

Historic Architectural Review Commission

Staff Report Item 11a

Meeting Date:	August 27, 2014
Applicant:	Thomas Kelly, Designer
Application Number:	H14-01-1248
Address:	#629 Elizabeth Street
Description of Work:	New wood front porch. Replace lap siding where removed.
Building Facts:	<p>The house in question is listed as a contributing resource. The one story house was built in 1900. According to the Sanborn maps and a circa 1965 photograph the attached back cbs addition has been altered through time; it was enlarged in footprint and was covered with wood lap siding. The house sits on an unusual shape lot where Windsor Lane meets Elizabeth and Angela streets. The house has been abandoned and neglected for the past decades.</p> <p>The Planning Board approved a resolution for variances for front and rear yard setbacks.</p> <p>The house is under construction at this point.</p>
Guidelines Cited in Review:	<p>Building exterior wood (page 24), specific first paragraph and guideline 1.</p> <p>Entrances, porches and doors (pages 32-33), specifically guidelines 3, 4 and 7 of page 33.</p>

Staff Analysis

On January 28, 2014 the Commission motioned to approve a Certificate of Appropriateness for “*New one story frame addition. Replacement of metal windows with new wood windows on historic part of the house. Repair of wood lap siding. Replace metal window with wood door at back of the house*”. A second Certificate of appropriateness for the demolition of the concrete slab of

the front porch was staff approved. The project started construction and a stop work order was issued after the contractor has demolished the whole front porch and removed almost all wood siding of both sides of the historic building.

The Certificate of Appropriateness in review is for the replacement of wood siding with same and for the reconstruction of the front porch. According to the photographs submitted by the applicant the historic siding presented decay and that was the reason the contractor removed it. Still the approved application was for repairs and not replacing of existing siding. The request for siding replacement is an after the fact.

Submitted plans include elevation of proposed porch and a section. New posts will be 4 by 4 with chamfered corners. Porch roof will be metal v-crimp.

Consistency with Guidelines

The demolition of historic structures or removal and replacement of elements require a Certificate of Appropriateness. This review is for an unfortunate situation where a contractor exceeded what the Commission and staff originally approved. It is known that during restoration and construction process contractors and architects may need to review and change plans that were already approved, but the regulations are clear and all changes to a previous approval must be evaluated, reviewed and approved by the Commission or staff before execution. This was not the case.

It is staff opinion that the porch must be rebuild and new siding that matches the historic one in profile and material should be installed in place.

Application



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

07-31-2014 011248

APPLICATION # _____

OWNER'S NAME: David Graham DATE: 07/30/14

OWNER'S ADDRESS: 629 Elizabeth Street PHONE #: 305-799-0725

APPLICANT'S NAME: Thomas Kelly PHONE #: 304-1984

APPLICANT'S ADDRESS: 19141 Rocky Road, Sugarloaf Key, Fl 33042

ADDRESS OF CONSTRUCTION: 629 Elizabeth Street # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Remove front 5'-0" porch roof and columns and replace with same.
 Remove siding at side elevations and replace with wood lap siding.
AFTER THE FACT

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: 07/31/14

Applicant's Signature: *Thomas Kelly*

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

Over: KEY WEST Type: 10 Draw: 100
 Date: 7/31/14 Receipt No: 1004
 2014 100 Staff Use Only
 * BUILDING PERMITS-NEW
 PT Date: 1.00 \$100.00
 Trans number: 36137 \$1
 CK CHECK Staff Approval \$100.00
 Trans date: 7/31/14 Time: 16:51:45
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Home is listed as contributing frame vernacular house built
1900. Guidelines for siding
Guidelines for entrances/porches
Ordinance for demolition of historic/
contributing structures*

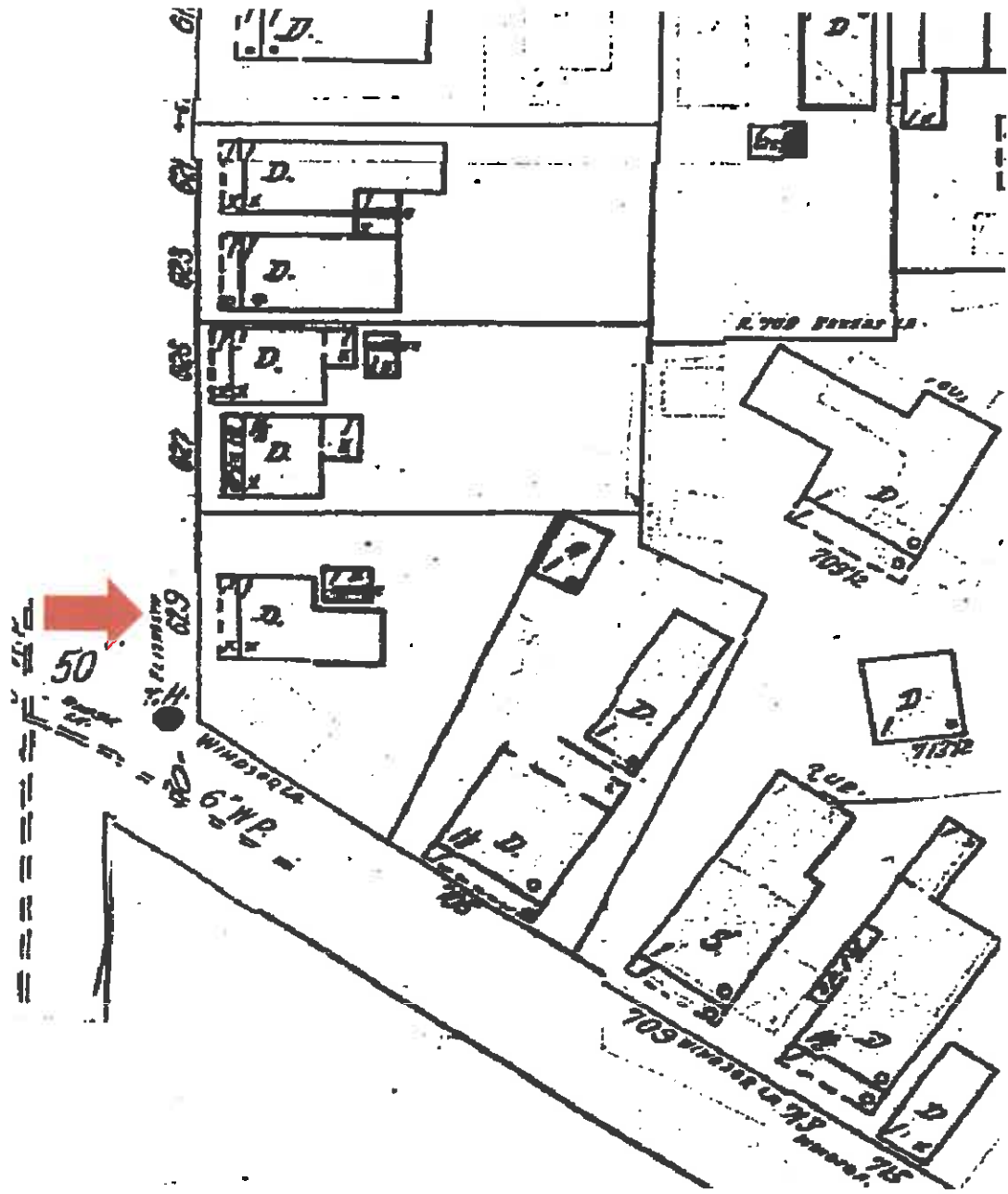
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

