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## Staff Report for Item 5

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** February 24, 2015

**Applicant:** Todd Kemp, Owner, and Meridian Engineering, Engineer

**Application Number:** H15-01-0040

**Address:** #1212 Duval Street

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### Description of Work:

Demolition of non-historic side structure.

### Site Facts:

The house located at 1212 Duval Street is listed as a contributing resource. The two-story frame vernacular house first appears on the 1889 Sanborn map. This property came to the Commission twice in recent months: in October, for the demolition of a non-historic addition in the rear and in December, for the construction of a new rear "cottage." Part of the house is encroaching on the neighboring property, including the side addition "bump-out" that is under review. The addition is attached onto a rear addition that is not historic.

### Guidelines and Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218: Criteria for demolitions.

Sec. 102-125: Historic architectural review commission findings precedent to issuance.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes the demolition of a non-historic side addition on the north side of the house. This “bump-out” does not appear on the 1962 Sanborn map and is not historic. Therefore, this project can be considered for demolition. If the demolition is approved, this will constitute as the only review for this request.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 BUILDING DEPARTMENT APPLICATION FEE, NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.keywestcity.com](http://www.keywestcity.com)

HARC NUMBER <b>H15-01-000</b> <b>15-01-40</b>		BUILDING PERMIT NUMBER <b>15-110</b>	INITIAL & DATE <b>D11/13/15</b> <b>MHC</b>
FLOODPLAIN PERMIT			
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

**1212 Duval Key West**

# OF UNITS **2**

RE # OR ALTERNATE KEY:

NAME ON DEED:

**New Potters cottage LLC**

PHONE NUMBER  
**904-910-1072**

OWNER'S MAILING ADDRESS:

**P.O. Box 527**

EMAIL  
**kempjax@gmail.com**

**Key West, FL 33041**

CONTRACTOR COMPANY NAME:

**Key King Enterprises**

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

**Todd Kemp**

EMAIL

ARCHITECT/ENGINEER'S NAME:

**Meridian Engineering**

PHONE NUMBER

ARCHITECT/ENGINEER'S ADDRESS:

EMAIL  
**305-293-3263**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

**500.00 Demo**

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.

PROJECT TYPE:  ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE/OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE \_\_\_  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITY, SQUARE FOOTAGE, ETC.

**remove non historic side structure**

*(emailing photos)*

I/VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: **C Todd Kemp**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[Signature]*

QUALIFIER SIGNATURE:

Notary Signature as to owner:

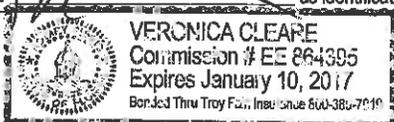
Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME  
THIS **13** DAY OF **Jan**, 20**15**  
**FL ID K510-158-63-050**

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
Trans numbers: \_\_\_\_\_ CK CHECK 1037 3158.00  
Trans date: 1/13/15 Time: 15:04:36

Personally known or produced *[Signature]* as identification.

Personally known or produced \_\_\_\_\_ as identification.



610

25212-2608-04  
305-809-2788  
JAN 13 2015

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY/STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE  
 ACCESSORY STRUCTURES:  GARAGE/CARPORT  DECK  FENCE  OUTBUILDING/SHED  
 FENCE STRUCTURES:  6 FT. SOLID  6 FT. OPEN  4 FT.  
 POOLS:  INGROUND  ABOVE GROUND  SPA/HOT TUB  PRIVATE  PUBLIC  
**PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.**  
**PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.**  
 ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER  
**FLORIDA ACCESSIBILITY CODE:**  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.  
**SIGNAGE:**  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

**MECHANICAL:**  DUCTWORK  INTAKE/EXHAUST FANS  COMMERCIAL EXHAUST HOOD  GAS TANKS  
**A/C:**  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT  
**ELECTRICAL:**  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
**SERVICE:**  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE  AMPS  
**PLUMBING:**  ONE SEWER LATERAL PER BUILDING  INGROUND GREASE INTERCEPTORS  GAS TANKS  
**RESTROOMS:**  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

**APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW: \$100**

PLEASE ATTACH APPROPRIATE VARIANCES/RESOLUTIONS FROM PLANNING BOARD OR TREE COMMISSION.

**ATTENTION: NO BUILDING PERMITS WILL BE ISSUED FOR PROJECTS PRIOR TO HARC APPROVAL.**

PLEASE SEND ELECTRONIC SUBMISSIONS TO [HARC@CITYOFKEYWEST-FL.GOV](mailto:HARC@CITYOFKEYWEST-FL.GOV)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: *non historic side addition that sits over property line*

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

**DEMOLITION:**  PLEASE FILL OUT HARC APPENDIX FOR PROPOSED DEMOLITION

**DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.**

**SIGN SECTION (SEE PART B)**

**SIGNAGE:**  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

**BUSINESS LICENSE #** \_\_\_\_\_ **NUMBER OF EXISTING SIGNS ON PREMISE:** \_\_\_\_\_

**IF FAÇADE MOUNTED, SQ. FEET AND LINEAL FTG. OF FRONT FAÇADE OF BUSINESS:** \_\_\_\_\_

<b>SIGN SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING STOREFRONT/SCALED DRAWING/SHEET WITH SIGN LOCATIONS/COLORS</b>		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
		COLOR AND TOTAL LUMENS:
SIGN DIMENSIONS:	MAX. HGT. OF FONTS:	IF USING LIGHT FIXTURES, INDICATE HOW MANY:

<b>OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW</b>		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
Demolition of non-historic side addition. See Ordinance Sec. 102-217, 102-218, 102-125		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER/CONTRACTOR/AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH/REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND/OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
			Oper: KEYWBLD     Type: BP     Drawer: 1 Date: 1/13/15 50     Receipt no: 10600 2015 1000046     DATE: PT * BUILDING PERMITS-NEW 1.00     \$100.00 Trans number:     3036242 CK CHECK     1037     \$150.00	

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H-15-01-00-40**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

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

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

Attached non historic side addition  
it sits 2 feet over property line  
\_\_\_\_\_  
\_\_\_\_\_

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Attached non-historic side addition  
\_\_\_\_\_  
\_\_\_\_\_

(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.

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

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

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

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(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.

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(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.

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

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(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.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 1

No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

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

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

**AND**

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

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

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

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

**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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

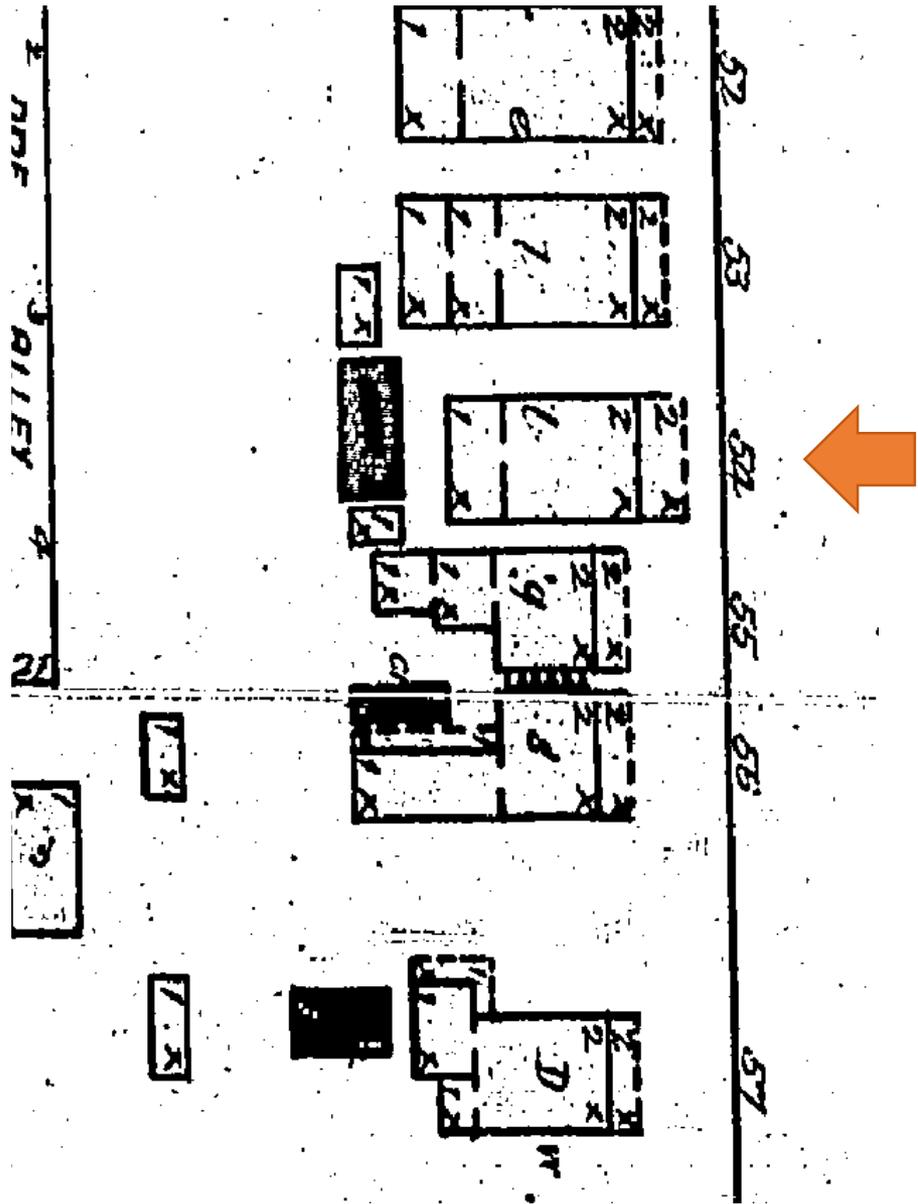
 PROPERTY OWNER'S SIGNATURE:	 1-13-15 DATE AND PRINT NAME:
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**OFFICE USE ONLY**

