

Staff Report

- 9a Reopen front porch. New wood windows and doors. New rear addition and carport. New pool and rear deck. Repair and replace front wall and fence and new picket fence on side property lines -#517 Elizabeth Street- Thomas E. Pope (H12-01-997)

This staff report is for the review of a Certificate of Appropriateness for a restoration of a two story front porch that at one point in time was enclosed. The plans also include a new one story back addition and new pool and rear deck. Although the site has a garage the applicant is requesting the demolition of it and its replacement with a more appropriate design. New wood windows and doors are also proposed as well as new wood lap siding where needed and over existing walls of attached cbs structure.

According to the Sanborn maps of 1948 and 1962 the house used to have a side open porch. Selective demolition in the interior proved that there are four existing posts on both stories front part of the house. Staff opinion is that the house either was built before 1948 or is an older structure that was located in the site. By observing the photo from the Monroe County Library ca. 1965 it is evident that the building as we see it today have experienced several renovations, including the removal of the decorative PermaStone in the exterior walls as well as changes and alterations on the back of the house. The house is listed as a contributing resource. According to the 2004 survey the building date is 1953 but this date is certainty wrong.

The plans propose a one story attached addition that will read as a sawtooth. The plans also include partial demolition of the one story addition attached to the back of the main house and a new gable roof over it.

Staff reviewed the application based in the following guidelines for additions and alterations; pages 36-37;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*

- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

It is staff's opinion that there is visual evidence that proves that the house originally has a two story three bay front porch and that its restoration is consistent with the guidelines. The proposed one story additions with gable roofs are sensible to the historic fabric and to the surrounding neighborhood. The proposed carport design is more appropriate than the existing non historic one. The proposed swimming pool and deck will be located on the back of the site and not visible from the street.

It is staff's opinion that the new design complies with the guidelines. The proposed mass, scale and design of the new addition and carport are appropriate to the historic fabric.

Application

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building listed as contributing.

Ordinance for demolitions

Guidelines for additions/alterations/new constr. (p 36-38)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

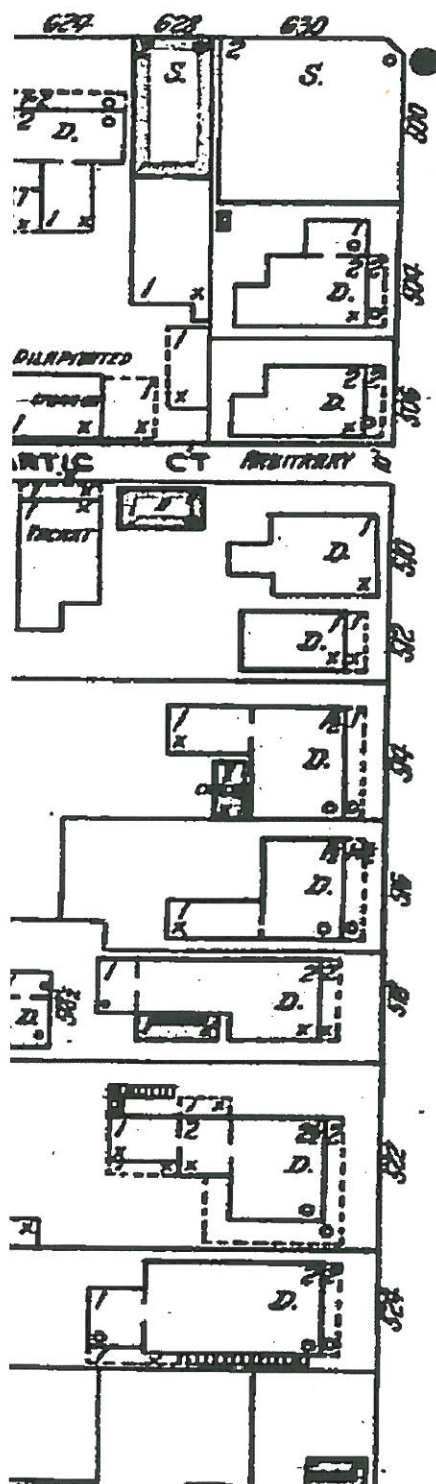
517 Elizabeth

- Demolish rear additions, carport, garage, side deck and portion of side one story addition
- Reopen front porch. New wood windows and doors
- New rear addition and carport
- New pool / rear deck
- New picket fence on side property lines
- Repair / replace front wall and fence
- New front gate to match front fencing.