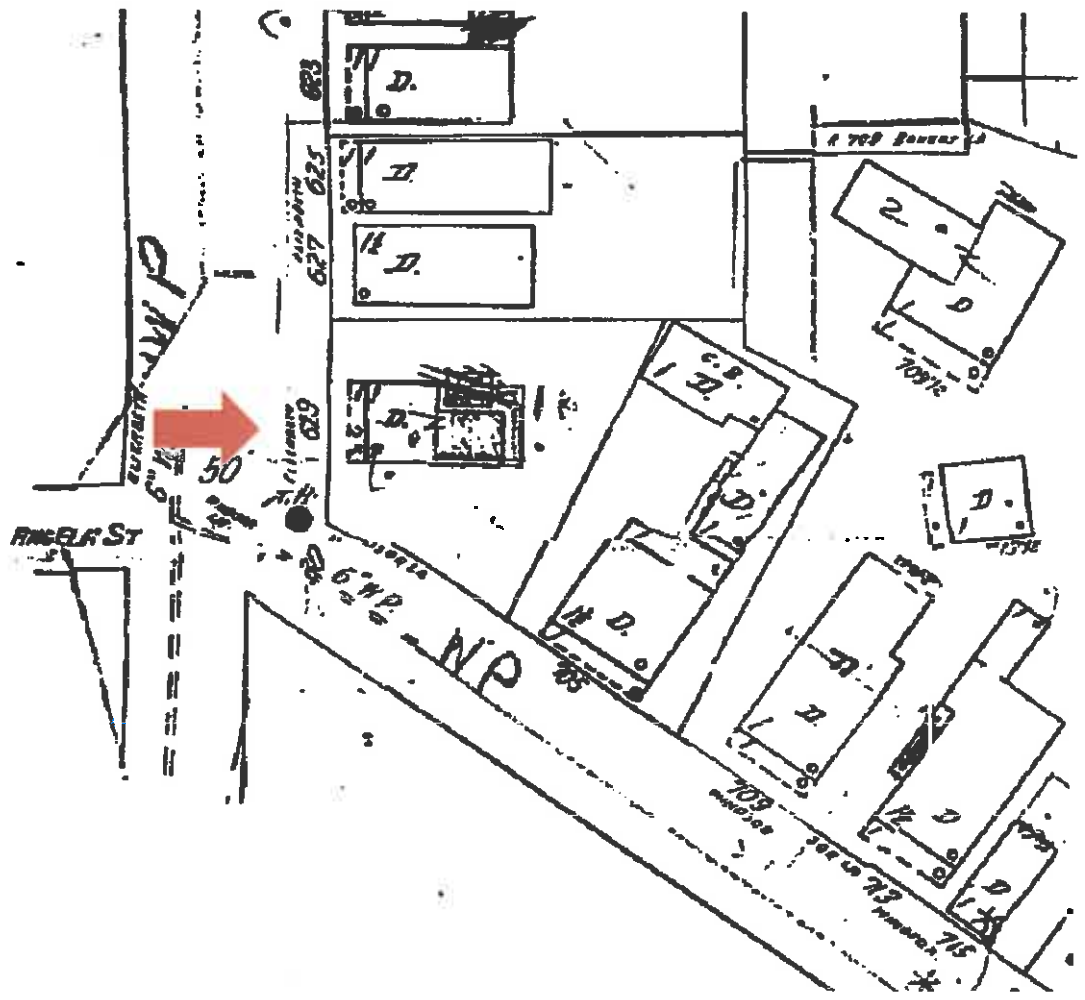
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#629 Elizabeth Street Sanborn map 1948



#629 Elizabeth Street Sanborn map 1962

Project Photos



#629 Elizabeth Street. Monroe County Library photo circa 1965







07/15/2014 05:07



07/15/2014 05:06

**Project Photos
Before Construction**





PINWOOD
GENERAL
CONTRACTOR
EST. 1980
• New Construction
• Remodels & Additions
• Baths & Kitchens
• Decks & Sun Walls
305-872-2033
www.pinewoodkeysbuilders.com

6
2
9













Previous Approved Plans

a L 1012271 Commission Approved



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS 22-2013 011850
APPLICATION #

OWNER'S NAME: **David Graham** DATE: **11/22/13**

OWNER'S ADDRESS: **1621 Bay Road, Apt. 1208, Miami Beach** PHONE #: **828-733-1604**

APPLICANT'S NAME: **Thomas Kelly** PHONE #: **304-1984**

APPLICANT'S ADDRESS: **19141 Rocky Road, Sugarloaf Key, Florida 33042**

ADDRESS OF CONSTRUCTION: **629 Elizabeth Street** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Remove CBS rear addition and construct new wood frame addition.
 Remove metal windows in contributing structure and install wood true divided windows.
 Repair wood lap siding on contributing structure.
 Replace metal window at rear of contributing building with wood door.

