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**Historic Architectural Review Commission  
Staff Report for Item 11**

**To:** Chairman Bryan Greene and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** October 23, 2018

**Applicant:** T. Seth Neal

**Application Number:** H2018-012

**Address:** #514 Louisa Street

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**Description of Work:**

Demolition of existing concrete porch. Demolition of side stairs. Demolition of rear roof, rear wall and partial demolition of second floor rear wall.

**Site Facts:**

The building under review is a contributing resource to the historic district. The frame structure, build circa 1933, is a one-story structure that converts into a two-story at the rear of the house. That configuration is evident in both Sanborn maps of 1948 and 1962. The current exterior side staircase as well as a rear-covered porch is not historic elements. The house has been neglected for decades and hurricane Irma damaged roof portions and the second floor walls. The first floor has asbestos siding and current windows are not historic; the circa 1965 photograph shows wood casement windows at the front and side elevations.

**Ordinances Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for demolition of side stairs, first floor rear roof and rear wall.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the demolition of concrete front porch, and partial demolition of second floor rear wall.

## Staff Analysis

The Certificate of Appropriateness proposes the demolition of several structural elements that are either historic or not historic. It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing concrete front porch does not qualify to be considered irreparable compromised by extreme deterioration, nevertheless the rear wall of the second floor has been extremely altered and due to the hurricane this portion of the building may require extensive reconstruction.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the wall in question has lost its integrity, and the front porch is not original to the historic fabric. These elements are not distinctive elements and do not contribute to the overall significance of the building.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff understands that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 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;*

The portions of the house in question do not have significant value as part of a development, heritage, or cultural record of the city.

- 4. Is not the site of a historic event with a significant effect upon society;*

Staff was not able to find the house been associated to any significant event.

5. *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The elements in question are not a unique example of distinctive architectural style.

7. *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;*

The house in question is not part of a park or square.

8. *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; and*

The structure does not have a unique location or possess physical characteristics that make the building a visual feature of its neighborhood.

9. *Has not yielded, and is not likely to yield, information important in history.*

The structural elements in question will not yield important information in history.

The plan also includes the demolition of non-historic elements such as a rear wall and roof. 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 rear non- historic wall and roof will not jeopardize the historic character of the neighborhood.

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

The elements under review are not historic.

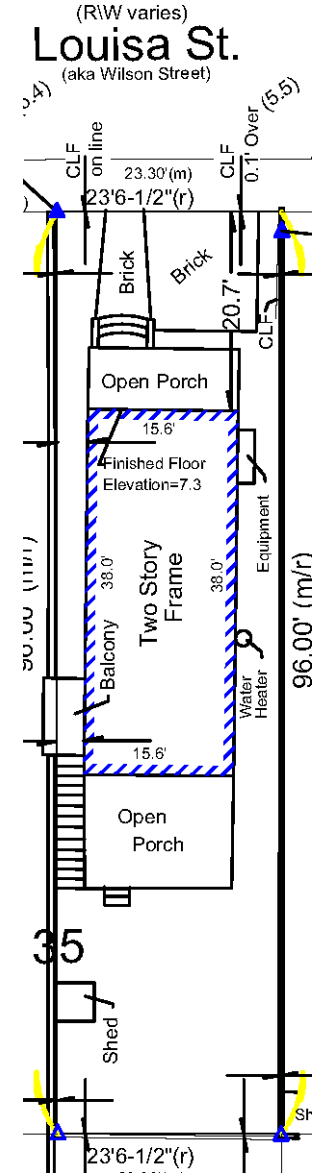
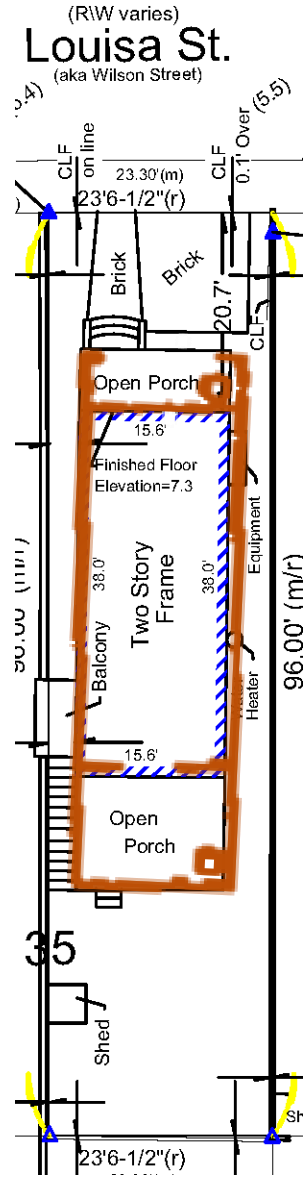
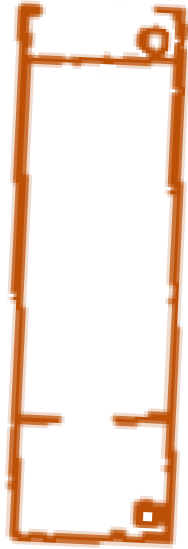
- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic wall and rear roof are not significant or important in defining the historic character of the building.

- (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 structural components proposed to be demolished will not qualify to be contributing resources to the historic district in a near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only reading for demolition of non-historic elements. A second reading will be required for the demolition of the historic components under review.



# 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 # 2018-0012	REVISION #	INITIAL & DATE
FLOOD ZONE AE6	ZONING DISTRICT HRCC-3	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

514 LOUISA STREET

NAME ON DEED:

CHERYL J. COOPER

PHONE NUMBER

419-789-4556

OWNER'S MAILING ADDRESS:

11741 ROAD 191

EMAIL

chericooper@live.com

OAKWOOD, OH 45873

APPLICANT NAME:

SETH NEAL / T.S. NEAL ARCHITECTS

PHONE NUMBER

305-340-8857 / 251-422-9547

APPLICANT'S ADDRESS:

22972 OVERSEAS HWY

EMAIL

sethneal@tsnarchitects.com

CODJOE KEY, FL 33042

APPLICANT'S SIGNATURE:

*Seth Neal*

DATE

9-18-2018

**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: RENOVATION TO EXISTING RESIDENCE: REPLACE EXISTING ROOFING, SIDING, WINDOWS, DOORS, & FOUNDATION. REMOVE EX. FRONT CONC. PORCH TO BECOME A WOOD FRAMED PORCH, 3'0" ADDITION AT REAR OF 1ST FLOOR & 2<sup>nd</sup> FLOOR ADDITION WITHIN SETBACKS. NEW DECK & POOL AT REAR YARD.

MAIN BUILDING:

SEE ABOVE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

SEE ATTACHED DEMOLITION APPENDIX



BY: *man*

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

<b>ACCESSORY STRUCTURE(S):</b>	
<i>POOL &amp; DECK AT REAR YARD</i>	
<b>PAVERS:</b>	<b>FENCES:</b> <i>EXISTING BLOCK WALL TO REMAIN &amp; BE POINTED/STUCCO PAINTED COAT. NEW WOOD PICKET FENCE AT STREET SIDE</i>
<b>DECKS:</b> <i>WOOD, SEE SITE PLAN</i>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
	<i>YES, SEE SITE PLAN</i>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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: <i>Building is contributing.</i>		
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 #
HRCC-3	

ADDRESS OF PROPOSED PROJECT: 514 LOUISA STREET

PROPERTY OWNER'S NAME: CHELYL J. COOPER

APPLICANT NAME: SETH NEAL / T.S. NEAL ARCHITECTS

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: *Cheryl J. Cooper*      9/20/18 Cheryl J. Cooper      DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EX. CONCRETE FRONT PORCH, DEMO. REAR WALL OF 1ST FLOOR & DEMO. 80% OF 2<sup>ND</sup> FLOOR REAR EXTERIOR WALL. REMOVE EXISTING SIDING TO 2<sup>ND</sup> FLOOR.  
 SEE DEMOLITION PLAN, SEE SHEET EX.1

### 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:

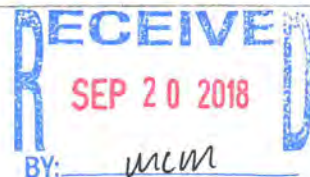
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THE WALLS TO BE REMOVED AT REAR ARE EXTREMELY DETERIORATED.

(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.

GROUND FLOOR WALLS EMBODY NO DISTINCTIVE CHARACTERISTICS



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.

No

(c) Has no significant character, interest, or value as part fo 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.

No

(d) Is not the site of a historic event with significant effect upon society.

No

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(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.

No

(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.

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.

Does not exemplify the best remaining architecture of the neighborhood. It has been extremely neglected.

