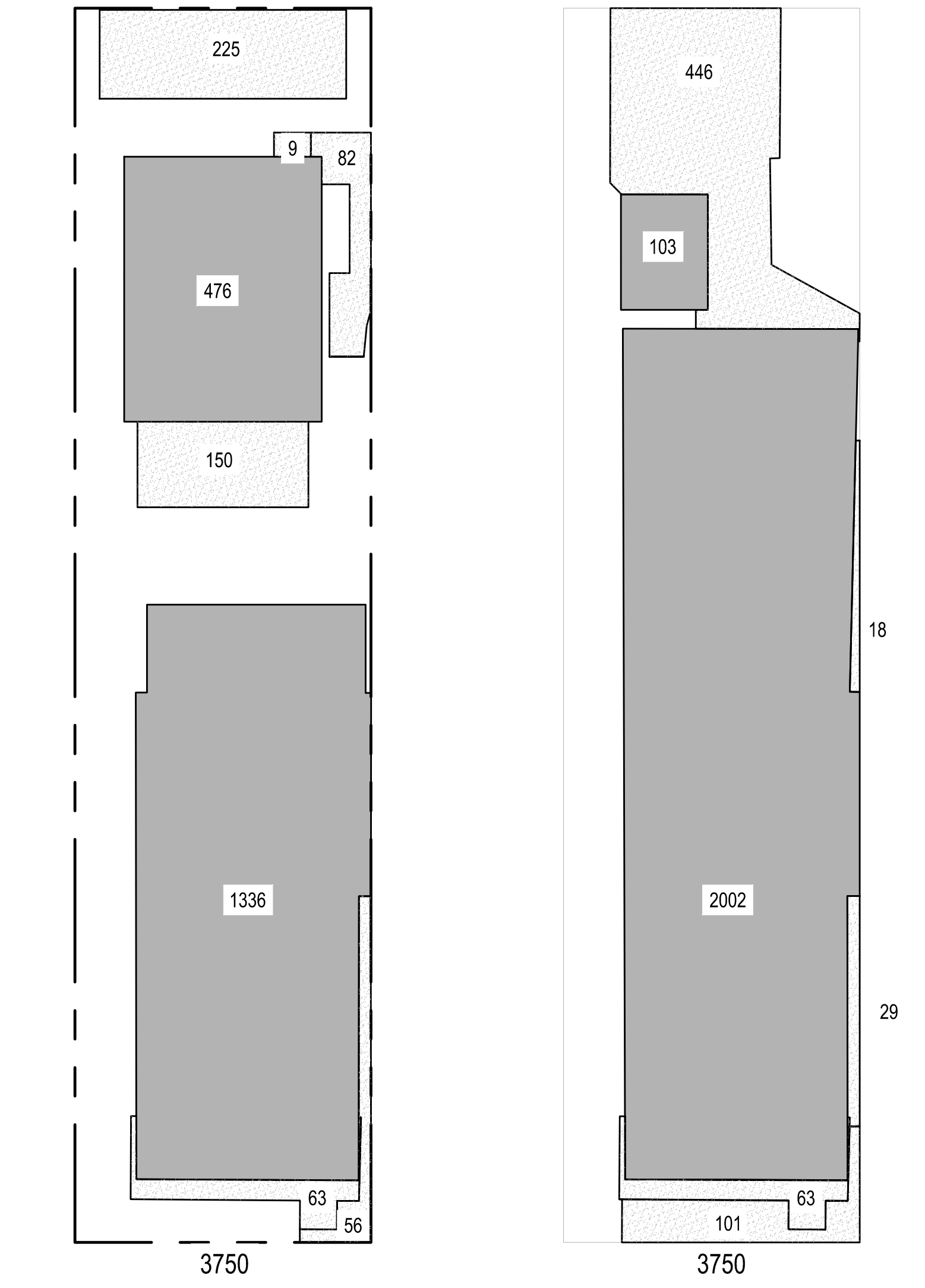
**INDEX OF DRAWINGS**

SHEET CS-1 - SITE DATA, DEMO SITE & PROPOSED SITE PLANS, ADJACENT PROP. ELEV.  
 SHEET A-1 - PROPOSED ELEVATIONS  
 SHEET A-2 - DEMOLITION AND PROPOSED FLOOR PLANS  
 SHEET A-3 - EXISTING ELEVATIONS