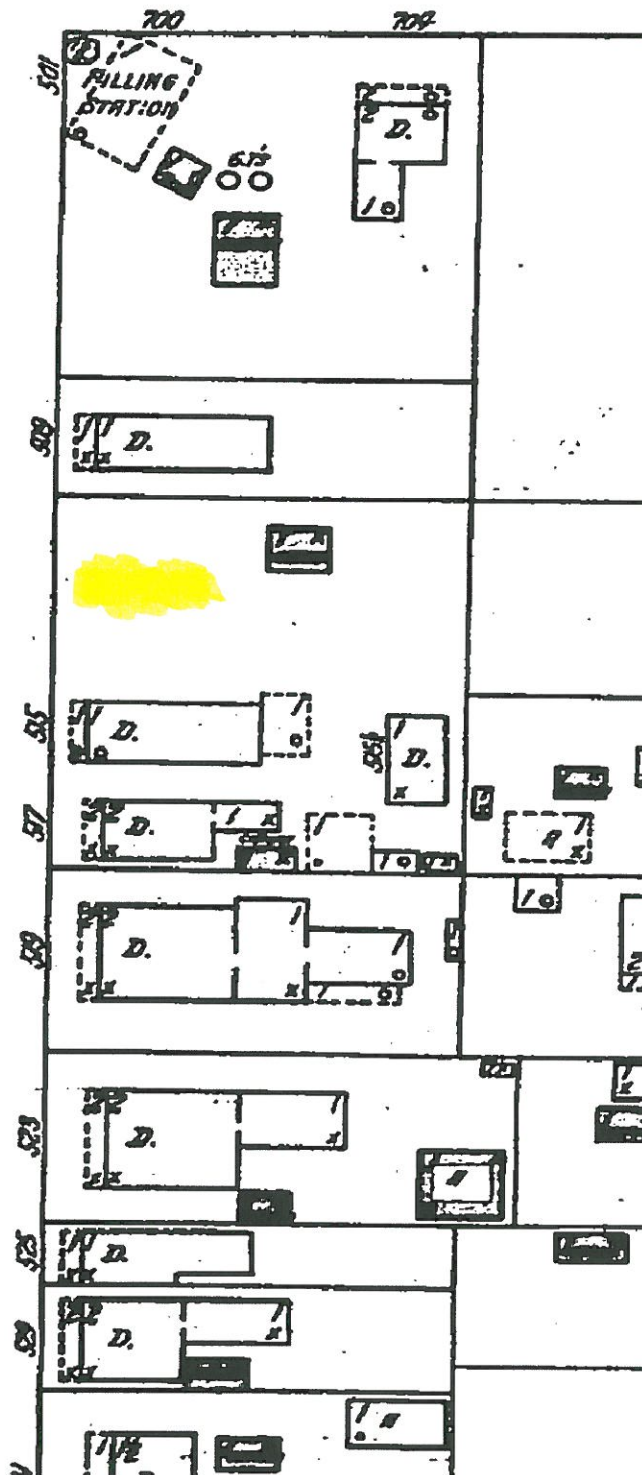


Sanborn Maps

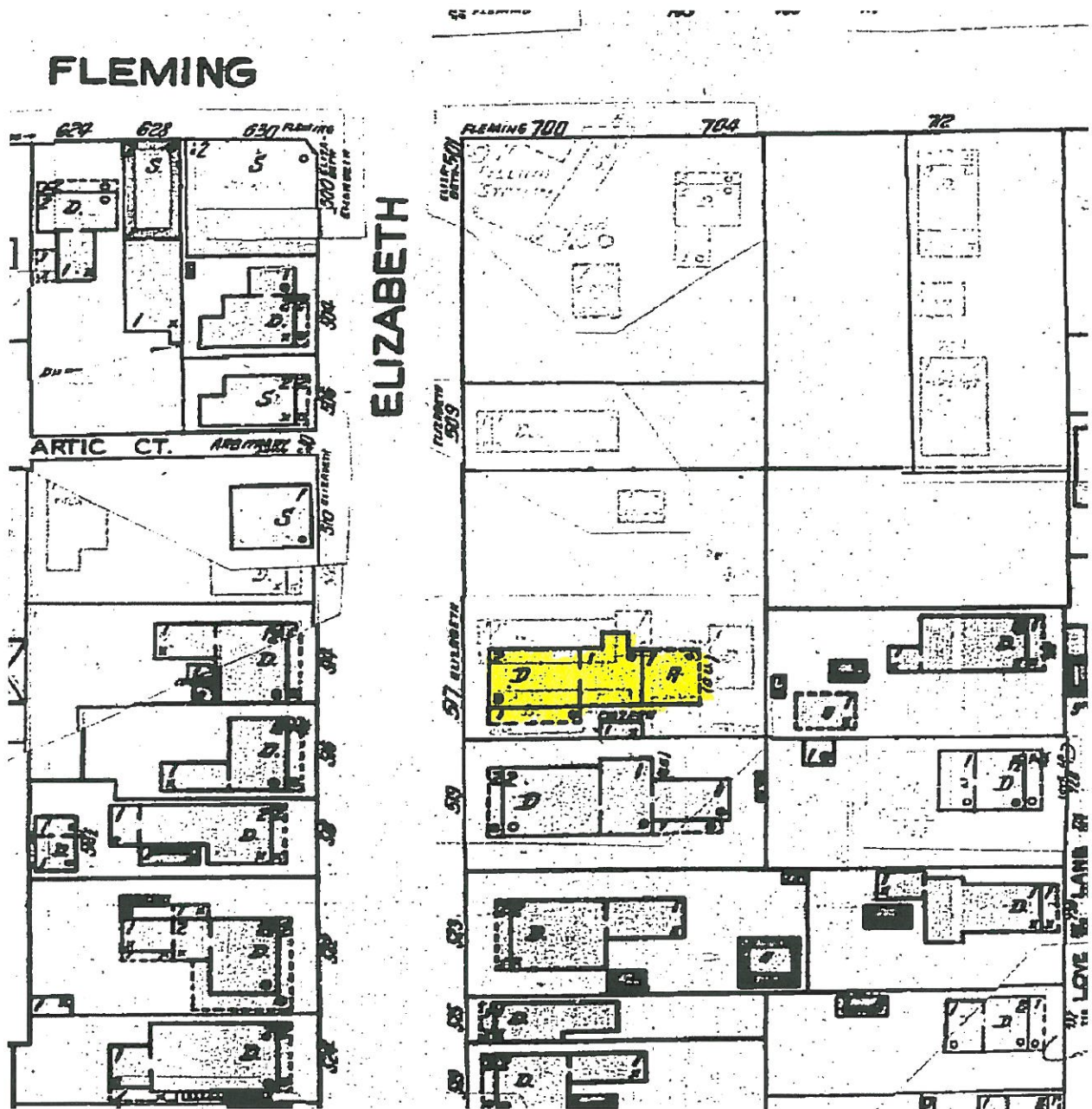
FLEMING



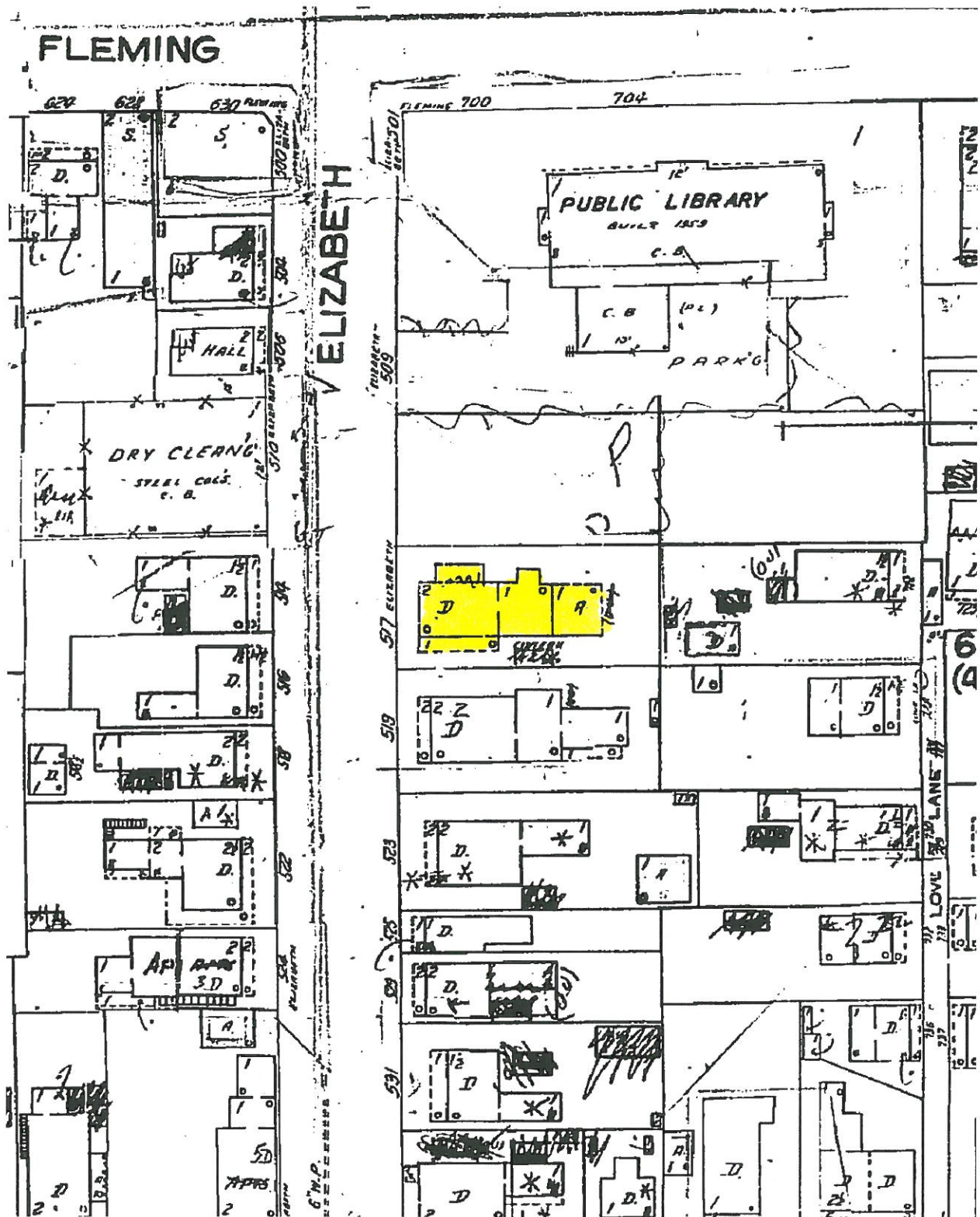
ELIZABETH



#517 Elizabeth Street Sanborn map 1926



#517 Elizabeth Street Sanborn map 1948



#517 Elizabeth Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 517 Elizabeth St.; built 1953. Monroe County Library





































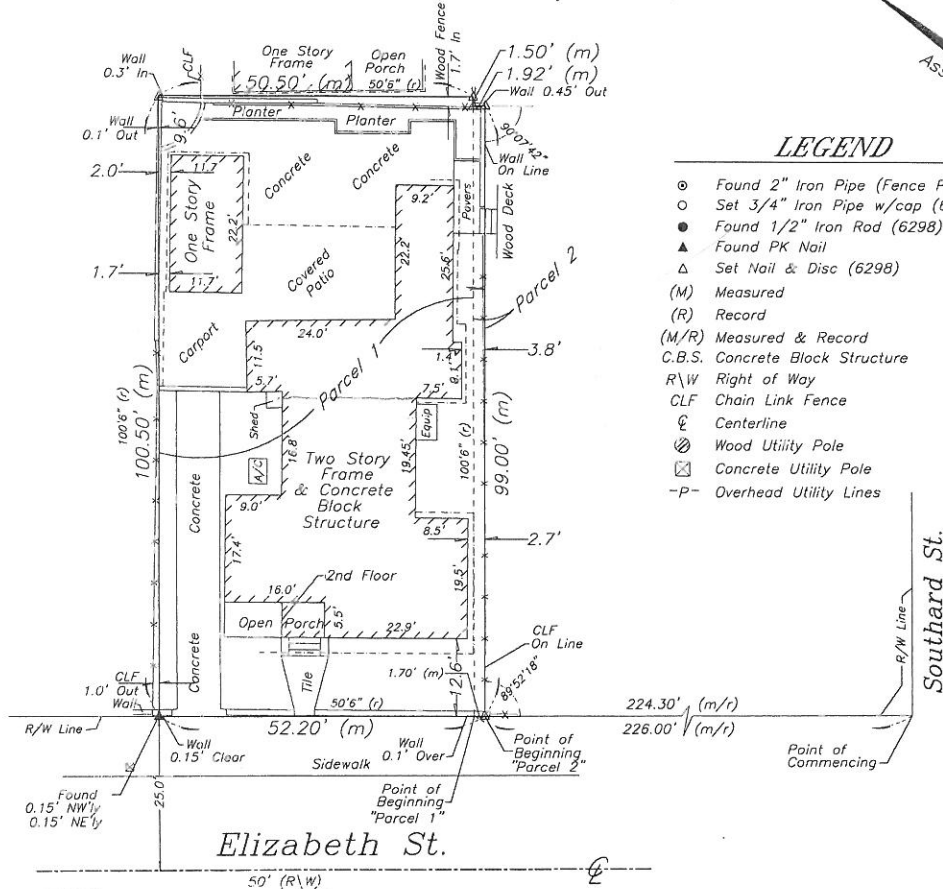






Survey

Boundary Survey Map of parts of Lots 3 & 4, Square 48, Island of Key West, Florida



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent & authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 517 Elizabeth 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. Adjainers are not furnished.
 9. Date of field work: April 17, 2012.
 10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF:

PARCEL 1: Part of Lot Three (3) in Square Forty-eight (48), commencing at a point on Elizabeth Street, Two Hundred twenty-six (226) feet, from the corner of Elizabeth and Southard Streets, and running thence along Elizabeth Street in a Northwesterly direction Fifty (50) feet and Six (6) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Southeasterly direction Fifty (50) feet and Six (6) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches to the Point of Beginning.

PARCEL 2 (Authorized by the undersigned): A parcel of land on the Island of Key West, and known as part of Lot 4, Square 48 according to Wm. A. Whitehead's map on the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeasterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Northwesterly along the Northeasterly right of way line of the said Elizabeth Street for a distance of 224.30 feet to the Point of Beginning; thence continue Northwesterly along the Northeasterly right of way line of the said Elizabeth Street for a distance of 1.70 feet to the Northwesterly boundary line of the said Lot 4; thence Northeasterly and at right angles along the said Northwesterly boundary line of Lot 4 for a distance of 99.00 feet; thence Southeasterly and at right angles for a distance of 1.92 feet; thence Southwesterly with a deflection angle of 90°07'42" to the right for a distance of 99.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust;
 Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust;
 CJA Key West, LLC, a Florida limited liability company;
 Stones & Cardenas;
 Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

April 17, 2012

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSM #6298

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

Proposed Plans

Demolition Plan

3/16" = 1' - 0"

