



**Historic Architectural Review Commission  
Staff Report for Item 10**

**To:** Chairman Haven Burkee and Historic Architectural Review Commission Members

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

**Meeting Date:** January 23, 2024

**Applicant:** Todd Kemp, Owner

**Application Number:** H2023-0052

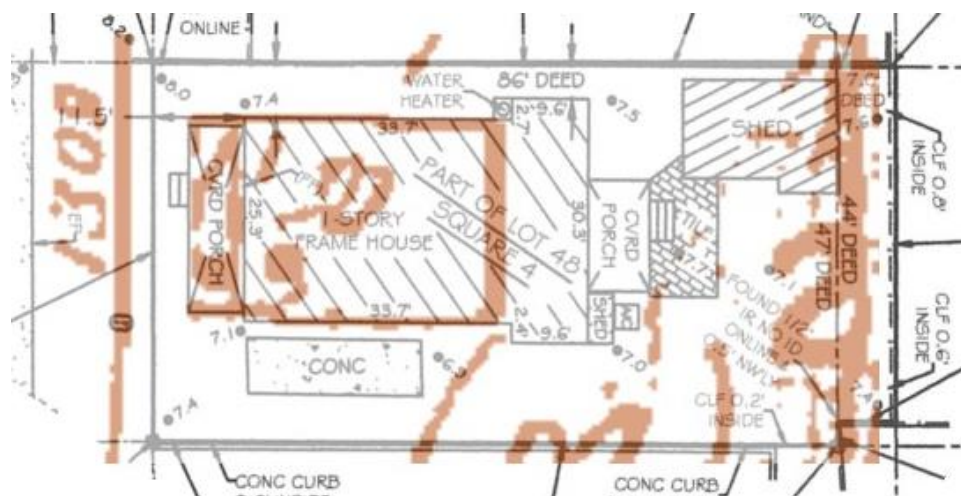
**Address:** 1309 Royal Street

**Description of Work:**

Demolition of rear addition, covered porch, and detached shed.

**Site Facts:**

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built after 1948. Minimal changes have been made to the house, except at the rear where an addition was attached. The accessory structure on the northeast side of the lot is not historic.



*Current survey and 1962 Sanborn Map*



*Front of the house circa 1965.*



*Front of the house.*



- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

All the structures submitted for demolition review are non-historic. If approved, construction plans will be reviewed by HARC staff for consistency with approved schematic plans.

- (b) *The historic architectural review commission shall not issue permits 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:*

The rear additions and detached accessory structure are not historic and do not contribute to the historic character of the building or site.

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

None of the structures proposed to be demolished are historic. The elements under review do not possess significant relationship with the urban environment.

- (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 rear additions and existing accessory structure are not later additions that define the historic character of the site.

- (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 structures under review will not qualify as contributing elements to the house or to the historic site in the near future.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic rear additions and accessory structure as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

# APPLICATION

**RECEIVED**  
 DEC 20 2023  
 BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # <b>HARC2023-0052</b>	REVISION # <b>0052</b>	INITIAL & DATE <b>TK</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<b>1309 Royal St. K.W., FL</b>	
NAME ON DEED:	<b>Todd Kemp</b>	PHONE NUMBER <b>904-910-1072</b>
OWNER'S MAILING ADDRESS:	<b>900 Seminary St</b>	EMAIL <b>TKempjax@gmail.com</b>
APPLICANT NAME:	<b>TODD KEMP</b>	PHONE NUMBER <b>904-910-1072</b>
APPLICANT'S ADDRESS:	<b>900 SEMINARY ST.</b>	EMAIL <b>TKEMJAX@GMAIL.COM</b>
APPLICANT'S SIGNATURE:	<b>KEY WEST, FL 33040</b> <b>C Todd Kemp</b>	DATE <b>12-17-23</b>

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> The existing one story single family home will be remodeled with an addition constructed on to the rear portion of the building. A pool and patio will be added in the rear yard.
<b>MAIN BUILDING:</b> The historic, front portion of the house will retain its original shape and mass. The rear addition will include an expanded kitchen, living room, and covered patio. The rear addition will contain two gable roofs running perpendicular to the existing front gable roof creating a double sawtooth roof. All new roofs will be shorter than the existing, historic gable roof.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
A non-historic, non-contributing shed in the rear of the property will be demoed as well as rear additions to the main house that are also non-historic and non-contributing.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: 103 sq. ft of pavers will be added in the rear yard and 82 sq. ft of pavers will be added to the existing driveway to extend it.	FENCES: New wood fences and gates will be installed, see Proposed Site Plan.
DECKS: 43 sq. ft. of deck will be added by the new front entry.	PAINTING: All existing, replaced, and new siding will be painted white. Bahama shutters and the front door will be painted RAL 6027, light blue.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	A 153 sq. ft. pool, waterfall wall, and associated pool equipment will be constructed in the rear yard.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
An electric tankless hot water heater, propane tank, and new a/c system will be installed.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
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 # <i>H2023-0052</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: *1309 Royal St. K.W., F.L. 33040*

PROPERTY OWNER'S NAME: *C Todd Kemp*

APPLICANT NAME: *C Todd Kemp*

*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: *C Todd Kemp* DATE AND PRINT NAME: *C Todd Kemp 12-4-23*

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

*remove rear Cottage/shed 256 sq ft*

*remove rear 10x32 addition Kitchen/laundry Room*

*remove rear 7'10" X 14 Covered Porch*

**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.

*YES*

(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.

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.

(c) 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.

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

(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.

(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.

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

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

later additions that are in poor conditions  
and do not contribute

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

does not

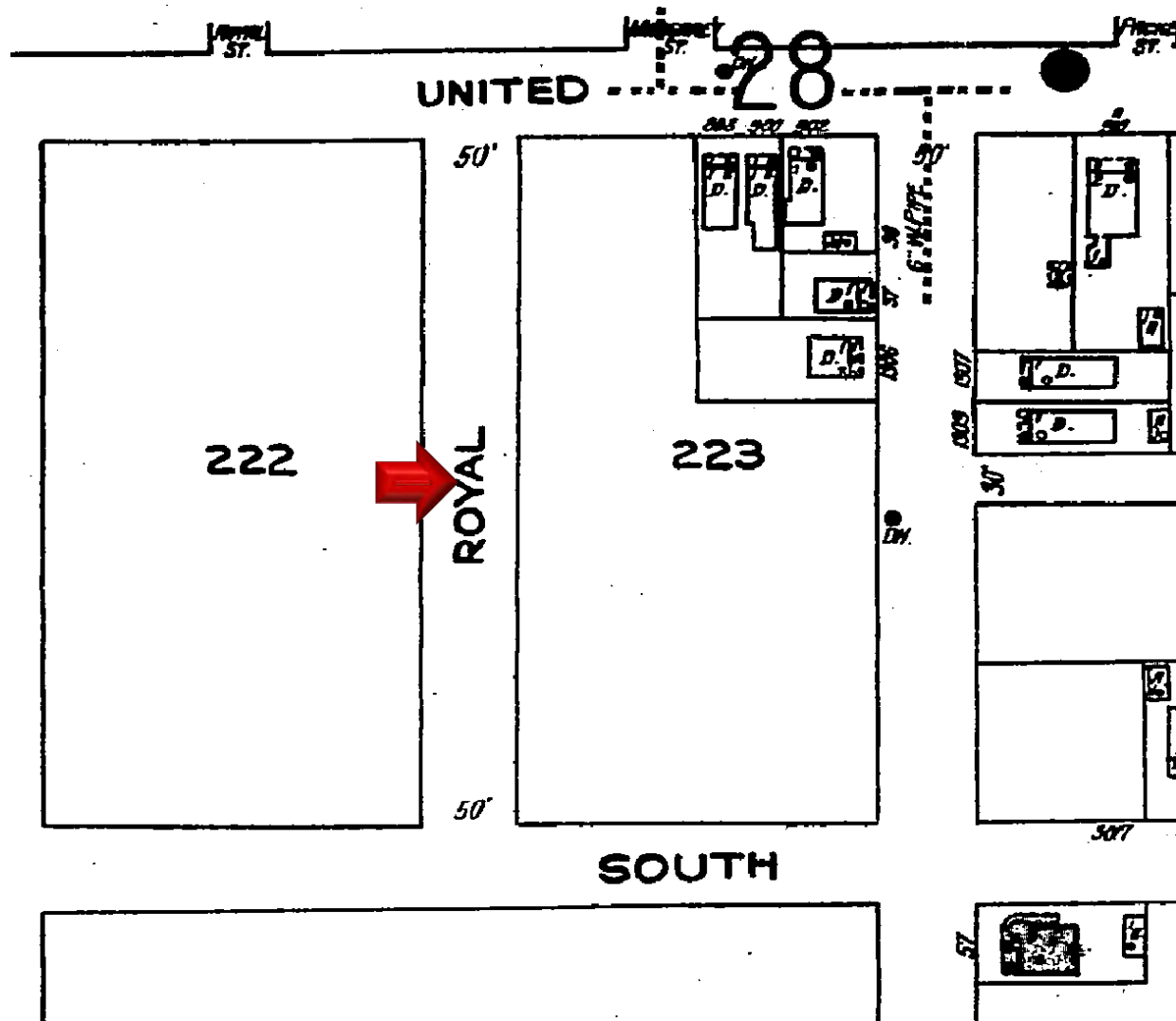
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