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

NO

**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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

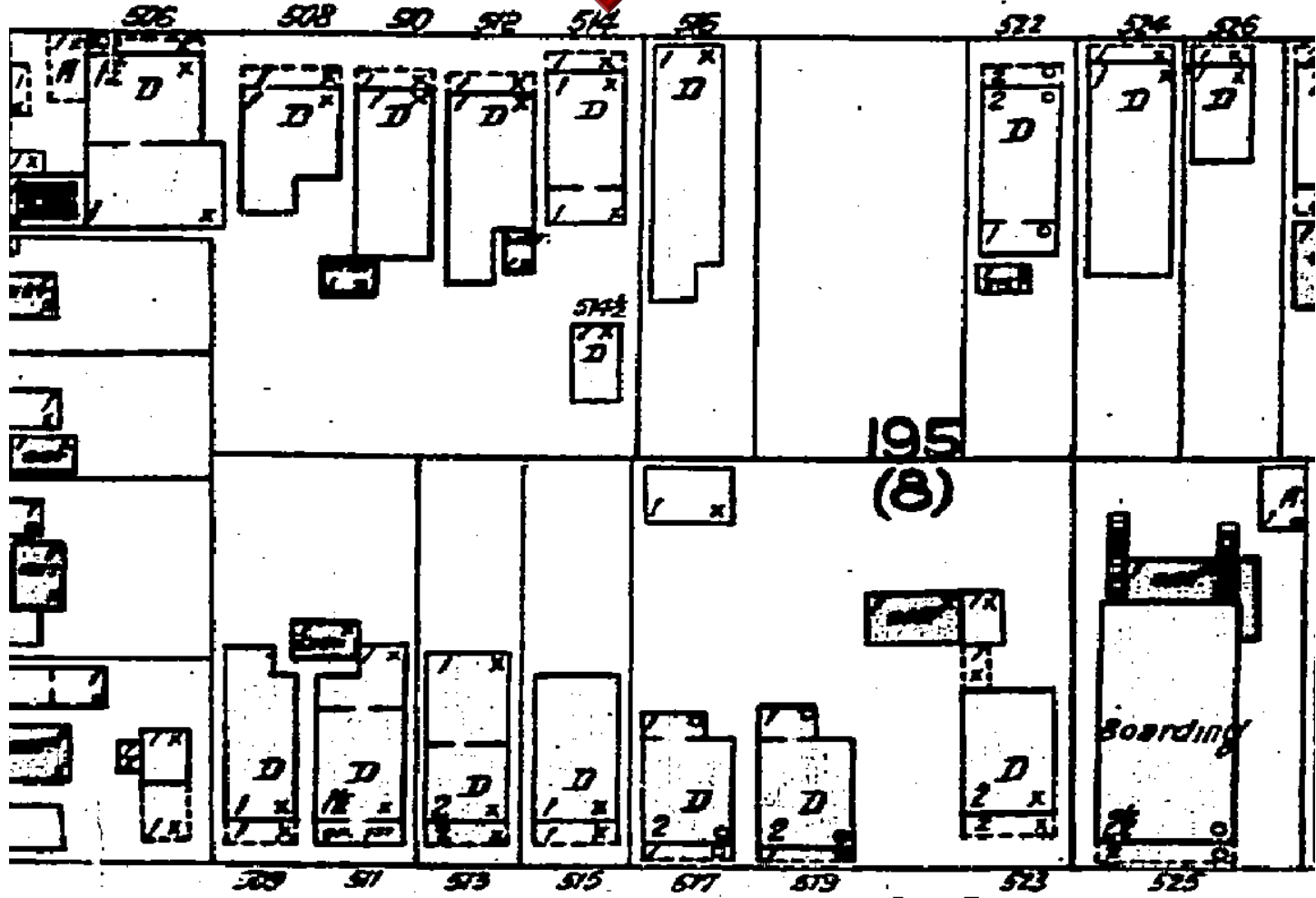
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

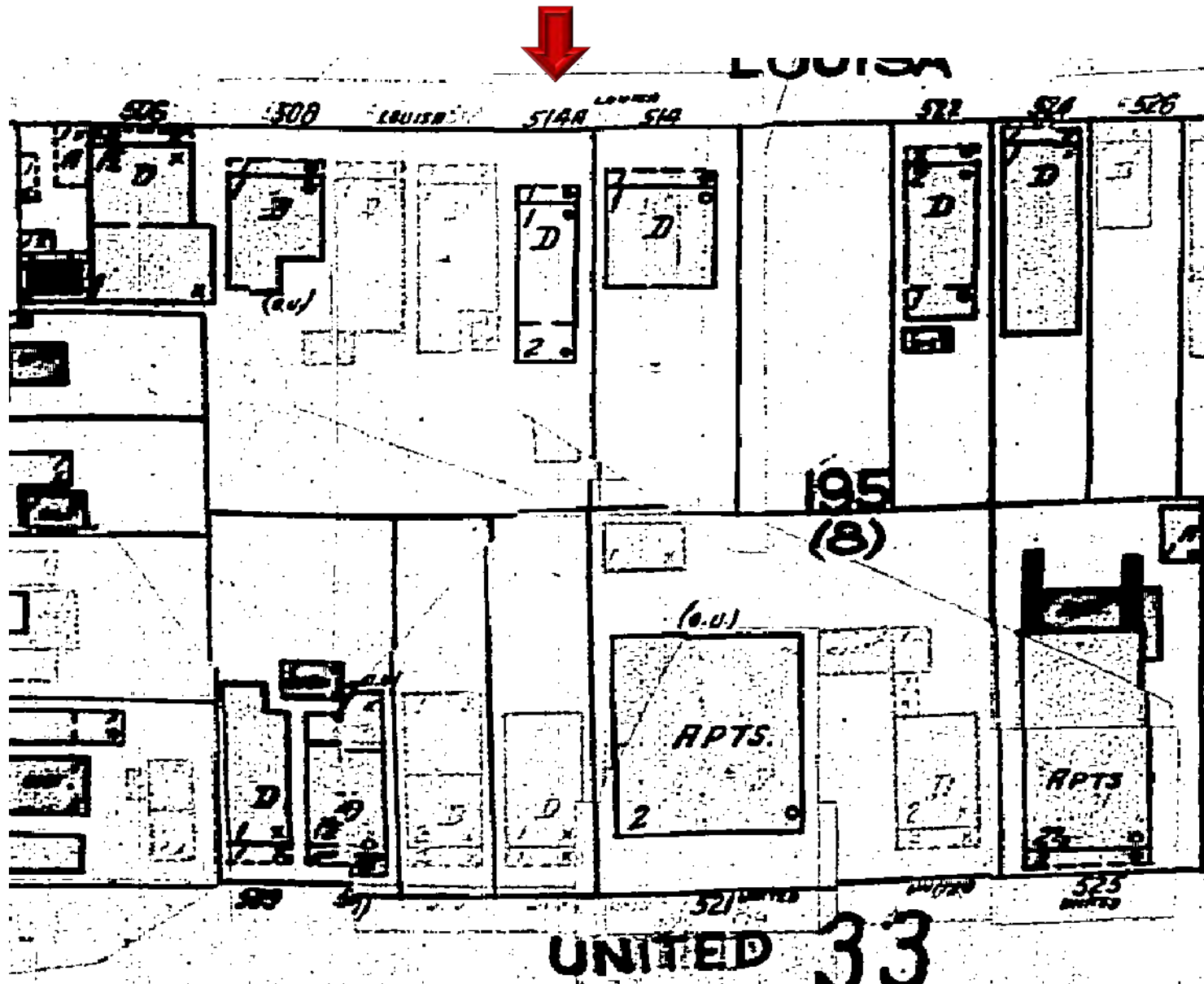
(4) Removing buildings or structures that would otherwise qualify as contributing.

