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## Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: February 22, 2022

Applicant: Thomas E. Pope, Architect

Application Number: H2021-0035

Address: 314 Amelia Street

### **Description of Work:**

New wood-frame home with driveway, new pool, and pool deck.

### **Site Facts:**

The site under review has a historic and contributing house declared unsafe by the Chief Building Official. The structure has been abandoned and neglected; roofs have caved in; front porch has no columns and exterior walls have deteriorated due to water infiltration and inappropriate footers. The one-story frame vernacular house was built circa 1912. A one-story cmu structure was attached to the southeast corner between 1948 and 1962, and a second story frame structure was added to the cmu addition on or before 1965. In recent years the Commission approved two one- and a half story houses immediately behind the site and two two-story houses three lots towards the east side of the property. A two-story non historic house with a one-story side addition neighbor the west side of the lot.

On July 28 and August 24 of 2021 the Commission postponed the review of this application and expressed concerns regarding the height, mass and scale of the proposal.

### **Guidelines Cited on Review:**

- New Construction (pages 38a-q), specifically guidelines 1, 2, last two paragraphs of page 38-e, first paragraph of building scale, form and massing, guideline 11, first paragraphs of building height, width, and proportion, guidelines 13, 14, 16, 18, 23, 24, and 25.
- Pools (page 39-a), specifically guideline 3.
- Parking areas, landscaping, and open space environment (page 43), specifically guidelines 3 and 5.

### **Staff Analysis:**

On August 24, 2021, the Commission motioned to postpone the item. This report is for the revised plans submitted by the applicant. The Certificate of Appropriateness under review proposes a one-story ‘L’ shape house with a second floor over approximately two thirds over the west side volume. The new building will have a one-story single bay front porch with tapered columns. The new structure will be elevated due to FEMA flood requirements. The maximum height of the house will be 24’-2 ¾” from grade. The design creates three different roof’s heights on the west volume, having a hip roof over the front porch and front gables on the one and two-story volumes. The east one-story volume has two side gable roofs with different heights.

The plans call for hardi board exterior siding, aluminum impact casement and hung windows, impact rear sliders and the use of metal 5 v-crimp is proposed for roof finish. For site improvements the plan includes a small pool that is located behind the house and not visible from the street. A wood deck, less than 30 inches in height, is proposed also at the rear yard. The design also includes a two-car deep paved driveway located on the east side yard. Mechanical equipment is proposed on the east side of the house.

### **Consistency with Cited Guidelines:**

It is staff’s opinion that the proposed changes to the design are based on the previous recommendations from the Commission as the scale and mass of the new design is in keeping with the surrounding urban context. Although the “L” shape of the building is foreign to the context, maintaining the east portion of the house as one-story, makes the revised design an appropriate solution. The scale and mass of the house has been reduced by lowering the heights of many volumes in the structure to one-story and by incorporating different roof forms and heights.

Staff finds that the proposed double driveway will have too much pavement material and recommends a less deep driveway or tire stripes, as an alternative to reduce the paved area. Staff finds that the location of the pool and deck conforms with cited guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA # <i>2021-0035</i>	REVISION # <i>2</i>	INITIAL & DATE <i>JKM 2/1/22</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	314 Amelia		
NAME ON DEED:	James H. Simmons III	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	310 Hillcrest Ave.	EMAIL	jsimmons@aslandcap.com
	Somerset NJ 08873		
APPLICANT NAME:	Thomas E. Pope, PA	PHONE NUMBER	305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL	holly@p-s-architects.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:		DATE	5/26/21

**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: New wood framed home with brick drive, new pool and pool deck at rear
MAIN BUILDING: New 1,768 sq. ft. wood frame home (24'3" height)
DEMOLITION (PLEASE FILL OUT AND ATTACH 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):	
PAVERS:	FENCES:
323 sq. ft. brick drive	
DECKS:	PAINTING:
345 sq. ft. decking	To be determined
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	New 8'8" x 10'5" pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
New pool equipment and AC on 3'x8' slab	

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:		
Historic House has been declared unsafe by CBO.		
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 MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

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NAME ON DEED:

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PHONE NUMBER

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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:

New wood framed home with brick drive, new pool and pool deck at rear

MAIN BUILDING:

New 2,185 sq. ft. wood frame home (24'3" height)

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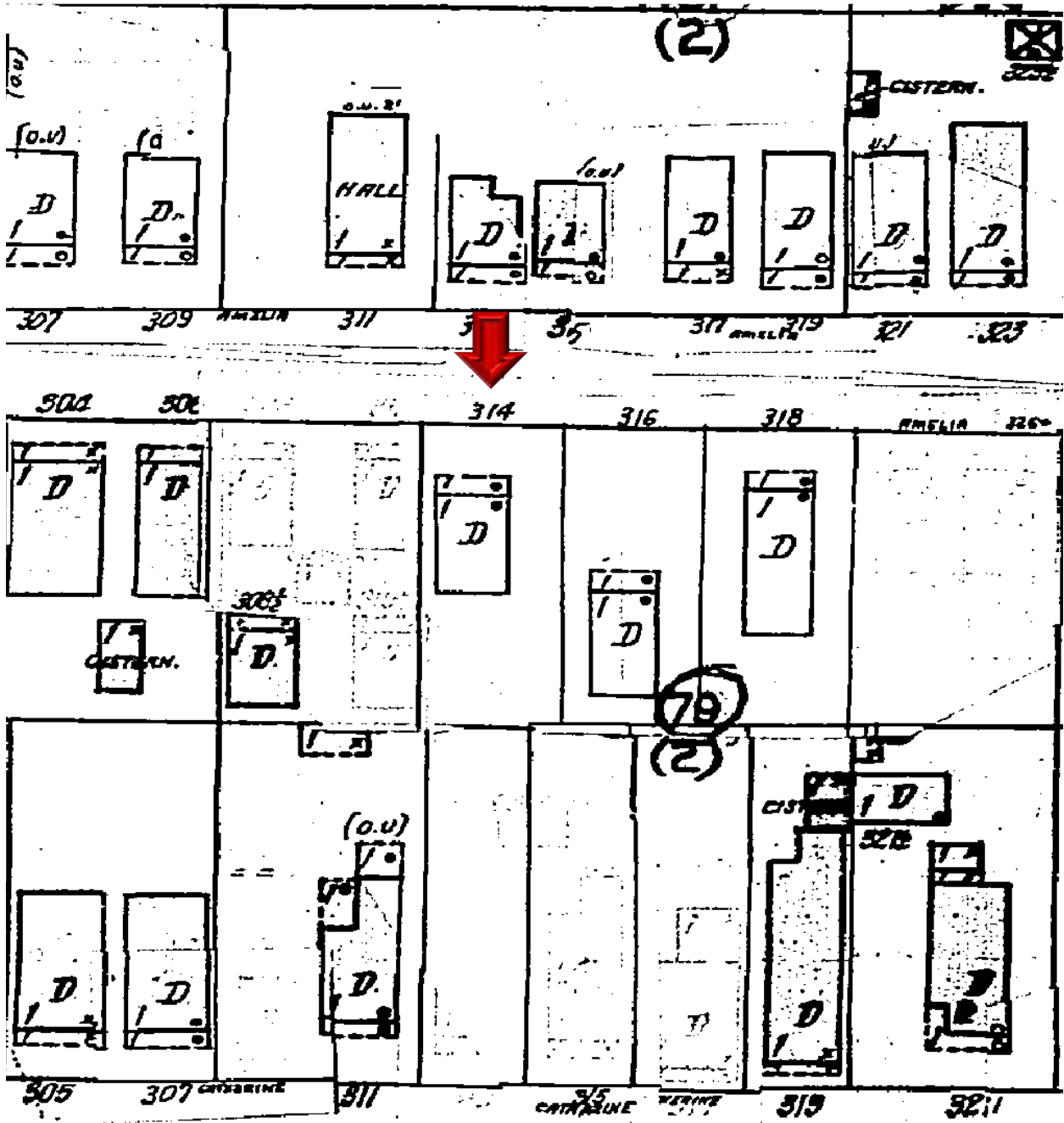
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MEETING DATE: 08/24/21	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: KG-
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

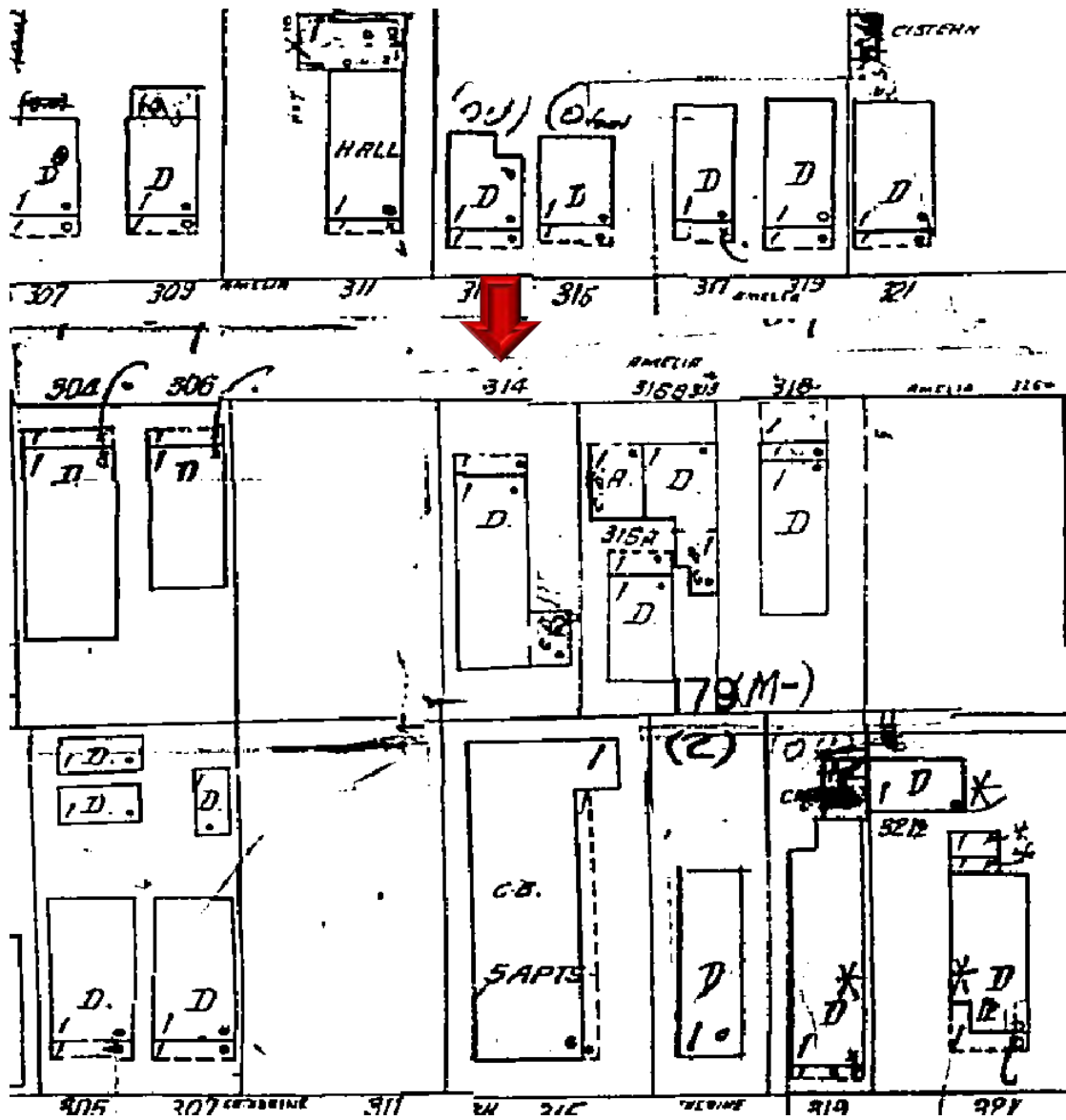
# SANBORN MAPS



1948 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**314 Amelia Street circa 1965. Monroe County Library.**



