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## Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: August 24, 2021

Applicant: Thomas E. Pope, Architect

Application Number: H2021-0035

Address: 314 Amelia Street

### **Description of Work:**

New wood-frame home with driveway, new pool, and pool deck.

### **Site Facts:**

The site under review has a historic and contributing house that has been condemned by the Chief Building Official. The structure has been abandoned and neglected; roofs have caved in; front porch has no columns and exterior walls have deteriorated due to water infiltration and inappropriate footers. The one-story frame vernacular house was built circa 1912. A one-story cmu structure was attached to the south east corner between 1948 and 1962 and a second story frame structure was added to the cmu addition on or before 1965. In recent years the Commission approved two one- and a half story houses immediately behind the site and two two-story houses three sites towards the east side of the lot. A two-story non historic house with a one-story side addition abuts the west side of the lot.

### **Guidelines Cited on Review:**

- New Construction (pages 38a-q), specifically guidelines 1, 2, last two paragraphs of page 38-e, first paragraph of building scale, form and massing, guideline 11, first paragraphs of building height, width, and proportion, guidelines 13, 14, 16, 18, 23, 24, and 25.
- Pools (page 39-a), specifically guideline 3.

- Parking areas, landscaping, and open space environment (page 43), specifically guidelines 3 and 5.

### **Staff Analysis:**

On July 28, 2021 the Commission motioned to postpone the item and requested from the applicant revisions to the submitted plans. This report is for the revised plans submitted by the applicant.

The Certificate of Appropriateness under review proposes a two-story replacement house for a dilapidated historic and contributing building. The new design includes an “L” shape two-story floor plan with a one-story transitional structure attached to the east elevation. The new building will have a one-story single bay front porch with tapered columns. A transition of slopes in the roofs are proposed to lower the scale at the front elevation. The new structure will be elevated due to FEMA flood requirements. One of the revisions of the design is a change in the roof slope on the west elevation over a section of the stairs. The roof’s ridge height is still the same as in the previous plans, approximately 24’-3” from grade, but the rear volume of the house increased in height to 26’-4 ½” as this portion of the house added more slope to the roof and a front gable roof towards the west side. Some changes in fenestrations on the west elevation are also noticeable.

The plans call for hardi board exterior siding, impact casement and hung windows, impact rear sliders and metal 5 v-crimp is proposed for roof finish. For site improvements the plan includes a small pool that is located behind the house and not visible from the street. A wood deck is proposed also at the rear yard. The design also includes a two-car deep paved driveway located on the east side yard.

### **Consistency with Cited Guidelines:**

It is staff’s opinion that the proposed changes to the design still makes the new house out of scale, mass, and proportions from immediate surrounding houses. The mass and width of the building is foreign to the context and no other adjacent building has similar proportions. Staff understands that years ago the Commission approved the design of two- story single family homes on a vacant lot, 320 and 322 Amelia Street (included in the provided street elevation and under construction), still the scale, proportion and mass of the proposed building outshines existing adjacent structures. During discussions with the applicant staff recommended to lower the scale of the building and reduce the mass.

Staff also finds that the proposed double driveway will have too much pavement material and recommends a smaller driveway or tire stripes, as an alternative to reduce the paved area. Staff finds that the location of the pool and deck conforms with cited guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <b>2021-0035</b>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

314 Amelia

NAME ON DEED:

James H. Simmons III

PHONE NUMBER

OWNER'S MAILING ADDRESS:

310 Hillcrest Ave.

EMAIL

jsimmons@aslandcap.com

Somerset NJ 08873

APPLICANT NAME:

Thomas E. Pope, PA

PHONE NUMBER

305-296-3611

APPLICANT'S ADDRESS:

610 White Street

EMAIL

holly@p-s-architects.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE

5/26/21

**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:

New wood framed home with brick drive, new pool and pool deck at rear

MAIN BUILDING:

New 2,185 sq. ft. wood frame home (24'3" height)

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



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

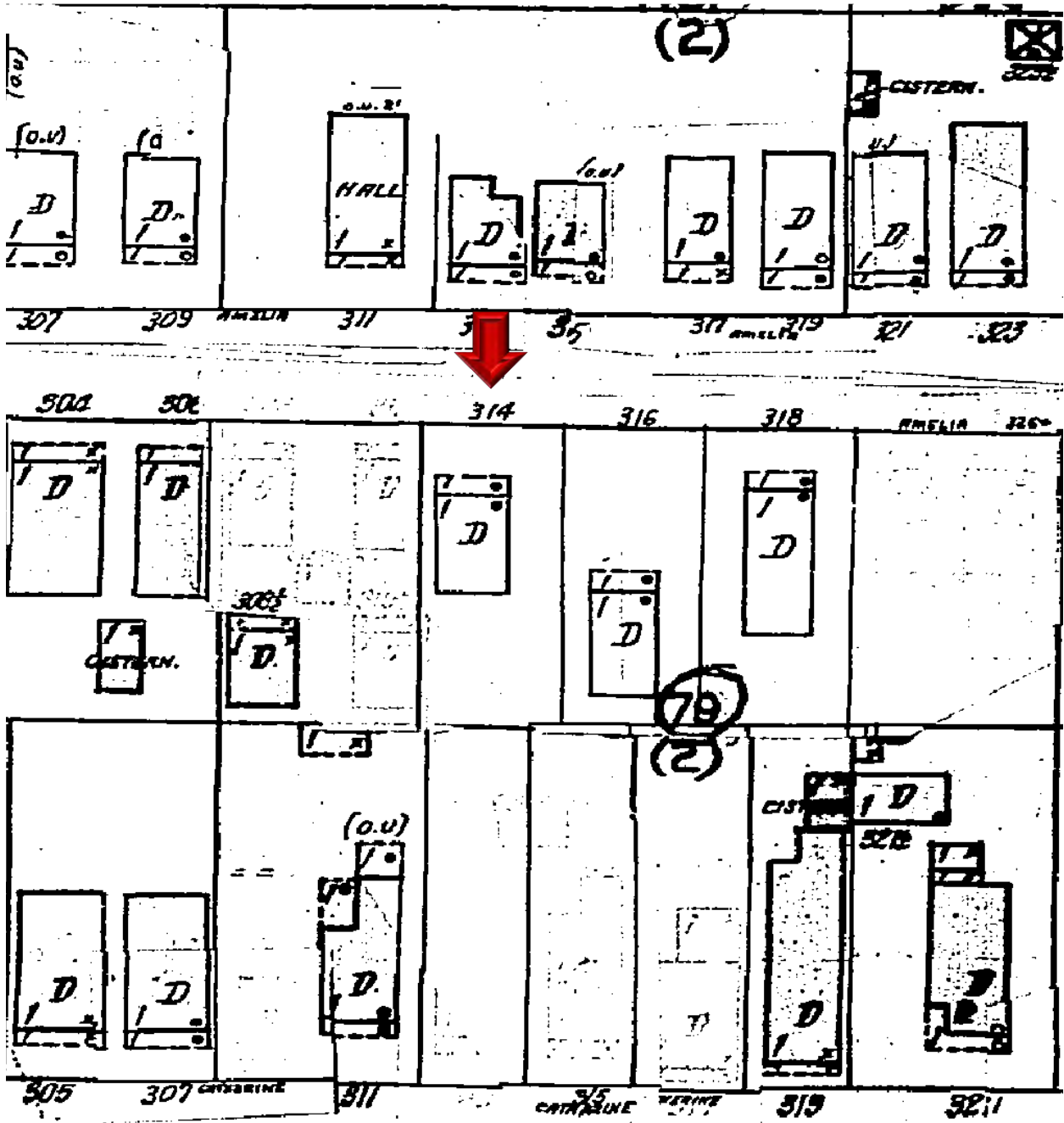
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
323 sq. ft. brick drive	
DECKS:	PAINTING:
477 sq. ft. decking	To be determined
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	New 8'8" x 10'5" pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
New pool equipment and AC on 3'x8' slab	