# SANBORN MAPS

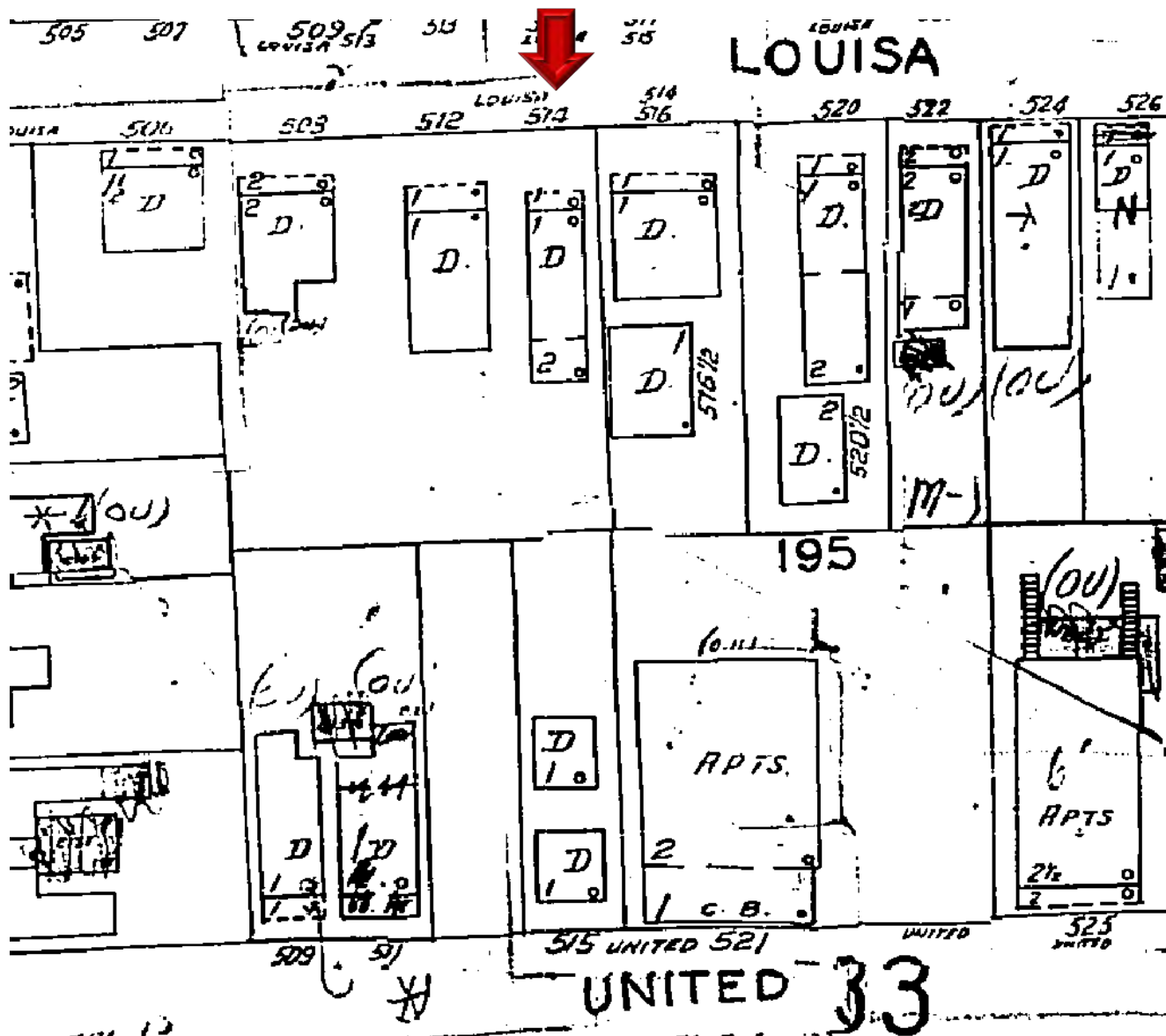
# LOUISA



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





**514 Louisa Street circa 1965. Monroe County Library.**





















# PROPOSED DESIGN

# SITE DATA 514 LOUISA STREET

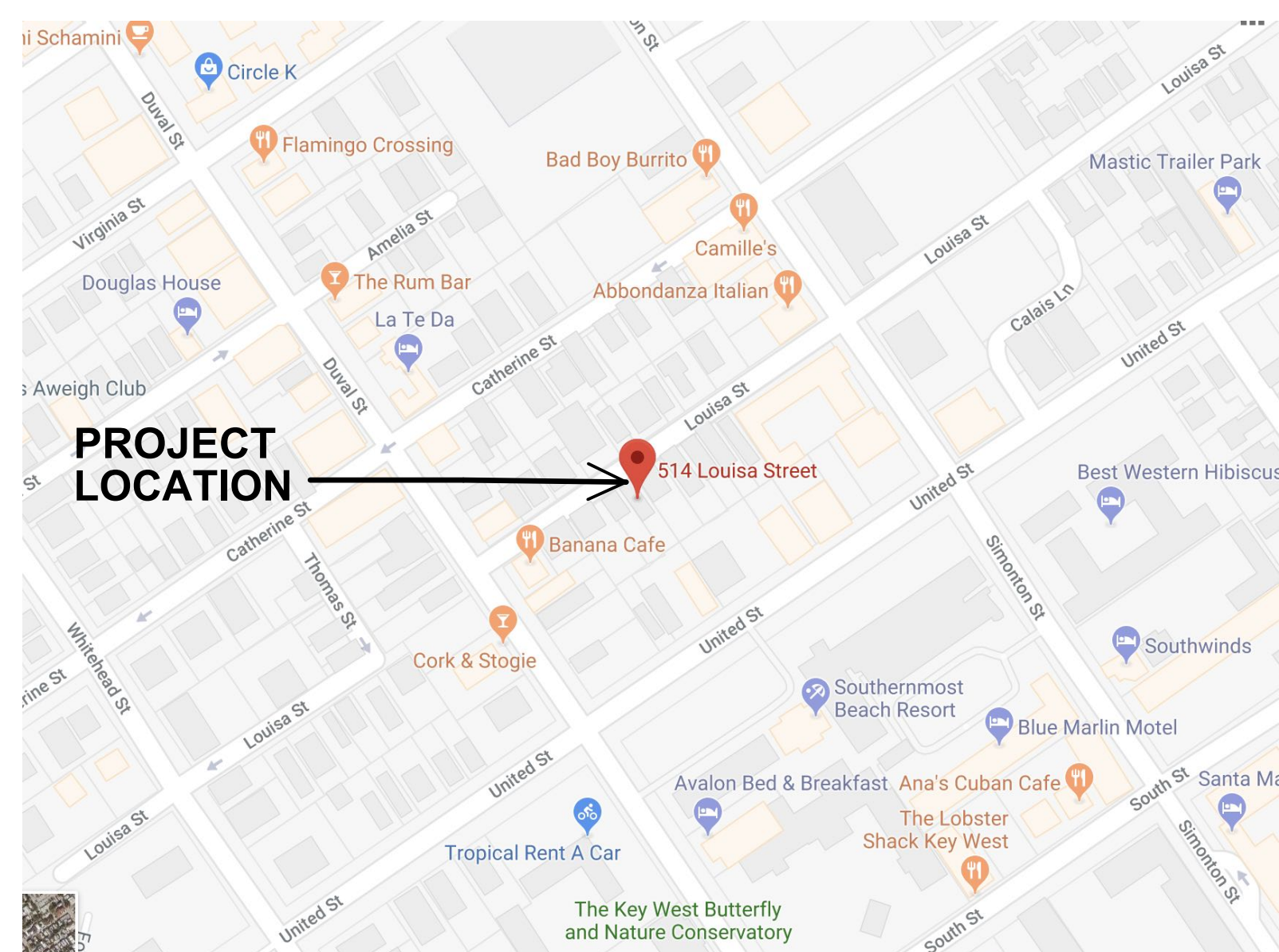
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-3	HRCC-3	HRCC-3	DUVAL STREET OCEANSIDE DISTRICT
SITE AREA	2,236 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,240 SQ. FT. (55.5% EXISTING)	1,341.6 SQ. FT. (60% MAX)	1217 SQ. FT. (54%)	CONFORMS
OPEN SPACE	946 SQ. FT. (44.5% EXISTING)	791 SQ. FT. (35% MIN)	947 SQ. FT. (42%)	CONFORMS
BUILDING COV.	988 SQ. FT. (44% EXISTING)	1,118 SQ. FT. (50% MAX)	1012 SQ. FT. (45%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	349 SQ. FT. REAR YARD AREA	(30% MAX COV.) 104 SQ. FT. REAR YARD AREA	119 SQ.FT. (34%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	116 SQ. FT. FRONT YARD AREA 36 SF (31%)	116 (50% MIN) 58 SF	86 SQ. FT. (74%)	CONFORMS
<b>SETBACKS</b>				
FRONT SETBACK	14'-0"	5'	14'-0"	CONFORMS
REAR SETBACK	23'-8"	15'	23'-8"	CONFORMS
WEST SIDE SETBACK	1'-9"	5'	1'-9"	EXISTING NONCONFORMING
EAST SIDE SETBACK	3'-9"	5'	3'-9"	EXISTING NONCONFORMING
BUILDING HEIGHT	23'-7"	35'	23'-7"	CONFORMS

## FEMA MAP FLOOD ZONE AE 6, 6'+1'=7'



# A NEW RESIDENCE FOR CHERI COOPER 514 LOUISA STREET KEY WEST , FL 33040

### SITE LOCATION MAP



### DESIGN NOTES:

### GENERAL NOTES:

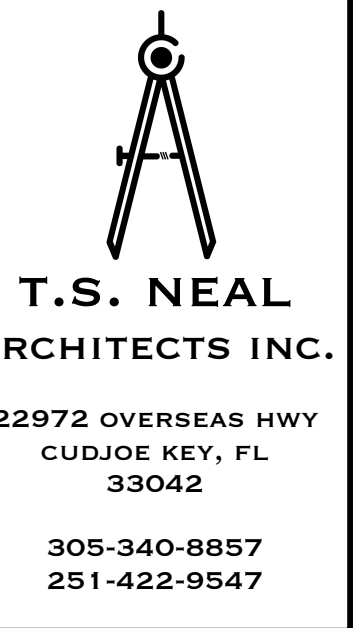
### DRAWING SCHEDULE:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY, AND ARCHITECTURAL SITE PLAN
EX1.1	EXISTING FLOOR PLANS
EX1.2	EXISTING ELEVATIONS
A1.0	STREETSCAPE & PHOTOS
A1.1	PROPOSED FIRST & SECOND FLOOR PLANS
A2.1	PROPOSED ELEVATIONS

### SCOPE OF WORK:

**RENOVATION OF EXISTING RESIDENCE AND NEW POOL & DECK AT THE REAR YARD OF 514 LOUISA STREET.**



A NEW RESIDENCE FOR  
**CHERI COOPER**  
514 LOUISA STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION

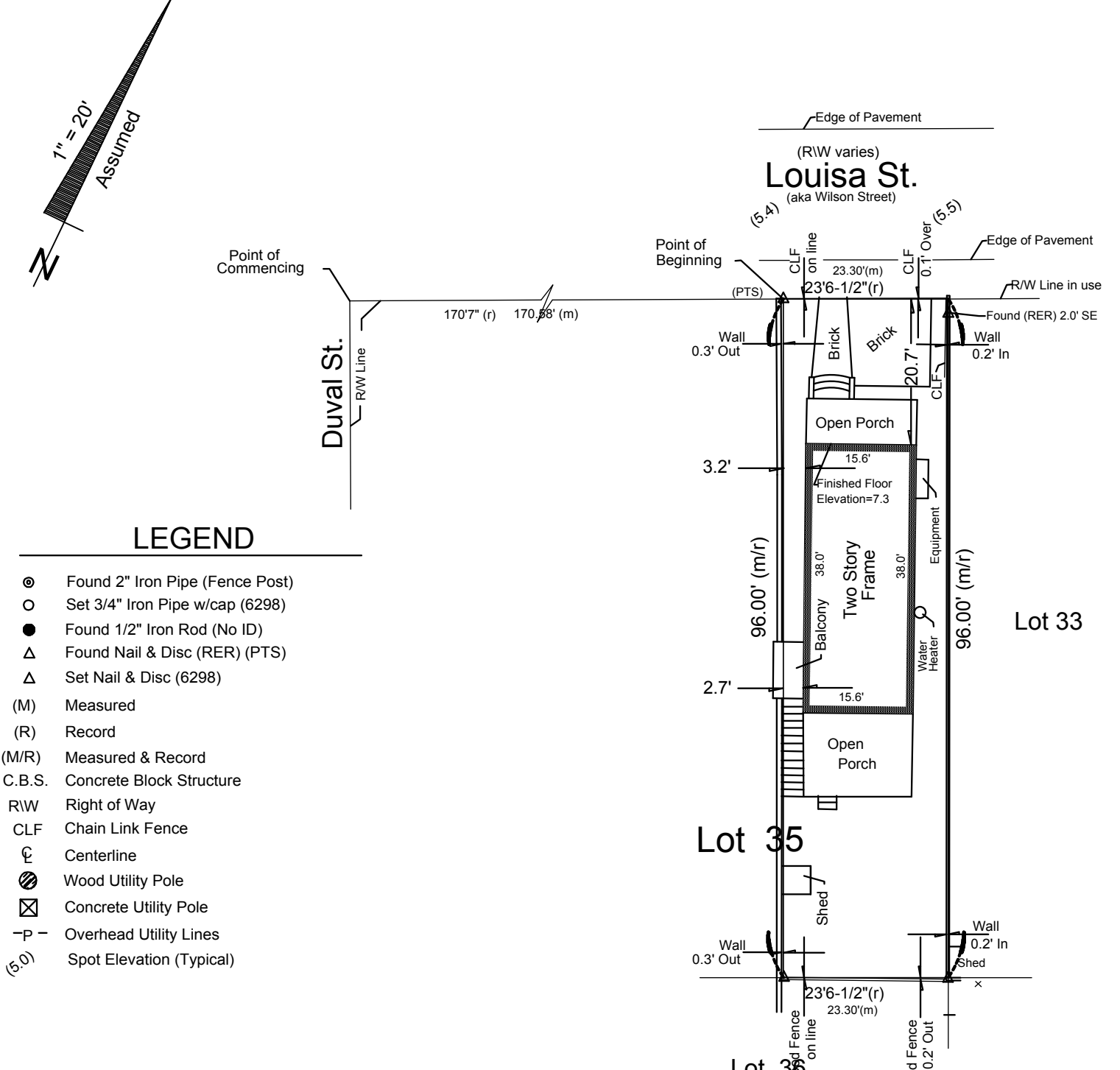
DRAWN: TSN  
CHECKED: -  
DATE: 09-20-2018