314 Amelia  
Front Street View



314 Amelia  
With Neighbors



Right Side Neighbor



Neighbor & Site





Neighbor & Site



Left Side Neighbor



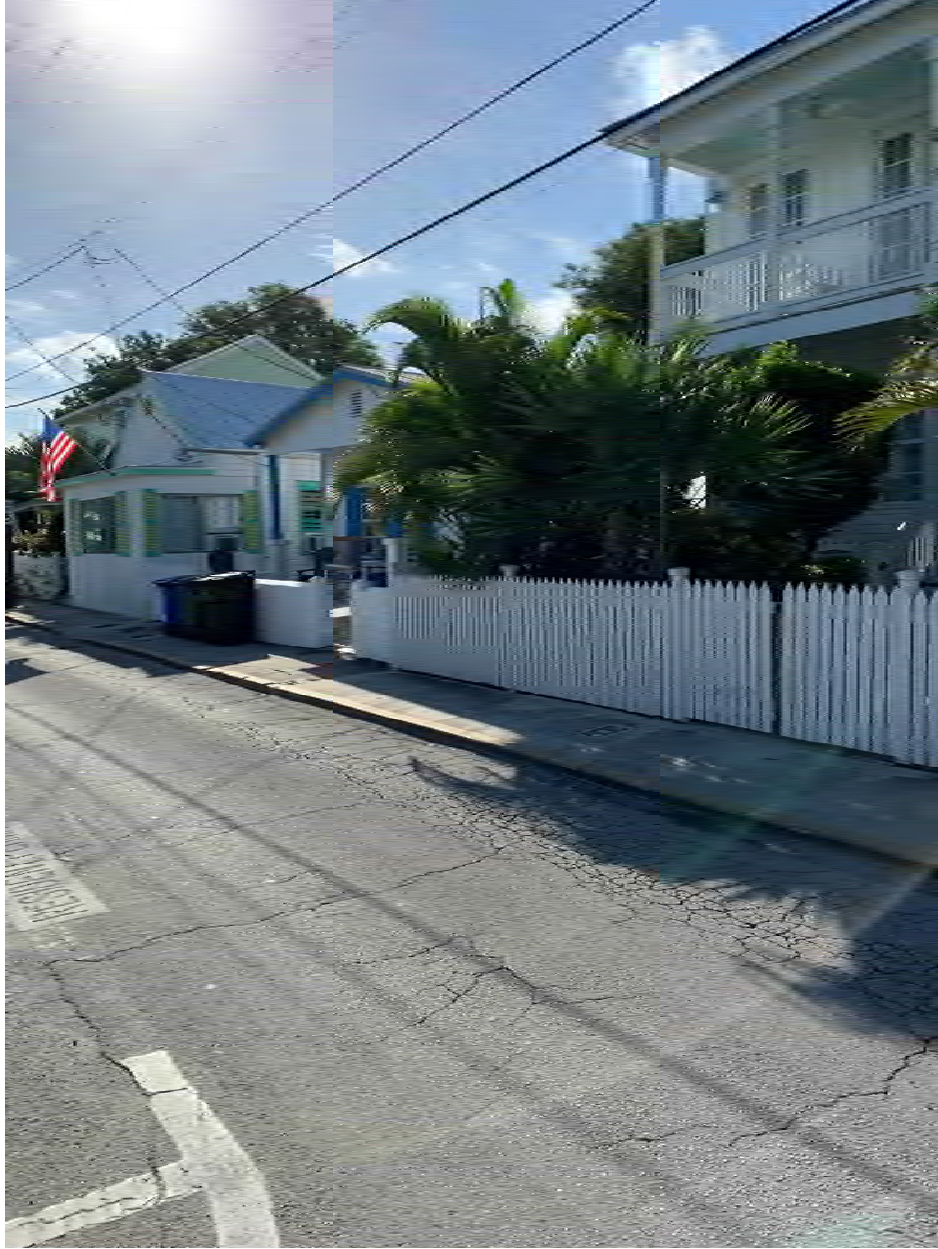
Both Neighbors with Site in Middle



Opposite Neighbor



Neighbor at Corner Amelia & Thomas



Street View of Amelia from Thomas  
Site Side



Street View of Amelia from Thomas  
Opposite Side from Site



Neighbor at Rear on Virginia Street



# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S68°52'00"W AS PLATTED  
ALONG THE CENTERLINE OF AMELIA  
STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

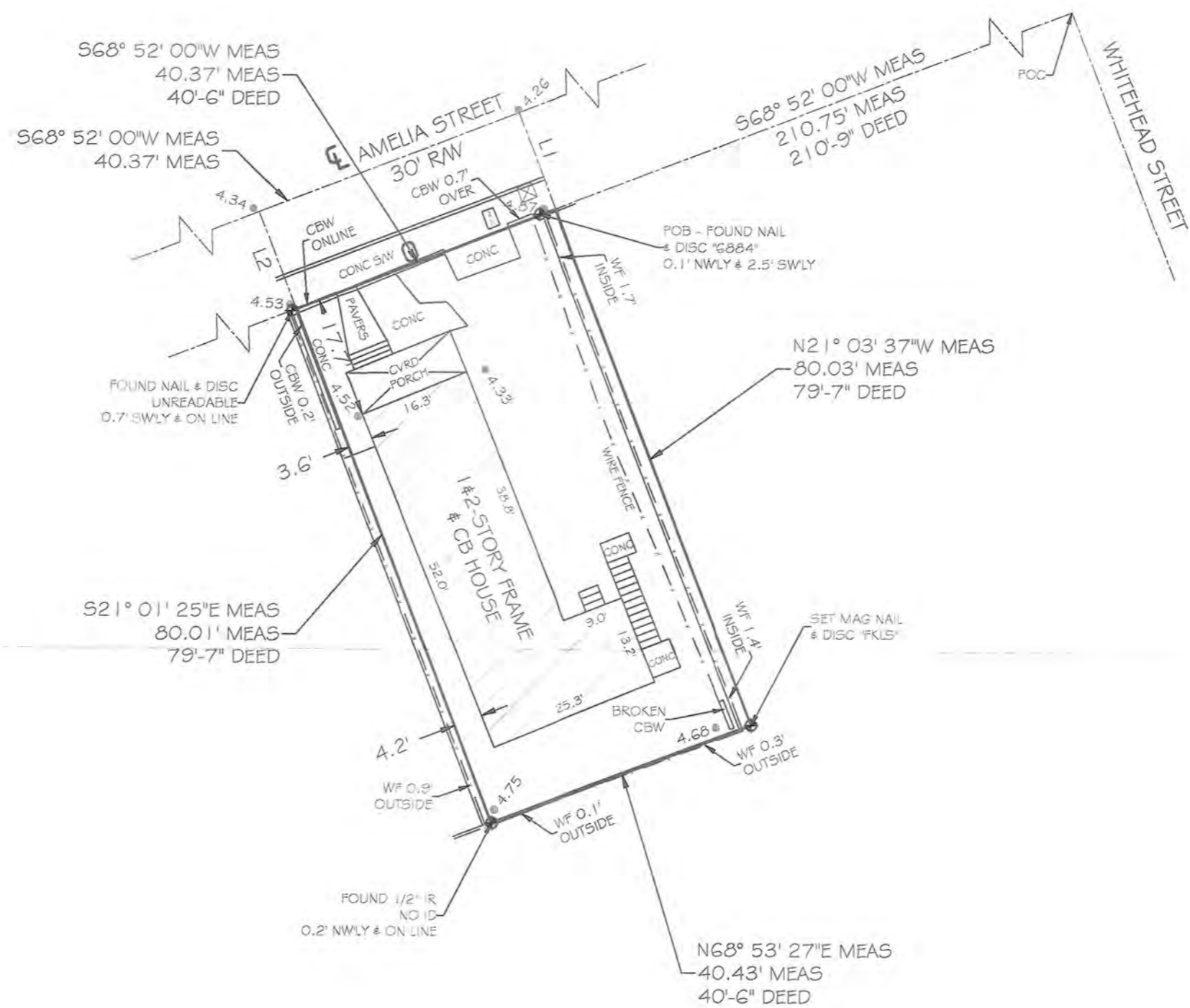
ADDRESS:  
314 AMELIA STREET  
KEY WEST, FLORIDA 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 7

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T68S-R25E



Line #	Length	Direction
L1	15.00' MEAS	S21° 08' 00"E MEAS
L2	15.00' MEAS	S21° 08' 00"E MEAS

- SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 267; P.I.D. AAQ018; ELEVATION = 11.63' (NGVD 1929).
- FINISH FLOOR ELEVATIONS OF THE HOUSE: (TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR LEVELS WERE VERIFIED) MAIN LIVING FLOOR=6.5' (NGVD 1929)

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

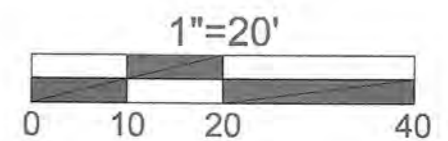
BPF = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	IB = IRON BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	R = RADIUS
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MP = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TOS = TOP OF BANK
COVD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DLTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TYF = TYPICAL
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	UNR = UNREADABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	ULF = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PM = PARKING METEER	WD = WOOD DECK
FI = FIRE HYDRANT	PCC = POINT OF COMMENCEMENT CURVE	WL = WOOD LANDING
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FO = FOUND	PK = PARKER SALON NAIL	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WV = WATER WALK

CERTIFIED TO -

JAMES SIMMONS;

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT ELEVATION (TYPICAL)



TOTAL AREA = 3,232.90 SQFT±

LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST IN TRACT TEN (10) AS DELINEATED BY Wm. A. WHITEHEAD IN 1829 BUT NOW BETTER KNOWN AND DESCRIBED AS PART OF LOT TWENTY-ONE (21) OF SQUARE NUMBER TWO (2) OF SAID TRACT TEN (10) ACCORDING TO A DIAGRAM OF SAID TRACT TEN (10) MADE BY EDWARD C. HOWE RECORDED IN MONROE COUNTY, FLORIDA PUBLIC RECORDS; SAID LOT COMMENCING ON AMELIA STREET TWO HUNDRED AND TEN (210) FEET AND NINE (9) INCHES FROM THE CORNER OF WHITEHEAD AND AMELIA STREETS AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID AMELIA STREET FORTY (40) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SEVENTY-NINE (79) FEET AND SEVEN (7) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION FORTH (40) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SEVENTY-NINE (79) FEET AND SEVEN (7) INCHES TO THE POINT OF BEGINNING ON AMELIA STREET.

SCALE:	1"=20'
FIELD WORK DATE:	01/22/2021
MAP DATE:	02/08/2021
REVISION DATE:	XXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	GDF
JOB NO.:	21-107

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 54-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THIS RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, L#7 7847



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# REVISED PLANS

314 Amelia St		
Zoning		HMDR
Flood Zone		AE 7
Design Flood Elevation	BFE+1'	8'-0" NGVD
Flood Elevation Provided		
Site Area		3,233
Site Area (Ac)		0.07
Max Lot Coverage	40%	1,293.2
Existing Lot Coverage	36.7%	1,186.0
Proposed Lot Coverage	39.9%	1,290.0
Max Impervious Area	60%	1,939.8
Existing Impervious Area	46.8%	1,513.0
Proposed Impervious Area	54.4%	1,758.0
Min Open Space Ratio	0.35	1,131.6
Existing Open Space	0.53	1,720.0
Proposed Open Space	0.46	1,475.0

Max Height		30'
Setbacks		
Front		10'
Side (Street)		5'
Side		5'
Rear		15'

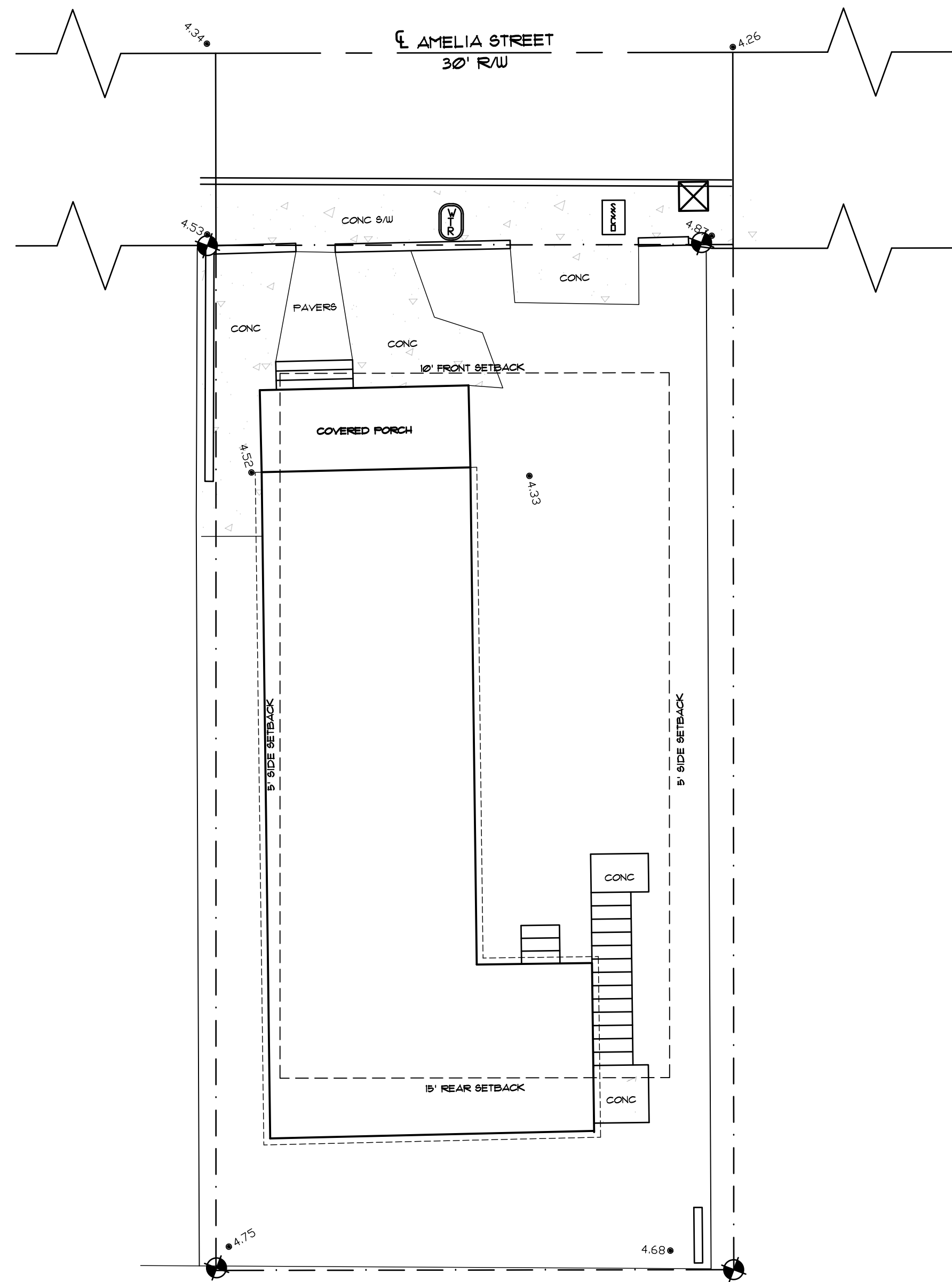
BUILDING AREAS (LOT COVERAGE)	EXISTING SF	PROPOSED SF
Existing Residence	1,186	
Proposed Two-Story Residence		1,290
<b>Total Lot Coverage (SF)</b>	<b>1,186</b>	<b>1,290</b>
<b>Lot Coverage (%)</b>	<b>36.7%</b>	<b>39.9%</b>