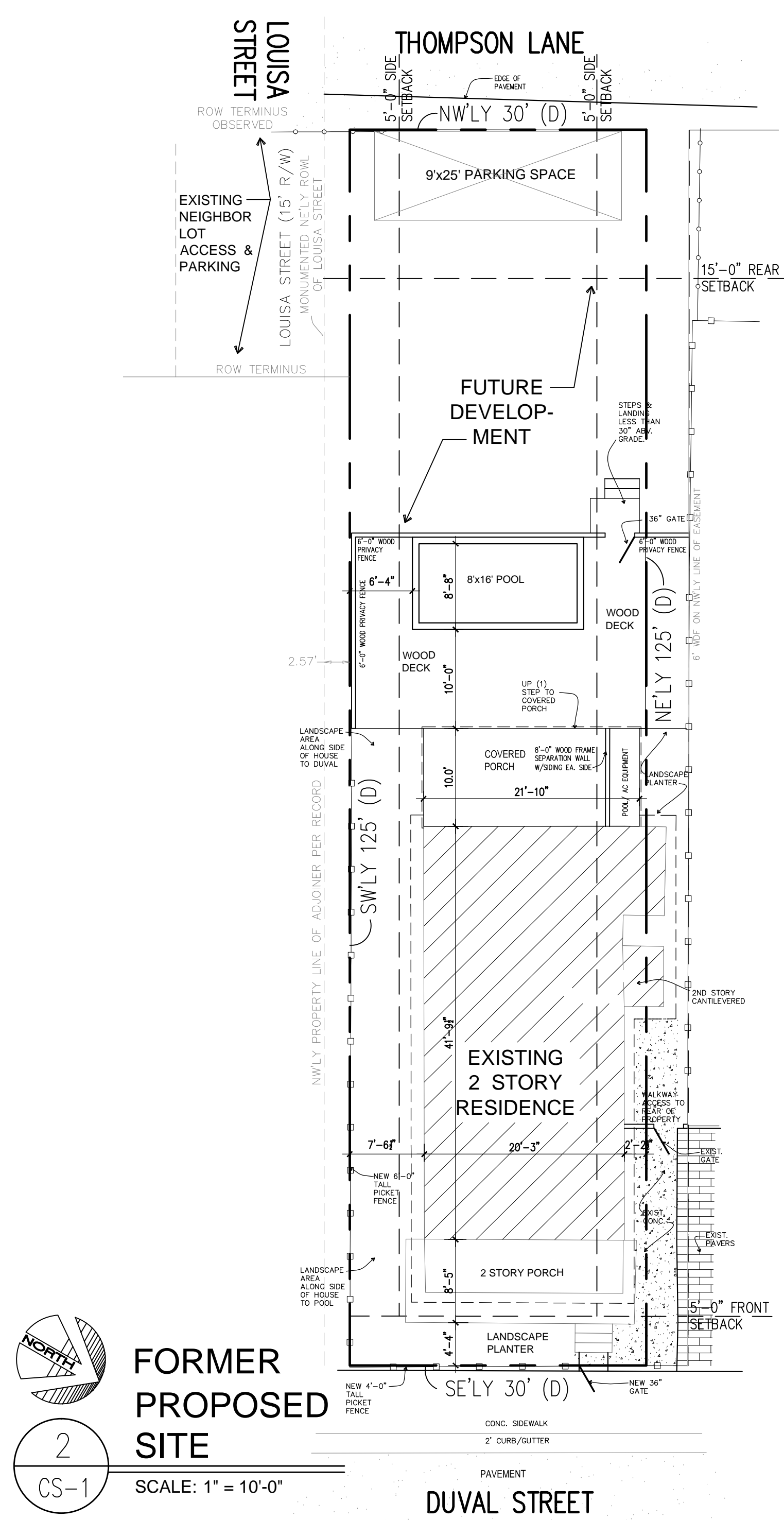
**MAIN HOUSE  
 HARC APPLICATION  
 # H14 - 01 - 1607  
 APPROVED 10-28-14**