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

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

Date: 11/22/13

Applicant's Signature: Thomas Kelly

Required Submittals

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

PT 182858 Line Only
 * BIRTHDAY PERMIT - NEW

Date: 11/22/13 \$150.00
 (pass 11/27/13) 2985467
 CA CRE: 2444 \$125.00

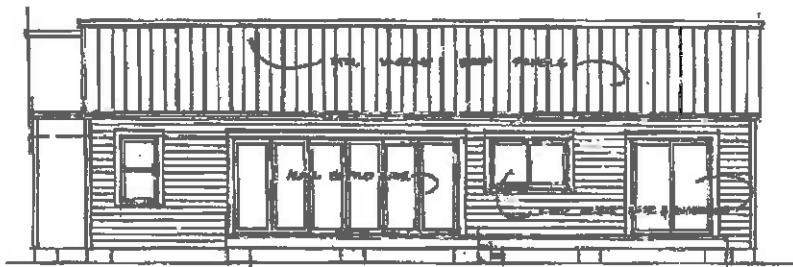
Staff Approval: _____

Trans date: 11/22/13 Files 15188726

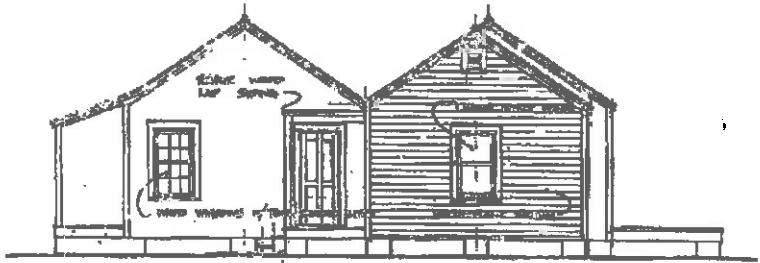
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ARE IN FEET AND INCHES
 1/4" = 1'-0"

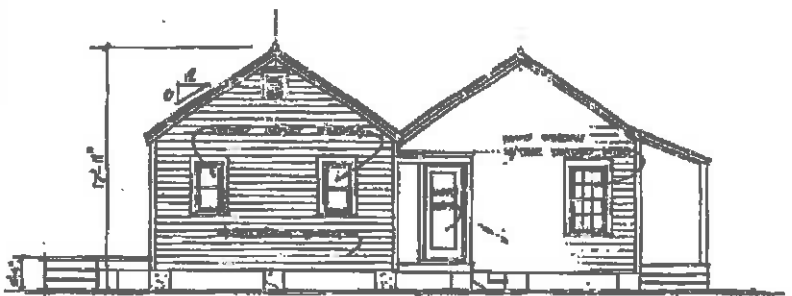


NORTHEAST ELEVATION



SOUTHEAST ELEVATION

NEW WINDOW OF THIS SPECIES LING
 AND NEW DOOR WASHING BY
 APPROX. 1/2" EQUAL.



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

628 ELIZABETH STREET
 INTERIOR ELEVATIONS

DRAWN BY
 INTERIOR

D-2



W
I
N
D
O
R
L
Y

AK 1012271



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 05-21-2014 01:066

OWNER'S NAME: DAVID GRAHAM DATE: 6/24/14

OWNER'S ADDRESS: 629 ELIZABETH ST. PHONE #:

APPLICANT'S NAME: THOMAS KELLY PHONE #: 304 1984

APPLICANT'S ADDRESS: 19141 ROCKY RD., SUGARLOAF KEY, FL. 33042

ADDRESS OF CONSTRUCTION: 629 ELIZABETH ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE CONC. FRONT PORCH & REPLACE W/
WOOD PORCH ON CONC. PIERS

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

less than 30" It is not a structure

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: 6/24/14
Applicant's Signature: Thomas C Kelly

Required Submittals

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

Date: 6/25/14 01:066
 2014
 ST Date: June 26, 2014
 Fee Due: \$ 2499

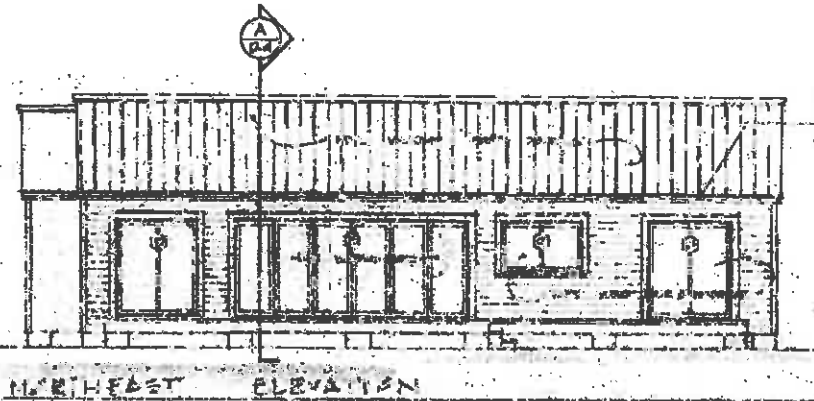
HISTORIC ARCHITECTURAL REVIEW APPLICATION