SITE AREAS (IMPERVIOUS AREA)	EXISTING SF	PROPOSED SF
Lot Coverage	1,186	1,290
Paver/Driveway	274	323
Steps	53	16
Equipment Slab		17
Pool		112
Pool Deck (630" above grade)		325
<b>Total Impervious Area (SF)</b>	<b>1,513</b>	<b>1,758</b>
<b>Impervious Area (%)</b>	<b>46.8%</b>	<b>54.4%</b>

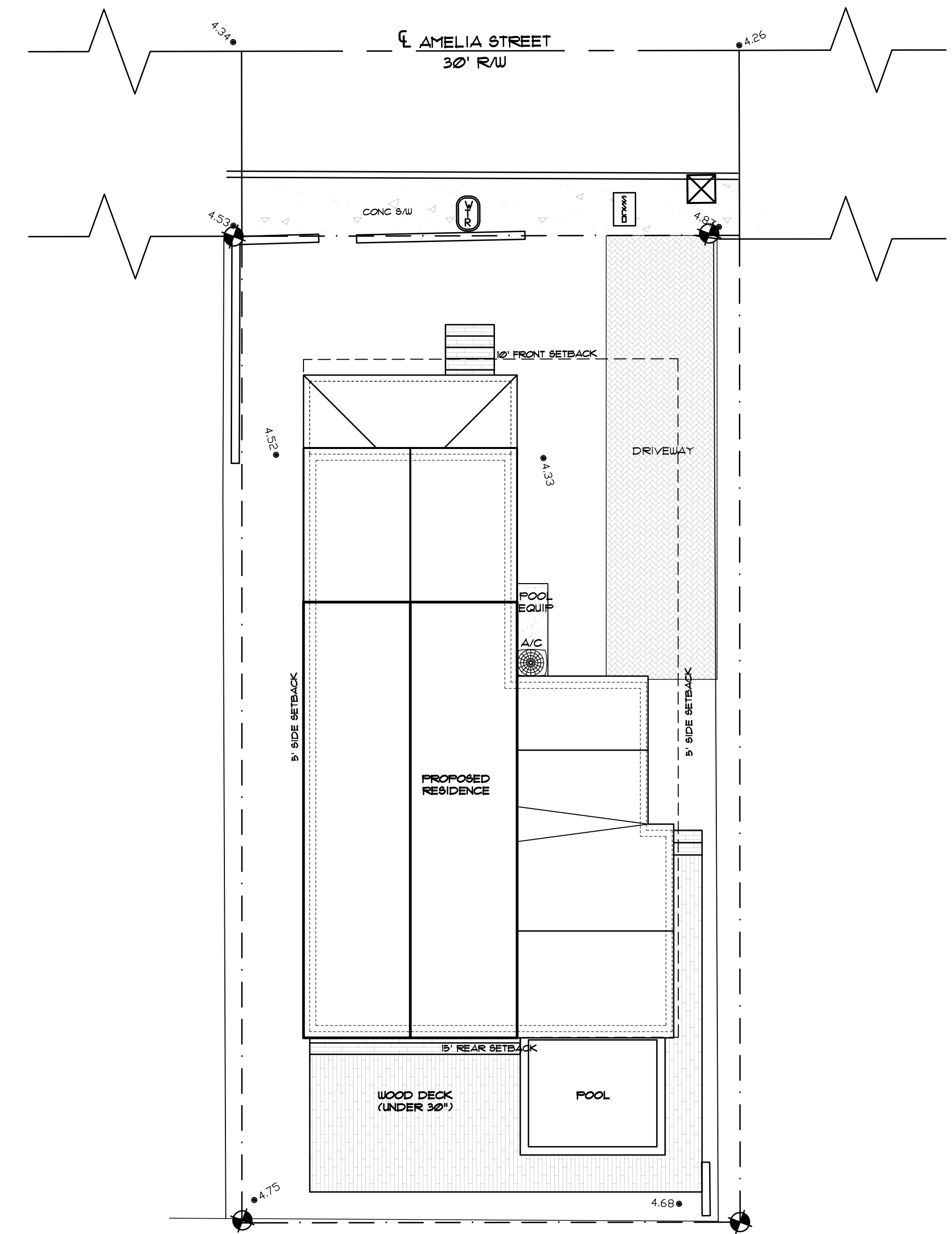
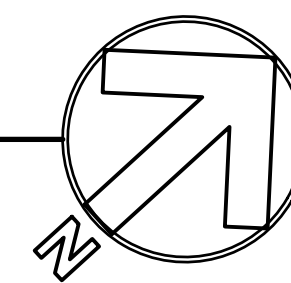
  

SITE AREAS (OPEN SPACE)	EXISTING SF	PROPOSED SF
Impervious Areas	1,513	1,758
Sub Totals	1,513	1,758
<b>Open Space (SF)</b>	<b>1,720</b>	<b>1,475</b>
<b>Open Space Ratio</b>	<b>0.53</b>	<b>0.46</b>



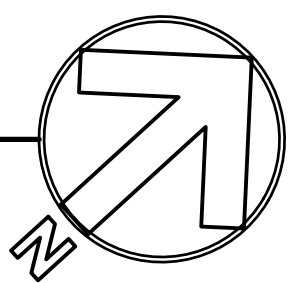
**Existing Site Plan**

1/8" = 1' - 0"



**Proposed Site Plan**

1/8" = 1' - 0"

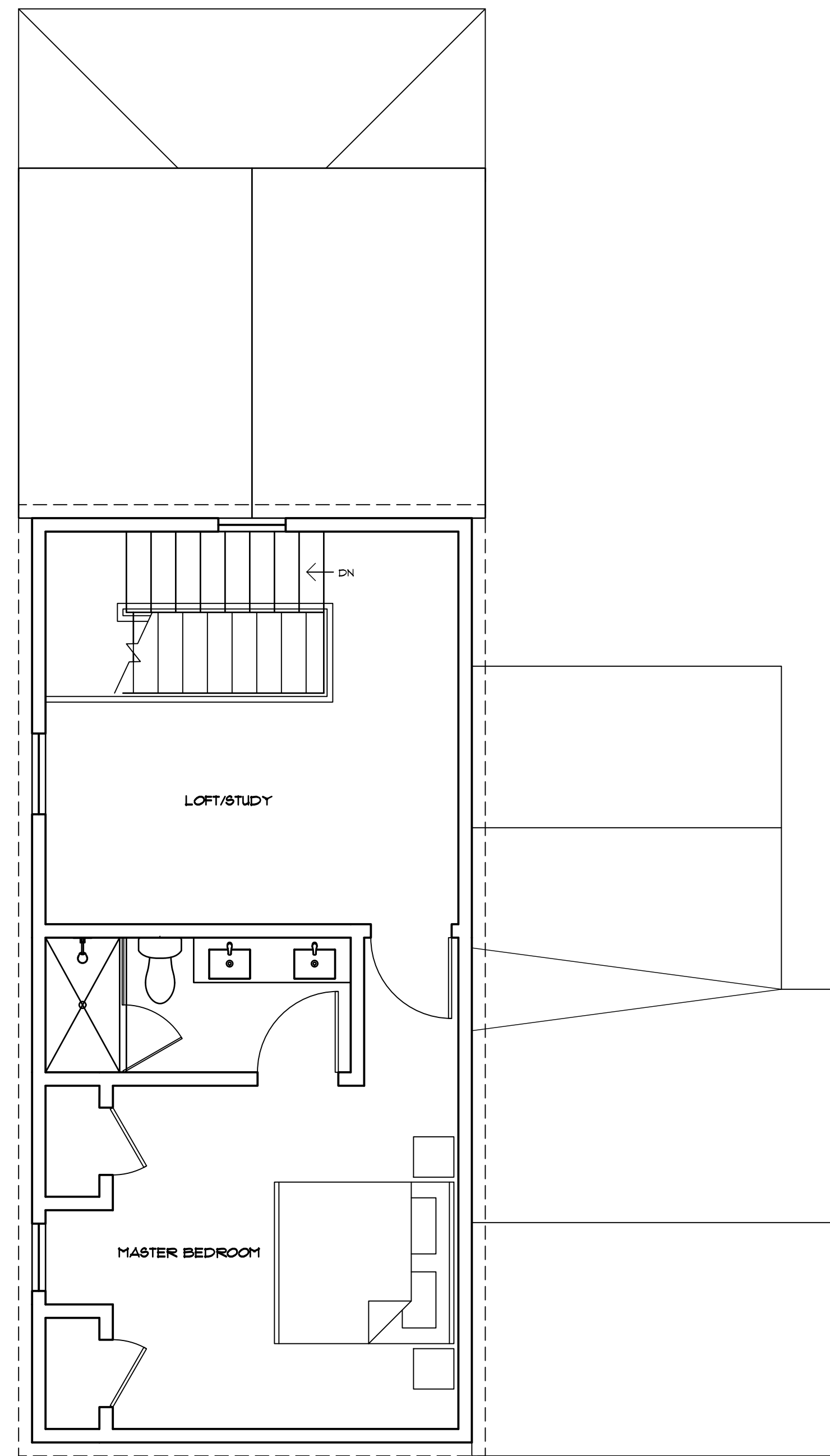


**Simmons Residence**  
314 Amelia St Key West, FL

**THOMAS E. POPE, P.A.**  
POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
(305) 296 3611

date:  
02/01/22  
revision:

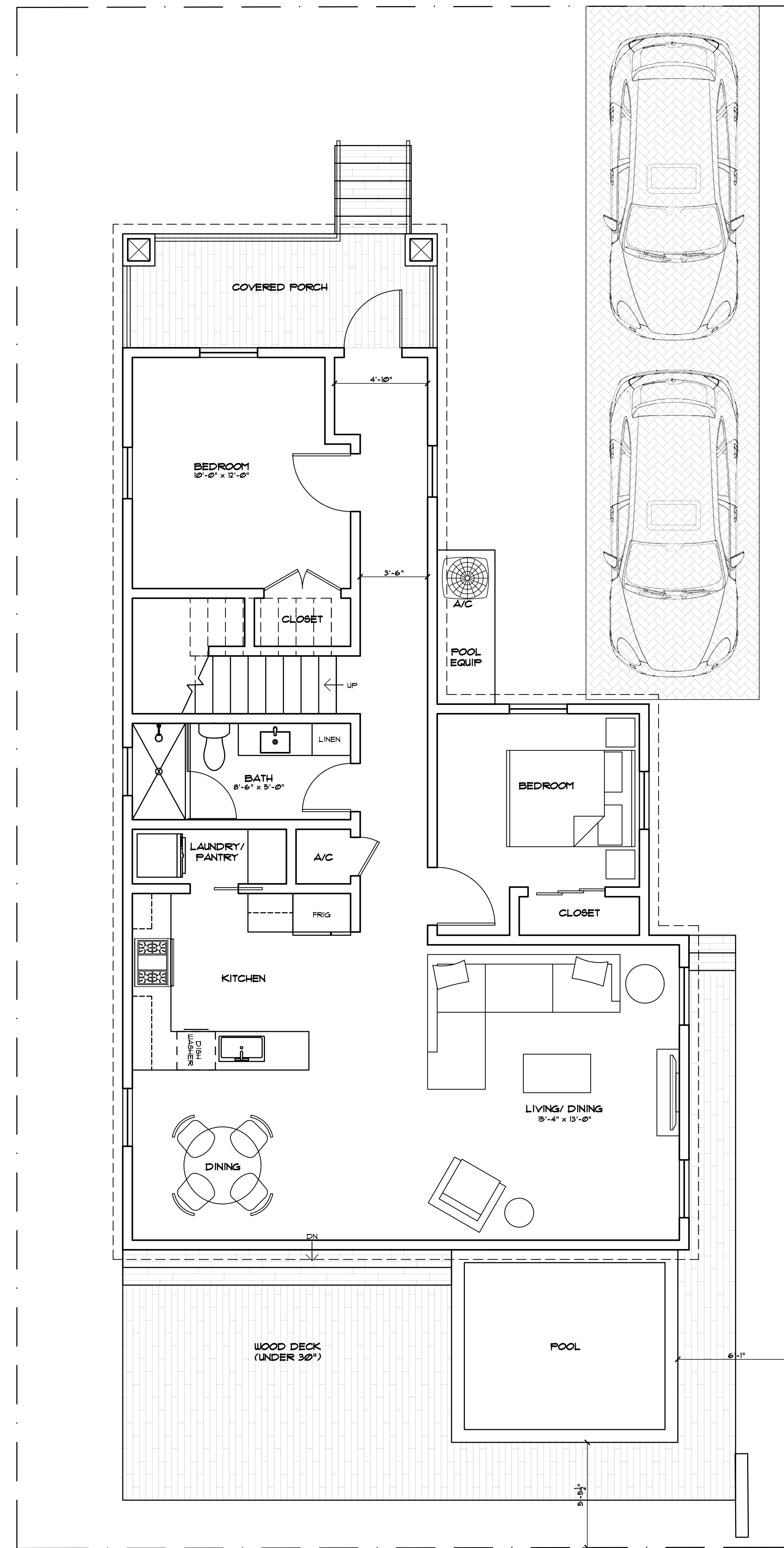
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**A0.1**



