



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2017

Applicant: Gavin Scarbrough, Architect

Application Number: H17-03-0026

Address: #807 Elizabeth Street

Description of Work:

Removal of non-historic rear deck.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The rear yard abuts Galveston Lane. According to records, the eyebrow house was built circa 1889. By contrasting all Sanborn maps, the rear portion of the house was altered before 1948. In recent years, a wood deck was attached to the rear of the house. The front portion of the house still have historic windows. The site has dense foliage on the front and rear yards.

**Ordinance Cited on
Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of a non-historic wood deck attached to the rear façade of the house. Since the element in question is non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for

demolitions: The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the removal of a non-historic rear wood deck will not jeopardize the historic character of the neighborhood.

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

The proposed deck in question is not historic.

- (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.*

The non-historic rear wood deck is not significant or important in defining the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the wood deck will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations.

If approved, this will be the first and only reading for demolition of the rear wood deck.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER H17-03-20		BUILDING PERMIT NUMBER ---	INITIAL & DATE SP/11/10
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	807 Elizabeth	# OF UNITS
RE # OR ALTERNATE KEY:	00019090-000000	
NAME ON DEED:	807 Elizabeth Trust	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
CONTRACTOR COMPANY NAME:	Reef Construction	PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope, PA	PHONE NUMBER 305-296-3611
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$ _____

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Renovations including ~~new wood doors & windows~~ ^{restore doors + windows} in historic portion of house, new aluminum doors & windows at rear elevation, paint historic house and additions white, Replace non-historic siding on side of rear addition with new wood PT siding and hardieplank siding on rear of addition, new rear porch to replace existing deck, pool, pool deck, pool equipment & heater, ac equipment, new 6'0" side yard picket fencing as per drawings, remove interior flooring and repair & replace structure as required, new "v" crimp roofing.

Printed name of property owner or licensed contractor.	Signature.
--	------------

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced _____ as identification.

Official Use Only:

11/012/14467 x

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF OVER TEAR OFF REPAIR AWNING

5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE

POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS

A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE

SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofknoxwest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Renovations including new wood doors & windows in historic portion	of house, new aluminum doors & windows at rear	elevation, paint historic house and additions white, Replace
non-historic siding on side of rear addition with new wood PT siding and	hardieplank siding on rear of addition, new rear porch	to replace existing deck, pool, pool deck, pool equipment
& heater, ac equipment, new 6'0" side yard picket fencing as	per drawings, remove interior flooring and repair	& replace structure as required, new "v" crimp roofing.

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Open: KEYNEFC Type: EP
 Date: 5/31/17 12:00:00
 2017 300006
 FT BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3103291
 EX QREQ: 34651 \$370.00
 Trans date: 5/31/17 Time: 16:02:21

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>House is listed as contributing.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

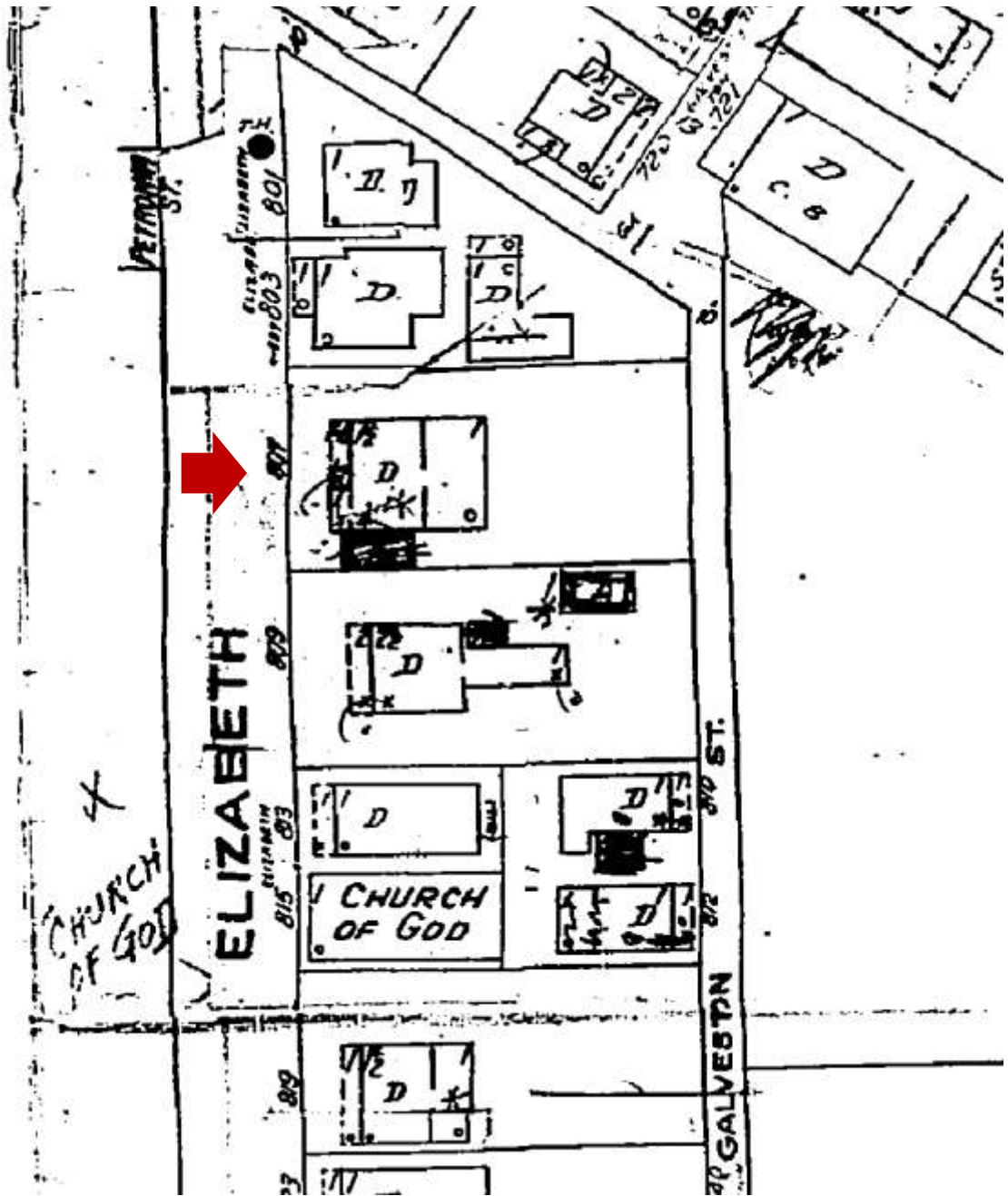
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