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE: 07/28/21	___ APPROVED	___ NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: KGA
MEETING DATE:	___ APPROVED	___ NOT APPROVED	___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED	___ NOT APPROVED	___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

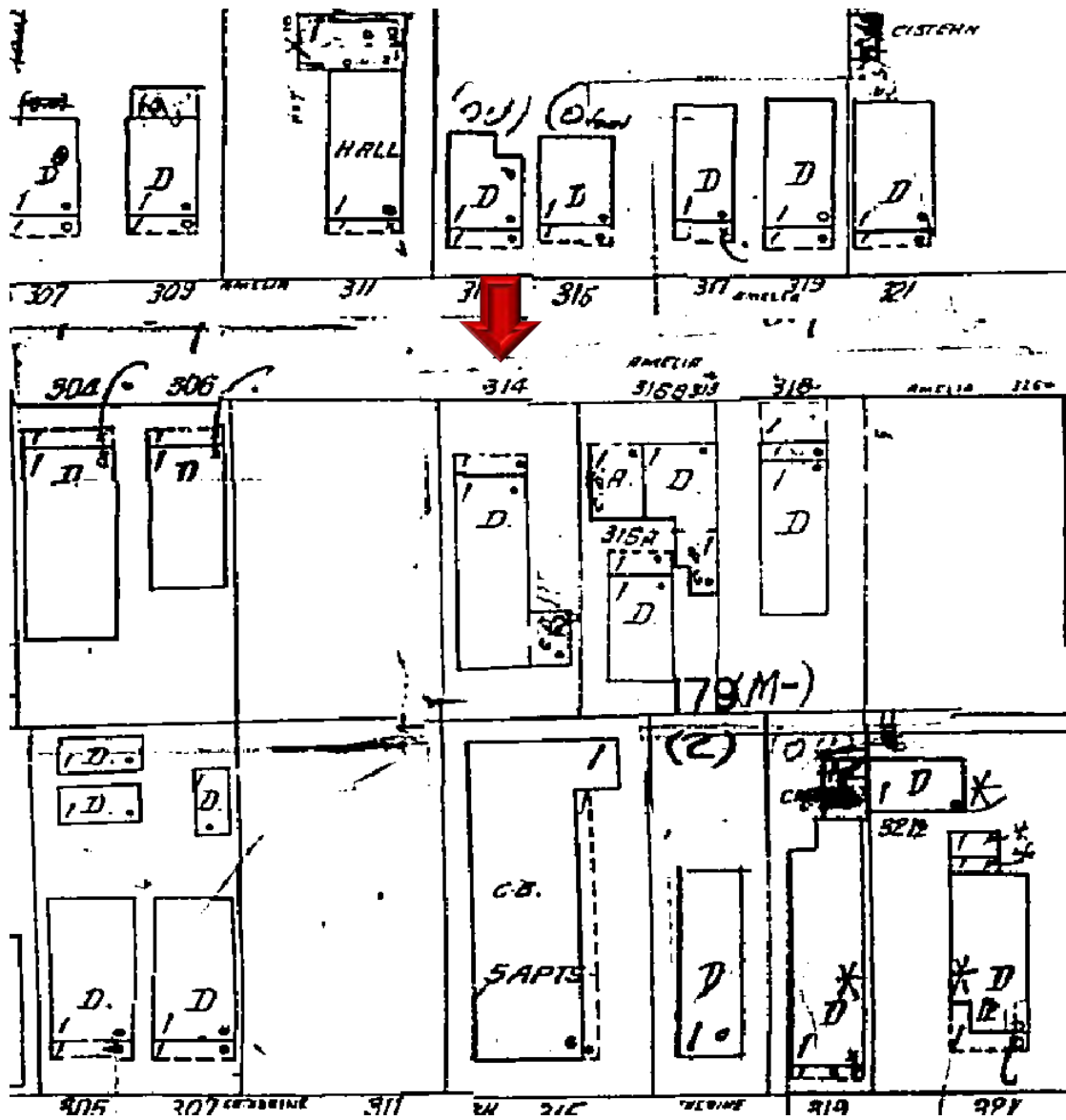
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS

1948 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS



**314 Amelia Street circa 1965. Monroe County Library.**



314 Amelia  
Front Street View



314 Amelia  
With Neighbors



Right Side Neighbor



Neighbor & Site



Neighbor & Site



Left Side Neighbor





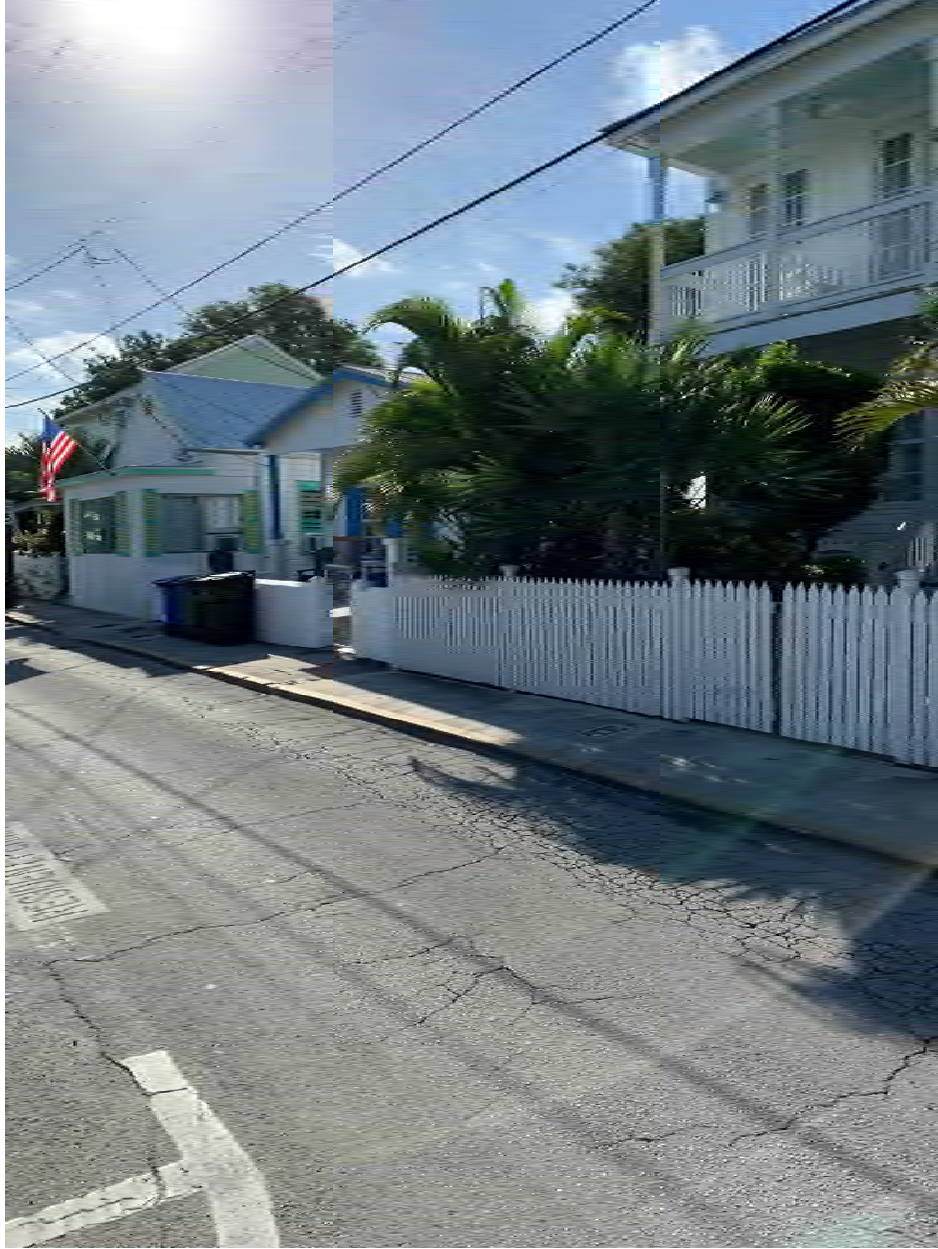
Both Neighbors with Site in Middle



Opposite Neighbor



Neighbor at Corner Amelia & Thomas



Street View of Amelia from Thomas  
Site Side



Street View of Amelia from Thomas  
Opposite Side from Site



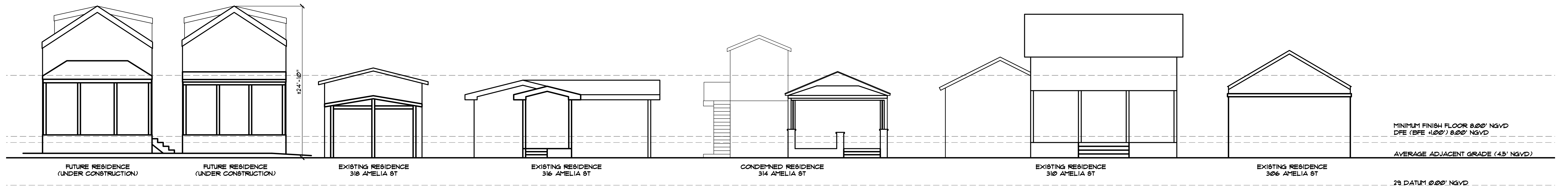
Neighbor at Rear on Virginia Street

# SURVEY



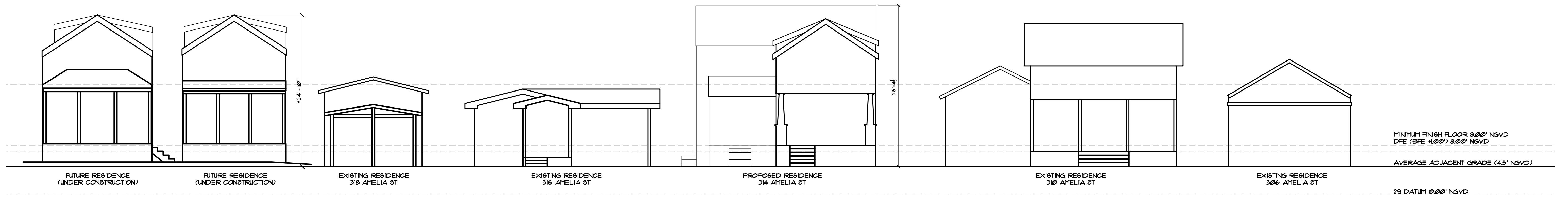


# REVISED PLANS



**Existing Amelia St. Elevation**

1/8" = 1' - 0"



**Amelia St. Elevation**

1/8" = 1' - 0"

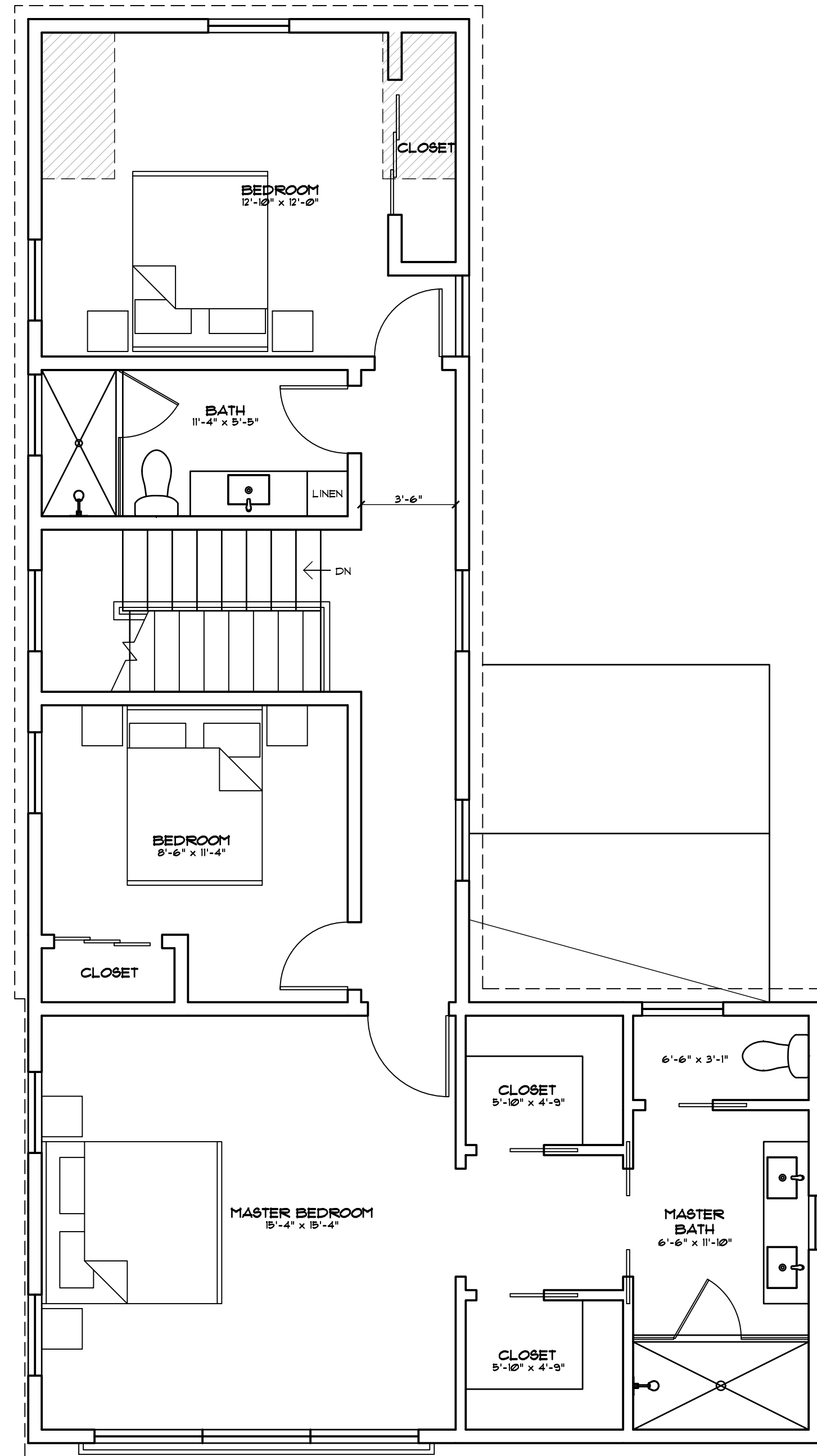
Simmons Residence  
314 Amelia St  
Key West, FL

THOMAS E. POPE, P.A.  
POPE-SCARBROUGH-ARCHITECTS  
610 White St., Key West FL  
(305) 296 3611

date:  
06/17/21  
revision:

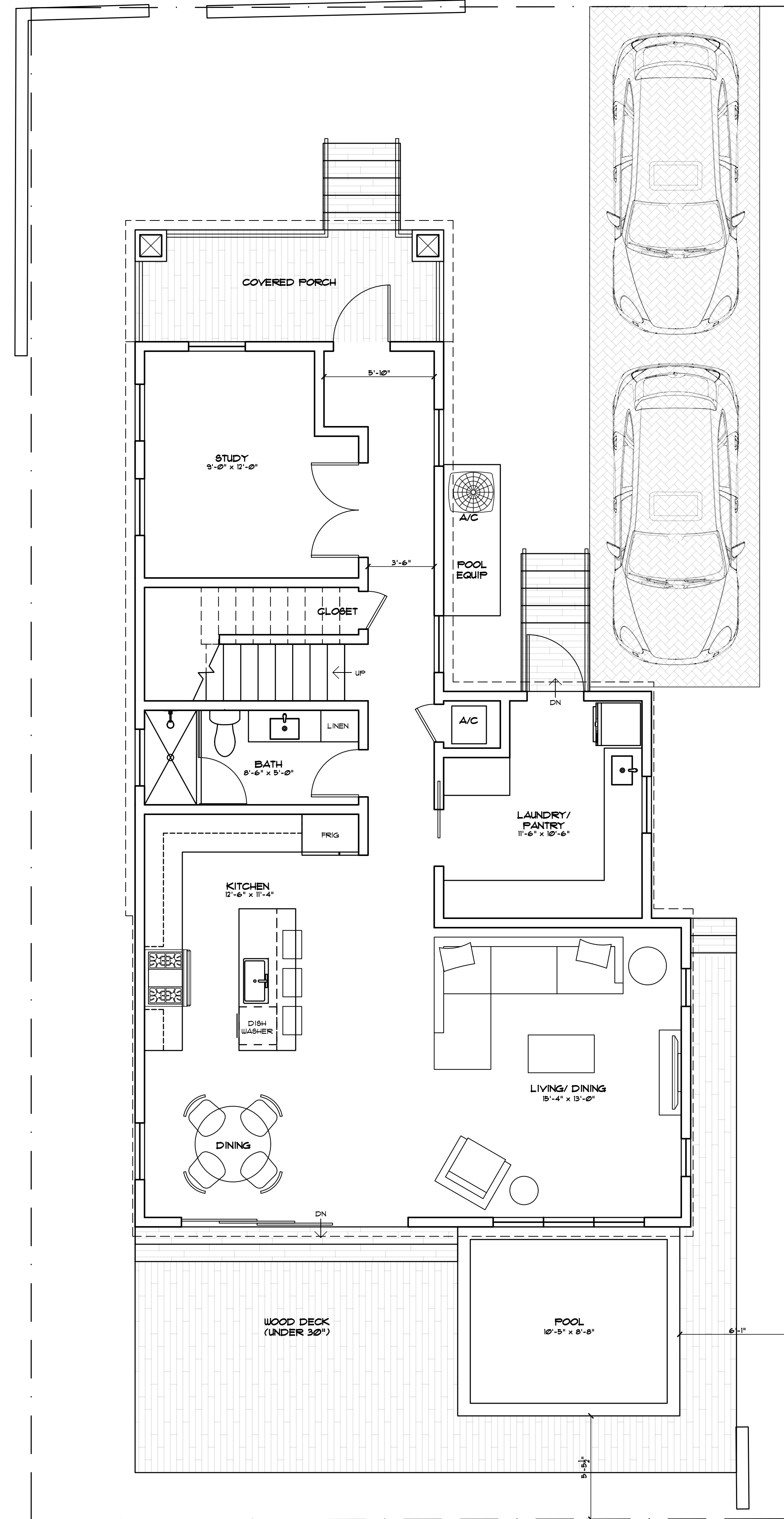
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**Proposed Second Floor Plan**

1/4" = 1' - 0"



**Proposed First Floor Plan**

1/4" = 1' - 0"

2,185 Total Enclosed Square Footage

**Simmons Residence**

314 Amelia St Key West, FL

**THOMAS E. POPE, P.A.**  
 POPE-SCARBROUGH-ARCHITECTS  
 (305) 296 3611 610 White St, Key West FL

date:  
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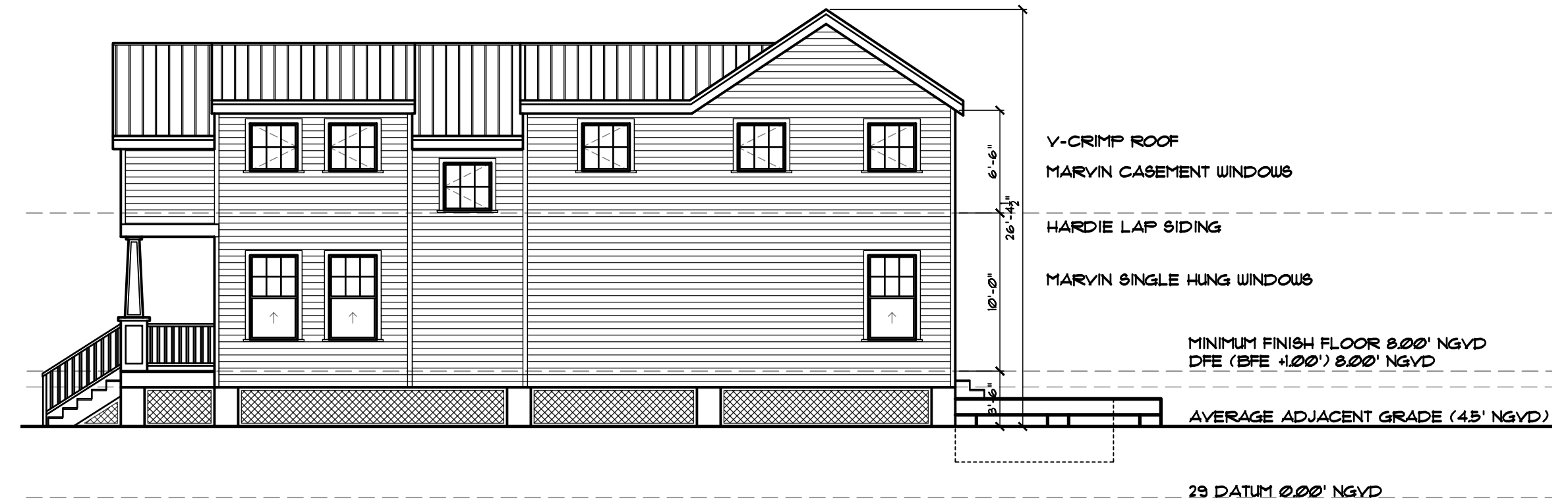
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**Front Elevation**

1/8" = 1' - 0"