does not

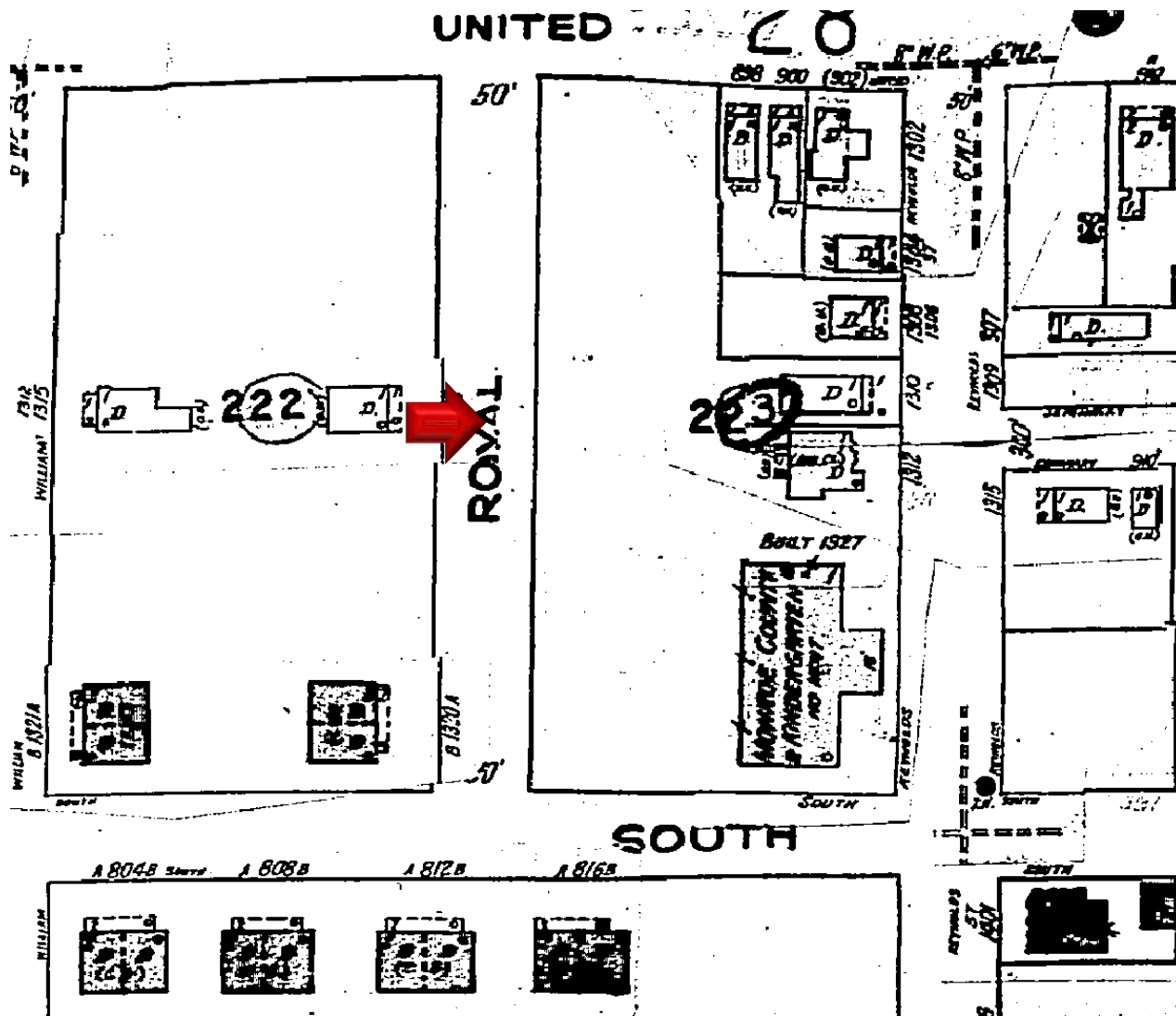
(4) Removing buildings or structures that would otherwise qualify as contributing.

built in the last 40 years  
poor construction

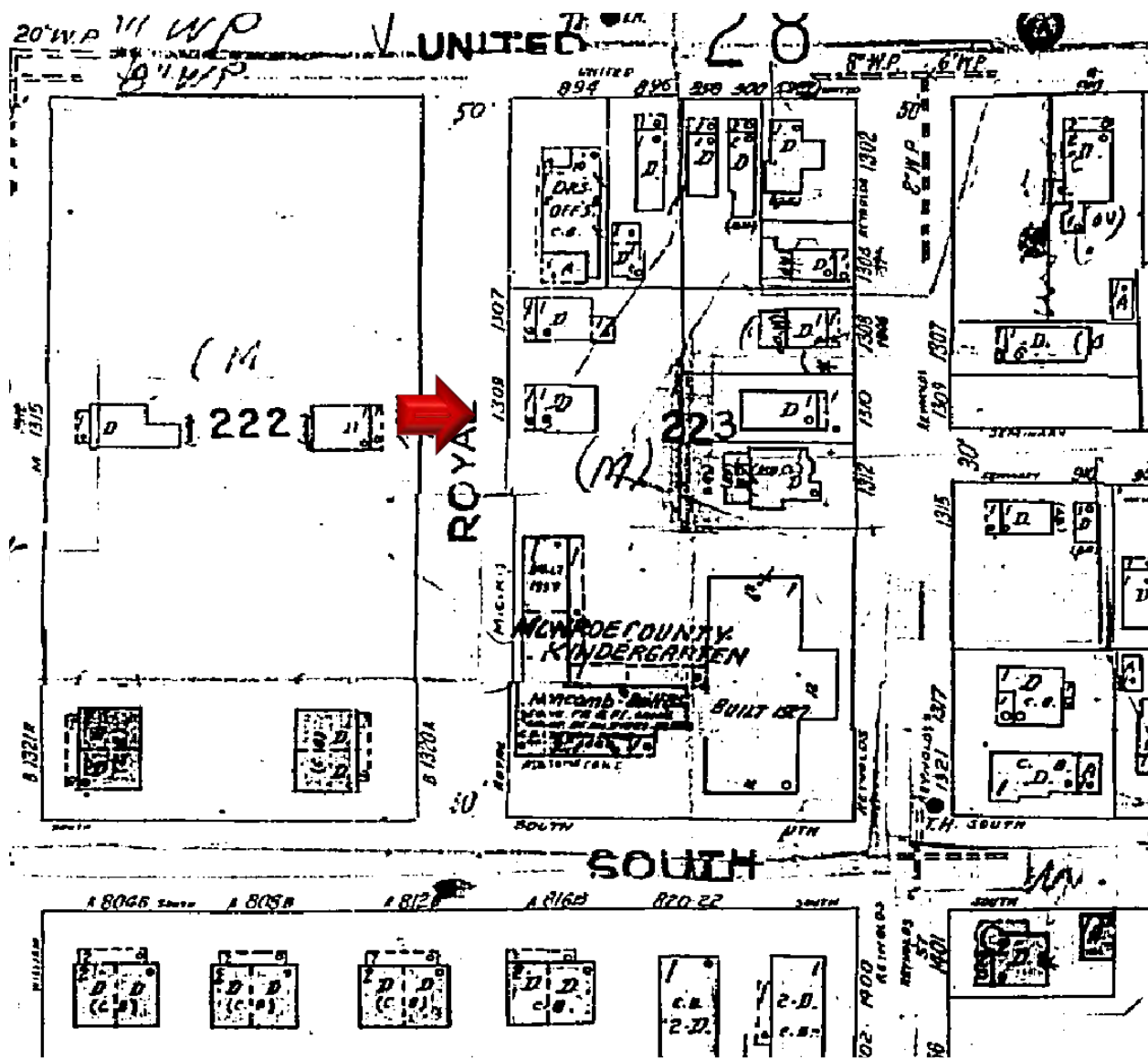
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