REVISION # DATE

**T1.1**  
SHEET #



**BOUNDARY SURVEY MAP OF THE PART OF LOT 35, SQUARE 8 TRACT 11, ISLAND OF KEY WEST, FLORIDA**



- LEGEND**
- Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (No ID)
  - △ Found Nail & Disc (RER) (PTS)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (MR) Measured & Record
  - C.B.S. Concrete Block Structure
  - R/W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊕ Wood Utility Pole
  - ⊕ Concrete Utility Pole
  - P- Overhead Utility Lines
  - (5.6) Spot Elevation (Typical)

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 514 Louisa Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: July 3, 2018
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjorners are not furnished.
  11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
  12. Benchmark utilized: U 397

**BOUNDARY SURVEY OF:** On the Island of Key West in Tract Eleven and is part of Square Eight of said Tract Eleven, according to W.A. Whitehead's map of said Island but better known as the East One-Half (1/2) of Lot Thirty-Five (35) of D.F. Sweeney's Diagram of said Square Eight in said Tract Eleven, said Diagram being recorded in Book L, Deeds, Page 215 of Monroe County Records, Commencing at a point on Wilson St. distant from the corner of Duval and said Wilson St, One Hundred and Seventy-Feet (170) and Seven inches (7 in.) and running thence in a N. East Direction Twenty-Three feet (23) and Six and One-Half inches (6 1/2); thence at right angles in a South East direction Ninety-Six Feet (96); thence at right angles in a South West direction Twenty-Three (23) feet and Six and one-half inches (6 1/2); thence at right angles in a North West direction, Ninety-Six (96) back to place of beginning.

**BOUNDARY SURVEY FOR:** Cheryl Cooper;

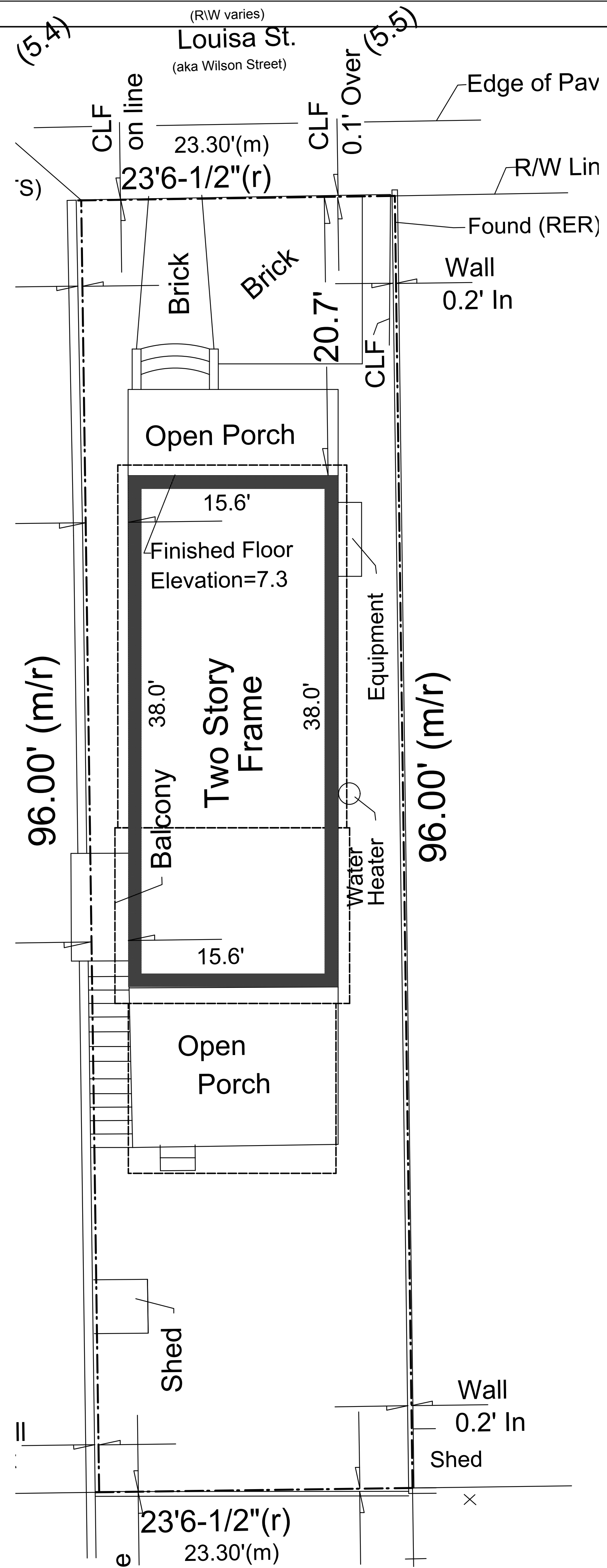
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 July 25, 2018

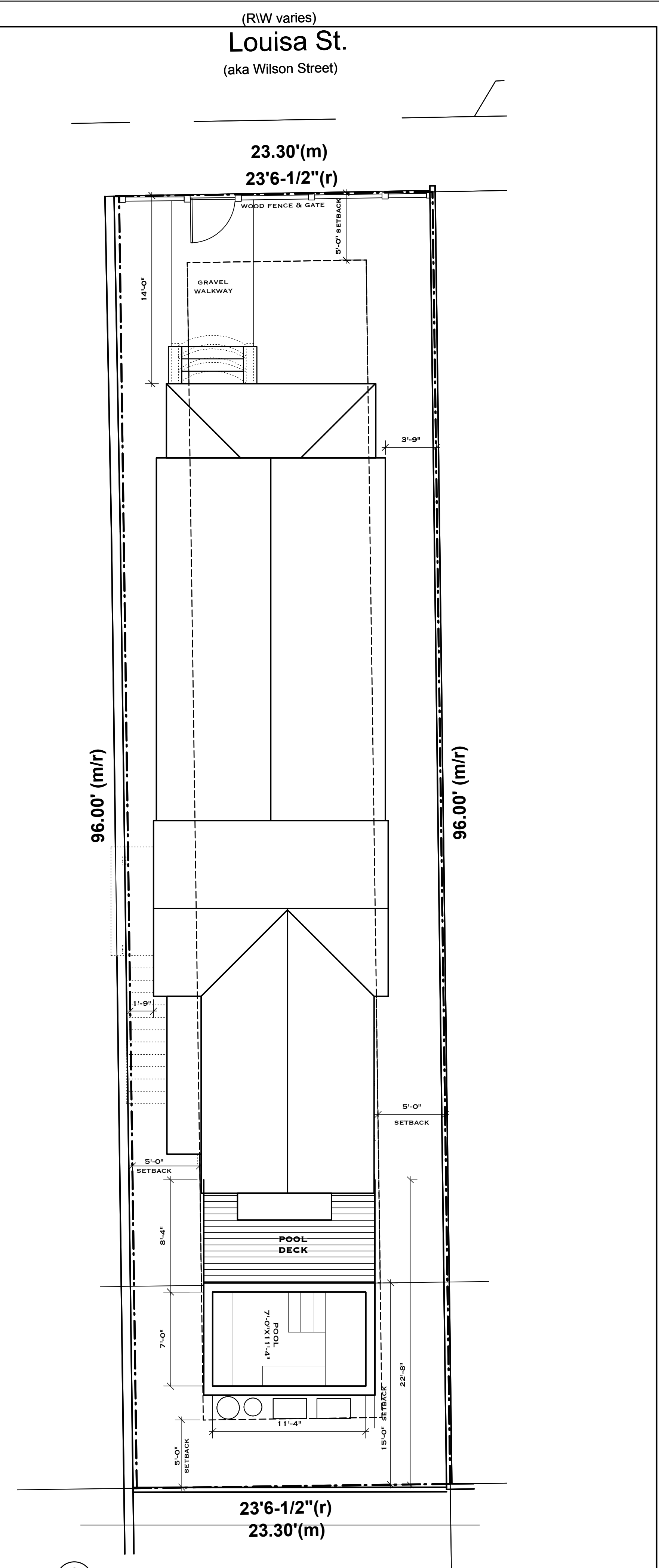
THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
 Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2244

**SURVEY PROVIDED BY OWNER**



**2 EXISTING SITE PLAN**  
 SCALE: 3/16" = 1'-0"



**1 PROPOSED SITE PLAN**  
 SCALE: 3/16" = 1'-0"



**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**

**T.S. NEAL ARCHITECTS INC.**  
 22972 OVERSEAS HWY  
 CUDJOE KEY, FL 33042  
 305-340-8857  
 251-422-9547

**A NEW RESIDENCE FOR**  
**CHERYL COOPER**  
 514 LOUISA STREET  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**ARCHITECTURAL SITE PLAN & SURVEY**