EMERGENCY EGRESS OPENINGS

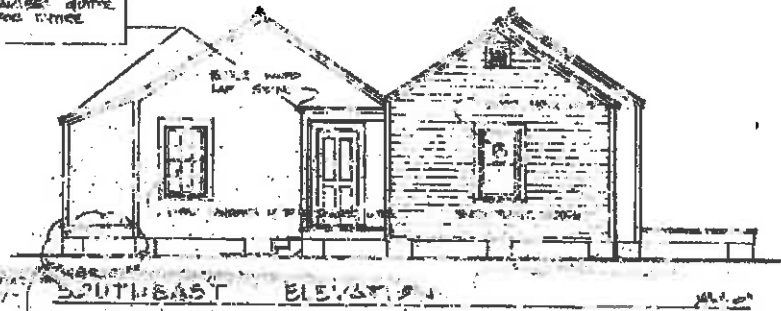
1. Every sleeping room on the first and second floor shall have at least one approved window or outside door approved for emergency egress or rescue. The window shall be operable from the inside to a full clear opening without the use of excessive tools or keys. Where windows are provided, they shall have a sill height of not more than 44" above the floor.
2. Windows not clear opening height = 20" width = 20"
3. Back-swing window from sleeping rooms must have a window not clear opening of not less than 5.7 sq. ft.

EXTERIOR OPENINGS

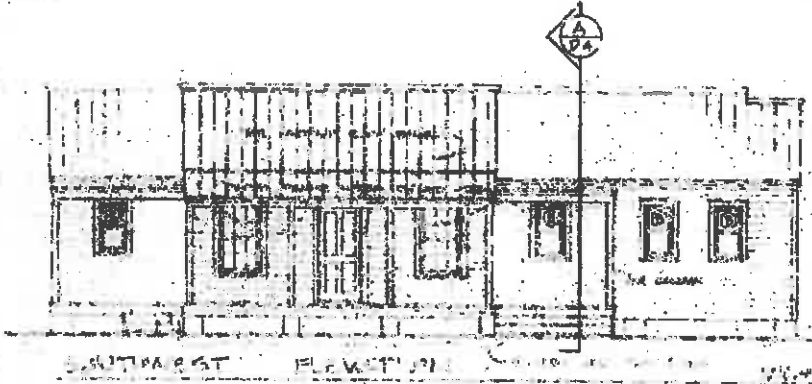
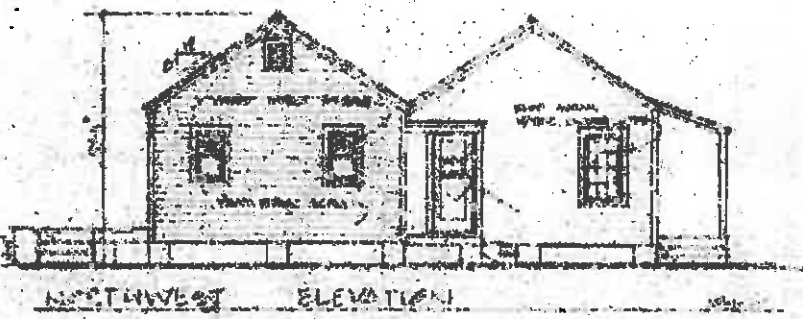
MARK	WIND LOAD	MANUF.	SERIES	GLASS	W x H	DESIGN LOADS	SHUTTER
A	41.9 -44.8	Andersen	400 Series	Impact	36x60	50.0 -50.0	No
B	42.4 -48.0	Andersen	400 Series	Impact	36x60	50.0 -50.0	No
C	40.3 -43.9	PGT Industries	Horz. Slider	Impact	72x42	75.0 -75.0	No
D	38.4 -48.8	Andersen	A-Series	Impact	72x80	50.0 -50.0	No
E	35.8 -39.1	Nana	BI-Fold	Impact	204x80	80.0 -84.4	No



INSTALL TRANSOM ABOVE FRONT PORCH DOOR



KEEP WINDOW TOPS AT LEAST 4 FT ABOVE FINISH GRADE



THOMAS KELLY ARCHITECTURE INC.
 1000 PERRY ROAD - WASHINGTON DC
 • COMMERCIAL ARCHITECTS
 • COMMERCIAL INTERIORS
 2022 749-1100