**1309 Royal Street circa 1965. Monroe County Library.**

1309 Royal Street



Front view of house



Altered Front Door

# 1309 ROYAL STREET



SOUTH ELEVATION

# 1309 ROYAL STREET



NORTH ELEVATION

# 1309 ROYAL STREET



EAST ELEVATION

# 1309 ROYAL STREET



WEST ELEVATION

# 1309 ROYAL STREET



SOUTH SIDE



EAST SIDE

SHED IN REAR YARD

# 1309 ROYAL STREET



WEST ADJOINING PROPERTY



# 1309 ROYAL STREET



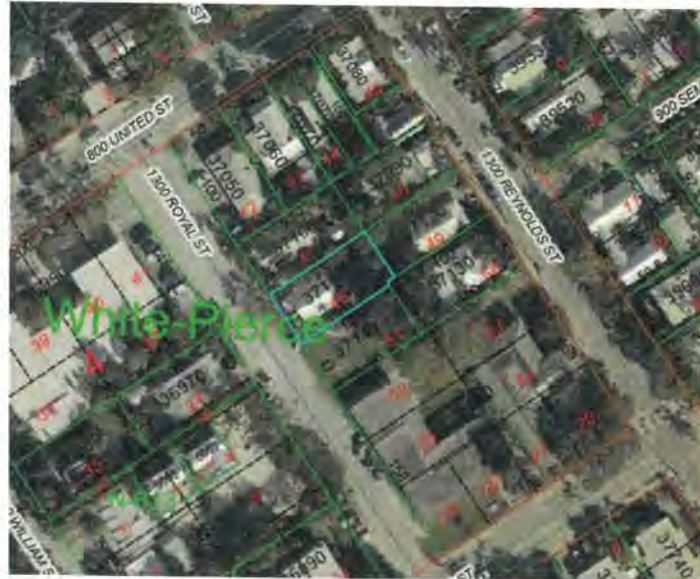
EAST ADJOINING PROPERTY

# SURVEY



# PROPOSED DESIGN

# 1309 ROYAL STREET KEMP & BOYER RENOVATION



LOCATION MAP



## SHEET INDEX

- A-001 COVER SHEET
- A-101 SITE PLANS
- A-102 DEMO & PROPOSED PLANS
- A-201 EXISTING ELEVATIONS
- A-202 PROPOSED ELEVATIONS
- A-301 SECTIONS
- A-401 3D RENDERINGS

## SCOPE OF WORK

This project consists of demolishing a non-historic, non-contributing shed in the rear of the property and rear additions to the main house.

The existing one-story single-family home will be remodeled with an addition constructed on to the rear portion of the building. The historic, front portion of the house will retain its original shape and mass. The rear addition will include an expanded kitchen, living room, and covered patio. The rear addition will contain two gable roofs running perpendicular to the existing front gable roof creating a double sawtooth roof. Electrical and plumbing will be replaced and relocated accordingly. An electric tankless hot water heater, propane tank, and new a/c system will also be installed. All new roofs will be shorter than the existing, historic front gable roof. A new pool will also be constructed in the rear yard.

## PROJECT NOTES

- A. MATERIALS:**
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.
- B. CONTRACT DOCUMENTS:**
- THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.
  - THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
  - ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY ARCHITECT SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.
- C. RELATED - REFERENCED DOCUMENTS:**
- ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME EFFECT AS IF COMPLETELY REPRODUCED.
  - ALL WORK SHALL BE CONDUCTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO WORK.
  - ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.
- D. AGREEMENTS:**
- ALL AGREEMENTS BETWEEN THE CONTRACTOR AND OWNER SHALL BE IN WRITING.
  - ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY.
- E. QUALIFICATIONS & ASSURANCES:**
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
  - WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
  - THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LICENSEURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
  - ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTY SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
  - MANUFACTURERS WARRANTIES SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTIES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTY PERIOD.
  - ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 YEARS TO INCLUDE MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
- F. PERMITS & FEES:**
- ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. ARCHITECT AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE ARCHITECT AND OWNER TO BE PRESENT IF DESIRED.
- G. MISCELLANEOUS:**
- CONTRACTOR SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
  - THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. ARCHITECT ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. ARCHITECT IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.

## GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING: Florida Building Code, Residential, 2020
- ELECTRICAL: Florida Building Code, Residential, 2020
- PLUMBING: Florida Building Code, Plumbing, 2020
- MECHANICAL: Florida Building Code, Mechanical, 2020
- EXISTING BUILDING: Florida Building Code, Existing Building, 2020

This project was designed in accordance with ASCE 7-16 and to resist a 180 mph ultimate wind load.

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Contractor shall verify all existing site conditions, their relationships, dimensions and locations and shall notify Architect of any discrepancies with these documents. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement. Do not scale these drawings. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

Any errors, omissions, or conflicts found in the drawings shall be brought to the attention of the Architect before proceeding with the work.

The Contractor shall be responsible for all means, methods, techniques, sequences, procedures and coordination of the work.

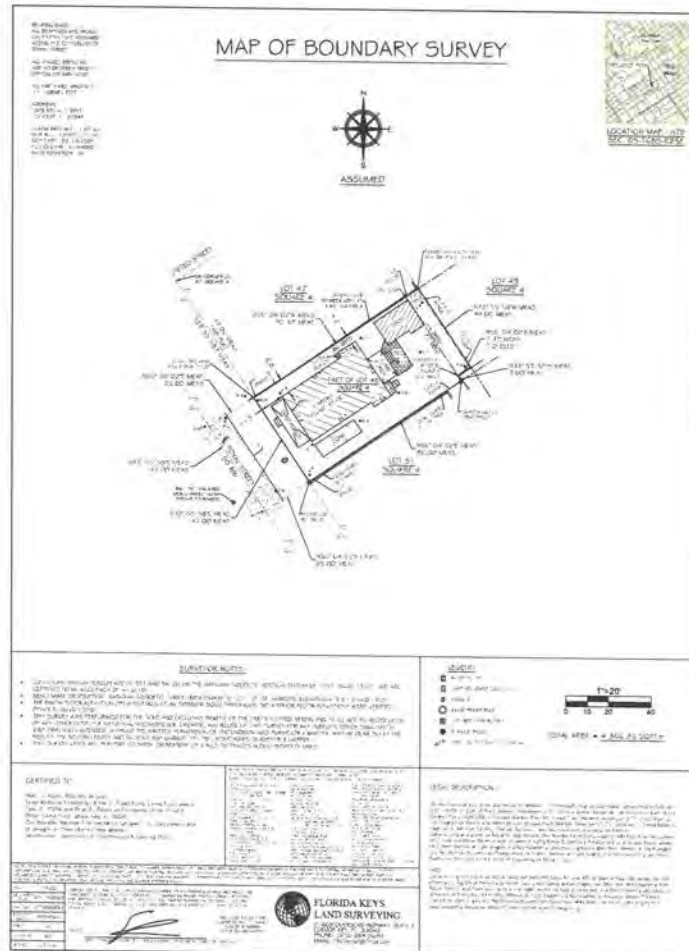
In the event that any unusual conditions not covered by these documents are encountered during construction, the owner and Architect shall be notified immediately.

All materials and equipment shall be installed per manufacturer's instructions.

All existing plumbing and electrical to remain. See plans for additional plumbing and electrical work.

Contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.

After completion of construction, remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.



SURVEY



Korth Collaborative Design

ARCHITECTURE & DESIGN

Heather Korth, Licensed Architect  
FL License No: AR98012  
CO License No: 00402981

1201 N. Williams Street, Apt 3A  
Denver, CO 80218  
Heather@KorthCollaborativeDesign.com  
720.840.9578

## KEMP & BOYER RENOVATION

1309 ROYAL STREET  
KEY WEST, FL 33040

OWNER:  
TODD C KEMP LIVING TRUST AND  
BRIAN K BOYER LIVING TRUST  
900 SEMINARY STREET  
KEY WEST, FL 33040

GENERAL CONTRACTOR:  
REEF CONSTRUCTION  
PH: 305.744.2305



DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

COVER  
SHEET

A-001

		EXISTING CONDITIONS (SQ FT) 4366		PROPOSED (SQ FT) 4366	
BUILDING COVERAGE	HOUSE	1431		1739	
	SHED	256		0	
	POOL WALL	0		7	
	<b>TOTAL BUILDING COVERAGE</b>	<b>1687</b>	<b>38.64%</b>	<b>1746</b>	<b>39.99%</b>
IMPERVIOUS AREAS	HOUSE	1431		1739	
	SHED	256		0	
	POOL WALL	0		7	
	POOL	0		153	
	POOL EQUIPMENT	0		21	
	PAVING TILES	0		326	
	CONCRETE	163		29	
	<b>TOTAL IMPERVIOUS AREAS</b>	<b>1986</b>	<b>45.49%</b>	<b>2275</b>	<b>52.11%</b>
OPEN SPACE/ PERVIOUS AREAS	LANDSCAPING	2380		2048	
	DECK	0		43	
<b>TOTAL OPEN SPACE/ PERVIOUS AREAS</b>	<b>2380</b>	<b>54.51%</b>	<b>2091</b>	<b>47.89%</b>	
LOT SIZE CHECK		4366		4366	

