

Staff Report

- 7 Demolition of rear additions, carport, garage side deck and portion of side of one story addition - **#517 Elizabeth Street- Thomas E. Pope (H12-01-997)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of non-historic or altered additions to a contributing house. The plans also include the demolition of an existing non-historic garage. The Commission approved the first reading for demolition and new proposed plans on June 26, 2012

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolitions will be for a non-historic attached additions and structures and for completely altered portions of the historic house.

Application

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01-0997

OWNER'S NAME: Todd Kemp DATE: 6/7/2012

OWNER'S ADDRESS: _____ PHONE #: _____

APPLICANT'S NAME: Thomas E. Pope PHONE #: 296-3611

APPLICANT'S ADDRESS: 610 White street

ADDRESS OF CONSTRUCTION: 517 Elizabeth # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
See attached.

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

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/7/2012

Applicant's Signature: M. Holly Boston
TE POPE, PA



Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 06/26/2012 bcc.

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Building listed as contributing.
Ordinance for demolitions
Guidelines for additions/alterations/new constr. (p 36-38a)

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.





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

July 3, 2012

Arch. Thomas E. Pope
#610 White St
Key West, Florida 33040


**RE: 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. DEMOLITION OF REAR ADDITIONS, CARPORT, GARAGE SIDE DECK AND PORTION OF SIDE OF ONE STORY ADDITION.
FOR: #517 ELIZABETH STREET - HARC APPLICATION # H12-01-997
KEY WEST HISTORIC DISTRICT**

Dear Architect Pope:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday June 26, 2012. The Commissioners motioned to approve the project was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday July 10, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