628 ELIZABETH STREET
 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

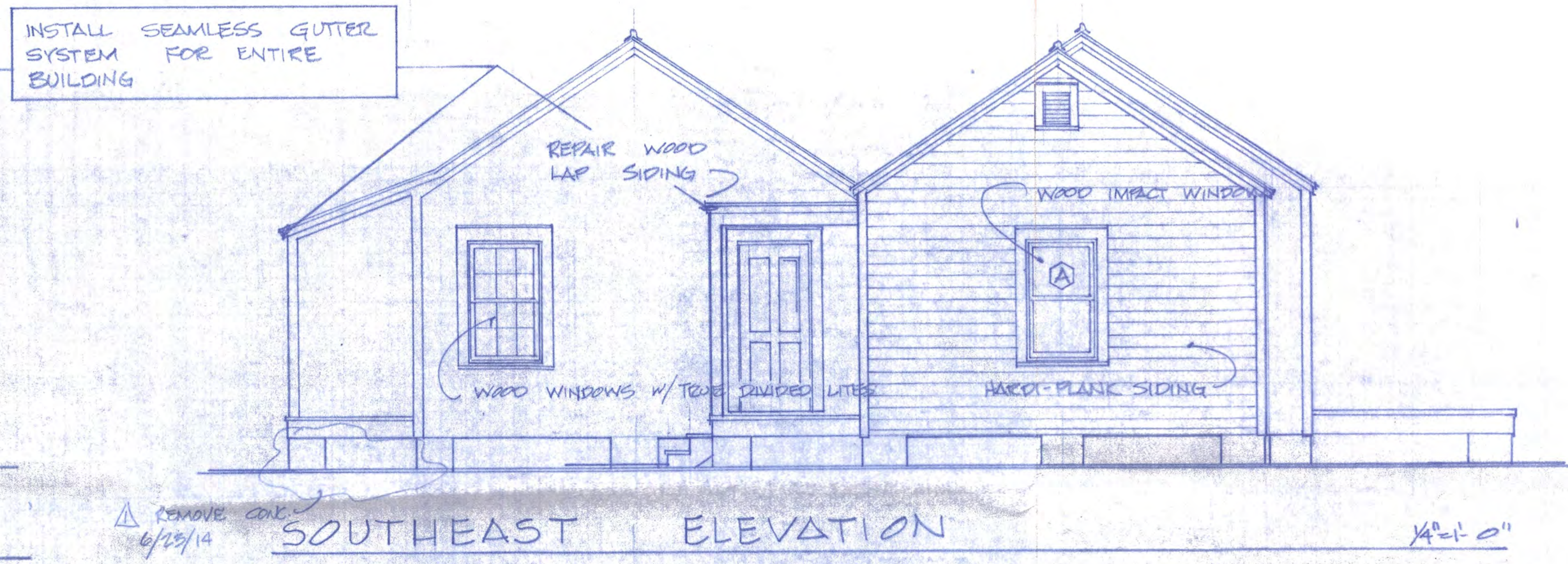
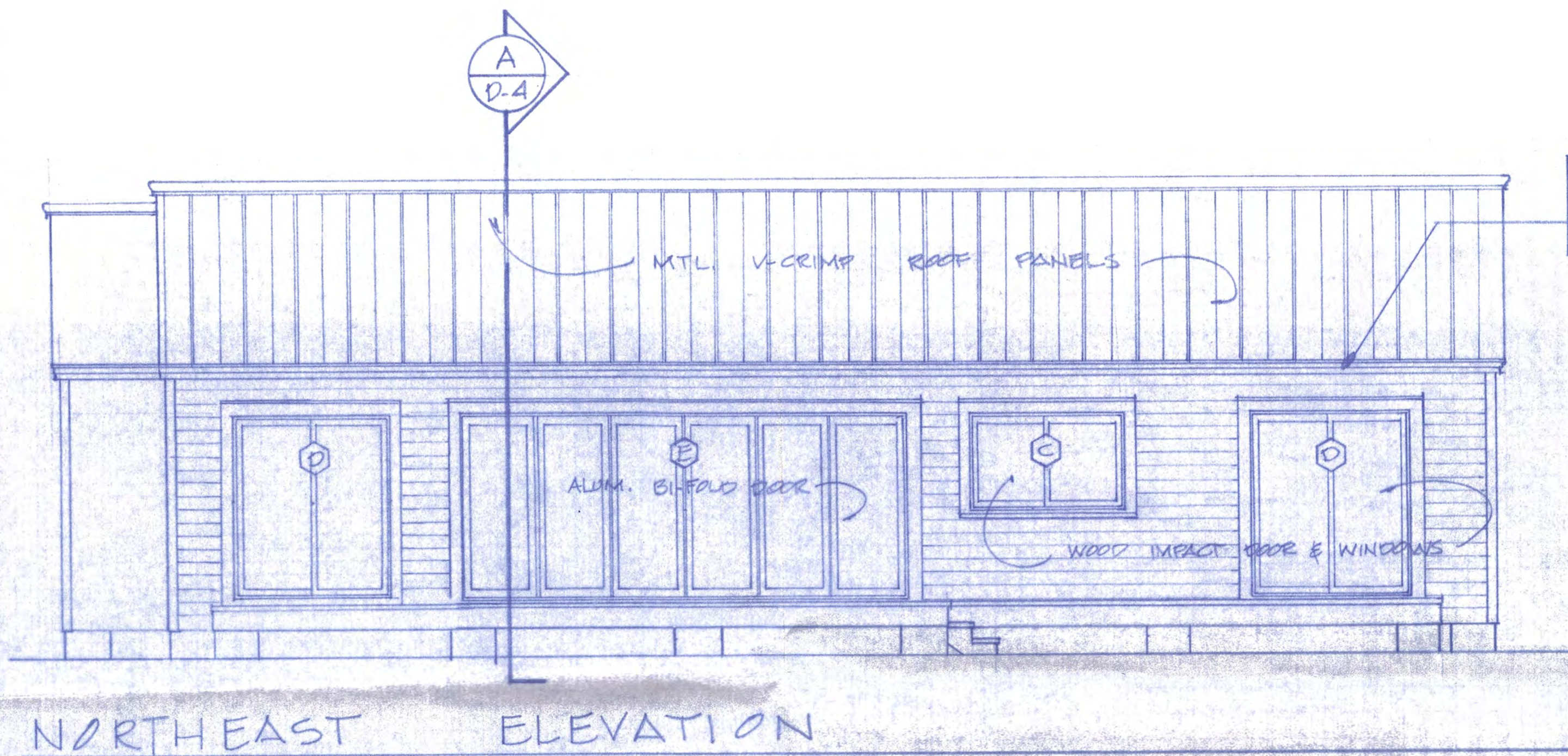
D-2