ZONING:  
FLOOD ZONE

HMDR  
X

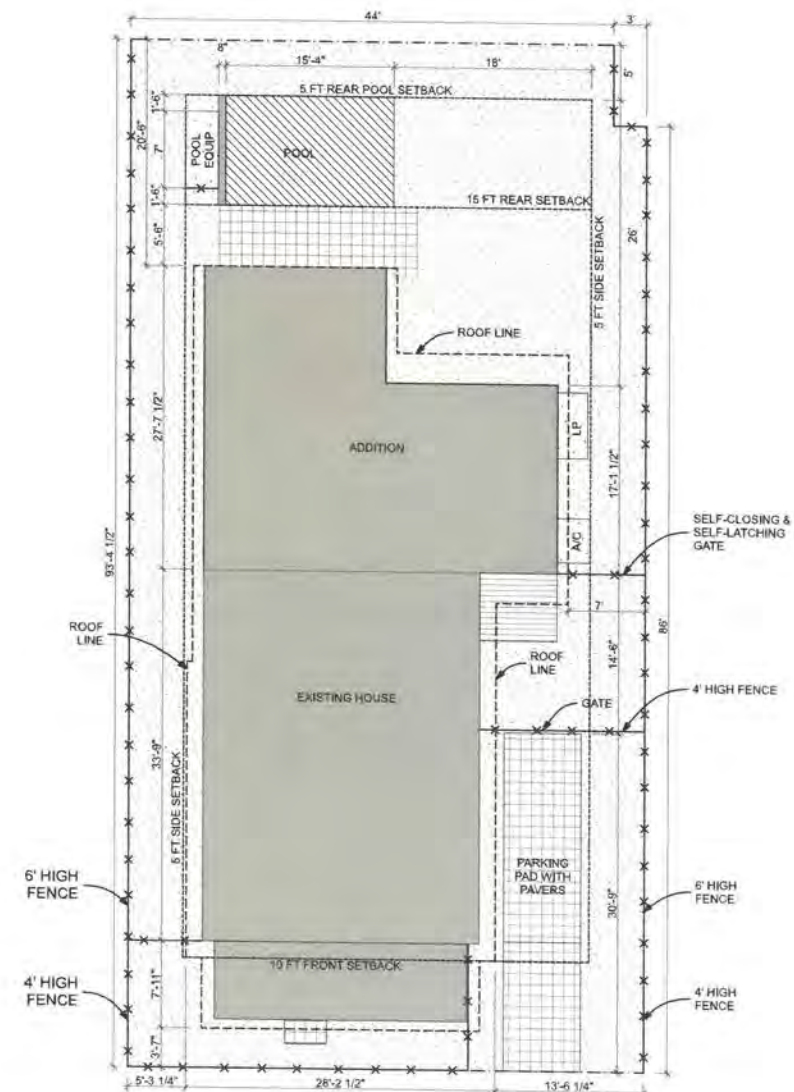
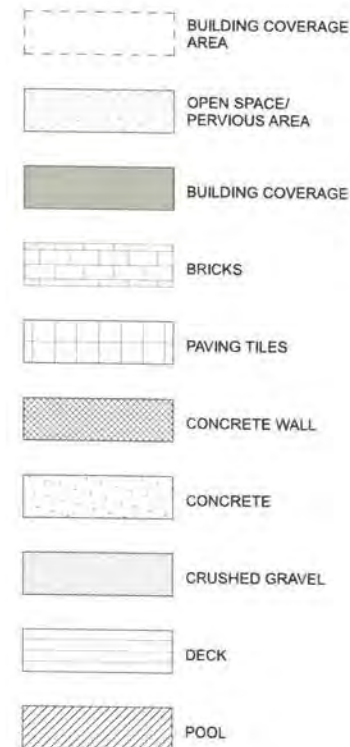
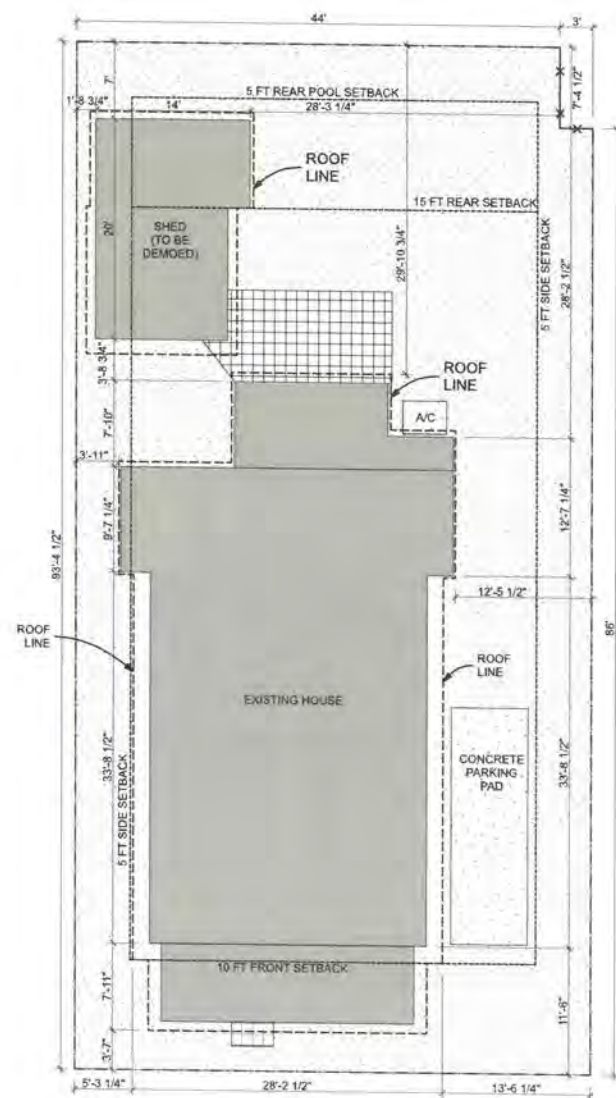
MAX HEIGHT  
BUILDING COVERAGE  
IMPERVIOUS RATIO  
OPEN SPACE  
MINIMUM LOT SIZE  
MINIMUM LOT WIDTH  
MINIMUM LOT DEPTH

	ALLOWED	EXISTING	PROPOSED
MAX HEIGHT	30 FT	16 FT 10 IN	NO CHANGE
BUILDING COVERAGE	40% MAX	38.64%	39.99%
IMPERVIOUS RATIO	60% MAX	45.49%	52.11%
OPEN SPACE	35% MIN	54.51%	47.89%
MINIMUM LOT SIZE	4,000 SQ FT	4,366 SQ FT	NO CHANGE
MINIMUM LOT WIDTH	40 FT	47 FT	NO CHANGE
MINIMUM LOT DEPTH	90 FT	86 FT	NO CHANGE

MINIMUM SETBACKS  
FRONT  
EAST SIDE  
WEST SIDE  
REAR

	ALLOWED	EXISTING	PROPOSED
FRONT	10 FT	3 FT 7 IN	NO CHANGE
EAST SIDE	5 FT	12 FT 5.5 IN	7 FT
WEST SIDE	5 FT	3 FT 11 IN	5 FT 3.25 IN
REAR	15 FT	29 FT 10.75 IN	20 FT 6 IN

\*\*POOL AND POOL EQUIPMENT MEET 5 FT SETBACK REQUIREMENT



Korth Collaborative Design, LLC

ARCHITECTURE & DESIGN

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GENERAL CONTRACTOR:  
REEF CONSTRUCTION  
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DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

## SITE PLANS

A-101



Korth Collaborative Design

ARCHITECTURE & DESIGN

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DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