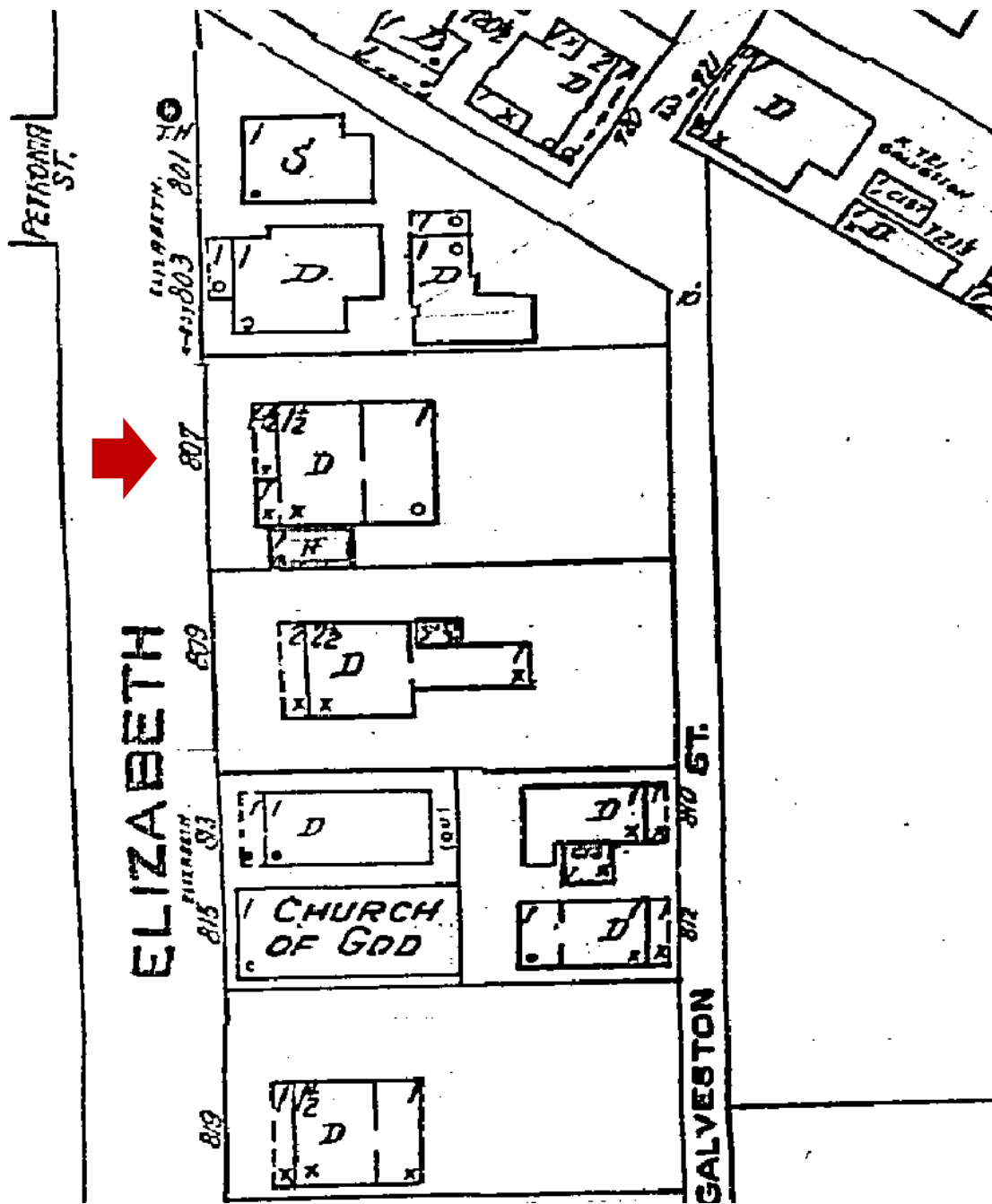
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