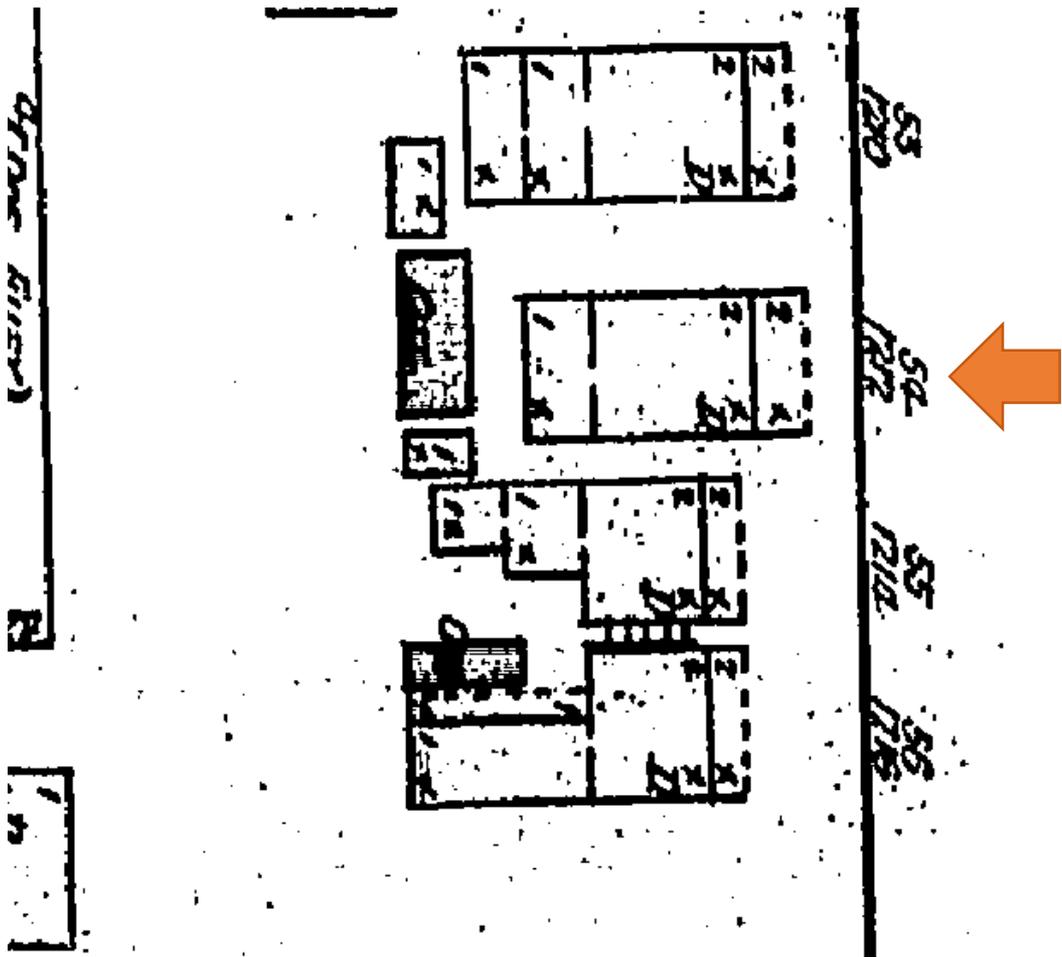
<b>BUILDING DESCRIPTION:</b>				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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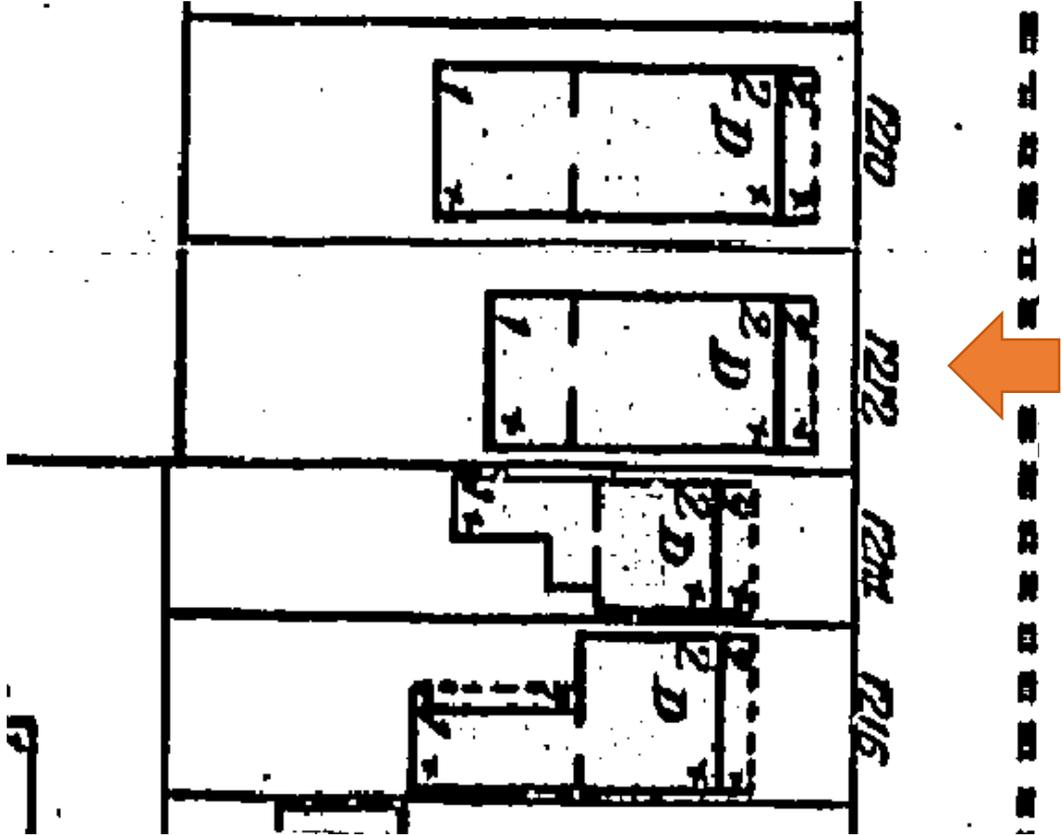
# SANBORN MAPS