561 SF ENCLOSED

**Proposed Second Floor Plan**

1/4" = 1' - 0"

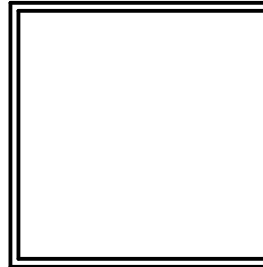


1,111 SF ENCLOSED

**Proposed First Floor Plan**

1/4" = 1' - 0"

1,672 Total Enclosed Square Footage

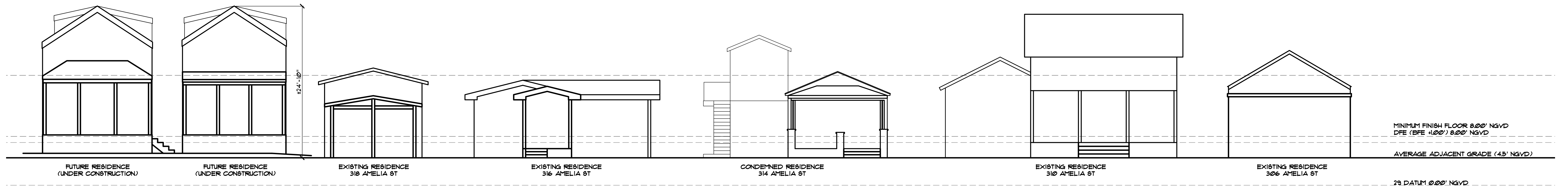


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**THOMAS E. POPE, P.A.**  
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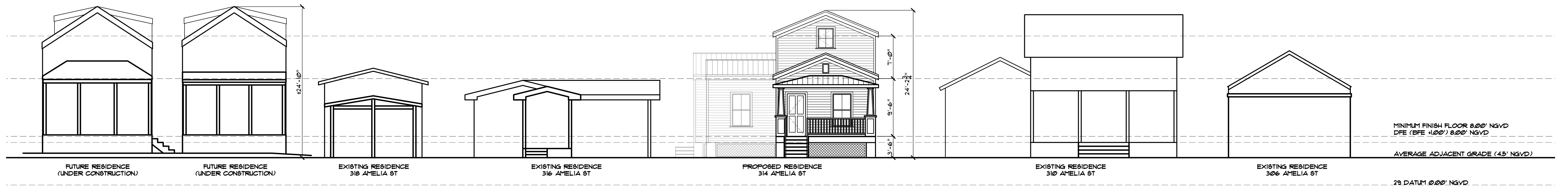
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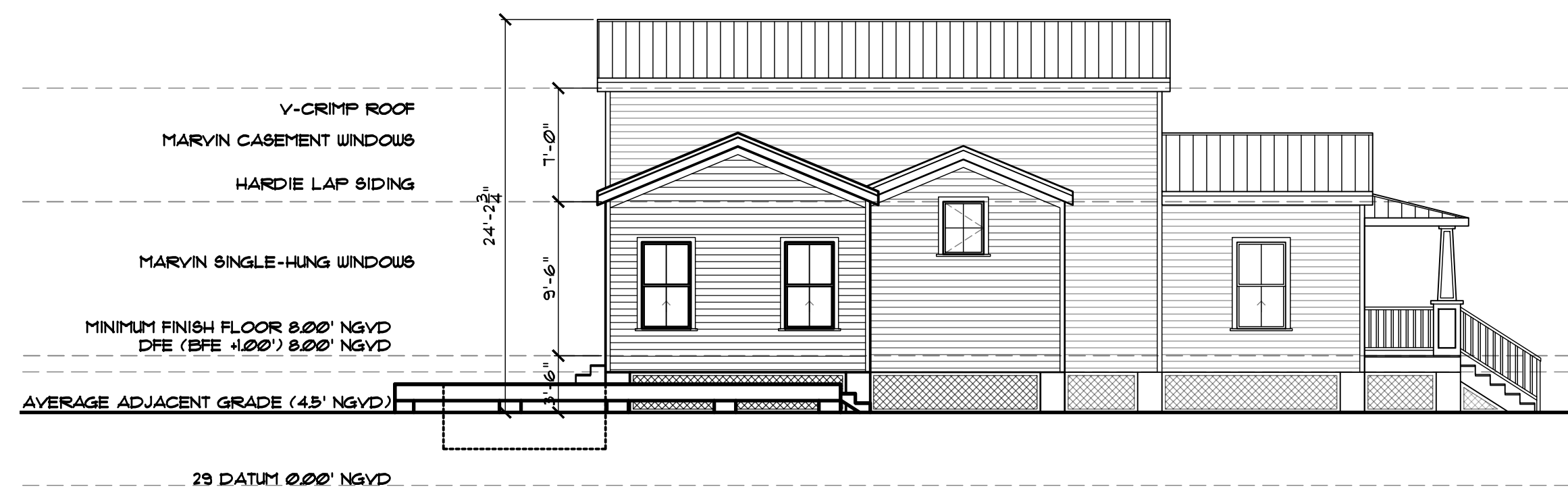
**Existing Amelia St. Elevation**

1/8" = 1' - 0"



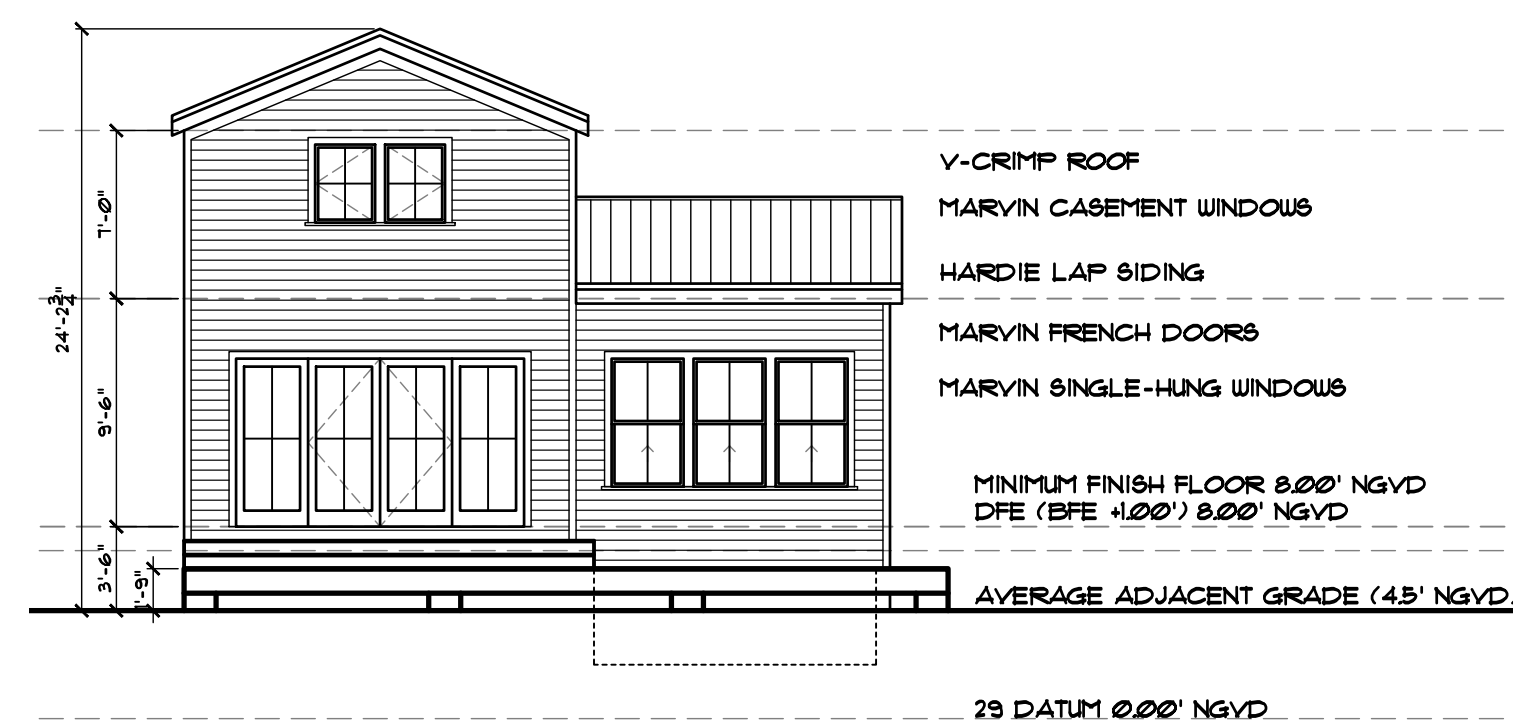
**Amelia St. Elevation**

1/8" = 1' - 0"



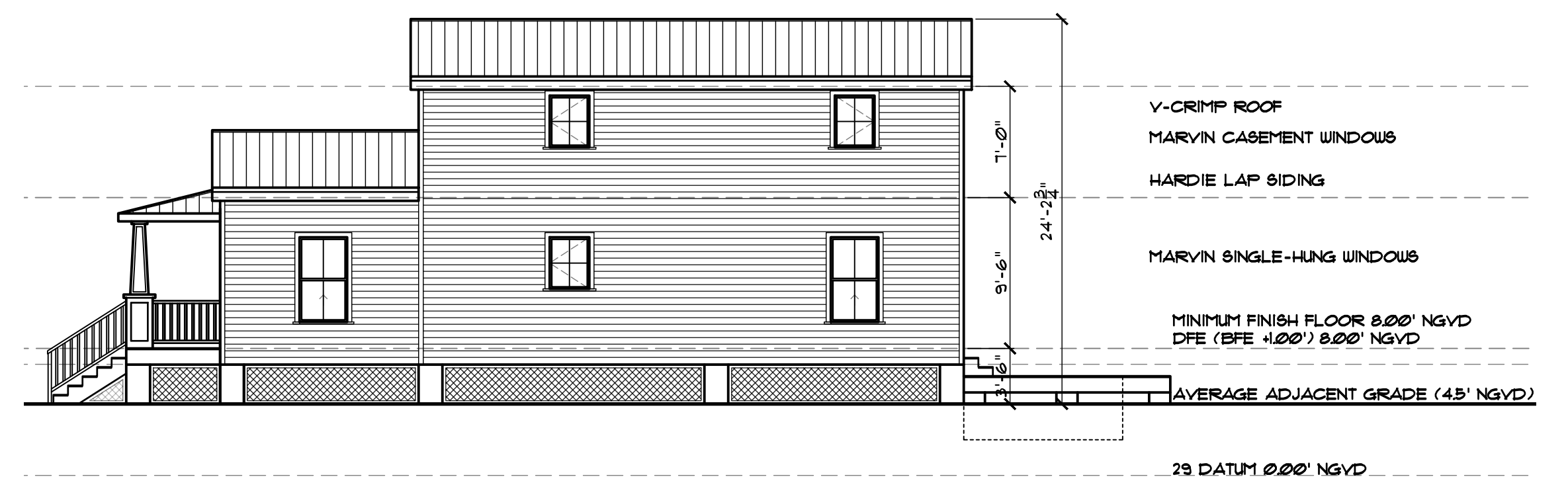
**Side Elevation**

1/8" = 1' - 0"



**Rear Elevation**

1/8" = 1' - 0"



**Side Elevation**

1/8" = 1' - 0"

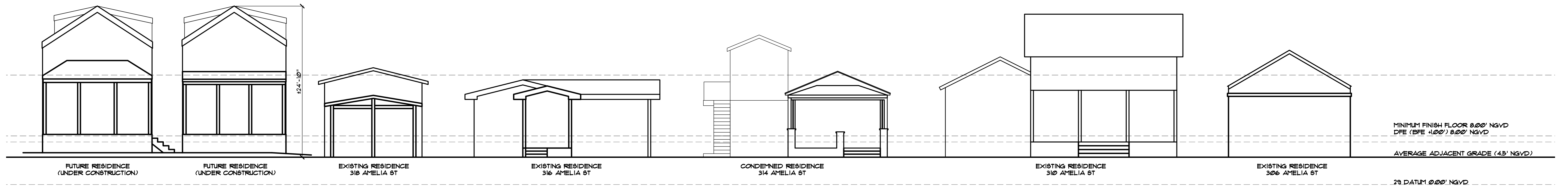
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THOMAS E. POPE, P.A.  
POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
(305) 296 3611

date:  
02/01/22  
revision:

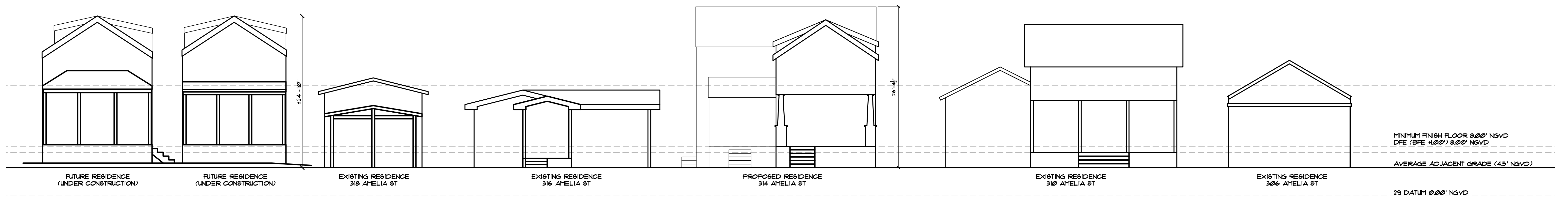
sheet:  
A2.1

PLANS SUBMITTED FOR THE  
AUGUST 24, 2021 MEETING



Existing Amelia St. Elevation

1/8" = 1' - 0"



Amelia St. Elevation

1/8" = 1' - 0"

Simmons Residence  
 314 Amelia St  
 Key West, FL

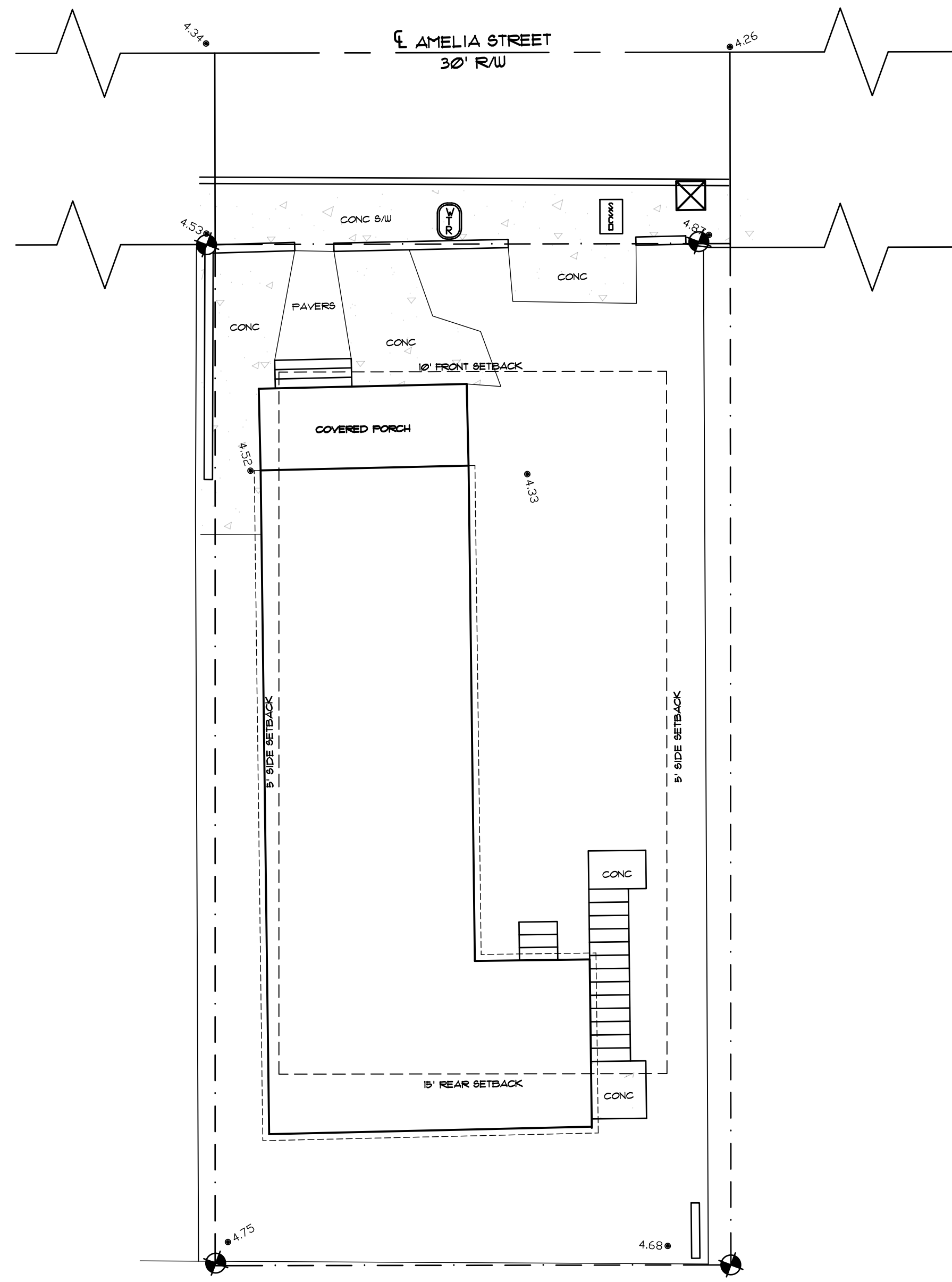
THOMAS E. POPE, P.A.  
 POPE-SCARBROUGH-ARCHITECTS  
 610 White St, Key West FL  
 (305) 296 3611

date:  
 06/17/21  
 revision:

sheet:  
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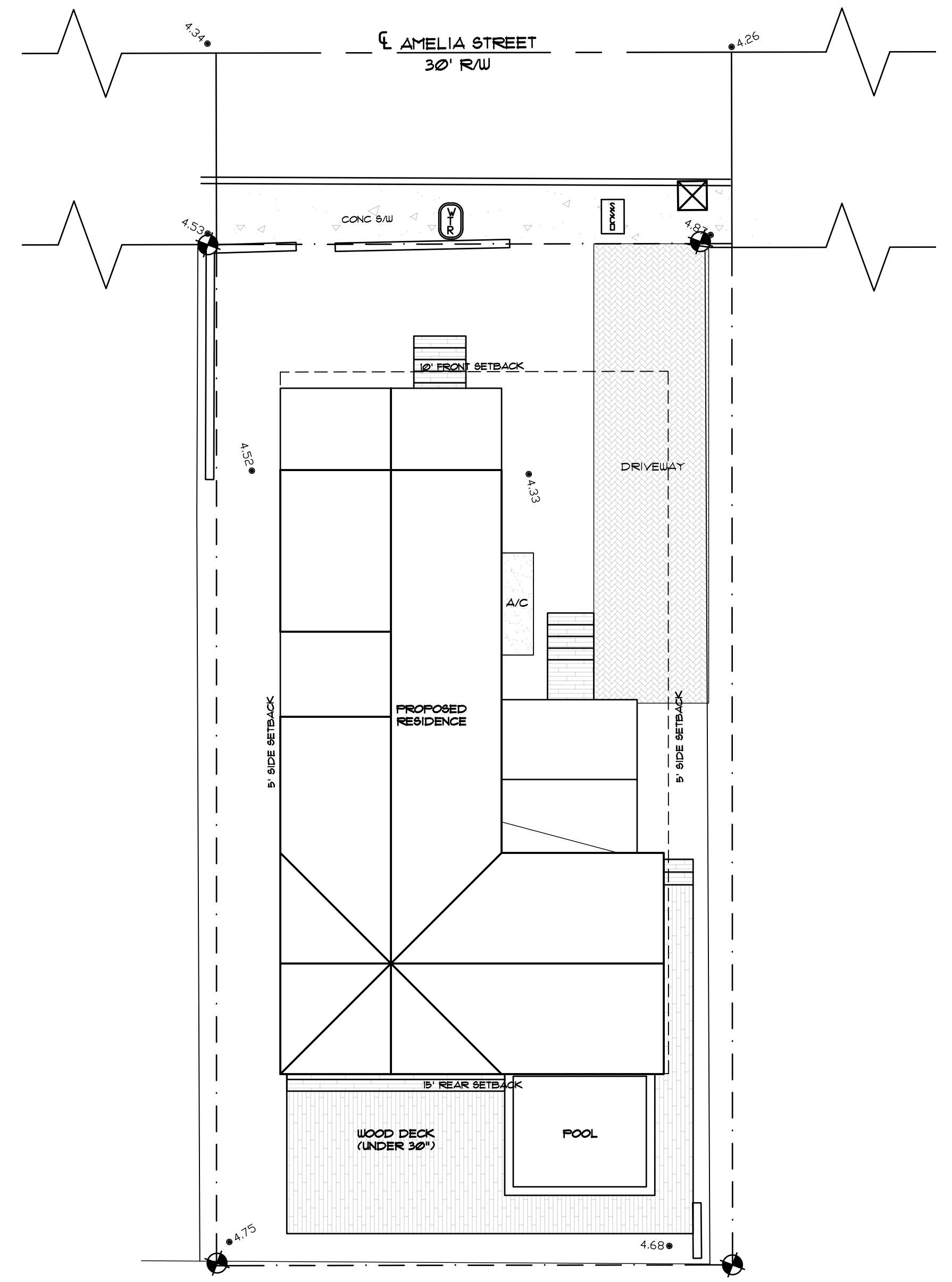
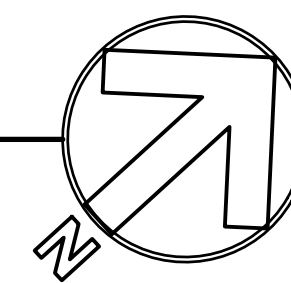


314 Amelia Street					
Zoning			HMDR		
Flood Zone			AE 7		
Design Flood Elevation	BFE+1'		8'-0" NGVD		
Site Area			3,233		
Max Lot Coverage	40%		1,293.2		
Max Impervious Area	60%		1,939.7		
Min Open Space Ratio	0.35		1,131.5		
	Max	Existing	Proposed		
Height	30'	N/A	N/A		
	Setbacks				
Front	10'	10'-11.5"	10'-0"		
Rear	15'	10'-3"	15'-0"		
Side	5'	3'-5"	5'-0"		
Side	5'	10'-10.75"	5'-0"		
Building Areas		Existing		Proposed	
	Covered Building Area (SF)	Impervious Area (SF)	Covered Building Area (SF)	Impervious Area (SF)	
Existing Residence	1,186	1,186	1,273	1,273	
Site Areas		Existing		Proposed	
Steps		53	11	41	
Pavers		38	-	-	
Concrete Paving/ Driveway		236		323	
Pool				112	
Equipment Slab				20	
Wood Deck (under 30')				325	
Site Area (SF)	3,233				
Site Area (AC)	0.07				
Total Lot Coverage (SF)	1,186		1,284		
Lot Coverage (%)	36.7%		39.7%		
Total Impervious Area (SF)		1,513		1,769	
Impervious Area (%)		46.8%		54.7%	
Proposed Open Space (SF)		1,720		1,464	
Proposed Open Space Ratio		0.53		0.45	
Flood Elevation Provided		-		10.35' NGVD	



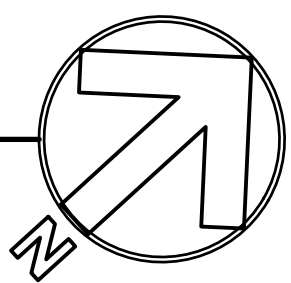
**Existing Site Plan**

1/8" = 1' - 0"



**Proposed Site Plan**

1/8" = 1' - 0"