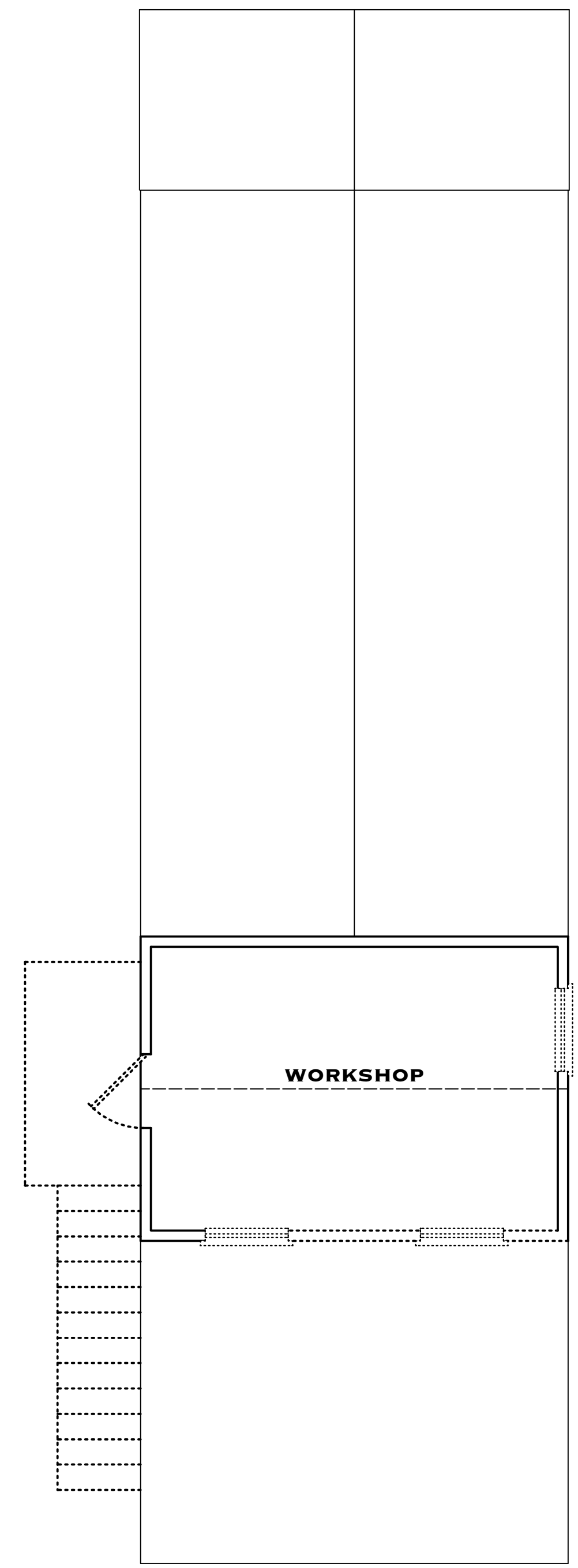
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**CHECKED:**  
**DATE:** 09-20-2018

