

# **Staff Report**

- 11 Replace rear addition in same footprint. Replace T1-11 with hardiboard lap siding. New swimming pool and deck- **#409 Catherine Street, Annalise Mannix (H11-01-852)**

The house located on #409 Catherine Street is listed as a contributing resource in the surveys. The frame vernacular structure was built circa 1938. The historic house has asbestos siding; staff approved a Certificate of appropriateness for the removal of the asbestos. Staff included this application in the agenda since there is a request for demolition of a non historic addition that is located on the back portion of the house. A new structure will be built on the same footprint where the non historic addition is located. The proposed new addition will have a gable roof that will be lower than the main house roof. The new addition will have 2 over 2 double hung wood windows and the applicant will match the new siding with the siding that will be found under the asbestos.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

*(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).*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff's belief that the existing back portion of the house is not historic since it is not depicted in the Sanborn maps. It is staff's belief that the Commission can consider the request for the demolition of the non historic addition. This will be the first reading for the demolition request.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

*(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*



- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

Staff understands that the new proposed addition will be in scale with the existing house and it will be lower in height than the historic structure. The proposed addition will not be visible from the right of way, and will be attached to a non historic addition. The proposed design is sensible to the historic building and its urban context and will not have an adverse impact on the property. Staff understands that the proposed addition is consistent with the guidelines.

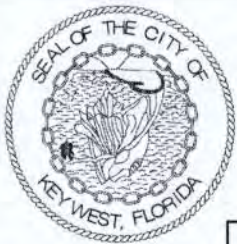
Staff understands that the proposed deck and swimming pool, although located on the back portion of the house will be inconsistent with guideline 4 of Decks, patios, hot tubs and pools (pages39-40):

- (4) *The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint.*

Staff understands that the proposed deck and swimming pool exceed the 50% of the lot minus the house footprint.

# **Application**





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

APPLICATION # 11-01-852

OWNER'S NAME: SANDRA Johnson DATE: 6/28/11

OWNER'S ADDRESS: 11 LANSMEER PL BLUFTON SC 29910 and  
409 CATHERINE ST KEY WEST PHONE #: 843-815-6870

APPLICANT'S NAME: Annalise MANNIX, DE, FOR OWNER PHONE #: 797-0463

APPLICANT'S ADDRESS: 3739 Paula Ave Key West FL 33040

ADDRESS OF CONSTRUCTION: 409 CATHERINE ST. Key West # OF UNITS: 1

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

DETAILED DESCRIPTION OF WORK:  
REPLACE REAR ADDITION IN SAME FOOT PRINT; NOVELTY OR  
 ADD DOOR & REPLACE TILT SIDING W/ ~~NOVELTY~~ - LAP SIDING;  
~~REPLACE SHUTTERS~~ paint white (addition)

(SIDING will match what we find during demo - either NOVELTY or LAP)  
 Chapter 837.06 F.S.-False Official Statements - Whoever 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 in s. 775.082 or 775.083

RECEIVED  
 JUN 29 2011  
 PLANNING

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: 6/28/11  
 Applicant's Signature: *Annalise Mannix*

**Required Submittals**

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
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 COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*listed as a contributing resource. frame ultrawater.*  
*Built c. 1938.*  
*remolition / ordinance*  
*Guidelines for additions/alterations (pages 30-38)*

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

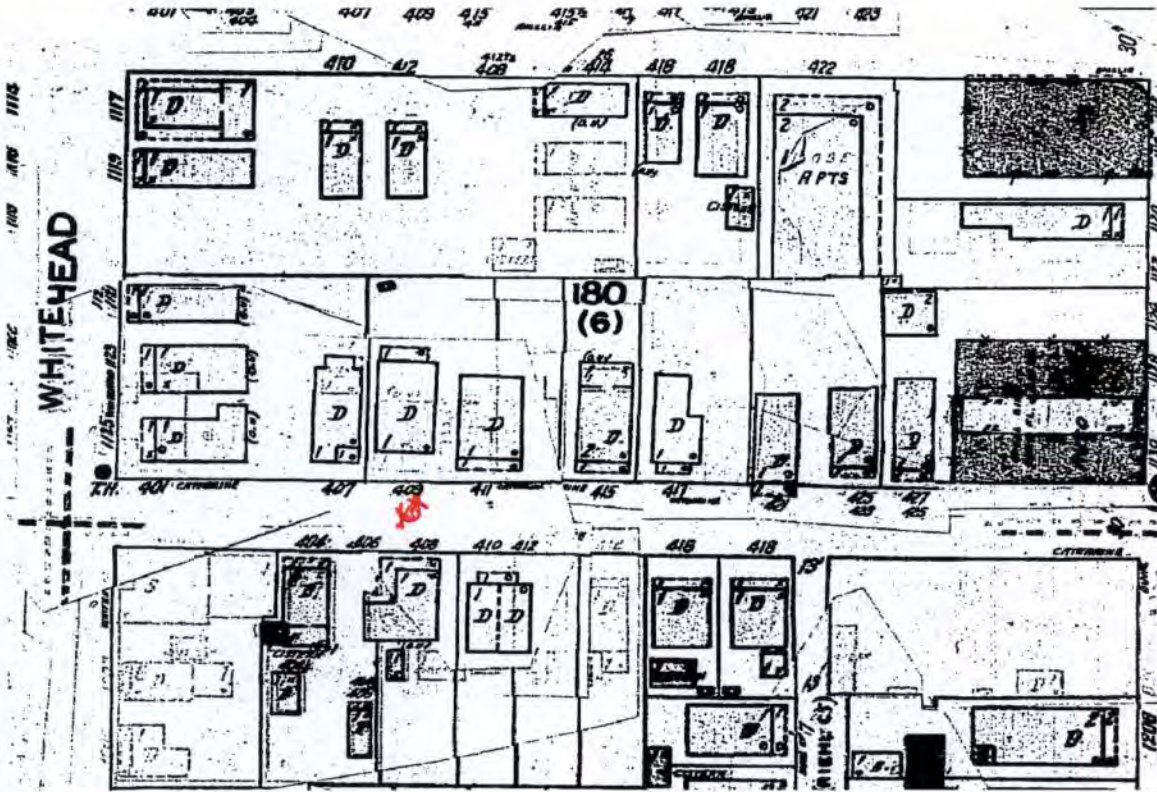
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