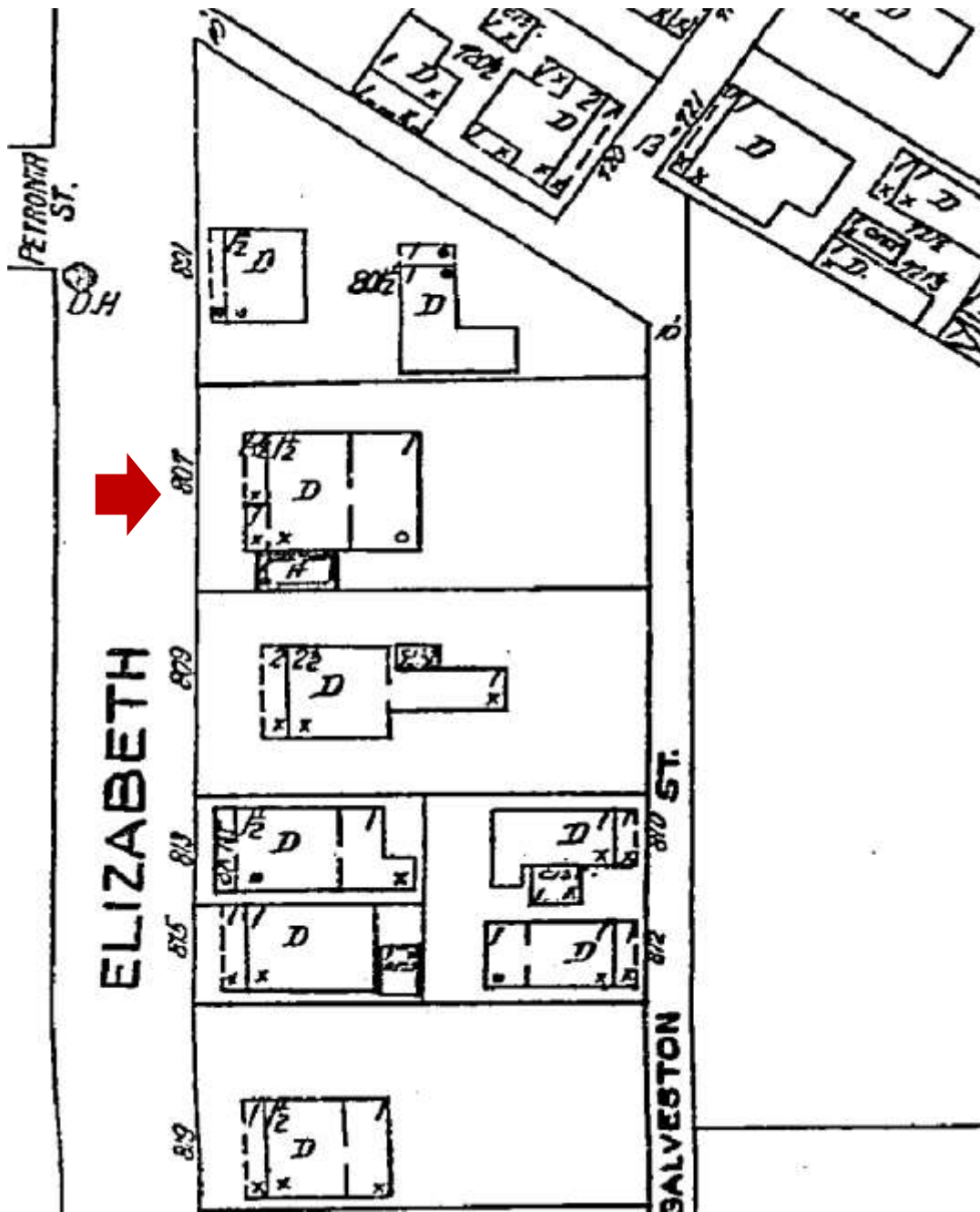
SANBORN MAPS



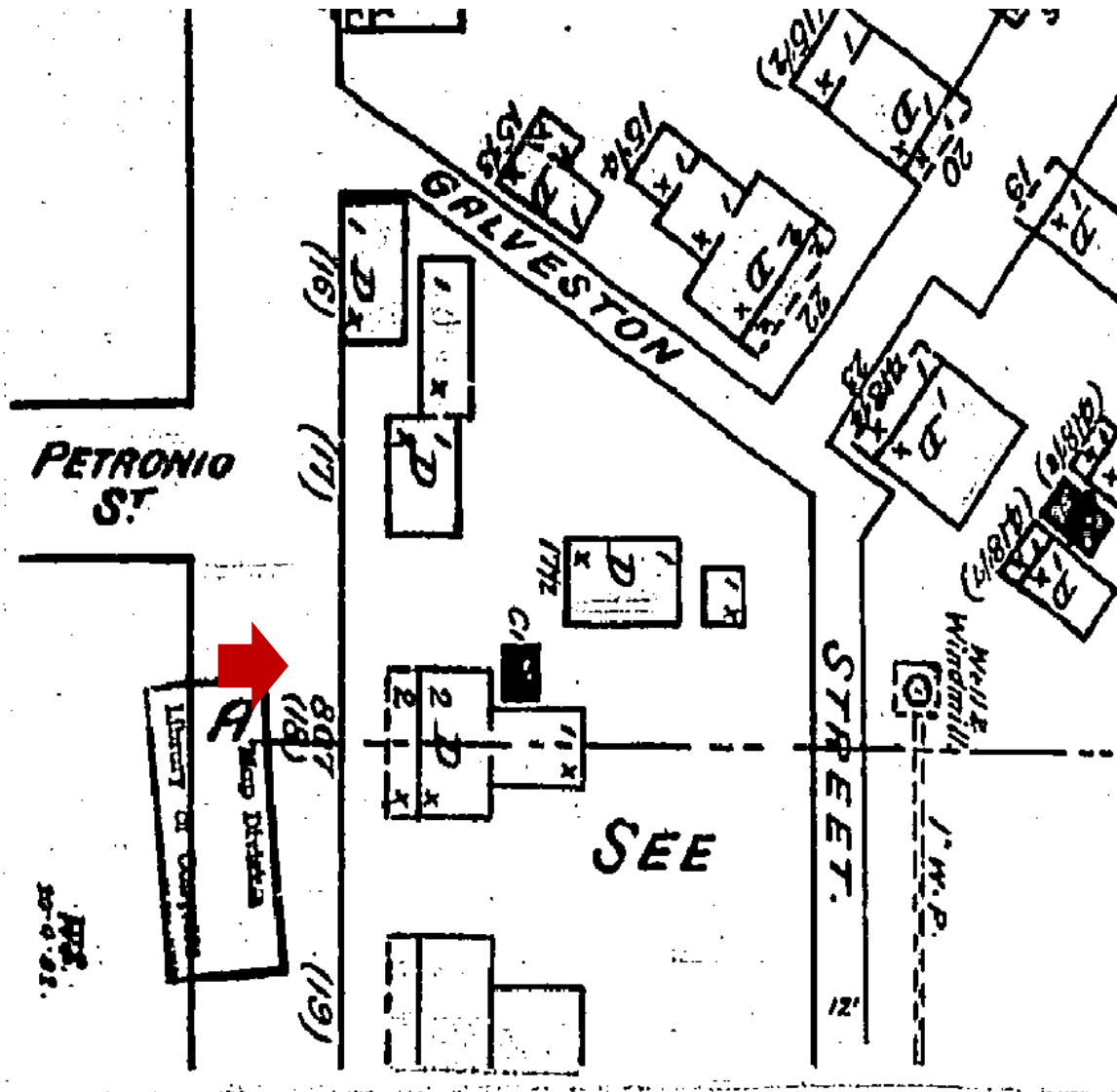
#807 Elizabeth Street 1962 Sanborn Map



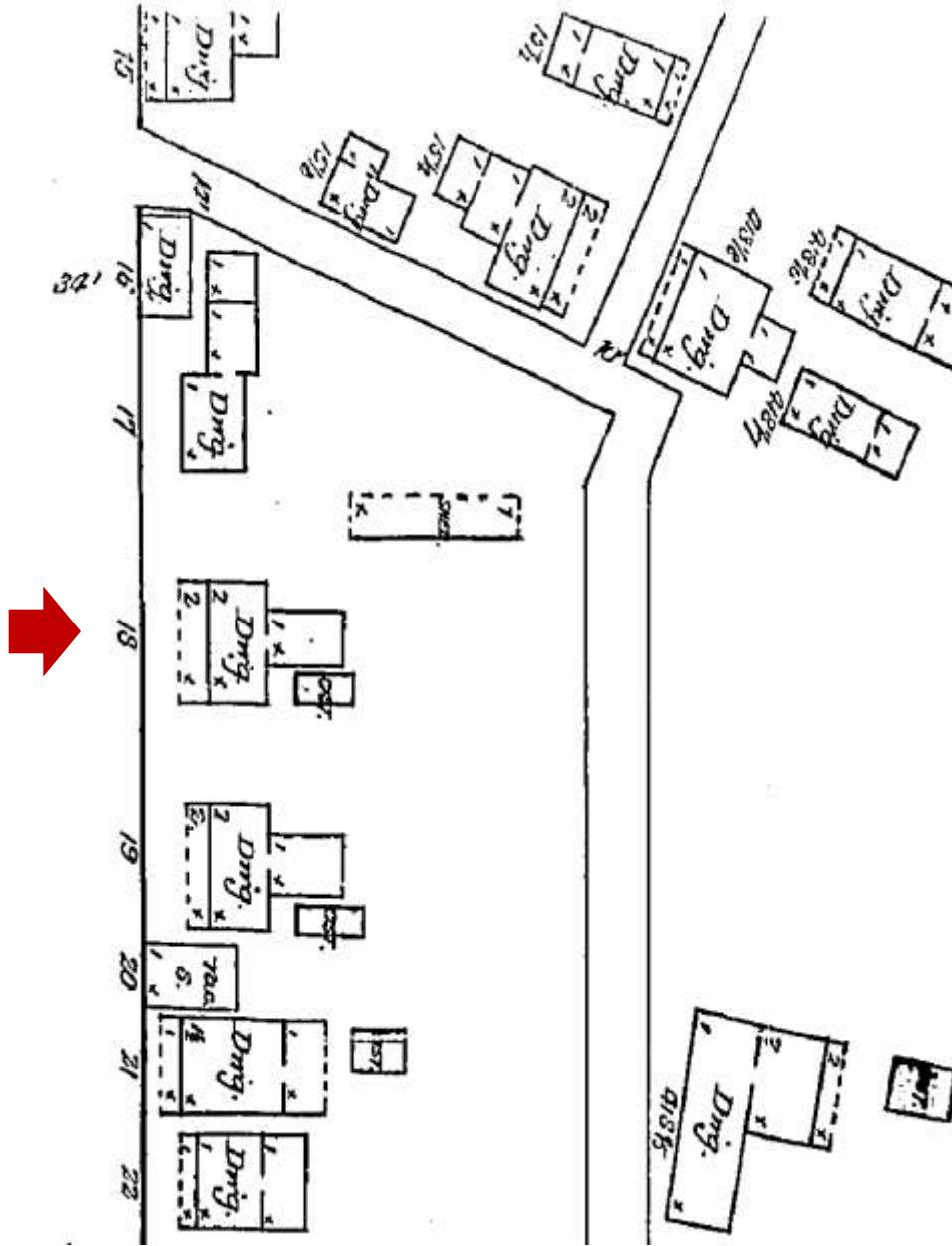
#807 Elizabeth Street 1948 Sanborn Map



#807 Elizabeth Street 1926 Sanborn Map



#807 Elizabeth Street 1892 Sanborn Map



#807 Elizabeth Street 1889 Sanborn Map

PROJECT PHOTOS



807 Elizabeth Street circa 1965. Monroe County Library.