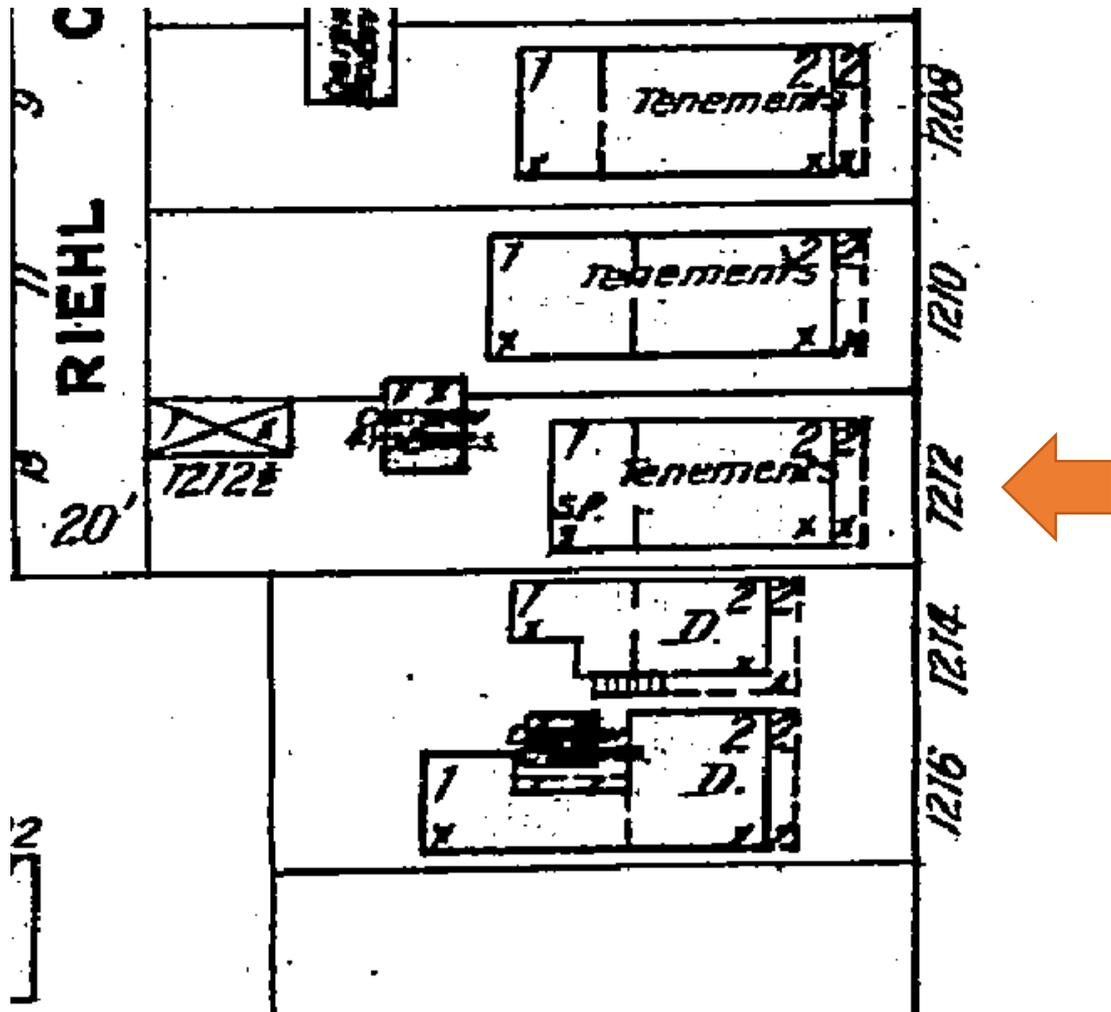
1889 Sanborn Map



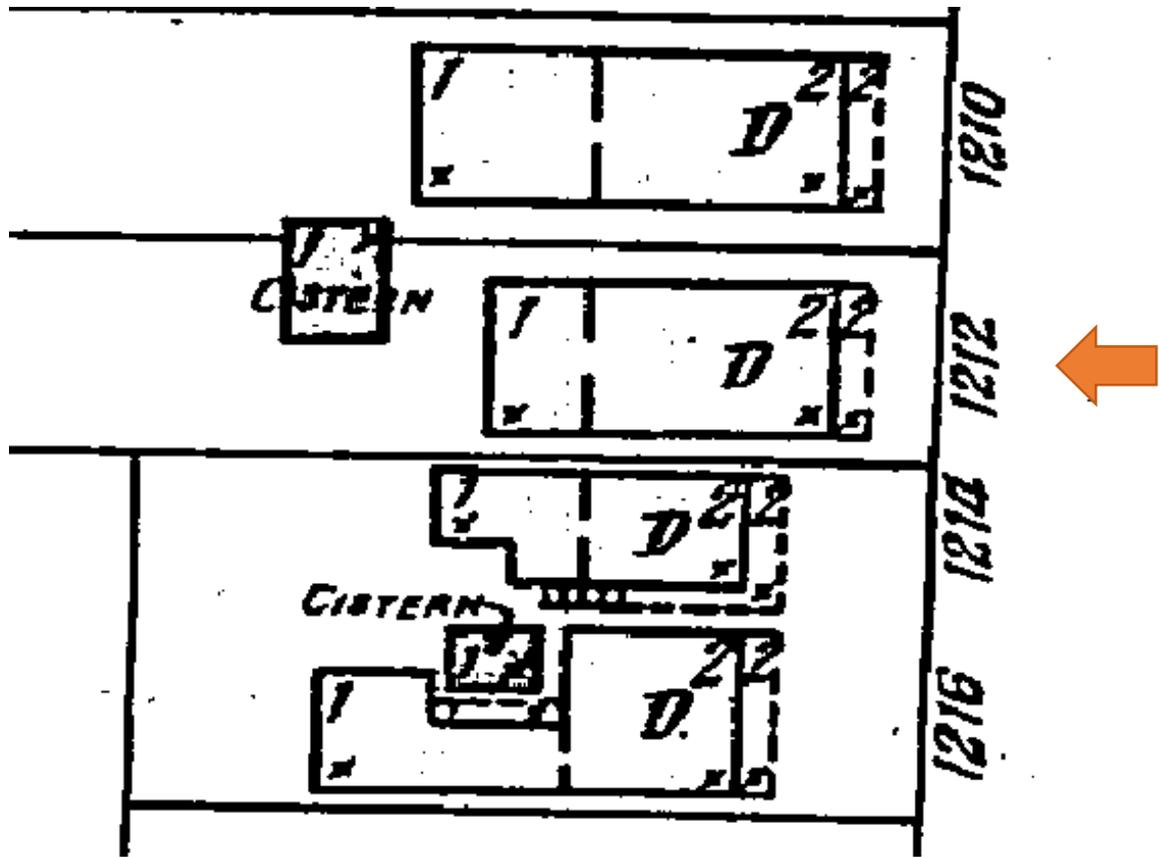
1892 Sanborn Map



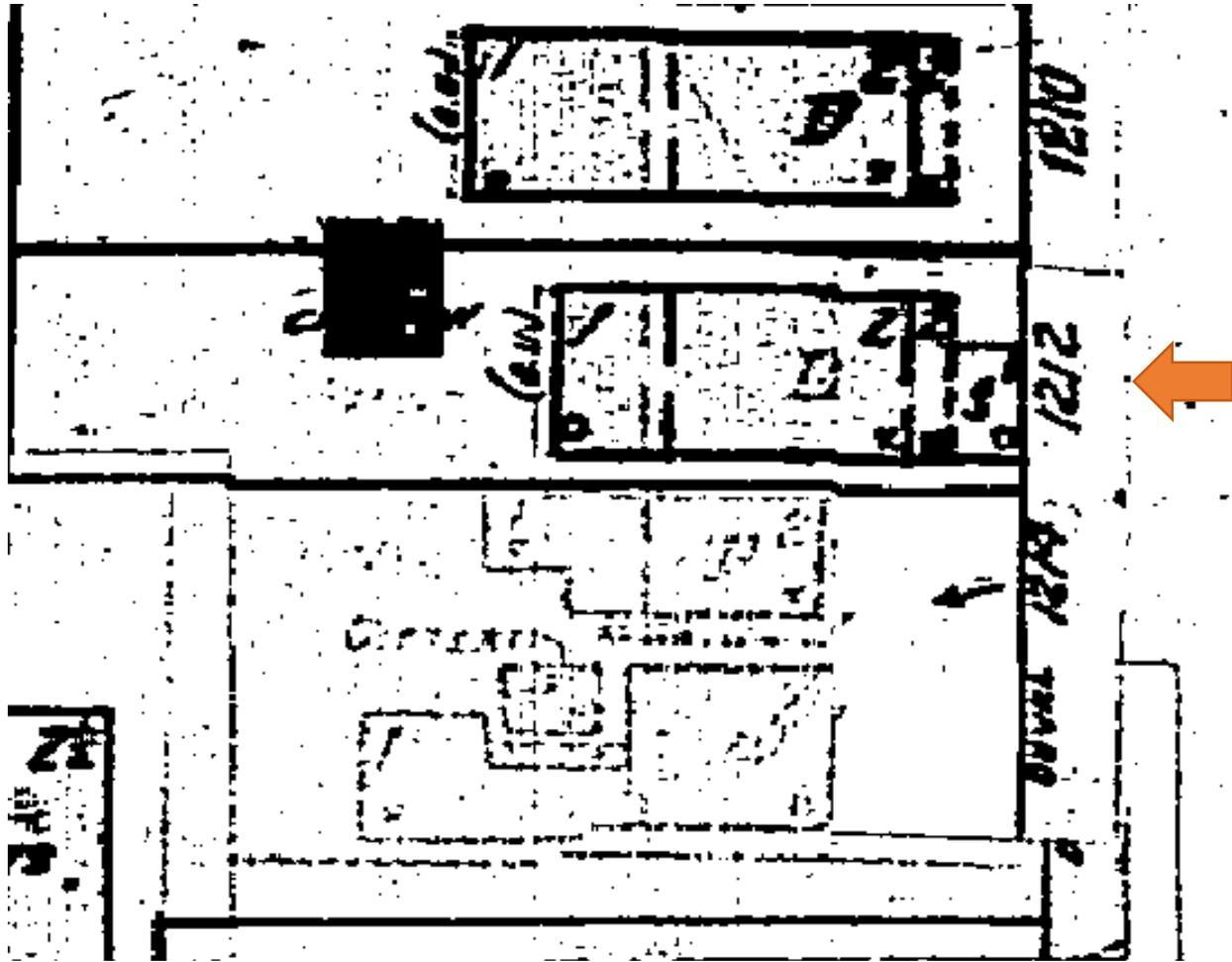
1899 Sanborn Map



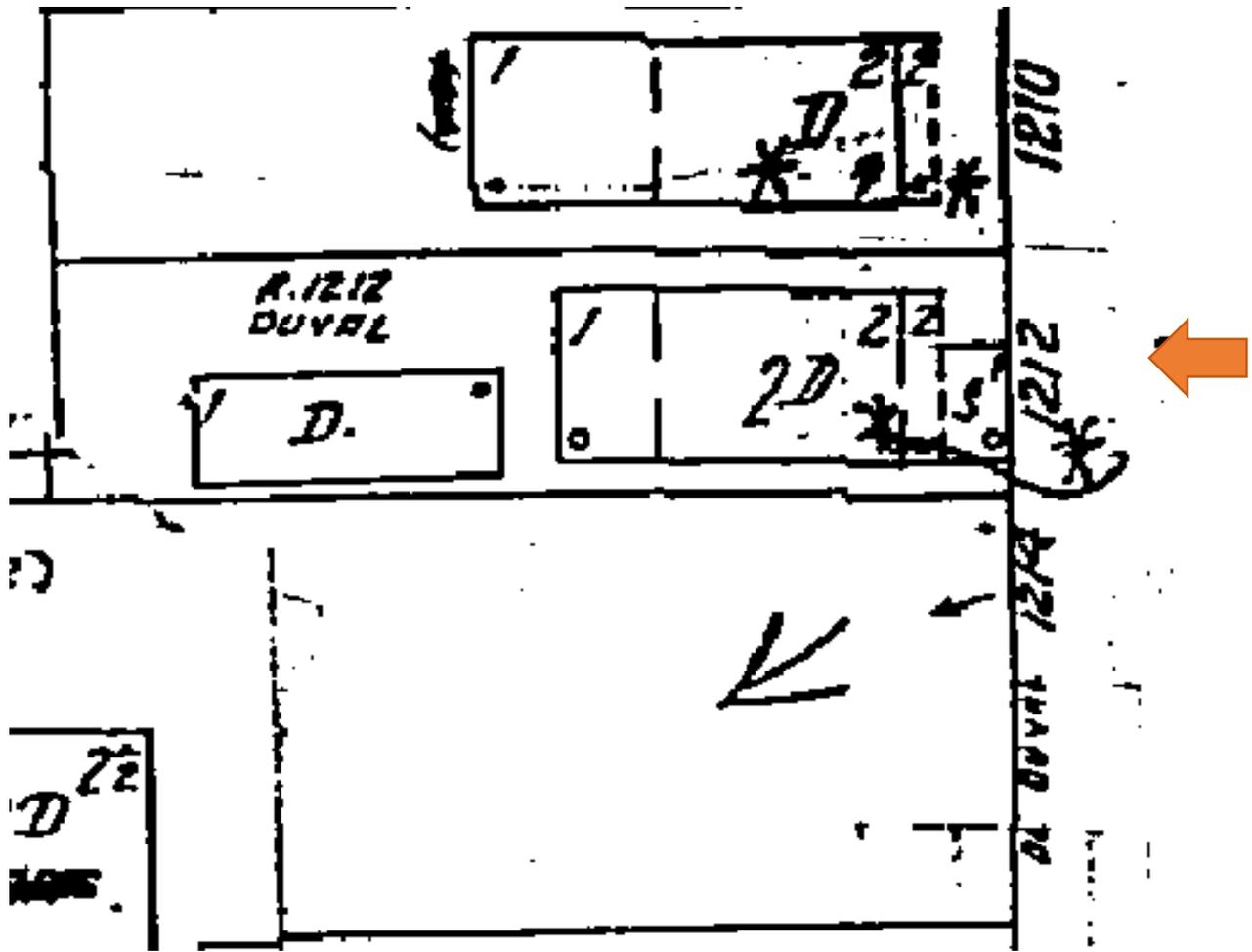
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





# SURVEY

# MAP OF BOUNDARY SURVEY PART LOT 2, SQUARE 9, TRACT 11 CITY OF KEY WEST MONROE COUNTY, FLORIDA

BEARING BASE:  
THE SOUTHWESTERLY ROWL OF  
DUVAL STREET, 90° LOT  
PER DEED