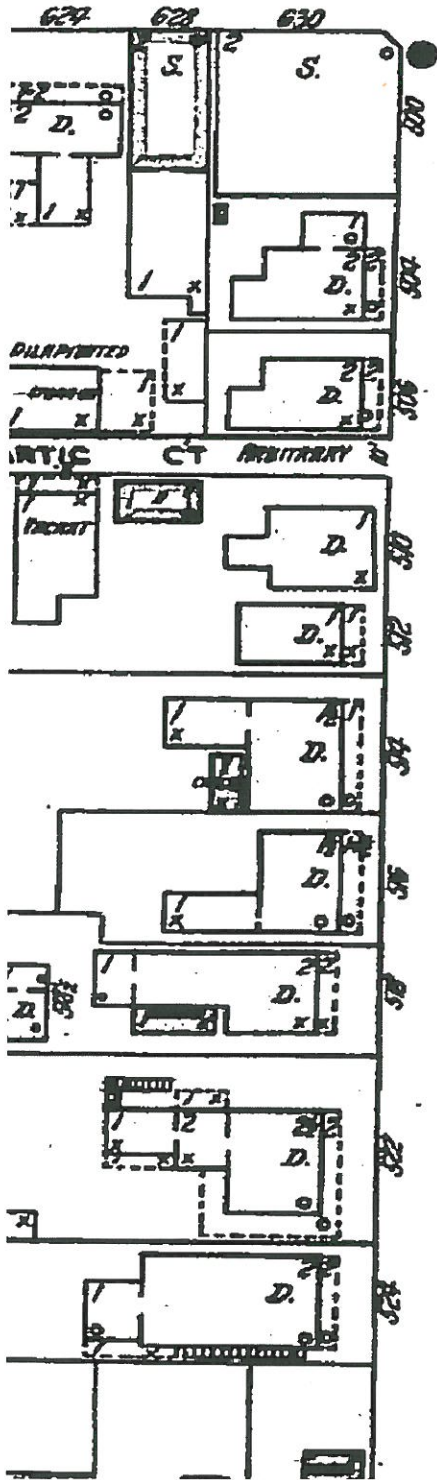

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

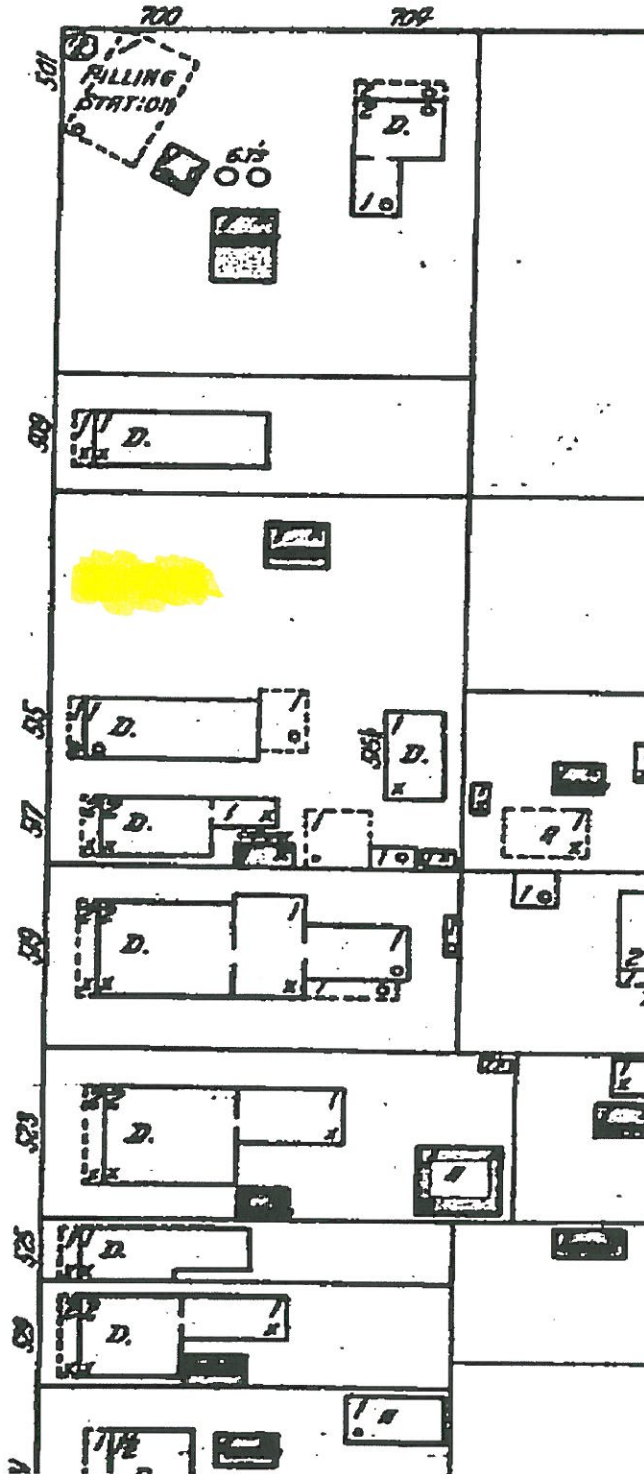
etorregr@keywestcity.com

Sanborn Maps

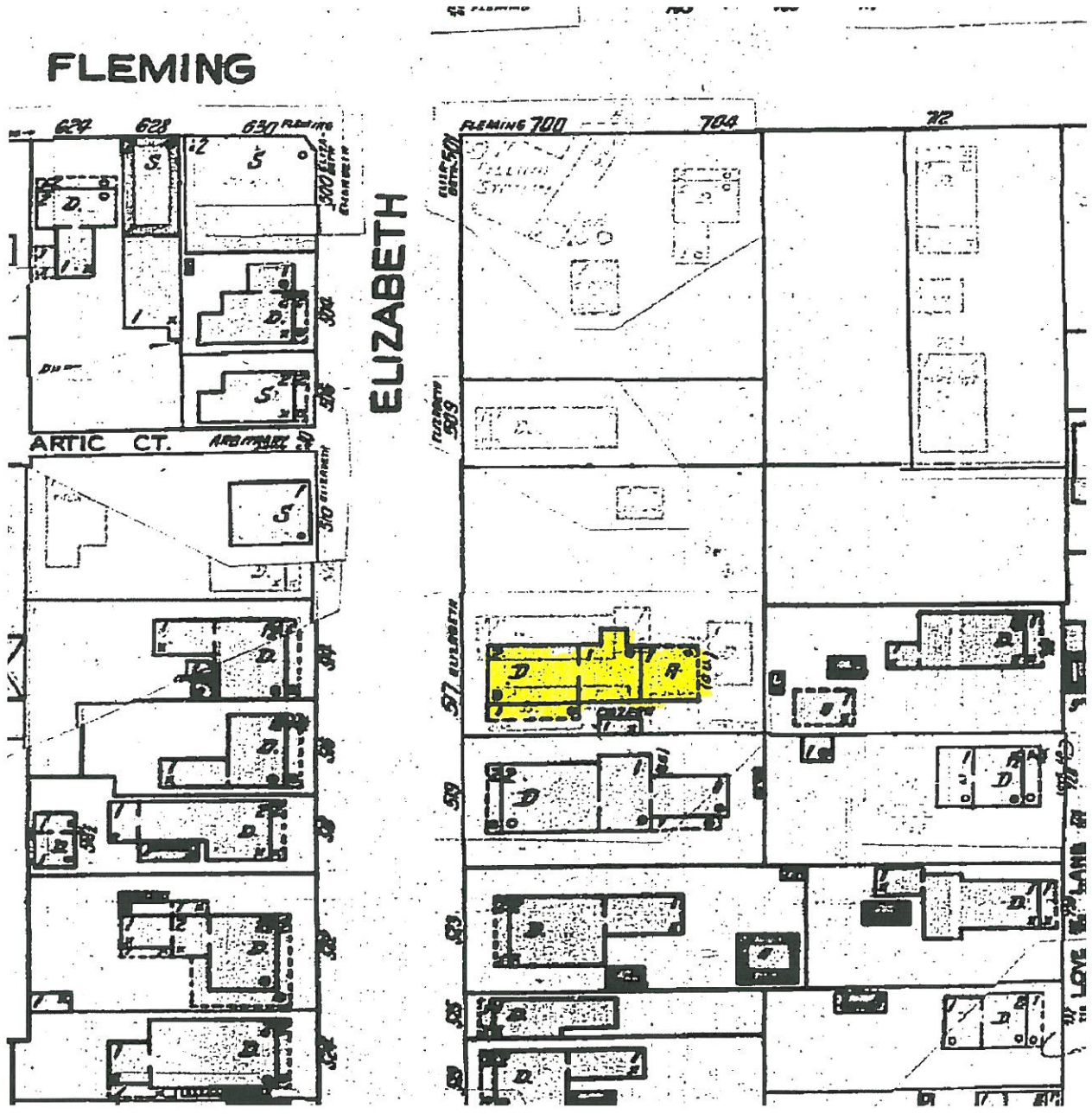
FLEMING



ELIZABETH



#517 Elizabeth Street Sanborn map 1926



#517 Elizabeth Street Sanborn map 1948

Project Photos



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





































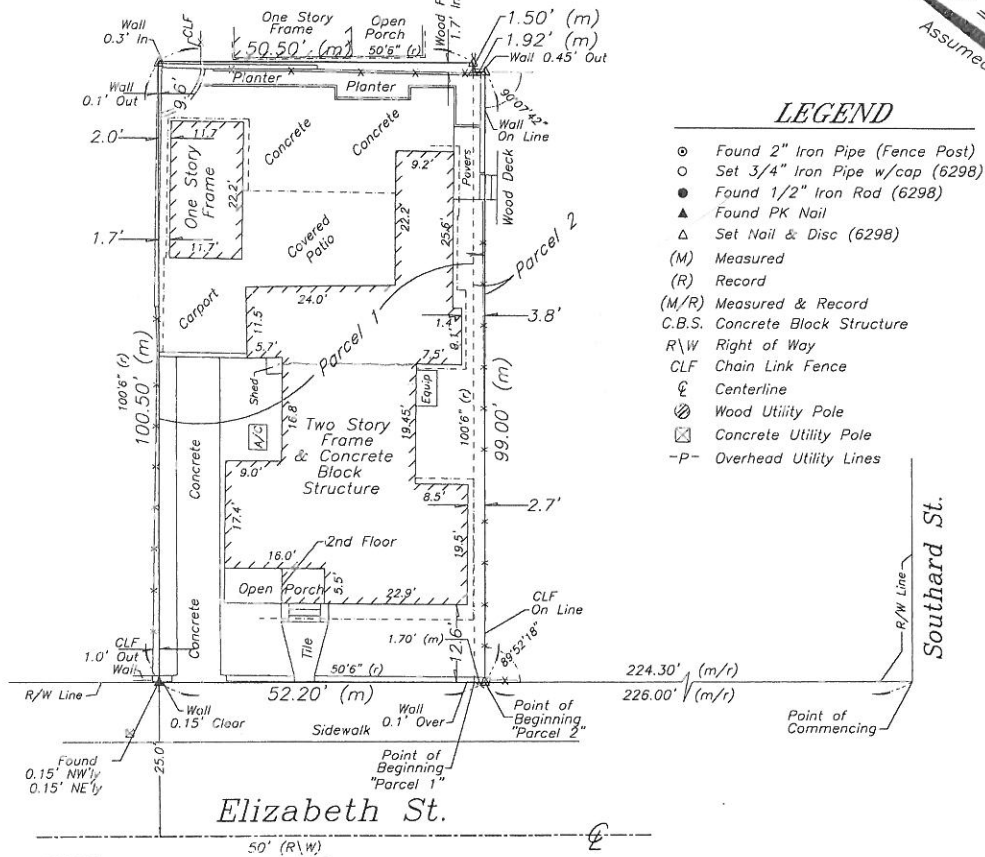
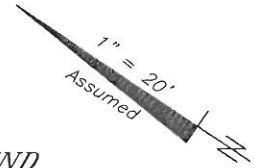






Survey

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



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found PK Nail
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

- 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. Adjoiners 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 (Authored 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;
 CIA Key West, LLC, a Florida limited liability company;
 Stones & Cardenas;
 Chicago Title Insurance Company;

Lynn O'Flynn
 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"