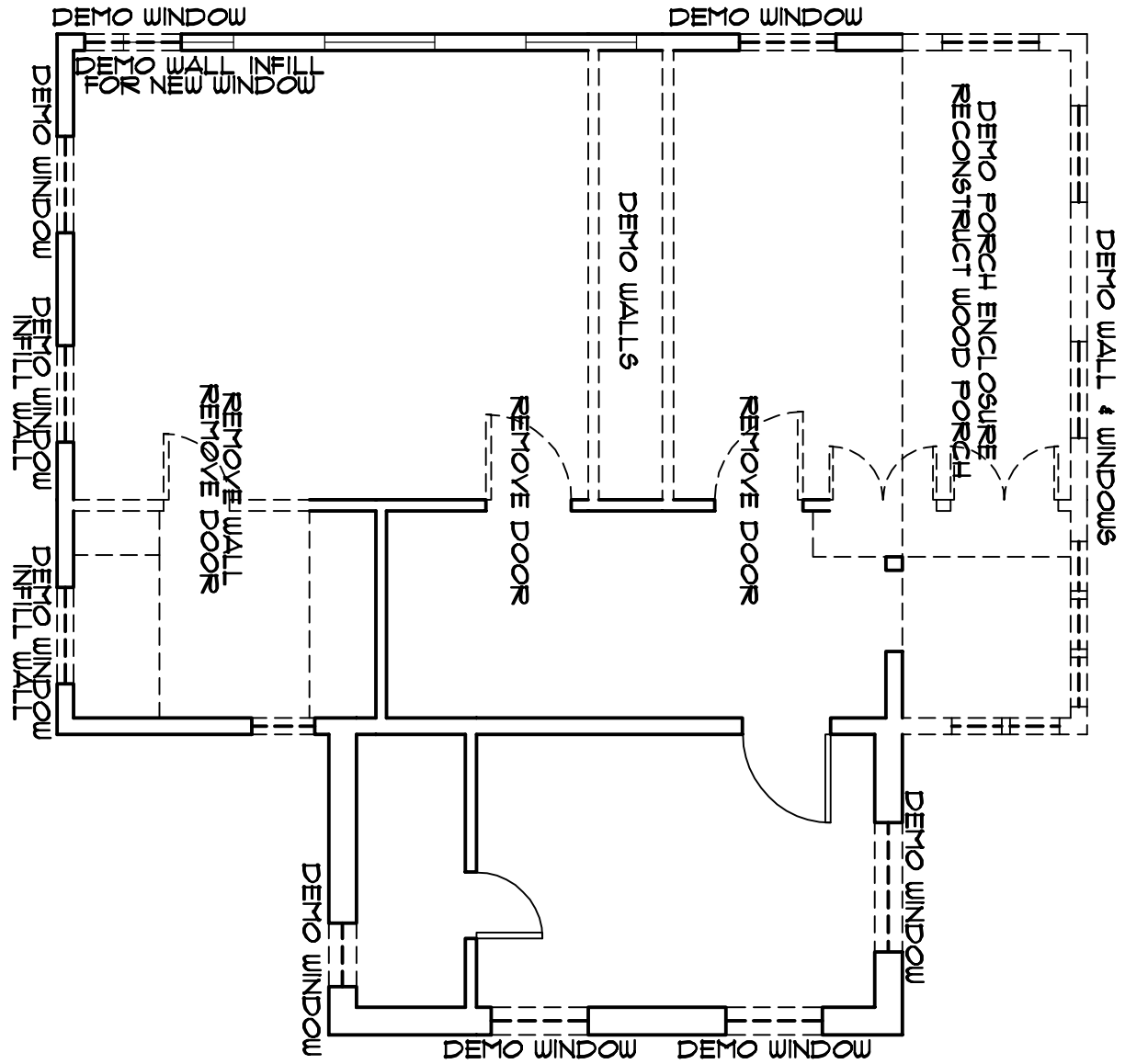
DEMOLITION NOTES

CONTRACTOR TO SHORE ROOF AS REQUIRED AND NOTIFY ARCHITECT

CONTRACTOR TO PROTECT INTERIOR FROM WEATHER AFTER DEMOLITION

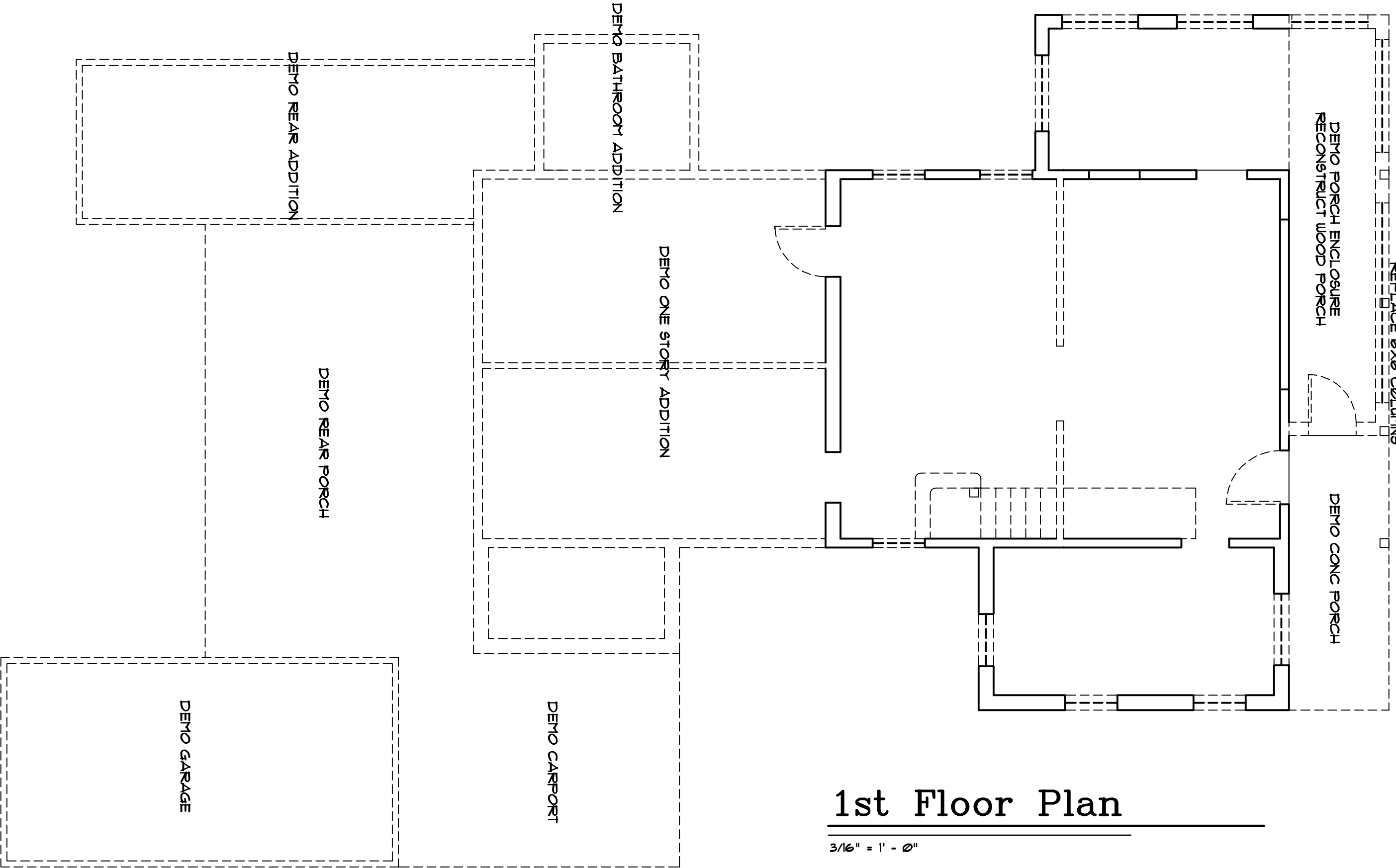
CONTRACTOR TO PROTECT LANDSCAPING AS REQUIRED