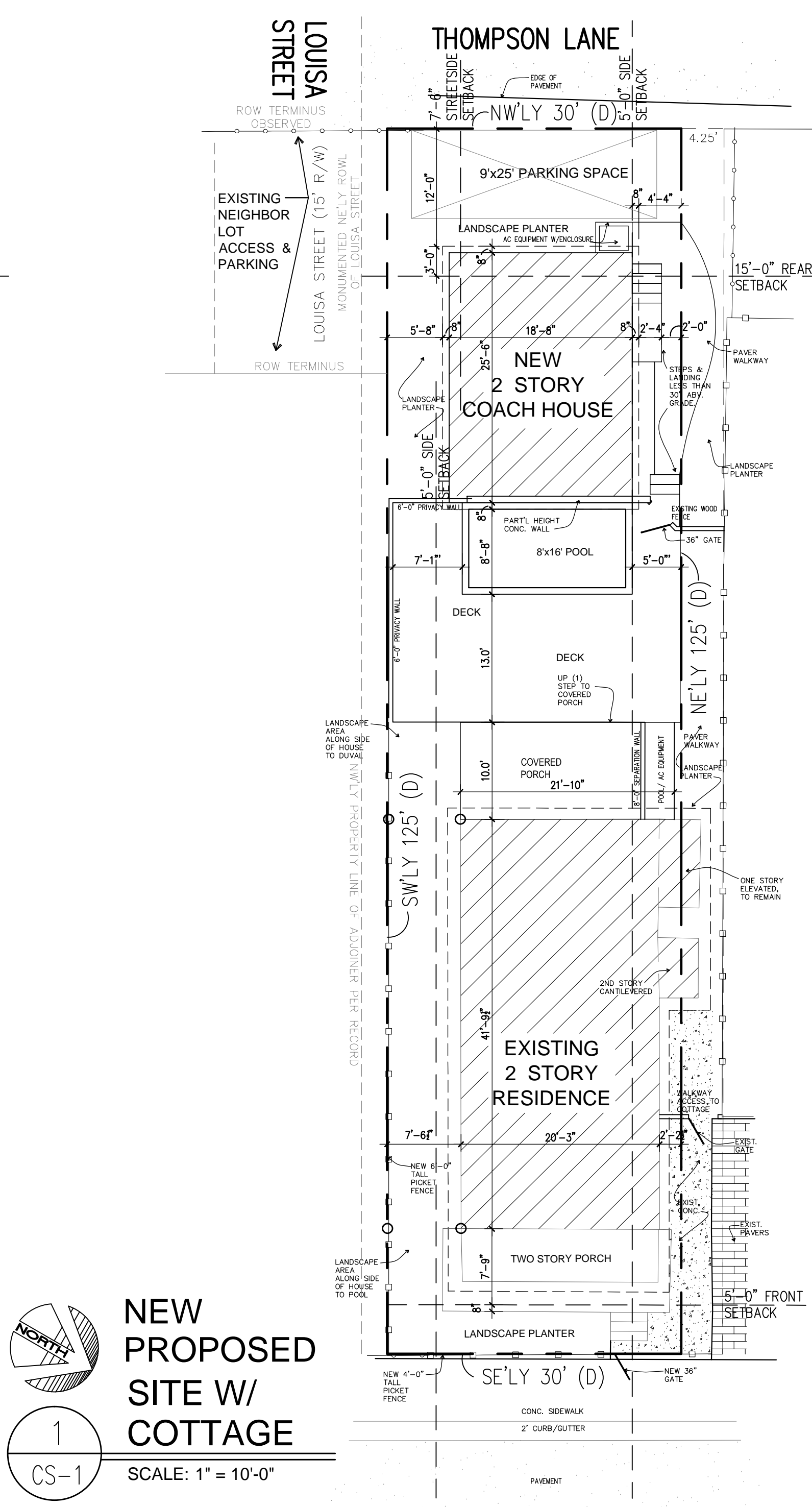
**2**  
CS-1 LOCATION MAP  
SCALE: NOT TO SCALE



**3**  
C-1 SITE BLDG & IMPERIOUS COVERAGE  
SCALE: NOT TO SCALE



**2**  
CS-1 SCALE: 1" = 10'-0"



**1**  
CS-1 SCALE: 1" = 10'-0"

Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-293-3263 fax: 233-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #68315

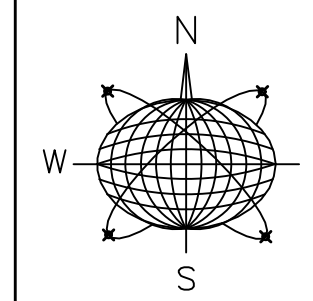
**Todd Kemp  
 RESIDENTIAL RENOVATION  
 HARC Submission**

1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Project No: 14-034  
 Scale: AS NOTED  
 AutoCad File No.