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

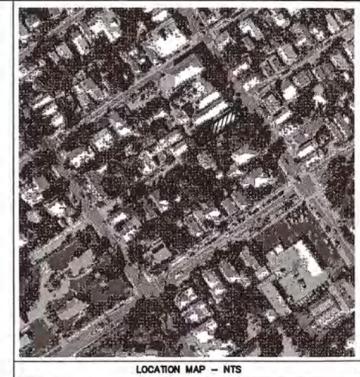
ADDRESS:  
1212 DUVAL STREET  
KEY WEST, FL 33040

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

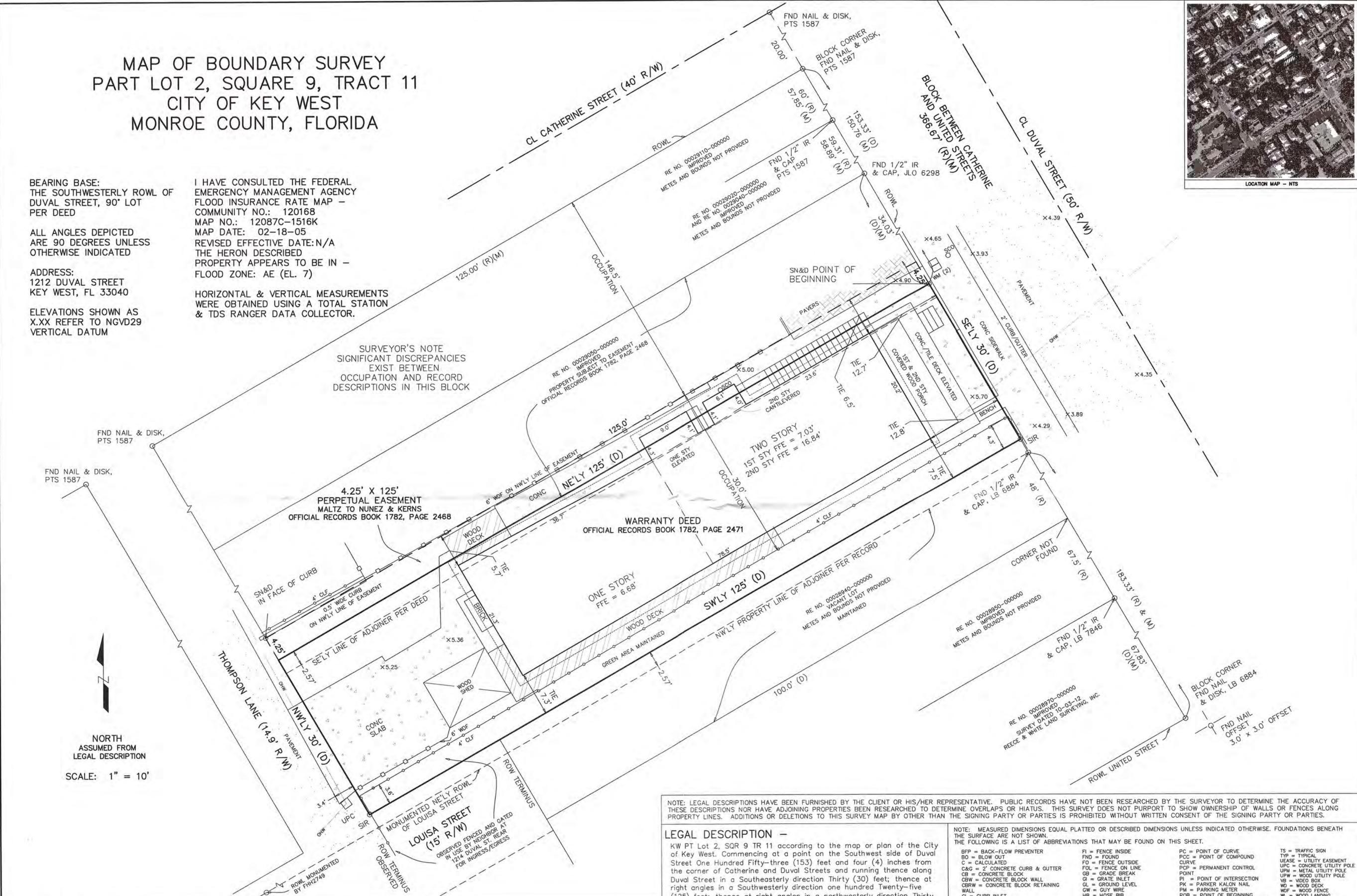
I HAVE CONSULTED THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP -  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
REVISED EFFECTIVE DATE: N/A  
THE HERON DESCRIBED  
PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: AE (EL. 7)

