



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

To: Chairman Bryan Greene and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 23, 2018

Applicant: T. Seth Neal

Application Number: H2018-012

Address: #514 Louisa Street

Description of Work:

Renovations to existing house. New one-story and two-story additions at rear. New side wood fence, new pool, and rear deck.

Site Facts:

The building under review is a contributing resource to the historic district. The frame structure, build circa 1933, is a one-story structure that converts into a two-story at the rear of the house. That configuration is evident in both Sanborn maps of 1948 and 1962. The current exterior side staircase as well as a rear-covered porch is not historic elements. The house has been neglected for decades and hurricane Irma damaged roof portions and the second floor walls. The first floor has asbestos siding and current windows are not historic; the circa 1965 photograph shows wood casement windows at the front and side elevations.

Guidelines Cited on Review:

- Building exteriors- Wood (Page 24), specifically guideline 1.
- Decorative elements and details (page 24), specifically guideline 1.
- Additions and Alterations (page 37a-37k), specifically guidelines 1, 2, 3, 5, 6, 11, 12, 13, 17, 22, 24, and 30.
- Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically pages 1, 3, and 4.

Staff Analysis

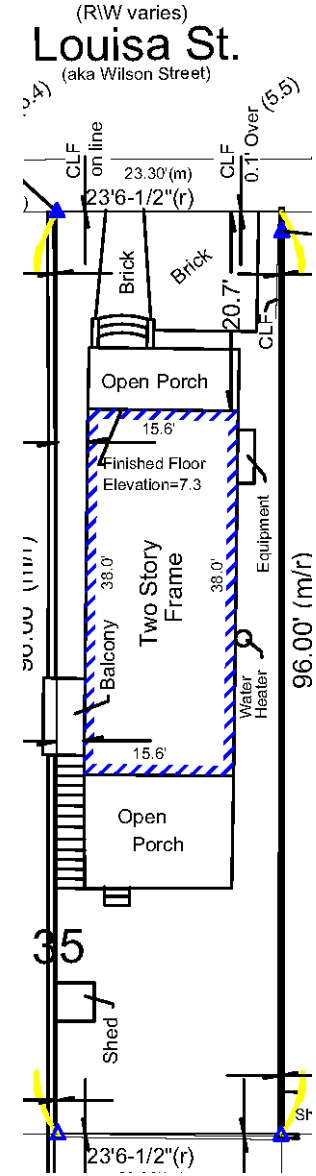
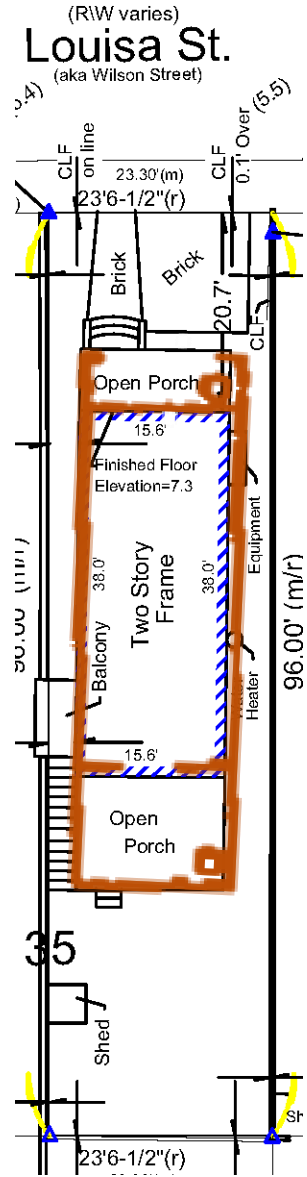
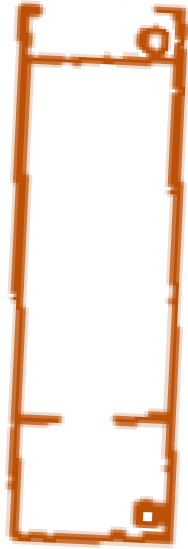
The Certificate of Appropriateness in review is for the rehabilitation of the contributing house. The design includes a two-story addition to the rear of the historic building, new fences, and pool with deck located at the rear of the lot. The rehabilitation includes new wood lap siding as the asbestos siding will be removed, change of existing non-historic windows to wood 2 over 2 double hung with wood shutters, wood front porch deck and stopes, boxed wood columns, new wood door entrance, new gingerbread brackets, and new 5 v-crimp roofing system.

The design also includes the interior connection between the two floors by a new staircase, which will give access to the existing second floor and its new proposed rear addition. The new two-story rear addition will be lower in height than the existing structure and will be setback from the existing exterior wall plane. At the first floor level, the new rear addition will have exterior walls, opposite to the current dilapidated rear open porch. The addition will have wood lap siding and metal 5v-crimp. The rear elevation will have sliding doors at the first level.

The design also includes a small pool at the rear of the house with a pool deck. The design also includes a four feet tall wood picket fence with a gate.

Consistency with Guidelines

Staff opines that the proposed design will not have an adverse effect on the historic building or surrounding urban context. The structure is in need of renovations, as it has not been maintained for decades. The proposed rear addition will be lower than the existing rear portion of the house and the majority of the surrounding buildings are two-story height. Therefore, the new additions will not oversize the surrounding structures. Staff finds that the design, with the exception of the two gingerbread brackets proposed at the front porch, is consistent with the guidelines. Staff also finds the location of the new pool and deck to be consistent with the cited guidelines, as well as the new 4 feet front fence.



APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2018-0012	REVISION #	INITIAL & DATE
FLOOD ZONE AE6	ZONING DISTRICT HRCC-3	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

514 LOUISA STREET

NAME ON DEED:

CHERYL J. COOPER

PHONE NUMBER

419-789-4556

OWNER'S MAILING ADDRESS:

11741 ROAD 191

EMAIL

chericooper@live.com

OAKWOOD, OH 45873

APPLICANT NAME:

SETH NEAL / T.S. NEAL ARCHITECTS

PHONE NUMBER

305-340-8857 / 251-422-9547

APPLICANT'S ADDRESS:

22972 OVERSEAS HWY

EMAIL

sethneal@tsnarchitects.com

CODJOE KEY, FL 33042

APPLICANT'S SIGNATURE:

Seth Neal

DATE

9-18-2018

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

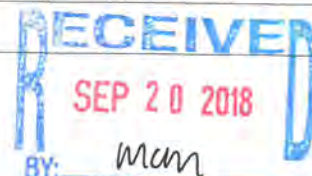
GENERAL: RENOVATION TO EXISTING RESIDENCE: REPLACE EXISTING ROOFING, SIDING, WINDOWS, DOORS, & FOUNDATION. REMOVE EX. FRONT CONC. PORCH TO BECOME A WOOD FRAMED PORCH, 3'0" ADDITION AT REAR OF 1ST FLOOR & 2nd FLOOR ADDITION WITHIN SETBACKS. NEW DECK & POOL AT REAR YARD.

MAIN BUILDING:

SEE ABOVE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

SEE ATTACHED DEMOLITION APPENDIX



BY: *man*

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

ACCESSORY STRUCTURE(S):	
<i>POOL & DECK AT REAR YARD</i>	
PAVERS:	FENCES: <i>EXISTING BLOCK WALL TO REMAIN & BE POINTED/STUCCO PAINTED COAT. NEW WOOD PICKET FENCE AT STREET SIDE</i>
DECKS: <i>WOOD, SEE SITE PLAN</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	<i>YES, SEE SITE PLAN</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Building is contributing.</i>		
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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #
HRCC-3	

ADDRESS OF PROPOSED PROJECT: 514 LOUISA STREET

PROPERTY OWNER'S NAME: CHELYL J. COOPER

APPLICANT NAME: SETH NEAL / T.S. NEAL ARCHITECTS

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 *Cheryl J. Cooper* 9/20/18 Cheryl J. Cooper DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EX. CONCRETE FRONT PORCH, DEMO. REAR WALL OF 1ST FLOOR & DEMO. 80% OF 2ND FLOOR REAR EXTERIOR WALL. REMOVE EXISTING SIDING TO 2ND FLOOR.
 SEE DEMOLITION PLAN, SEE SHEET EX.1

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:

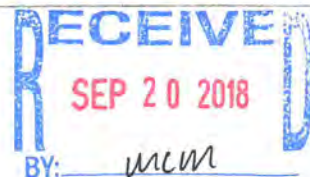
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THE WALLS TO BE REMOVED AT REAR ARE EXTREMELY DETERIORATED.

(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.

GROUND FLOOR WALLS EMBODY NO DISTINCTIVE CHARACTERISTICS



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.

No

(c) Has no significant character, interest, or value as part fo 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.

No

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

No

(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.

No

(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.

Does not exemplify the best remaining architecture of the neighborhood. It has been extremely neglected.