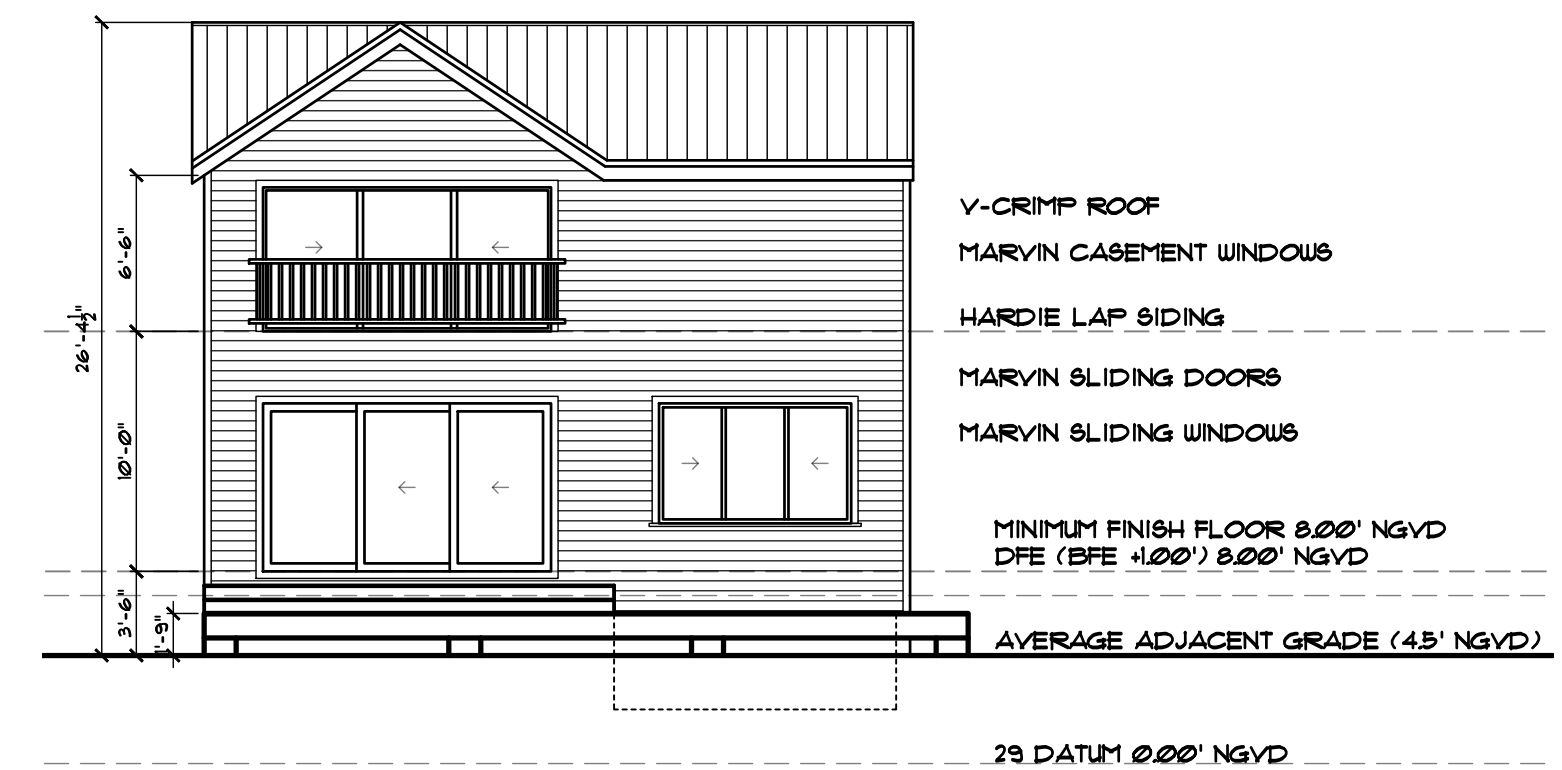
**Side Elevation**

1/8" = 1' - 0"



**Side Elevation**

1/8" = 1' - 0"



**Rear Elevation**

1/8" = 1' - 0"

Simmons Residence  
 314 Amelia St  
 Key West, FL

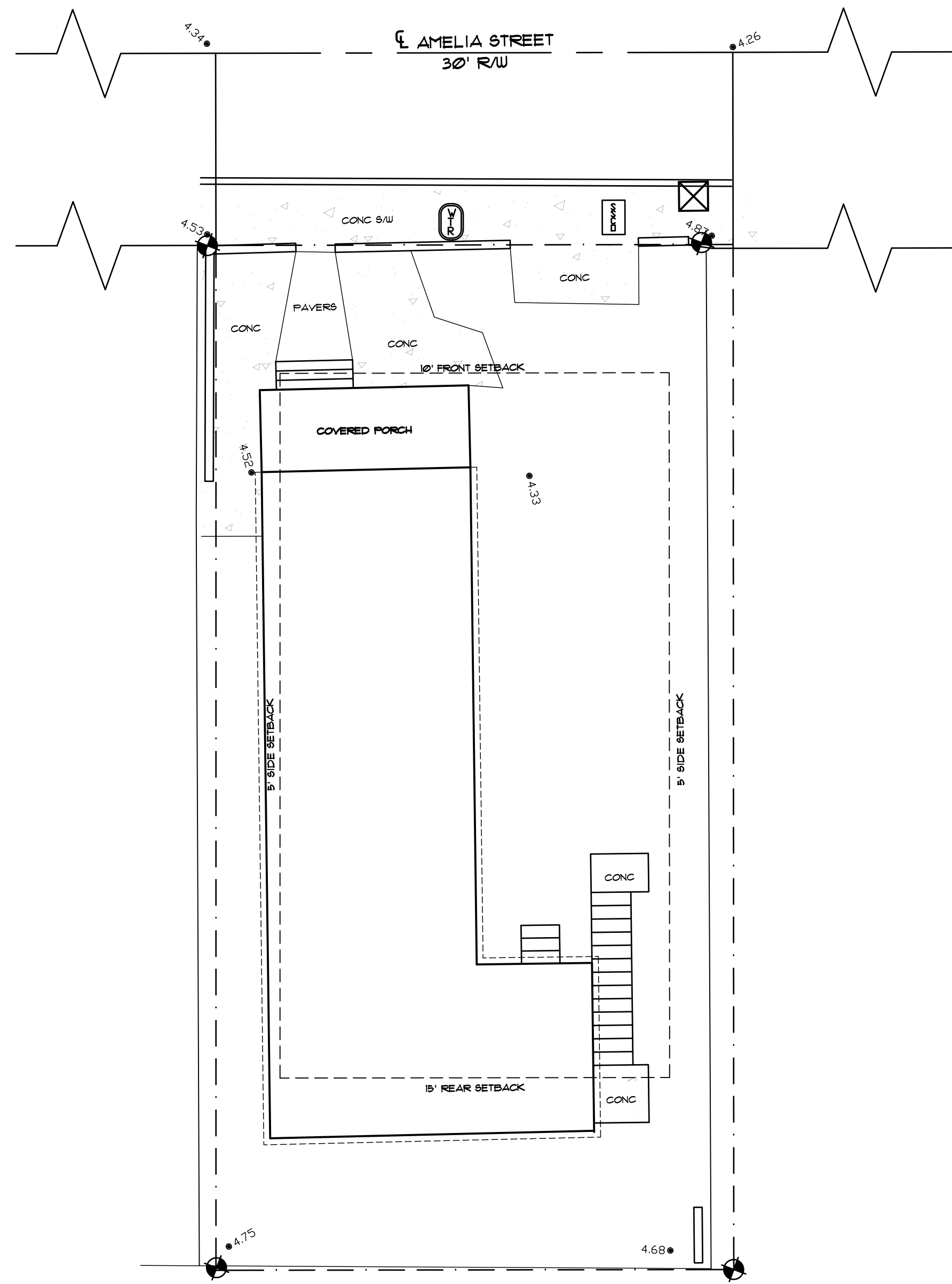
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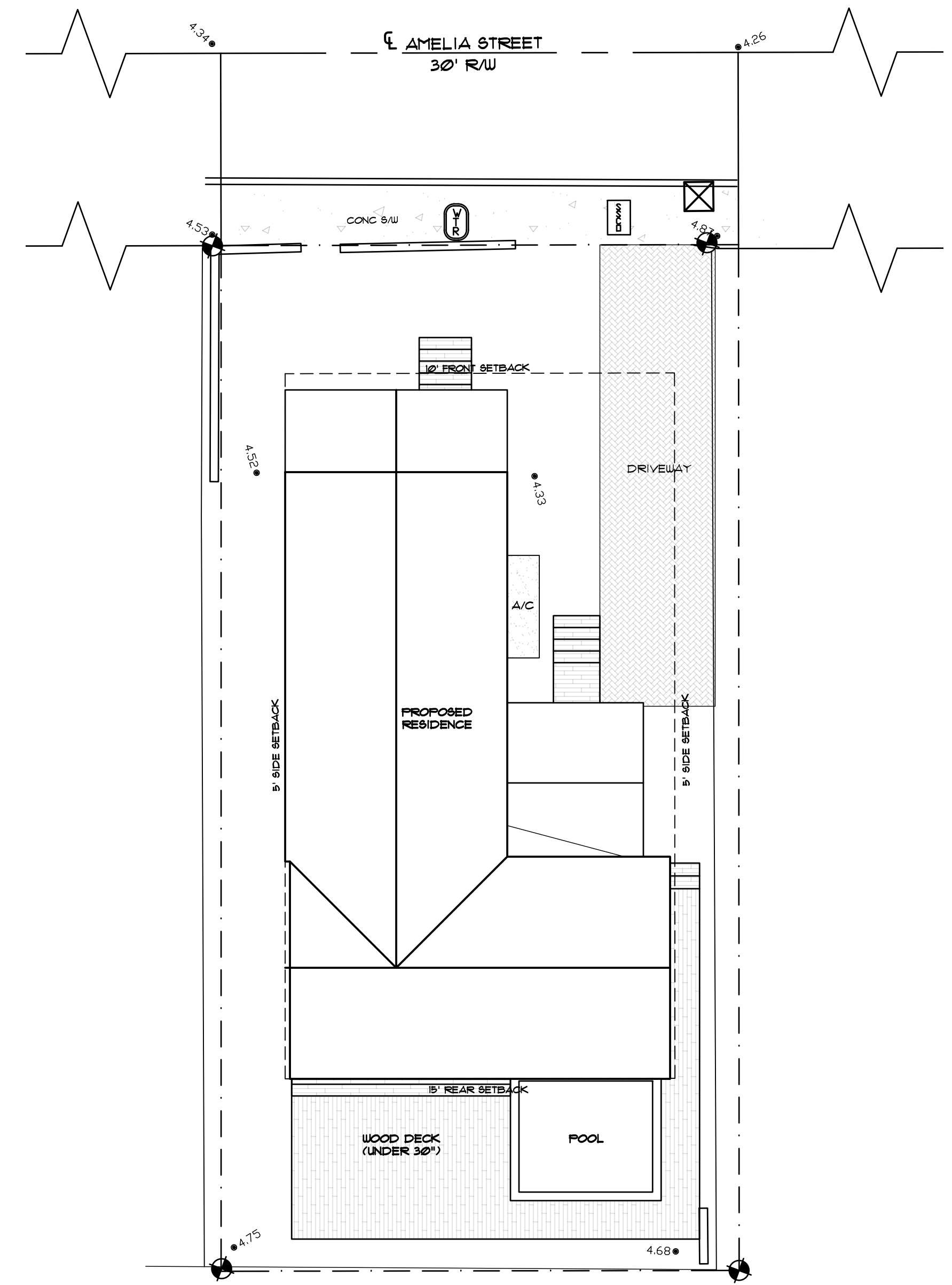
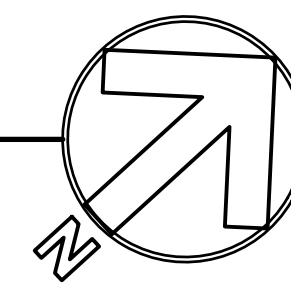
PLANS SUBMITTED FOR THE  
JULY 28, 2021 MEETING