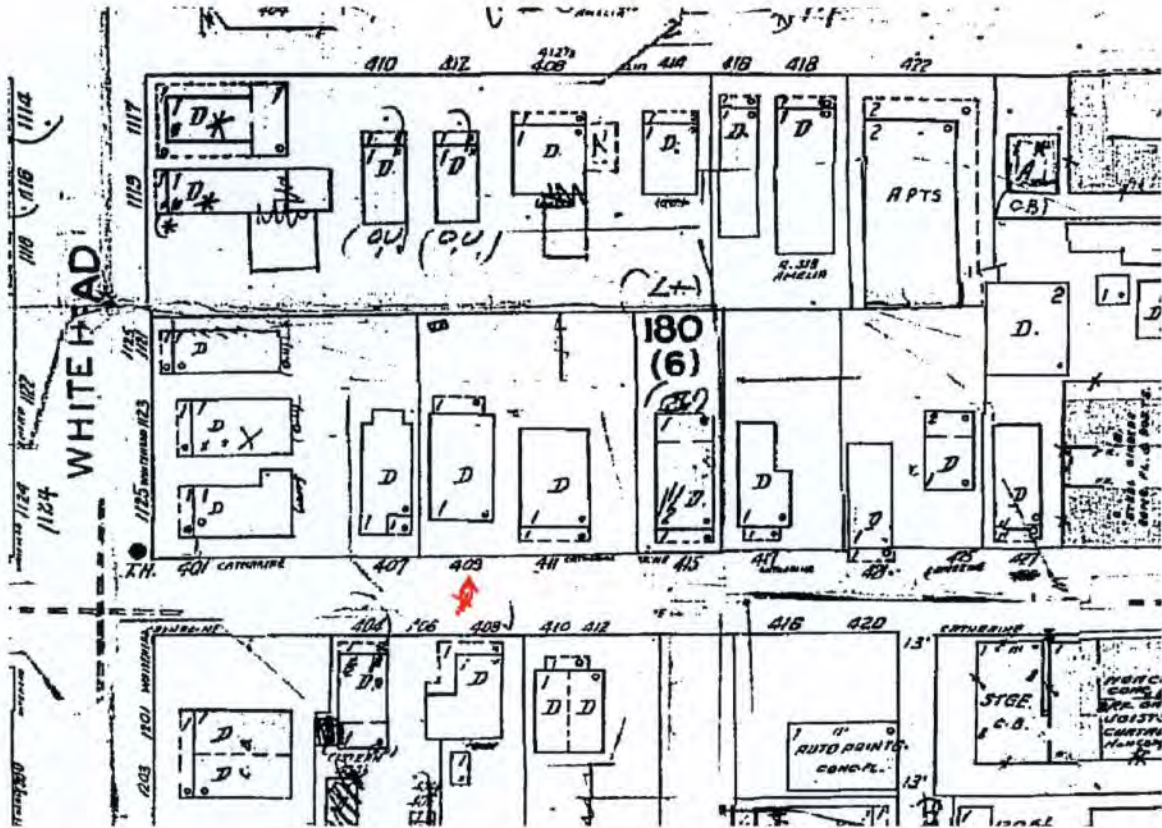
Historic Architectural  
Review Commission

# **Sanborn Maps**



#409 Catherine Street Sanborn map copy 1948





#809 Catherine Street Sanborn map copy 1962

## **Project Photos**



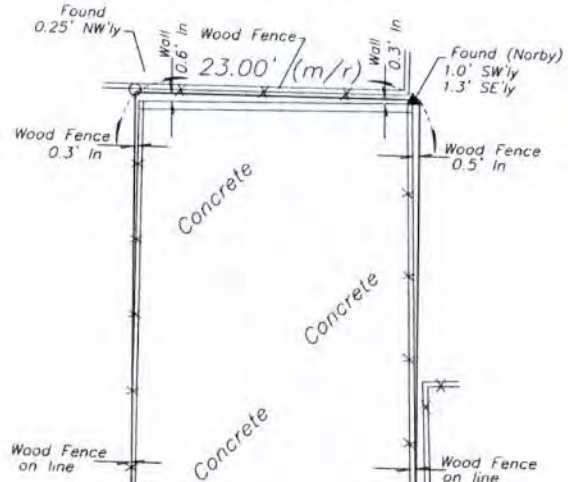
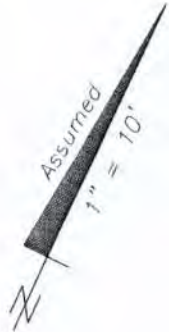


Photo taken by Property Appraiser's office c1965; 409 Catherine St.; built c1938; Monroe County Library

# Survey

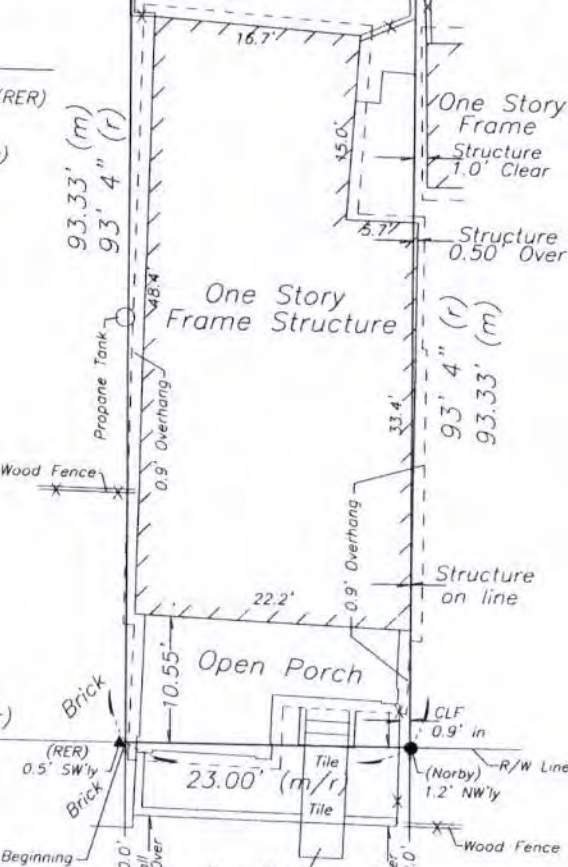


Boundary Survey Map of Part of Lot 4, Square 6,  
Tract 11, Island of Key West



**LEGEND**

- ▲ Found Nail & Disc (Norby) (RER)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline



Whitehead St.

100.00' (m/r)  
Point of Commencing

Point of Beginning

Catherine St.

40' (R\W)

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
FSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Part of Lot 4, Square 6,  
Tract 11, Island of Key West


NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 409 Catherine St., 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. Date of field work: April 13, 2011.
8. North arrow is assumed and based on the legal description.
9. Adjoiners are not furnished.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is Part of Tract Eleven (11) as per map of Whitehead delineated in February, 1829, and is more particularly described as follows:  
Part of Lot Four (4), Square Six (6), Tract Eleven (11) as per diagram recorded in Deed Book J, Page 671, Monroe County, Florida Records.  
Commencing at a point on Catherine Street distant from the corner of Whitehead and Catherine Streets, One Hundred (100) feet and thence runs along said Catherine Street in a Northeasterly direction Twenty-three (23) feet; thence at right angles in a Northwestely direction Ninety-three (93) feet and four (4) inches; thence at right angles in a Southwesterly direction Twenty-three (23) feet; thence at right angles in a Southeasterly direction Ninety-three (93) feet and Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR : Sandra Johnson;

J. LYNN O'FLYNN, INC.

  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 15, 2011

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# Site Plans

# GOLDSMITH-JOHNSON RESIDENCE

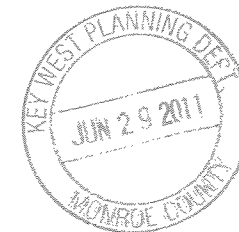
## Remodeling Project

409 CATHERINE STREET  
KEY WEST, FLORIDA 33040

1 July 2011  
HARC Application

### Index of Drawings

A1.1.1	SITE PLANS	A3.1.1	EXISTING AND PROPOSED ELEVATIONS
AE2.1.1	EXISTING FLOOR AND DEMOLITION PLAN	A3.1.2	EXISTING AND PROPOSED ELEVATIONS
A2.1.1	PROPOSED FLOOR PLAN	A3.1.3	EXISTING AND PROPOSED ELEVATIONS



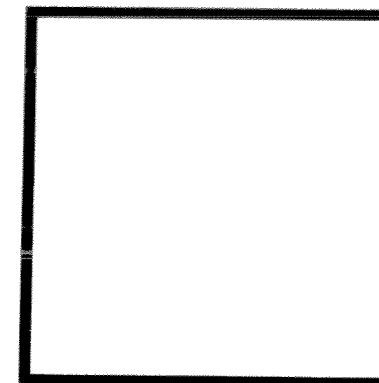
### Prepared By

ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC

3739 PAULA AVENUE  
KEY WEST, FLORIDA 33040

305-797-0463  
FLORIDA REG. P.E. #57533

THESE PLANS ARE DESIGNED TO CONFORM WITH THE 2007 FLORIDA BUILDING CODE W/REVISIONS. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH ASCE 7-05 WIND LOAD PROVISIONS.