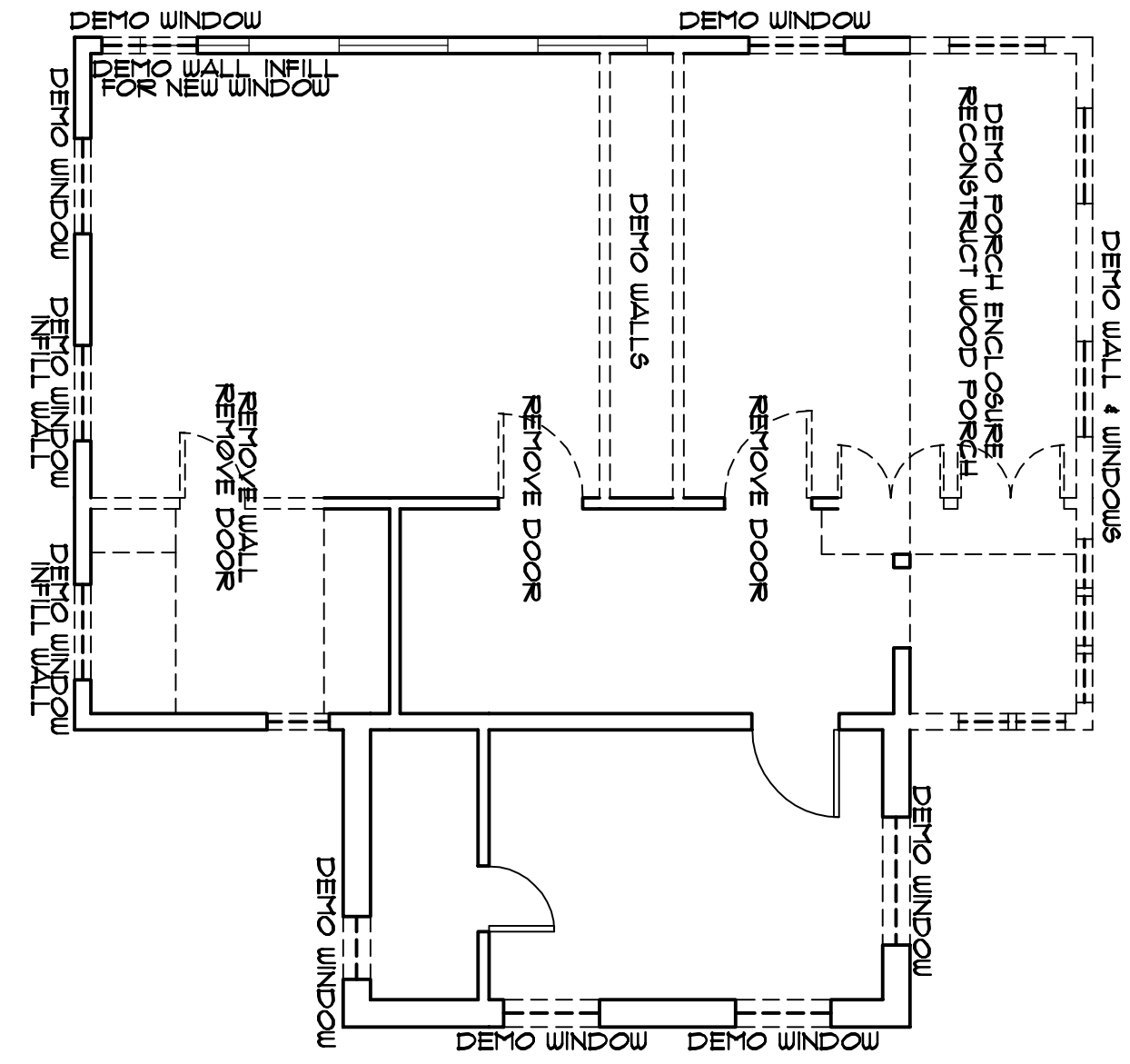
DEMOLITION NOTES

CONTRACTOR TO SHORE ROOF AS REQUIRED AND NOTIFY ARCHITECT

CONTRACTOR TO PROTECT INTERIOR FROM WEATHER AFTER DEMOLITION

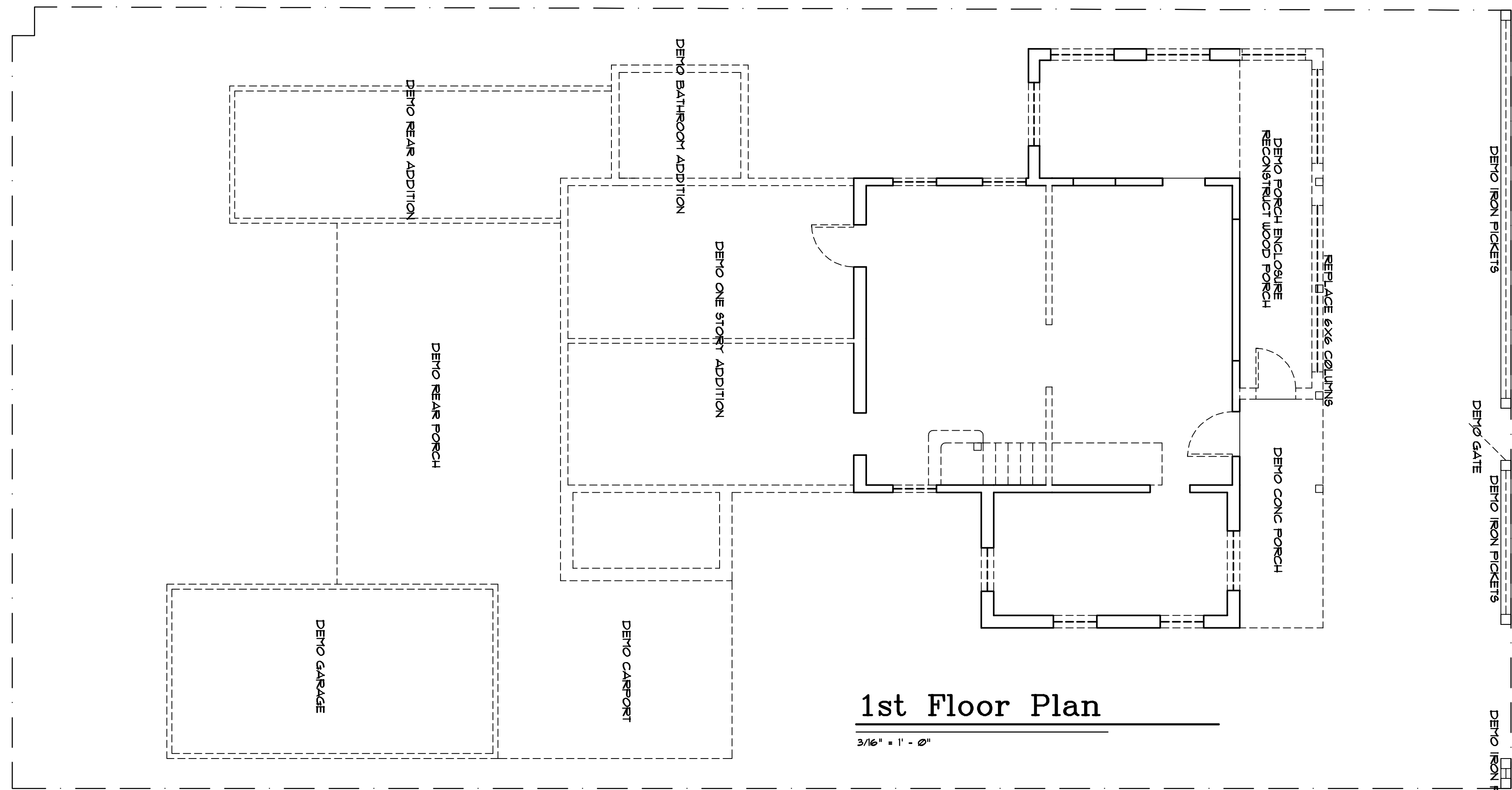