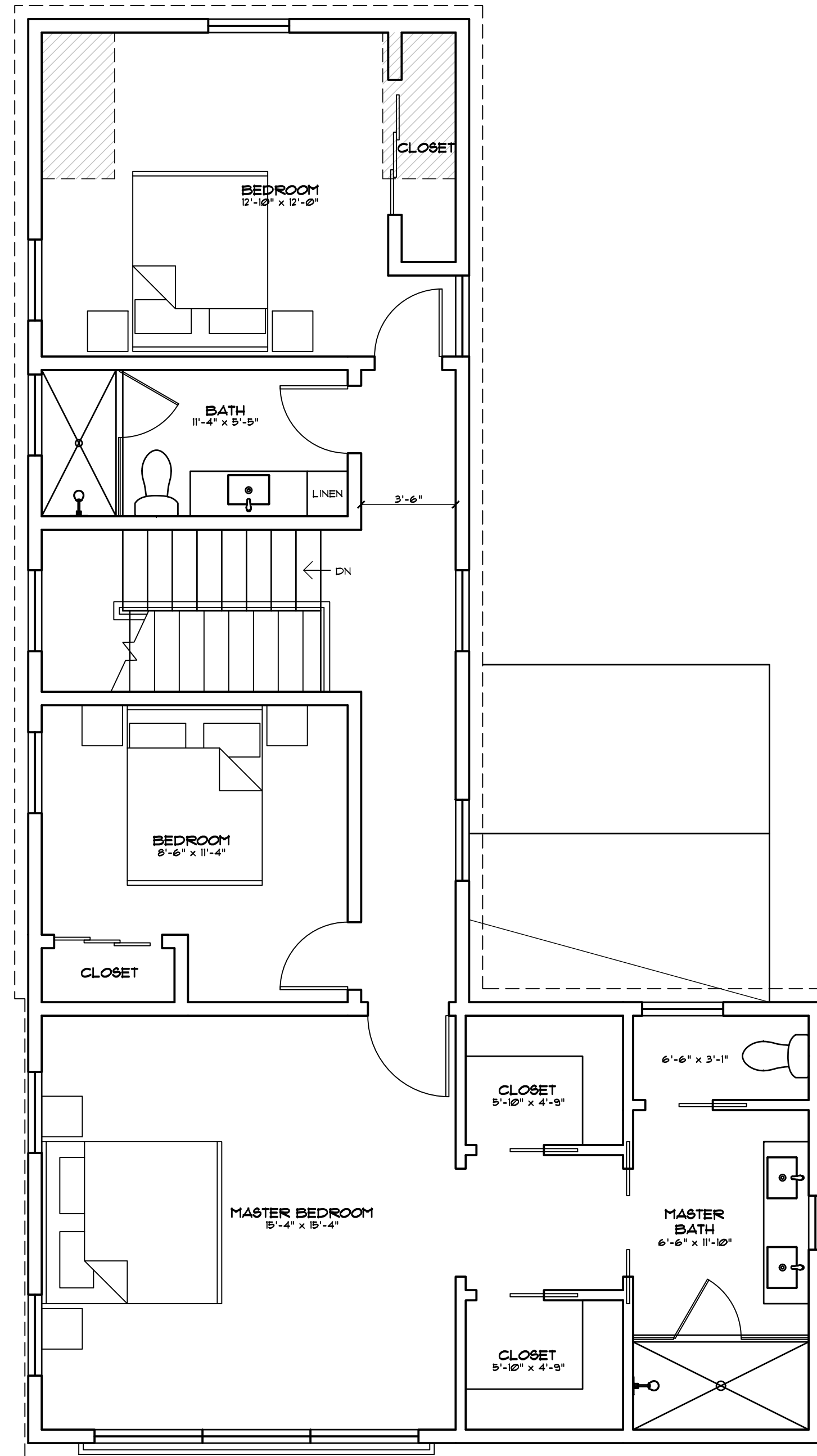


Simmons Residence  
Key West, FL  
314 Amelia St

THOMAS E. POPE, P.A.  
POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
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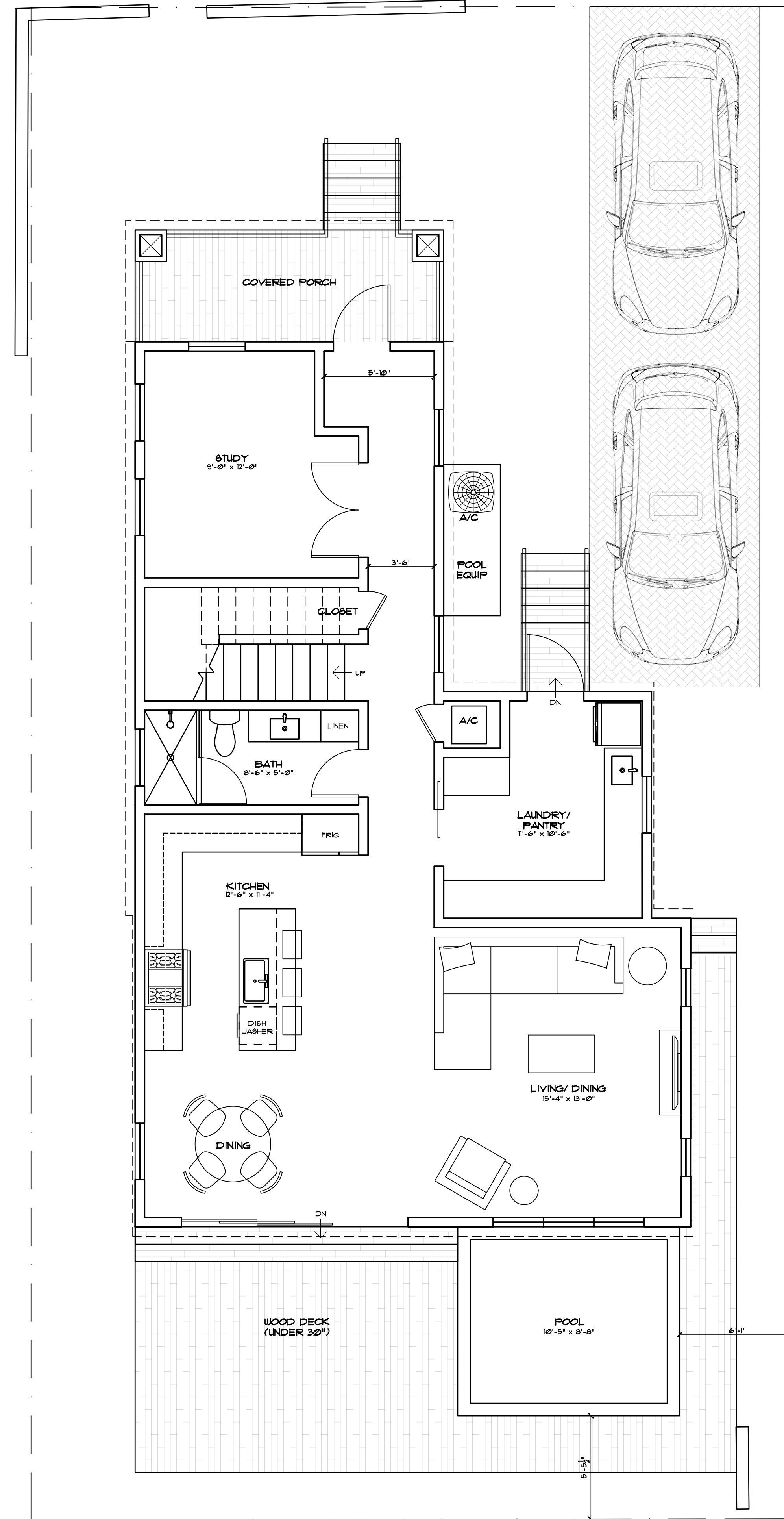
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revision:

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**Proposed Second Floor Plan**

1/4" = 1' - 0"



**Proposed First Floor Plan**

1/4" = 1' - 0"

2,185 Total Enclosed Square Footage

**Simmons Residence**

314 Amelia St Key West, FL

**THOMAS E. POPE, P.A.**  
 POPE-SCARBROUGH-ARCHITECTS  
 (305) 296 3611 610 White St, Key West FL

date:  
 06/17/21  
 revision:

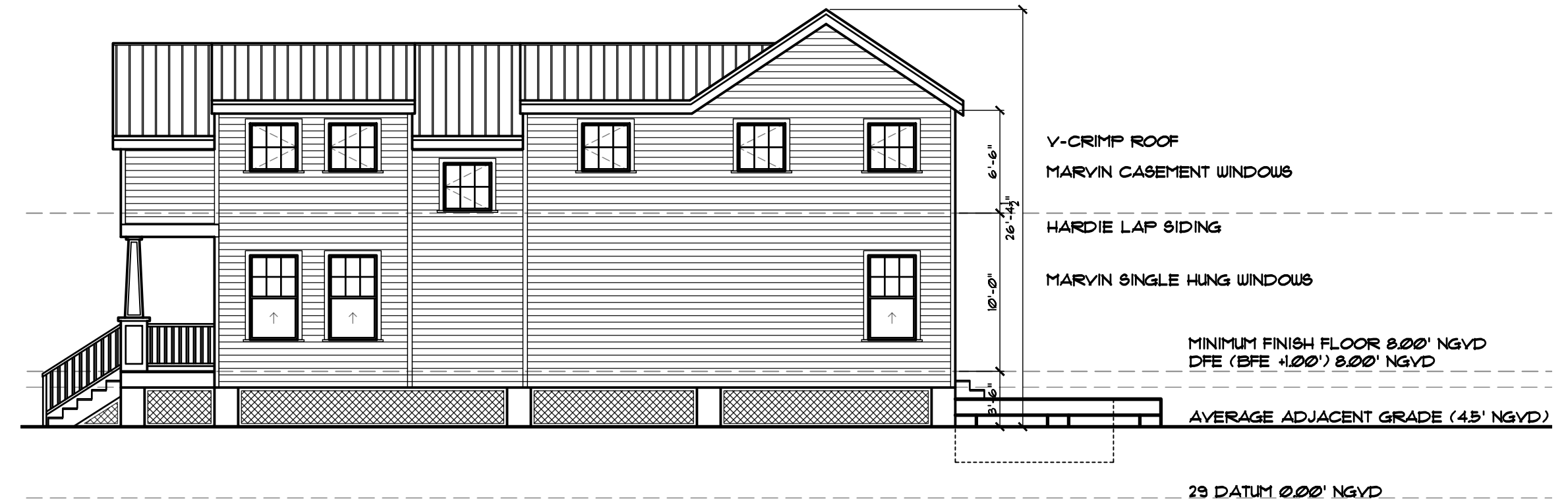
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**Front Elevation**

1/8" = 1' - 0"



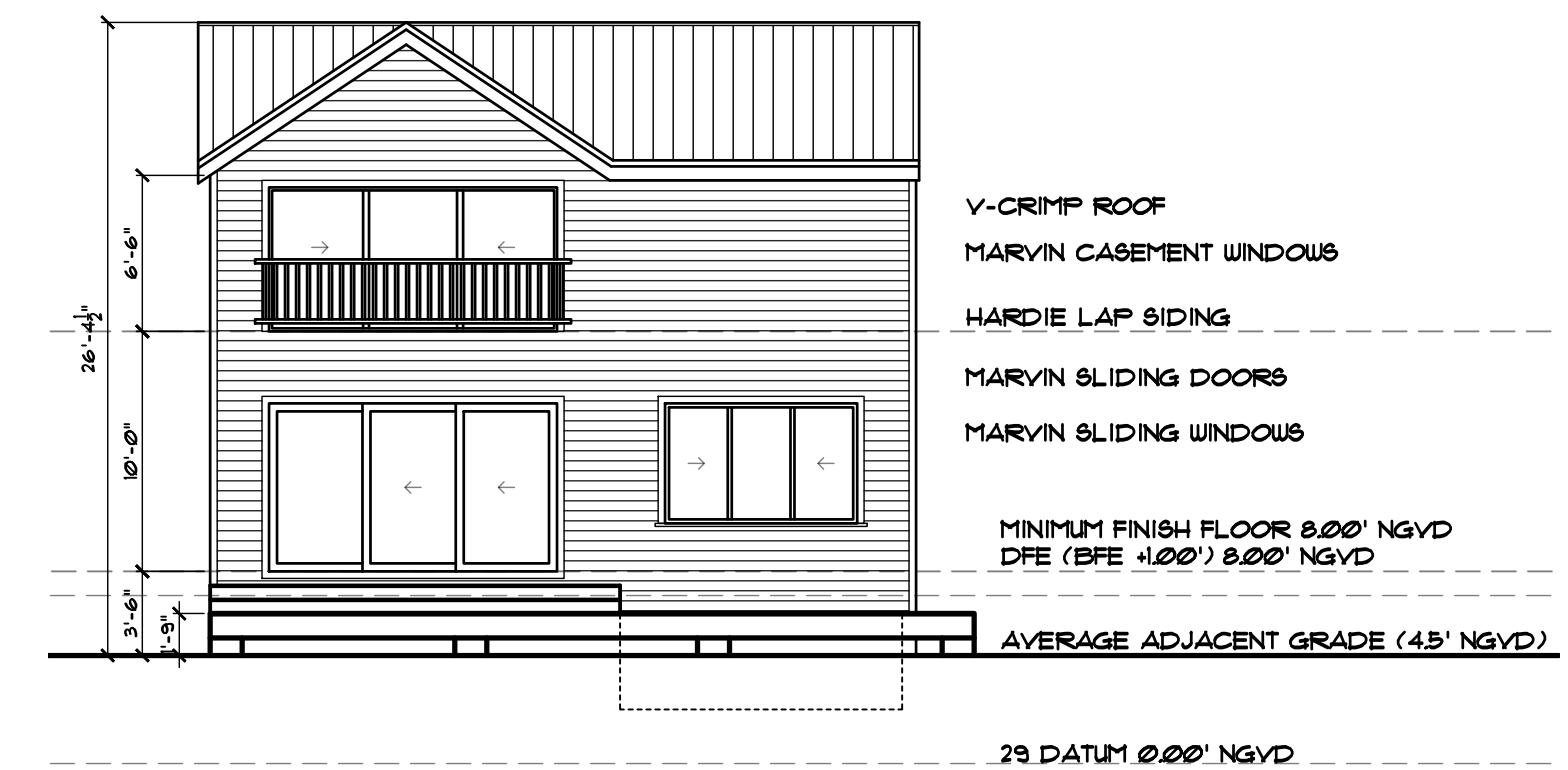
**Side Elevation**

1/8" = 1' - 0"



**Side Elevation**

1/8" = 1' - 0"



**Rear Elevation**

1/8" = 1' - 0"