Title: COVER SHEET, SITE DATA, DEMO & PROPOSED SITE PLANS, ADJACENT PROPERTY ELEVATION  
 Sheet Number: **CS-1**  
 Date: NOVEMBER 24, 2014





Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #68315

General Notes:

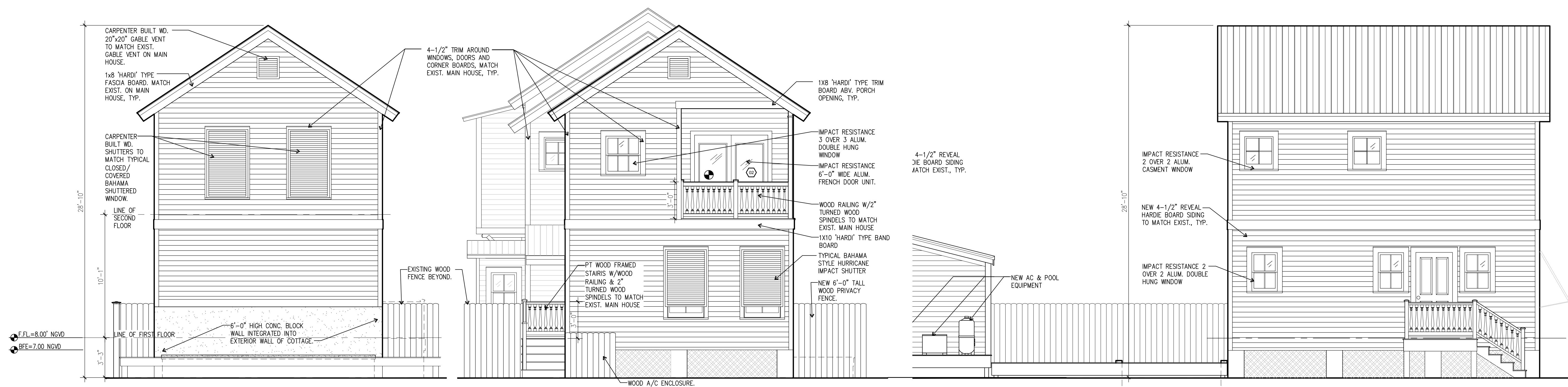
Todd Kemp  
**RESIDENTIAL RENOVATION**  
 HARC Submission  
 1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Project No: 14-034  
 Scale: AS NOTED  
 AutoCad File No.

Revisions:

Title: PROPOSED ELEVATIONS & FLOOR PLANS

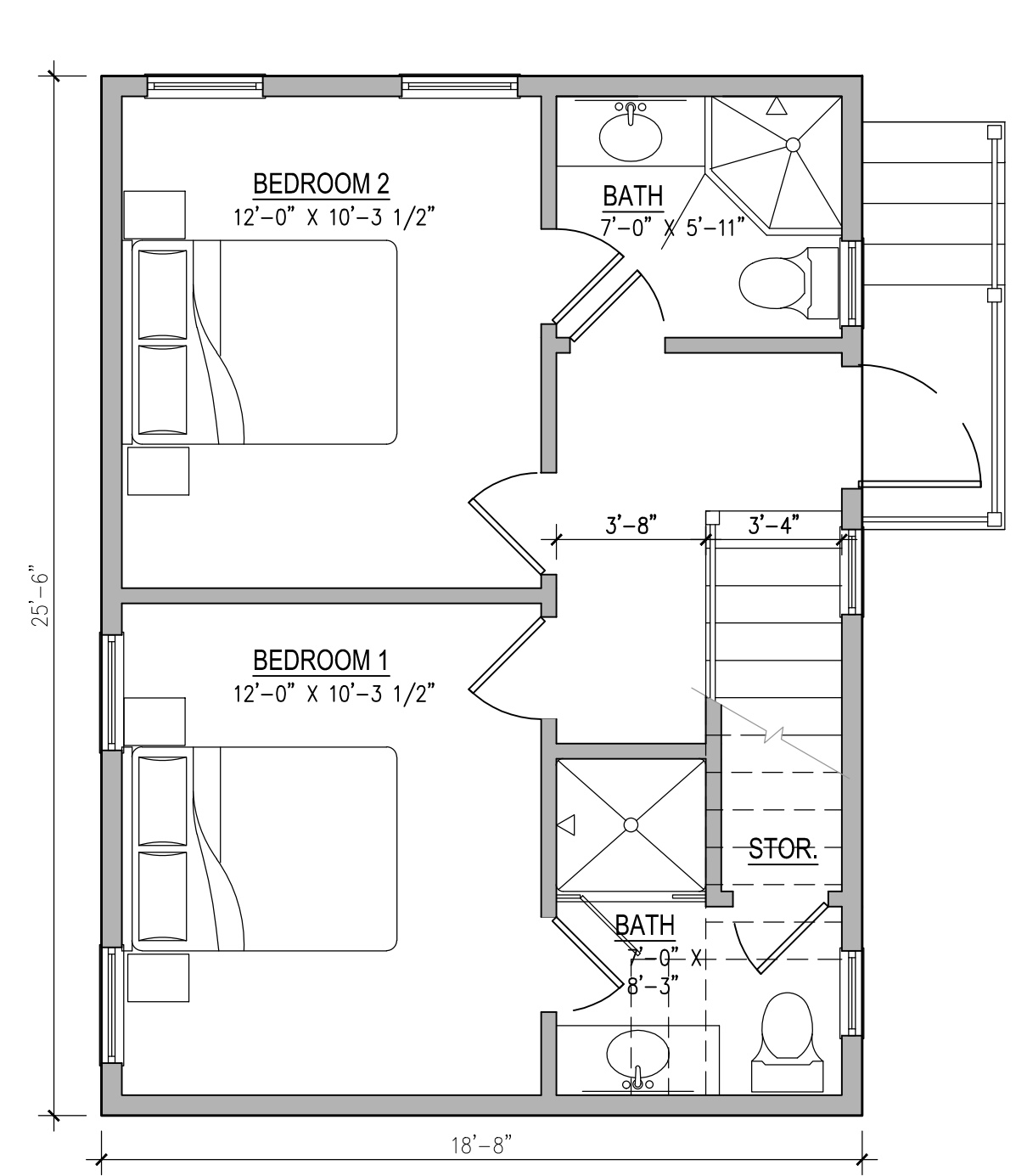
Sheet Number:  
**A-1**  
 Date: NOVEMBER 24, 2014