314 Amelia Street				
Zoning			HMDR	
Flood Zone			AE 7	
Design Flood Elevation	BFE+1'		8'-0" NGVD	
Site Area			3,233	
Max Lot Coverage	40%		1,293.2	
Max Impervious Area	60%		1,939.7	
Min Open Space Ratio	0.35		1,131.5	
	Max	Existing	Proposed	
Height	30'	N/A	N/A	
Setbacks				
Front	10'	10'-11.5"	10'-0"	
Rear	15'	10'-3"	15'-0"	
Side	5'	3'-5"	5'-0"	
Side	5'	10'-10.75"	5'-0"	
Building Areas	Existing	Proposed		
	Covered Building Area (SF)	Impervious Area (SF)	Covered Building Area (SF)	Impervious Area (SF)
Existing Residence	1,186	1,186	1,273	1,273
Site Areas	Existing	Proposed		
Steps		53	11	41
Pavers		38		-
Concrete Paving/ Driveway		236		323
Pool				112
Equipment Slab				20
Wood Deck (under 30')				325
Site Area (SF)	3,233			
Site Area (AC)	0.07			
Total Lot Coverage (SF)	1,186		1,284	
Lot Coverage (%)	36.7%		39.7%	
Total Impervious Area (SF)		1,513		1,769
Impervious Area (%)		46.8%		54.7%
Proposed Open Space (SF)		1,720		1,464
Proposed Open Space Ratio		0.53		0.45
Flood Elevation Provided				10.35' NGVD



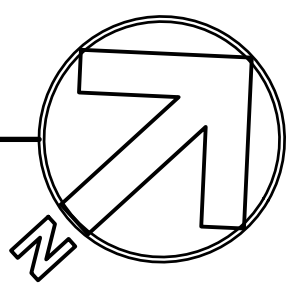
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**Proposed Site Plan**

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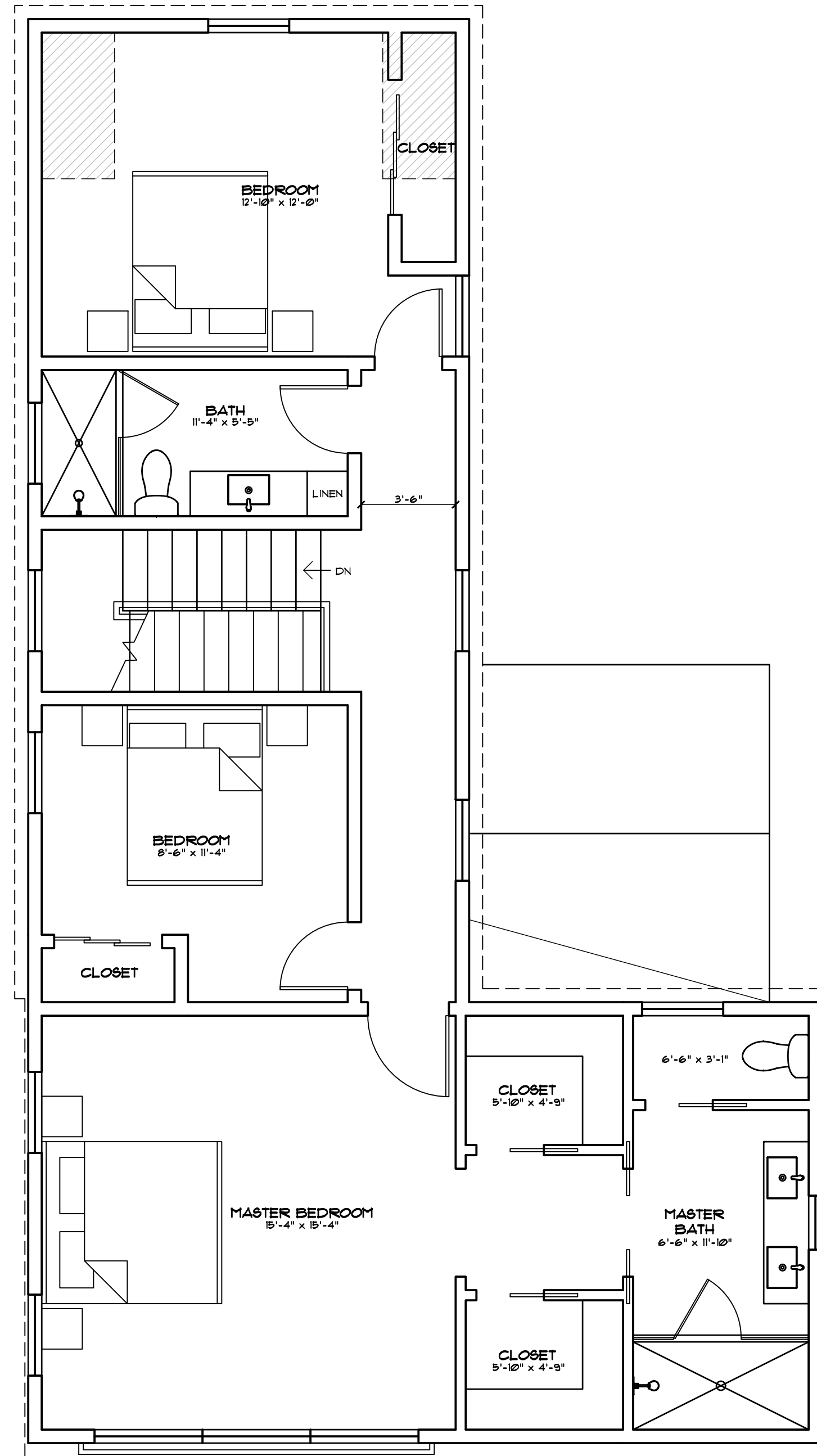