CONTRACTOR TO INSPECT FLOORING, CEILING, & FRAMING AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED



2nd Floor Plan

3/16" = 1' - 0"



1st Floor Plan

3/16" = 1' - 0"

GENERAL NOTES

ALL WINDOWS TO BE REPLACED W/ WOOD WINDOWS IN HISTORIC HOUSE NEW ADDITION TO HAVE ALUMINUM WINDOWS

FRONT PORCH TO BE RECONSTRUCTED W/ ALL NEW WOOD LUMBER, ROOF/GABLE END TO REMAIN

ALL REAR ADDITIONS AND EXISTING SLABS TO BE REMOVED

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

517 Elizabeth Street

517 Elizabeth Street

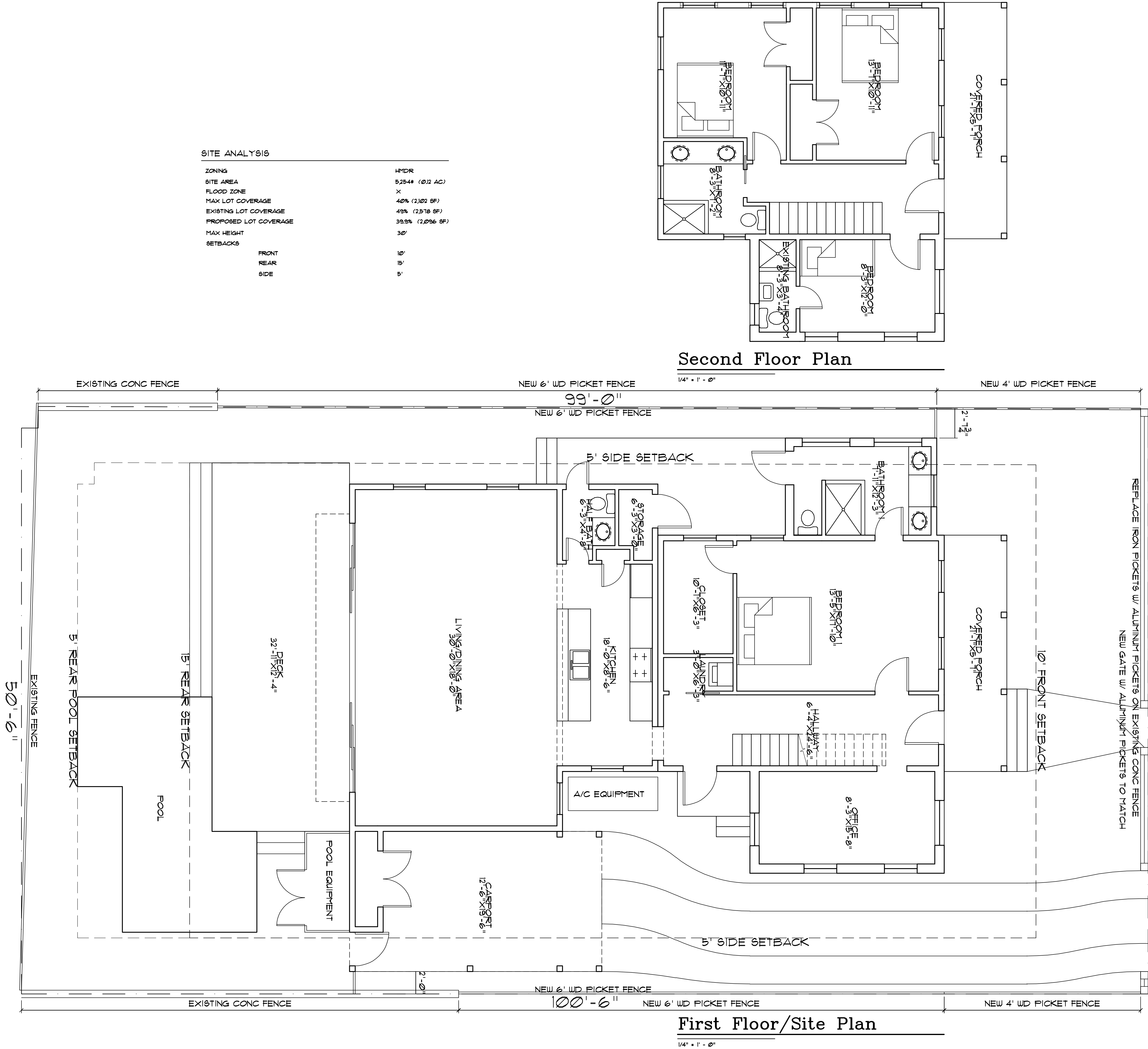
Key West, FL

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517 ELIZABETH STREET

THOMAS E. POPE, P.A. ARCHITECT
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date:
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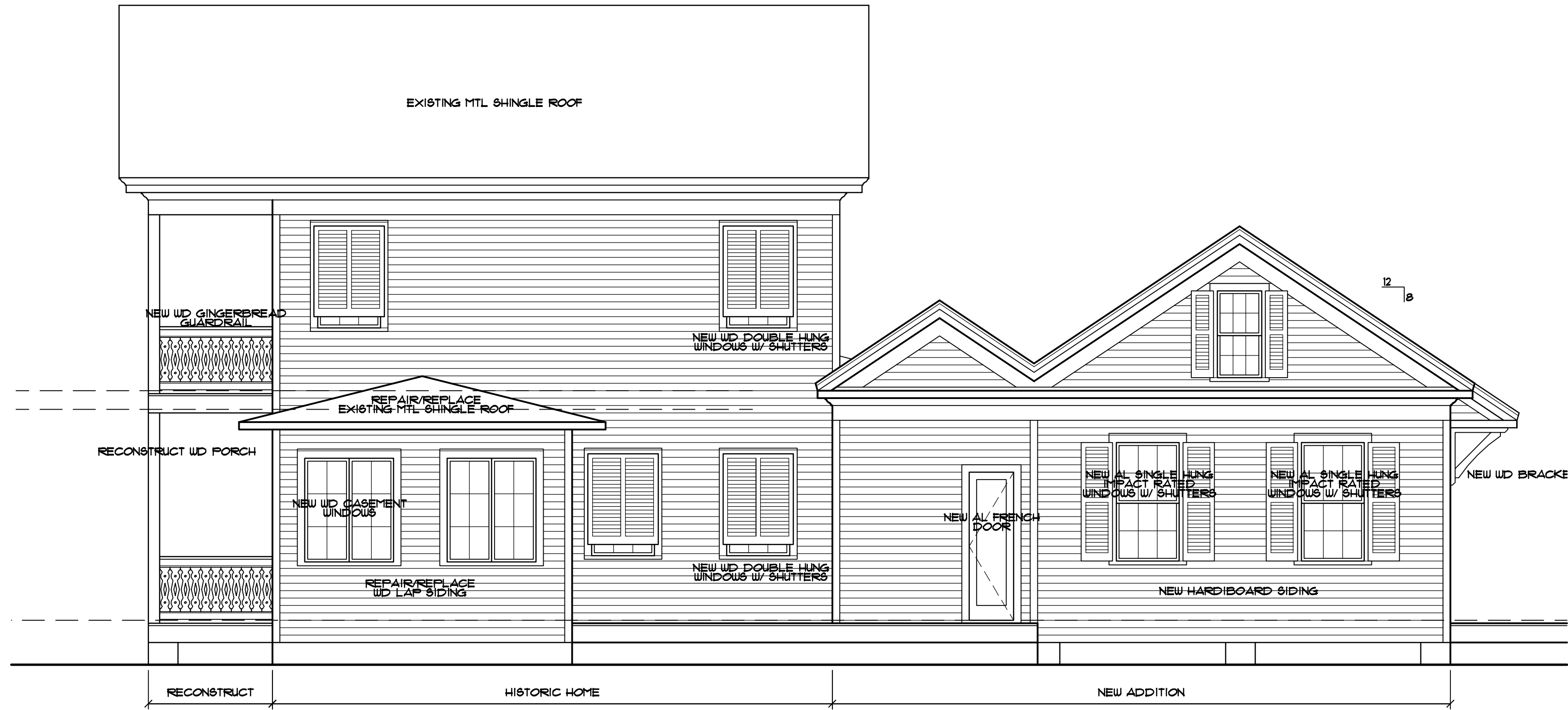
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517 Elizabeth Street