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

NO

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

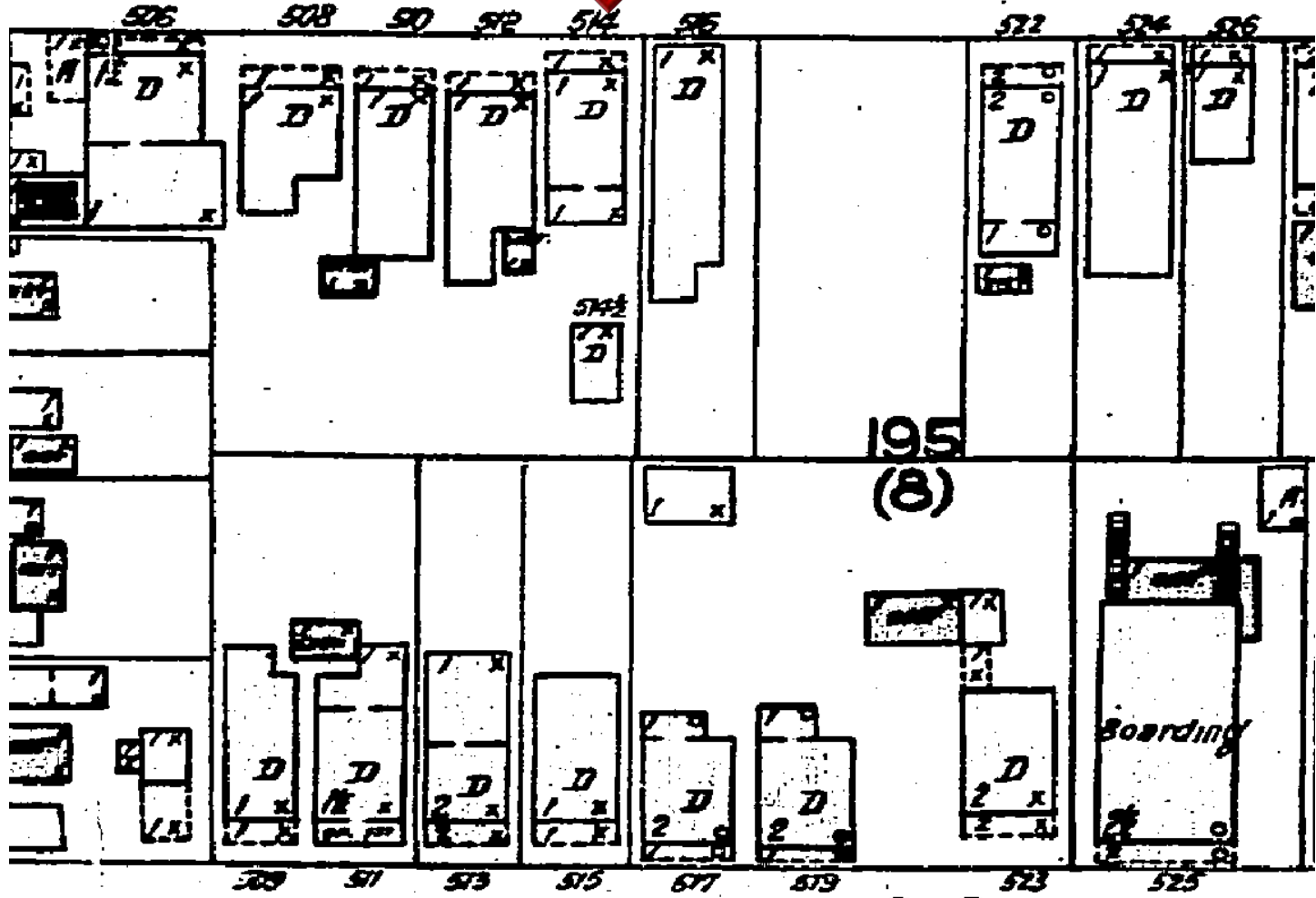
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(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.

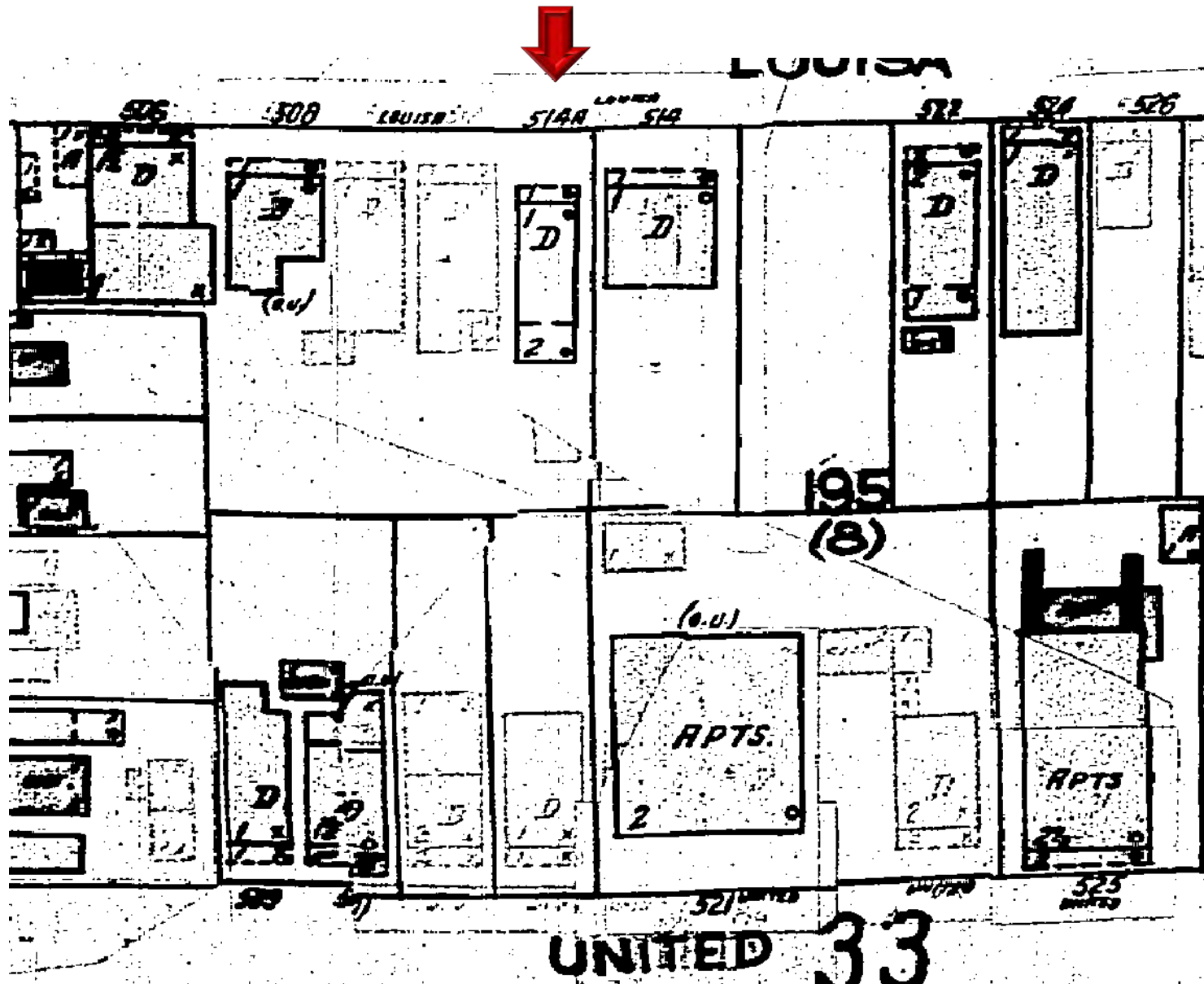
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS

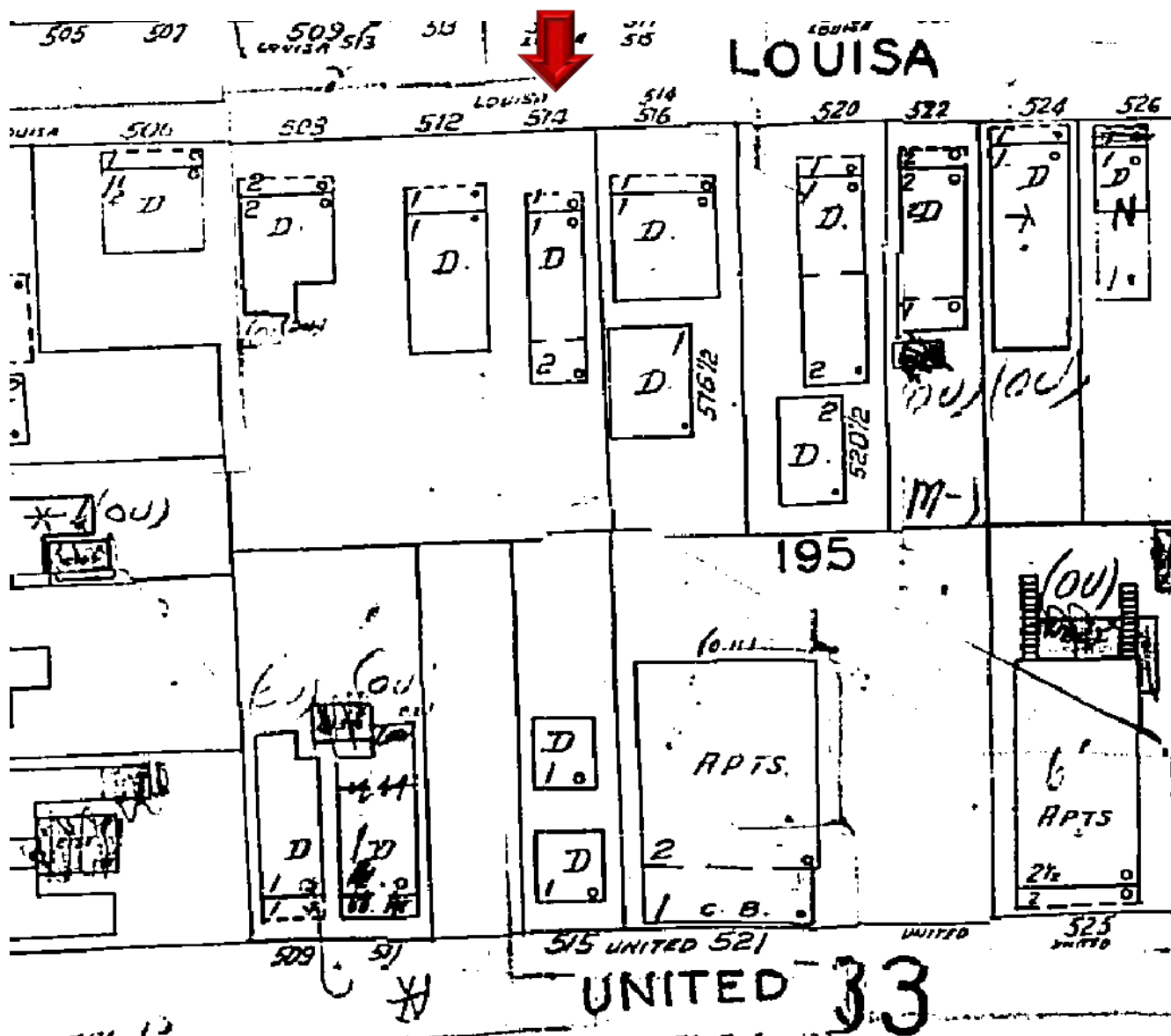
LOUISA



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



514 Louisa Street circa 1965. Monroe County Library.

















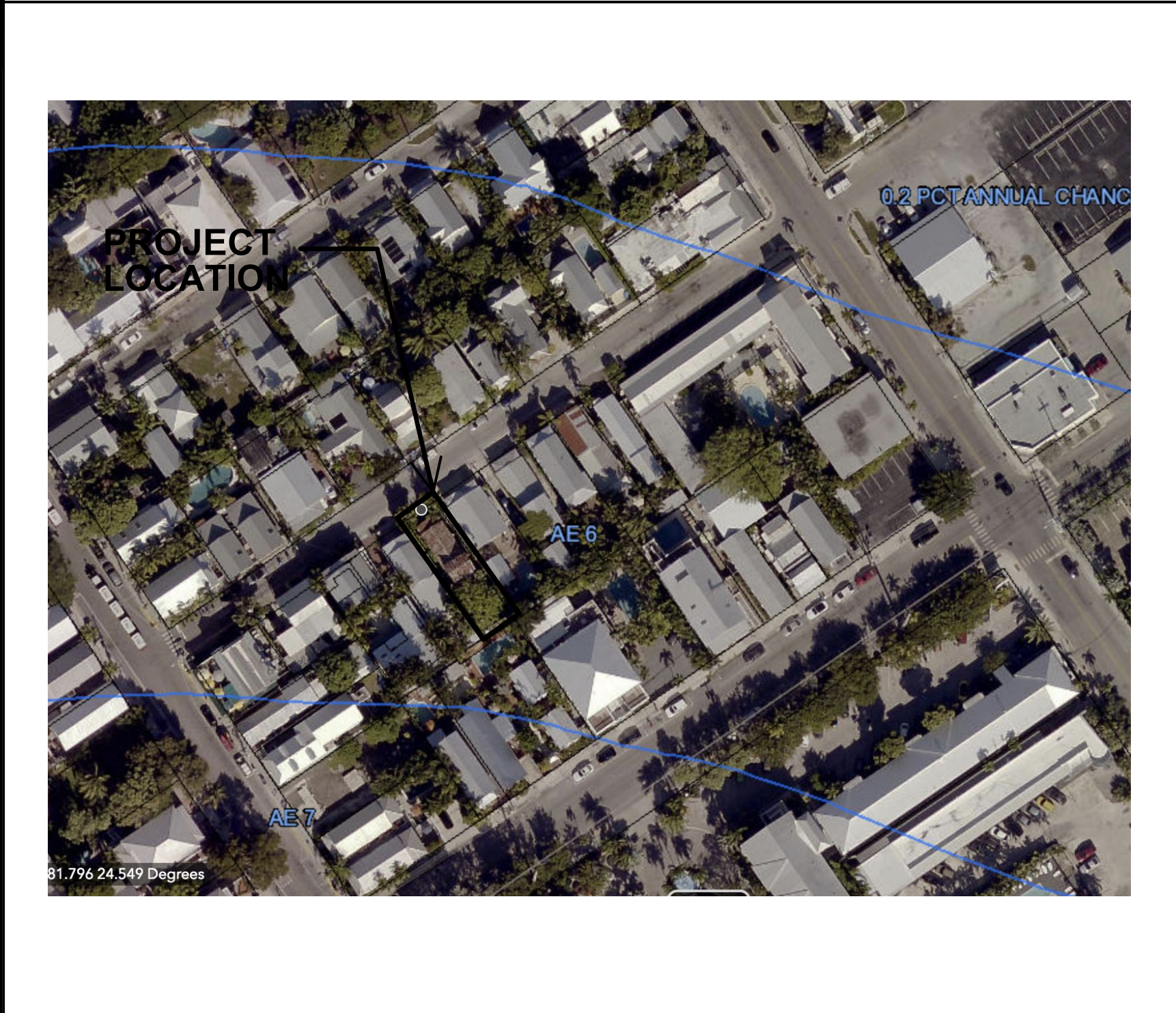


PROPOSED DESIGN

SITE DATA 514 LOUISA STREET

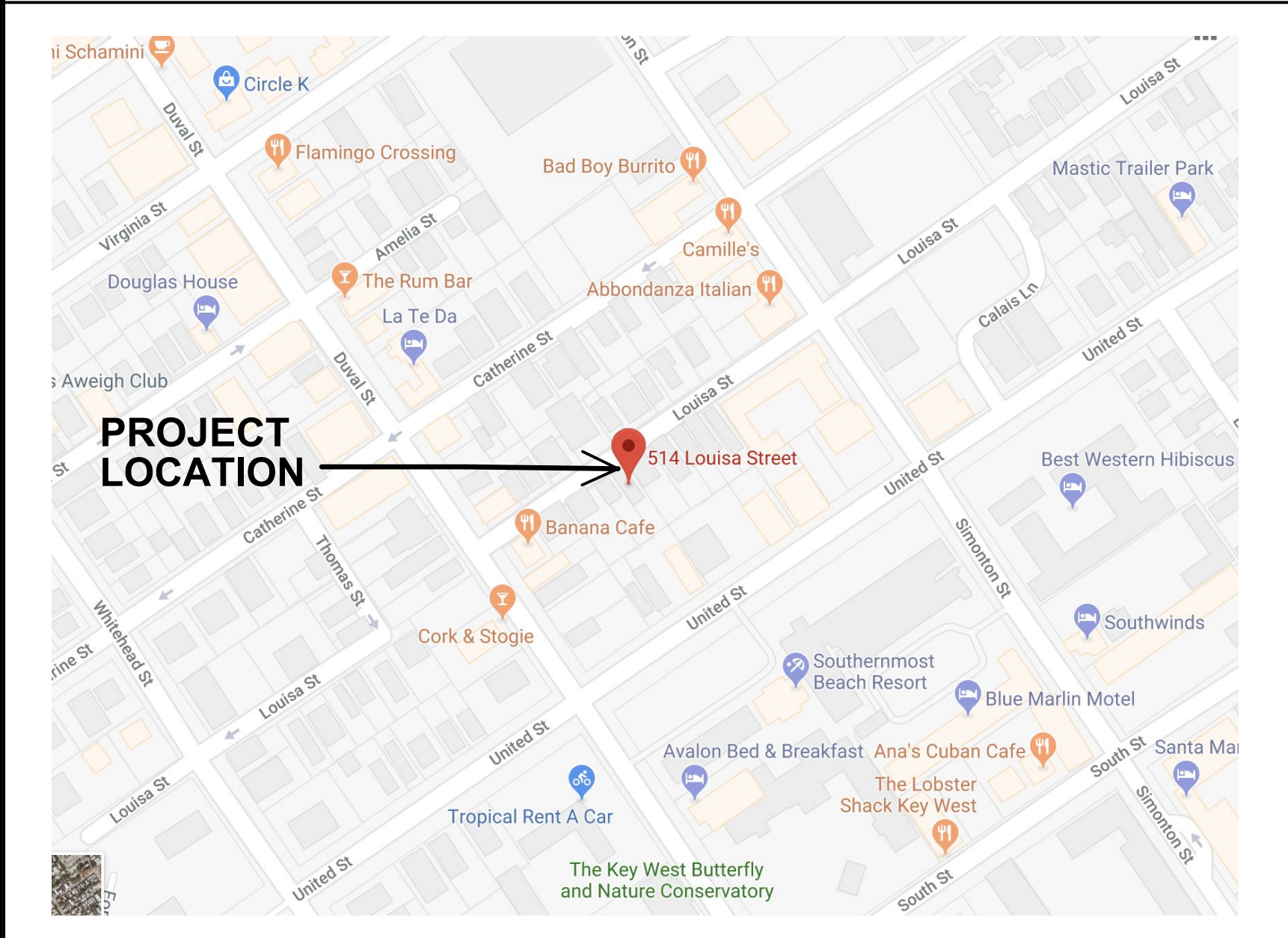
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-3	HRCC-3	HRCC-3	DUVAL STREET OCEANSIDE DISTRICT
SITE AREA	2,236 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,240 SQ. FT. (55.5% EXISTING)	1,341.6 SQ. FT. (60% MAX)	1217 SQ. FT. (54%)	CONFORMS
OPEN SPACE	946 SQ. FT. (44.5% EXISTING)	791 SQ. FT. (35% MIN)	947 SQ. FT. (42%)	CONFORMS
BUILDING COV.	988 SQ. FT. (44% EXISTING)	1,118 SQ. FT. (50% MAX)	1012 SQ. FT. (45%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	349 SQ. FT. REAR YARD AREA	(30% MAX COV.) 104 SQ. FT. REAR YARD AREA	119 SQ.FT. (34%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	116 SQ. FT. FRONT YARD AREA 36 SF (31%)	116 (50% MIN) 58 SF	86 SQ. FT. (74%)	CONFORMS
SETBACKS				
FRONT SETBACK	14'-0"	5'	14'-0"	CONFORMS
REAR SETBACK	23'-8"	15'	23'-8"	CONFORMS
WEST SIDE SETBACK	1'-9"	5'	1'-9"	EXISTING NONCONFORMING
EAST SIDE SETBACK	3'-9"	5'	3'-9"	EXISTING NONCONFORMING
BUILDING HEIGHT	23'-7"	35'	23'-7"	CONFORMS

FEMA MAP FLOOD ZONE AE 6, 6'+1'=7'



A NEW RESIDENCE FOR CHERI COOPER 514 LOUISA STREET KEY WEST , FL 33040

SITE LOCATION MAP



DESIGN NOTES:

1. DO NOT SCALE ANY DRAWING.
 2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
 3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
 4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
 5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
 7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
 8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
 9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
 10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
 11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
 12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
 14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

GENERAL NOTES:

1. DO NOT SCALE ANY DRAWING.
 2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
 3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
 4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
 5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
 7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
 8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
 9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
 10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
 11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
 12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
 14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY, AND ARCHITECTURAL SITE PLAN
EX1.1	EXISTING FLOOR PLANS
EX1.2	EXISTING ELEVATIONS
A1.0	STREETSCAPE & PHOTOS
A1.1	PROPOSED FIRST & SECOND FLOOR PLANS
A2.1	PROPOSED ELEVATIONS

SCOPE OF WORK:

RENOVATION OF EXISTING RESIDENCE AND NEW POOL & DECK AT THE REAR YARD OF 514 LOUISA STREET.