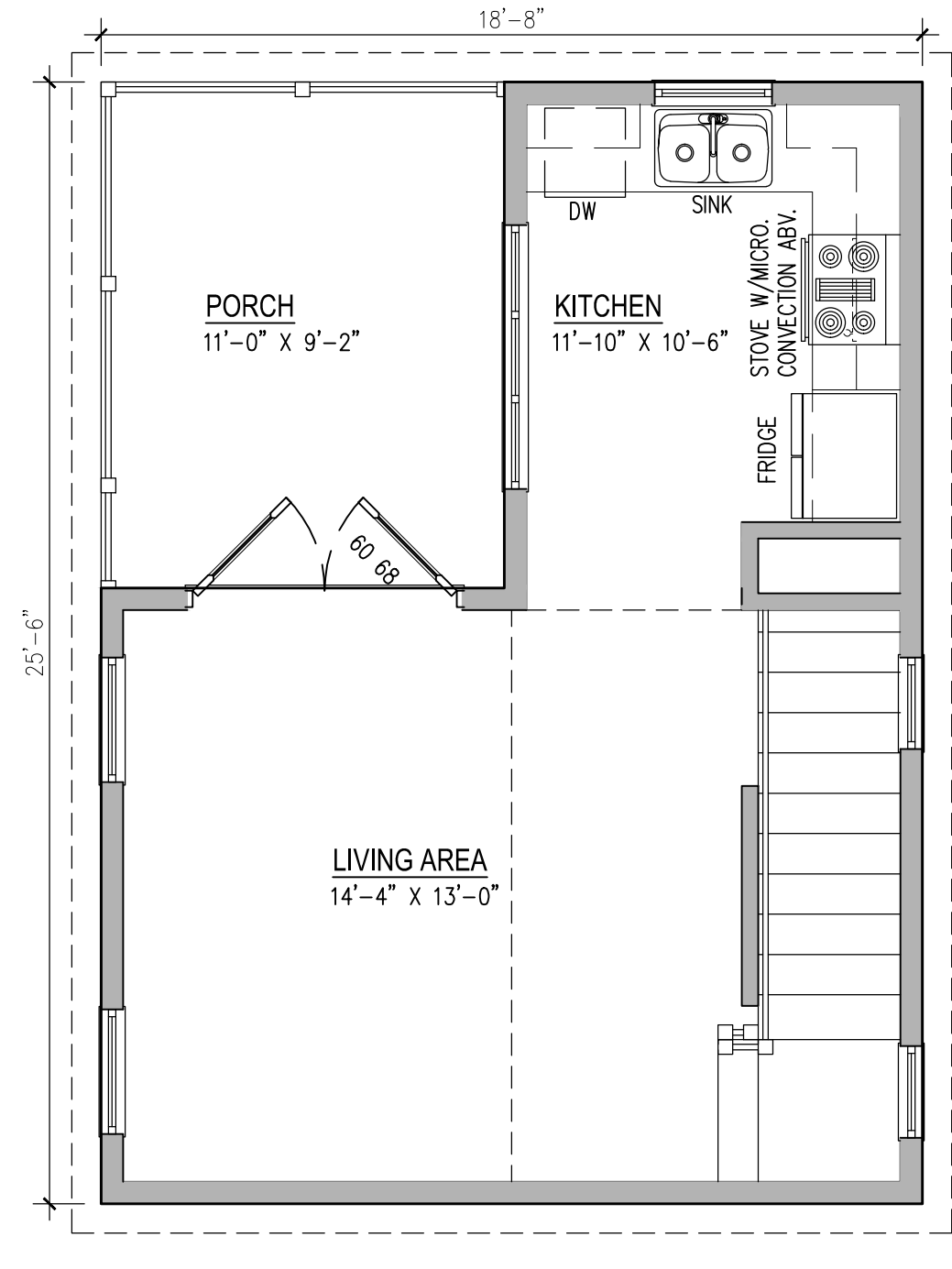
**6** PROPOSED COTTAGE FRONT ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"