HORIZONTAL & VERTICAL MEASUREMENTS  
WERE OBTAINED USING A TOTAL STATION  
& TDS RANGER DATA COLLECTOR.

SURVEYOR'S NOTE  
SIGNIFICANT DISCREPANCIES  
EXIST BETWEEN  
OCCUPATION AND RECORD  
DESCRIPTIONS IN THIS BLOCK



LOCATION MAP - NTS



NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 10'

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**LEGAL DESCRIPTION -**  
KW PT Lot 2, SQR 9 TR 11 according to the map or plan of the City of Key West. Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction one hundred Twenty-five (125) feet; thence at right angles in a northwesterly direction Thirty (30) feet; thence at right angles in a northeasterly direction One hundred Twenty-five (125) feet back to the point of beginning. Together with the Easment granted by Alan S. Maltz, grantor to Joyce Nunez, Luis Nunez, Leona Kerns, its successors and/or assigns, said grant of easement being recorded on even date herewith.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                      |  |                                    |                                      |
|--------------------------------------|--|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER            | FI = FENCE INSIDE                              | PC = POINT OF CURVE                | TS = TRAFFIC SIGN                    |
| BO = BLOW OUT                        | FND = FOUND                                    | PCC = POINT OF COMPOUND            | TYP = TYPICAL                        |
| C = CALCULATED                       | FO = FENCE OUTSIDE                             | PK = PARKER KALON NAIL             | UEASE = UTILITY EASEMENT             |
| C&G = 2" CONCRETE CURB & GUTTER      | FOL = FENCE ON LINE                            | PCP = PERMANENT CONTROL POINT      | UPM = CONCRETE UTILITY POLE          |
| CB = CONCRETE BLOCK                  | GB = GRADE BREAK                               | PI = POINT OF INTERSECTION         | UPW = WOOD UTILITY POLE              |
| CBW = CONCRETE BLOCK WALL            | GI = GRATE INLET                               | PK = PARKER KALON NAIL             | VB = VIDEO BOX                       |
| CBRW = CONCRETE BLOCK RETAINING WALL | GL = GROUND LEVEL                              | PM = PARKING METER                 | WDF = WOOD FENCE                     |
| CI = CURB INLET                      | GW = GUY WIRE                                  | POB = POINT OF BEGINNING           | WL = WOOD LANDING                    |
| CL = CENTERLINE                      | HB = HOSE BIB                                  | PPC = POINT OF COMMENCEMENT        | WM = WATER METER                     |
| CLF = CHAINLINK FENCE                | IP = IRON PIPE                                 | PRC = POINT OF REVERSE CURVE       | WRACK LINE = LINE OF DEBRIS ON SHORE |
| CM = CONCRETE MONUMENT               | IR = IRON ROD                                  | PRM = PERMANENT REFERENCE MONUMENT | WW = WATER VALVE                     |
| CONC = CONCRETE                      | LE = LOWER ENCLOSURE                           | PT = POINT OF TANGENT              | TREES =                              |
| C/S = CONCRETE SLAB                  | LS = LANDSCAPING                               | R = RECORDED                       | BT = BUTTWOOD                        |
| CVRD = COVERED                       | M = MEASURED                                   | ROH = ROOF OVERHANG LINE           | TGL = GUMBO LIMBO                    |
| D = DEED                             | MB = MAILBOX                                   | ROWL = RIGHT OF WAY LINE           | TMA = MAHOGANY                       |
| DEASE = DRAINAGE EASEMENT            | MHL = MEAN HIGH WATER LINE                     | R/W = RIGHT OF WAY                 | TO = OAK                             |
| DELT = DELTA ANGLE                   | MNL = MEAN LOW WATER LINE                      | SCO = SANITARY CLEAN-OUT           | TPA = PALM                           |
| DMH = DRAINAGE MANHOLE               | MTLF = METAL FENCE                             | SMH = SANITARY MANHOLE             | YPAC = COCONUT PALM                  |
| EB = ELECTRIC BOX                    | NAVD = NORTH AMERICAN VERTICAL DATUM (1988)    | SPV = SPRINKLER CONTROL VALVE      | TPCIN = ROYAL PONGIANA               |
| EL = ELEVATION                       | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SV = SEWER VALVE                   | TSQI = SCOFFLESA                     |
| ELEV = ELEVATED                      | NTS = NOT TO SCALE                             | TB = TELEPHONE BOX                 | TSG = SEAGRAPE                       |
| EM = ELECTRIC METER                  | OHW = OVERHEAD WIRES                           | TBM = TIDAL BENCHMARK              | TUNK = UNKNOWN                       |
| ENCL = ENCLOSURE                     | P = PLAT                                       | TOB = TOP OF BANK                  |                                      |
| FFE = FINISHED FLOOR ELEVATION       |  | TOS = TOE OF SLOPE                 |                                      |
| FH = FIRE HYDRANT                    |  |                                    |                                      |

SCALE: 1" = 10'  
FIELD WORK DATE: 08/05/14  
REVISION DATE: -/-/  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RR  
INVOICE #: 14072302

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

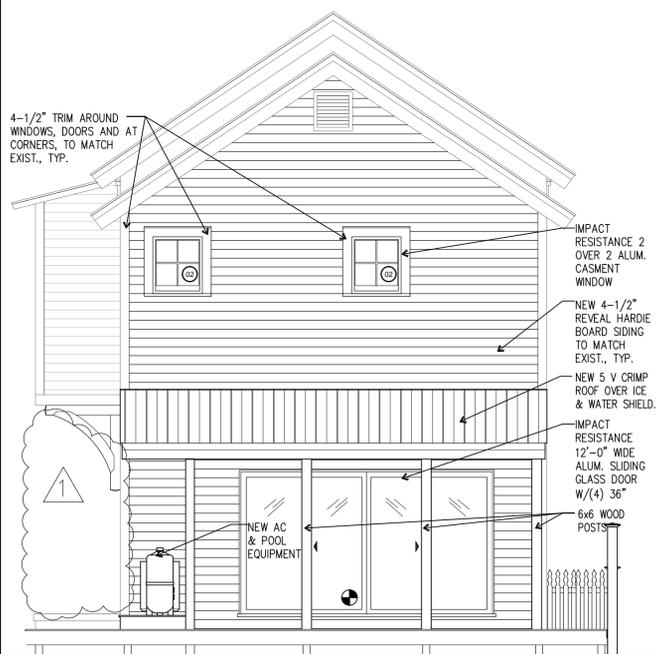
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR  
AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