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION. I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.

SIGNATURE: \_\_\_\_\_

NAME: ANNALISE MANNIX

DATE: \_\_\_\_\_

LICENSE RENEWAL DATE: 2/28/2013



ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC  
3739 Paula Avenue  
Key West, Florida 33040

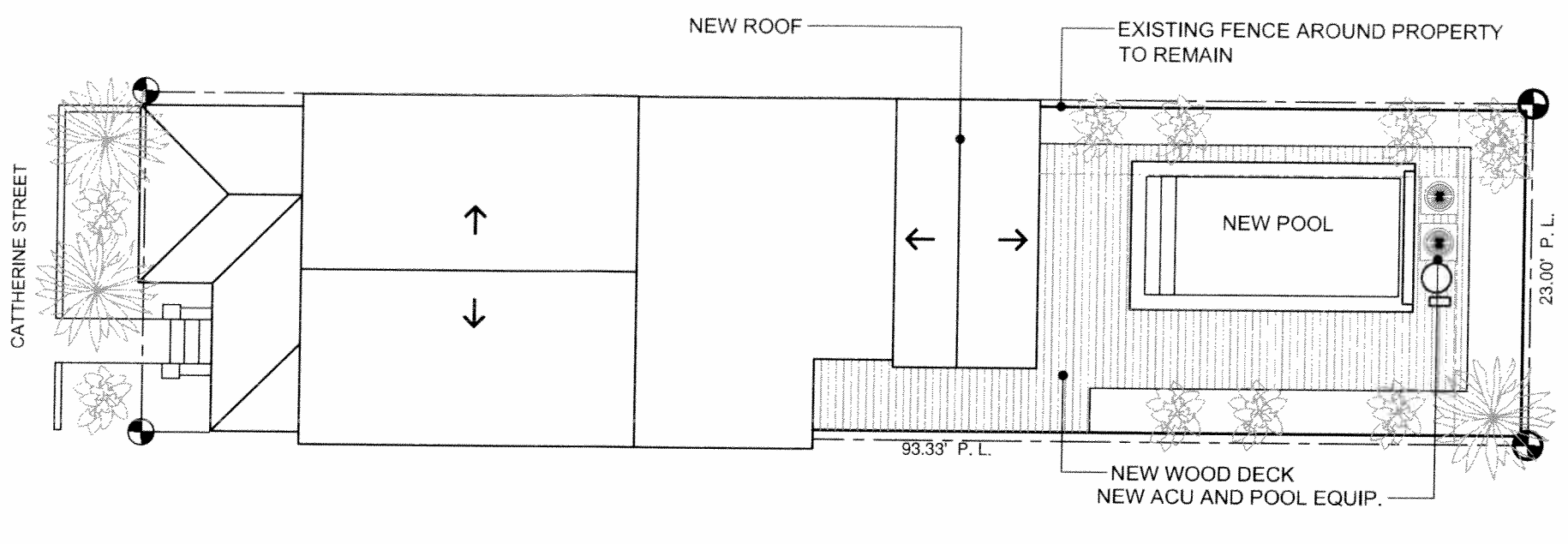
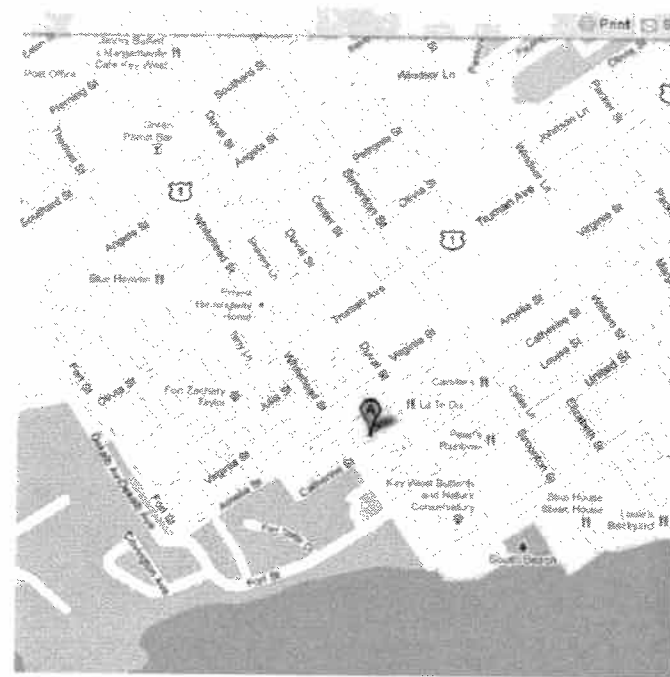
Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533

Revisions:  
1. Add 2011 Client Notes (2/10/11)  
2. Add 2011 AIAA Application

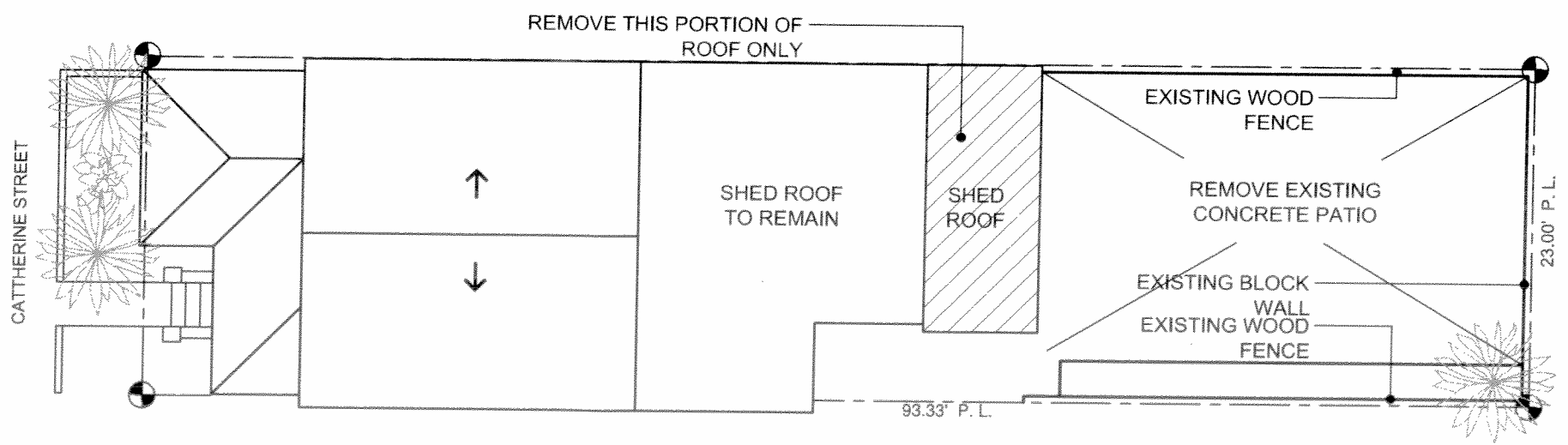
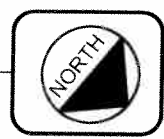
**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
**SITE PLANS**

