

Historic Architectural Review Commission

Staff Report Item 7a

Meeting Date: September 24, 2013

Applicant: Bender and Associates, Architects
David Salay

Application Number: H13-01-1226

Address: #1417 Eliza Street

Description of Work: Renovate existing house. New one story addition at side. Convert existing front room back to an open porch. New covered porch at back. New decking and pool.

Building Facts: House is listed in the surveys as a contributing resource. According to records the one story frame vernacular house was built circa 1938. Nevertheless the Sanborn maps depict different footprints of the house between 1926 and 1948 maps. The front façade has been altered by the creation of a half wide porch. The house used to have a metal frame carport on the same side where an existing carport is located; nevertheless the existing carport is of a newer construction.

Guidelines Cited in Review:

Secretary of the Interior's Standards (pages 16-17), specifically Standards 1, 2, 9 and 10.

Windows (Pages 29-30), specifically guideline 3.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 3, 4, 5, 6 and 7 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the removal of a non-historic carport and front porch enclosure, new additions to the side of the house, and the restoration of the historic house. The plan also includes a new swimming pool and deck. The new additions are proposed on the west side of the house

and setback from the sidewalk approximately 21'-6". The addition will be lower in height than the main roof and will have wood siding and metal v-crimp roof panels. The plan also proposes the replacement of existing non historic windows with 2 over 2 true divided lite units and new wood solid shutters.

The proposed plans also include the reconstruction of the front porch. The porch will have three bays. The design includes a new "L" shape wrap porch for the back and east side of the house. The porch will have metal v-crimp roofing system. A new swimming pool and deck are proposed on the back portion of the site. A driveway located on the south east side of the lot is proposed for off street parking.

Consistency with Guidelines

1. The proposed new one story attached addition is sensible to the mass, scale and character of the lot and its surrounding historic urban fabric.
2. The textures and construction materials are in keeping with the historic fabric of the existing house.
3. The proposed addition will be visible from the street but it is setback sufficiently from the street. The asymmetry of the front porch will be more balanced with the introduction of the small setback side addition on the other side of the house.
4. The new proposed pool and wrap "L" shape porch will be located on the back and will not be visible from the street.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The proposed design will improve the front façade of the historic house by bringing it back to its original design. The introduction of new wood windows is an appropriate design feature as well as the incorporation of new wood shutters. The proposed new addition is smaller in scale and mass and will be sensible to the historic fabric and surrounding urban context. The proposed new hardscape will be compatible with its surrounding historic neighborhood.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 08-13-2013-101226

OWNER'S NAME: Angela & Terry Wright DATE: 9 August 2013

OWNER'S ADDRESS: 1417 Eliza St. PHONE #: 718.279.0924

APPLICANT'S NAME: Bender & Associates / David Salay PHONE #: 296-1347

APPLICANT'S ADDRESS: 410 Angela St.

ADDRESS OF CONSTRUCTION: 1417 Eliza St. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Renovate existing one story frame house. Remove existing carport. Construct small one story gable addition at side of house (where carport was located). Remove all aluminum windows and replace with wood double hung units with wood shutters. Convert existing front room back to historic porch. New covered porch at rear of house. New decking and pool at rear.

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 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: 9 August 2013
Applicant's Signature: [Signature]

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

Owner: CHALKER Type: BP Drawer: 9409
Date: 8/22/13 Receipt no: 9409
PT 2013 1001226
* BUILDING PERMITS NEW
Trans number: 1.00 \$ 100.00
Date: 8/22/13 Time: 8:41:05
Staff Approval: 2955240
Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

House is listed as contributing. Build ca 1938??

- Guidelines for windows / additions & alterations
- Demolition Ordinance for non-historic
- Secretary of the Interior's standards.

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

Date: _____

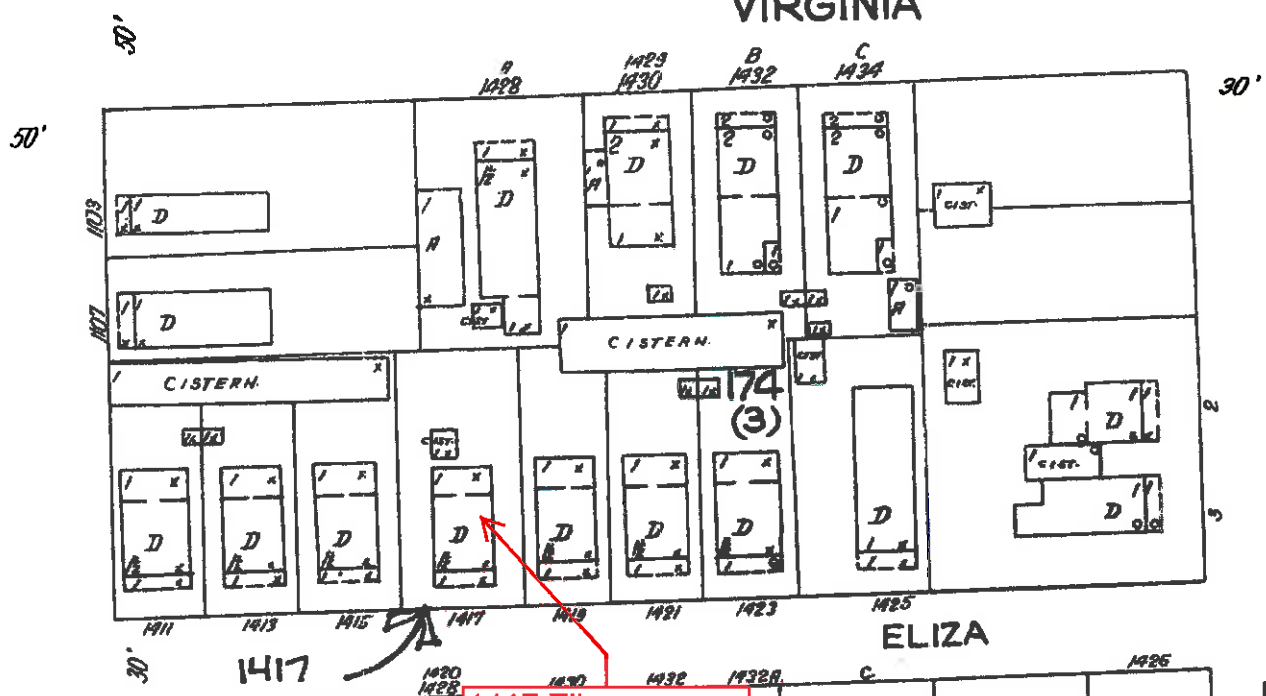
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

50'