Simmons Residence  
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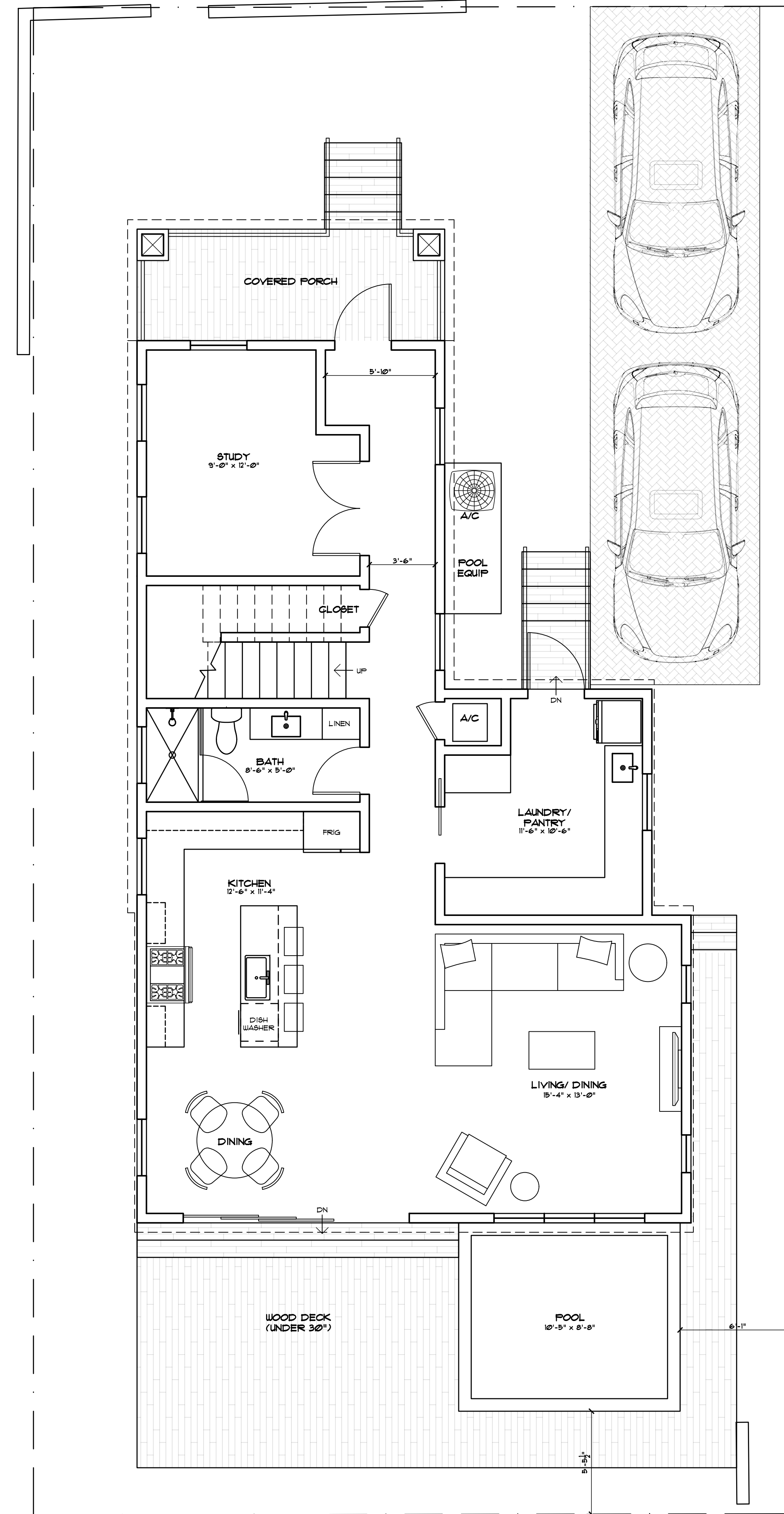
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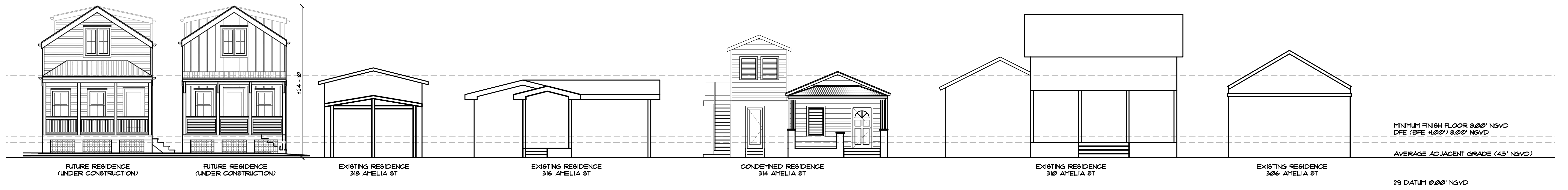
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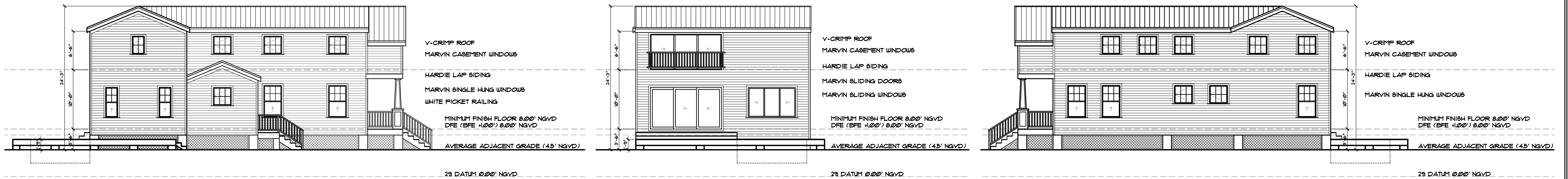
**Existing Amelia St. Elevation**

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**Amelia St. Elevation**

1/8" = 1' - 0"



**Side Elevation**

1/8" = 1' - 0"

**Rear Elevation**

1/8" = 1' - 0"

**Side Elevation**

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Simmons Residence  
314 Amelia St

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06/17/21  
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sheet:

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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **NEW WOOD-FRAMED HOME WITH DRIVEWAY, NEW POOL, AND POOL DECK.**

**#314 AMELIA STREET**

**Applicant – Tom E. Pope, Architect**

**Application #H2021-0035**

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

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

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

# HARC POSTING AFFIDAVIT

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

**BEFORE ME**, the undersigned authority, personally appeared SCOTT BUCHMAN, 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: 314 AMELIA ST on the 14 day of JULY, 2021.