517 Elizabeth Street

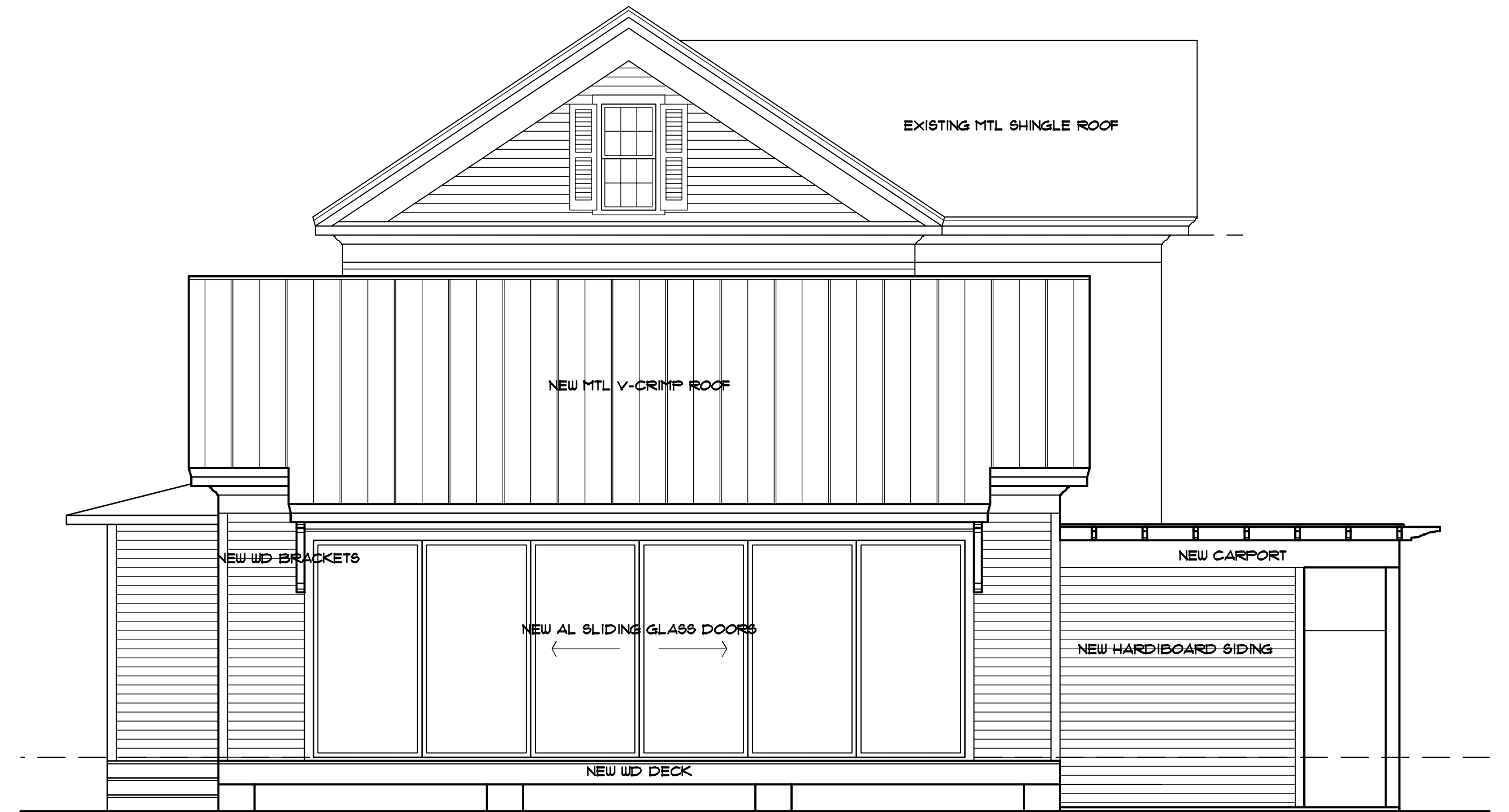
Key West, FL

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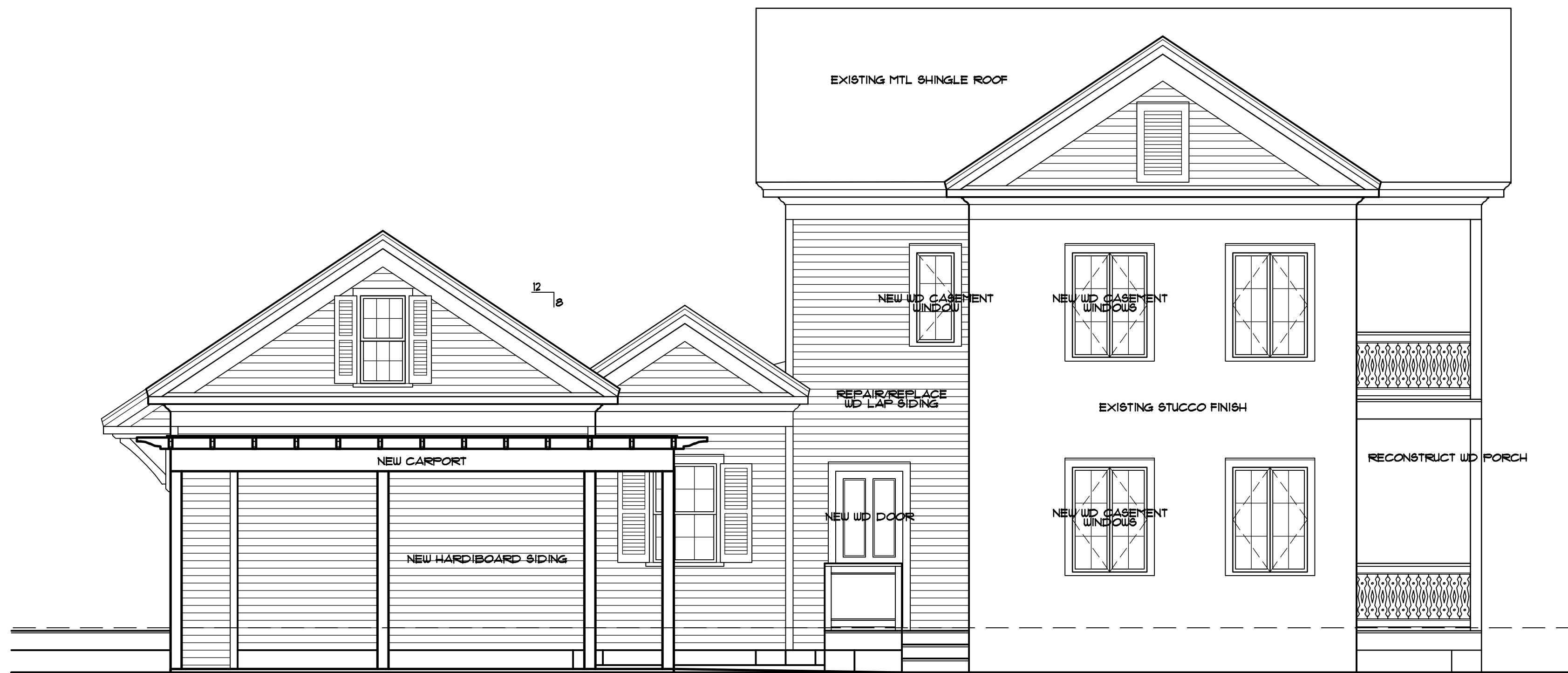
Right Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"

517 Elizabeth Street
Key West, FL
517 Elizabeth Street

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 296 3611
TEPopePA@aol.com

date:
6/12/12
revision:

sheet:
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Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REOPEN FRONT PORCH. NEW WOOD WINDOWS AND DOORS. NEW REAR ADDITION AND CARPORT. NEW POOL AND REAR DECK. REPAIR AND REPLACE FRONT WALL AND FENCE AND NEW PICKET FENCE ON SIDE OF PROPERTY LINES. DEMOLITION OF REAR ADDITIONS, CARPORT, GARAGE SIDE DECK AND PORTION OF SIDE ONE STORY ADDITION

#517 ELIZABETH STREET

Applicant- THOMAS E. POPE-

Application Number H12-01-997

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gavin Scarbrough, 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: 517 Elizabeth on the 20 day of June, 20 12.

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 June 26, 20 12.