### DEMO & PROPOSED PLANS

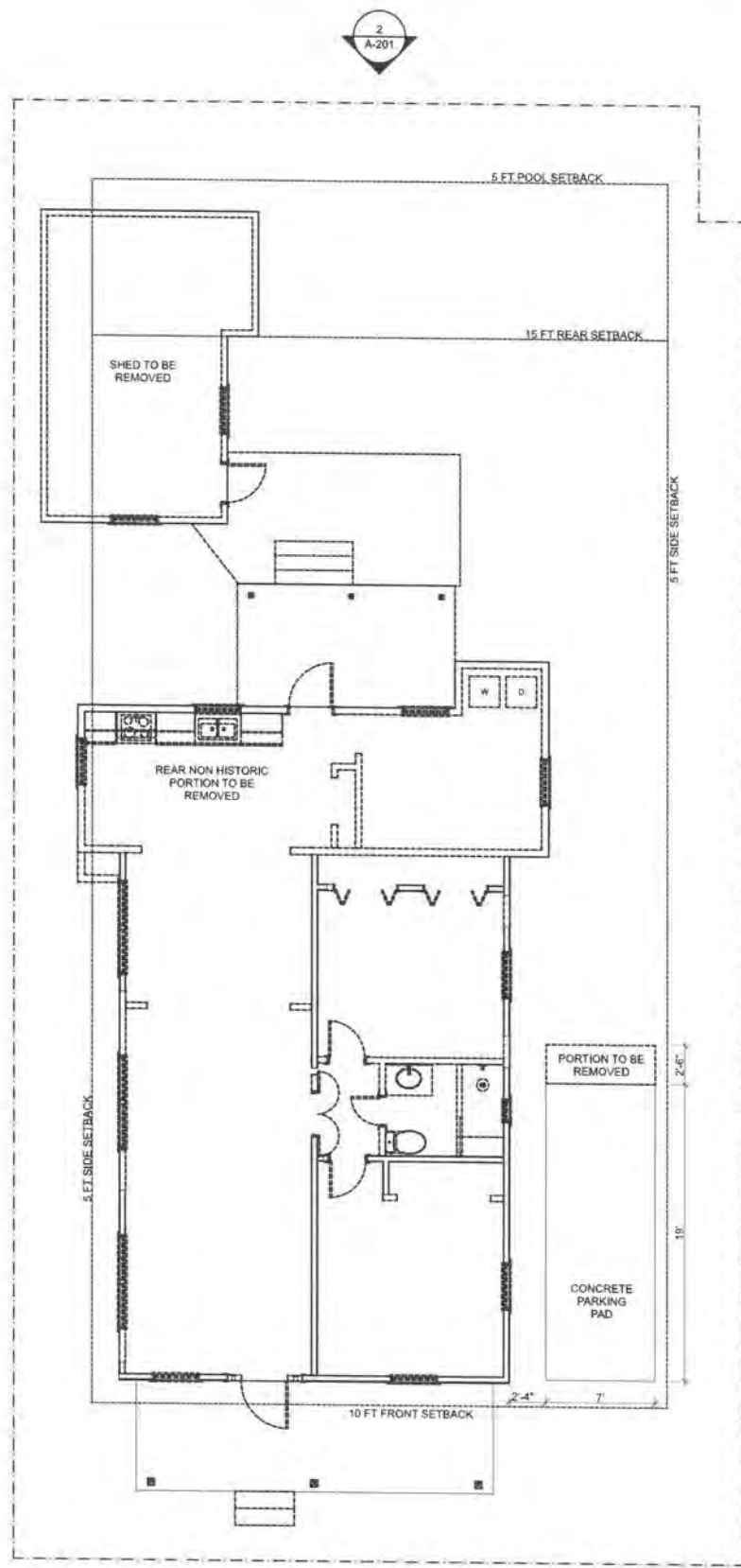
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#### WINDOW SCHEDULE

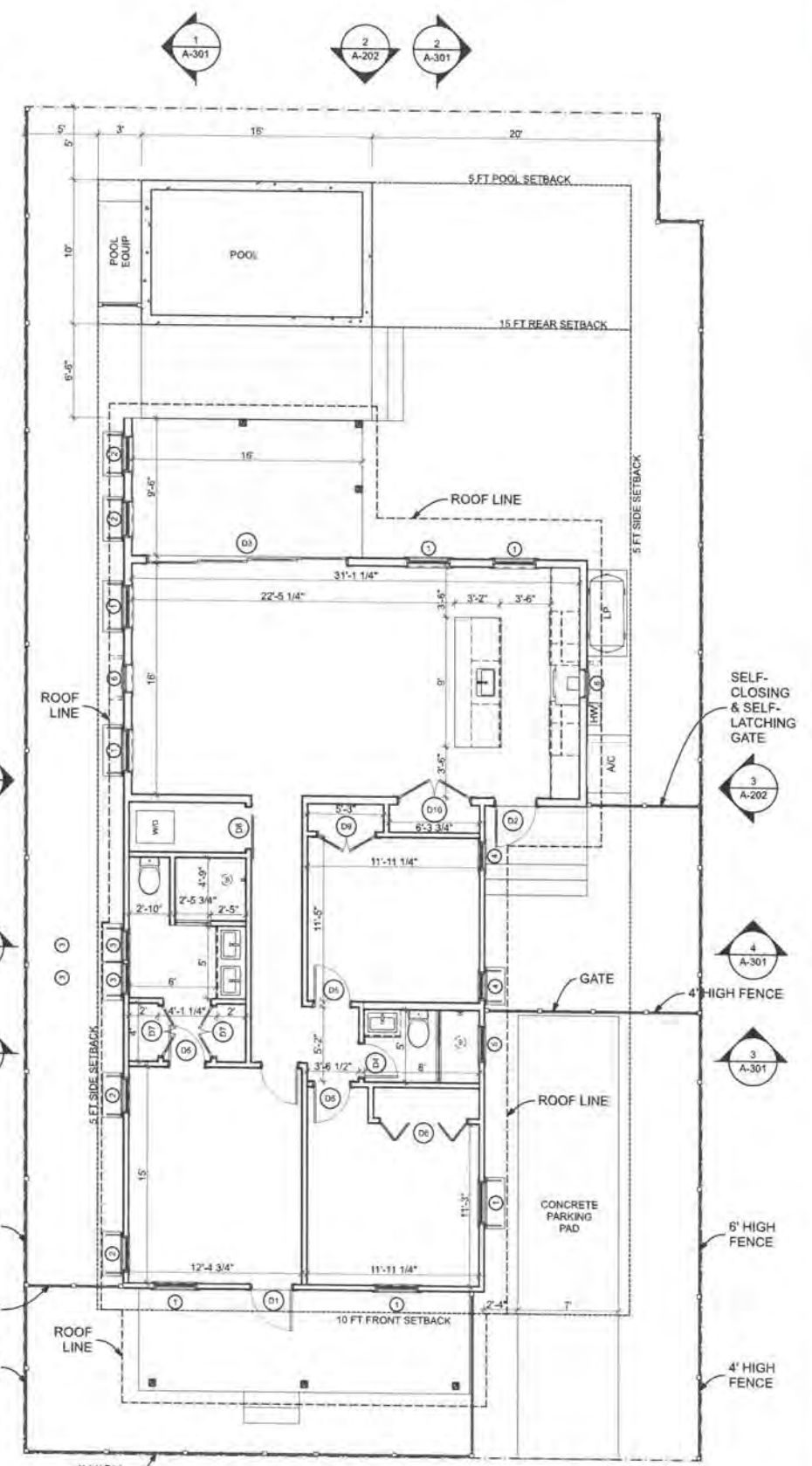
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V <sub>ASD</sub>	
1	3'-0" X 5'-0"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+50.3	-66.4
2	2'-6" X 5'-0"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+50.3	-66.4
3	2'-3" X 5'-0"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	4	+34.2	-37.1
4	2'-0" X 5'-0"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+51.5	-68.8
5	2'-6" X 1'-6"	AWNING WINDOW, ALUMINUM IMPACT RATED	5	+51.5	-68.8
6	2'-0" X 3'-0"	FIXED WINDOW, ALUMINUM IMPACT RATED	4	+51.5	-55.7