**5** PROPOSED COTTAGE REAR ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"

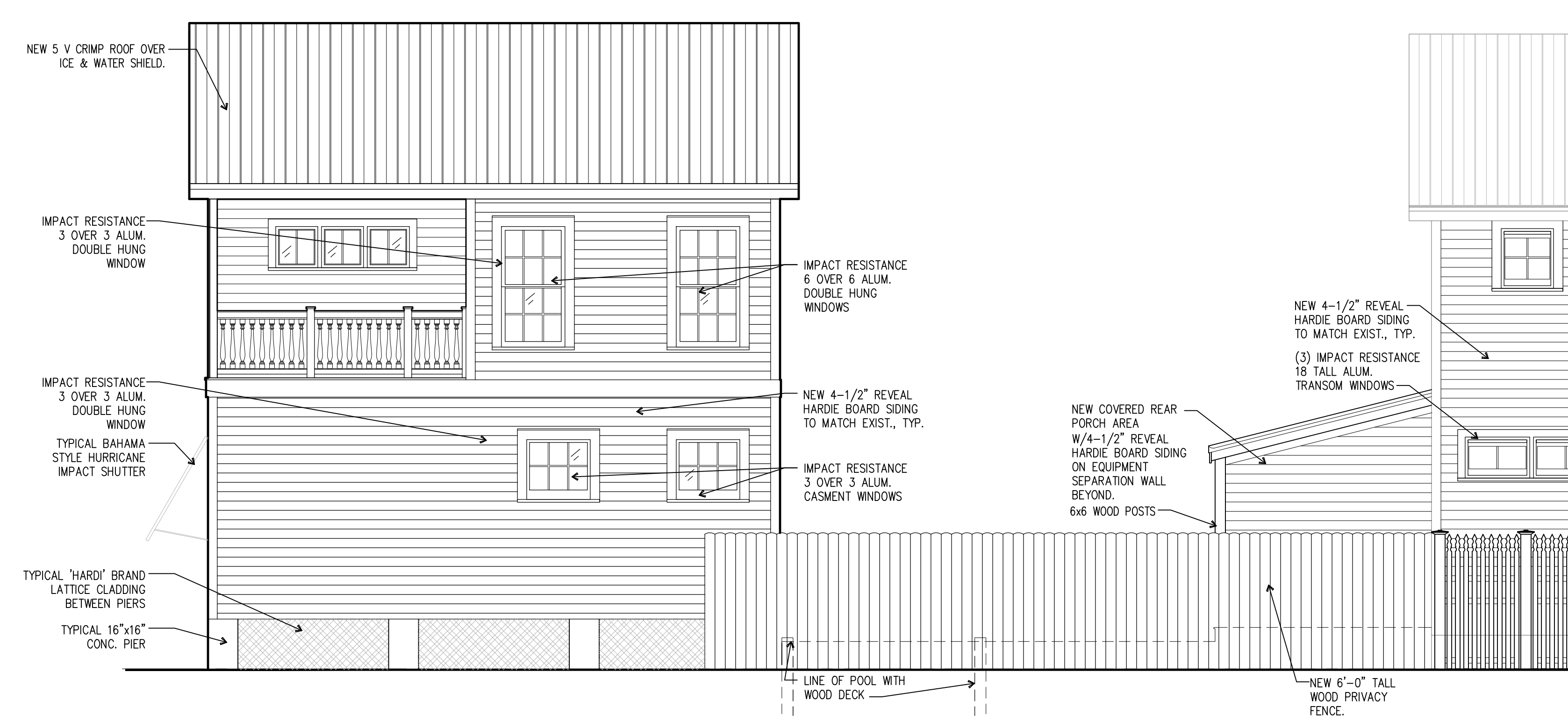
**2** PROPOSED SIDE (NORTH) ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"