CONTRACTOR TO PROTECT LANDSCAPING AS REQUIRED

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

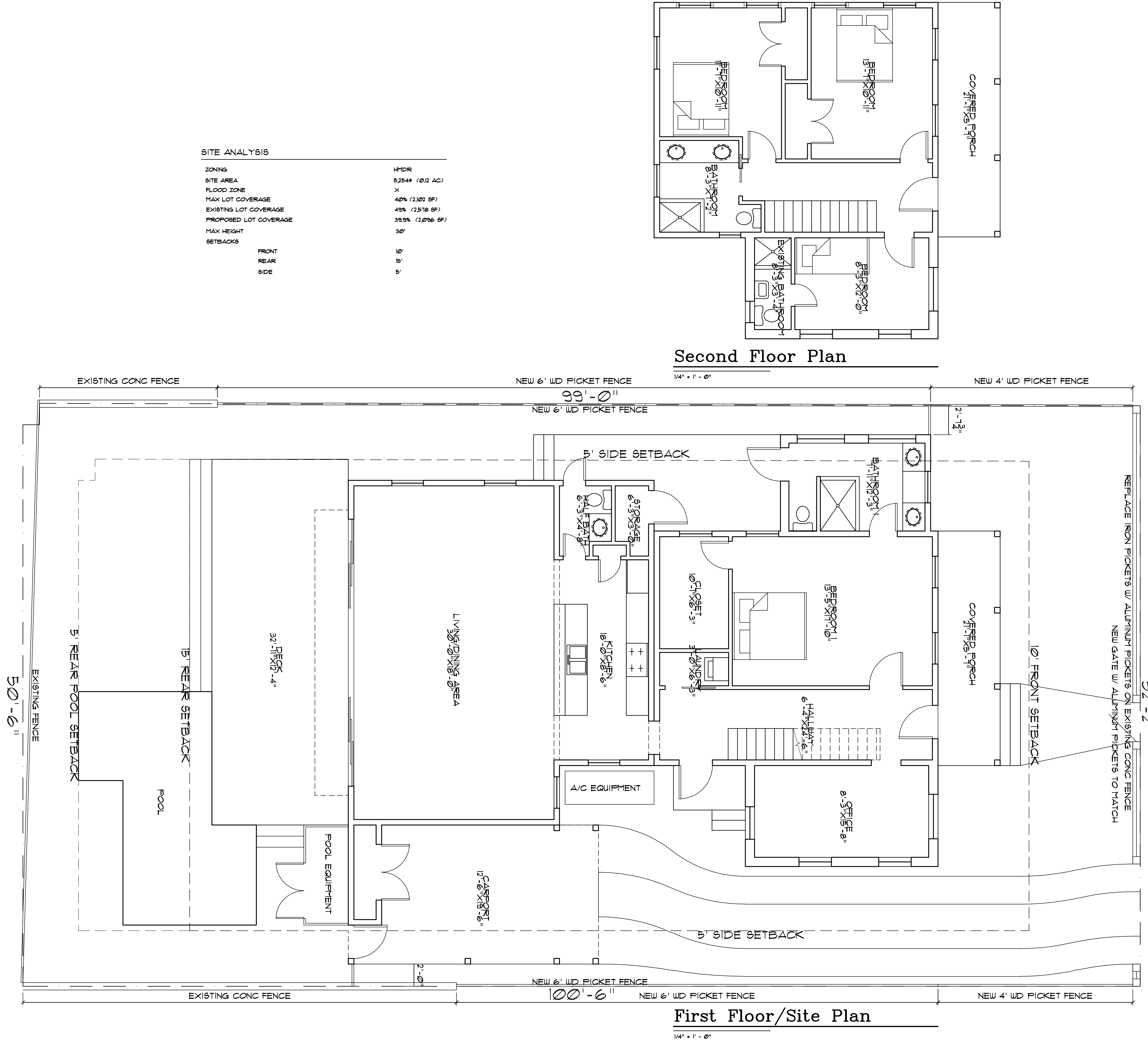
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
6/12/12
revision:

sheet:

D1

517 Elizabeth Street
517 Elizabeth Street Key West, FL



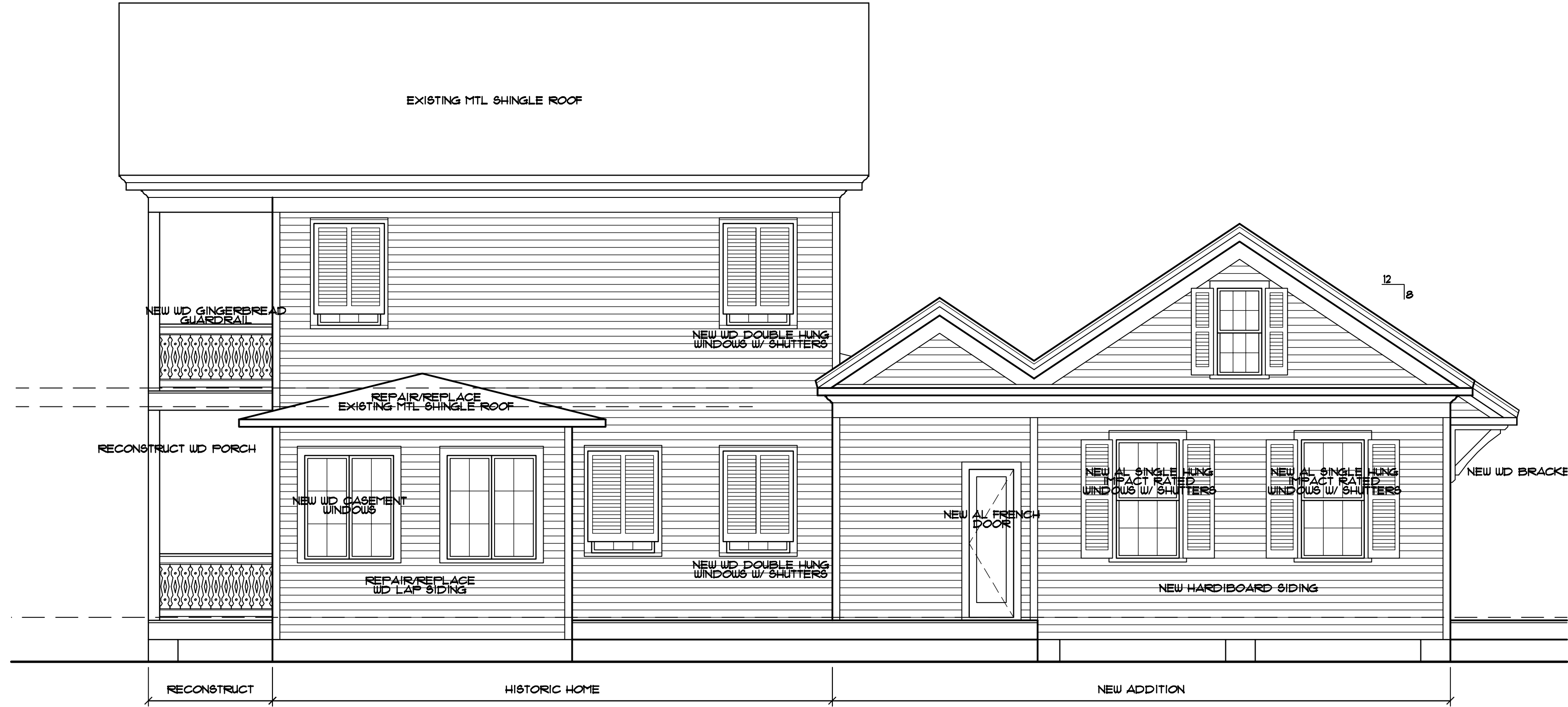
517 ELIZABETH STREET

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610 White Street, Key West FL
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517 Elizabeth Street
517 Elizabeth Street
Key West, FL