CERTIFIED TO - TODD KEMP  
POTTERS COTTAGE, LLC

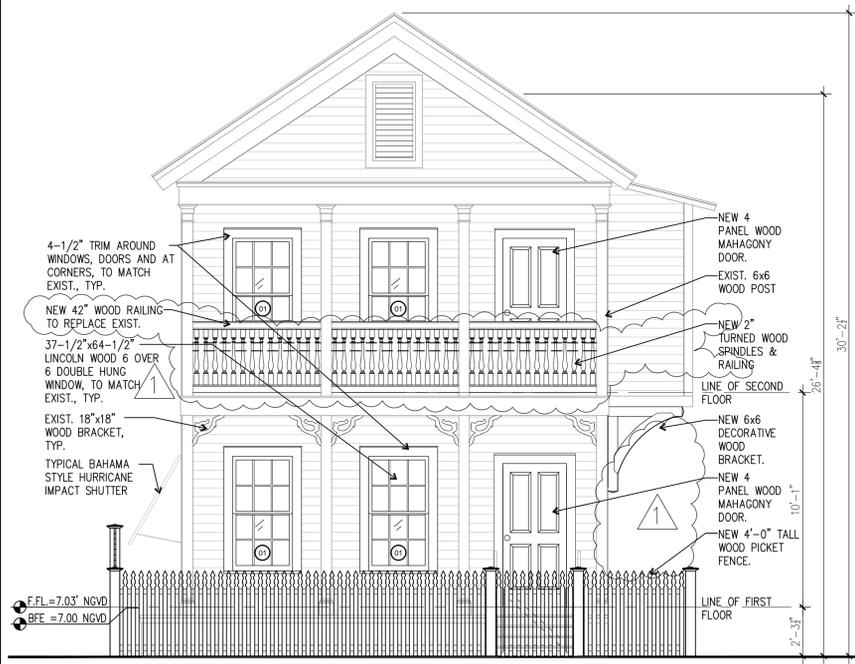
# PROPOSED DESIGN



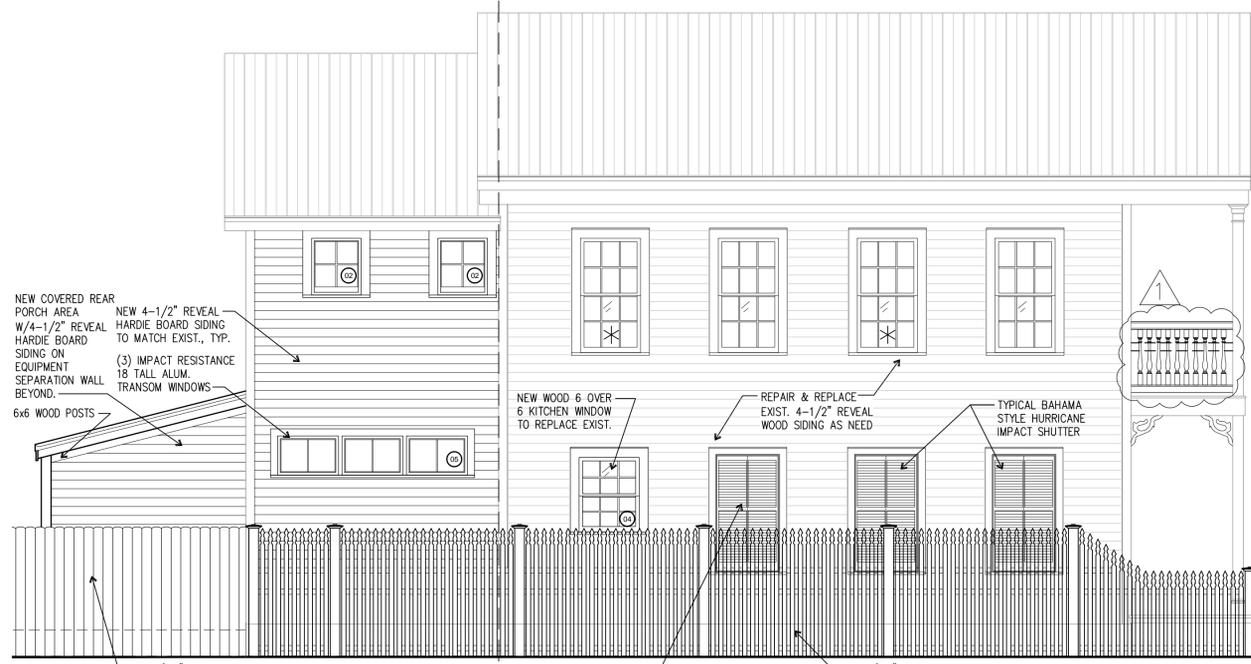
**1 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 SIDE (RIGHT) ELEVATION**  
SCALE: 1/4" = 1'-0"



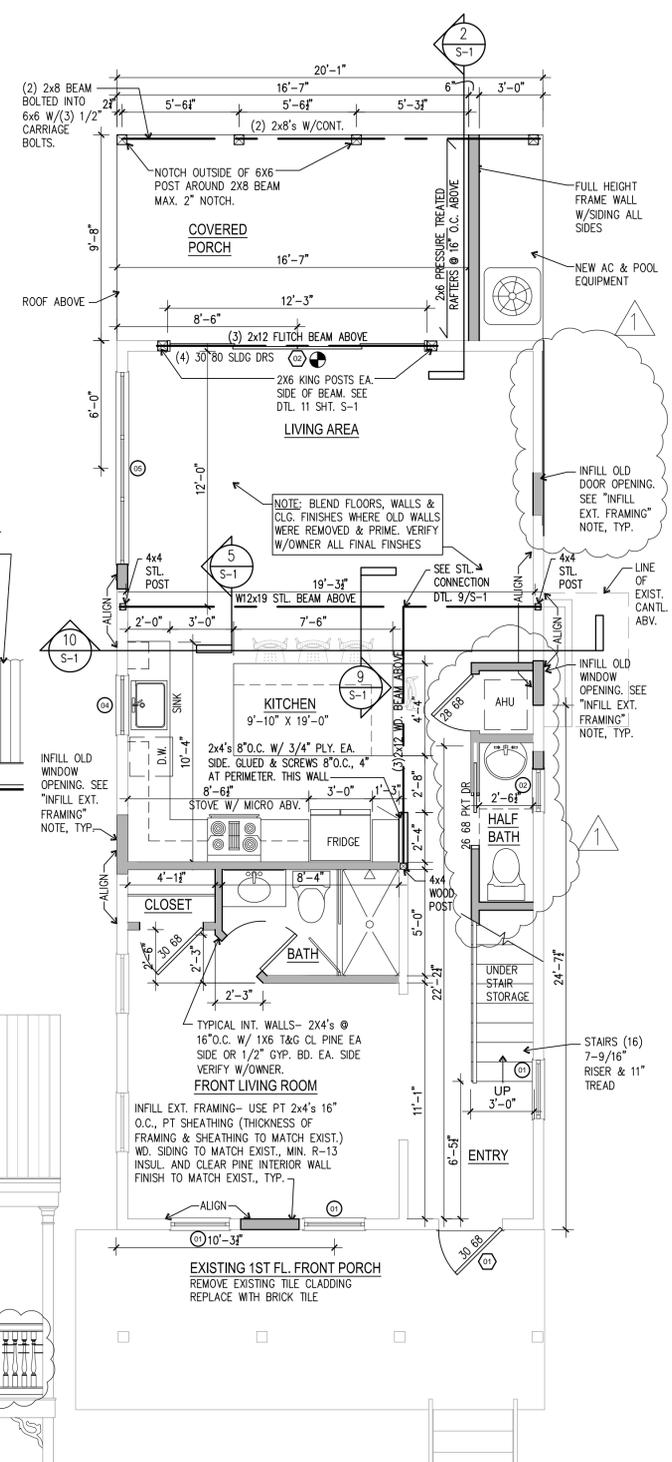
**3 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



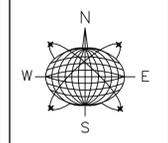
**2 SIDE (LEFT) ELEVATION**  
SCALE: 1/4" = 1'-0"

HISTORIC | NON-HISTORIC

NON-HISTORIC | HISTORIC



**1 1ST FLOOR ARCHITECTURAL PLAN**  
SCALE: 1/4" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

**Todd Kemp**  
**RESIDENTIAL RENOVATION**  
1212 DUVAL STREET  
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:  
12.31.14 HARC REVIEW, CHANGES TO 1ST FLOOR & ELEV'S

