

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date: May 14, 2013

Applicant: Perez Engineering

Application Number: H13-01-517

Address: #1317-1319 Eliza Street

Description of Work: New addition to connect two houses. Renovations to existing houses.

Building Facts: The two one story frame vernacular houses are listed as contributing resources in the surveys. Both houses were built ca. 1906. According to the Sanborn maps the houses were part of six similar houses that were built next to each other. Both houses have concrete floors on their front porches. The houses were recently purchased by one owner, whom is in the process of doing a unity of title.

Guidelines Cited in Review:

Secretary of the Interior's Standards (pages 16-17), specifically Standards 3, 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 3, 4, 5 and 6 of page 37.

Entrances, porches and doors (pages 32 and 33), specifically guideline 11 of page 33.

Decorative elements and details (page 24), specifically guideline 1.

Staff Analysis

The Certificate of Appropriateness proposes a new addition, one story height, which will connect the two historic houses. The addition will have a front gable roof lower than the main roofs of both houses. The new addition proposes a 6' deep front porch with double 10 lite french entry doors. The plans depict wood siding for the new addition and metal v-crimp, both to match existing houses.

The plans also includes new wood windows for the front façade of #1317 Eliza Street to replace jalousie units, french doors for the back facades and an infill of a back door on #1319 Eliza Street with wood siding to match existing. The plans include replication of gingerbread brackets for the front porch of #1317 Eliza Street.

Consistency with Guidelines

1. Since the connector addition is setback from the front facades approximately 22'-6" and it is lower in height than the existing historic houses it is staff's opinion that the scale, mass and height of the new structure will be appropriate as an addition to the houses.
2. Although the addition will be visible from the street it is setback from it sufficiently that it will not detract from the historic character of the main houses.
3. The proposed construction materials reflect similarities in texture and design as traditional construction materials.
4. Proposed 10 lite french doors as main entry to the addition is inconsistent with guideline 11 of page 33 as they are considered not acceptable as front entryways.
5. Installation of gingerbread to the front porch brackets for #1317 Eliza Street by replicating existing ones on #1319 Eliza Street is inconsistent with the guidelines since this action will create a false sense of history.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and with many of the Historic Architectural Guidelines. Staff recommends to the Commission to request the applicant to revise the plans as to have more appropriate doors as entryway to the addition; solid wood or half wood half glazing may be appropriate. The removal of proposed gingerbread for the front façade on #1319 Eliza Street is another recommendation that staff feels should be taken into account by the Commission.

Application

A Hernade Key 1035114 Parcel ID 0034190-000100



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS 11-2013-100517
APPLICATION #

OWNER'S NAME: **Seashell Investments LLC** DATE: **4/11/2013**

OWNER'S ADDRESS: **400 Wisconsin Avenue, Racine, WI 53401** PHONE #:

APPLICANT'S NAME: **Perez Engineering & Development, Inc.** PHONE #: **305-293-9440**

APPLICANT'S ADDRESS: **Perez Engineering & Development, Inc., 1010 Kennedy Dr., Suite #201, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **1317-1319 ELIZA STREET, KEY WEST, FL 33040** # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RENOVATE EXISTING WOOD STRUCTURE TO MATCH EXISTING NEIGHBORING STRUCTURE,
COMBINE SAID STRUCTURES WITH REAR ENCLOSURE, MATCH EXISTING.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

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: 4/11/2013

Applicant's Signature:

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval:

User: CHALKER Type: BP Drawer: 58978
 Date: 4/12/13 5:00 Receipt no: 58978
 2013 1000517
 # BUILDING: SE 1 \$100.00
 Trans number: 2904987
 CK CHXK 1199 \$150.00

Trans date: 4/12/13 Time: 13:36:00

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Both houses are listed as contributing. Built ca. 1906.

Guidelines for additions, Enhances, decorative elements and Secretary of the Interior's standards - 3, 9 and 10.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

April 30, 2013

Eng. Allen Perez
#1010 Kennedy Dr.
Suite 201
Key West, Florida 33040

**RE: NEW TWO STORY SINGLE FAMILY HOUSE
FOR: #1317-1319 ELIZA STREET - HARC APPLICATION # H13-01-517
KEY WEST HISTORIC DISTRICT**

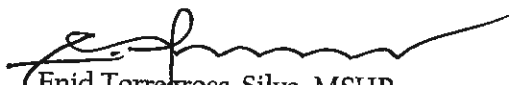
Dear Engineer Perez:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, April 23, 2013. The Commission motioned to postpone the item since there was no representative to present the project at the meeting.

I will be including this project in the Agenda for May 14, 2013 meeting. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

THIS INSTRUMENT PREPARED BY;
Record and Return to:
LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
1213 WHITE STREET
KEY WEST, FLORIDA 33040

Grantees' name: Seashell Investments LLC
Alternate Key/Parcel ID No.: 1035106/34190-000-000
Alternate Key/Parcel ID No.: 1035114/34190-000-100

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

Wherever used herein the term "Grantee" shall include the heirs, personal representatives, successors and / or assigns of the Grantee hereto; the term "Grantor" shall include the heirs, personal representatives, successors and / or assigns of the Grantor hereto; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE, made this 11th day of March 2013, between LINDA O. DRAKE, also known as Linda Drake, a married woman, joined by her husband, DAVID D. STANSFIELD, also known as David Stansfield, whose address is: 13660 N. Indian River Drive, Sebastian, FL 32958, hereinafter referred "GRANTOR", and SEASHELL INVESTMENTS LLC., a Wisconsin limited liability company, whose mailing address is 400 Wisconsin Avenue, Racine, WI 53403, hereinafter referred to as "GRANTEE."

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated by reference.

Street Address: 1317 and 1319 Olivia Street, Key West, Florida 33040
Alternate Key/Parcel ID No.: 1035106/34190-000-000
Alternate Key/Parcel ID No.: 1035114/34190-000-100

SUBJECT TO taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Grantors:

[Signature]
LINDA Wheeler
Print Name of Witness #1

[Signature]
Robert Kruse
Print Name of Witness #2

[Signature]
LINDA Wheeler
Print Name of Witness #1

[Signature]
ROBERT KRUSE
Print Name of Witness #2

[Signature]
LINDA O. DRAKE
13660 N. Indian River Drive
Sebastian, Florida 32958

[Signature]
DAVID D. STANSFIELD
13660 N. Indian River Drive
Sebastian, Florida 32958

STATE OF FLORIDA)
COUNTY MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Linda O. Drake and David D. Stansfield to me well known or who provided personally known and personally know AS IDENTIFICATION, and known to me to be the persons described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 11th day of March 2013.

[Signature]
LINDA Wheeler
Print Name of Notary Public

My Commission Expires: 4/20/14

(SEAL)

Warranty Deed/1317 & 1319 Olivia Street _____



EXHIBIT "A"

Part of Lots 13 and 14, Square 2, Tract 14, Island of Key West, according to Island City Land Company's Diagram drawn by T. J. Ashe, Surveyor, and recorded in Plat Book 1, Page 26, Monroe County Florida Records, more particularly described as follows:

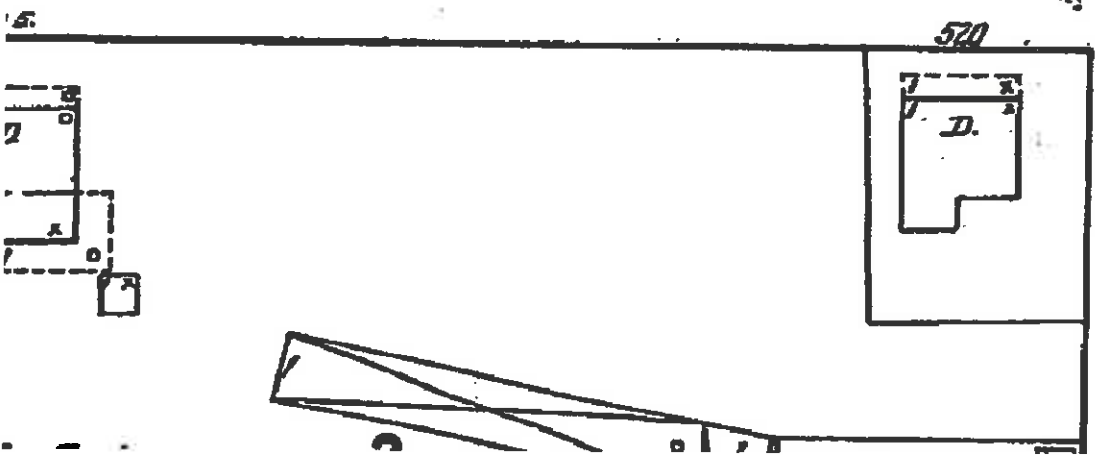
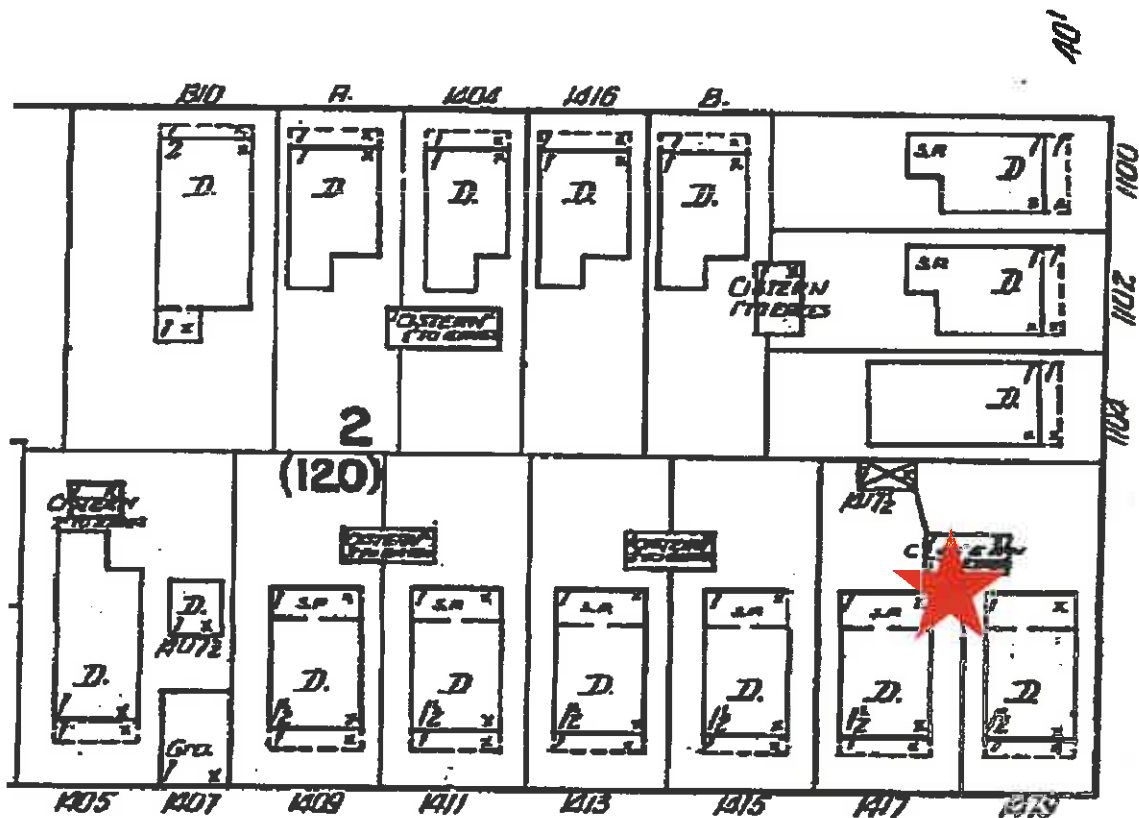
Commencing at the Southwesterly corner of Eliza and Florida Streets, and running thence in a Southerly direction along the Westerly side of Eliza Street, Twenty-eight (28) feet, Four (4) inches, to a point, which point is the Point of Beginning; thence run at right angles to said Eliza Street in a Westerly direction for a distance of Eighty-one (81) feet, Nine (9) inches; thence run in a Southerly direction and parallel to said Eliza Street for a distance of Thirty (30) feet; thence run in a Easterly direction for a distance of Eighty- one (81) feet, Nine (9) inches to Eliza Street; thence run along Eliza Street in a Northerly direction for a distance of Thirty (30) feet to the Point of Beginning.

AND ALSO

Part of Lots 13 and 14, Square 2, Tract 14, Island of Key West, according to Island City Land Company's diagram drawn by T. J. Ashe, Surveyor, recorded in Plat Book 1, Page 26, Monroe County, Florida Records, more particularly described as follows:

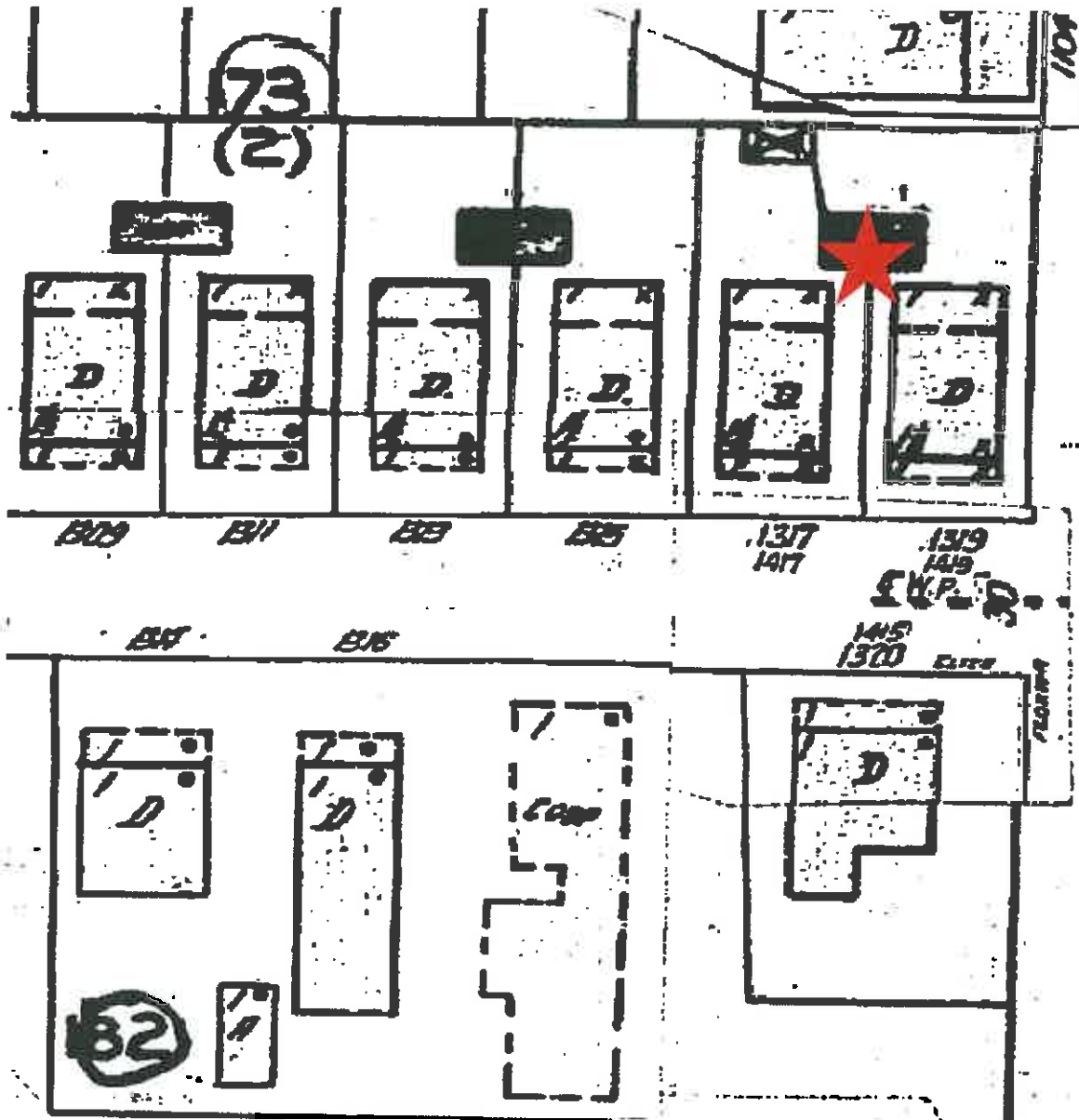
BEGINNING at the Southwesterly corner of Eliza and Florida Streets, and running thence in a Southwesterly direction along the Northwesterly side of Eliza Street 28 feet, 4 inches to a point, thence run at right angles to said Eliza Street in a Northwesterly direction for a distance of 81 feet, 9 inches; thence run in a Northeasterly direction and parallel to said Eliza Street for a distance of 28 feet, 4 inches; to the Southwesterly right of way line of the said Florida Street; thence Southeasterly and along the said Florida Street for a distance of 81 feet, 9 inches back to the **POINT OF BEGINNING**.