VIRGINIA

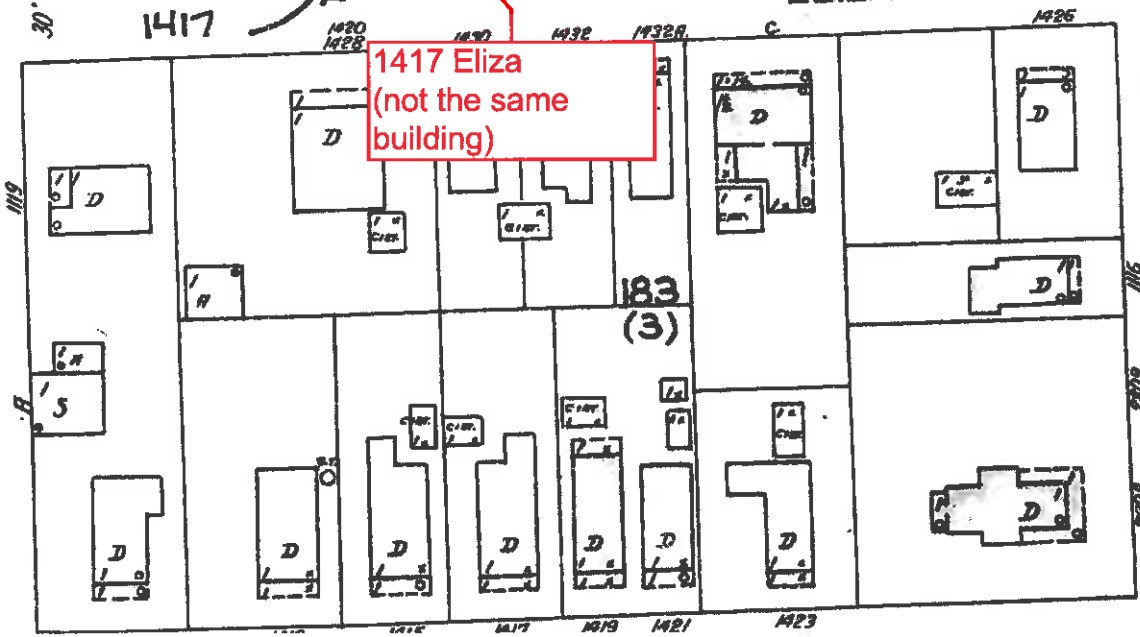


175
(4)

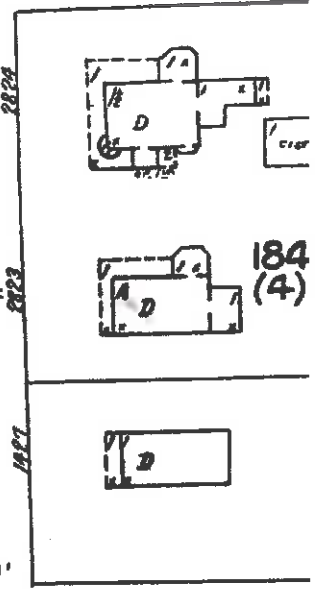
30

ELIZA

1417 Eliza
(not the same
building)



PEARL

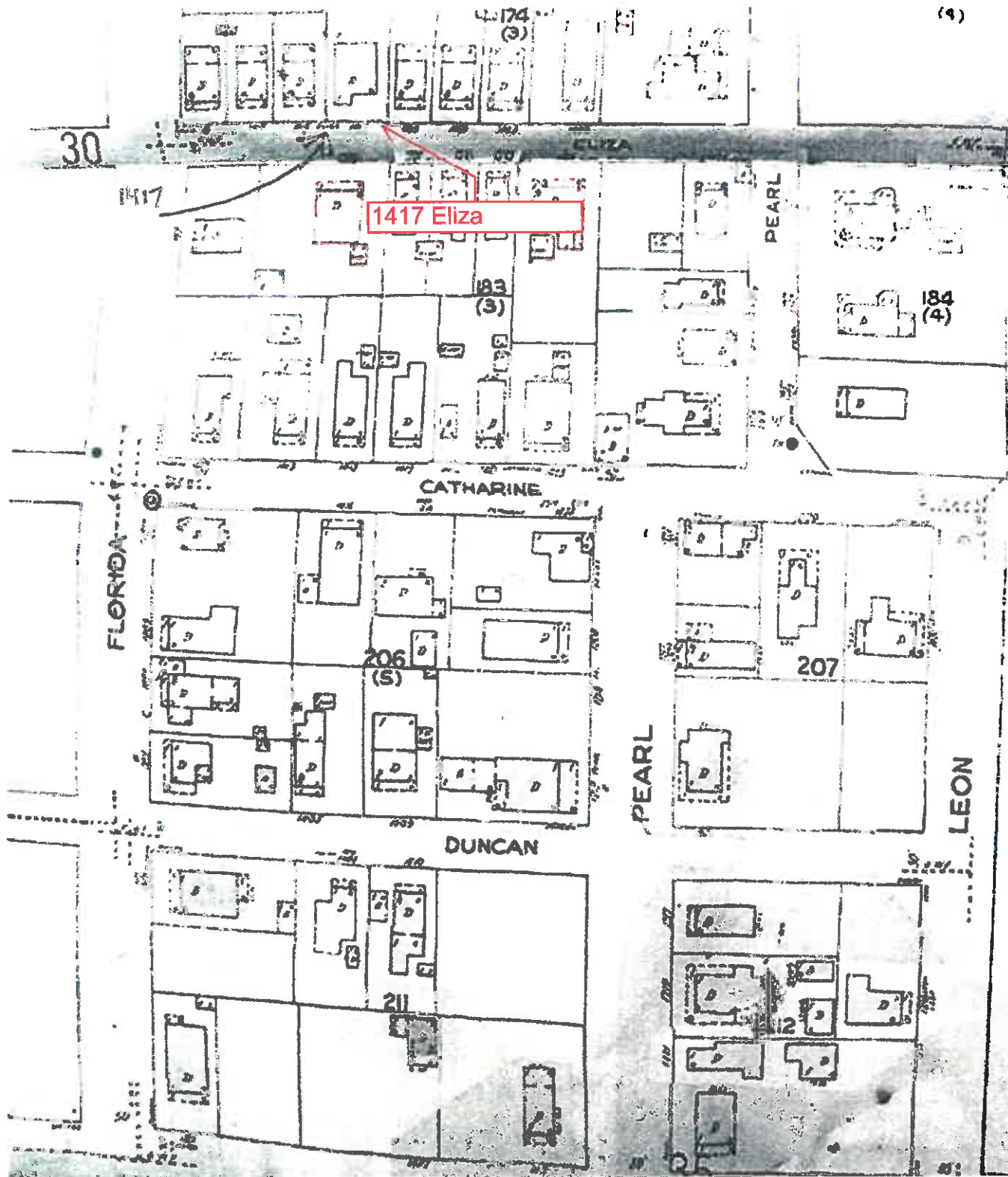


184
(4)

1926

2E-1

1948



30

FLORIDA

1417
ELIZA

1417 Eliza

ELIZA

CATHARINE

206

Project Photos



Photo taken by the Property Appraiser's office c1965; 1417 Eliza St.; built 1938. Monroe County Library

1417 ELIZA STREET EXISTING CONDITIONS



Front (Eliza Street) façade. Carport will be removed. Jalousy windows will be removed. Enclosed front room will be restored back to a covered porch.



Rear façade. All doors and windows to be removed. Remove existing deteriorated rear deck. New covered porch to be constructed at rear.



East side yard. The existing carport shall be removed. A small gable addition will be constructed at side, where carport was. All aluminum jalousy windows shall be removed and replaced with new double hung wood units with wood shutters.