Sheet Number:  
**A1.1.1**  
Date: 1 JULY 2011



**2** PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"



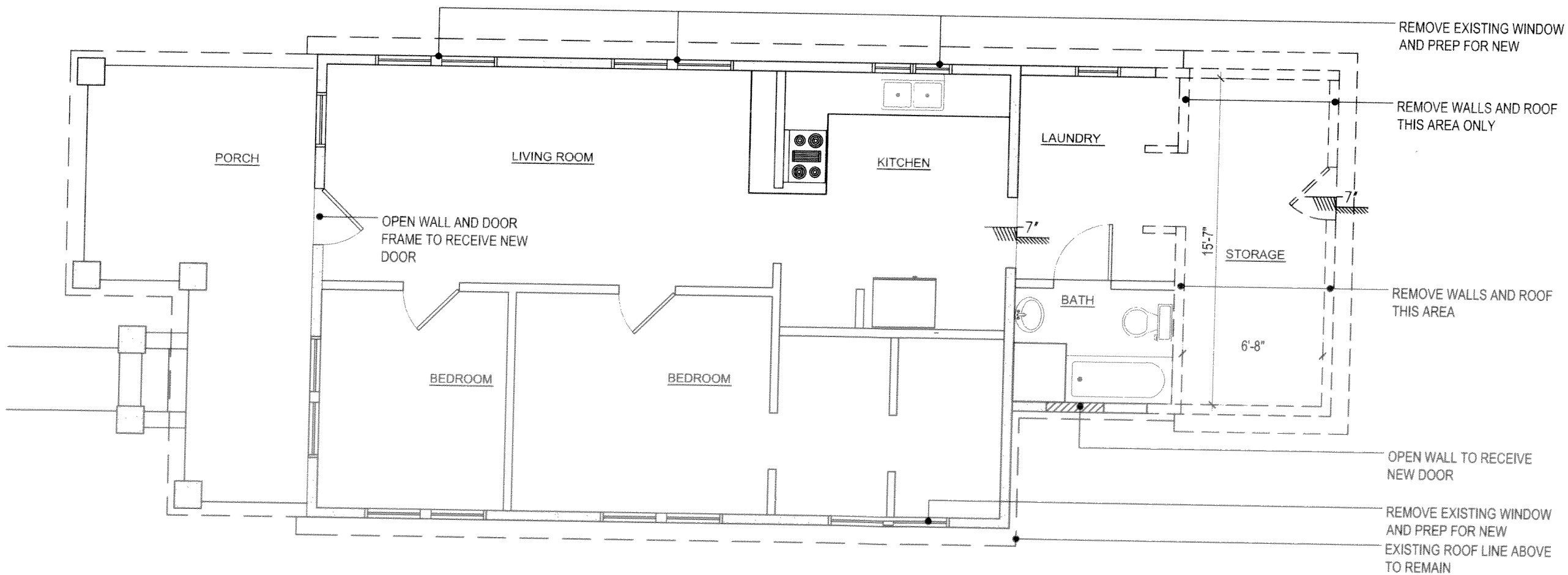
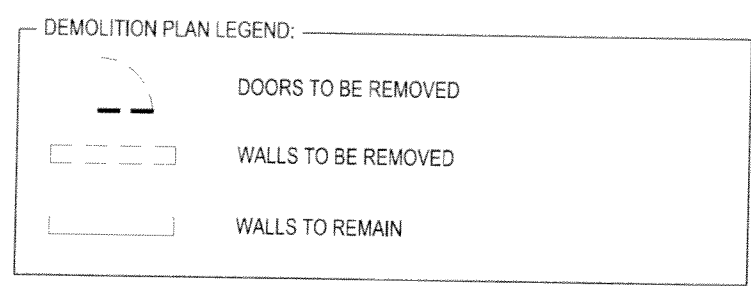
**1** EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"



**3** LOCATION MAPS  
SCALE: NTS

ANNALISE MANNIX  
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AND CONSULTING, LLC  
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FLORIDA REG. P.E. #57533

Revisions:  
 17 APR 2011 Client Review - 20001  
 23 APR 2011 Client Review  
 15 JULY 2011 HARC Approval