Sanborn Maps

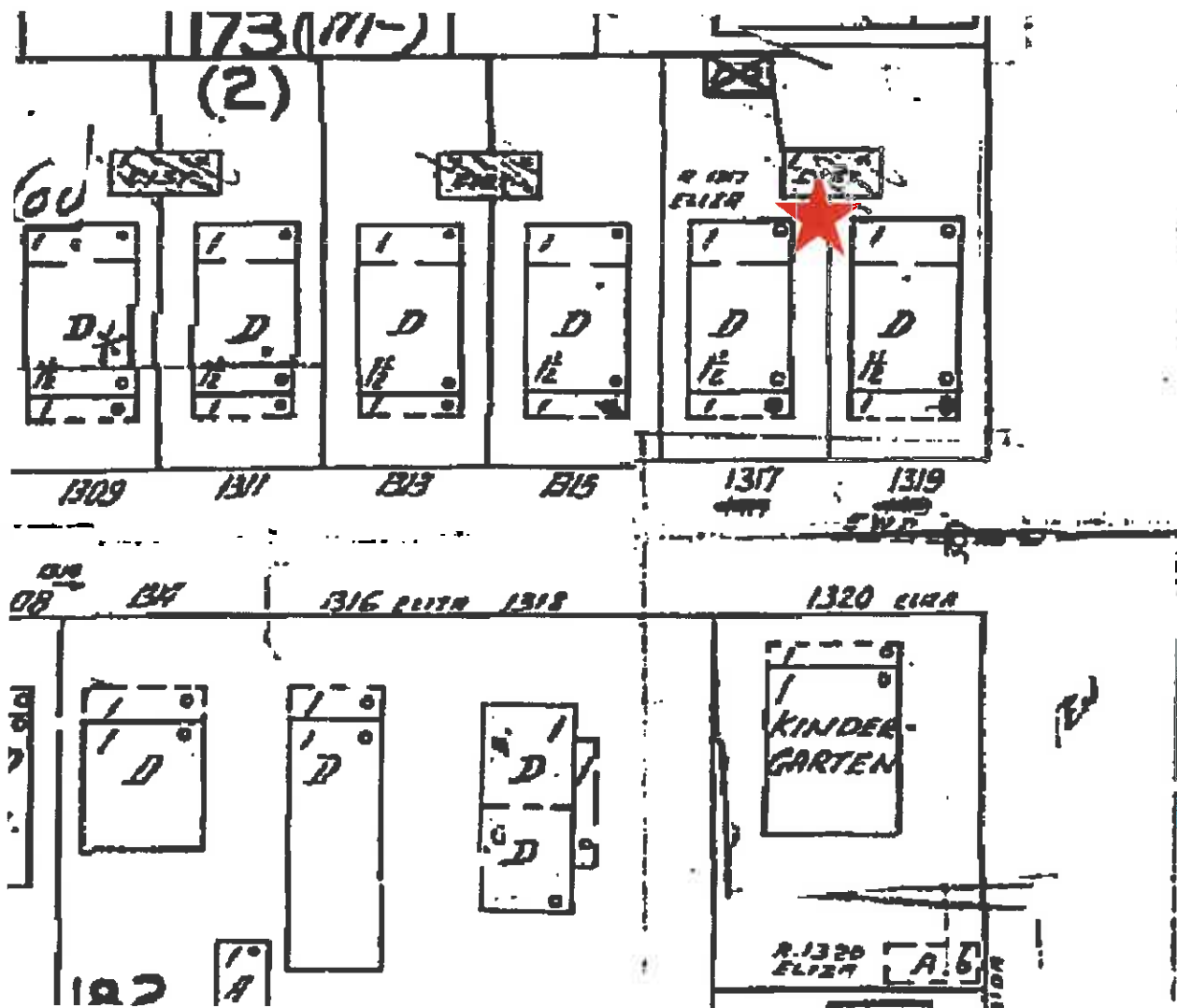


FLORIDA

#1317 1319 Eliza Street Sanborn map 1912



#1317 1319 Eliza Street Sanborn map 1948



#1317 1319 Eliza Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1317 Eliza St.; built c1906. Monroe County Library.



Photo taken by the Property Appraiser's office c1965; 1319 Eliza St.; built c1906. Monroe County Library.



FRONT VIEW



ALTERNATE FRONT VIEW



1317 ELIZA (FRONT VIEW)



1319 ELIZA (FRONT VIEW)



1317 ELIZA (REAR VIEW)



1319 ELIZA (REAR VIEW)



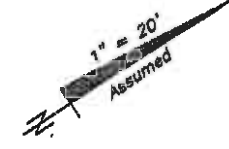
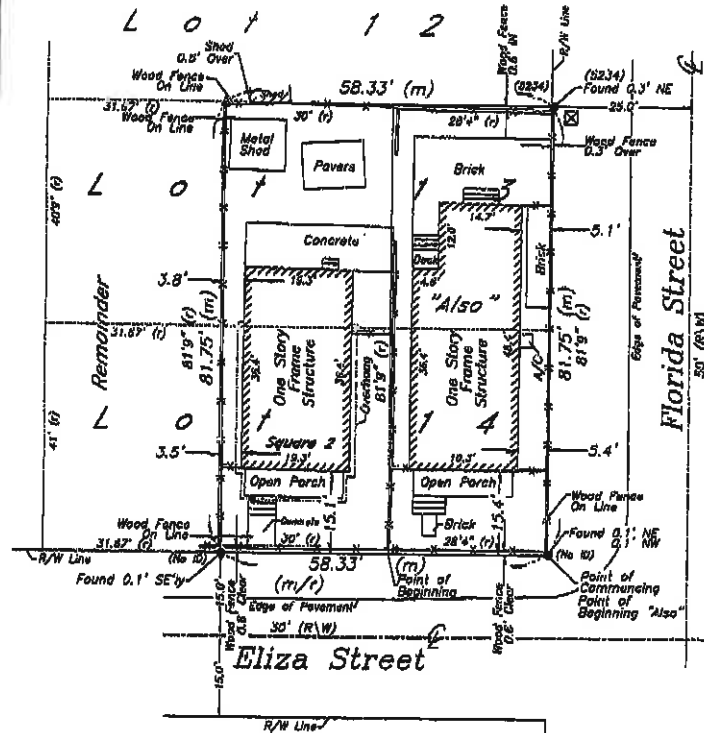
REAR VIEW (AREA TO BE ENCLOSED)



1317 ELIZA SIDE VIEW

Survey

Boundary Survey Map of Part of Lots 13 & 14, Square 2
Island City Land Company's Diagram



LEGEND

- Set 3/4" Iron Pipe w/cap (6200)
- Found 1/2" Iron Rod (No 10) (5234)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6200)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Water Meter

NOTES:

1. The legal descriptions shown hereon were 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: 1317-1319 Eliza 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. Ownership of fences is undeterminable, unless otherwise noted.
9. Date of field work: March 19, 2013
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Part of Lots 13 and 14, Square 2, Tract 14, Island of Key West, according to Island City Land Company's Diagram drawn by T.J. Ashe, Surveyor, and recorded in Plat Book 1, Page 28, Monroe County Florida Records, more particularly described as follows: Commencing at the Southwesterly corner of Eliza and Florida Streets, and running thence in a Southerly direction along the Westerly Side of Eliza Street Twenty-Eight (28) feet, Four (4) inches to a point, which point is the Point of Beginning; thence run at right angles to said Eliza Street in a Westerly direction for a distance of Eighty-one (81) feet, Nine (9) inches; thence run in a Southerly direction and parallel to said Eliza Street for a distance of Thirty (30) feet; thence run in an Easterly direction for a distance of Eighty-one (81) feet, Nine (9) inches to Eliza Street; thence run along Eliza Street in a Northerly direction for a distance of Thirty (30) feet to the Point of Beginning.