West side yard.

All aluminum jalousy windows shall be removed and replaced with new double hung wood units with wood shutters.

NOTE: Since this photo was taken, a prefab wood house has been set on the adjacent lot. See photo below.

1417 ELIZA STREET EXISTING CONDITIONS



ADJACENT BUILDING:
1415 Eliza Street

New 1 story prefab house
under construction.



ADJACENT BUILDING:
1419 Eliza St.

One story wood frame
house.

1417 ELIZA STREET EXISTING CONDITIONS



ADJACENT BUILDING:

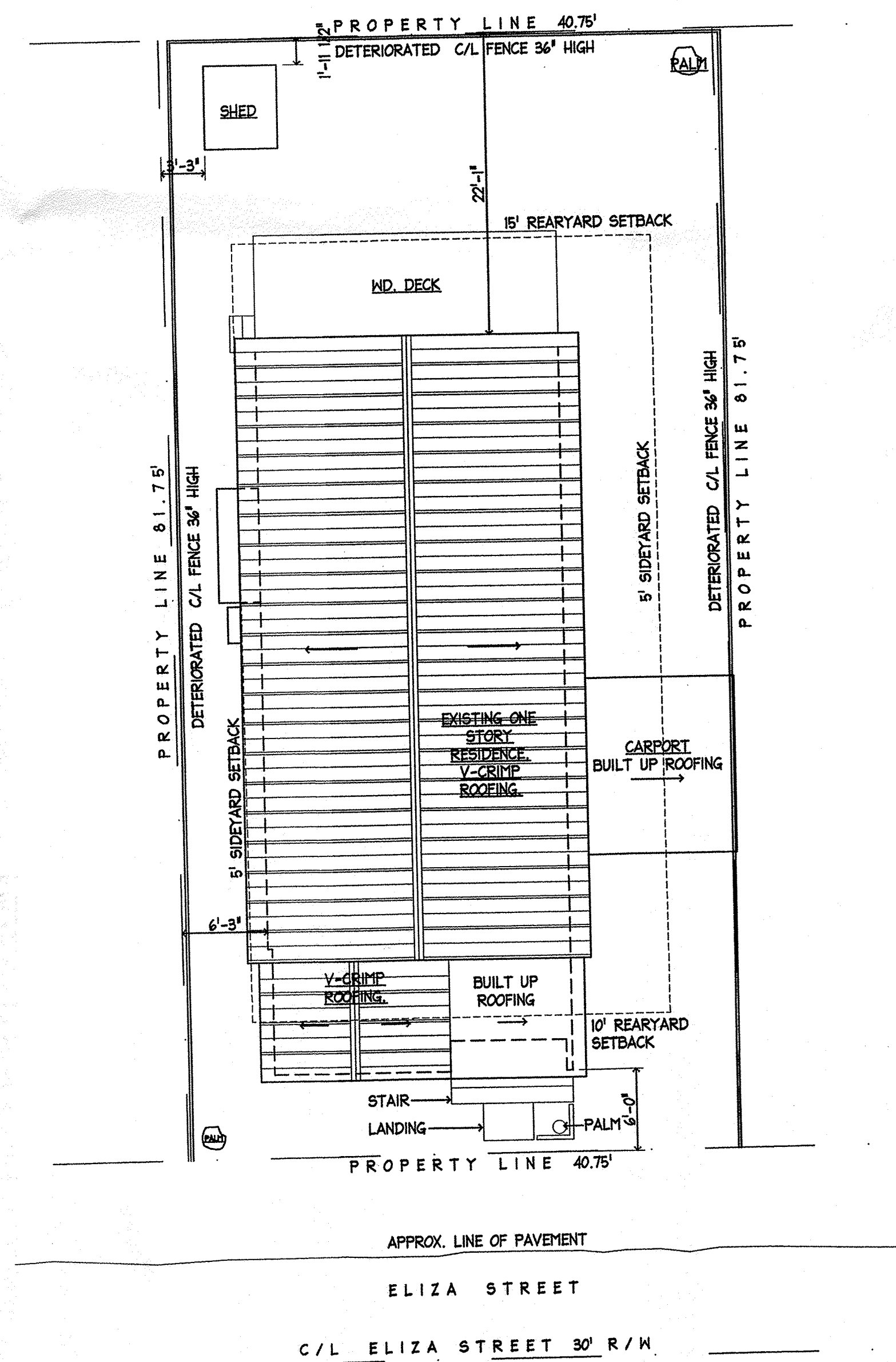
1430 Eliza St.

This structure, just down the street, shows the probable original configuration of the front porch of 1417 Eliza. Most of the houses on the street are similar, and were built originally in this configuration, although many of them have been altered.