**REVISION # DATE**

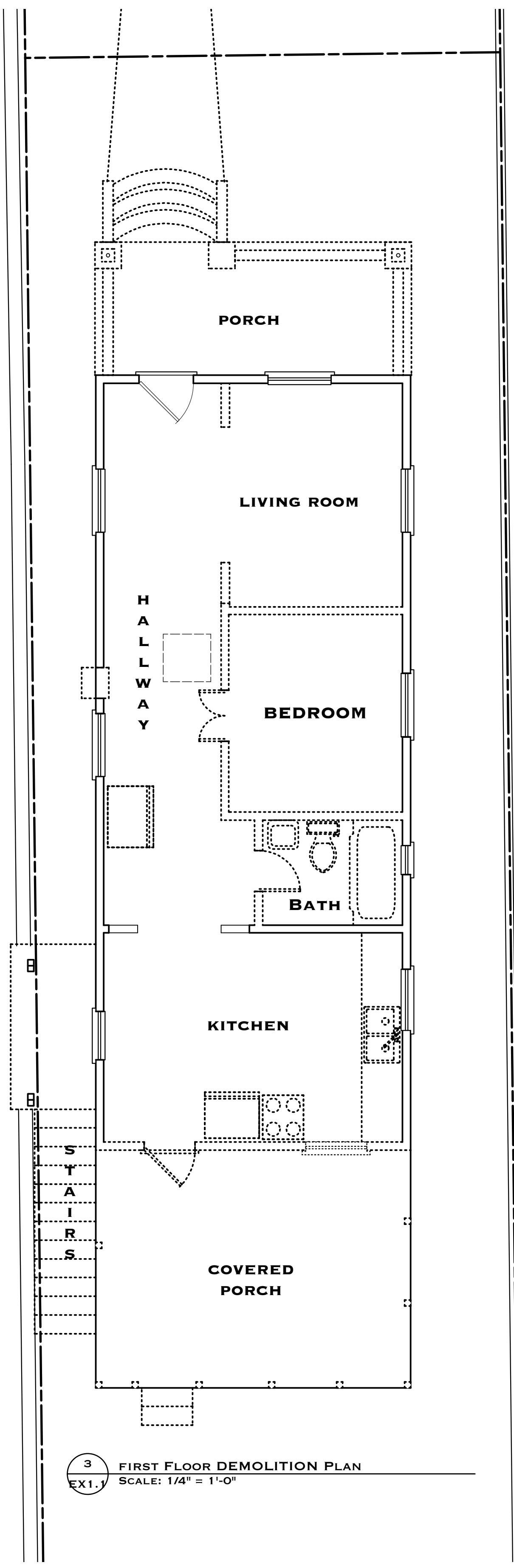
**C1.1 SHEET #**

**T S N**  
 T. S. NEAL ARCHITECTS, INC.

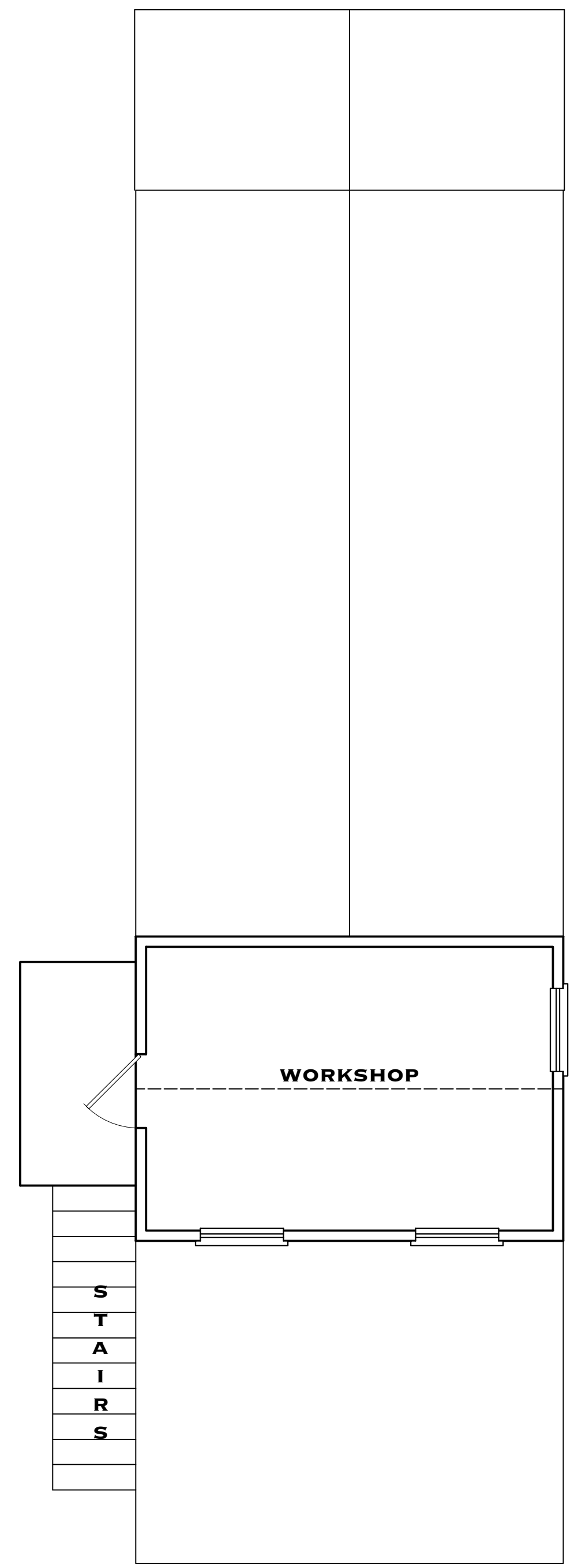
REVISION #	DATE



**4** SECOND FLOOR DEMOLITION & ROOF PLAN  
 EX1.1 SCALE: 1/4" = 1'-0"

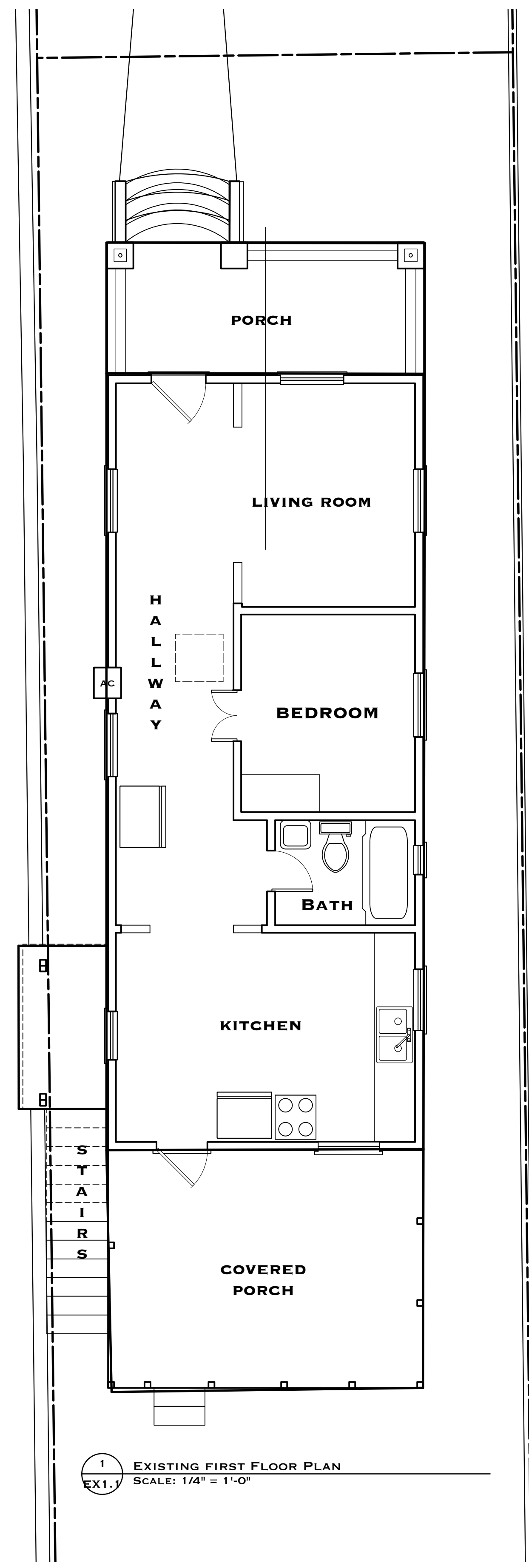


**3** FIRST FLOOR DEMOLITION PLAN  
 EX1.1 SCALE: 1/4" = 1'-0"

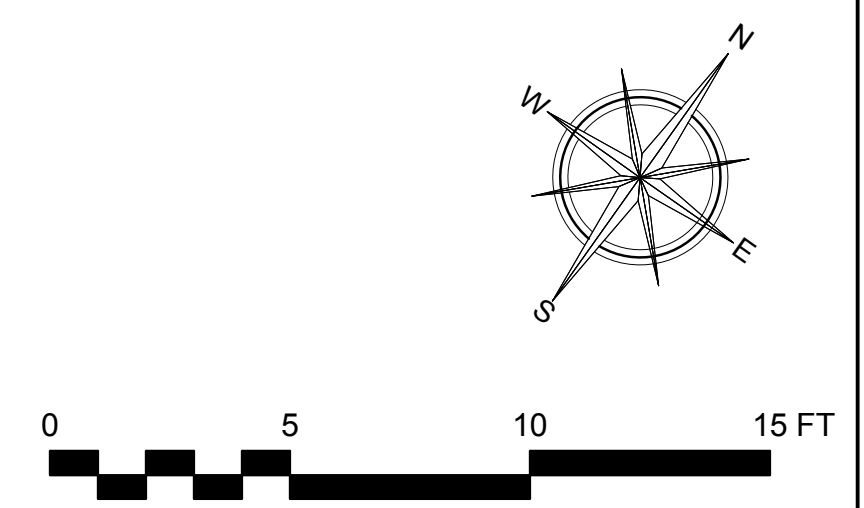


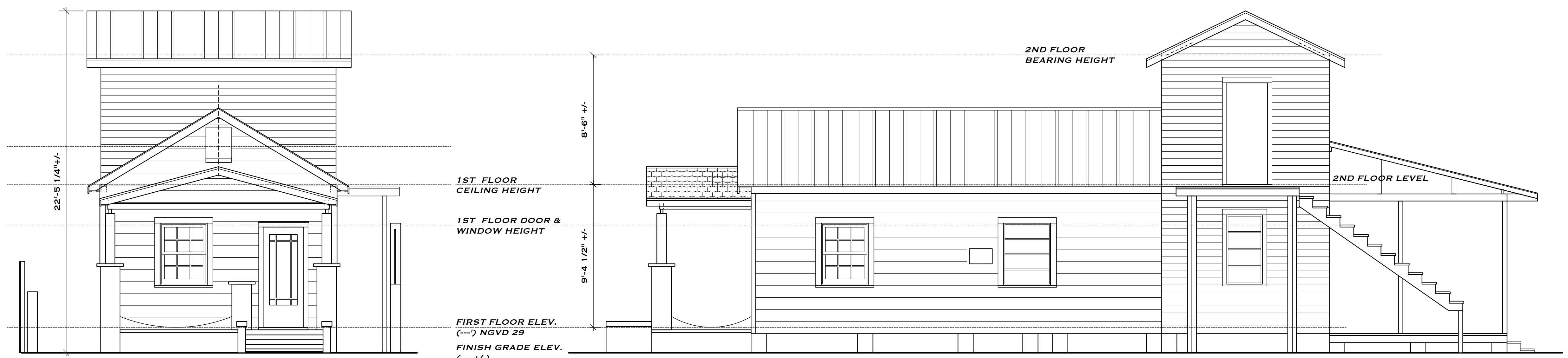
**2** EXISTING SECOND FLOOR & ROOF PLAN  
 EX1.1 SCALE: 1/4" = 1'-0"

**WALL TYPE LEGEND:**  
 ———— EXISTING WALLS  
 - - - - - EXISTING WALLS TO BE DEMOLISHED



**1** EXISTING FIRST FLOOR PLAN  
 EX1.1 SCALE: 1/4" = 1'-0"





**1**  
**EX1.2** EXISTING LOUISA STREET ELEVATION  
 SCALE: 1/4" = 1'-0"

**2**  
**EX1.2** EXISTING WEST SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



**3**  
**EX1.2** EXISTING BACK ELEVATION  
 SCALE: 1/4" = 1'-0"

**4**  
**EX1.2** EXISTING EAST SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



**DRAWING TITLE:**  
**EXISTING ELEVATIONS**

DRAWN: TSN  
 CHECKED: -  
 DATE: 09-20-2018


REVISION # DATE

**EX1.2**  
 SHEET #

  
**T.S. NEAL**  
**ARCHITECTS INC.**  
 22972 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547



A NEW RESIDENCE FOR  
**CHERI COOPER**  
 514 LOUISA STREET  
 KEY WEST, FL 33040



1  
 A1.0 LOUISA STREET STREETSCAPE  
 SCALE: 1/4" = 1'-0"



516 LOUISA STREET



514 LOUISA STREET



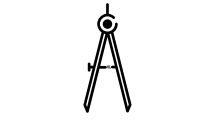
512 LOUISA STREET

**DRAWING TITLE:**  
 STREETSCAPE & PHOTOS

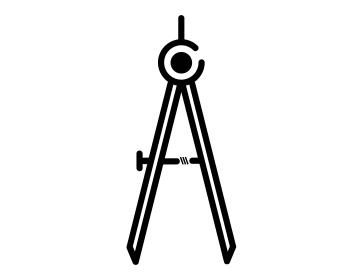
DRAWN: TSN  
 CHECKED: -  
 DATE: 09-20-2018

REVISION #	DATE

**A1.0**  
 SHEET #

  
**TSN**  
 T. S. NEAL ARCHITECTS, INC.





T.S. NEAL  
ARCHITECTS INC.

22972 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A NEW RESIDENCE FOR  
**CHERI COOPER**  
514 LOUISA STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
PROPOSED FLOOR PLAN