**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
**EXISTING  
FLOOR AND  
DEMO PLAN**

Sheet Number:  
**AE2.1.1**  
Date: 1 JULY 2011



**1** EXISTING FLOOR AND DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"

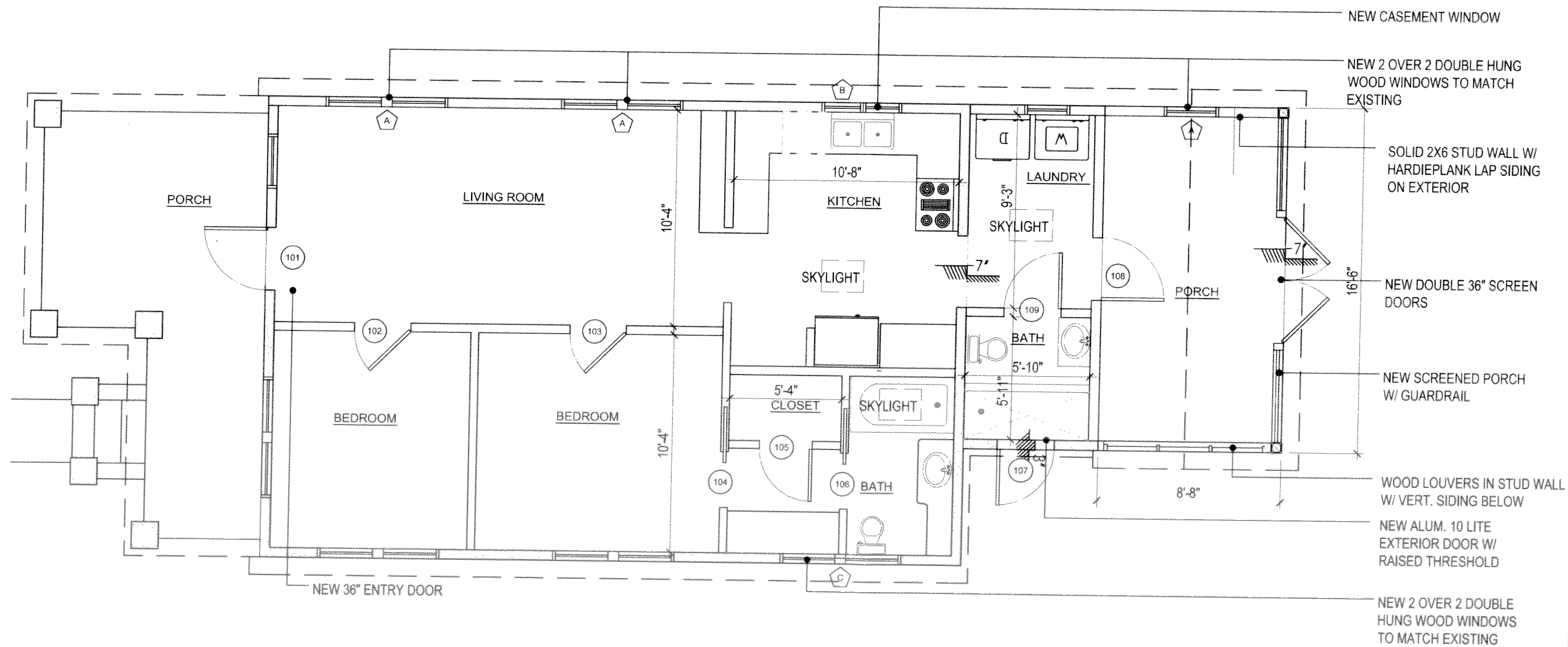


WINDOW SCHEDULE							
WINDOW MARK	WIDTH	HEIGHT	TYPE	FRAME	SCREEN	GLASS	REMARKS
A	2'-8"	5'-7"	DOUBLE HUNG	WOOD	YES	2/2	TO MATCH EXISTING
B	4'-4"	3'-6"	CASEMENT	WOOD	YES	SINGLE	
C	2'-8"	3'-0"	DOUBLE HUNG	WOOD	YES	2/2	TO MATCH EXISTING

ANNALISE MANNIX  
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Revisions:  
17 JUN 2011 (SHEET REVIEW - DMH)  
1 JULY 2011 (RVC APPROVAL)



**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
**PROPOSED  
FLOOR PLAN**

Sheet Number:  
**A2.1.1**  
Date: 1 JULY 2011

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



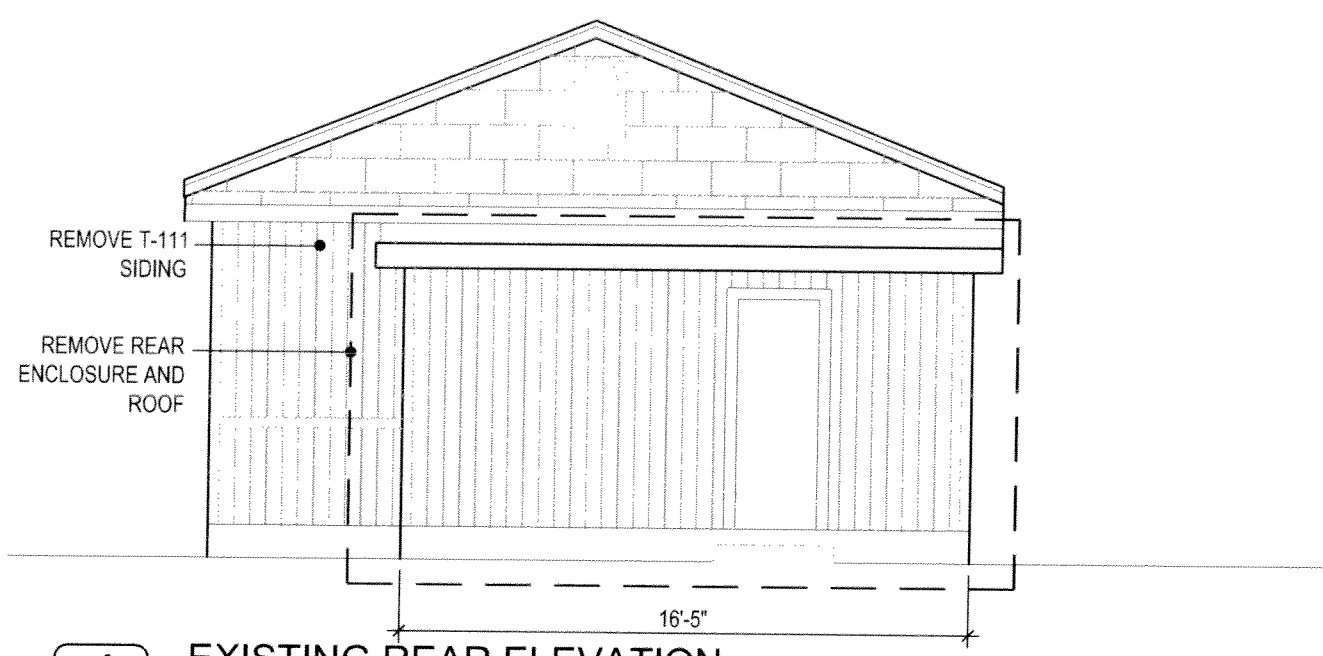
ANNALISE MANNIX  
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AND CONSULTING, LLC  
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Key West, Florida 33040  
  
Tel: 305-797-0463  
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FLORIDA REG. P.E. #57533

Revisions:  
17 JUNE 2011 Client Review - 0001  
23 JUNE 2011 Client Review  
1 JULY 2011 Public Approval

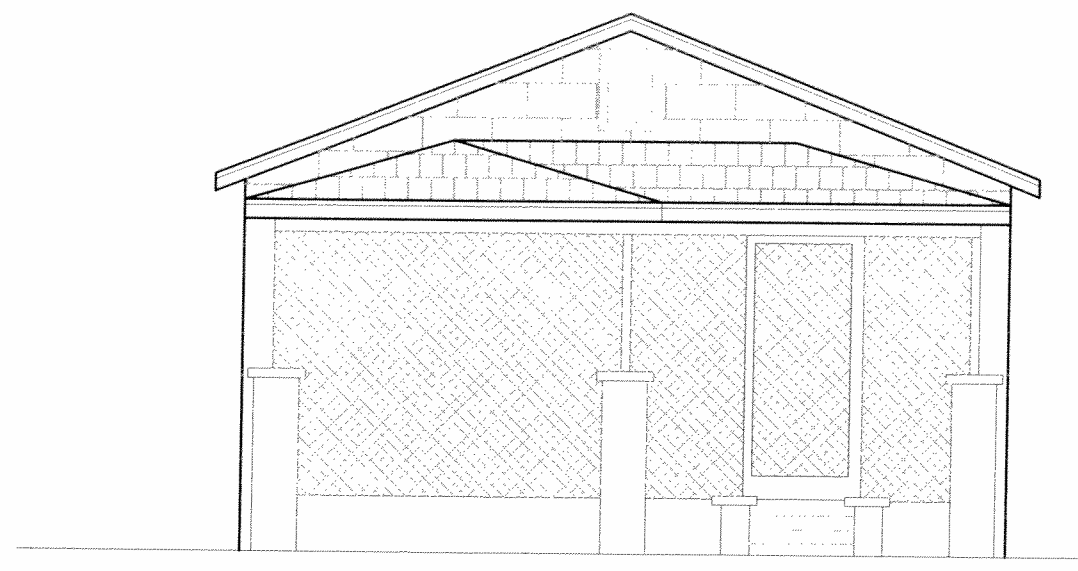
**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
**EXISTING AND  
PROPOSED  
ELEVATIONS**