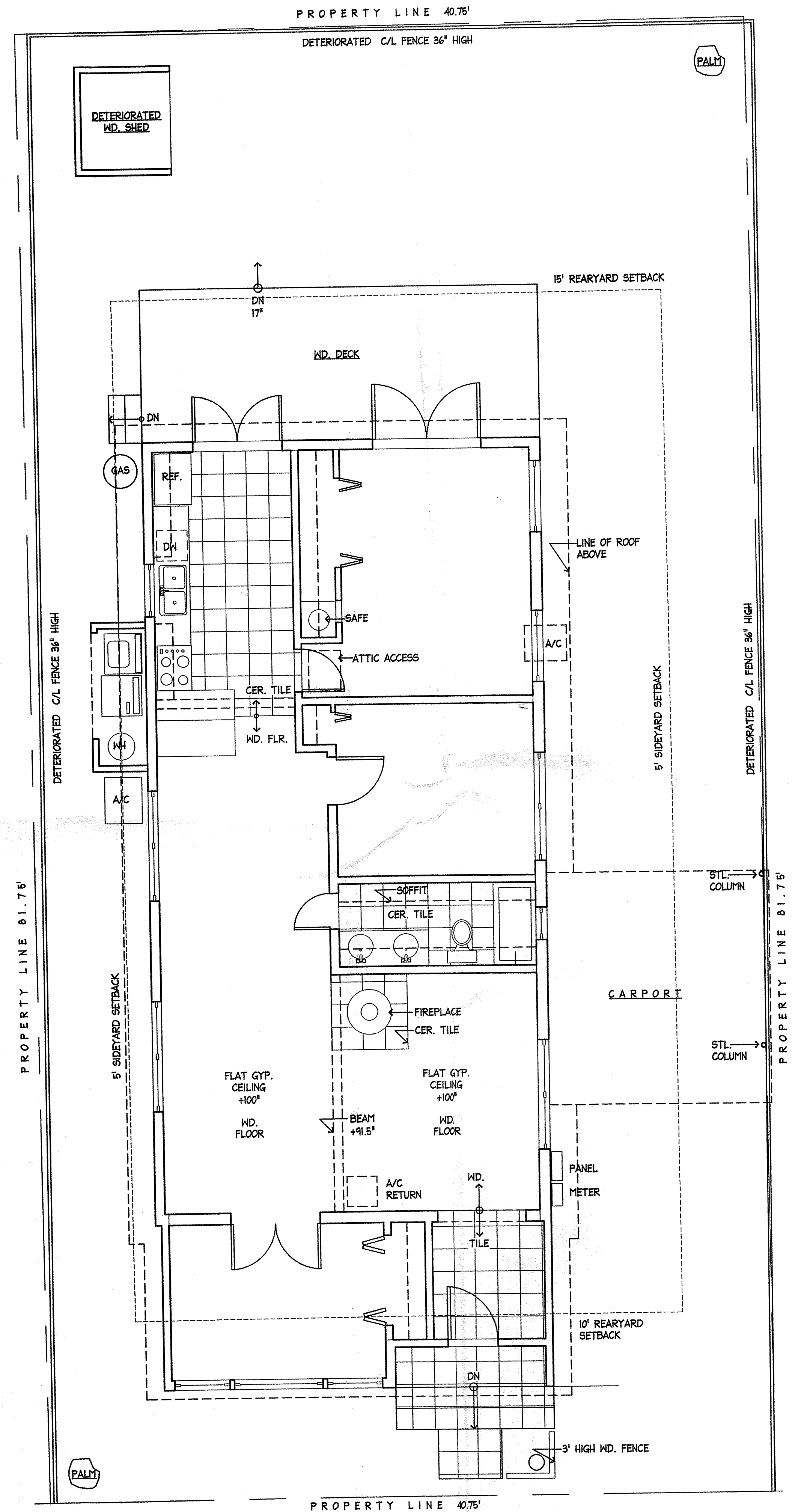


1965 PHOTO

Proposed design



2 EXISTING SITE PLAN
EX1 SCALE: 1/8"=1'-0"



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

WRIGHT RESIDENCE
1417 ELIZA STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1316
EXISTING FLOOR PLAN
Date: 7/18/13

EX1

1 OF --

WRIGHT RESIDENCE
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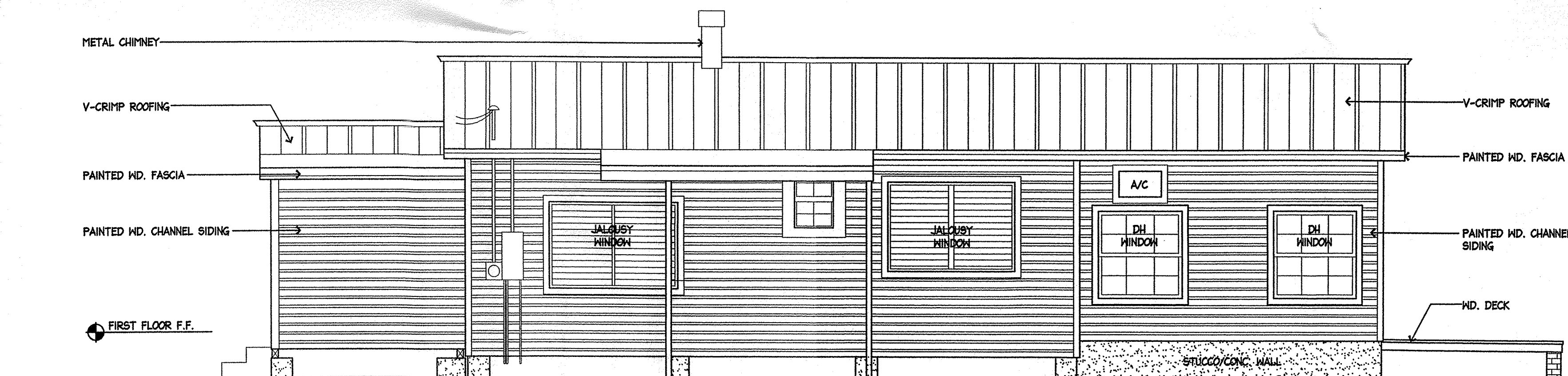
Project No: 1318