Simmons Residence  
 314 Amelia St  
 Key West, FL

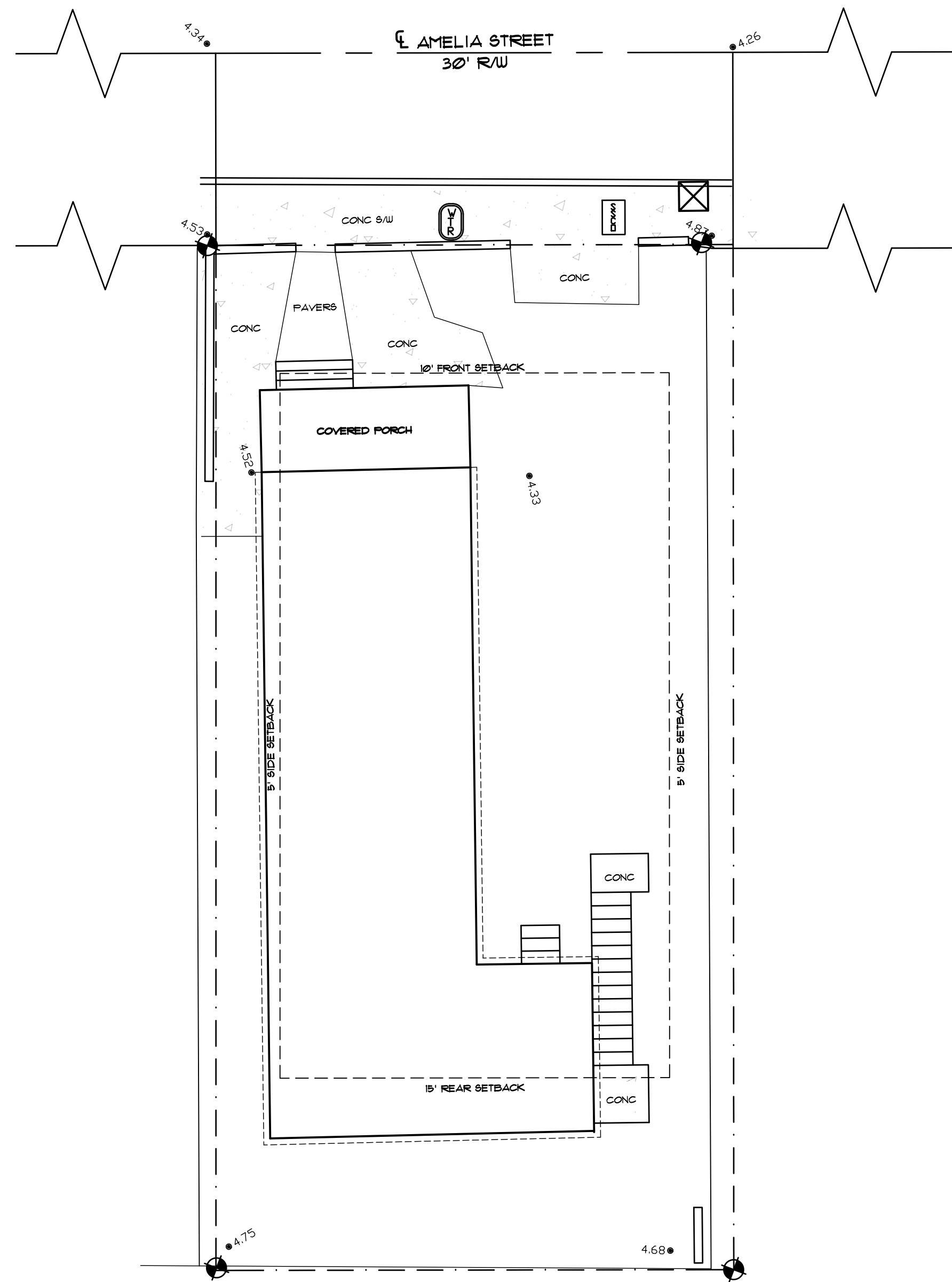
THOMAS E. POPE, P.A.  
 POPE-SCARBROUGH-ARCHITECTS  
 (305) 296 3611  
 610 White St, Key West FL

date:  
 06/17/21  
 revision:

sheet:  
 A2.1

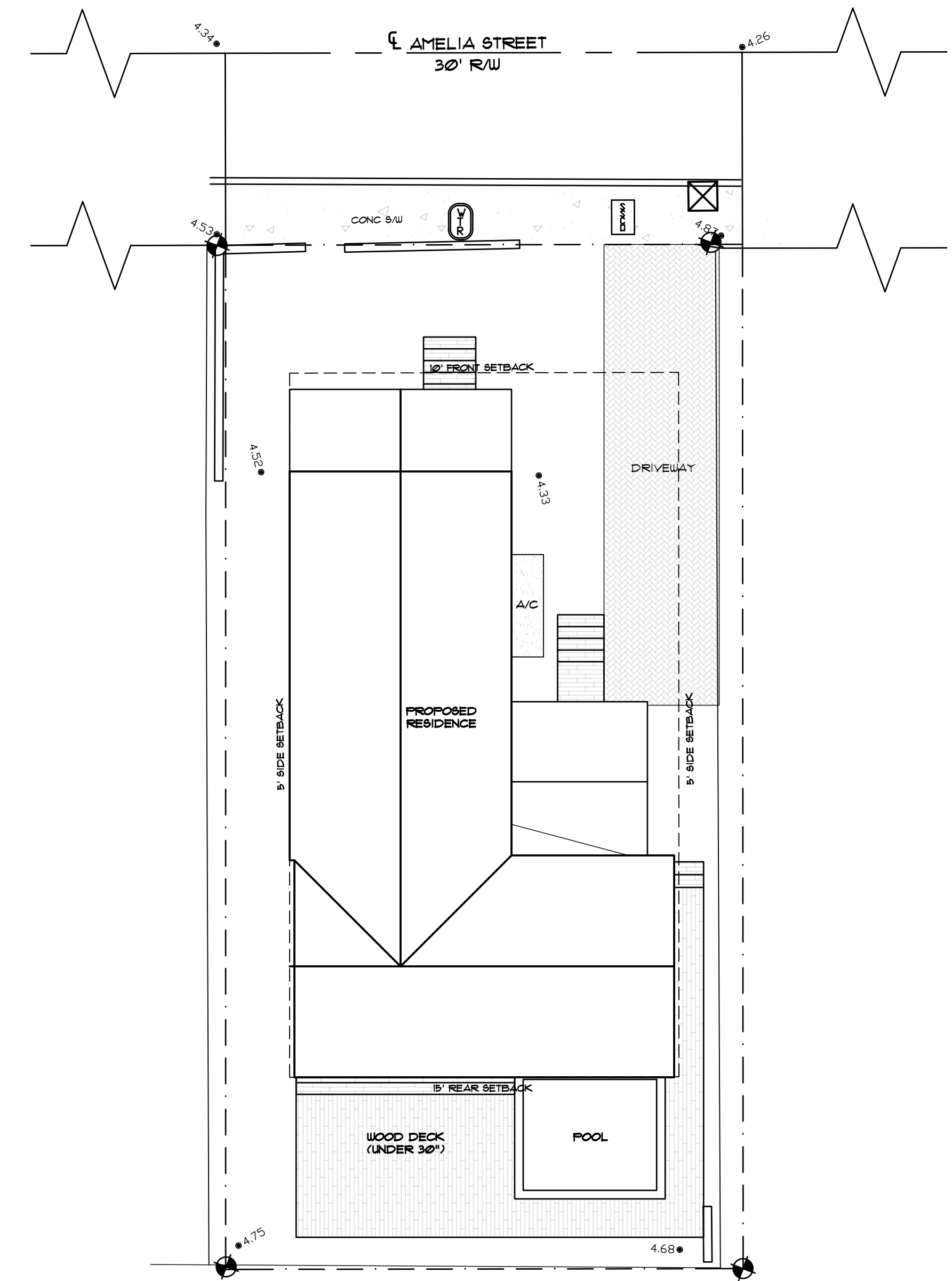
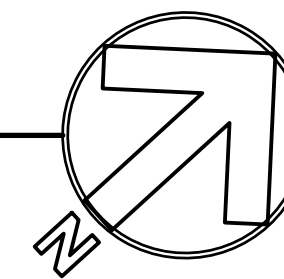
PLANS SUBMITTED FOR THE  
JULY 28, 2021 MEETING

314 Amelia Street				
Zoning			HMDR	
Flood Zone			AE 7	
Design Flood Elevation	BFE+1'		8'-0" NGVD	
Site Area			3,233	
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Max Impervious Area	60%		1,939.7	
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	Max	Existing	Proposed	
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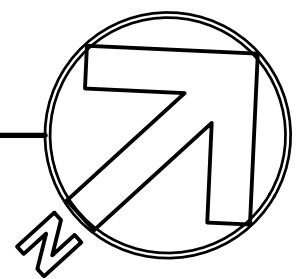
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**Proposed Site Plan**

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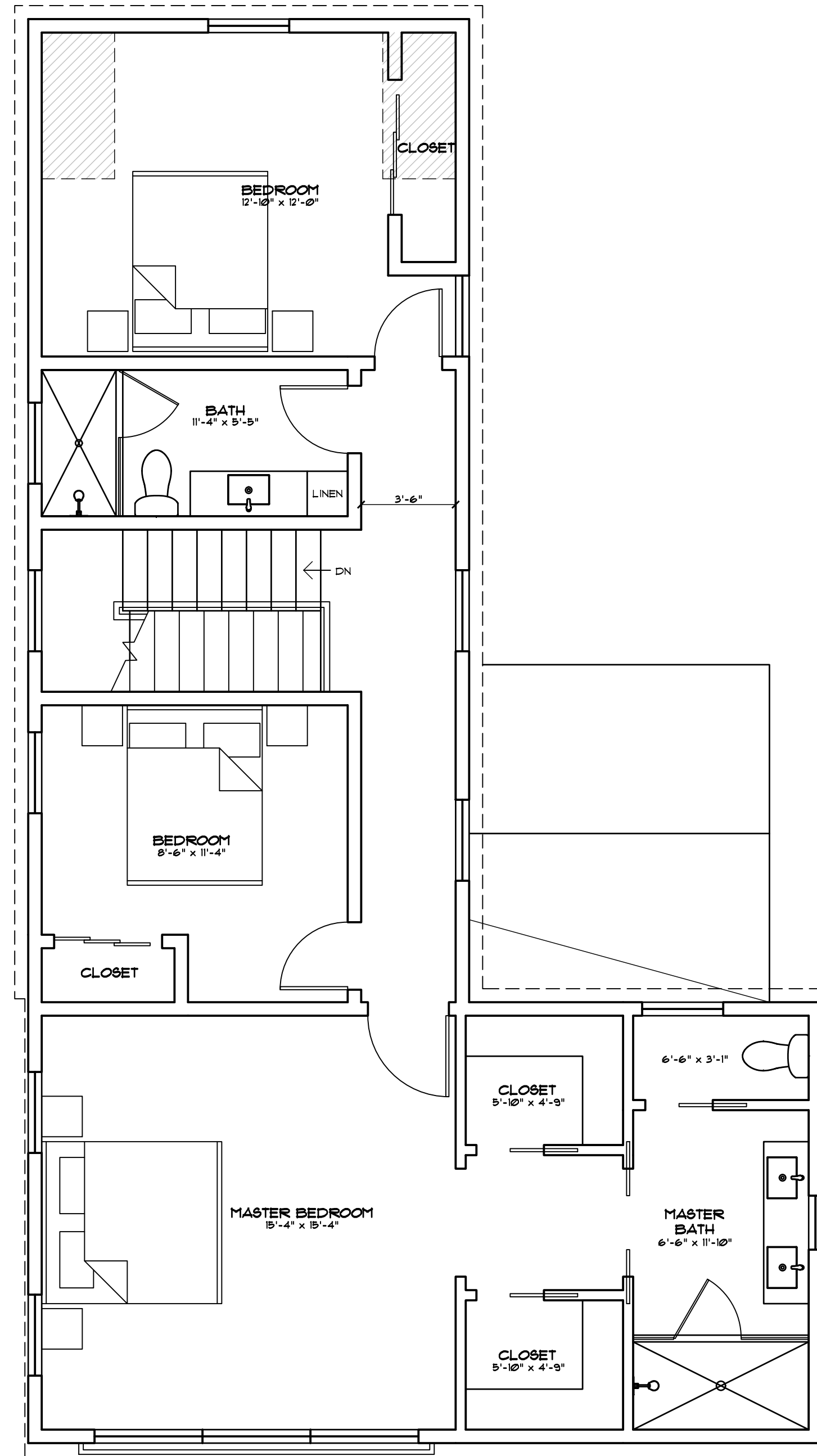