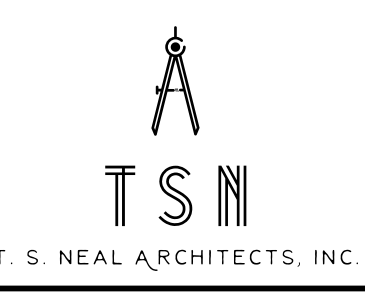


A NEW RESIDENCE FOR
CHERI COOPER
 514 LOUISA STREET
 KEY WEST, FL 33040

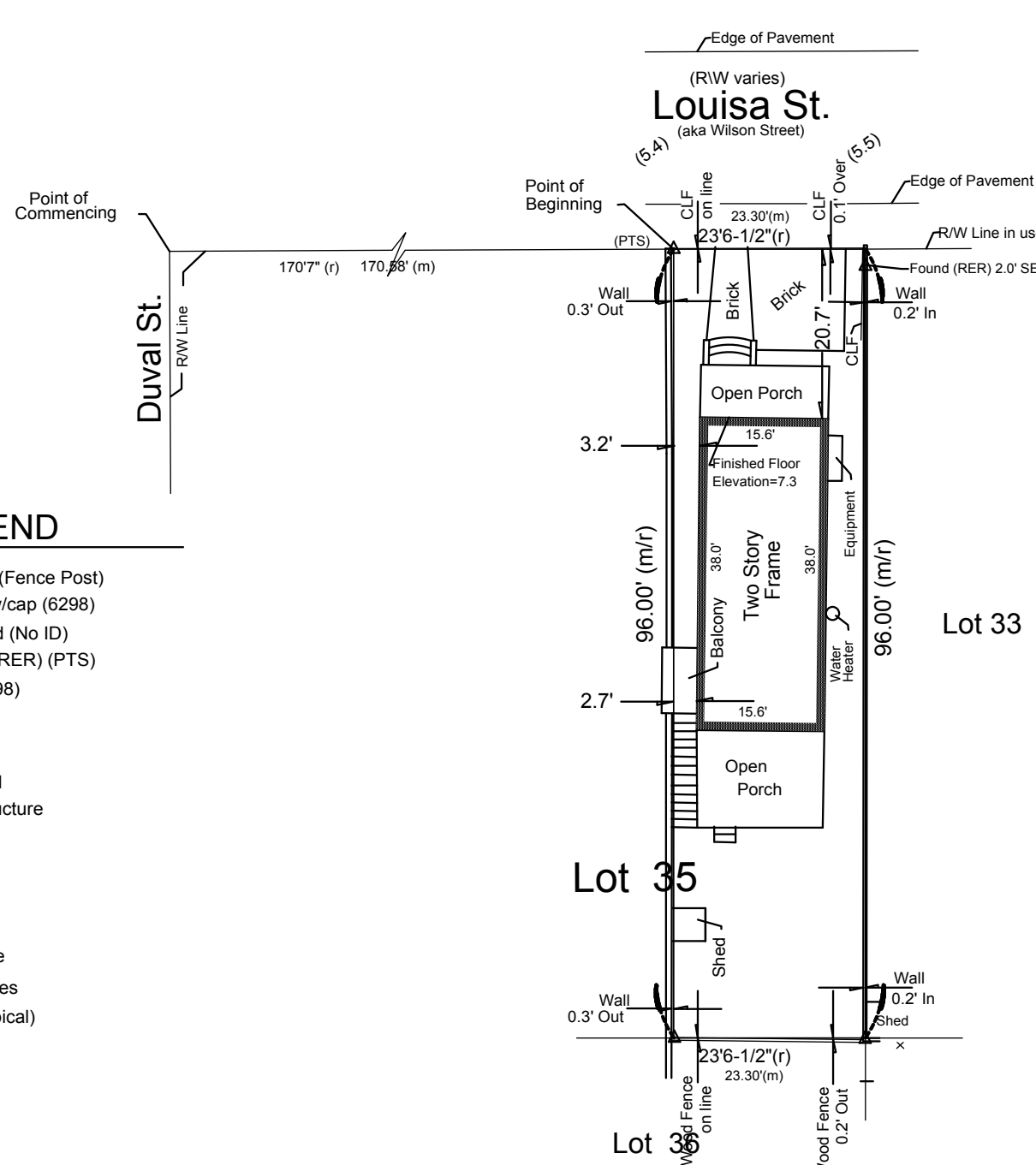
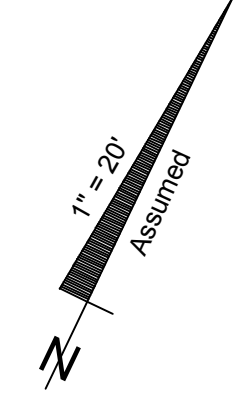
DRAWING TITLE:
TITLE & PROJECT INFORMATION
 DRAWN: TSN
 CHECKED: -
 DATE: 09-20-2018

REVISION #	DATE

T1.1
SHEET #



BOUNDARY SURVEY MAP OF THE PART OF LOT 35, SQUARE 8 TRACT 11, 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 (No ID)
- △ Found Nail & Disc (RER) (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (MR) 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
- (5.6) Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 514 Louisa 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. Date of field work: July 3, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjorners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: U 397

BOUNDARY SURVEY OF: On the Island of Key West in Tract Eleven and is part of Square Eight of said Tract Eleven, according to W.A. Whitehead's map of said Island but better known as the East One-Half (1/2) of Lot Thirty-Five (35) of D.F. Sweeney's Diagram of said Square Eight in said Tract Eleven, said Diagram being recorded in Book L, Deeds, Page 215 of Monroe County Records, Commencing at a point on Wilson St. distant from the corner of Duval and said Wilson St, One Hundred and Seventy-Feet (170) and Seven inches (7 in.) and running thence in a N. East Direction Twenty-Three feet (23) and Six and One-Half inches (6 1/2); thence at right angles in a South East direction Ninety-Six Feet (96); thence at right angles in a South West direction Twenty-Three (23) feet and Six and one-half inches (6 1/2); thence at right angles in a North West direction, Ninety-Six (96) back to place of beginning.

BOUNDARY SURVEY FOR: Cheryl Cooper;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

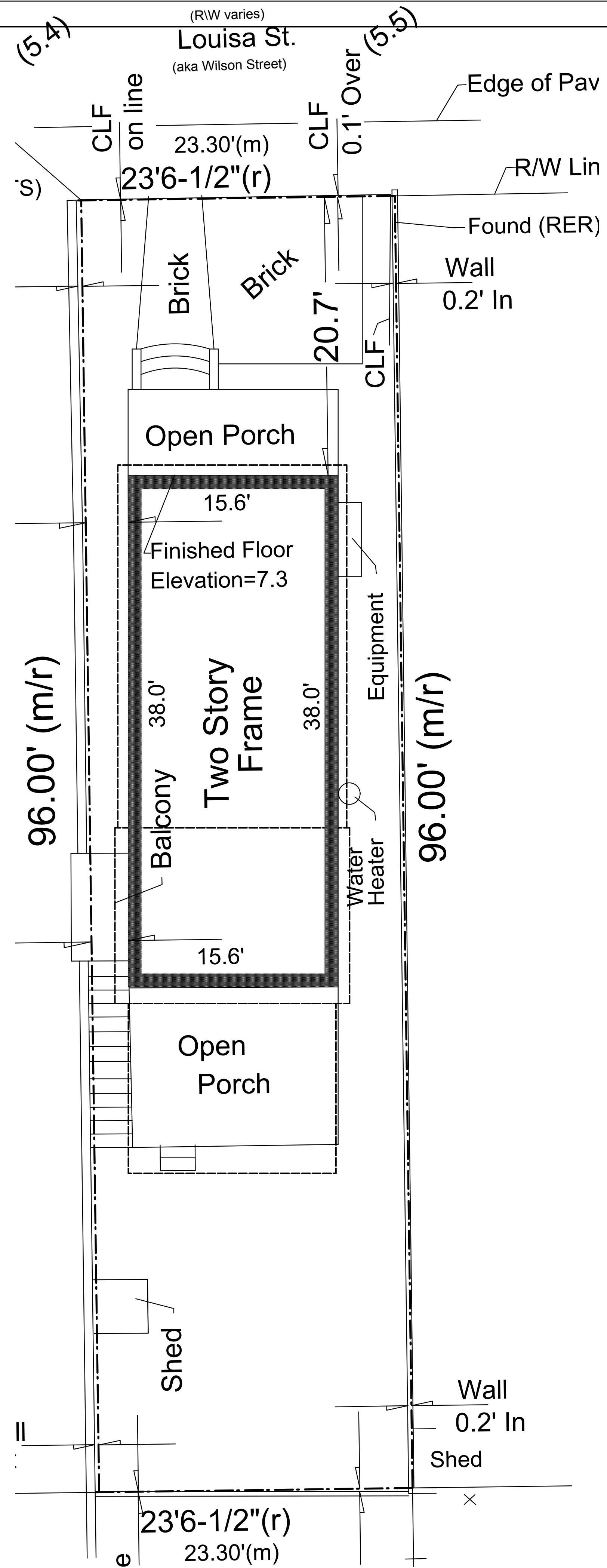
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 25, 2018

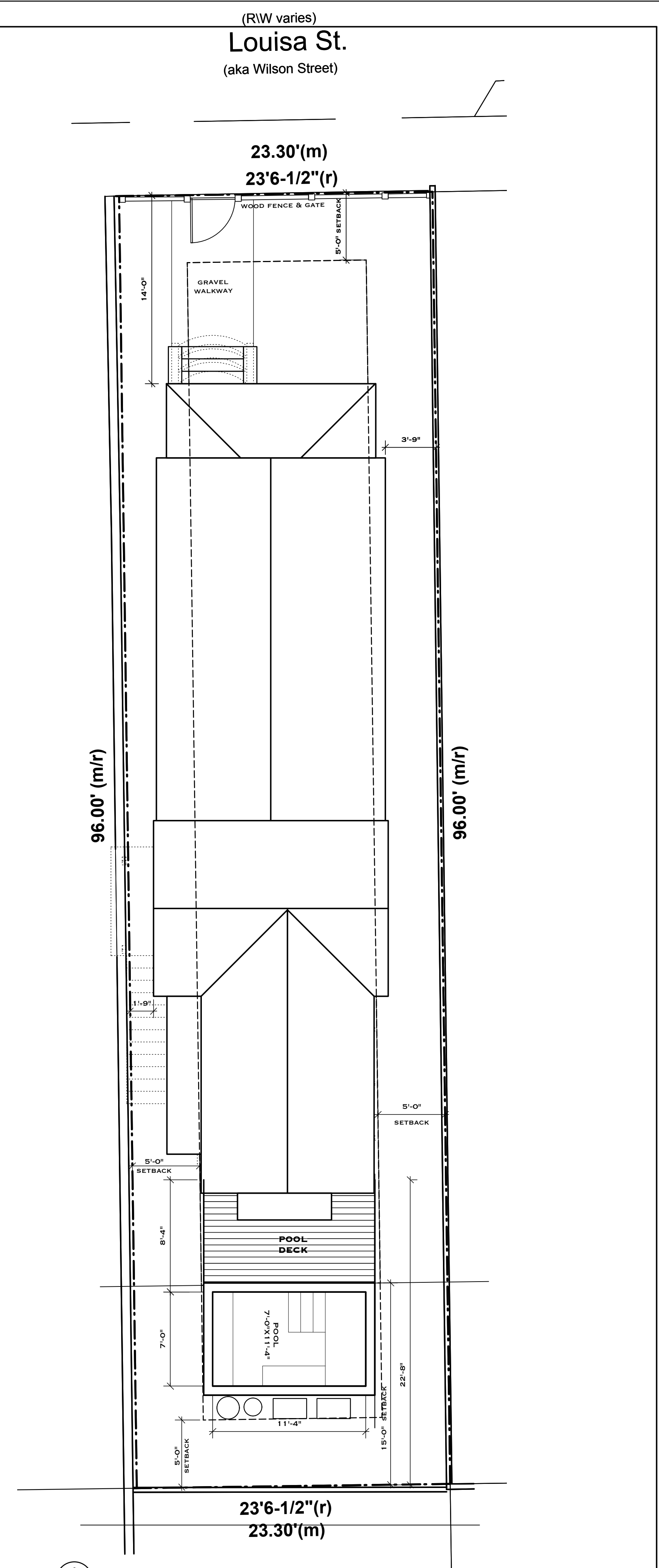
THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER