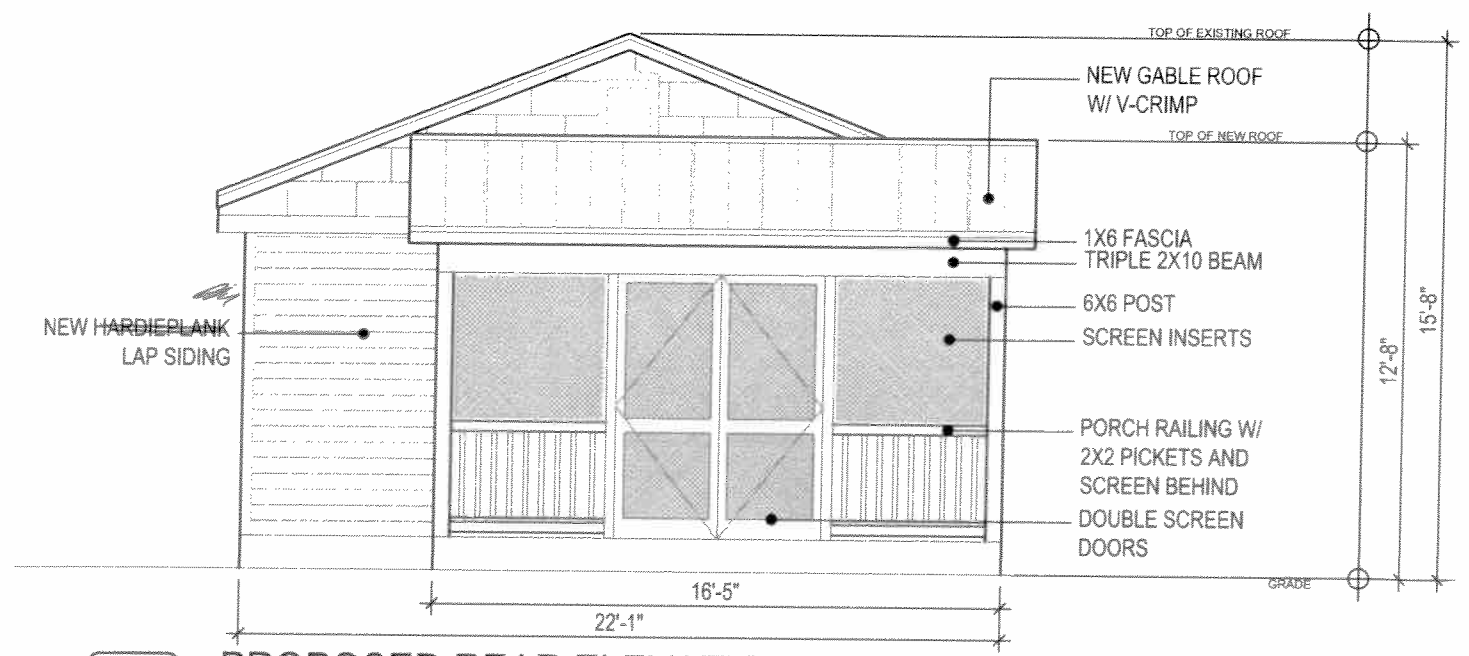
Sheet Number:  
**A3.1.1**  
Date: 1 JULY 2011



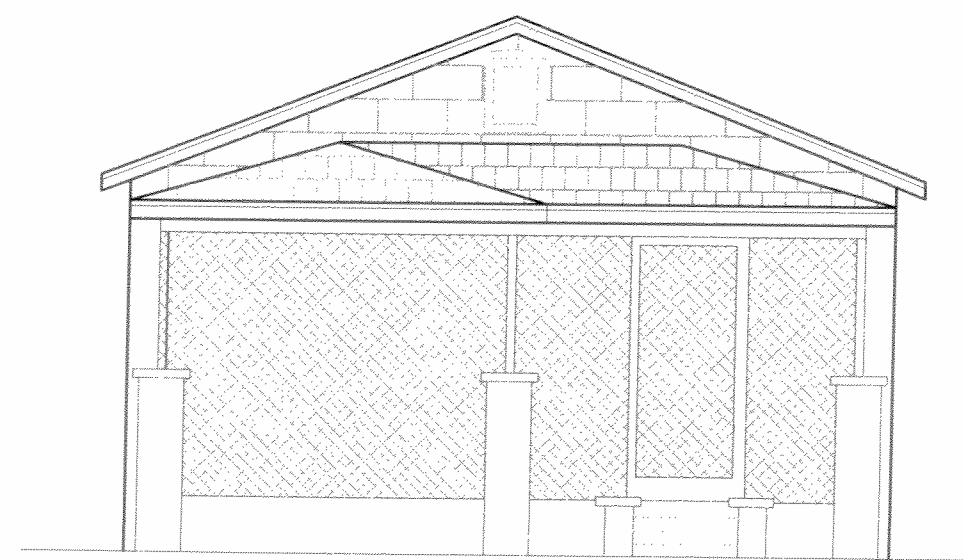
**4** EXISTING REAR ELEVATION  
SCALE: 3/16" = 1'-0"