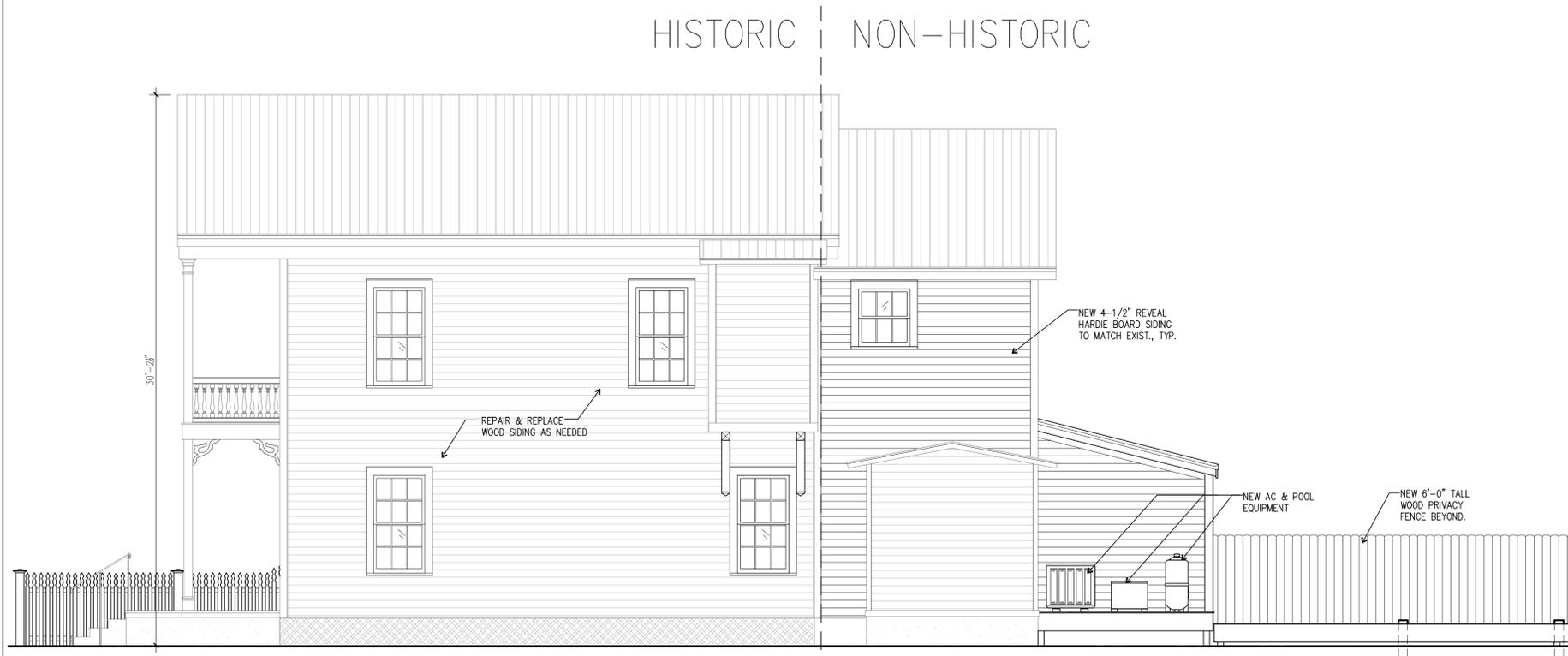
Title:  
**PROPOSED FIELD  
CHANGES TO  
ELEVATIONS AND 1ST  
FLOOR PLAN**

Sheet Number:  
**A-1.1**  
Date: NOVEMBER 24, 2014

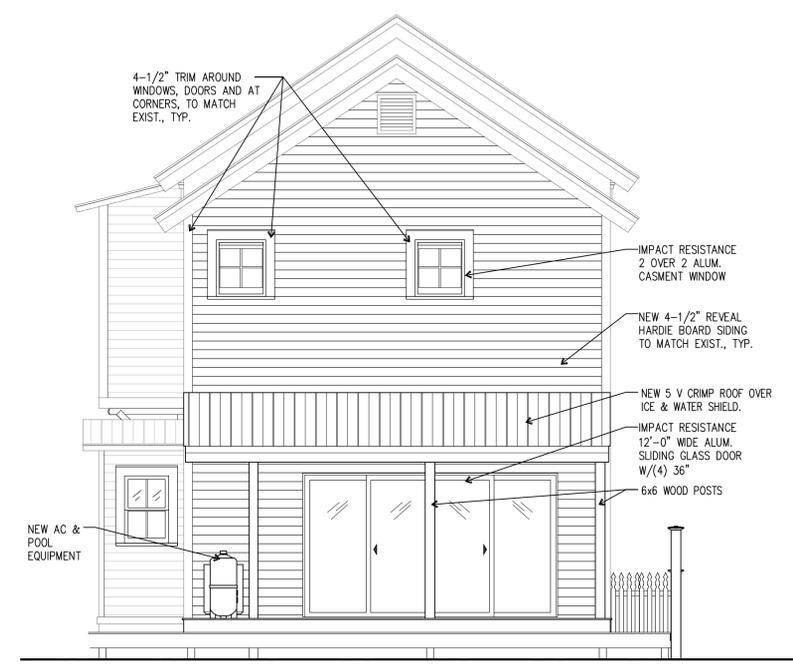
# MISCELLANEOUS INFORMATION

This is the proposed plans that  
were approved by  
the HARC Commission  
on October 28, 2014.

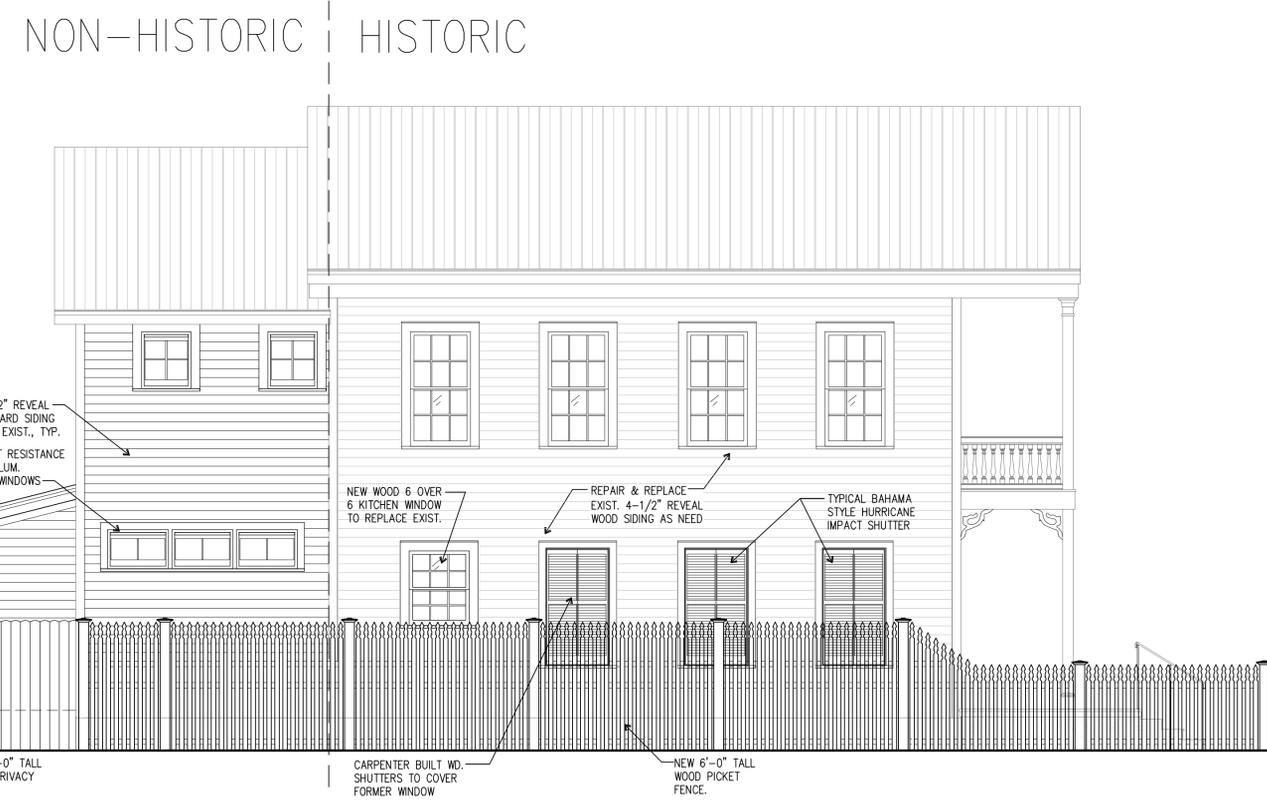
These were included to show  
the existing side addition.