**3** FIRST FLOOR PLAN PROPOSED COTTAGE  
 A-1 SCALE: 1/4" = 1'-0"



**2** SECOND FLOOR PLAN PROPOSED COTTAGE  
 A-1 SCALE: 1/4" = 1'-0"



**1** PROPOSED SIDE (SOUTH) ELEVATION W/PARTIAL MAIN HOUSE ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO STORY STRUCTURE AT THE REAR OF THE  
PROPERTY. NEW WOOD FENCE.**

**FOR- #1212 DUVAL STREET**

**Applicant – Meridian Engineering**

**Application # H14-01-1872**

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.keywestcity.com](http://www.keywestcity.com).

**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 Key West office of the Property Appraiser will be closing**  
**Friday, October 24th at noon.**

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

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**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1029882 Parcel ID: 00029100-000000**

**Ownership Details**

**Mailing Address:**

NEW POTTER'S COTTAGE LLC  
PO BOX 527  
KEY WEST, FL 33041-0527

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

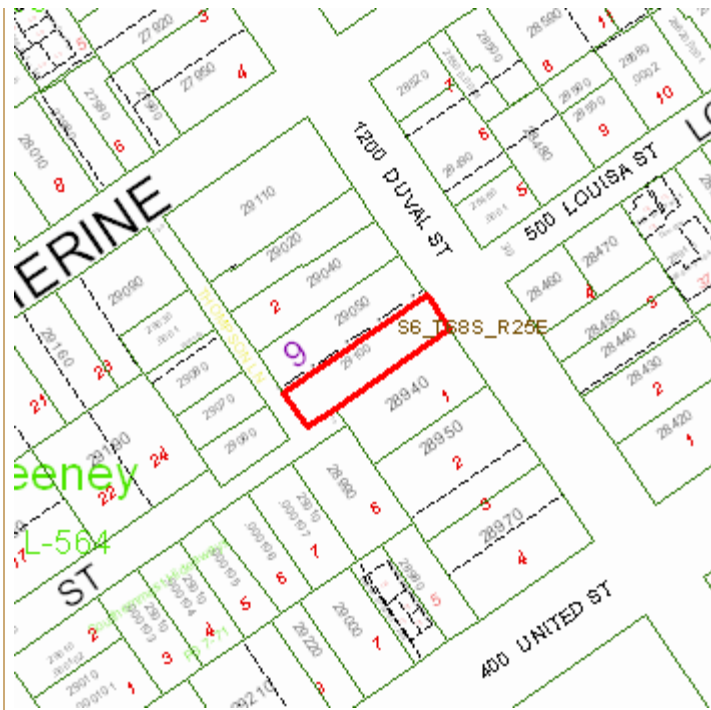
**Section-Township-Range:** 06-68-25

**Property Location:** 1212 DUVAL ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 9 TR 11 H2-258 OR226-443/444 OR912-243L/E OR1055-1825 OR1055-1826R/S OR1055-1827L/E OR1168-966 OR1782-2468/70E OR1782-2471 OR2321-521/25AFF OR2697-1728/29

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	125	3,750.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2488  
**Year Built:** 1892

## Building 1 Details

**Building Type** R4  
**Effective Age** 25  
**Year Built** 1892  
**Functional Obs** 0

**Condition** A  
**Perimeter** 338  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 32  
**Grnd Floor Area** 2,488

**Inclusions:** R4 includes 4 3-fixture baths and 4 kitchens.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

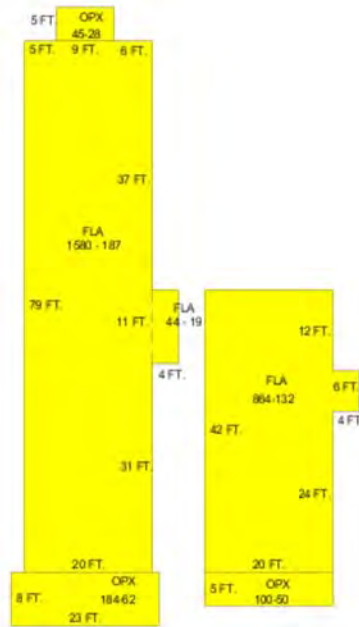
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** WD CONC PADS  
**Bedrooms** 5