EXISTING ELEVATIONS

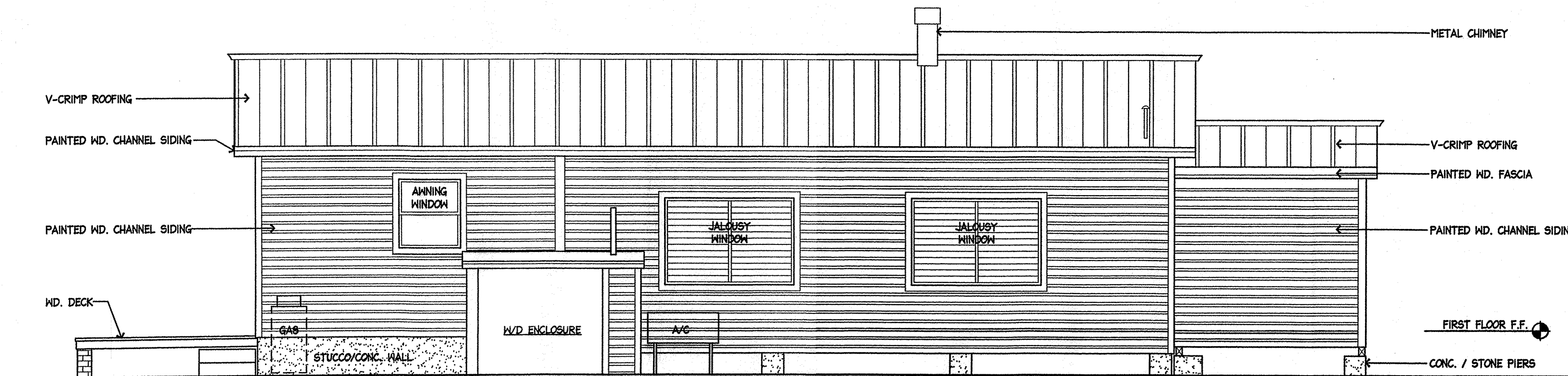
Date: 7/18/13

EX2

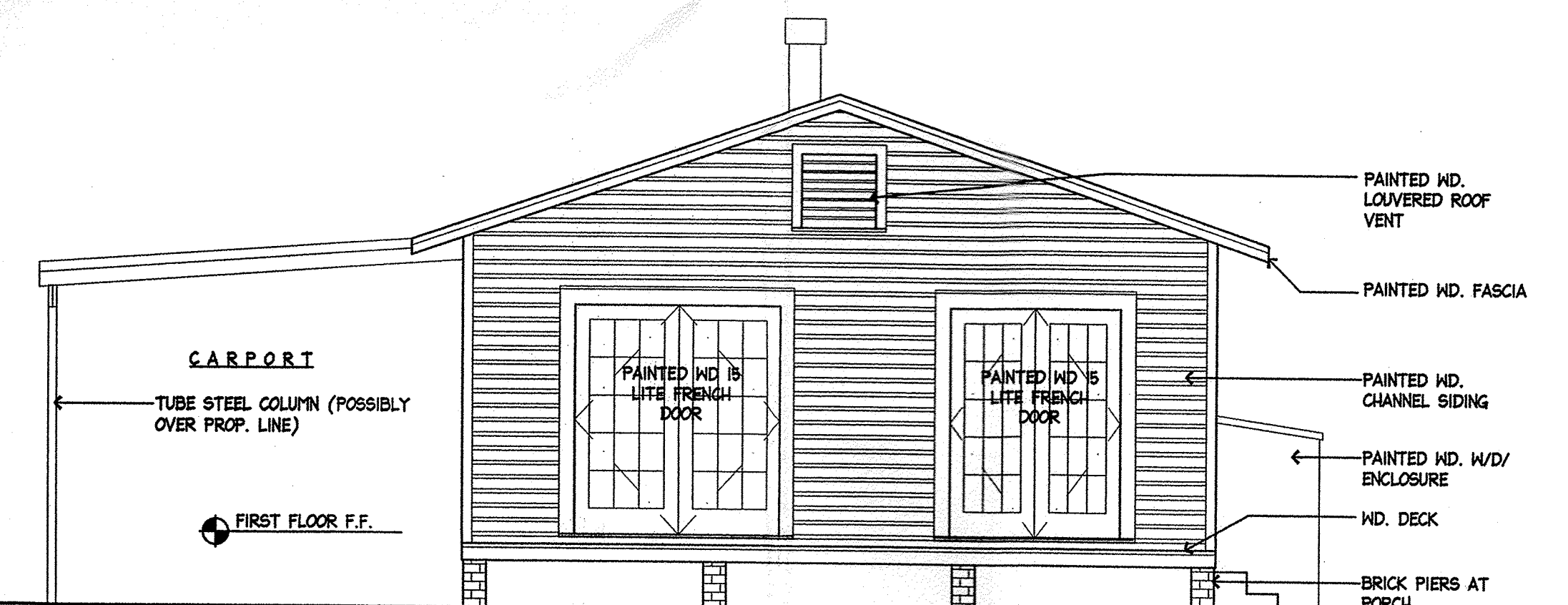
2 OF --



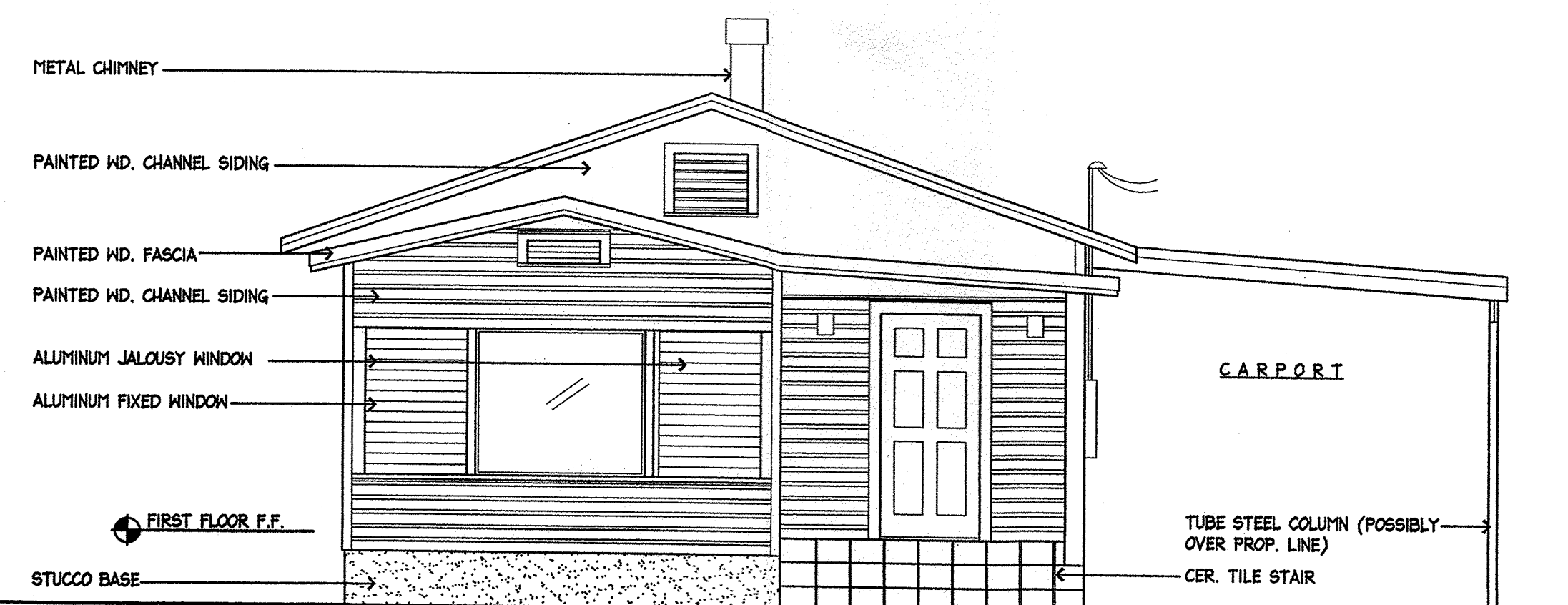
4 EXISTING SIDE (EAST) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



2 EXISTING SIDE (WEST) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



3 EXISTING REAR (NORTH) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



1 EXISTING FRONT (SOUTH) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"

PROJECT STATISTICS - 1417 ELIZA

LOT DESCRIPTION: SEE SURVEY.

LOT SIZE: 3331 S.F.