809 Elizabeth Street circa 1965. Towards the left 807 Elizabeth Street. Monroe County Library.





















SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON THE DEED CALL OF
S20°00'00"E ALONG THE WEST
LINE OF LOT 29 (THE
EASTERLY RW LINE OF
ELIZABETH STREET.






ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
807 ELIZABETH STREET,
KEY WEST, FL 33040

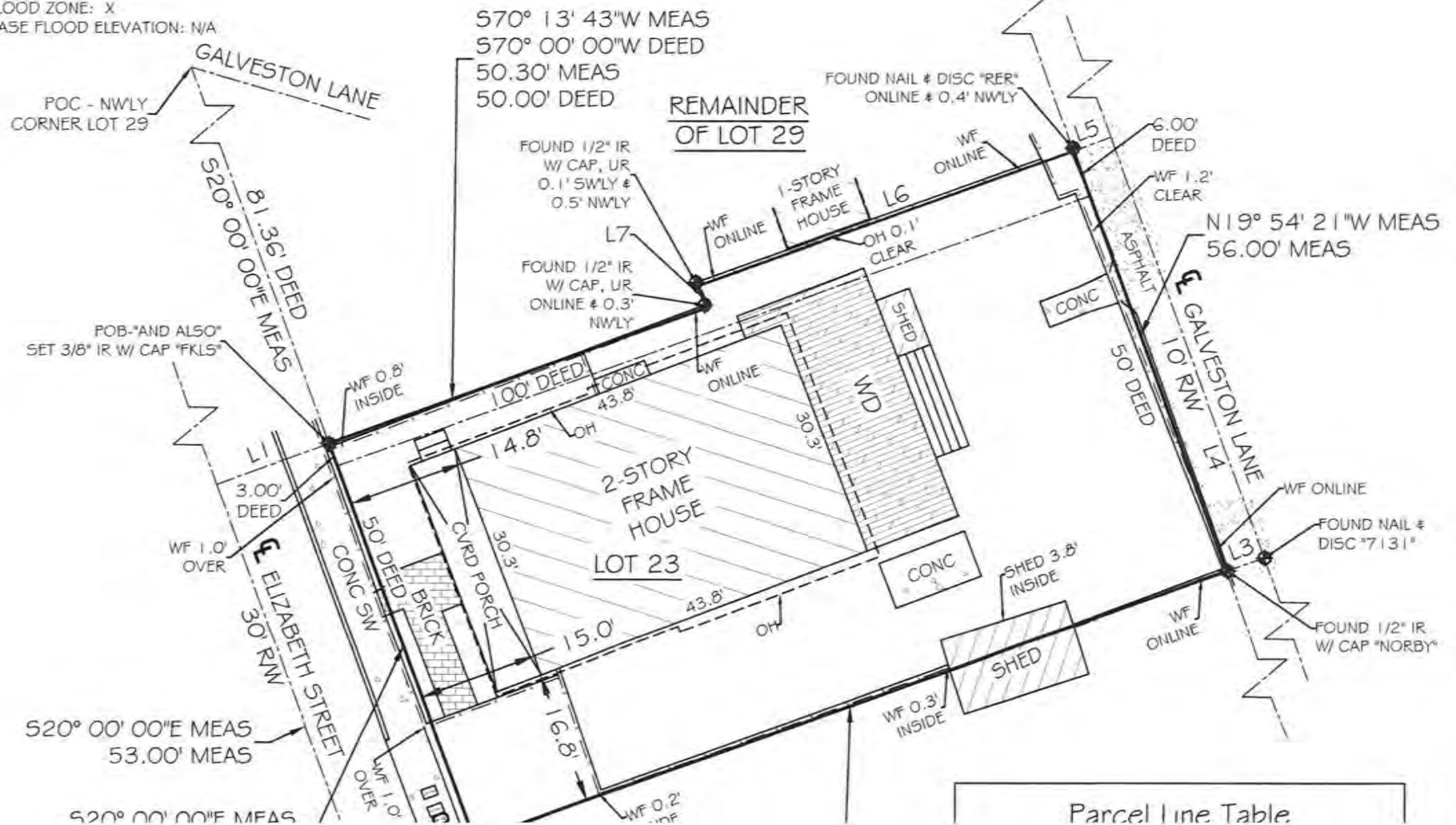
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