ALSO

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BOUNDARY SURVEY FOR: Seacell Investments, LLC;
First State Bank of the Florida Keys;
Stones & Cardenas;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
J. Lynn O'Flynn, PSM
Florida Reg. #6298
March 20, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

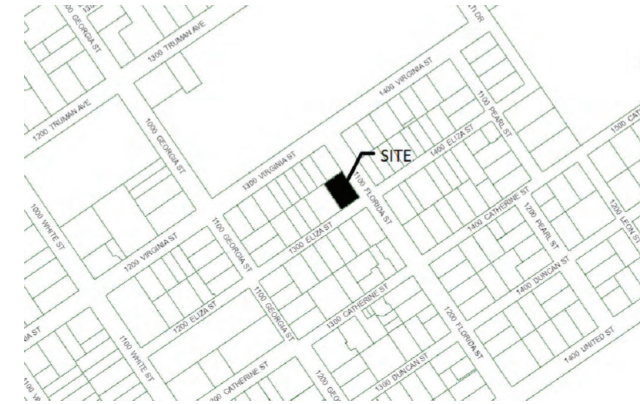
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
P.M. #6298
1430 Duck Ave., Key West, FL 33040
(305) 265-7422 FAX (305) 265-2144

Proposed design

RESIDENTIAL RENOVATIONS

1319 ELIZA STREET
KEY WEST, FLORIDA



LOCATION MAP

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 400
 KEY WEST, FLORIDA 33040
 TEL: (305) 295-9440 FAX: (305) 296-0243
TAMPA OFFICE
 CONCOURSE CENTER
 3507 EAST TAMPA, FLORIDA 33607
 TEL: (813) 579-1616 FAX: (813) 288-0710
PEREZ ENGINEERING & DEVELOPMENT, INC
 CERTIFICATE OF AUTHORIZATION No. 8879

PAUL R. SEWES, P.E.
 Florida P.E. NO. 44137
 April 10, 2013

NO.	REVISIONS:
1	ORIGINAL
2	
3	
4	
5	
6	

RESIDENTIAL RENOVATIONS

RESIDENTIAL RENOVATIONS
 1319 ELIZA STREET
 KEY WEST, FL 33040

JOB NO.	131022
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	T-1

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE 6
 F.I.R.M. - COMMUNITY #120168, PANEL #1516, SUFFIX "K", DATED: 02-18-2005
 LEGAL DESCRIPTION: PART OF LOTS 13 & 14, SQUARE 2, TRACT 14, KEY WEST ISLAND CITY SUBDIVISION

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE "D"
 FLOOR LIVE LOAD: 40 PSF

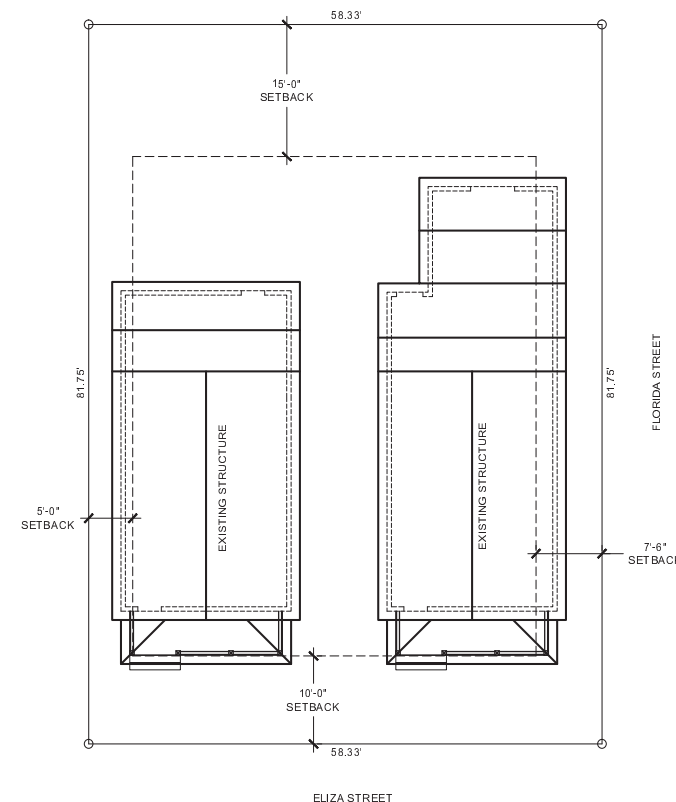
INDEX OF DRAWINGS

T-1 - SITE DATA
 A-1 - FLOOR PLANS
 A-2 - ELEVATIONS
 A-3 - ELEVATIONS

GENERAL NOTES

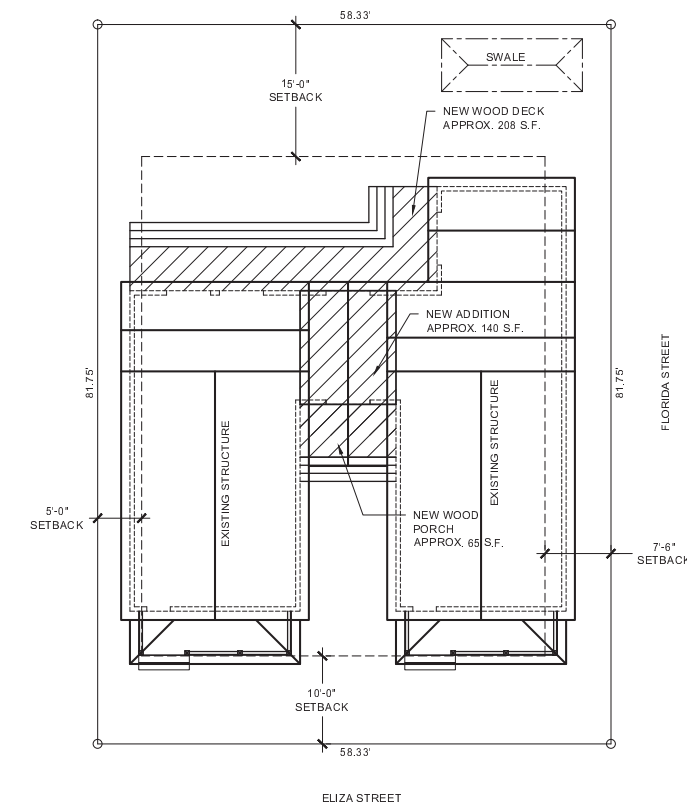
- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL, FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

	EXISTING CONDITIONS	ALL OWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	4,768 SF	4,768 SF	4,768 SF	
BUILDING AREA	1755 SF	1907 SF	1855 SF	
BUILDING COVERAGE %	37%	40%	39.7%	
IMPERVIOUS COVERAGE	1755 SF	2861 SF	1855 SF	
IMPERVIOUS COVERAGE %	37%	60%	39.7%	
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	82'-2"	10'-0"	82'-2"	
SIDE SETBACK	41'-10"	5'-0"	5'-0"	
STREET SIDE SETBACK	9'-8"	7'-6"	9'-8"	
REAR SETBACK	24'-0"	15'-0"	5'-0"	