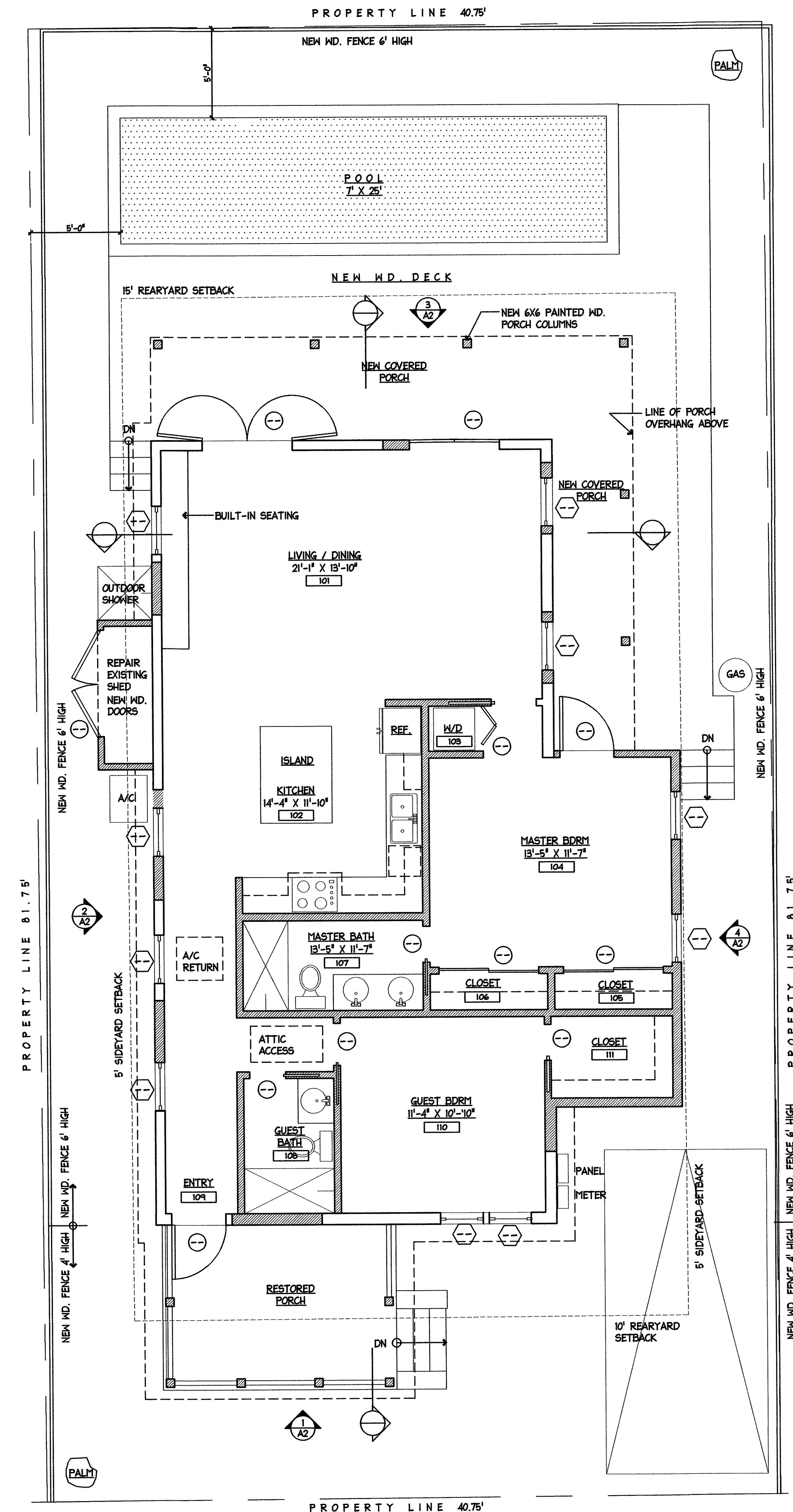
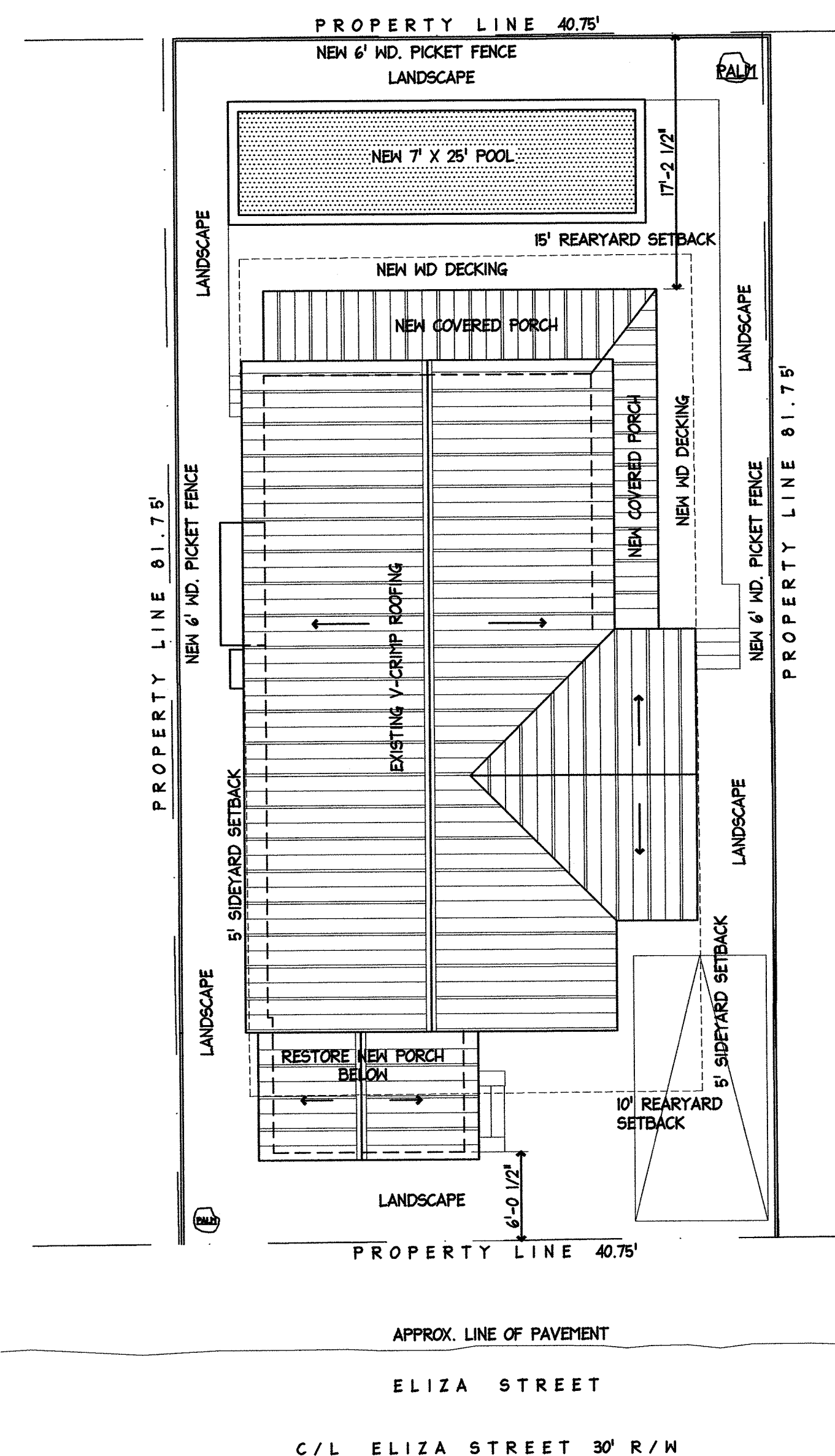
FEMA FLOOD ZONE: AE-6
FINISH FLOOR ELEVATION: +6.9'
ZONING DESIGNATION: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
LOT AREA: 3331 S.F.
BUILDING CONDITIONED AREA: 1108 S.F.