2 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547

A NEW RESIDENCE FOR
CHERYL COOPER
514 LOUISA STREET
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN
& SURVEY

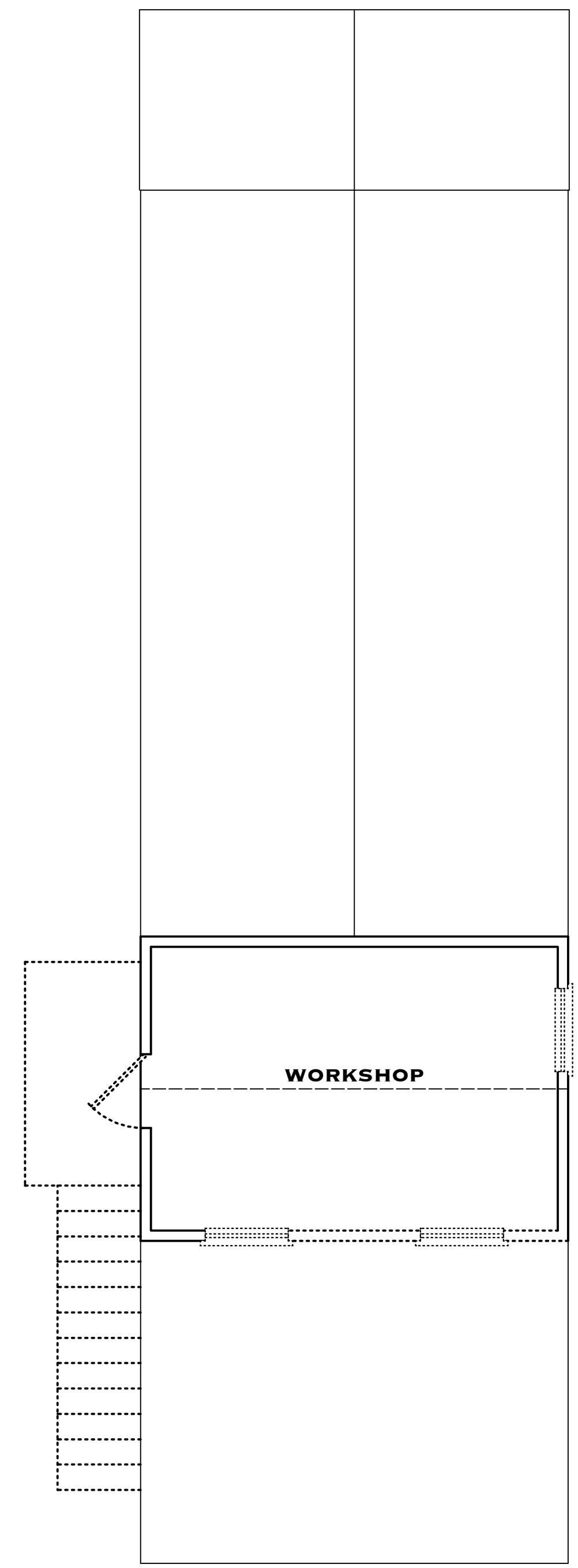
DRAWN: TSN
CHECKED:
DATE: 09-20-2018

REVISION #	DATE

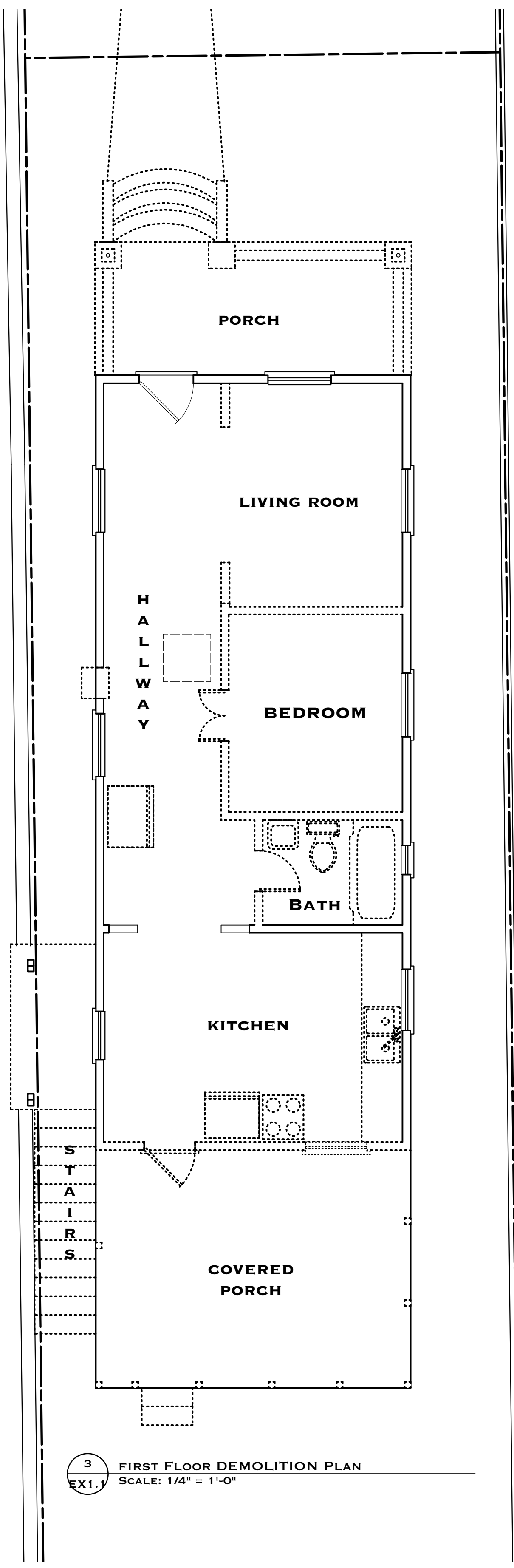
C1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