DRAWN: TSN  
CHECKED: -  
DATE: 09-20-2018

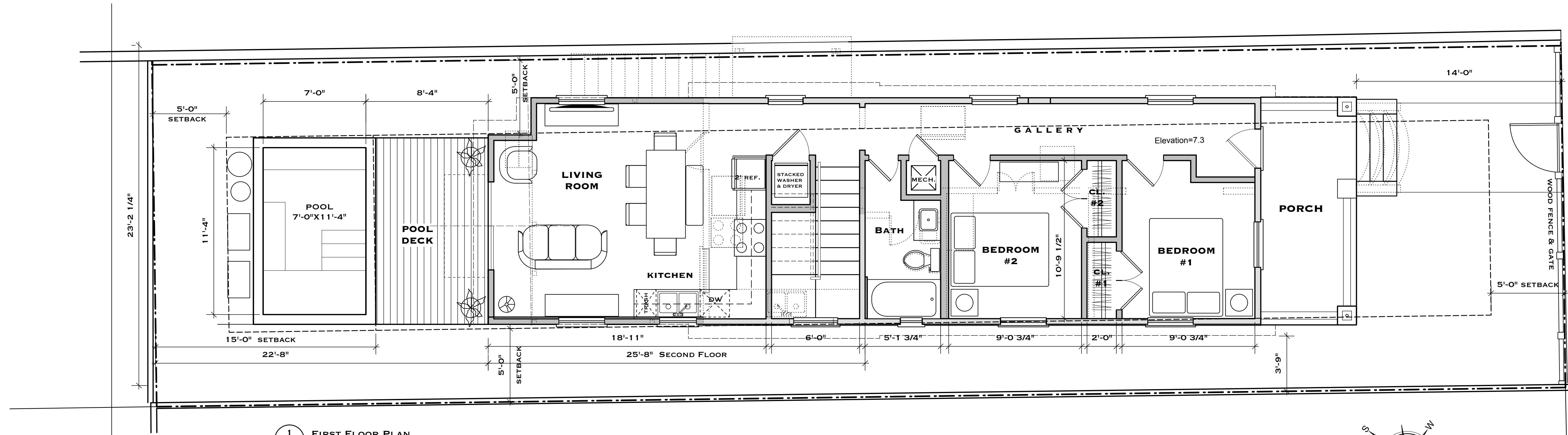
REVISION # DATE

**A1.1**

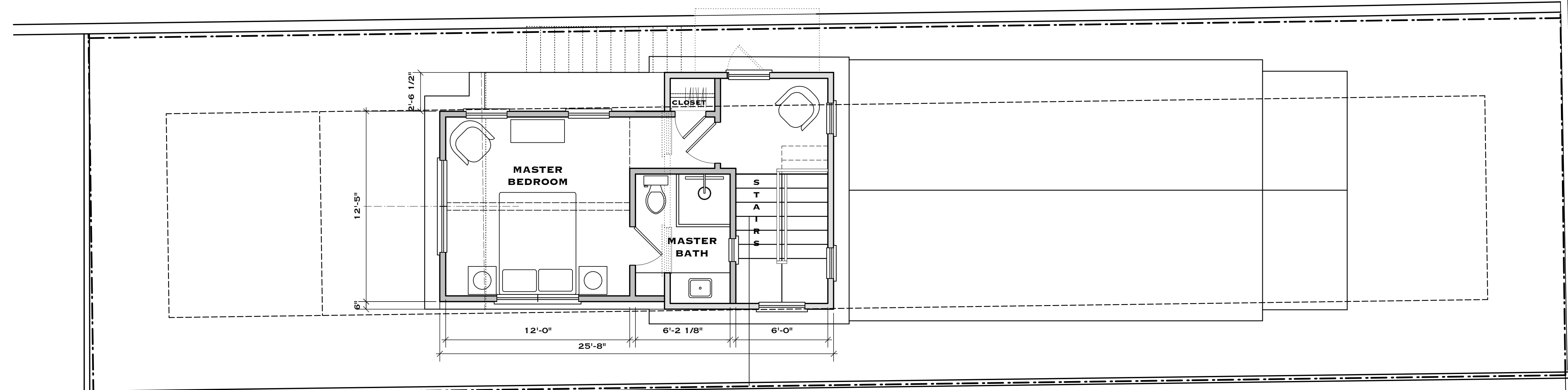
SHEET #



T.S. NEAL ARCHITECTS, INC.



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



2 SECOND FLOOR & ROOF PLAN  
SCALE: 1/4" = 1'-0"

**WALL TYPE LEGEND:**

	EXISTING WALLS
	NEW 2x4 (4 1/2") OR 2x6 (6 1/2) PT STUD WALLS

NOTE:  
DIMENSIONS ARE TO FINISH WALL MATERIAL



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

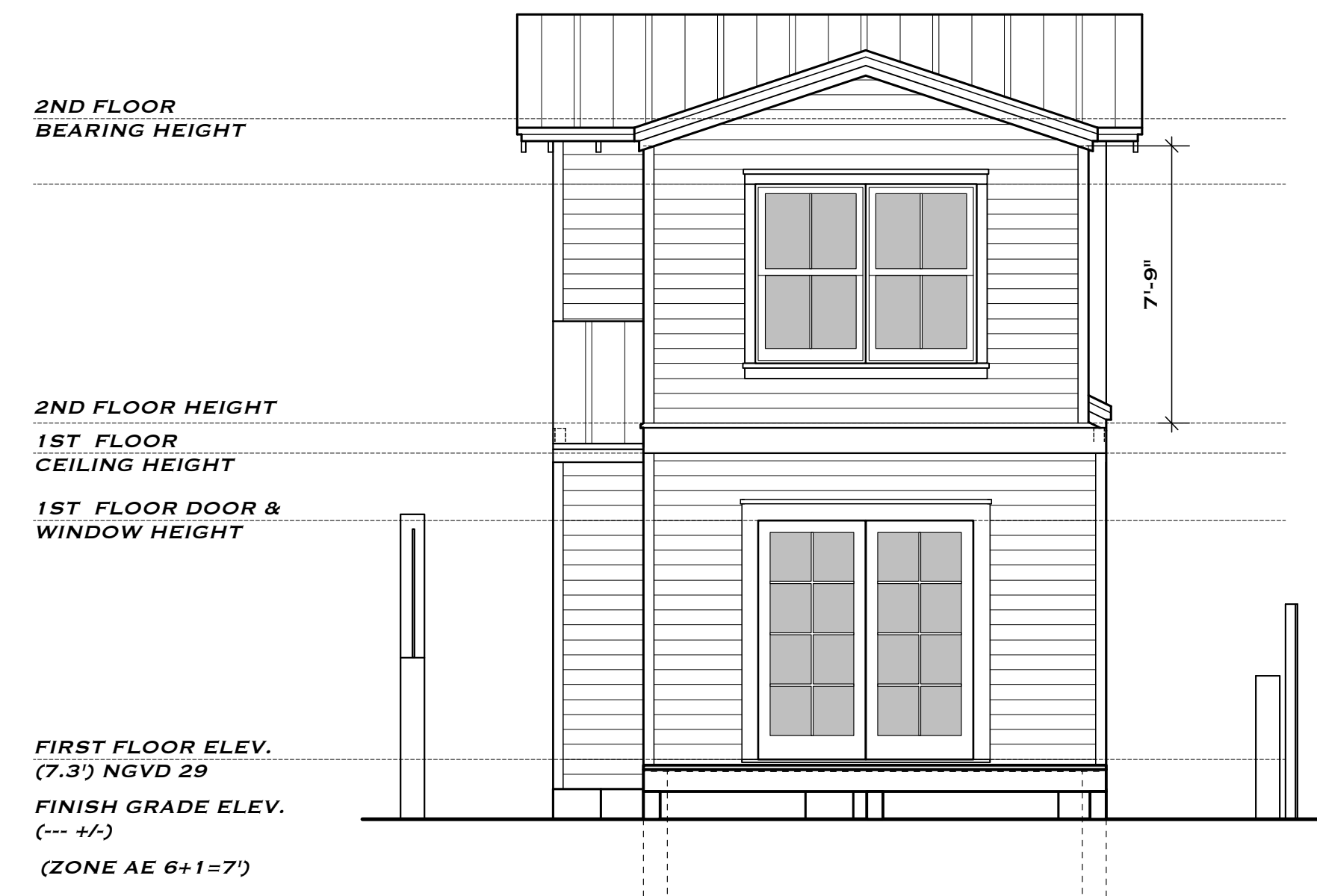


A NEW RESIDENCE FOR  
**CHERI COOPER**  
 514 LOUISA STREET  
 KEY WEST, FL 33040

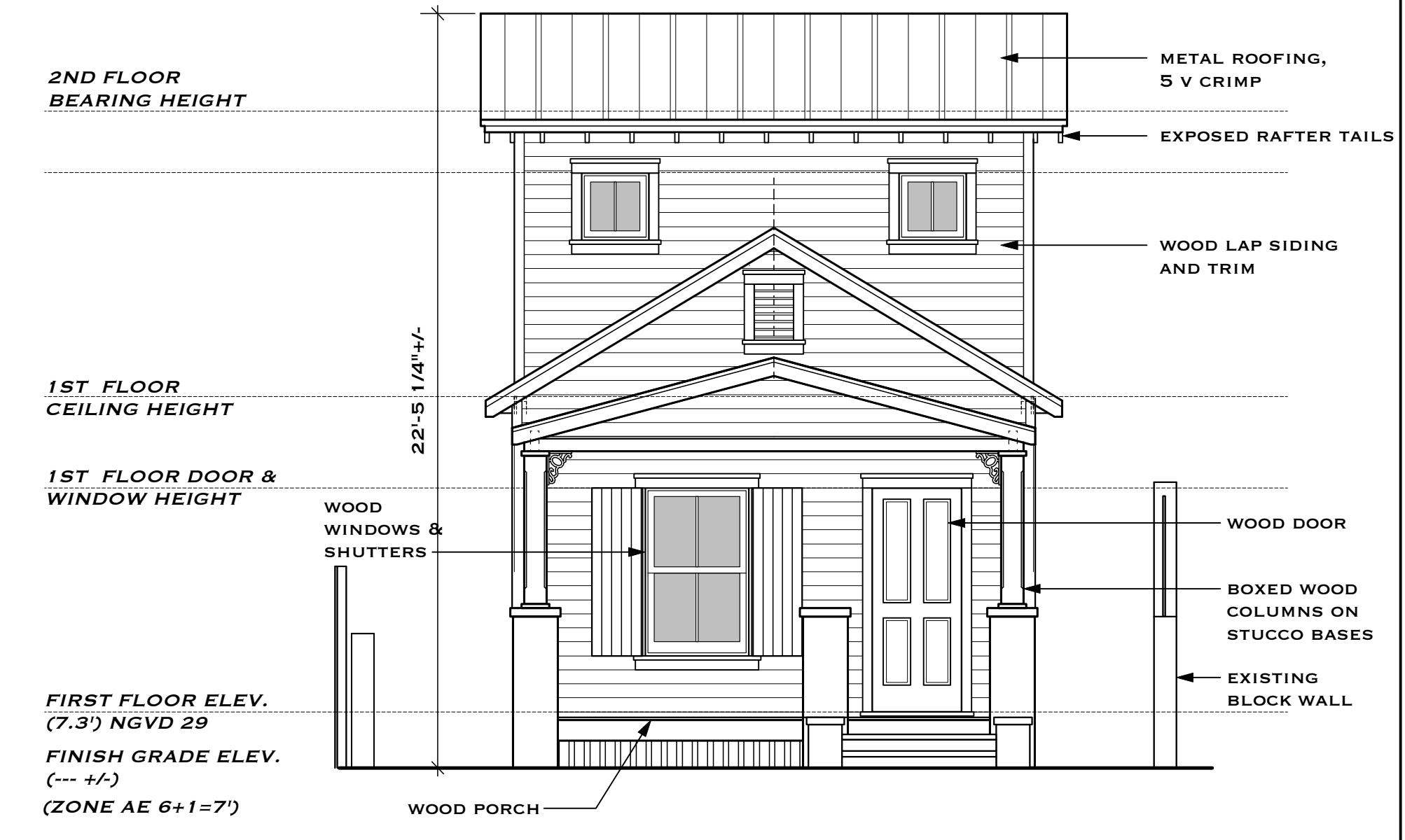
**DRAWING TITLE:**  
 PROPOSED ELEVATIONS  
  