Simmons Residence  
314 Amelia St  
Key West, FL

THOMAS E. POPE, P.A.  
POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
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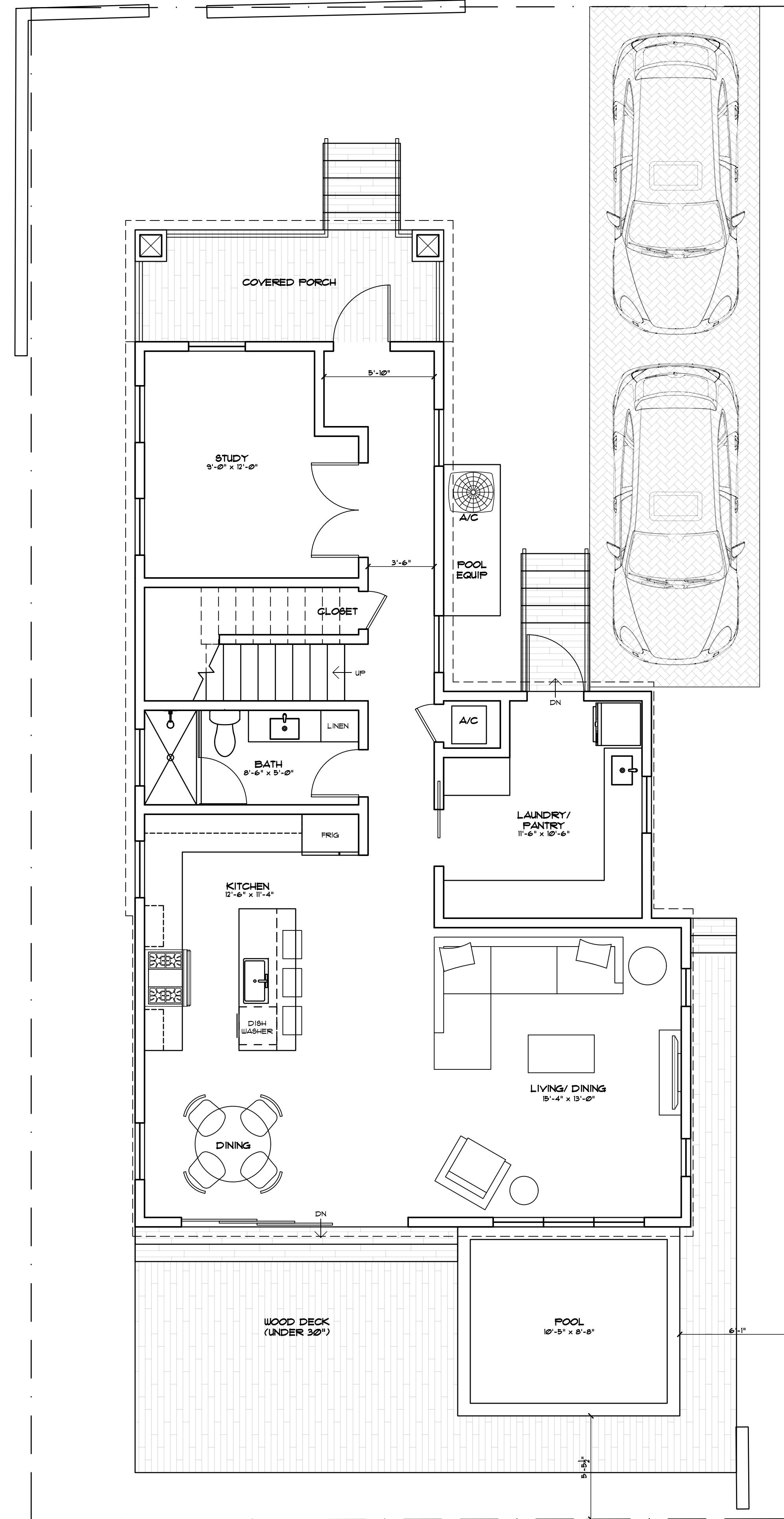
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1/4" = 1' - 0"



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2,185 Total Enclosed Square Footage

**Simmons Residence**

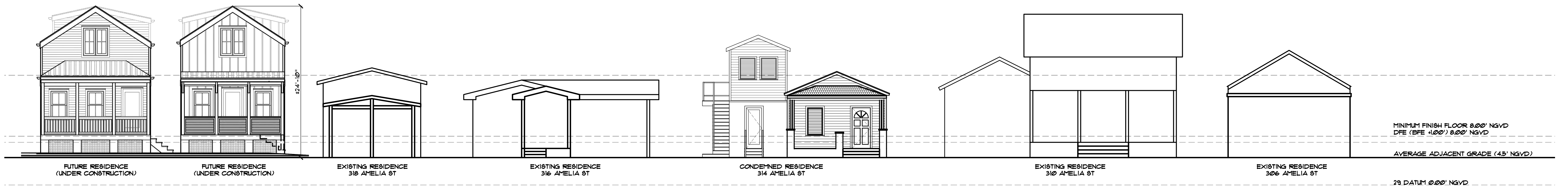
314 Amelia St Key West, FL

**THOMAS E. POPE, P.A.**  
 POPE-SCARBROUGH-ARCHITECTS  
 (305) 296 3611 610 White St, Key West FL

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sheet:

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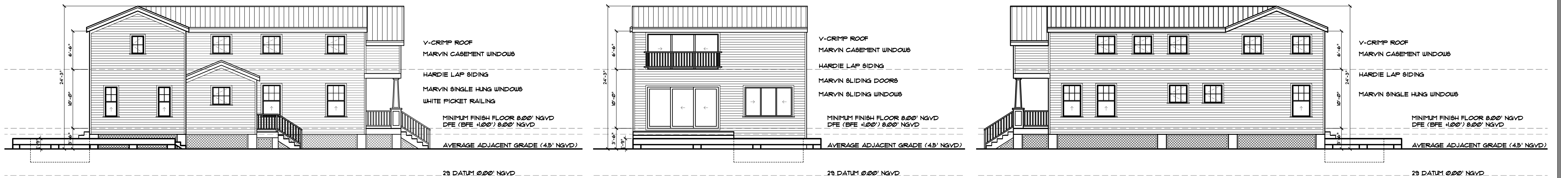
Existing Amelia St. Elevation

1/8" = 1' - 0"



Amelia St. Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"

Rear Elevation

1/8" = 1' - 0"

Side Elevation

1/8" = 1' - 0"

Simmons Residence  
314 Amelia St

THOMAS E. POPE, P.A.  
POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
(305) 296 3611

date:  
06/17/21  
revision:

sheet:

A2.1

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](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:

## **NEW WOOD-FRAMED HOME WITH DRIVEWAY, NEW POOL, AND POOL DECK.**

**#314 AMELIA STREET**

**Applicant – Tom E. Pope, Architect**

**Application #H2021-0035**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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



NO  
TRESPASSING

# Public Meeting Notice

NEW YORK'S RURAL HOME DEVELOPMENT NEW YORK CORPORATION  
1000 AVENUE OF THE AMERICAS  
NEW YORK, NY 10018  
TEL: (212) 512-2000  
WWW.NYRHC.COM

AGENCY: NEW YORK STATE

PROJECT: RURAL HOME DEVELOPMENT

DATE: 10/15/2010

TIME: 10:00 AM

LOCATION: 1000 AVENUE OF THE AMERICAS

AGENCY: NEW YORK STATE

PROJECT: RURAL HOME DEVELOPMENT

DATE: 10/15/2010

TIME: 10:00 AM

LOCATION: 1000 AVENUE OF THE AMERICAS

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DATE: 10/15/2010

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AGENCY: NEW YORK STATE

PROJECT: RURAL HOME DEVELOPMENT

DATE: 10/15/2010

TIME: 10:00 AM

LOCATION: 1000 AVENUE OF THE AMERICAS

AGENCY: NEW YORK STATE

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Scott Buchman, 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: 314 Amelia on the 15 day of February, 2022.

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 February 22, 2022.

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 H2021-0035

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

Signed Name of Affiant:

Scott Buchman  
Date: 2.15.22  
Address: 610 White St.  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 15 day of February, 2022.

By (Print name of Affiant) Scott Buchman, who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton  
Print Name: M. Holly Booton  
Notary Public - State of Florida (seal)  
My Commission Expires: 1/24/2026



MARJORIE HOLLY BOOTON  
Commission # HH 219698  
Expires January 24, 2026

# 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 00026240-000000  
 Account# 1027014  
 Property ID 1027014  
 Millage Group 11KW  
 Location 314 AMELIA St, KEY WEST  
 Address  
 Legal KW PB1-25-40 PT LOT 21 SQR 2 TR 10 G18-411/12 OR826-2349 OR913-1760 OR1695-463/65 OR1746-1233 OR2673-1263 OR3075-2240  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[SIMMONS GLENDA D](#)  
 310 Hillcrest Ave  
 Somerset NJ 08873

BENNETT NATHANIEL E ESTATE  
 C/O JAMES H SIMMONS III  
 315 Convent Ave  
 New York NY 10031

[SIMMONS III JAMES H](#)  
 315 Convent Ave  
 New York NY 10031  
[JOSEPH JUNE HARRISON](#)  
 310 Hillcrest Ave  
 Somerset NJ 08873

BENNETT ALBERT ESTATE  
 310 Hillcrest Ave  
 Somerset NJ 08873

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$259	\$269	\$29,112	\$30,152
+ Market Misc Value	\$1,246	\$1,246	\$1,246	\$1,246
+ Market Land Value	\$415,928	\$443,179	\$438,199	\$438,199
= Just Market Value	\$417,433	\$444,694	\$468,557	\$469,597
= Total Assessed Value	\$374,799	\$340,726	\$309,751	\$281,592
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$417,433	\$444,694	\$468,557	\$469,597

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,223.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	2049	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1938
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1938
<b>Gross Sq Ft</b>	1165	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1069	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	POOR	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	198	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	99	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	75	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	350
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,069	1,069	0
OPF	OP PRCH FIN LL	96	0	0
<b>TOTAL</b>		<b>1,165</b>	<b>1,069</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	80 SF	2
FENCES	1974	1975	1	120 SF	4
WALL AIR COND	1987	1988	1	1 UT	1
CH LINK FENCE	1994	1995	1	160 SF	1

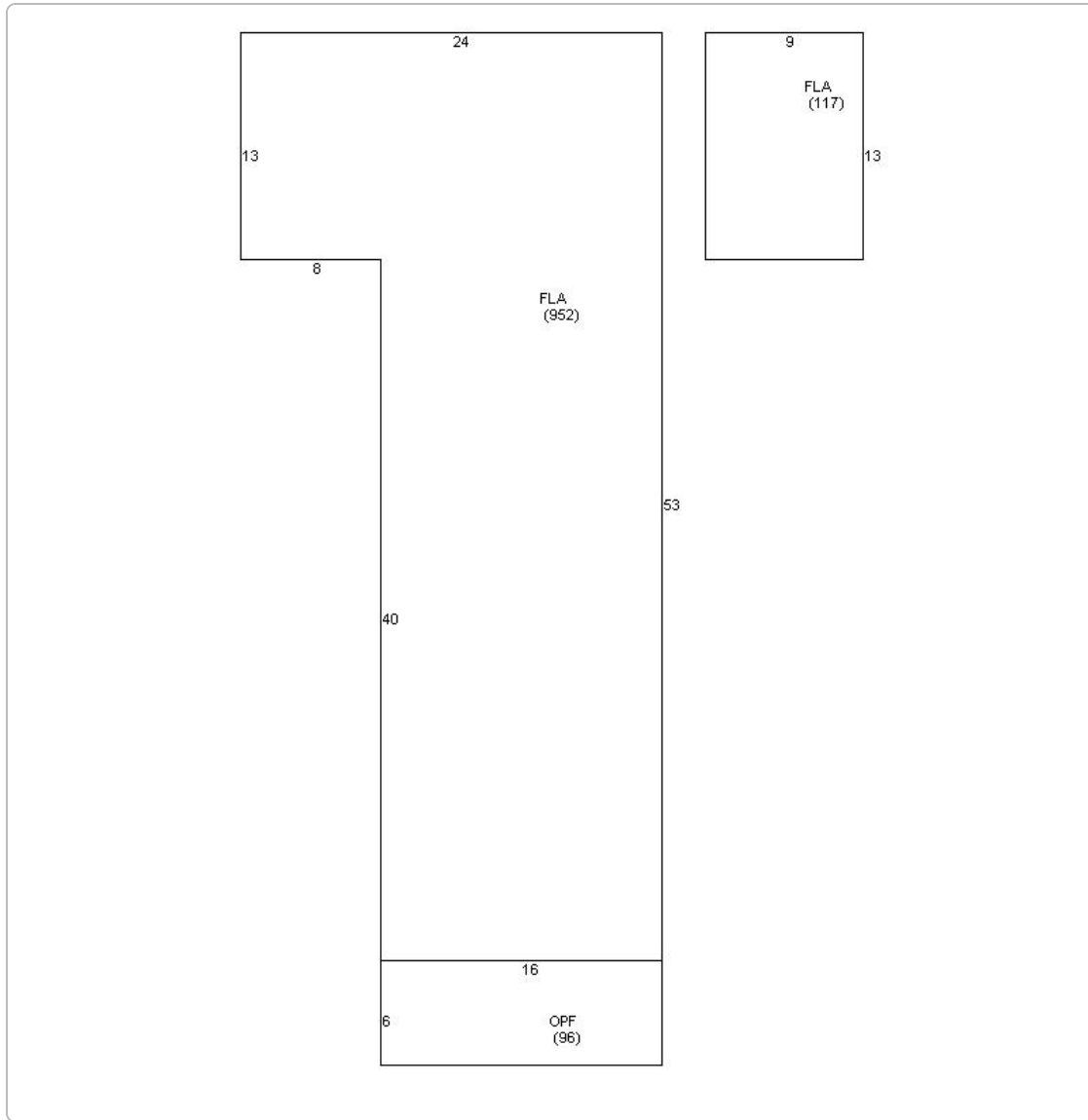
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/29/2020	\$60,000	Warranty Deed	2304226	3075	2240	30 - Unqualified	Improved
2/20/2014	\$20,000	Quit Claim Deed		2673	1263	11 - Unqualified	Improved

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

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

2020 Notices Only

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

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



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Version 2.3.133