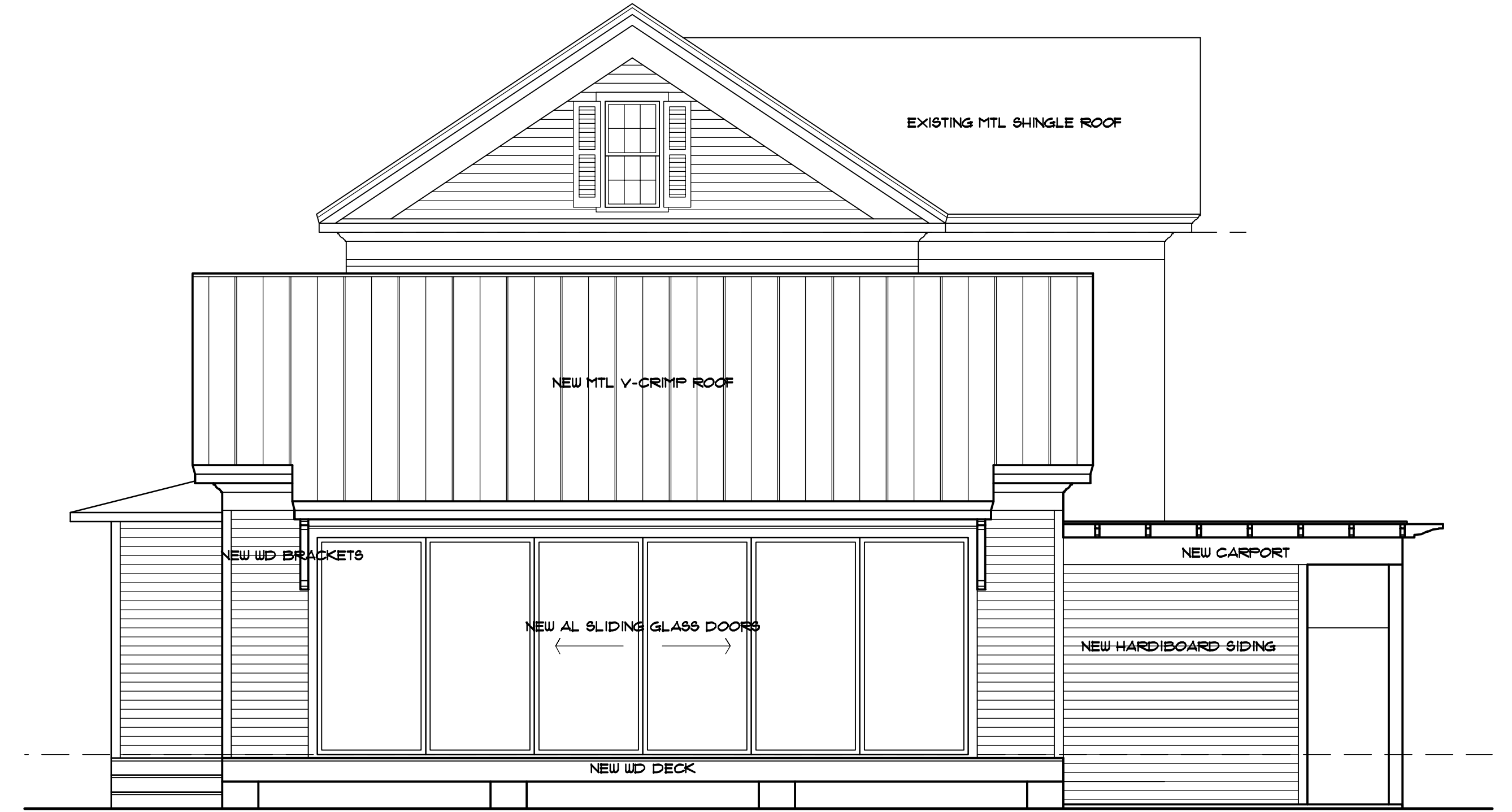
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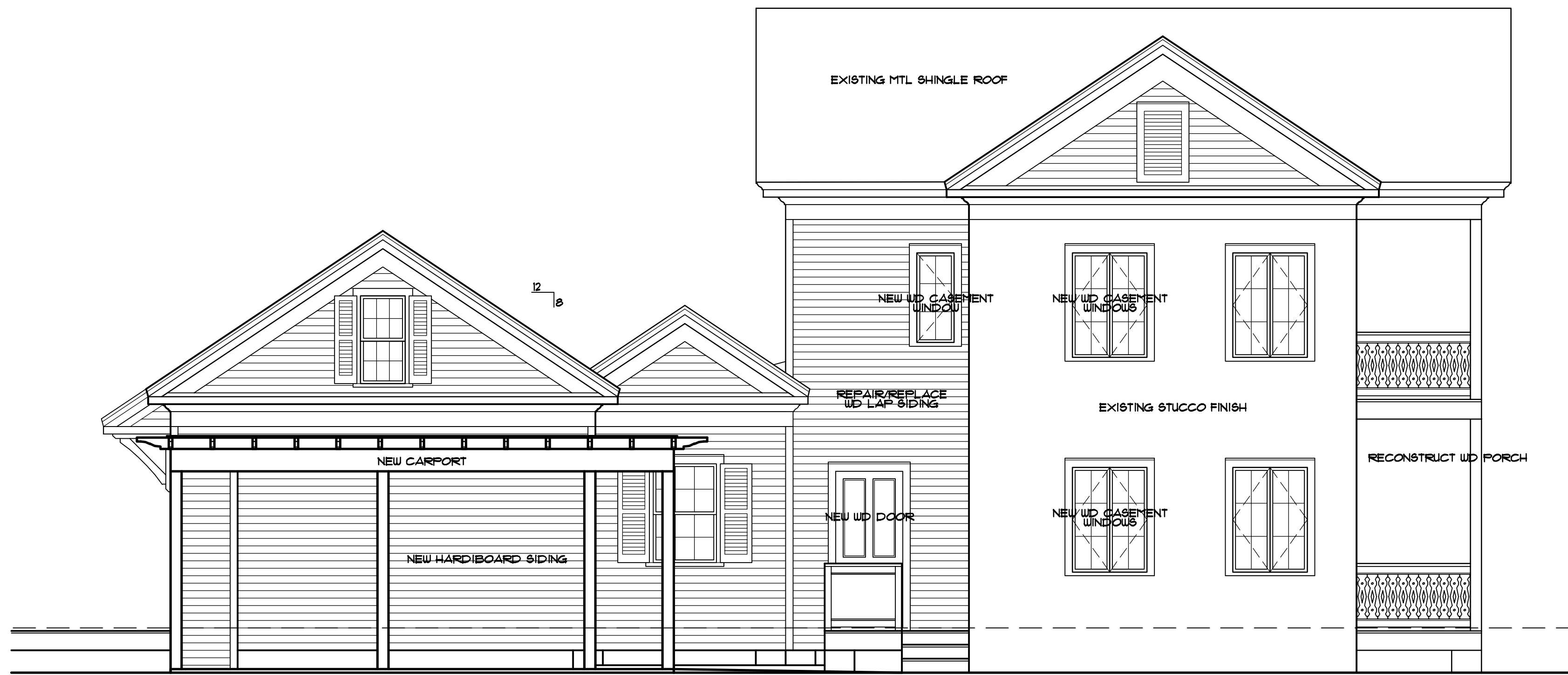
Right Side Elevation