SETBACKS:

REQUIRED/ALLOWED		EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	15'-1" (EXISTING, NO CHANGE)	15'-1" (EXISTING, NO CHANGE)
FRONT SETBACK	10' MINIMUM	6'-0" (EXISTING, NO CHANGE)	6'-0" (EXISTING, NO CHANGE)
SIDE YARD SETBACK	5' MINIMUM	6'-3"	5'-1"
STREET SIDE SETBACK	7.5' MINIMUM	N/A	N/A
REAR SETBACK	15' MINIMUM	22'-1"	17'-2"
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	1733 S.F. / 3331 S.F. = 52.0%	1593 S.F. / 3331 S.F. = 54.6%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	1543 S.F. / 3331 S.F. = 46.3%	1543 S.F. / 3331 S.F. = 46.3%

ACCESSORY STRUCTURE SETBACKS:

	<u>REQUIRED/ALLOWED</u>	<u>EXISTING:</u>	<u>PROPOSED:</u>
REAR SETBACK	5' MINIMUM	1'-11" (EXISTING, NO CHANGE)	NO ACCESSORY STRUCTURES
SIDE SETBACK	5' MINIMUM	3'-3" (EXISTING, NO CHANGE)	NO ACCESSORY STRUCTURES



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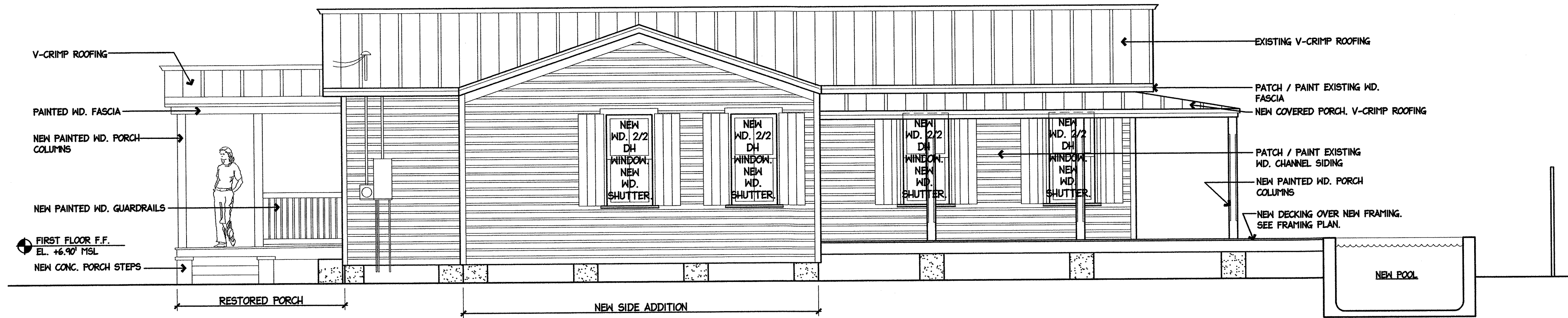
Project No: 1318

PROPOSED FLOOR
PLANS

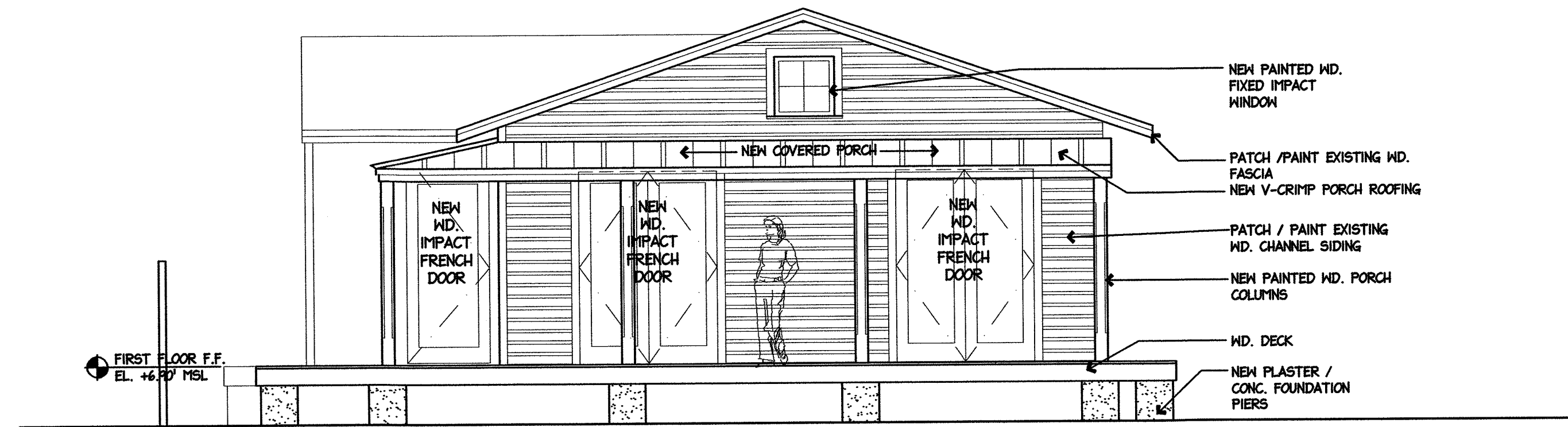
Date: 7/18/13

A1

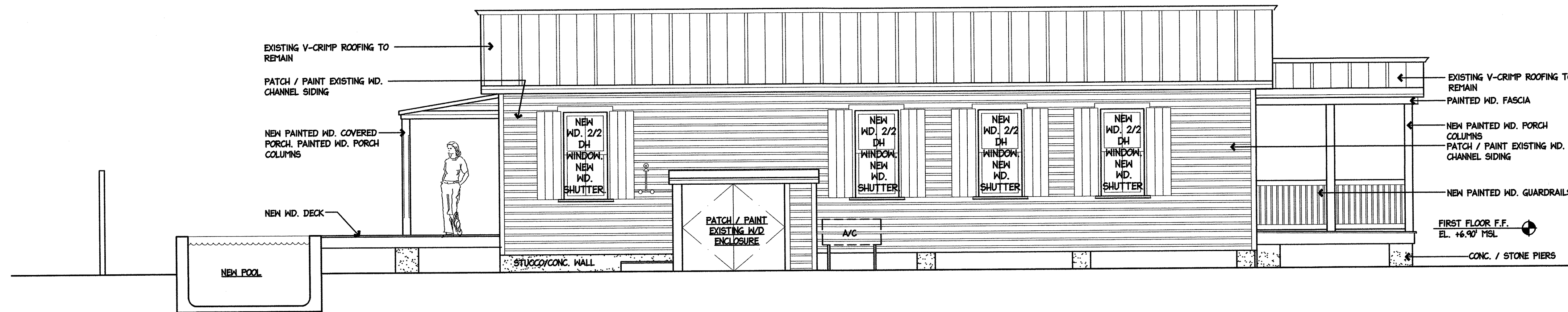
OF --



4 PROPOSED SIDE (EAST) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



3 PROPOSED REAR (NORTH) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



2 PROPOSED SIDE (WEST) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



1 PROPOSED FRONT (SOUTH) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"

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Project No: 1318
PROPOSED ELEVATIONS
Date: 7/18/13

A2

2 OF --

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., September 24, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATE EXISTING HOUSE. NEW ONE STORY ADDITION AT SIDE. CONVERT EXISTING FRONT ROOM BACK TO AN OPEN FRONT PORCH. NEW COVERED PORCH AT BACK. NEW DECKING AND POOL. REMOVAL OF WALLS ON FRONT PORCH DEMOLITION OF NON-HISTORIC CARPORT.

FOR- #1417 ELIZA STREET

Applicant- Bender & Associates/ David Salay

Application # H13-01-1226

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 305-809-3973 or visit our website at www.keywestcity.com.