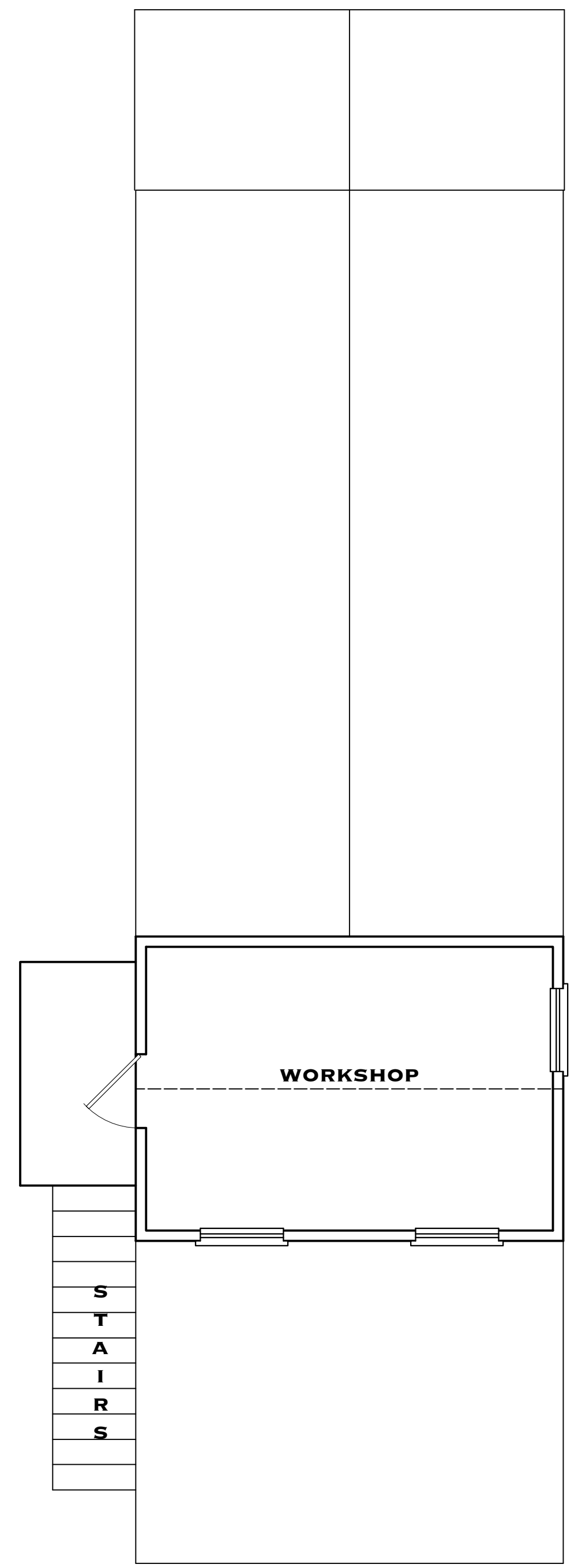
REVISION #	DATE



4 SECOND FLOOR DEMOLITION & ROOF PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

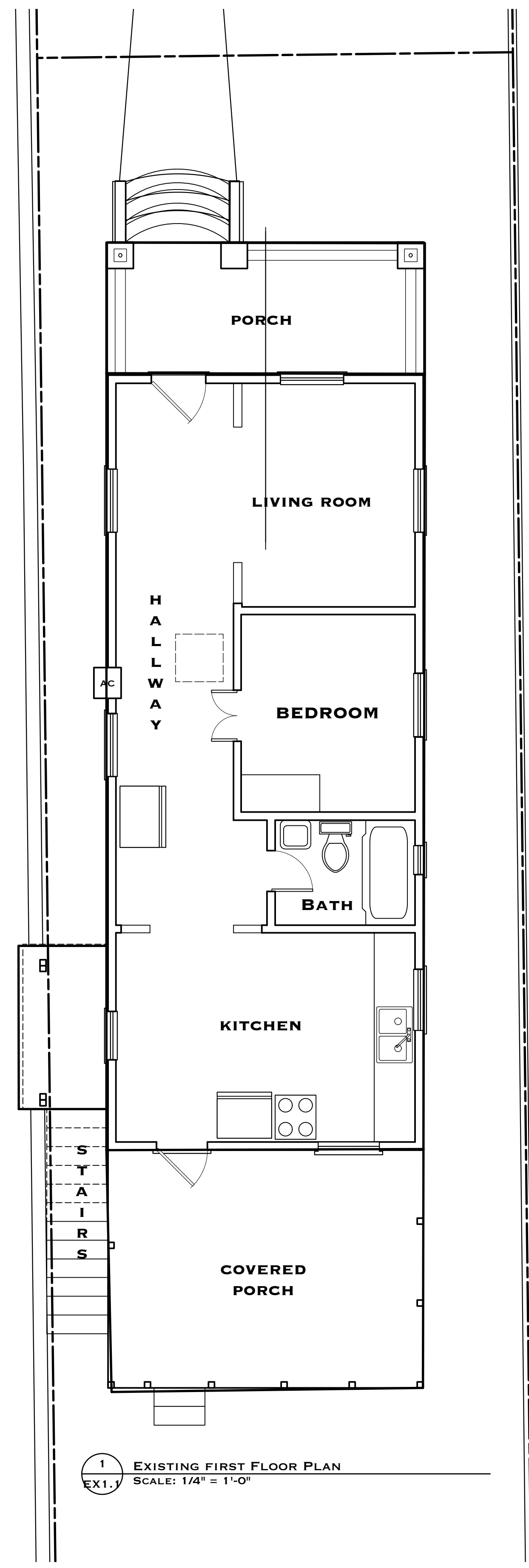


3 FIRST FLOOR DEMOLITION PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

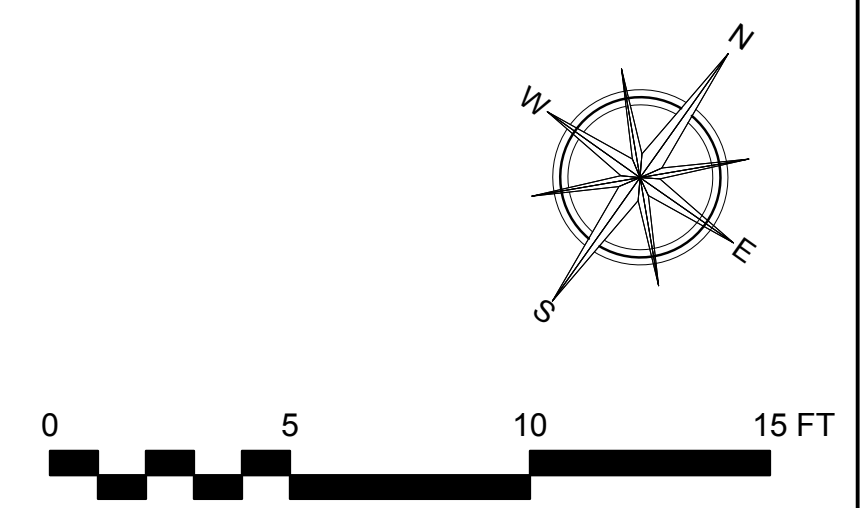


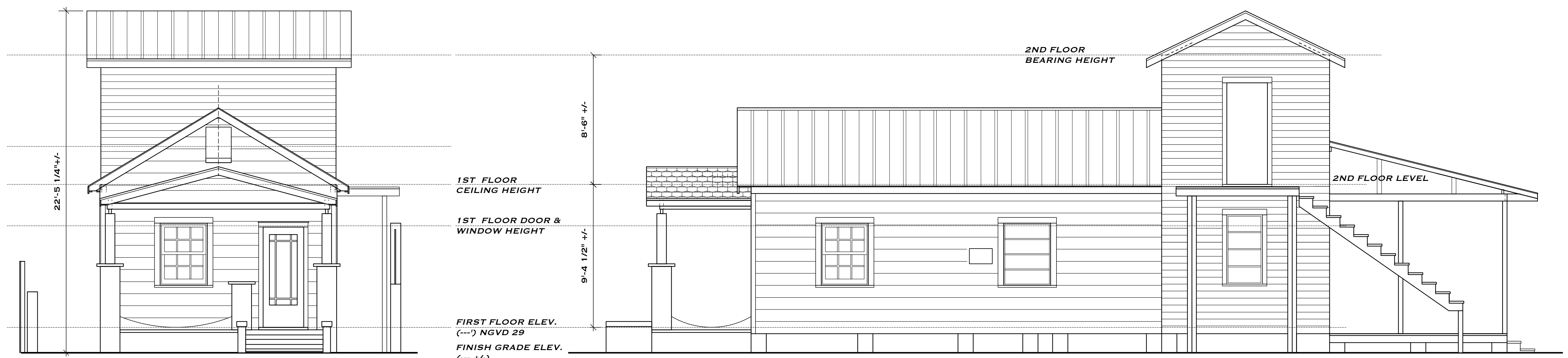
2 EXISTING SECOND FLOOR & ROOF PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

WALL TYPE LEGEND:
 ———— EXISTING WALLS
 - - - - - EXISTING WALLS TO BE DEMOLISHED



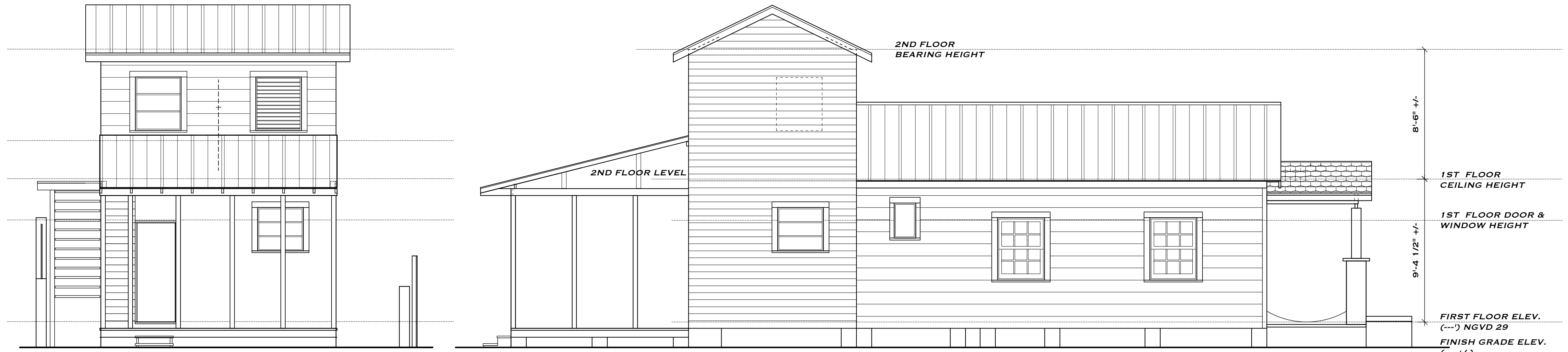
1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"





1
EX1.2 EXISTING LOUISA STREET ELEVATION
 SCALE: 1/4" = 1'-0"

2
EX1.2 EXISTING WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



3
EX1.2 EXISTING BACK ELEVATION
 SCALE: 1/4" = 1'-0"

4
EX1.2 EXISTING EAST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

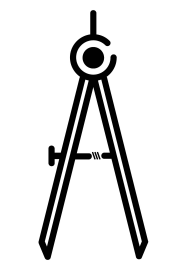
DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: TSN
 CHECKED: -
 DATE: 09-20-2018



REVISION #	DATE

EX1.2
 SHEET #



T.S. NEAL
ARCHITECTS INC.

22972 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



1
A1.0 LOUISA STREET STREETSCAPE
SCALE: 1/4" = 1'-0"



516 LOUISA STREET



514 LOUISA STREET



512 LOUISA STREET

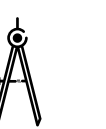
A NEW RESIDENCE FOR
CHERI COOPER
514 LOUISA STREET
KEY WEST, FL 33040

DRAWING TITLE:
STREETSCAPE & PHOTOS

DRAWN: TSN
CHECKED: -
DATE: 09-20-2018

-	-
-	-
REVISION #	DATE

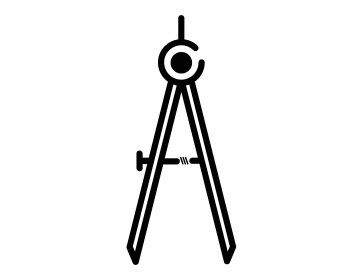
A1.0
SHEET #



TSN

T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL ARCHITECTS INC.
 22972 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547



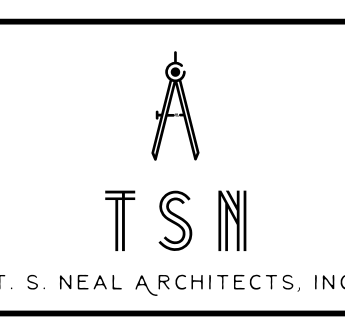
A NEW RESIDENCE FOR
CHERI COOPER
 514 LOUISA STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED FLOOR PLAN