Proposed design

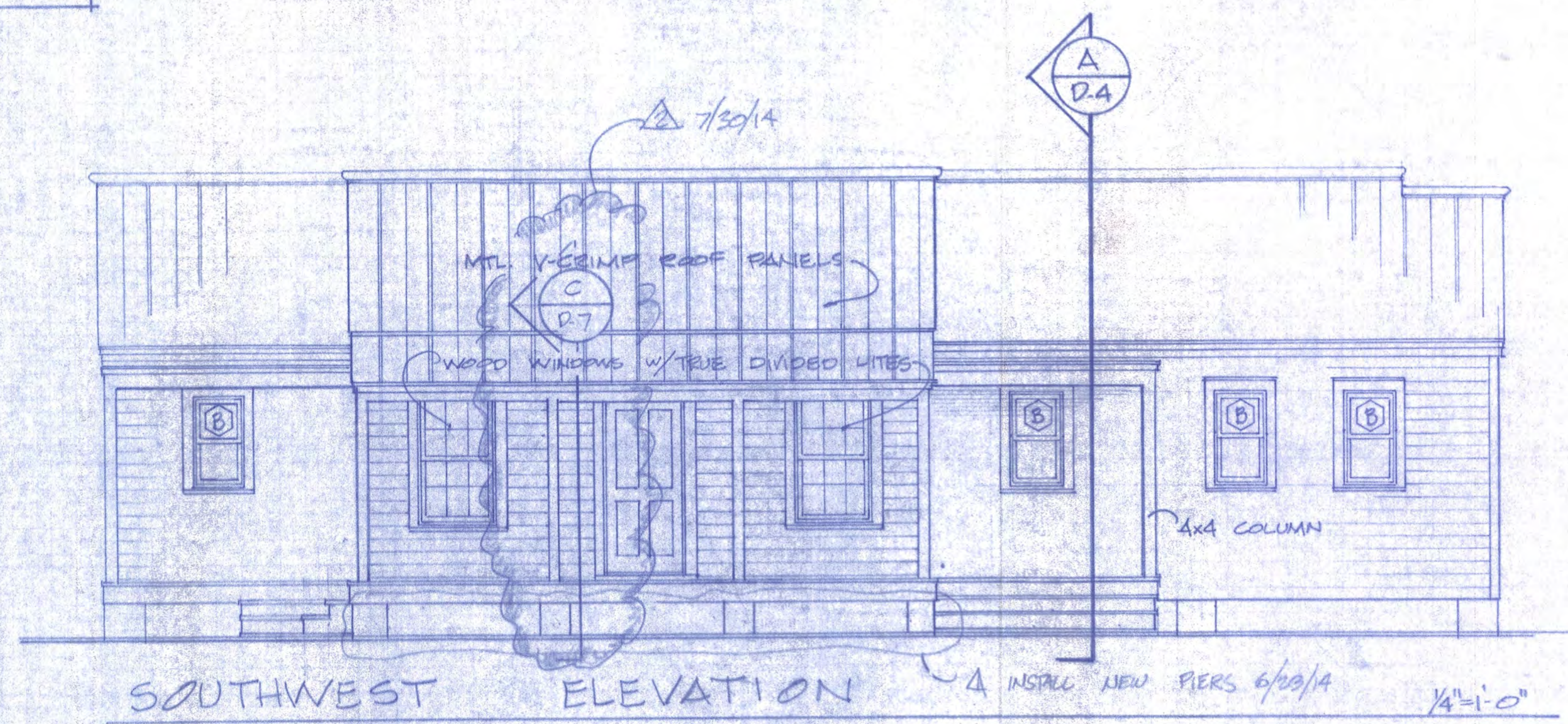
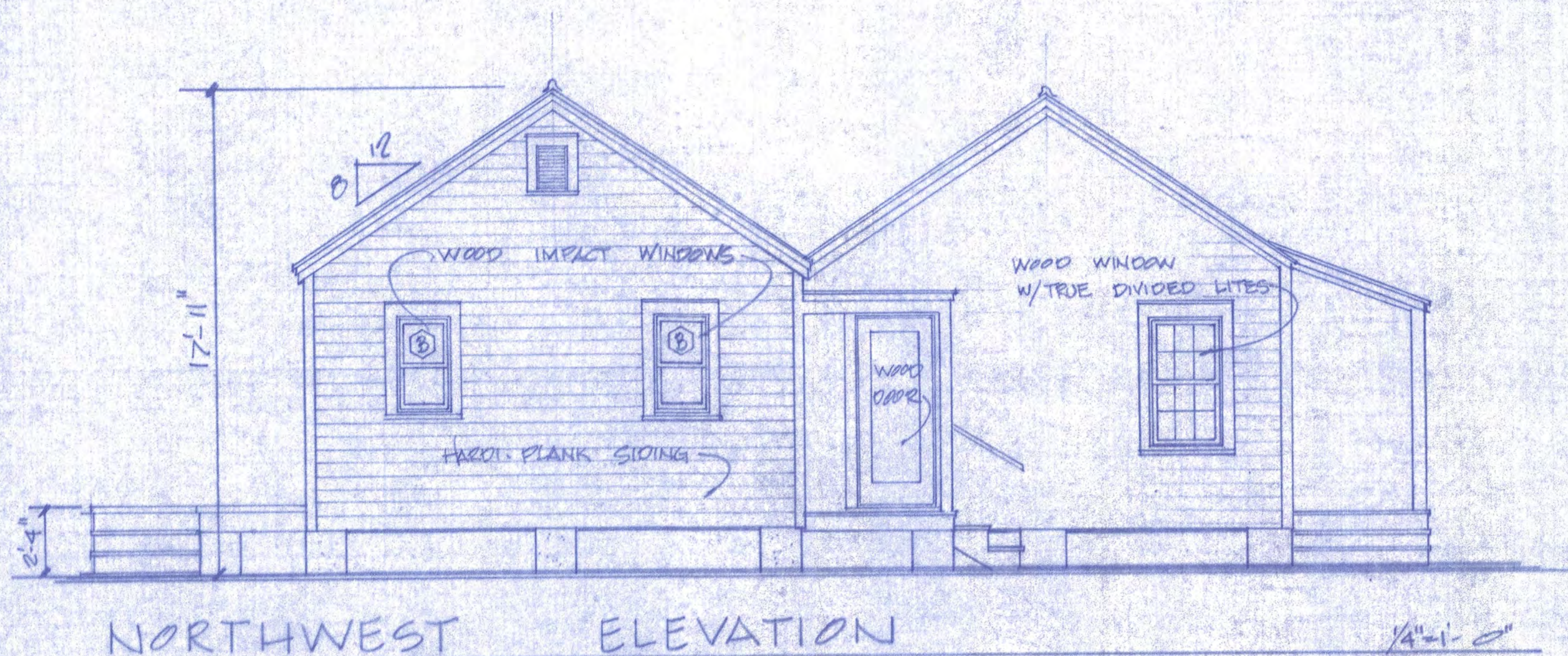
EMERGENCY EGRESS OPENINGS