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 H12-01-997.

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

Signed Name of Affiant:

Date: 6/20/12

Address: 610 White St.

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 20 12.

By (Print name of Affiant) Gavin Scarbrough who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: _____



M. HOLLY BOOTON
MY COMMISSION # DD 939156
EXPIRES: December 26, 2013
Bonded Thru Budget Notary Services



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card

Alternate Key: 1009067 Parcel ID: 00008800-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:

KEMP C TODD LIVING TRUST
2231 SAINT JOHNS AVE
JACKSONVILLE, FL 32204-4621

All Owners:

BOYER BRIAN K LIVING TRUST T/C, KEMP C TODD LIVING
TRUST

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

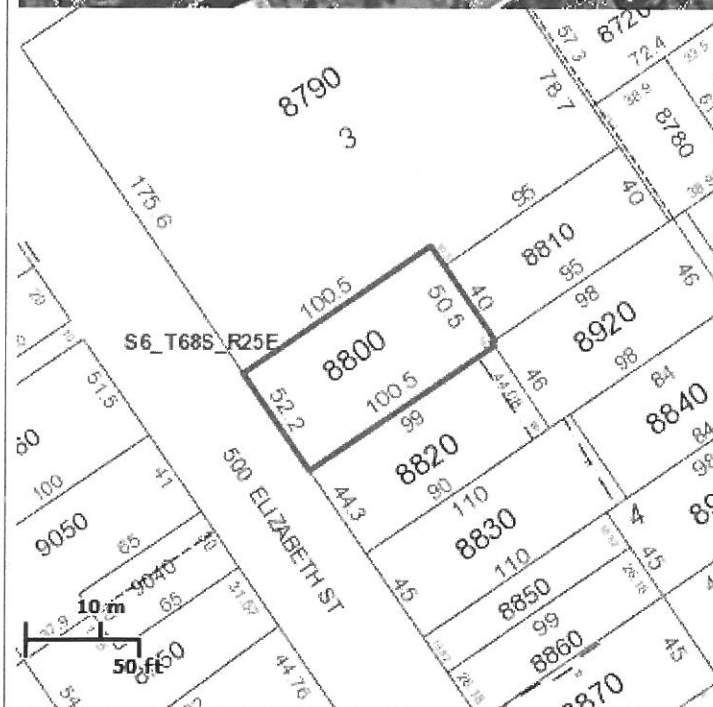
Affordable Housing: No

Section-Township-
Range: 06-68-25

Property Location: 517 ELIZABETH ST KEY WEST

Legal Description: KW PT LT 3 SQR 48 OR11-178/79 OR2553-1792/93 OR2559-750/53 OR2563-1611/13 OR2566-
1086/87 OR2566-1088/91