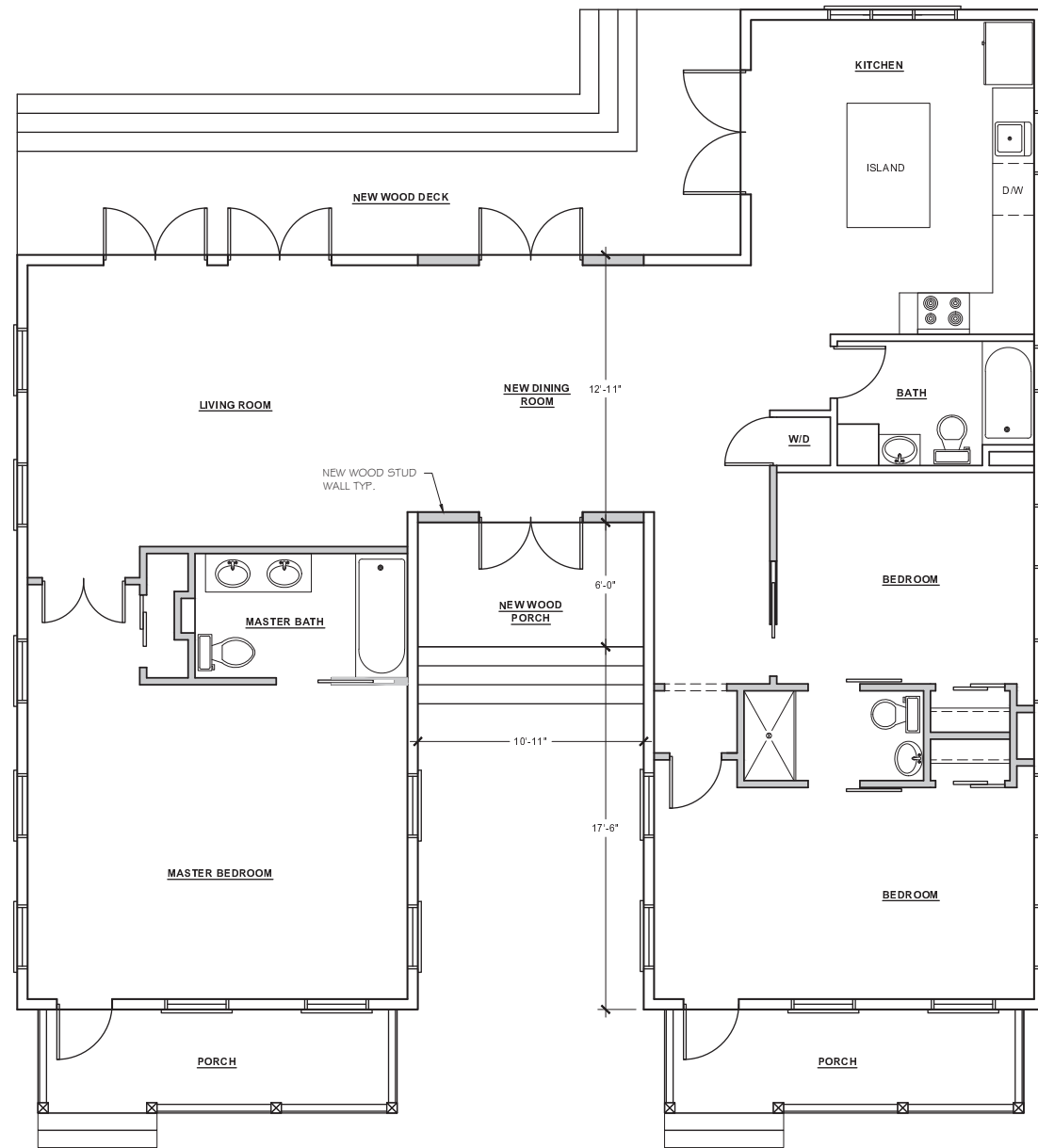
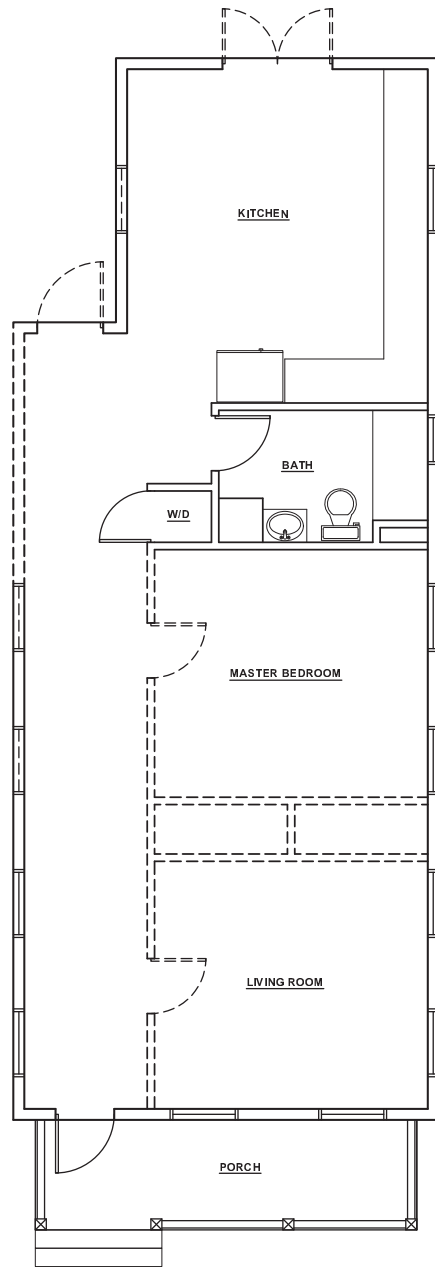
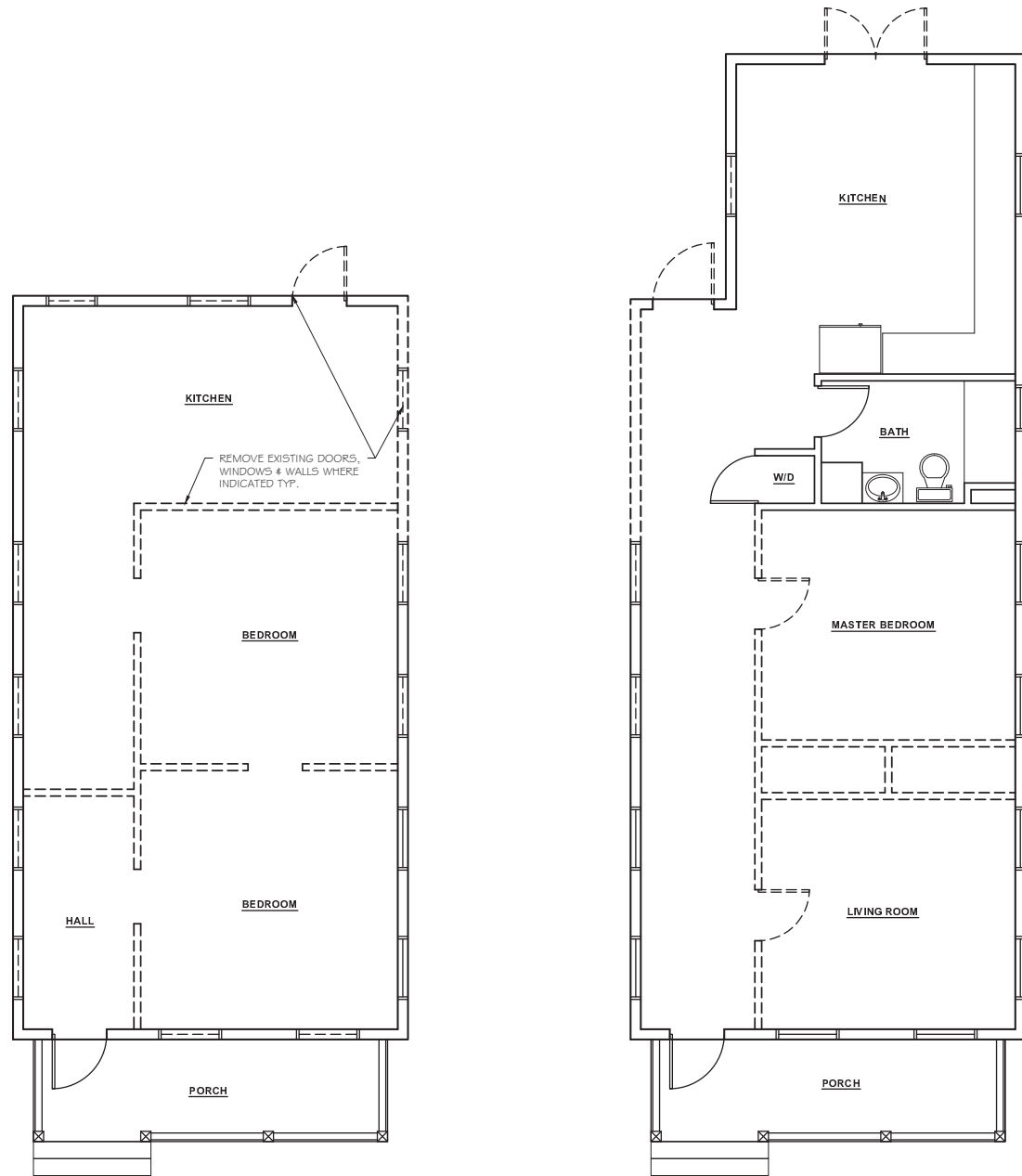
EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"



REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	
6	

RESIDENTIAL RENOVATIONS

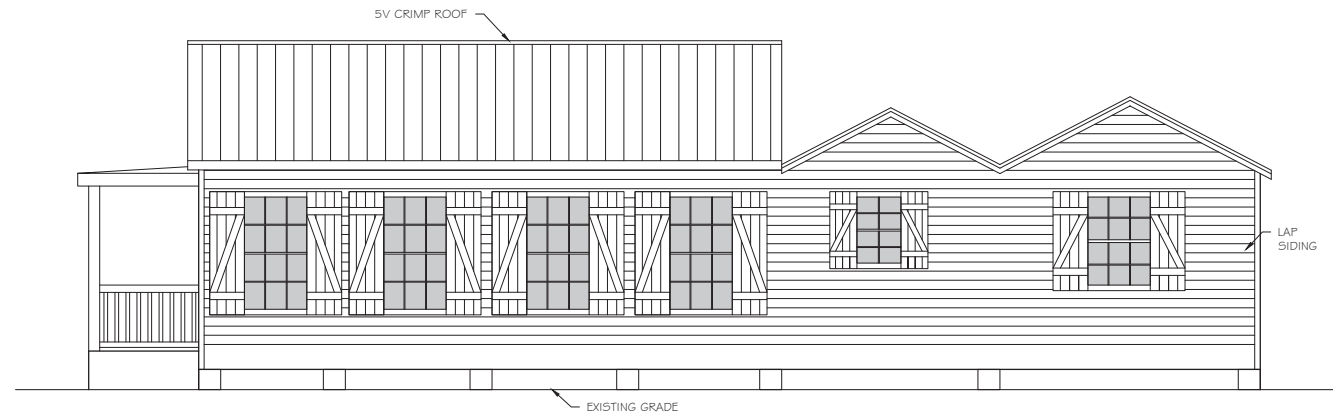
RESIDENTIAL RENOVATIONS
1319 ELIZA STREET
KEY WEST, FL 33040

JOB NO.	131022
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-1



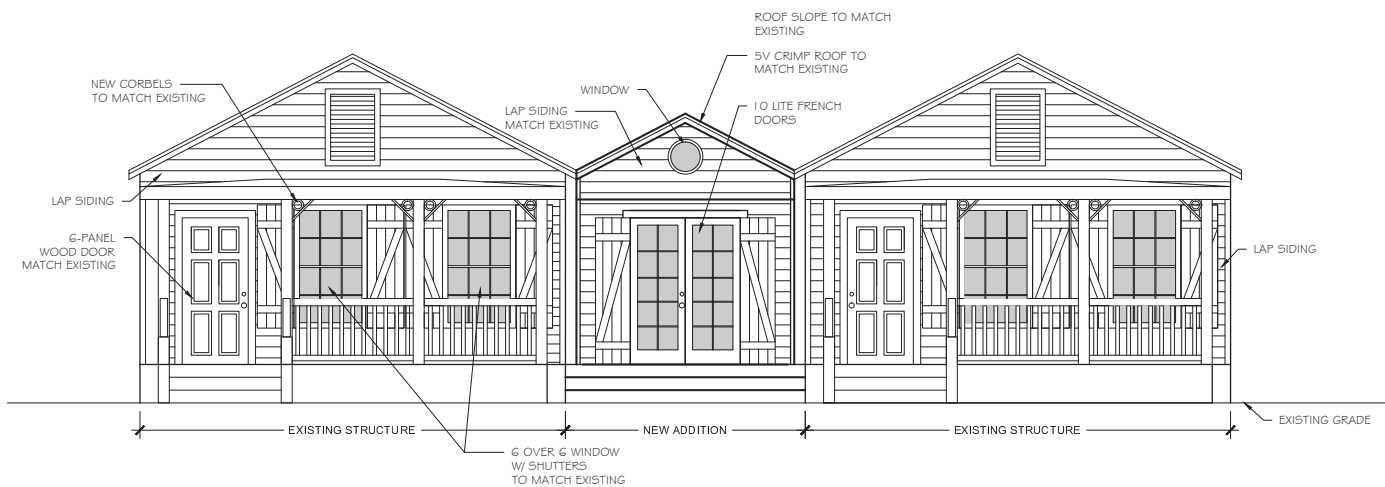
EXISTING FRONT ELEVATION

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



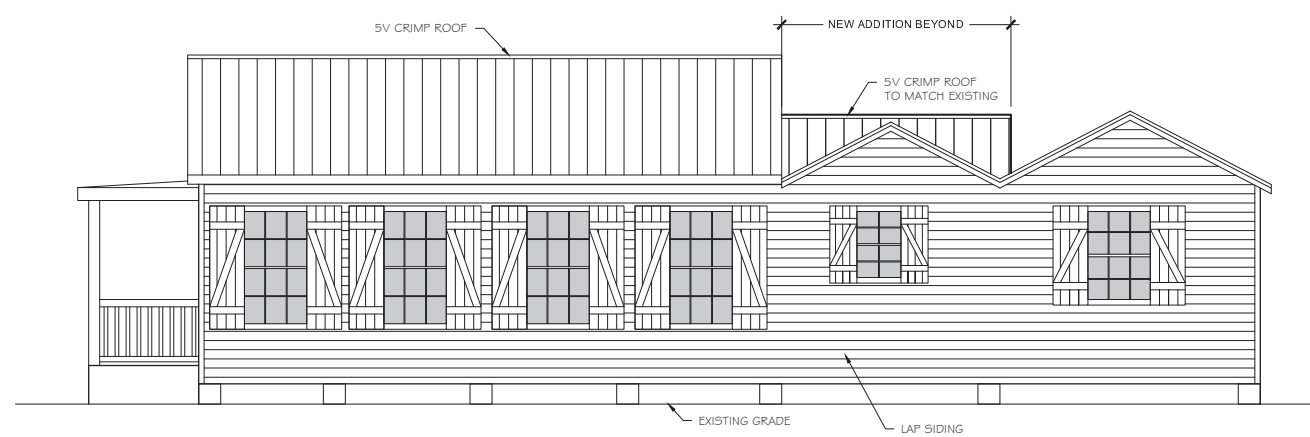
EXISTING RIGHT SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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

ORIGINAL: _____

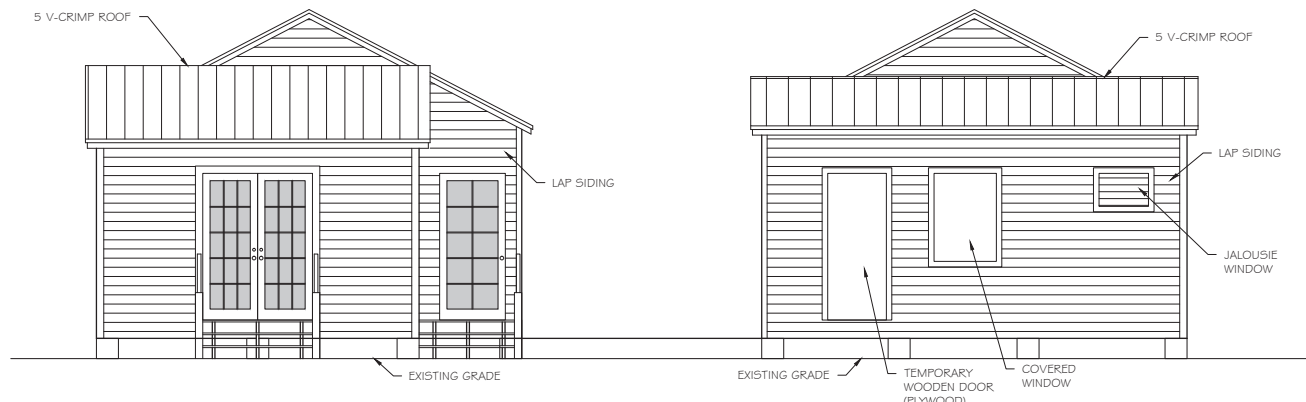
REVISIONS:

1	
2	
3	
4	
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6	

RESIDENTIAL RENOVATIONS

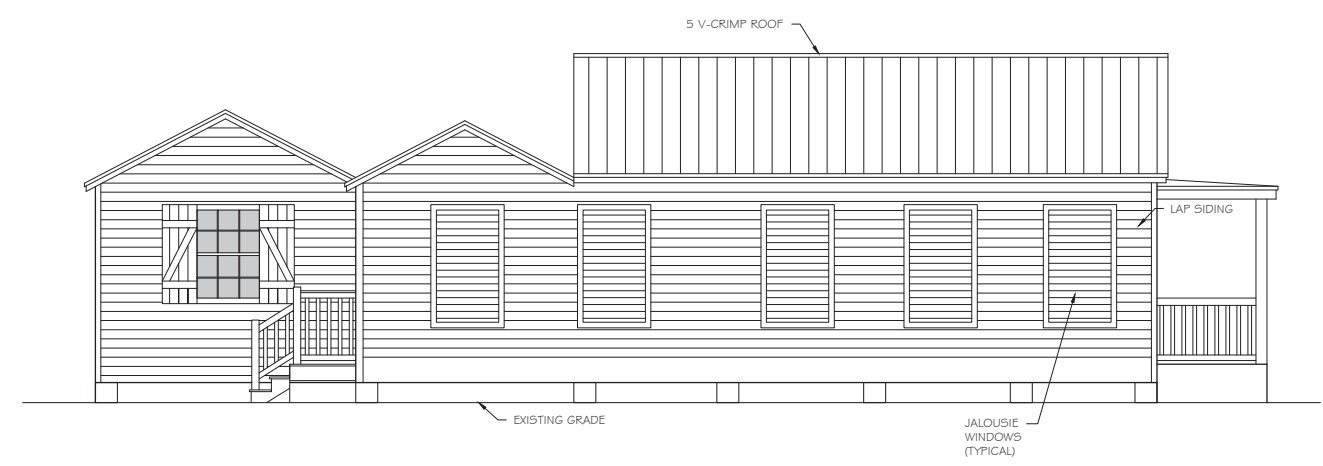
RESIDENTIAL RENOVATIONS
 1319 ELIZA STREET
 KEY WEST, FL 33040

JOB NO.	131022
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-2



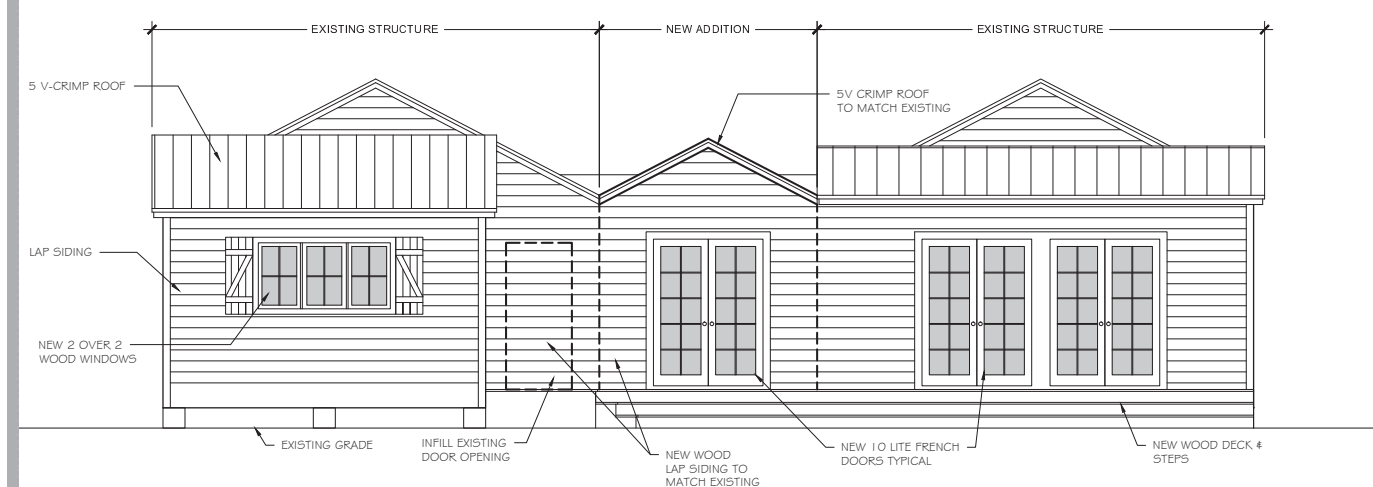
EXISTING REAR ELEVATION

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



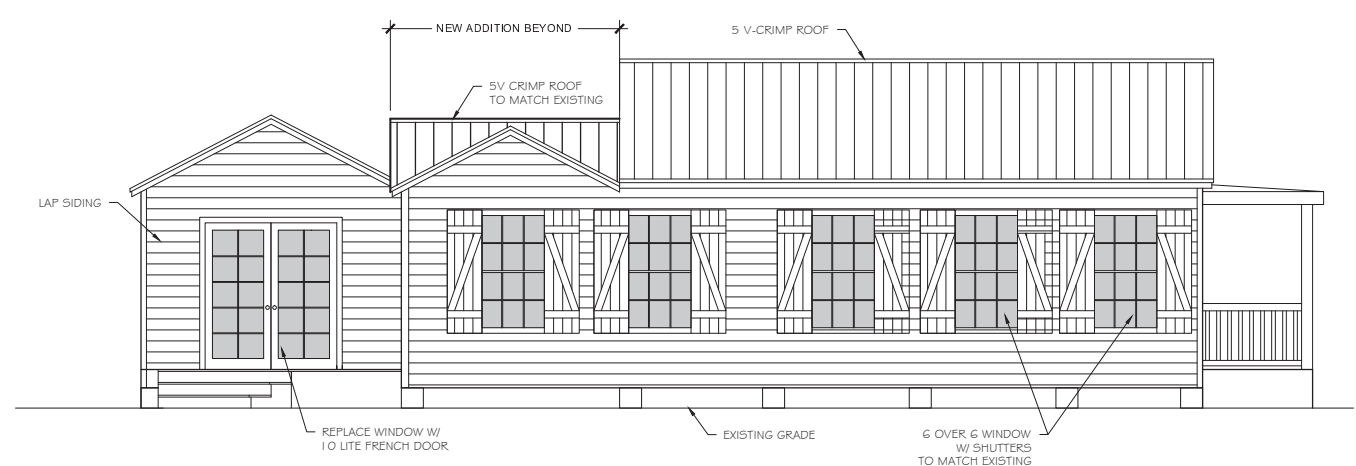
EXISTING LEFT SIDE ELEVATION

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



REAR ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION TO CONNECT TWO HOUSES.
RENOVATIONS TO EXISTING HOUSES.**

FOR- #1317- #1319 ELIZA STREET

Applicant- Perez Engineering

Application # H13-01-517

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.

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

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

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

Alternate Key: 1035114 Parcel ID: 00034190-000100

Ownership Details

Mailing Address:
DRAKE LINDA O
1319 ELIZA ST
KEY WEST, FL 33040

All Owners:
DRAKE LINDA O, STANSFIELD DAVID D W/H

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1319 ELIZA ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB1-26 PT LOT 13-14 SQR 2 TR 14 G12-295/296 OR1053-1795/1796P/R OR1443-543/544 OR1457-1223/24-C OR1457-1225/6-C OR1529-744/745 OR2291-2006/08Q/C OR2400-11/13

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	28	82	2,316.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 807
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 13
 Year Built 1933
 Functional Obs 0

Condition A
 Perimeter 132
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 13
 Grnd Floor Area 807

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

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

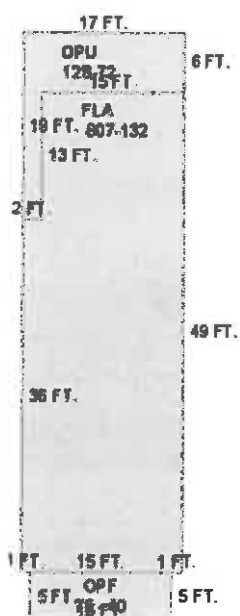
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

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 1

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1932	N N			75
1	FLA	12:ABOVE AVERAGE WOOD	1	1932	N Y	0.00	0.00	807
3	OPU		1	1999	N N	0.00	0.00	128

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	168 SF	28	6	0	2010	2	30
1	UB3:LC UTIL BLDG	100 SF	0	0	1988	1989	1	30
2	FN2:FENCES	84 SF	3	28	2006	2010	2	30