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

TEPopePA@aol.com

date: 6/12/12
revision:

sheet:

A2

\\SERVER04-shared\Clients\517 Elizabeth_Todd Kemp\design dev.dwg, 6/14/2012 11:12:27 AM

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



**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

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

Building 1 Details

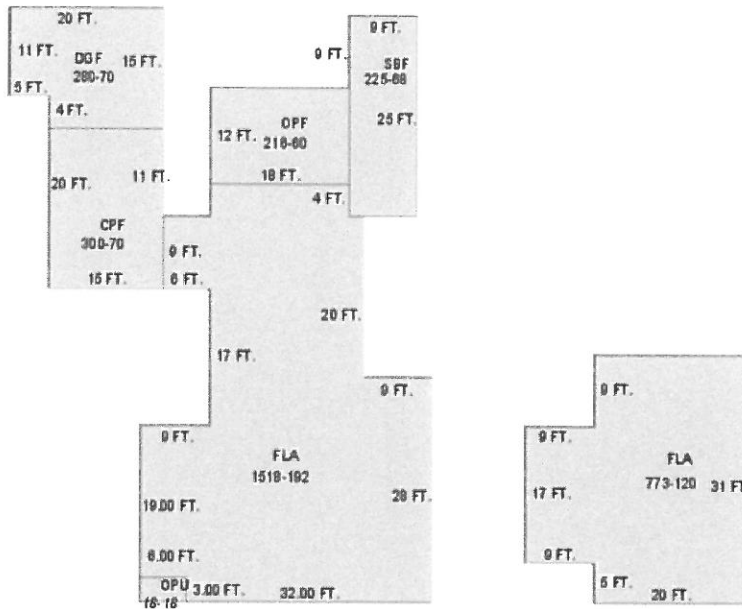
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>550</u>
Effective Age <u>22</u>	Perimeter <u>312</u>	Depreciation % <u>30</u>
Year Built <u>1953</u>	Special Arch <u>0</u>	Grnd Floor Area <u>2,291</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

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

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>METAL</u>	Foundation <u>WD CONC PADS</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms <u>4</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath	1	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>DGF</u>	12:ABOVE AVERAGE WOOD	1	1952				280
0	<u>OPU</u>		1	1952				18
1	<u>FLA</u>	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