#### DOOR SCHEDULE

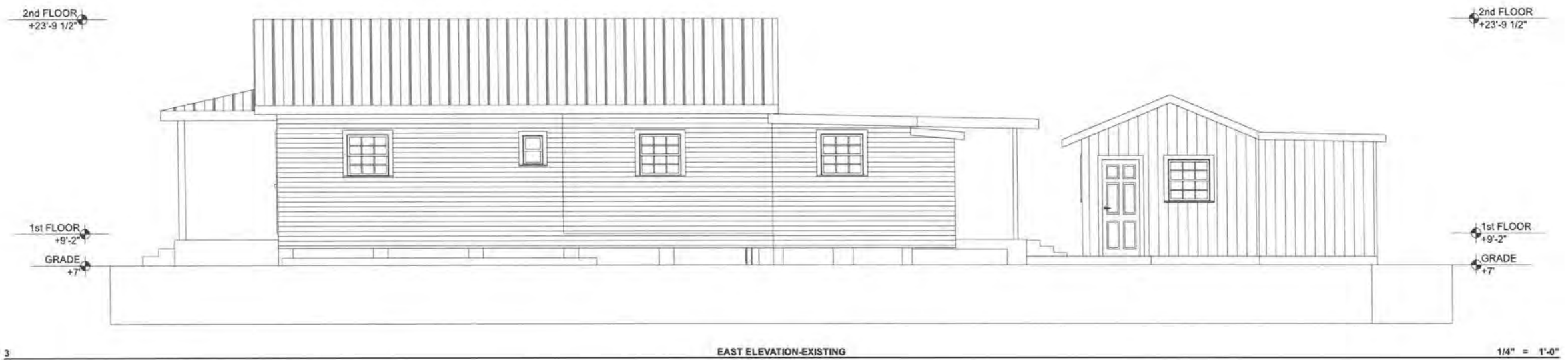
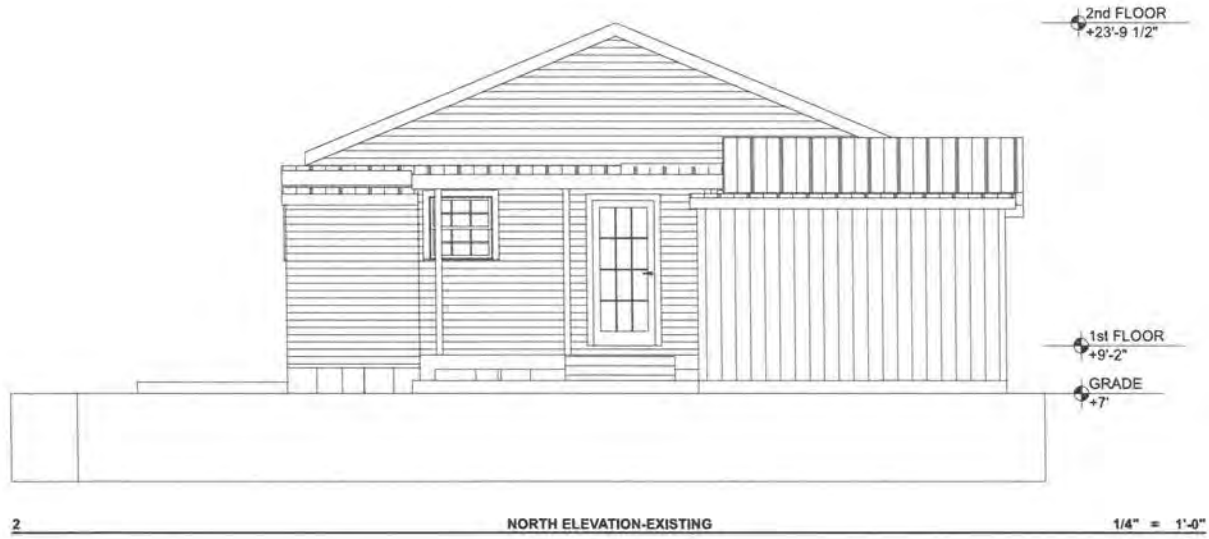
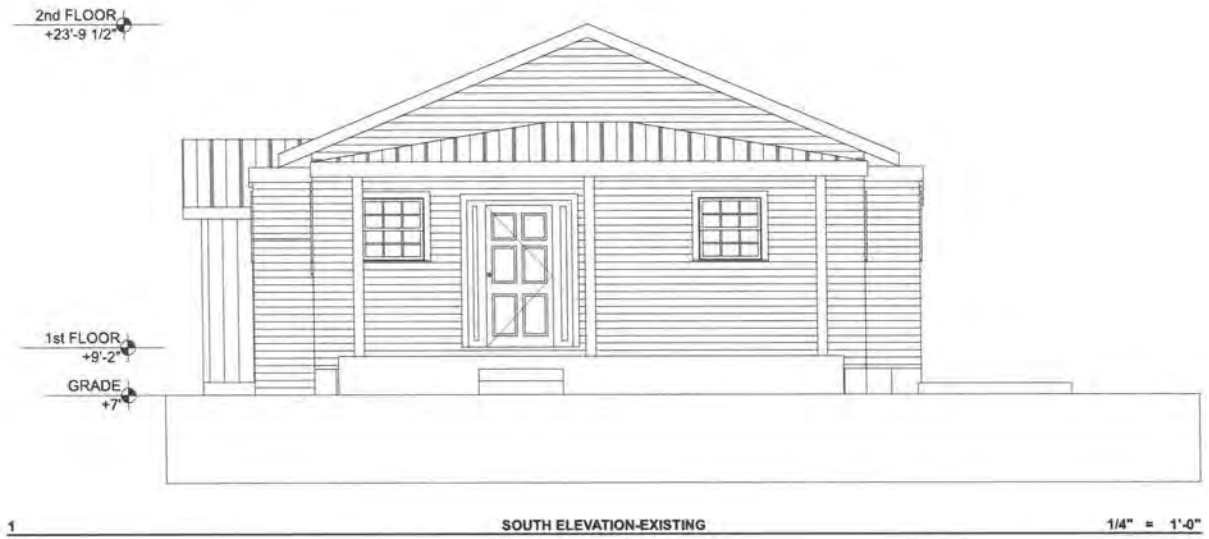
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V <sub>ASD</sub>	
D1	3'-0" X 6'-8"	EXTERIOR SWING DOOR, WOOD	4	+43.1	-46.8
D2	3'-0" X 6'-8"	EXTERIOR SWING DOOR, FULL LITE, ALUMINUM IMPACT RATED	5	+40.2	-50.6
D3	14'-0" X 8'-0"	EXTERIOR 4 PANEL SLIDING DOOR, ALUMINUM IMPACT RATED	5	+40.4	-51.0
D4	2'-6" X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D5	2'-8" X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D6	6'-0" X 6'-8"	INTERIOR BIFOLD DOOR, WOOD	N/A	N/A	N/A
D7	3'-6" X 6'-8"	INTERIOR DOUBLE SWING DOOR, WOOD	N/A	N/A	N/A
D8	3'-0" X 6'-8"	INTERIOR BARN STYLE DOOR, WOOD	N/A	N/A	N/A
D9	4'-0" X 6'-8"	INTERIOR DOUBLE SWING DOOR, WOOD	N/A	N/A	N/A
D10	5'-0" X 6'-8"	INTERIOR DOUBLE SWING DOOR, WOOD	N/A	N/A	N/A



1 1st FLOOR-DEMO PLAN 3/16" = 1'-0"



2 1st FLOOR PLAN-PROPOSED 3/16" = 1'-0"



Korth Collaborative Design

ARCHITECTURE & DESIGN

Heather Korth, Licensed Architect  
 FL License No: AR98012  
 CO License No: 00402981

1201 N. Williams Street, Apt 3A  
 Denver, CO 80218  
 Heather@KorthCollaborativeDesign.com  
 720.840.9578

**KEMP & BOYER  
 RENOVATION**

1309 ROYAL STREET  
 KEY WEST, FL 33040

OWNER  
 TODD C KEMP LIVING TRUST AND  
 BRIAN K BOYER LIVING TRUST  
 900 SEMINARY STREET  
 KEY WEST, FL 33040

GENERAL CONTRACTOR:  
 REEF CONSTRUCTION  
 PH: 305.744.2305



DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

**EXISTING  
 ELEVATIONS**

A-201





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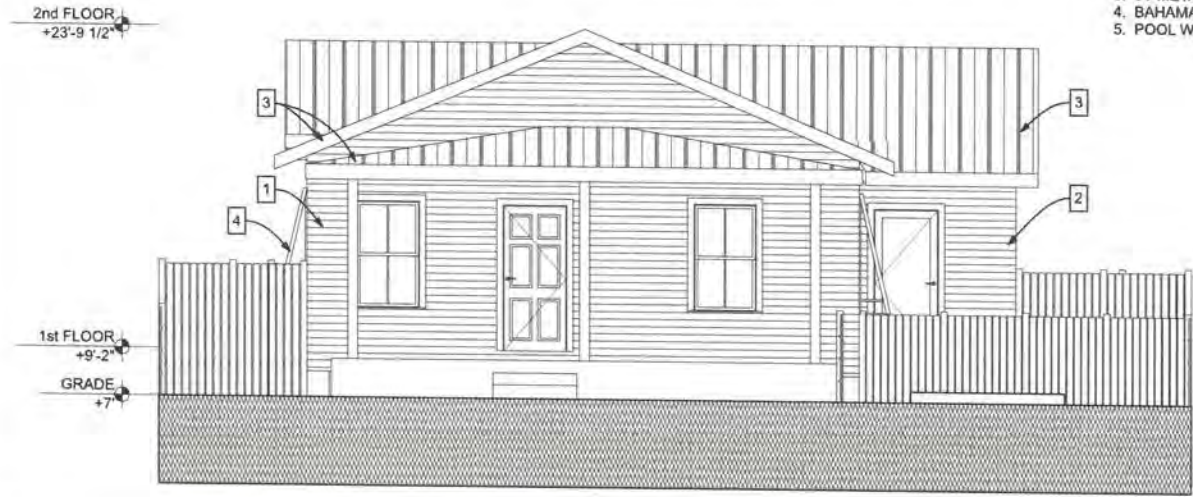


DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

**PROPOSED ELEVATIONS**

A-202

- NOTES:
1. REPAIR & REPLACE DAMAGED WOOD NOVELTY SIDING, PAINT WHITE TO MATCH EXISTING
  2. FIBER CEMENT SIDING ON ADDITION, NOVELTY STYLE, PAINT WHITE
  3. 5V METAL CRIMP ROOF
  4. BAHAMA SHUTTERS, RAL 6027 LIGHT BLUE COLOR
  5. POOL WATERFALL WALL