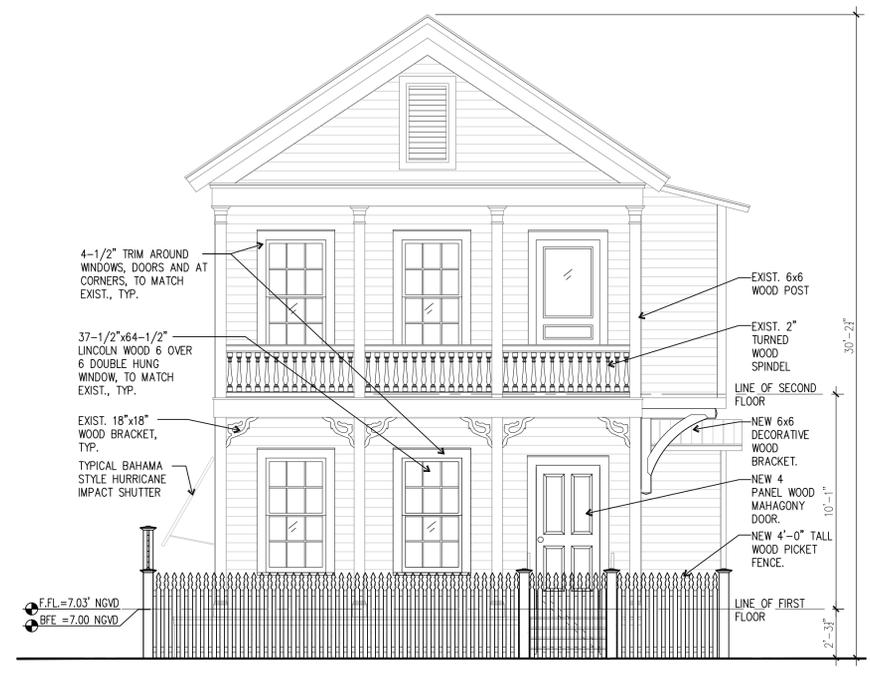
**2** PROPOSED SIDE (NORTH) ELEVATION  
A-3 SCALE: 1/4" = 1'-0"



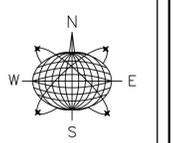
**4** PROPOSED REAR ELEVATION  
A-1 SCALE: 1/4" = 1'-0"



**1** PROPOSED SIDE (SOUTH) ELEVATION  
A-3 SCALE: 1/4" = 1'-0"



**1** PROPOSED FRONT ELEVATION  
A-1 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:  
  
NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS DESIGNER  
RICHARD J. MILELLI  
PE #58315

General Notes:  
Vertical lines representing notes.

**Todd Kemp**  
**RESIDENTIAL RENOVATION**  
**HARC Submission**  
1212 DUVAL STREET  
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:  
Vertical lines representing revisions.

Title:  
**PROPOSED ELEVATIONS**

Sheet Number:  
**A-1**  
Date: OCTOBER 1, 2014

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **DEMOLITION OF NON-HISTORIC SIDE STRUCTURE**

### **FOR- #1212 DUVAL STREET**

**Applicant – Todd Kemp and Meridian Engineering**

**Application # H15-01-0040**

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 809-3975 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**



Public  
Meeting  
Notice

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared 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: 1212 Duval Street on the 17 day of February, 2015.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 29 2015 20  .

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:** Todd Kemp  
**Date:** 2/24/15  
**Address:** P.O. Box 527  
**City:** \_\_\_\_\_  
**State, Zip:** \_\_\_\_\_

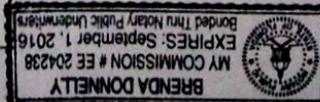
The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of February, 2015.

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

## NOTARY PUBLIC

Sign Name: Brenda Donnelly  
Print Name: Brenda Donnelly

Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_



# 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.**

Alternate Key: 1029882 Parcel ID: 00029100-000000

### Ownership Details

**Mailing Address:**

NEW POTTER'S COTTAGE LLC  
 PO BOX 527  
 KEY WEST, FL 33041-0527

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 1212 DUVAL ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 9 TR 11 H2-258 OR226-443/444 OR912-243L/E OR1055-1825 OR1055-1826R/S OR1055-1827L/E OR1168-966 OR1782-2468/70E OR1782-2471 OR2321-521/25AFF OR2697-1728/29

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	125	3,750.00 SF

### Building Summary

**Number of Buildings:** 1

**Number of Commercial Buildings:** 0

**Total Living Area:** 1748

**Year Built:** 1892

### Building 1 Details

**Building Type** R2

**Effective Age** 64

**Year Built** 1892

**Condition** A

**Perimeter** 338

**Special Arch** 0

**Quality Grade** 400

**Depreciation %** 57

**Grnd Floor Area** 1,748

Functional Obs 0

Economic Obs 0

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

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

Vacuum 0

3 Fix Bath 1

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

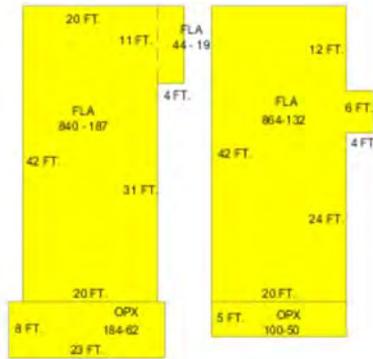
Intercom 0

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
0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990				44
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	840
4	<u>OPX</u>		1	1990	N N	0.00	0.00	184
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	864
6	<u>OPX</u>		1	1990	N N	0.00	0.00	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

5	FN2:FENCES	30 SF	15	2	1977	1978	5	30
6	FN2:FENCES	456 SF	76	6	1977	1978	2	30

## Appraiser Notes

2002-5-1 - \$10,000 SALE OR1782-2468/70 IS AN EASEMENT (4'3" X 125') WHICH IS FOR AN ENCROACHMENT. LG

2015-02-04 IMPROVEMENT UNDER TOTAL RENOVATION, DEMO AND REHAB. QG/EFF AGE ADJUSTED FOR 2015.DKRAUSE

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-4501	11/21/2014		31,000	REVISION # 1 DEMO REAR PORTION OF STRUCTURE AND EXTERIOR STAIRCASE AND SHED	

## 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
2014	261,123	7,207	244,294	512,624	455,761	0	512,624
2013	246,314	7,225	227,250	480,789	414,329	0	480,789
2012	246,314	7,243	123,106	376,663	376,663	0	376,663
2011	250,046	7,483	170,454	427,983	420,889	0	427,983
2010	253,778	7,649	121,200	382,627	382,627	0	382,627
2009	278,877	7,890	324,073	610,840	610,840	0	610,840
2008	257,253	8,056	375,000	640,309	640,309	0	640,309
2007	240,344	7,848	618,750	866,942	866,942	0	866,942
2006	373,557	8,094	356,250	681,867	681,867	0	681,867
2005	317,171	8,416	262,500	588,087	588,087	25,000	563,087
2004	227,600	8,663	187,500	423,763	423,763	0	423,763
2003	273,120	8,985	78,750	360,855	360,855	0	360,855
2002	234,307	9,232	78,750	322,290	322,290	0	322,290
2001	220,249	9,553	78,750	308,552	247,077	25,000	222,077
2000	220,249	10,930	79,688	310,867	247,453	25,000	222,453
1999	201,504	10,305	79,688	291,497	233,445	25,000	208,445
1998	165,639	8,347	79,688	253,675	218,137	25,000	193,137
1997	155,896	8,083	72,188	236,167	209,847	25,000	184,847
1996	114,138	6,357	72,188	192,682	190,924	25,000	165,924
1995	114,138	6,660	72,188	192,986	188,019	25,000	163,019
1994	102,075	6,210	72,188	180,472	180,472	25,000	155,472
1993	102,075	6,479	72,188	180,742	180,742	25,000	155,742
1992	124,531	6,721	72,188	203,440	203,440	25,000	178,440

<b>1991</b>	124,531	7,001	72,188	203,721	203,721	50,500	153,221
<b>1990</b>	129,664	7,245	60,938	197,846	197,846	50,500	147,346
<b>1989</b>	81,448	6,832	60,000	148,280	148,280	50,500	97,780
<b>1988</b>	31,080	0	56,250	87,330	87,330	25,500	61,830
<b>1987</b>	30,689	0	39,844	70,533	70,533	25,500	45,033
<b>1986</b>	30,860	0	38,250	69,110	69,110	25,500	43,610
<b>1985</b>	29,889	0	38,250	68,139	68,139	25,500	42,639
<b>1984</b>	34,744	0	21,600	56,344	56,344	25,500	30,844
<b>1983</b>	34,744	0	18,225	52,969	52,969	25,500	27,469
<b>1982</b>	35,484	0	15,424	50,908	50,908	25,500	25,408

## 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
<b>7/25/2014</b>	2697 / 1728	1,050,000	<u>WD</u>	<u>03</u>
<b>5/1/2002</b>	1782 / 2471	700,000	<u>WD</u>	<u>Q</u>
<b>5/1/2002</b>	1782 / 2468	10,000	00	<u>U</u>

This page has been visited 482,482 times.

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