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	51	101	5,254.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 2291
 Year Built: 1953

Building 1 Details

Building Type R1
 Effective Age 22
 Year Built 1953
 Functional Obs 0

Condition G
 Perimeter 312
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 30
 Grnd Floor Area 2,291

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

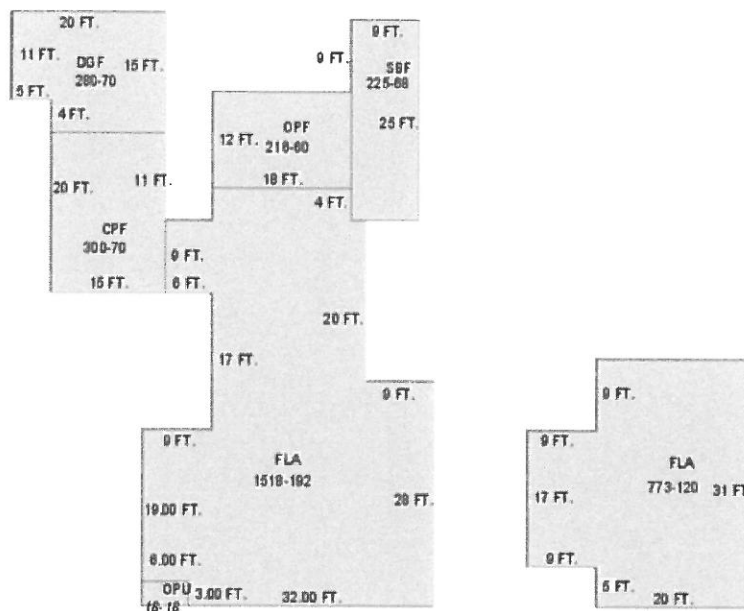
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 4

Extra Features:

2 Fix Bath 1
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	DGF	12:ABOVE AVERAGE WOOD	1	1952				280
0	OPU		1	1952				18
1	FLA	12:ABOVE AVERAGE WOOD	1	1952	N Y	0.00	0.00	1,518

2	CPF		1	1952		0.00	0.00	300
4	OPF		1	1952		0.00	0.00	216
5	SBF	12:ABOVE AVERAGE WOOD	1	1952		0.00	0.00	225
7	FLA	12:ABOVE AVERAGE WOOD	1	1952	N Y	0.00	0.00	773

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	320 SF	0	0	1978	1979	5	30
2	PT3:PATIO	153 SF	0	0	1978	1979	2	50
3	PT5:TILE PATIO	38 SF	0	0	1978	1979	5	50

Appraiser Notes

OR2563-1611/13Q/C AND OR2566-1088/91Q/C TRANSFER 179 SQ FT FROM AK1009083, DONE FOR THE 2012 TAX ROLL
HURRICANE DAMAGES

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3247	09/10/2003	11/18/2003	2,955	Residential	ROOFING
	3-1726	05/21/2003	08/01/2003	2,475	Residential	PAINTED HOUSE
	0103383	10/11/2002	10/23/2002	1,555	Residential	ROOF REPAIRS
	02/2659	09/27/2002	10/23/2002	1,250	Residential	INSTALL SPRINKLERS
	9703233	10/01/1997	12/01/1997	700	Residential	1.2 SQS V-CRIMP
	04-3724	12/07/2004	11/28/2005	2,321	Residential	INSTALL VICTORIAN METAL SHINGLES
	06-0864	02/19/2006	07/24/2006	12,952	Residential	STORM DAMAGE INSTALL V-METAL ROOFING

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
2011	299,016	1,960	299,210	600,186	270,586	25,500	245,086
2010	294,701	1,960	375,246	671,907	266,587	25,500	241,087
2009	327,570	1,960	570,373	899,903	259,578	25,500	234,078
2008	301,175	1,994	705,425	1,008,594	259,319	25,500	233,819
2007	492,708	2,028	888,125	1,382,861	251,766	25,000	226,766
2006	609,141	2,062	482,125	1,093,328	232,668	25,000	207,668
2005	558,230	2,096	431,375	991,701	238,471	25,000	213,471

2004	392,506	2,130	355,250	749,886	231,525	25,000	206,525
2003	377,968	2,163	177,625	557,757	227,209	25,000	202,209
2002	344,557	2,134	177,625	524,316	221,884	25,000	196,884
2001	272,977	2,167	177,625	452,769	218,390	25,000	193,390
2000	203,258	1,362	96,425	301,045	212,030	25,000	187,030
1999	193,537	1,323	96,425	291,285	206,456	25,000	181,456
1998	163,490	1,138	96,425	261,053	203,205	25,000	178,205
1997	150,234	1,066	86,275	237,575	199,809	25,000	174,809
1996	119,304	888	86,275	206,467	193,990	25,000	168,990
1995	114,885	904	86,275	202,063	189,259	25,000	164,259
1994	97,210	799	86,275	184,284	184,284	25,000	159,284
1993	96,835	373	86,275	183,483	183,483	25,000	158,483
1992	96,835	401	86,275	183,512	183,512	25,000	158,512
1991	96,835	422	86,275	183,533	183,533	25,000	158,533
1990	99,141	443	67,244	166,828	166,828	25,000	141,828
1989	90,128	429	65,975	156,532	156,532	25,000	131,532
1988	79,216	314	55,825	135,355	135,355	25,000	110,355
1987	78,430	327	34,784	113,541	113,541	25,000	88,541
1986	78,747	345	33,617	112,709	112,709	25,000	87,709
1985	76,989	358	21,522	98,869	98,869	25,000	73,869
1984	72,785	372	21,522	94,679	94,679	25,000	69,679
1983	73,090	390	21,522	95,002	95,002	25,000	70,002
1982	74,271	403	21,522	96,196	96,196	25,000	71,196

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
4/19/2012	2566 / 1086	750,000	WD	02
4/19/2012	2566 / 1088	100	QC	11
4/4/2012	2563 / 1611	100	QC	11
3/6/2012	2559 / 750	100	QC	11
1/25/2012	2553 / 1792	100	WD	11
12/22/2011	2548 / 924	0	ORDER	11

This page has been visited 119,220 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176