1. Every sleeping room on the first and second floor shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools or keys. Where windows are provided, they shall have a sill height of not more than 44" above the floor.
2. Minimum net clear opening height = 24"
width = 20"
3. Each egress window from sleeping rooms must have a minimum net clear opening of not less than 5.7 sq. ft.

EXTERIOR OPENINGS							
MARK	WIND LOAD	MANUF.	SERIES	GLASS	W x H	DESIGN LOADS	SHUTTER
A	41.3 -44.8	Andersen	400 Series	impact	36x60	50.0 -50.0	No
B	42.4 -46.0	Andersen	400 Series	impact	36x60	50.0 -50.0	No
C	40.3 -43.9	PGT Industries	Horz. Slider	impact	72x42	75.0 -75.0	No
D	38.4 -48.8	Andersen	A-Series	impact	72x80	50.0 -50.0	No
E	35.6 -39.1	Nana	Bi-Fold	impact	204x80	80.0 -84.4	No



WOOD WINDOW W/ TRUE DIVIDED LITES AND WOOD IMPACT WINDOWS BY MARVIN OR EQUAL.



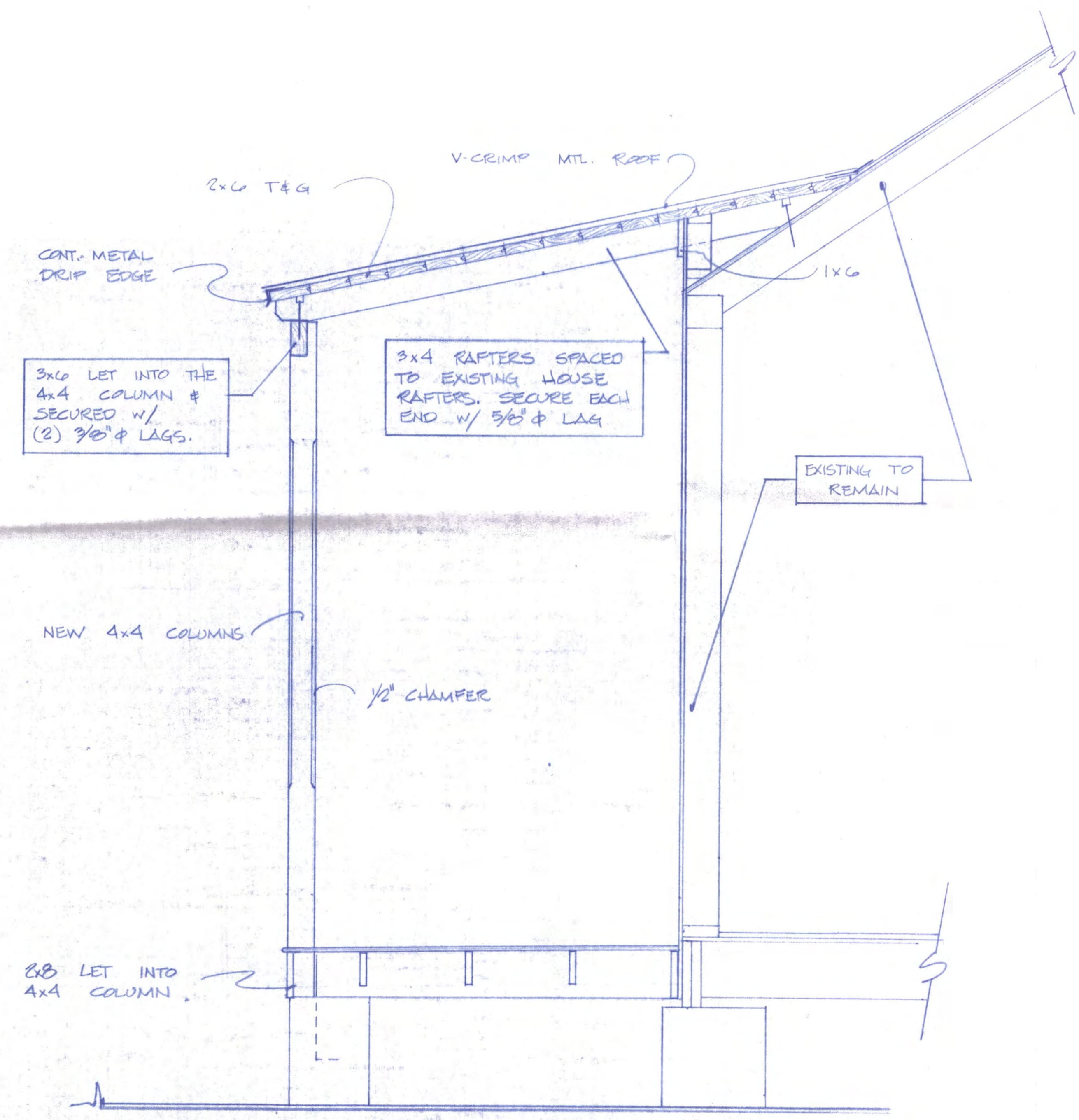
THOMAS KELLY ENTERPRISES INC.
19141 ROCKY ROAD - SUGARLOAF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 745-1100

628 ELIZABETH STREET
EXTERIOR ELEVATIONS

DRAWN: TCK
DATE: 08/22/13
6/23/14

SHEET NUMBER
D-2
OF 5

KEY WEST



SECTION @ PORCH

1 1/2" = 0" C

KEY WEST

629 ELIZABETH STREET
SECTION at PORCH

DRAWN: TCK
DATE: 07/30/14

SHEET NUMBER
D-7
OF 7

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD FRONT PORCH. REPLACE LAP SIDING WHERE REMOVED. AFTER THE FACT DEMOLITION OF FRONT PORCH AND REMOVAL OF SIDING
FOR- #629 ELIZABETH STREET**

Applicant-Thomas Kelly

Application # H14-01-1248

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared THOMAS KELLY, 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: 629 ELIZABETH STREET on the 17 day of AUGUST, 20 14.