LEGEND

-  - WATER METER
-  - SANITARY SEWER CLEAN OUT
-  - MAILBOX
-  - WOOD POWER POLE
-  - CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 06-T685-R25E



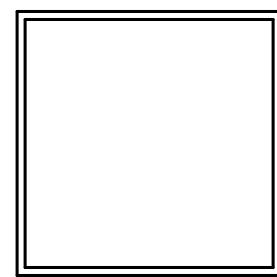
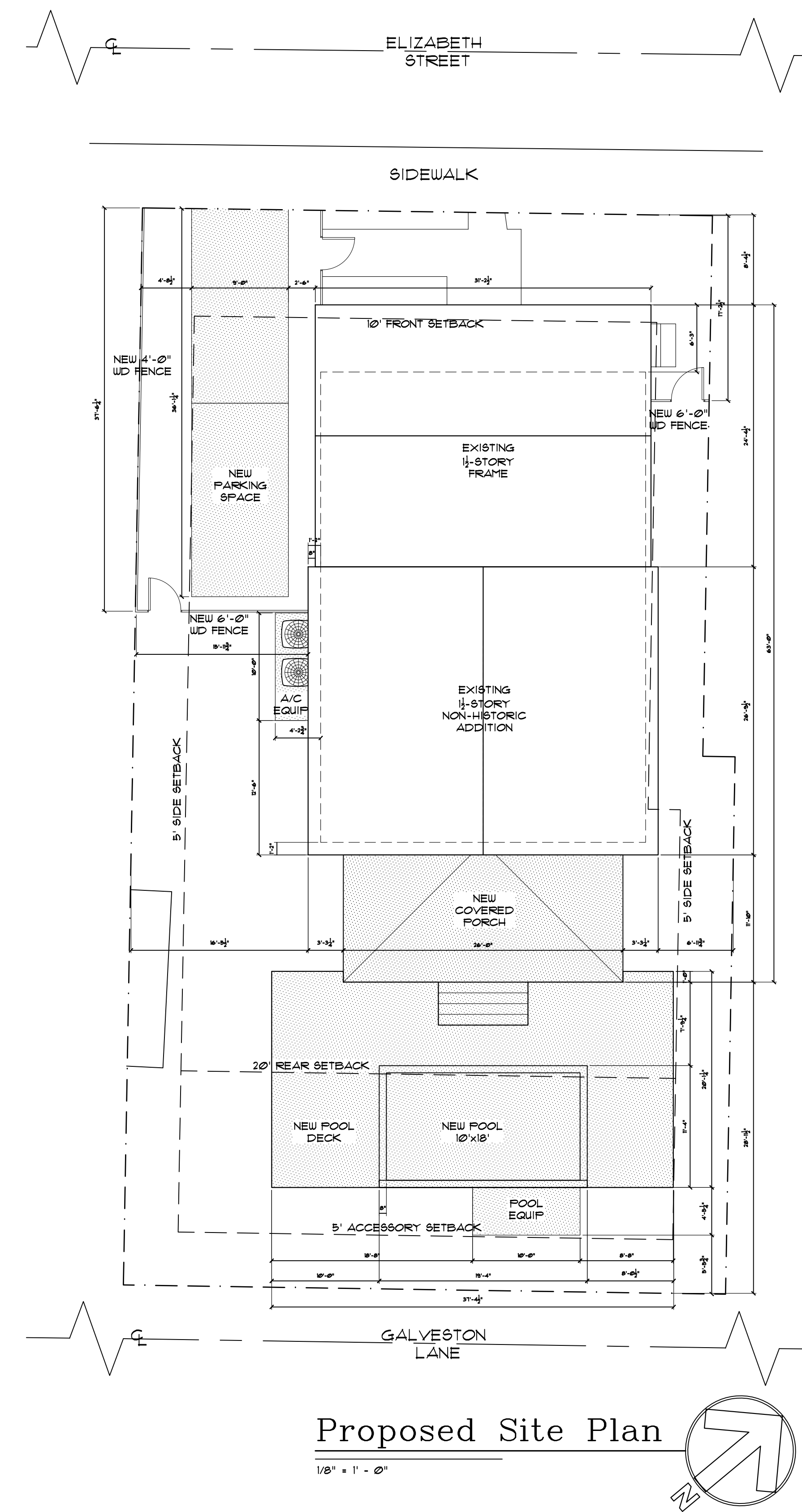
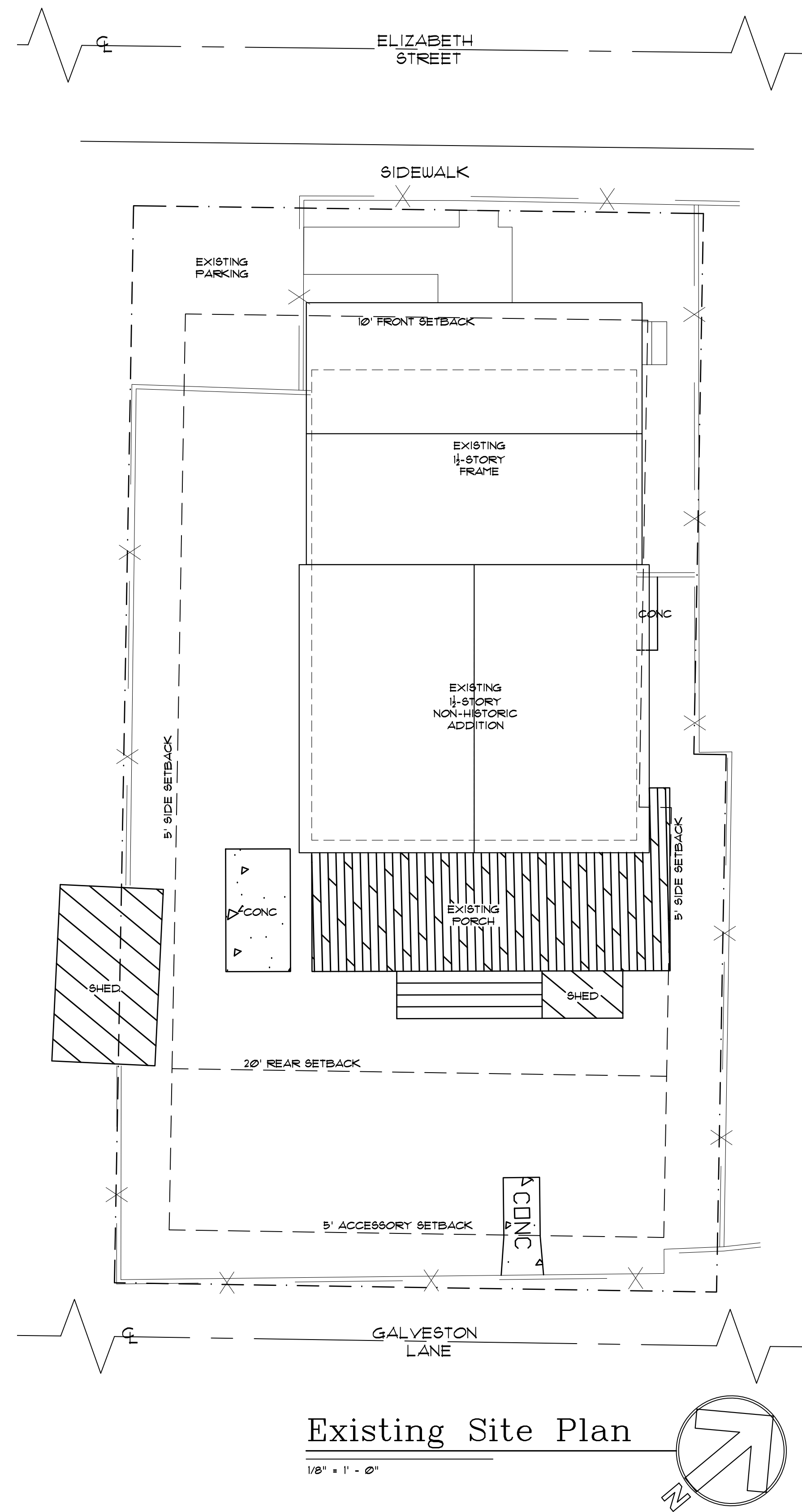
Parcel Line Table