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-543	02/13/2012	05/18/2012	2,465 Residential	INSTALL 2 SMALL TPO SINGLE PLY VALLEY AND REINSTALL THE V-CRIMP METAL ROOFING
1	13-0509	02/11/2013	100 Residential	REPLACE 6X6 SILLS WITH SAME; REMODEL INT CLOSETS; INSTALL NEW FLOORING; REPAIR FLOOR JOISTS AND ADD SHEATHING	
1	13-0508	02/11/2013	100 Residential	9X10 ADDITION WITH WOODEN DECK; 6' FENCE	
1	13-0628	02/19/2013	100 Residential	REMOVE THE EXISTING METAL ROOF (28 PIECES) AND PUT NEW METAL ROOF BACK ON, 700 SQ. FT. OF V-CRIMP	
1	13-0499	02/08/2013	100 Residential	INSTALL A/C	
1	13-1198	03/27/2013	5,400 Residential	DEMO INTERIOR (NON STRUCTURAL) WALLS; ADD FULL BATH AND INSTALL NEW COUNTERTOP IN KITCHEN.	
1	9700333	02/01/1997	08/01/1997	900	ELECTRIC
1	9700320	02/01/1997	08/01/1997	900	ROOF
1	9702941	09/01/1997	09/01/1997	5,000	PORCH RAIL, REPAIRS
1	9802885	09/16/1998	08/10/1999	5,000	REPAIRS/REMODELING
1	9802402	10/14/1998	08/10/1999	50,000	ADDITION/PORCH/RENOVATION
1	9803602	11/13/1998	08/10/1999	3,200	CENTRAL AC
1	9803712	11/20/1998	08/10/1999	3,500	ELECTRICAL
1	9804079	12/30/1998	08/10/1999	1,000	PLUMBING
1	04-1037	04/05/2004	08/03/2004	2,000	SEWER LINE

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
2012	105,277	659	202,363	308,299	244,609	30,000	214,609
2011	105,277	671	131,536	237,484	237,484	30,000	207,484
2010	106,473	680	100,549	207,702	207,702	0	207,702
2009	119,633	505	201,098	321,236	321,236	0	321,236
2008	114,482	505	250,128	365,115	365,115	0	365,115
2007	139,460	470	370,560	510,490	510,490	0	510,490
2006	290,566	505	220,020	511,091	511,091	0	511,091
2005	232,895	552	185,280	418,727	418,727	0	418,727
2004	164,498	587	127,380	292,465	292,465	0	292,465
2003	179,630	623	55,584	235,837	235,837	0	235,837
2002	180,951	670	52,110	233,731	233,731	0	233,731
2001	169,545	704	52,110	222,359	222,359	0	222,359
2000	169,545	1,173	34,740	205,458	205,458	0	205,458
1999	121,459	1,218	34,740	157,416	157,416	0	157,416
1998	66,292	968	34,740	102,000	102,000	0	102,000
1997	44,742	320	30,108	75,171	75,171	0	75,171
1996	34,515	261	30,108	64,884	64,884	0	64,884
1995	31,447	246	30,108	61,801	61,801	0	61,801
1994	28,124	229	30,108	58,461	58,461	0	58,461
1993	28,317	0	30,108	58,425	58,425	0	58,425
1992	28,317	0	30,108	58,425	58,425	0	58,425
1991	28,317	0	30,108	58,425	58,425	0	58,425
1990	31,149	0	23,739	54,888	54,888	0	54,888
1989	28,317	0	23,160	51,477	51,477	0	51,477
1988	13,302	0	19,107	32,409	32,409	0	32,409
1987	13,136	0	14,475	27,611	27,611	0	27,611
1986	13,209	0	13,896	27,105	27,105	0	27,105
1985	12,815	0	8,266	21,081	21,081	0	21,081
1984	12,007	0	8,266	20,273	20,273	0	20,273
1983	12,007	0	8,266	20,273	20,273	0	20,273
1982	12,229	0	6,498	18,727	18,727	0	18,727

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
2/12/2009	2400 / 11	0	WD	30
7/11/1998	1529 / 0744	199,900	WD	Q

2/1/1997	1443 / 0543	139,000	WD	Z
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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

**Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida**

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

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

Alternate Key: 1035106 Parcel ID: 00034190-000000

Ownership Details

Mailing Address:
STANSFIELD DAVID
1317 ELIZA ST
KEY WEST, FL 33040

All Owners:
DRAKE LINDA HW, STANSFIELD DAVID

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1317 ELIZA ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB 1-26 PT LOT 13-14 SQR 2 TR 14 OR765-1783 OR814-2156D/C OR1053-1795/1796P/R OR1131-453/54L/E OR2236-544D/C OR2445-2196/98

Number of Commercial Buildings: 0
 Total Living Area: 612
 Year Built: 1934

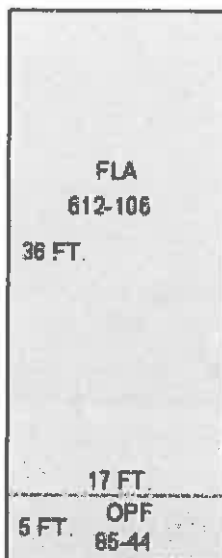
Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade <u>450</u>
Effective Age <u>22</u>	Perimeter <u>106</u>	Depreciation % <u>30</u>
Year Built <u>1934</u>	Special Arch <u>0</u>	Grnd Floor Area <u>612</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

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 2
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	612
2	<u>OPF</u>		1	1993	N N	0.00	0.00	85

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	120 SF	30	4	1991	1992	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0214	01/22/2010	12/31/2010	6,180	Residential	INSTALL 10 SQS OF V-CRIMP METAL ROOFING.
10-0428	02/23/2010	12/31/2010	5,200	Residential	RESHEATHING ROOF WITH PLYWOOD 5/8"
04-1035	04/05/2004	08/03/2004	1,600	Residential	SEWER LINE
06-5778	10/19/2006	12/11/2006	2,000	Residential	SET POLE ON LEFT SIDE OF PROPERTY FOR NEW 200AMP SERVICE.
07-0322	02/02/2007	06/05/2007	700	Residential	REPLACE METAL ROOF WITH 700SF OF V-CRIMP

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
2012	63,613	168	211,684	275,465	203,361	0	275,465
2011	63,613	168	137,595	201,376	184,874	0	201,376
2010	62,729	168	105,171	168,068	168,068	0	168,068
2009	78,642	181	210,342	289,165	289,165	0	289,165
2008	75,456	197	264,924	340,577	340,577	0	340,577
2007	92,147	210	392,480	484,837	484,837	0	484,837
2006	181,411	250	233,035	414,696	80,352	25,500	54,852
2005	177,770	269	196,240	374,279	78,012	25,500	52,512
2004	109,074	284	134,915	244,273	75,740	25,500	50,240
2003	101,802	298	58,872	160,972	74,328	25,500	48,828
2002	97,851	317	55,193	153,361	72,586	25,500	47,086
2001	84,783	331	55,193	140,307	71,443	25,500	45,943
2000	84,783	344	36,795	121,923	69,363	25,500	43,863
1999	82,892	358	36,795	120,045	67,540	25,500	42,040
1998	51,308	282	36,795	88,385	66,477	25,500	40,977
1997	44,894	256	31,889	77,039	65,366	25,500	39,866
1996	34,633	207	31,889	66,728	63,463	25,500	37,963
1995	31,554	194	31,889	63,638	61,916	25,500	36,416
1994	28,219	180	31,889	60,289	60,289	25,500	34,789
1993	28,317	0	31,889	60,206	60,206	25,500	34,706

1992	28,317	0	31,889	60,206	60,206	25,500	34,706
1991	28,317	0	31,889	60,206	60,206	25,500	34,706
1990	21,804	0	25,143	46,947	46,947	25,500	21,447
1989	19,822	0	24,530	44,352	44,352	25,500	18,852
1988	14,304	0	20,237	34,541	34,541	25,500	9,041
1987	14,125	0	15,331	29,456	29,456	25,500	3,956
1986	14,203	0	14,718	28,921	28,921	25,500	3,421
1985	13,779	0	8,856	22,635	22,635	22,635	0
1984	12,007	0	8,856	20,863	20,863	20,863	0
1983	12,007	0	8,856	20,863	20,863	20,863	0
1982	12,229	0	6,944	19,173	19,173	19,173	0

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
12/22/2009	2445 / 2196	270,000	WD	30
6/1/1978	765 / 1783	17,000	00	Q

This page has been visited 166,200 times.

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