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 AUGUST 27, 20 14.

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 H14-01-1248

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

Signed Name of Affiant:

Thomas Kelly
Date: 8/18/14
Address: 19141 ROCKY RD.
City: SUGARLOAF KEY
State, Zip: FL. 33042

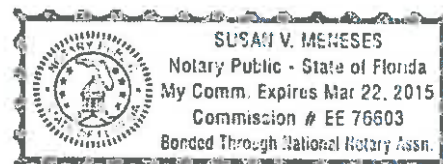
The forgoing instrument was acknowledged before me on this 18 day of August, 20 14.

By (Print name of Affiant) Thomas Kelly who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Susan V. Meneses
Print Name: Susan V. Meneses

Notary Public - State of Florida (seal)
My Commission Expires: _____







**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: 1012271 Parcel ID: 00011940-000000

Ownership Details

Mailing Address:
629 ELIZABETH STREET LLC
1621 BAY RD APT 1208
MIAMI BEACH, FL 33139-3266

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 629 ELIZABETH ST KEY WEST
Legal Description: KW PT LOT 4 SQR 59 WW-361 PT OF TR 5 OR350-72/73 COUNTY JUDGES SERIES 3M4 OR1297-785AFF
Description: OR1317-832/833/834/835D/C OR2012-1375/76F/IJ OR2162-1816ORD OR2318-1459/60 OR2329-309/10 OR2329-311/12 OR2342-1072/73 OR2359-1353 OR2620-150/51 OR2620-152/53 OR2675-388/89

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	0	3,697.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 819
Year Built: 1900

Building 1 Details

Building Type R1
Effective Age 80
Year Built 1900
Functional Obs 0

Condition P
Perimeter 120
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 72
Grnd Floor Area 819

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

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

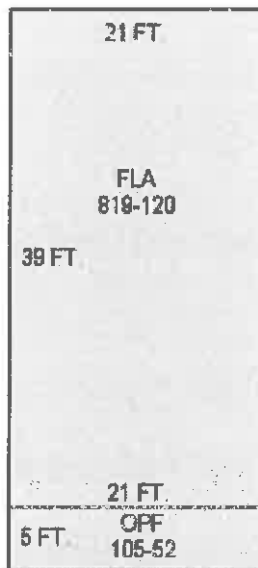
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

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:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1987	N	N	0.00	0.00	819
2	OFF	12:ABOVE AVERAGE WOOD	1	1987	N	N	0.00	0.00	105

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	684 SF	0	0	1964	1965	1	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B950533	02/01/1995	10/01/1995	800		REPL SIDING ON RITE SIDE

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
2014	19,310	479	407,268	427,057	427,057	0	427,057
2013	41,302	479	351,842	393,623	319,872	0	393,623
2012	42,145	479	248,169	290,793	290,793	0	290,793
2011	42,145	479	239,542	282,166	282,166	0	282,166
2010	72,949	479	302,372	375,800	375,800	0	375,800
2009	81,343	479	459,605	541,427	541,427	0	541,427
2008	75,020	479	528,675	604,174	604,174	0	604,174
2007	112,530	427	403,304	516,261	516,261	0	516,261
2006	243,270	427	286,995	530,692	530,692	0	530,692
2005	193,071	427	259,806	453,304	453,304	0	453,304
2004	158,576	427	226,575	385,578	385,578	0	385,578
2003	126,140	427	105,735	232,302	232,302	0	232,302
2002	120,689	427	84,588	205,704	205,704	0	205,704
2001	94,782	427	84,588	179,797	123,963	25,000	98,963
2000	97,941	806	51,357	150,104	105,678	25,000	80,678
1999	77,405	637	57,399	135,441	96,469	25,000	71,469
1998	67,927	559	57,399	125,885	94,950	25,000	69,950
1997	61,608	507	51,357	113,472	93,363	25,000	68,363
1996	42,652	351	51,357	94,360	90,644	25,000	65,644
1995	38,861	0	51,357	90,218	88,434	25,000	63,434
1994	34,753	0	51,357	86,110	86,110	25,000	61,110
1993	34,753	0	51,357	86,110	86,110	25,000	61,110
1992	34,873	0	51,357	86,230	86,230	25,000	61,230
1991	34,873	0	51,357	86,230	86,230	25,000	61,230
1990	21,238	0	40,028	61,266	61,266	24,506	36,760
1989	17,552	0	39,273	56,825	56,825	22,730	34,095
1988	15,321	0	34,742	50,063	50,063	20,025	30,038
1987	15,125	0	22,506	37,631	37,631	15,052	22,579
1986	15,209	0	21,751	36,960	36,960	0	36,960
1985	14,735	0	12,295	27,030	27,030	25,500	1,530

1984	13,748	0	12,295	26,043	26,043	25,500	543
1983	13,748	0	12,295	26,043	26,043	25,000	1,043
1982	14,025	0	12,295	26,320	26,320	25,000	1,320

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
3/13/2014	2675 / 388	100	QC	11
3/18/2013	2620 / 152	100	QC	11
3/18/2013	2620 / 150	380,000	WD	19

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