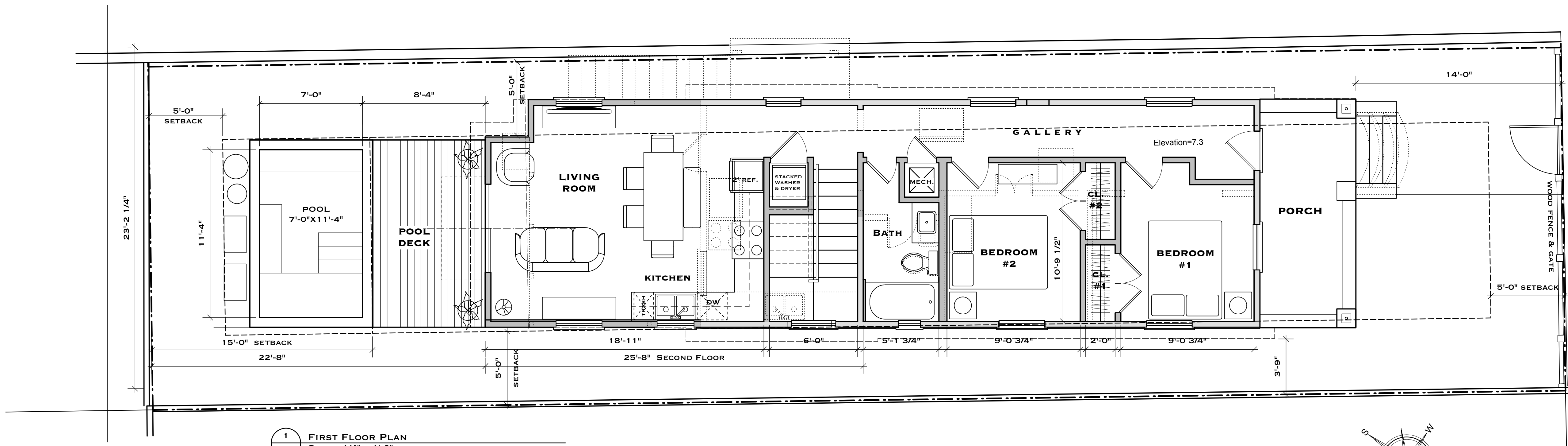
DRAWN: TSN
CHECKED:
DATE: 09-20-2018

REVISION #	DATE

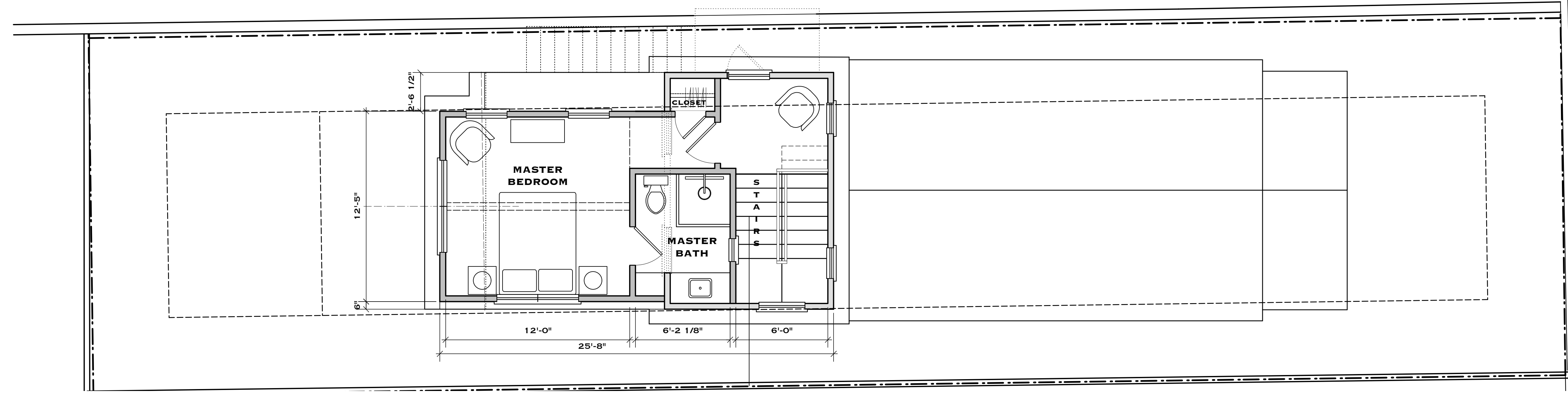
A1.1
 SHEET #



T.S. NEAL ARCHITECTS, INC.



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR & ROOF PLAN
 SCALE: 1/4" = 1'-0"

WALL TYPE LEGEND:

- EXISTING WALLS
- NEW 2x4 (4 1/2") OR 2x6 (6 1/2") PT STUD WALLS

NOTE:
 DIMENSIONS ARE TO FINISH WALL MATERIAL

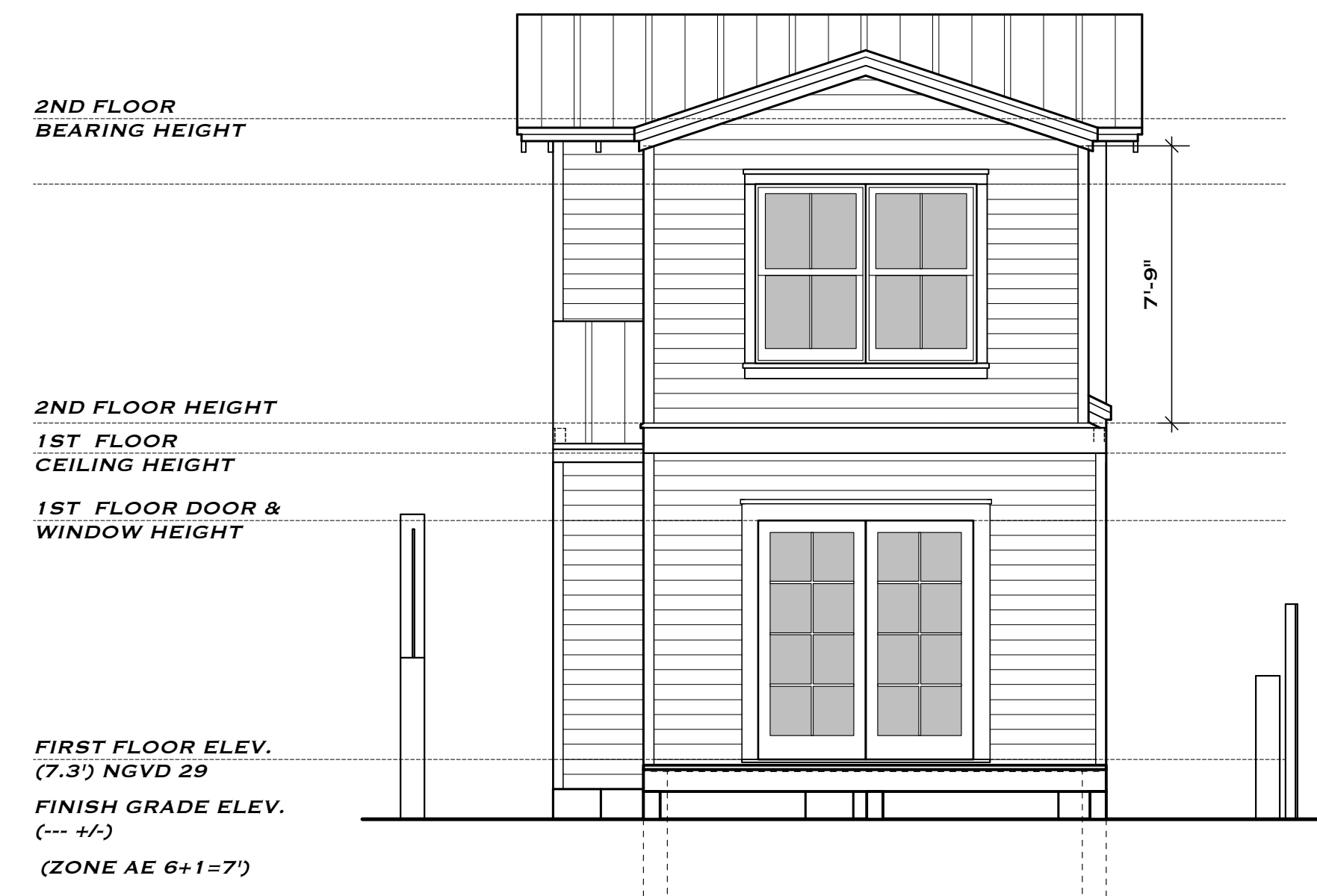


TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

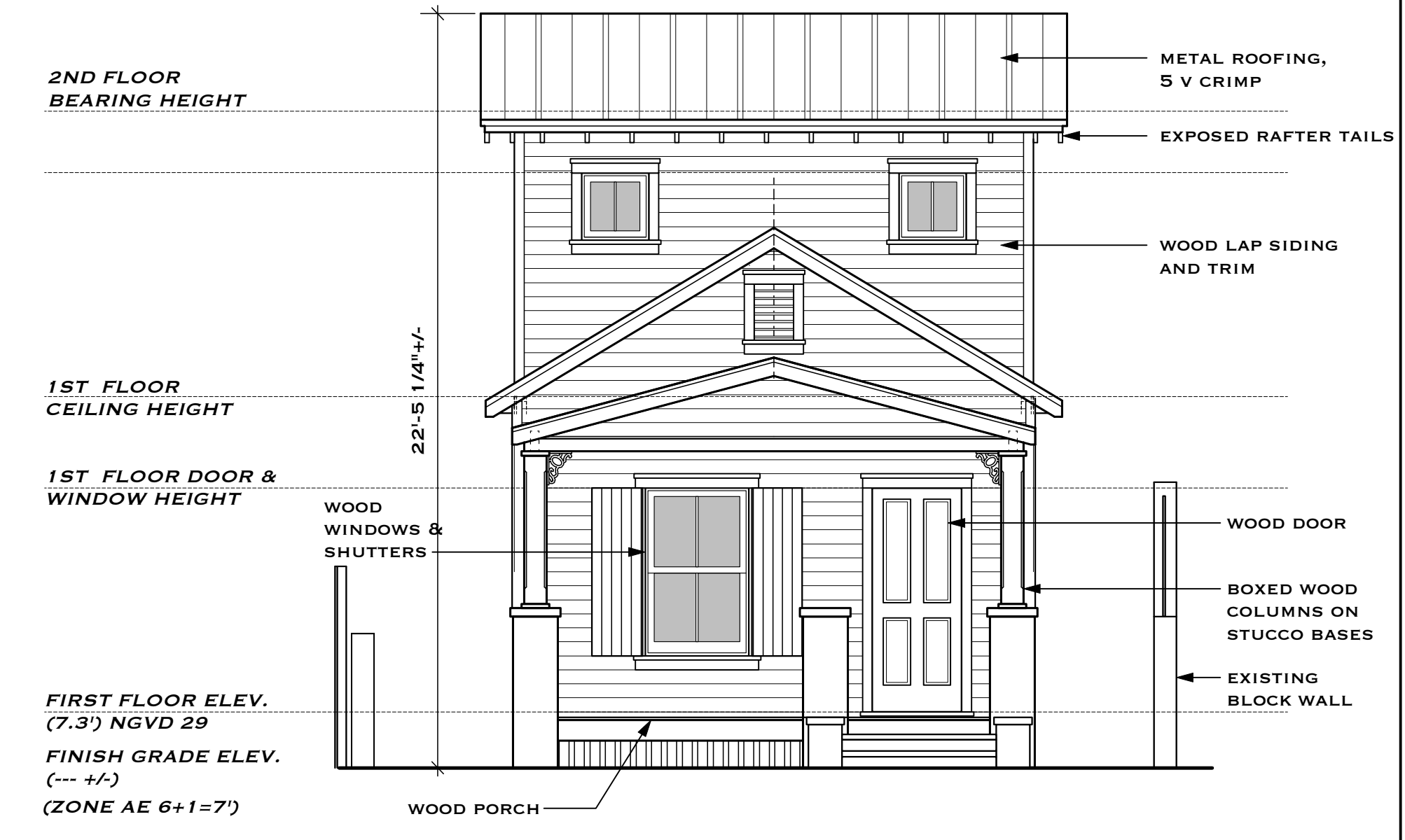


REVISION #	DATE
------------	------

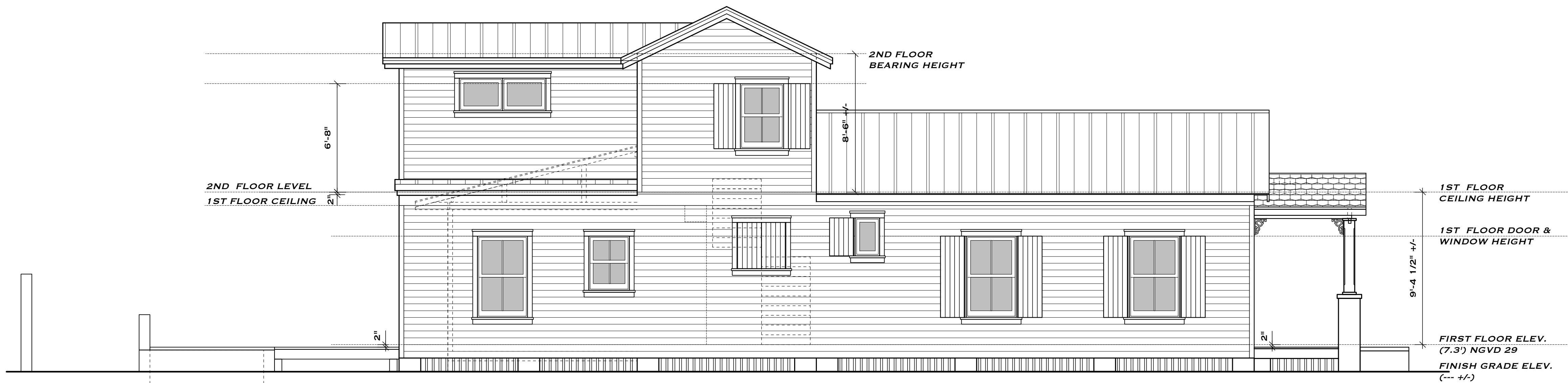
A2.1
 SHEET #



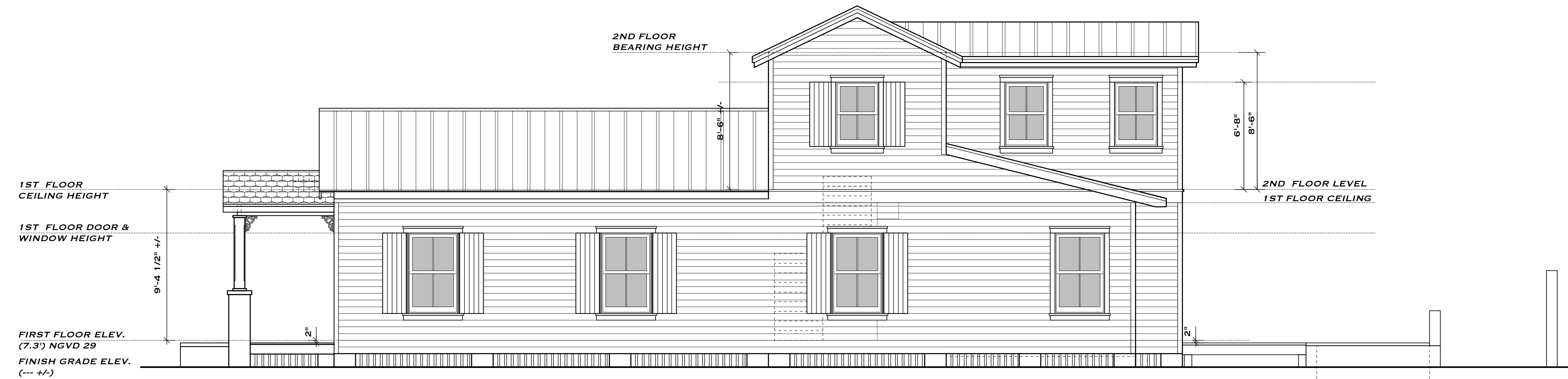
2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



1 LOUISA STREET ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



4 WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., October 23, 2018 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. NEW ONE AND TWO-STORY ADDITIONS AT REAR. NEW SIDE WOOD FENCE, NEW POOL AND REAR DECK. DEMOLITION OF EXISTING CONCRETE PORCH. DEMOLITION OF SIDE STAIRS. DEMOLITION OF FIRST FLOOR REAR WALL AND PARTIAL DEMOLITION OF SECOND FLOOR REAR WALL.

#514 LOUISA STREET

Applicant – T. Seth Neal, Architect Application #H2018-012

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.

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

PROPERTY APPRAISER INFORMATION



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 00028880-000000
 Account # 1029661
 Property ID 1029661
 Millage Group 10KW
 Location Address 514 LOUISA St, KEY WEST
 Legal Description KW PT LOT 35 SQR 8 TR 11 G11-34 OR494-631 OR2073-906/907L/E OR2921-1149D/C OR2921-1151/1152
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

COOPER CHERYL J
 11741 Road 191
 Oakwood OH 45873

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$17,120	\$17,509	\$32,504	\$32,504
+ Market Misc Value	\$618	\$618	\$618	\$538
+ Market Land Value	\$436,485	\$436,485	\$389,930	\$319,745
= Just Market Value	\$454,223	\$454,612	\$423,052	\$352,787
= Total Assessed Value	\$445,535	\$405,032	\$368,211	\$334,738
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$454,223	\$454,612	\$423,052	\$352,787

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,260.00	Square Foot	0	0

Buildings

Building ID 2223
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 800
 Finished Sq Ft 720
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 154
 Functional Obs 50
 Economic Obs 0
 Depreciation % 57
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1933
 EffectiveYearBuilt 1955
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 350
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	720	720	0
OPF	OP PRCH FIN LL	80	0	0
TOTAL		800	720	0

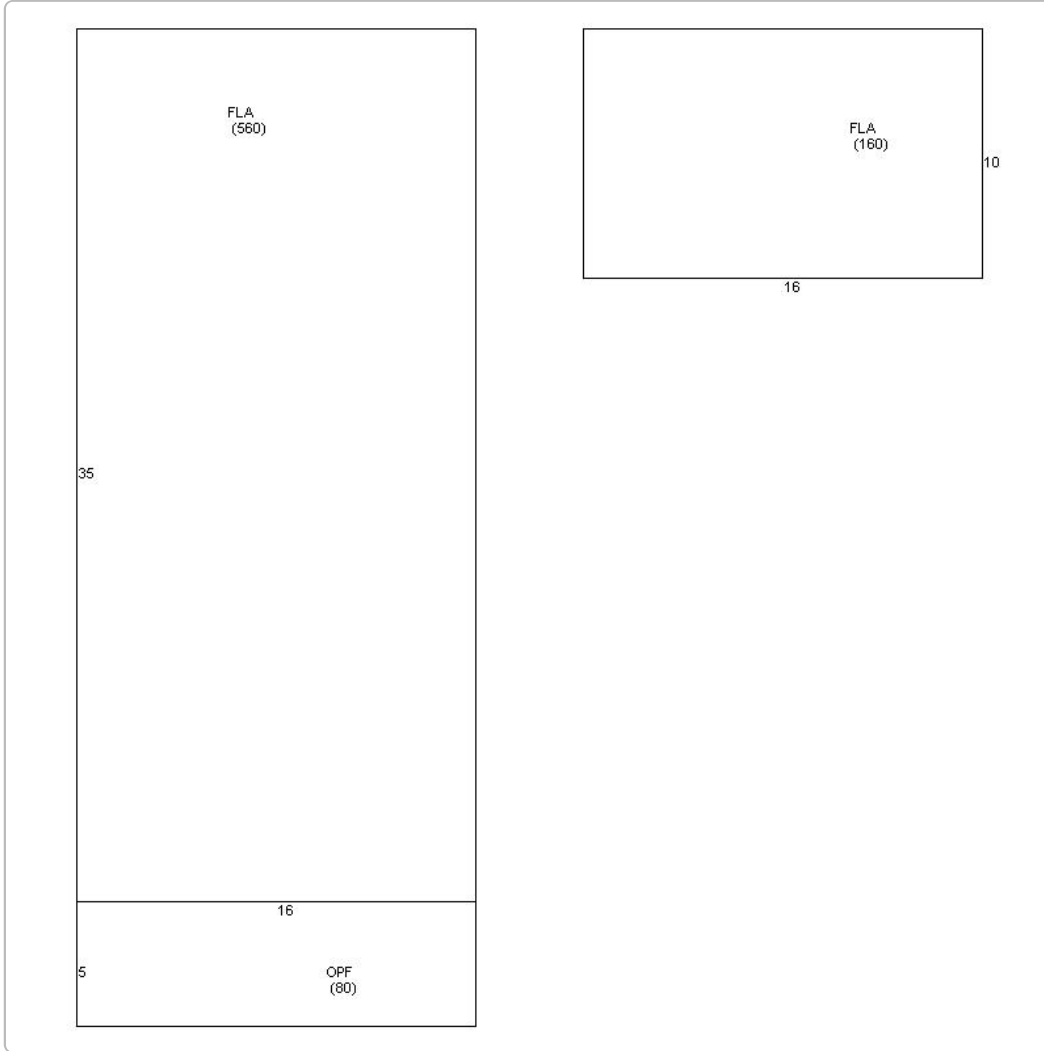
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	480 SF	1
BRICK PATIO	1984	1985	1	40 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/6/2018	\$549,000	Warranty Deed	2181903	2921	1151	01 - Qualified	Improved

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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

Last Data Upload: 10/5/2018 1:37:44 AM