**2** EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



**3** PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"

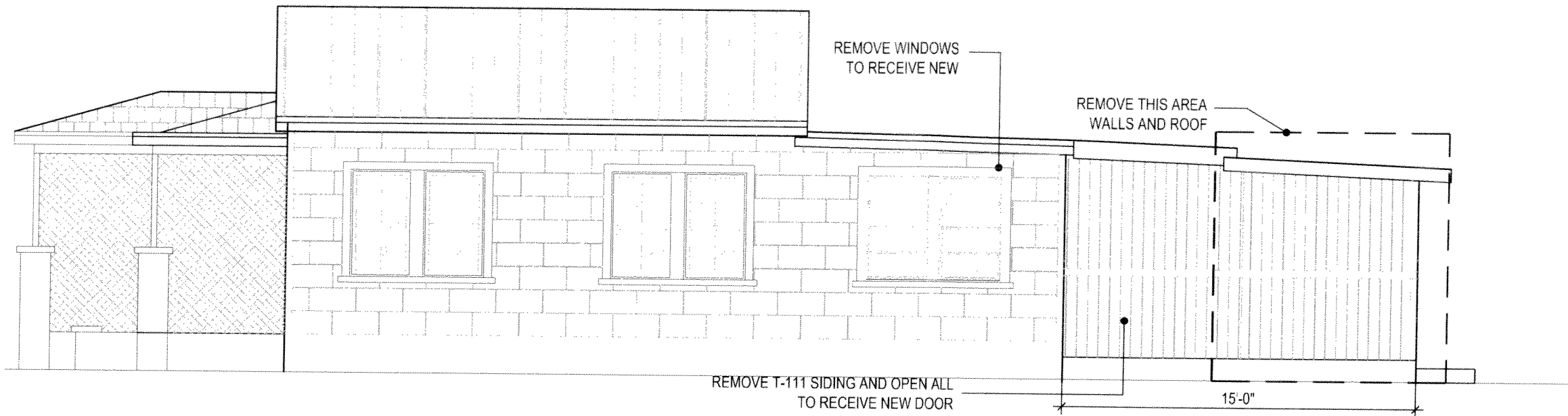


**1** PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

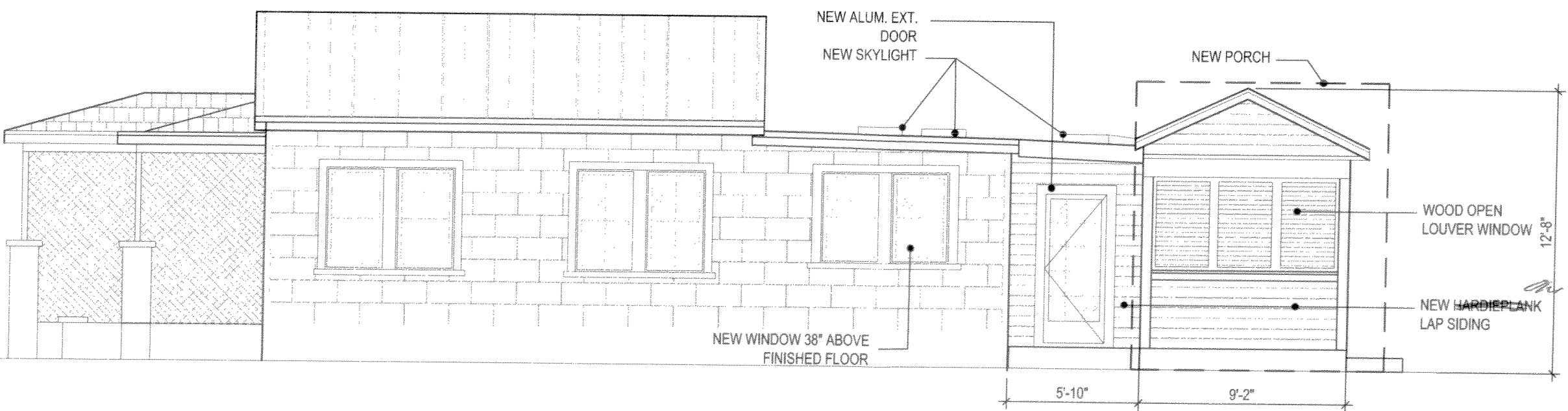


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Revisions:  
 1. 11/16/2011 (11/16/2011) - (09/11)  
 2. 11/16/2011 (11/16/2011) - (09/11)  
 3. 11/16/2011 (11/16/2011) - (09/11)



**2** EXISTING EAST (RIGHT) ELEVATION  
SCALE: 3/16" = 1'-0"



**1** PROPOSED EAST (RIGHT) ELEVATION  
SCALE: 3/16" = 1'-0"

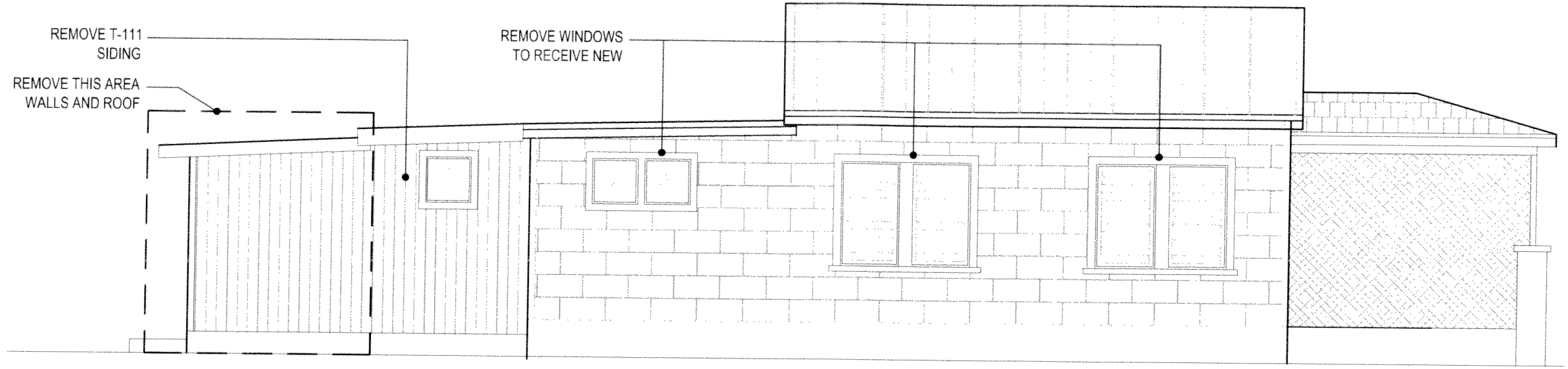
**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
**EXISTING AND  
PROPOSED  
ELEVATIONS**

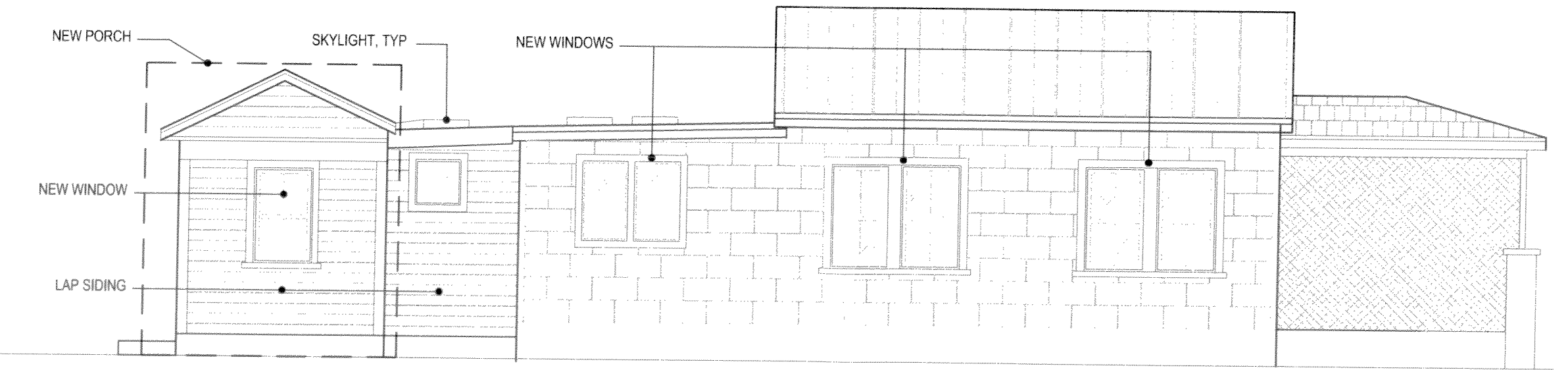
Sheet Number:  
**A3.1.2**  
Date: 1 JULY 2011

ANNALISE MANNIX  
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3739 Paula Avenue  
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Revisions:  
12 June 2011 Client Review - 0559-1  
23 June 2011 Client Review  
1 JULY 2011 HARC Application



**2** EXISTING WEST (LEFT) ELEVATION  
SCALE: 3/16" = 1'-0"



**1** PROPOSED WEST (LEFT) ELEVATION  
SCALE: 3/16" = 1'-0"

**GOLDSMITH-JOHNSON RESIDENCE  
REMODELING PROJECT**  
409 Catherine Street  
Key West, FL 33040

Title:  
EXISTING AND  
PROPOSED  
ELEVATIONS

Sheet Number:  
A3.1.3  
Date: 1 JULY 2011

## **Miscellaneous Information**



ALSO: DOOR AND WINDOW INC.