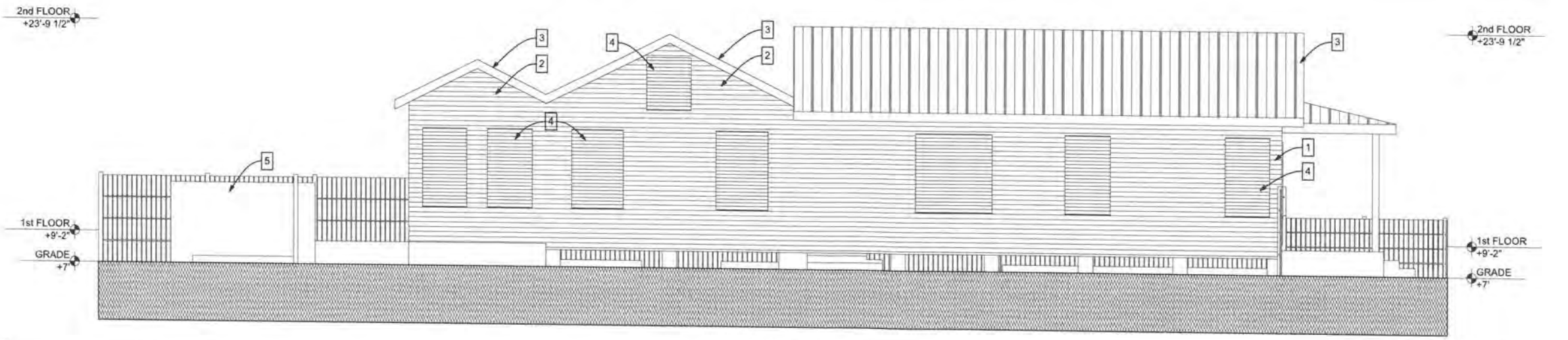
SOUTH ELEVATION-PROPOSED 1/4" = 1'-0"



NORTH ELEVATION-PROPOSED 1/4" = 1'-0"



EAST ELEVATION-PROPOSED 1/4" = 1'-0"



WEST ELEVATION-PROPOSED 1/4" = 1'-0"



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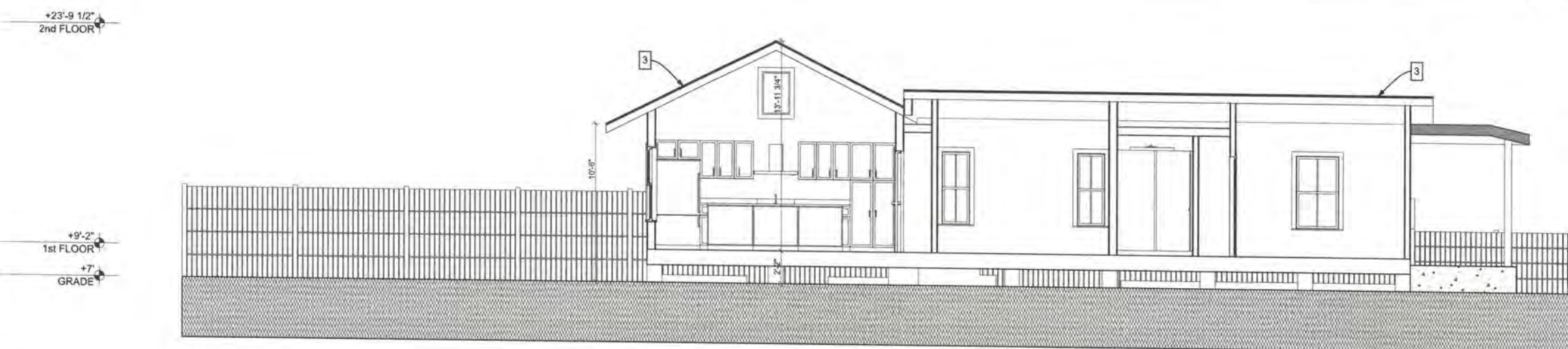
## SECTIONS

A-301



SECTION 1

1/4" = 1'-0"

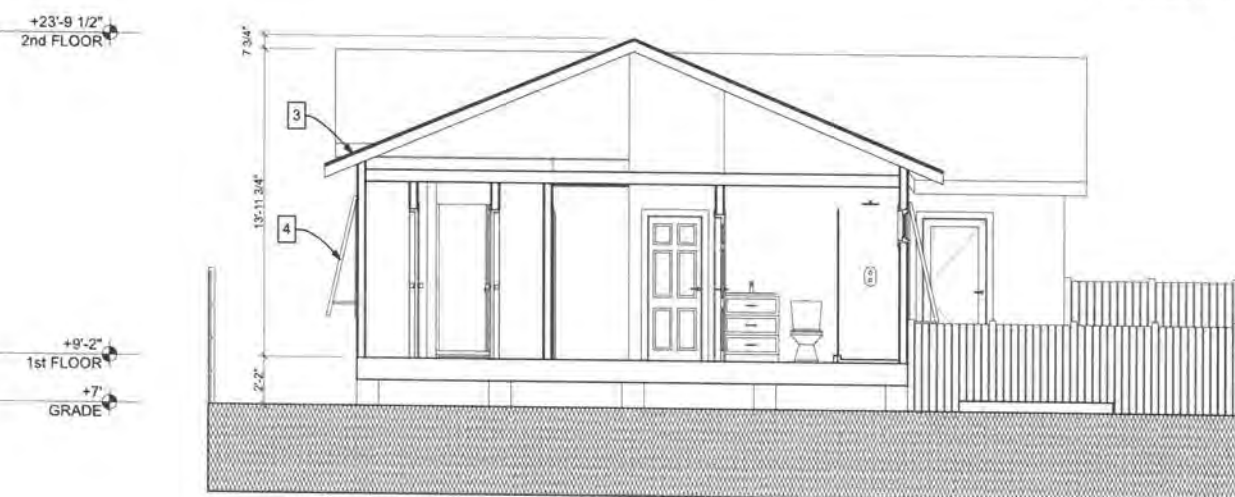


SECTION 2

1/4" = 1'-0"

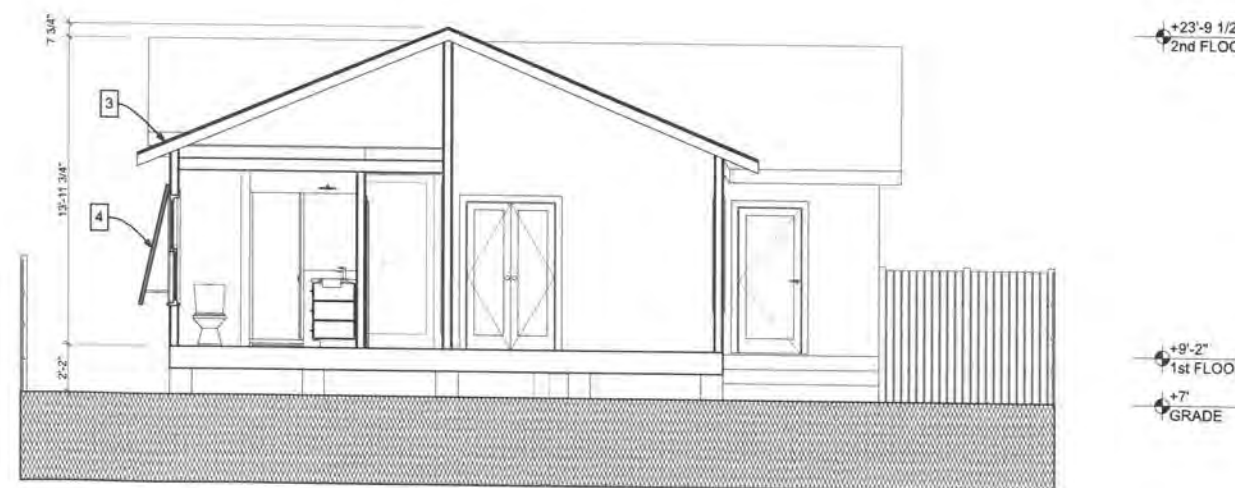
**NOTES:**

1. REPAIR & REPLACE DAMAGED WOOD NOVELTY SIDING. PAINT WHITE TO MATCH EXISTING
2. FIBER CEMENT SIDING ON ADDITION, NOVELTY STYLE. PAINT WHITE
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4. BAHAMA SHUTTERS, RAL 6027 LIGHT BLUE COLOR
5. POOL WATERFALL WALL



SECTION 3

1/4" = 1'-0"



SECTION 4

1/4" = 1'-0"



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DATE	DESCRIPTION
12/19/23	HARC SUBMITTAL

## 3D RENDERINGS

A-401



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, 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 AND NEW ADDITION AT REAR. NEW POOL AND PATIO AT REAR. DEMOLITION OF REAR ADDITION, COVERED PORCH, AND DETACHED SHED.**

**#1309 ROYAL STREET**

**Applicant –Todd Kemp**

**Application #H2023-0052**

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

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

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

# HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared C Todd Kemp, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

- 1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1309 Royal Street on the 8<sup>th</sup> day of January, 2024.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on January 23, 2024.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

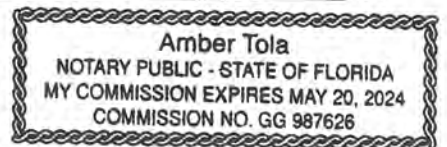
- 2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: C Todd Kemp  
C Todd Kemp  
 Date: 1-8-24  
 Address: 900 Seminary St  
 City: Key West  
 State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 8th day of January, 2024.