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**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
0	FLA	12:ABOVE AVERAGE WOOD	1	1990				44
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	1,580
2	OPX		1	1990	N N	0.00	0.00	45
4	OPX		1	1990	N N	0.00	0.00	184
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	864

6	OPX	1	1990	N	N	0.00	0.00	100
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## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	474 SF	0	0	1987	1988	2	40
2	UB2:UTILITY BLDG	108 SF	12	9	1977	1978	3	50
3	TK2:TIKI	110 SF	10	11	1987	1988	3	40
4	PT5:TILE PATIO	84 SF	0	0	1987	1988	4	50
5	FN2:FENCES	30 SF	15	2	1977	1978	5	30
6	FN2:FENCES	456 SF	76	6	1977	1978	2	30
7	FN2:FENCES	70 SF	14	5	1977	1978	4	30
9	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
10	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

## Appraiser Notes

2002-5-1 - \$10,000 SALE OR1782-2468/70 IS AN EASEMENT (4'3" X 125') WHICH IS FOR AN ENCROACHMENT. LG

## 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	261,123	7,207	244,294	512,624	455,761	0	512,624
2013	246,314	7,225	227,250	480,789	414,329	0	480,789
2012	246,314	7,243	123,106	376,663	376,663	0	376,663
2011	250,046	7,483	170,454	427,983	420,889	0	427,983
2010	253,778	7,649	121,200	382,627	382,627	0	382,627
2009	278,877	7,890	324,073	610,840	610,840	0	610,840
2008	257,253	8,056	375,000	640,309	640,309	0	640,309
2007	240,344	7,848	618,750	866,942	866,942	0	866,942
2006	373,557	8,094	356,250	681,867	681,867	0	681,867
2005	317,171	8,416	262,500	588,087	588,087	25,000	563,087
2004	227,600	8,663	187,500	423,763	423,763	0	423,763
2003	273,120	8,985	78,750	360,855	360,855	0	360,855
2002	234,307	9,232	78,750	322,290	322,290	0	322,290
2001	220,249	9,553	78,750	308,552	247,077	25,000	222,077
2000	220,249	10,930	79,688	310,867	247,453	25,000	222,453
1999	201,504	10,305	79,688	291,497	233,445	25,000	208,445
1998	165,639	8,347	79,688	253,675	218,137	25,000	193,137

<b>1997</b>	155,896	8,083	72,188	236,167	209,847	25,000	184,847
<b>1996</b>	114,138	6,357	72,188	192,682	190,924	25,000	165,924
<b>1995</b>	114,138	6,660	72,188	192,986	188,019	25,000	163,019
<b>1994</b>	102,075	6,210	72,188	180,472	180,472	25,000	155,472
<b>1993</b>	102,075	6,479	72,188	180,742	180,742	25,000	155,742
<b>1992</b>	124,531	6,721	72,188	203,440	203,440	25,000	178,440
<b>1991</b>	124,531	7,001	72,188	203,721	203,721	50,500	153,221
<b>1990</b>	129,664	7,245	60,938	197,846	197,846	50,500	147,346
<b>1989</b>	81,448	6,832	60,000	148,280	148,280	50,500	97,780
<b>1988</b>	31,080	0	56,250	87,330	87,330	25,500	61,830
<b>1987</b>	30,689	0	39,844	70,533	70,533	25,500	45,033
<b>1986</b>	30,860	0	38,250	69,110	69,110	25,500	43,610
<b>1985</b>	29,889	0	38,250	68,139	68,139	25,500	42,639
<b>1984</b>	34,744	0	21,600	56,344	56,344	25,500	30,844
<b>1983</b>	34,744	0	18,225	52,969	52,969	25,500	27,469
<b>1982</b>	35,484	0	15,424	50,908	50,908	25,500	25,408

## 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
<b>7/25/2014</b>	2697 / 1728	1,050,000	<u>WD</u>	<u>01</u>
<b>5/1/2002</b>	1782 / 2471	700,000	<u>WD</u>	<u>Q</u>
<b>5/1/2002</b>	1782 / 2468	10,000	00	<u>U</u>

This page has been visited 271,700 times.

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