PROPOSED DESIGN

807 Elizabeth Street

807 Elizabeth Street			
Zoning		HHDR	
Flood Zone		X	
Design Flood Elevation		N/A	
Site Area		5,464	
Max Lot Coverage	50%	2,731.9	
Max Impervious Area	60%	3,278.2	
Min Open Space Ratio			
	Max	Existing	Proposed
Height	30'	21'-4"	21'-4"
Setbacks			
Front	10'	8'-4"	8'-4"
Rear	20'	25'-3"	28'-6"
Side (Left)	5'	4'-11"	4'-11"
Side (Right)	5'	16'-0"	16'-0"
	Covered Building Area (SF)	Impervious Area (SF)	
Building Areas	Existing	Proposed	
Building	1,633	2,011	1,940
Site Areas	Existing	Proposed	
Driveway	N/A	268	325
Walkway	N/A	110	110
Pool	N/A	N/A	219
Accessory Structures	N/A	33	-
Slabs	N/A	106	75
Existing Shed Encroachment	N/A	60	60
Pool Deck	N/A	N/A	472
Porch Steps	N/A	68	42
Site Area (SF)	5,464		
Site Area (AC)	0.13		
Total Lot Coverage (SF)	1,633		
Lot Coverage (%)	29.9%		
Total Impervious Area (SF)		2,656	3,243
Impervious Area (%)		48.6%	59.4%
Difference in Impervious			50.7
Proposed Open Space (SF)	#VALUE!		
Proposed Open Space Ratio	#VALUE!		
Flood Elevation Provided		N/A	

SWALE VOLUME:
 GREATER THAN 40% IMPERVIOUS COVERAGE
 25 X 581 SF DISTURBED AREA / 12 = 122 CF



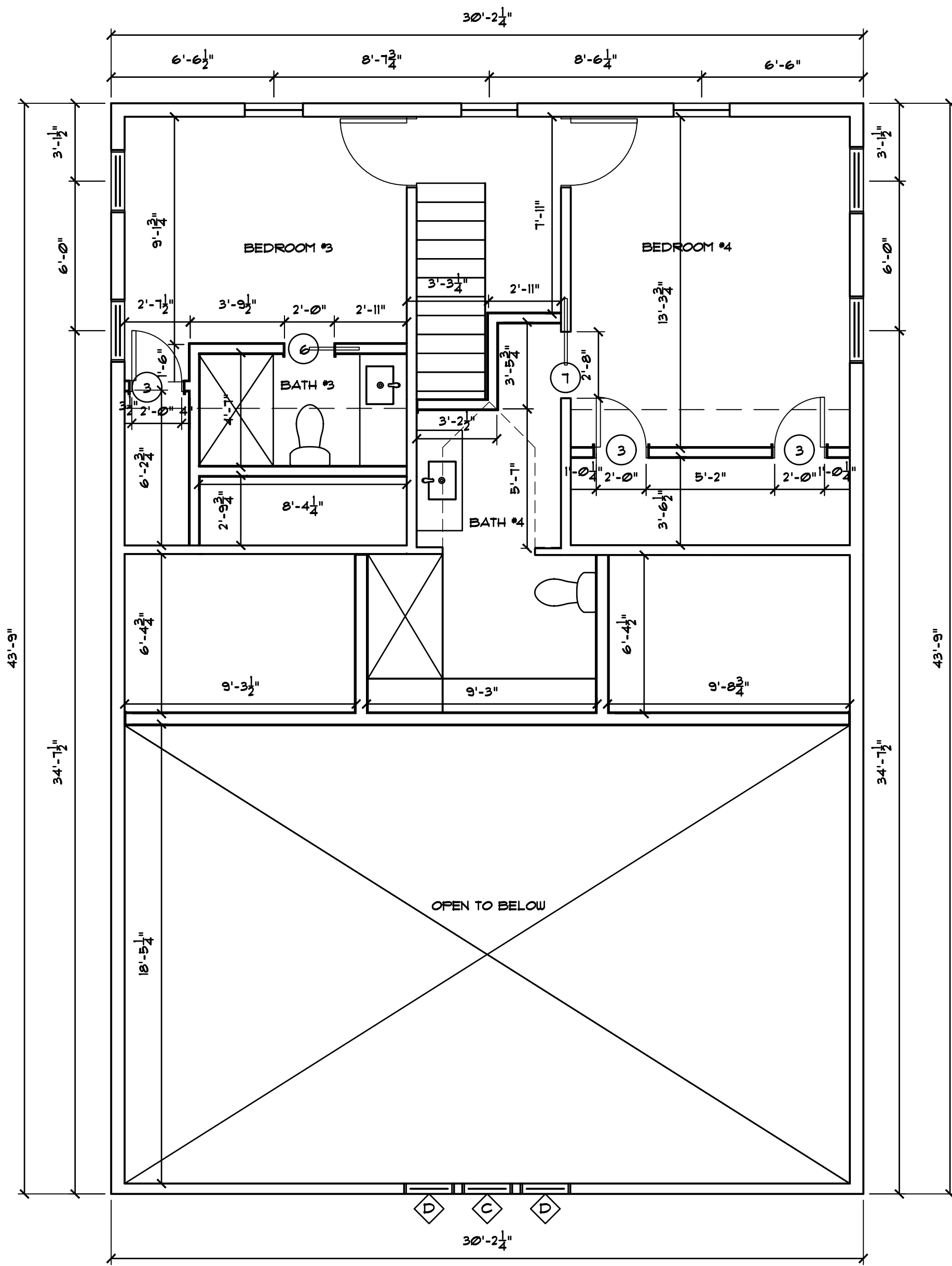
807 Elizabeth St
 Key West, FL

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

date:
 5/30/17
 revision:

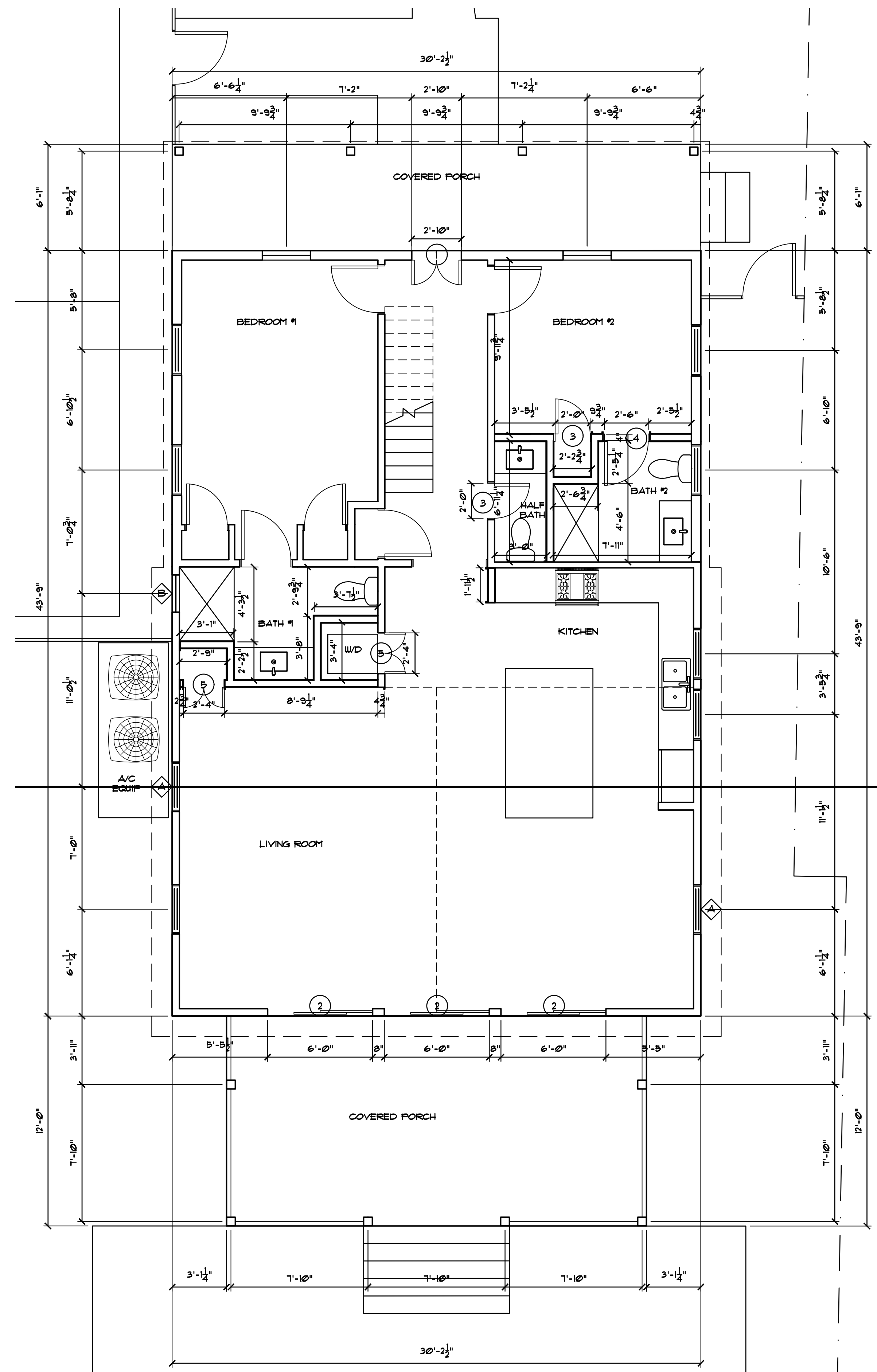
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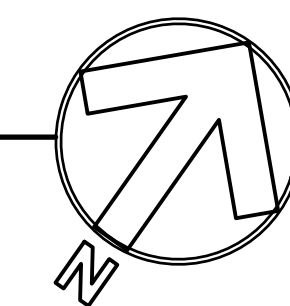
Proposed Second Floor Plan

1/4" = 1' - 0"



Proposed First Floor Plan

1/4" = 1' - 0"