**DRAWN:** TSN  
**CHECKED:**  
**DATE:** 09-20-2018


REVISION #	DATE
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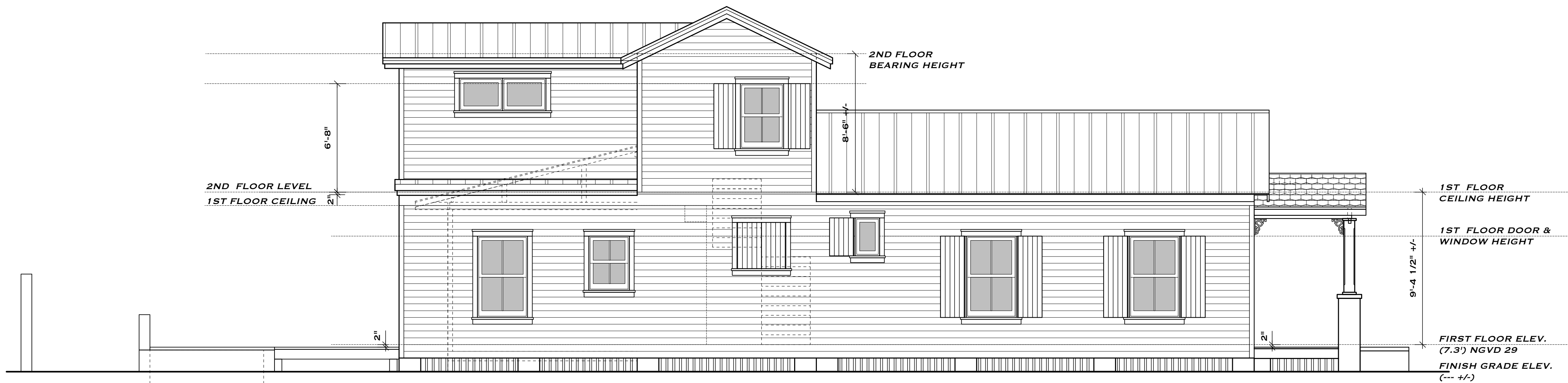
**A2.1**  
 SHEET #



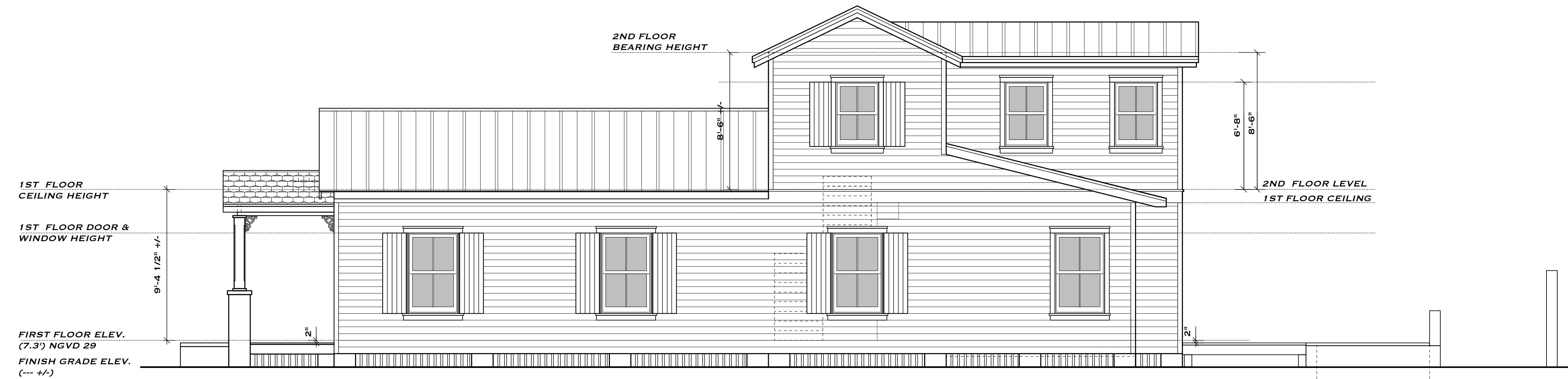
**2 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 LOUISA STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 EAST SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 WEST SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., October 23, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW ONE AND TWO-STORY ADDITIONS AT REAR. NEW SIDE WOOD FENCE, NEW POOL AND REAR DECK. DEMOLITION OF EXISTING CONCRETE PORCH. DEMOLITION OF SIDE STAIRS. DEMOLITION OF FIRST FLOOR REAR WALL AND PARTIAL DEMOLITION OF SECOND FLOOR REAR WALL.

#514 LOUISA STREET

**Applicant – T. Seth Neal, Architect    Application #H2018-012**

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

# 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 00028880-000000  
 Account # 1029661  
 Property ID 1029661  
 Millage Group 10KW  
 Location Address 514 LOUISA St, KEY WEST  
 Legal Description KW PT LOT 35 SQR 8 TR 11 G11-34 OR494-631 OR2073-906/907L/E OR2921-1149D/C OR2921-1151/1152  
 (Note: Not to be used on legal documents)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

COOPER CHERYL J  
 11741 Road 191  
 Oakwood OH 45873

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$17,120	\$17,509	\$32,504	\$32,504
+ Market Misc Value	\$618	\$618	\$618	\$538
+ Market Land Value	\$436,485	\$436,485	\$389,930	\$319,745
= Just Market Value	\$454,223	\$454,612	\$423,052	\$352,787
= Total Assessed Value	\$445,535	\$405,032	\$368,211	\$334,738
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$454,223	\$454,612	\$423,052	\$352,787

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,260.00	Square Foot	0	0

**Buildings**

Building ID 2223  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 800  
 Finished Sq Ft 720  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 154  
 Functional Obs 50  
 Economic Obs 0  
 Depreciation % 57  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls WD FRAME  
 Year Built 1933  
 EffectiveYearBuilt 1955  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 350  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	720	720	0
OPF	OP PRCH FIN LL	80	0	0
<b>TOTAL</b>		<b>800</b>	<b>720</b>	<b>0</b>

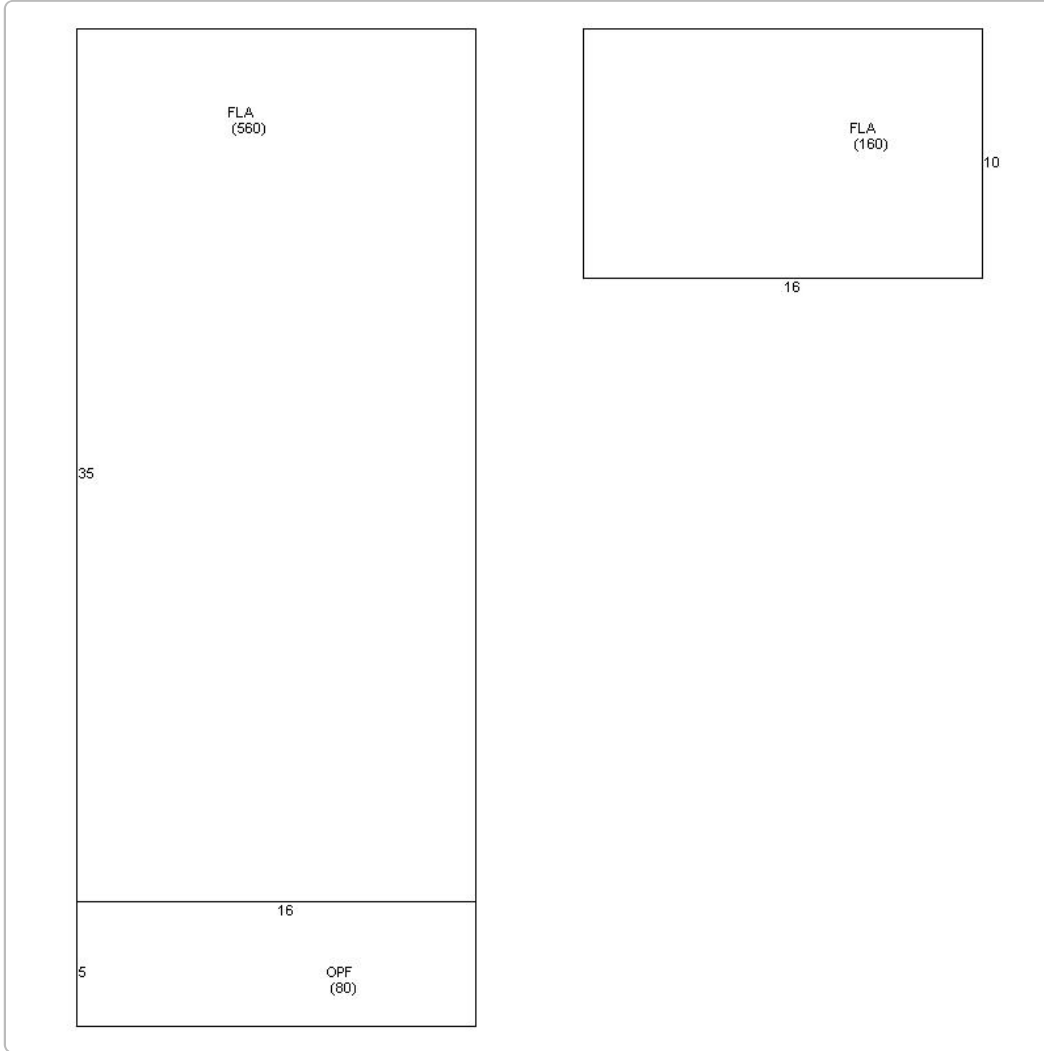
**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	480 SF	1
BRICK PATIO	1984	1985	1	40 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/6/2018	\$549,000	Warranty Deed	2181903	2921	1151	01 - Qualified	Improved

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

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