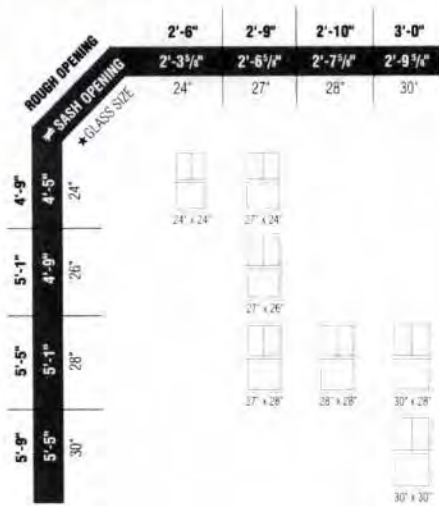
# Double-Hung Wood Windows



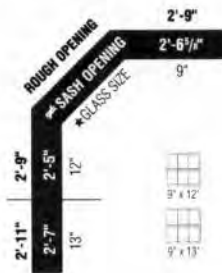
**Crafting Products that Fit  
Northeast Lifestyles Since 1890**



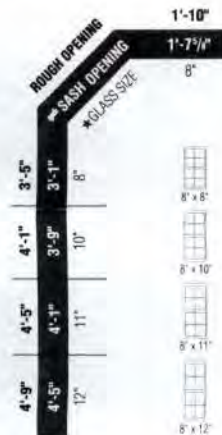
## 2/1 LIGHT



## 3/3 LIGHT



## 4/4 LIGHT

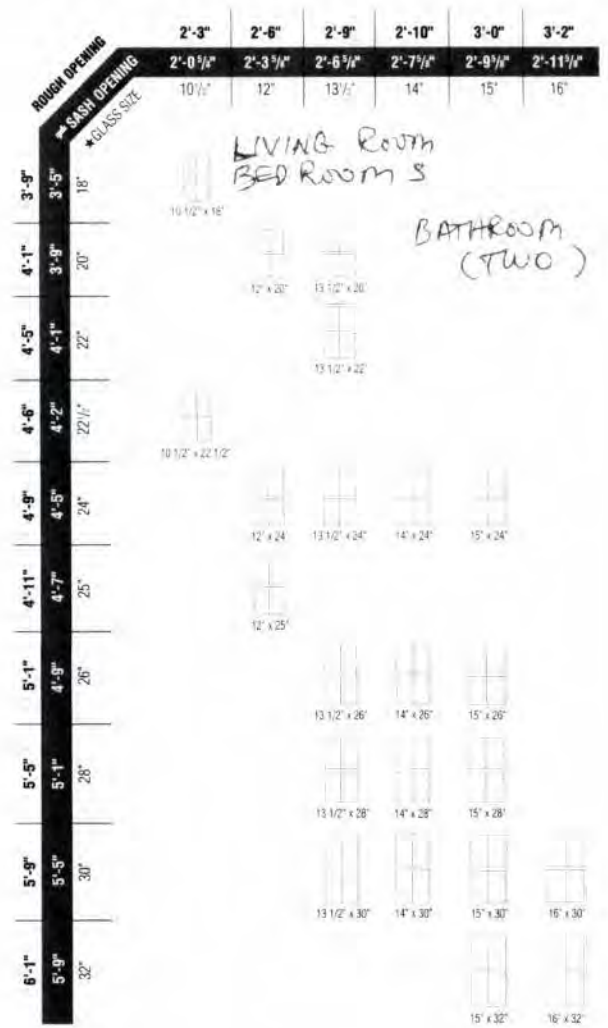


☛ Glass sizes are approximate.

☛ Actual sash width = sash opening width minus 1%.

Standard sizes shown - contact your BROSCO dealer for custom sizes.

## 2/2 LIGHT VERTICAL



## SINGLE THICK GLASS - ONLY

## 1/1 LIGHT



Windows shown with optional wood grille patterns

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 12, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACE REAR ADDITION IN SAME FOOTPRINT.REPLACE T1-11  
SIDING WITH LAP SIDING. NEW SWIMMING POOL AND DECK  
#409 CATHERINE STREET**

**Applicant: Annalise Mannix- Application # H11-01-852**

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) .

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

---

## Property Record View

Alternate Key: 1029076 Parcel ID: 00028300-000000

### Ownership Details

**Mailing Address:**

JOHNSON SANDRA GOLDSMITH BRIGHT  
418 GARFORD AVE  
ELYRIA, OH 44035

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 11KW

**Affordable Housing:** No

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

**Property Location:** 409 CATHERINE ST KEY WEST

**Legal Description:** KW PT SUB 6 PT LOT 4 SQR 6 TR 11 G12-357 OR577-560 OR892-1398/1399 OR937-887





Total Living Area: 1100  
Year Built: 1938

### Building 1 Details

Building Type R1  
Effective Age 24  
Year Built 1938  
Functional Obs 0

Condition A  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 31  
Grnd Floor Area 1,100

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

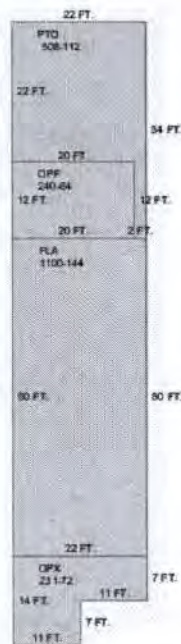
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	PTO	1:WD FRAME	1	1987	N	N	0.00	0.00	508
2	OPF	1:WD FRAME	1	1987	N	N	0.00	0.00	240
3	FLA	1:WD FRAME	1	1987	N	N	0.00	0.00	1,100
4	OPX	1:WD FRAME	1	1987	N	N	0.00	0.00	231



### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	60 SF	0	0	1975	1976	4	30
2	FN2:FENCES	120 SF	0	0	1981	1982	2	30

### Appraiser Notes

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### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-2445	05/22/2007	06/01/2007	2,475 Residential	INSTALL 200SF OF METAL ROOFING ON FON PORCH

### 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
2010	89,367	396	117,807	207,570	207,570	0	207,570
2009	98,206	396	157,076	255,678	255,678	0	255,678
2008	91,459	396	424,125	515,980	515,980	0	515,980
2007	147,418	396	384,431	532,245	532,245	0	532,245
2006	261,480	396	195,750	431,478	431,478	0	431,478
2005	218,913	396	163,125	382,434	382,434	0	382,434
2004	124,862	396	163,125	288,383	288,383	0	288,383
2003	130,538	396	50,025	180,959	180,959	0	180,959
2002	124,799	396	43,500	168,695	168,695	0	168,695
2001	115,555	396	43,500	159,451	159,451	0	159,451
2000	115,555	260	34,800	150,615	150,615	0	150,615
1999	90,802	205	34,800	125,807	125,807	0	125,807
1998	77,278	184	34,800	112,262	112,262	0	112,262
1997	77,278	192	30,450	107,920	107,920	0	107,920
1996	59,408	154	30,450	90,012	90,012	0	90,012
1995	59,408	161	30,450	90,019	90,019	0	90,019
1994	53,129	150	30,450	83,729	83,729	0	83,729
1993	51,269	157	30,450	81,876	81,876	0	81,876
1992	51,269	169	30,450	81,888	81,888	0	81,888
1991	51,269	178	30,450	81,897	81,897	0	81,897
1990	47,607	187	24,469	72,263	72,263	0	72,263
1989	43,279	180	23,925	67,384	67,384	0	67,384
1988	40,494	129	19,575	60,198	60,198	0	60,198
1987	36,025	0	13,594	49,619	49,619	0	49,619



1986	36,203	0	13,050	49,253	49,253	0	49,253
1985	32,763	0	11,378	44,141	44,141	0	44,141
1984	30,757	0	11,378	42,135	42,135	0	42,135
1983	22,613	0	7,459	30,072	30,072	25,000	5,072
1982	23,048	0	6,724	29,772	29,772	25,000	4,772

### 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
2/1/1985	937 / 887	70,000	WD	Q
9/1/1983	892 / 1398	50,000	WD	Q

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Monroe County Property Appraiser  
Karl Borglum  
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Key West, FL 33041-1176