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

NOTARY PUBLIC  
 Sign Name: Amber Tola  
 Print Name: Amber Tola



Notary Public - State of Florida (seal)  
 My Commission Expires: May 20 2024



REEF CONSTRUCTION  
CUSTOM BUILDING & REMODELING  
(305) 744-2305

  
**REEF CONSTRUCTION!**  
CUSTOM BUILDING & REMODELING  
**(305) 744-2305**  
LIC # CBC1280185

DOUGSON  
LOT JOB

Public Meeting Notice

FOR YOUR PROTECTION  
This sign is required by the Florida Building Code, Chapter 6, Part 905, for all new construction and remodeling projects. It must be placed in a prominent location at the entrance to the project site. The sign must be maintained throughout the project and removed only after the project is completed and the site is ready for occupancy.

# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## 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 00037110-000000  
 Account# 1037869  
 Property ID 1037869  
 Millage Group 10KW  
 Location 1309 ROYAL St, KEY WEST  
 Address  
 Legal PT LOT 48 SQR 4 TR 17 KW WHITE & PIERCE DIAGRAM N-613 G37-334-  
 Description 335-336-337 OR832-2390 R1086-2401 OR1079-1755OR1278-911  
 OR1282-1617/18 OR3098-1725 OR3236-0466  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

[KEMP C TODD LIVING TRUST 06/02/2004](#)  
 900 Seminary St  
 Key West FL 33040

BOYER BRIAN K LIVING TRUST 06/02/2004  
 900 Seminary St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$144,899	\$144,899	\$128,397	\$130,180
+ Market Misc Value	\$1,056	\$1,083	\$1,110	\$1,137
+ Market Land Value	\$1,075,320	\$810,971	\$533,180	\$492,855
= Just Market Value	\$1,221,275	\$956,953	\$662,687	\$624,172
= Total Assessed Value	\$1,052,648	\$956,953	\$197,319	\$194,595
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,221,275	\$956,953	\$172,319	\$169,595

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$810,971	\$144,899	\$1,083	\$956,953	\$956,953	\$0	\$956,953	\$0
2021	\$533,180	\$128,397	\$1,110	\$662,687	\$197,319	\$25,000	\$172,319	\$465,368
2020	\$492,855	\$130,180	\$1,137	\$624,172	\$194,595	\$25,000	\$169,595	\$429,577
2019	\$533,180	\$113,106	\$146	\$646,432	\$190,220	\$25,000	\$165,220	\$456,212
2018	\$513,017	\$114,794	\$146	\$627,957	\$186,674	\$25,000	\$161,674	\$441,283

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,350.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	2927	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1901
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2000
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	1604	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1157	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	POOR	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	148	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	31	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	256	0	68
FLA	FLOOR LIV AREA	1,157	1,157	156
OPF	OP PRCH FIN LL	191	0	98
<b>TOTAL</b>		<b>1,604</b>	<b>1,157</b>	<b>322</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	48 SF	1
CUSTOM PATIO	1999	2000	8 x 14	1	112 SF	2
WALL AIR COND	2006	2007	0 x 0	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/28/2023	\$1,050,000		2426640	3236	0466	19 - Unqualified	Improved		
6/1/1981	\$40	Warranty Deed		832	2390	U - Unqualified	Improved		

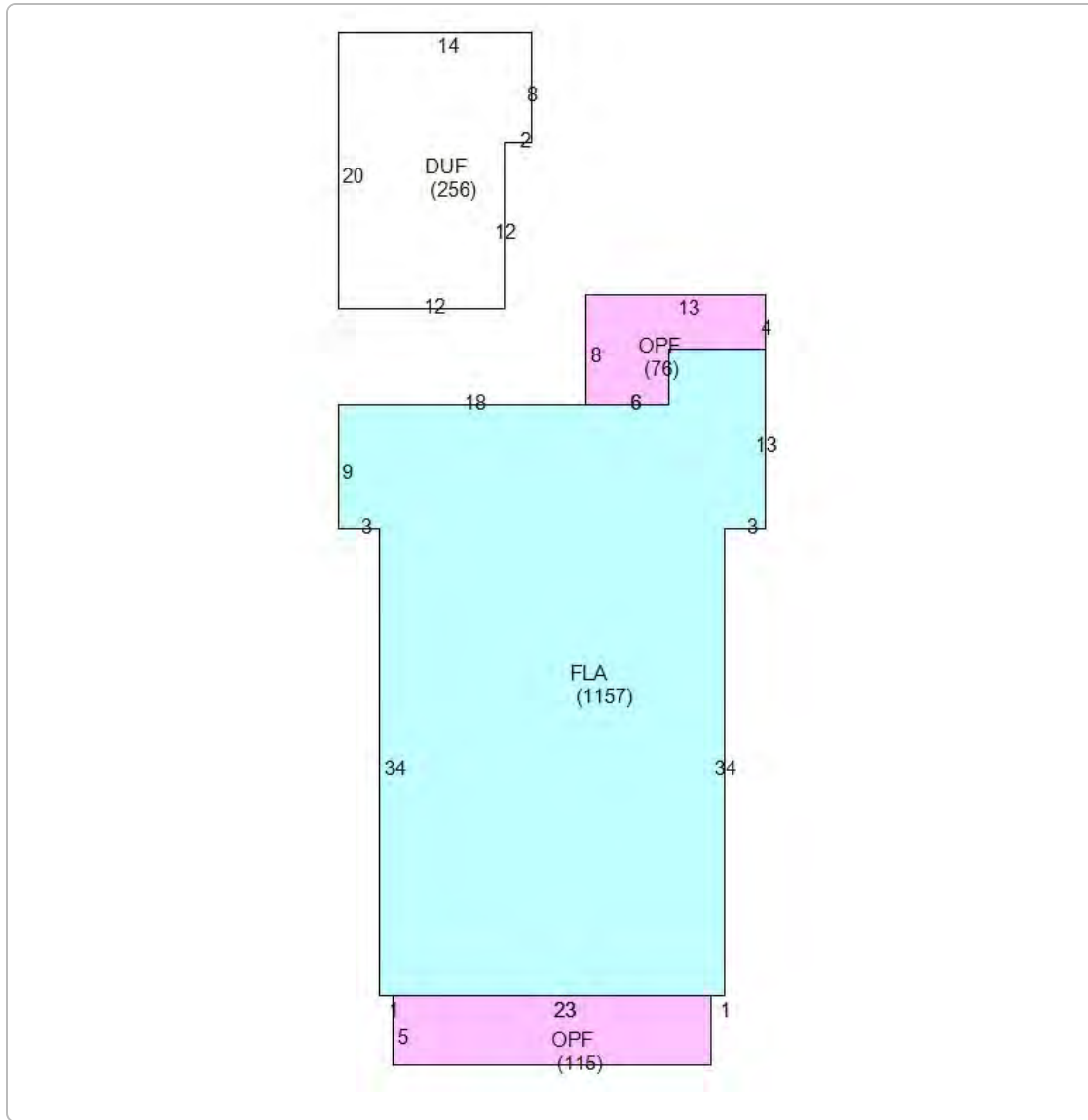
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-3076	2/2/2009	7/13/2010	\$7,600		REPLACE 3 WOOD POSTS-92 x 5/5 ON FRONT PORCH-REPLACE 2 WINDOWS ON FRONT OF HOUSE REPLACE ON DOOR AT FRONT OF HOUSE INSTALL PORCH RAILING
06-6680	12/14/2006	6/27/2008	\$13,500	Residential	REPLACE 10 SQS OF V-CRIMP WITH SAME & PAINT 15 SQS
06-6573	12/12/2006	6/27/2008	\$5,400	Residential	INSTALL 1'2 SQS OF V-CRIMP ROOFING
99-3617	11/23/1999	11/29/2000	\$1,800	Residential	STORM PANELS
96-3326	8/1/1996	8/1/1996	\$800	Residential	ELECTRIC
96-2535	6/1/1996	8/1/1996	\$4,200	Residential	MECHANICAL
96-2544	6/1/1996	8/1/1996	\$500	Residential	ELECTRIC
96-2591	6/1/1996	8/1/1996	\$4,200	Residential	MECHANICAL

**View Tax Info**

[View Taxes for this Parcel](#)

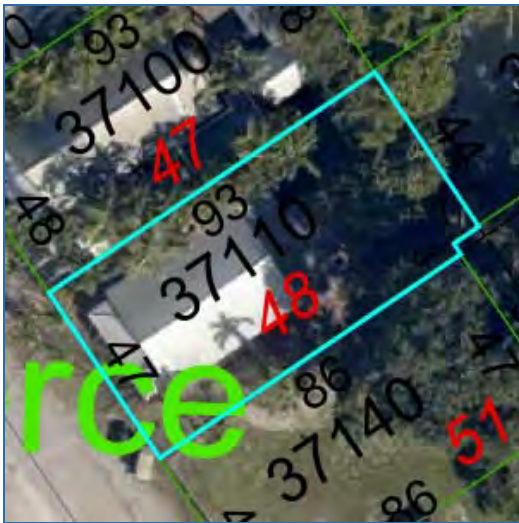
**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/16/2024, 5:19:47 AM

Contact Us