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

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1035190 Parcel ID: 00034270-000000

Ownership Details

Mailing Address:

WRIGHT THERALD AND ANGELA
22711 69TH AVE
OAKLAND GARDENS, NY 11364-2758

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

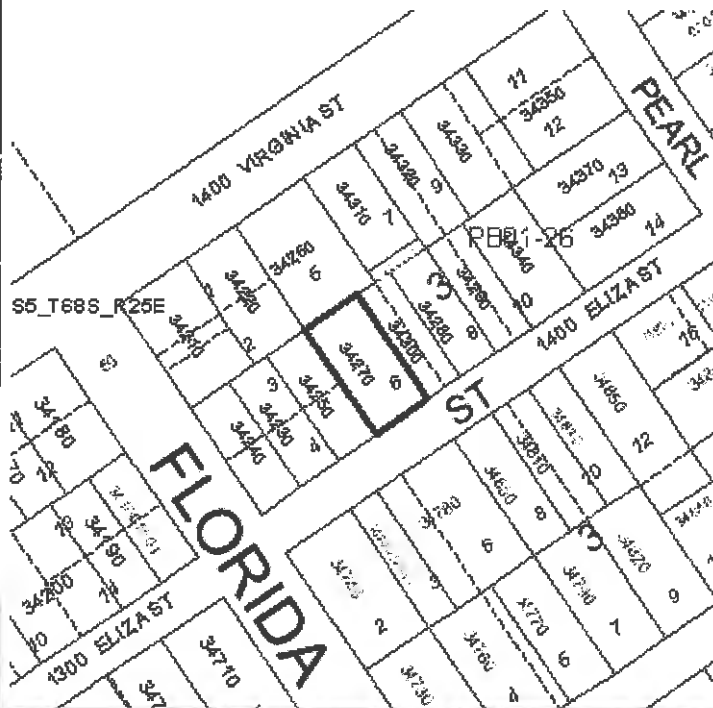
**Affordable
Housing:** No

**Section-
Township-
Range:** 05-68-25

**Property
Location:** 1417 ELIZA ST KEY WEST

Legal KW ISLAND CITY SUB PB 1-26 SUB 1 PT LOT 6 SQR 3 TR 14 E6-274 OR503-13 OR1018-196/97 OR1033-926
Description: OR1171-1335 OR1192-2077/78C/T OR1225-1691/92C/T OR1230-1380 OR1255-1901/02 OR1353-1680/1R/S
OR1375-1444/45 OR2625-296LET/ADM OR2631-2031D/C OR2631-2032/35 OR2631-2036/37 OR2638-
1168/69C

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1148
 Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 15
Year Built 1938
Functional Obs 0

Condition A
Perimeter 150
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 16
Grnd Floor Area 1,148

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

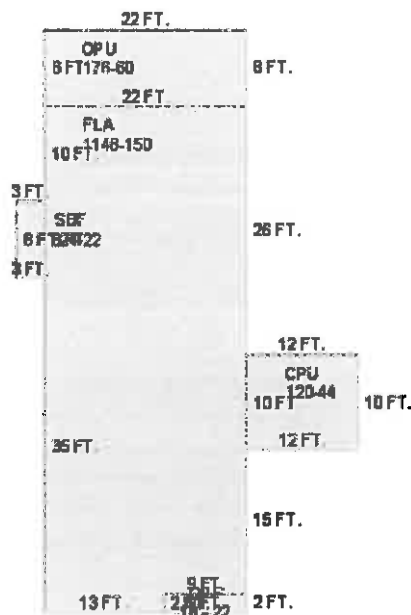
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
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:

9/17/2013

			# Stories	Year Built			Basement %	Finished Basement %	
0	OPF		1	1938					18
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	1,148
3	CPU		1	1993	N	N	0.00	0.00	120
4	SBF		1	1993	N	N	0.00	0.00	24
5	OPU		1	1993	N	N	0.00	0.00	176

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	96 SF	16	6	1986	1987	2	30
4	FN2:FENCES	72 SF	0	0	1987	1988	2	30
5	UB2:UTILITY BLDG	30 SF	0	0	1974	1975	1	50
7	PT5:TILE PATIO	8 SF	0	0	1993	1994	3	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13-2219	05/19/2013		100	Residential	EXTEND 01-828 FOR FINAL INSPECTION ONLY
	0100828	02/15/2001	11/27/2001	4,500		INSTALL C/AC
	03-1380	04/21/2003	08/01/2003	7,485		REPLACE ROOF
	04-0693	03/08/2004	08/03/2004	1,650		SEWER LATERAL

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
2013	122,712	372	298,522	421,606	205,299	25,000	180,299
2012	124,173	374	271,383	395,930	201,867	25,000	176,867
2011	125,634	375	176,399	302,408	195,987	25,000	170,987
2010	131,762	1,397	134,844	268,003	193,091	25,000	168,091
2009	146,457	1,398	269,687	417,542	188,015	25,000	163,015
2008	138,696	1,400	359,748	499,844	187,827	25,000	162,827
2007	170,915	1,325	532,960	705,200	182,356	25,000	157,356
2006	295,445	1,327	316,445	613,217	177,908	25,000	152,908
2005	275,044	1,335	266,480	542,859	172,726	25,000	147,726
2004	196,460	1,362	183,205	381,027	167,695	25,000	142,695
2003	183,362	1,389	79,944	264,695	164,569	25,000	139,569
2002	169,761	1,414	74,948	246,123	160,712	25,000	135,712
2001	146,107	1,374	74,948	222,429	158,182	25,000	133,182

2000	146,107	2,386	49,965	198,458	153,575	25,000	128,575
1999	142,848	2,356	49,965	195,170	149,538	25,000	124,538
1998	113,996	1,854	49,965	165,815	147,184	25,000	122,184
1997	99,747	1,675	43,303	144,724	144,724	25,000	119,724
1996	76,947	1,359	43,303	121,610	121,610	0	121,610
1995	37,162	830	43,303	81,295	79,423	25,000	54,423
1994	33,234	797	43,303	77,335	77,335	25,000	52,335
1993	32,783	418	43,303	76,504	76,504	0	76,504
1992	32,783	444	43,303	76,531	76,531	0	76,531
1991	34,012	0	43,303	77,315	77,315	0	77,315
1990	31,890	0	34,143	66,033	66,033	0	66,033
1989	28,991	0	33,310	62,301	62,301	0	62,301
1988	32,093	0	27,481	59,574	59,574	0	59,574
1987	22,499	0	20,819	43,318	43,318	25,000	18,318
1986	22,622	0	19,986	42,608	42,608	25,000	17,608
1985	21,931	0	12,103	34,034	34,034	25,000	9,034
1984	20,434	0	12,103	32,537	32,537	25,000	7,537
1983	20,434	0	12,103	32,537	32,537	25,000	7,537
1982	20,852	0	9,514	30,366	30,366	25,000	5,366

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
7/9/2013	2638 / 1168	100	WD	11
6/3/2013	2631 / 2036	100	WD	19
5/23/2013	2631 / 2032	415,000	WD	19
5/1/1995	1353 / 1680	190,000	WD	U
4/1/1993	1255 / 1901	125,400	WD	U
12/1/1991	1192 / 2077	83,600	WD	U
11/1/1987	1033 / 926	85,000	WD	Q
6/1/1987	1018 / 196	70,000	WD	Q

This page has been visited 132,431 times.

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