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 JULY 28TH, 2021.

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 H2021-0035.

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

**Signed Name of Affiant:**

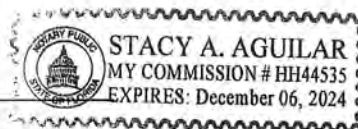
Scott Buchman  
**Date:** 7-15-21  
**Address:** 610 WHITE ST  
**City:** KEY WEST  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 15 day of JULY, 2021.

By (Print name of Affiant) SCOTT BUCHMAN who is personally known to me or has produced FL DL B255-790-93-063-0 as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Stacy Aguilan  
Print Name: STACY A. AGUILAN



Notary Public - State of Florida (seal)  
My Commission Expires: 12-6-24



NO  
TRESPASSING

314

Public  
Meeting  
Notice

NEW WOOD-FRAMED HOME WITH DRIVEWAY, NEW  
FLOOR AND EXTERIOR FINISH,  
514 S. MILL ST. STREET

# 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 00026240-000000  
 Account# 1027014  
 Property ID 1027014  
 Millage Group 11KW  
 Location 314 AMELIA St, KEY WEST  
 Address  
 Legal KW PB1-25-40 PT LOT 21 SQR 2 TR 10 G18-411/12 OR826-2349 OR913-1760 OR1695-463/65 OR1746-1233 OR2673-1263 OR3075-2240  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[SIMMONS GLENDA D](#)  
 310 Hillcrest Ave  
 Somerset NJ 08873

BENNETT NATHANIEL E ESTATE  
 C/O JAMES H SIMMONS III  
 315 Convent Ave  
 New York NY 10031

[SIMMONS III JAMES H](#)  
 315 Convent Ave  
 New York NY 10031  
[JOSEPH JUNE HARRISON](#)  
 310 Hillcrest Ave  
 Somerset NJ 08873

BENNETT ALBERT ESTATE  
 310 Hillcrest Ave  
 Somerset NJ 08873

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$259	\$269	\$29,112	\$30,152
+ Market Misc Value	\$1,246	\$1,246	\$1,246	\$1,246
+ Market Land Value	\$415,928	\$443,179	\$438,199	\$438,199
= Just Market Value	\$417,433	\$444,694	\$468,557	\$469,597
= Total Assessed Value	\$374,799	\$340,726	\$309,751	\$281,592
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$417,433	\$444,694	\$468,557	\$469,597

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,223.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	2049	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1938
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1938
<b>Gross Sq Ft</b>	1165	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1069	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	POOR	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	198	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	99	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	75	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	350
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,069	1,069	0
OPF	OP PRCH FIN LL	96	0	0
<b>TOTAL</b>		<b>1,165</b>	<b>1,069</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	80 SF	2
FENCES	1974	1975	1	120 SF	4
WALL AIR COND	1987	1988	1	1 UT	1
CH LINK FENCE	1994	1995	1	160 SF	1

**Sales**

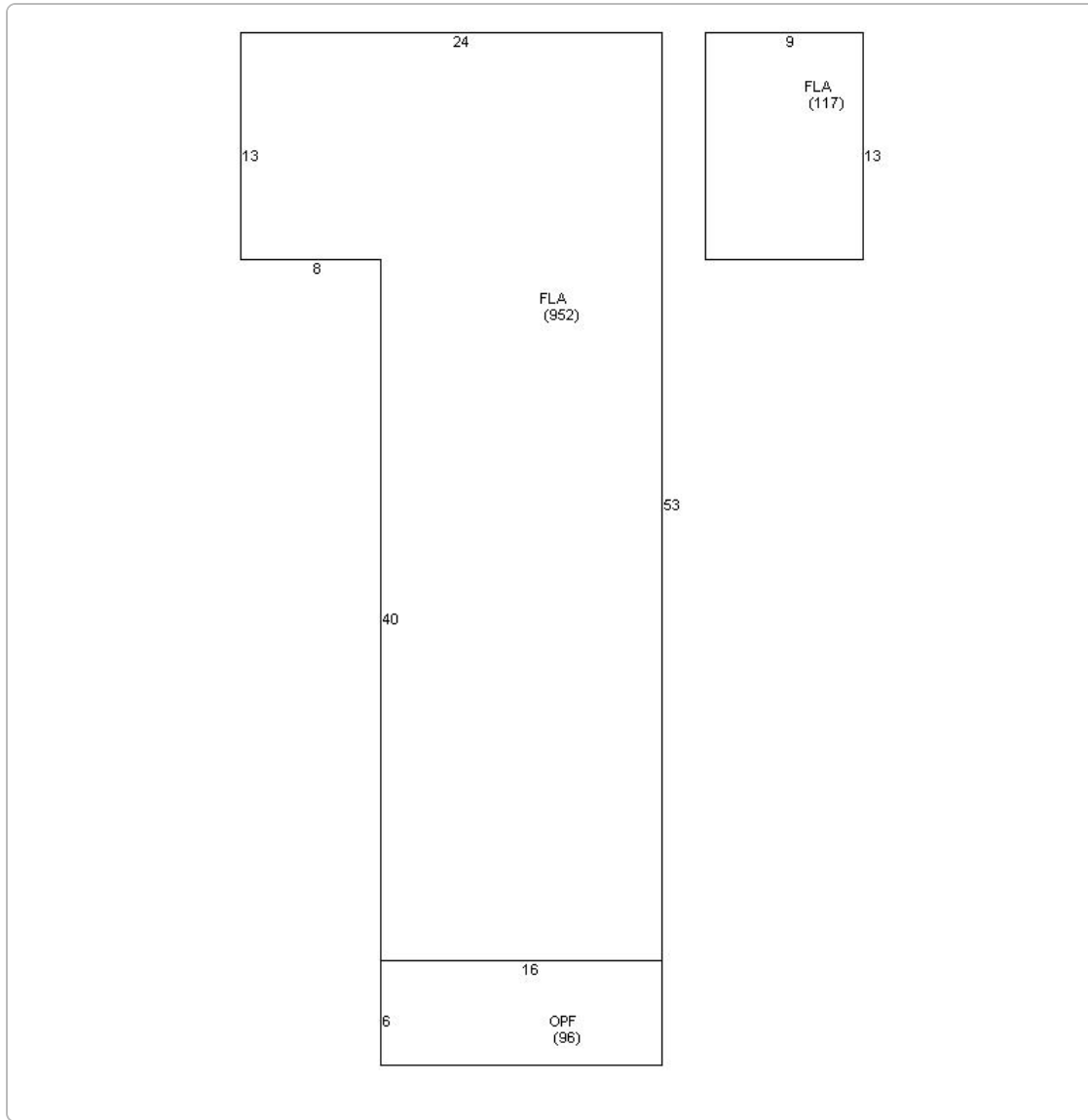
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/29/2020	\$60,000	Warranty Deed	2304226	3075	2240	30 - Unqualified	Improved
2/20/2014	\$20,000	Quit Claim Deed		2673	1263	11 - Unqualified	Improved

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



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Version 2.3.133