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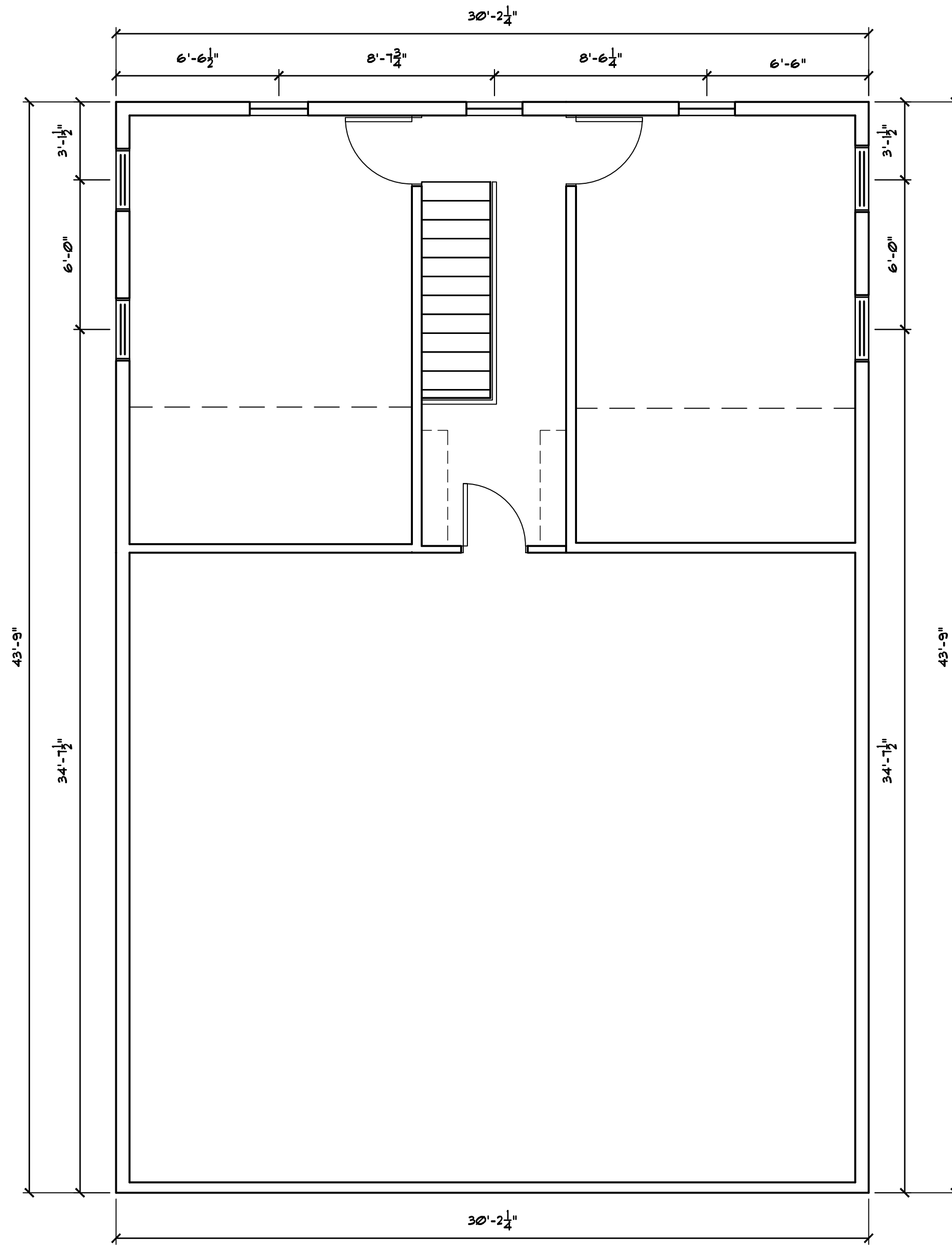
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807 Elizabeth St

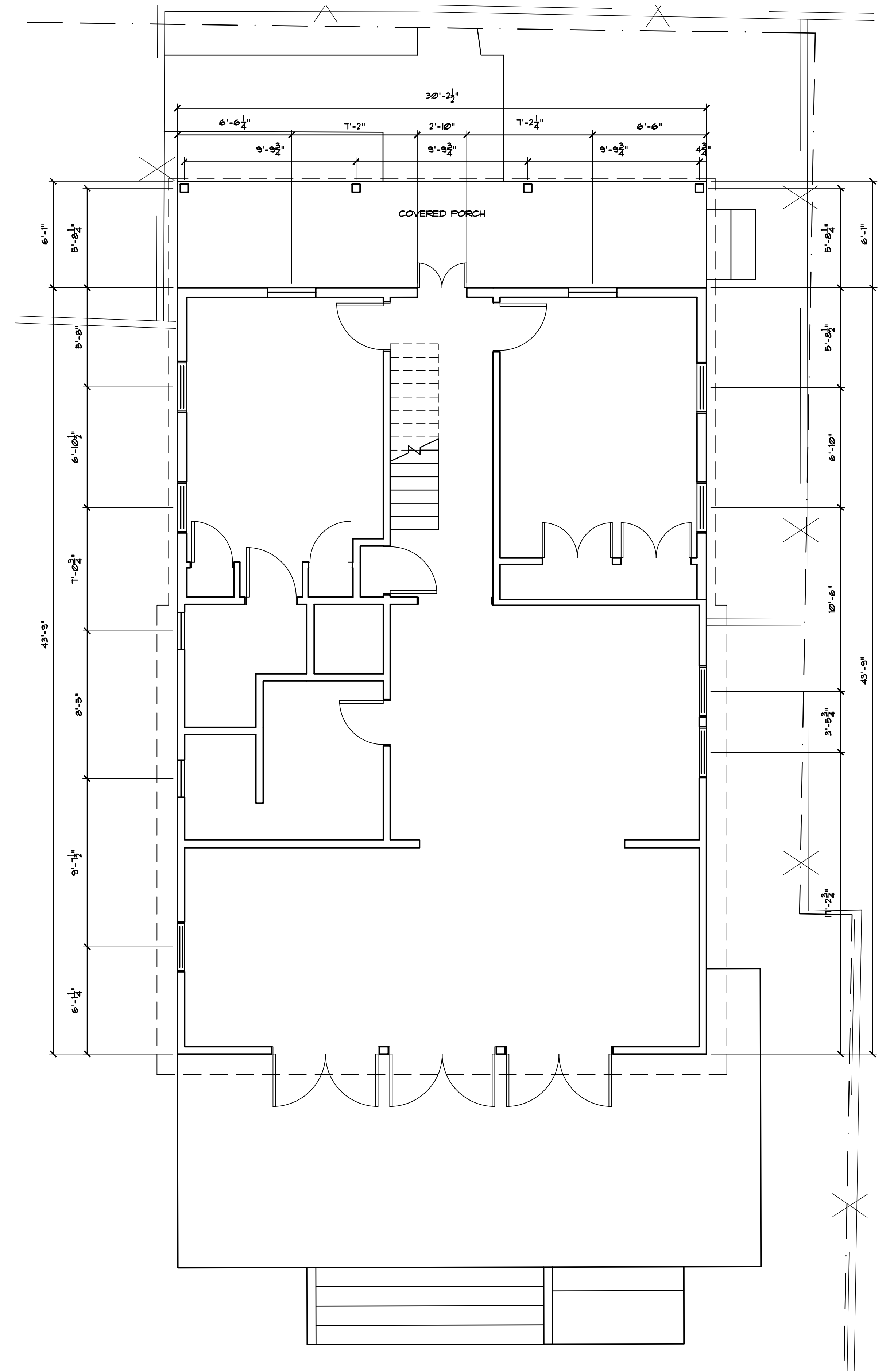
807 Elizabeth St Key West, FL

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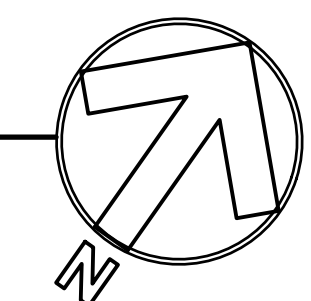
Existing Second Floor Plan

1/4" = 1' - 0"



Existing First Floor Plan

1/4" = 1' - 0"



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 TEPopePA@aol.com

807 Elizabeth St
 Key West, FL

date:
5/30/17
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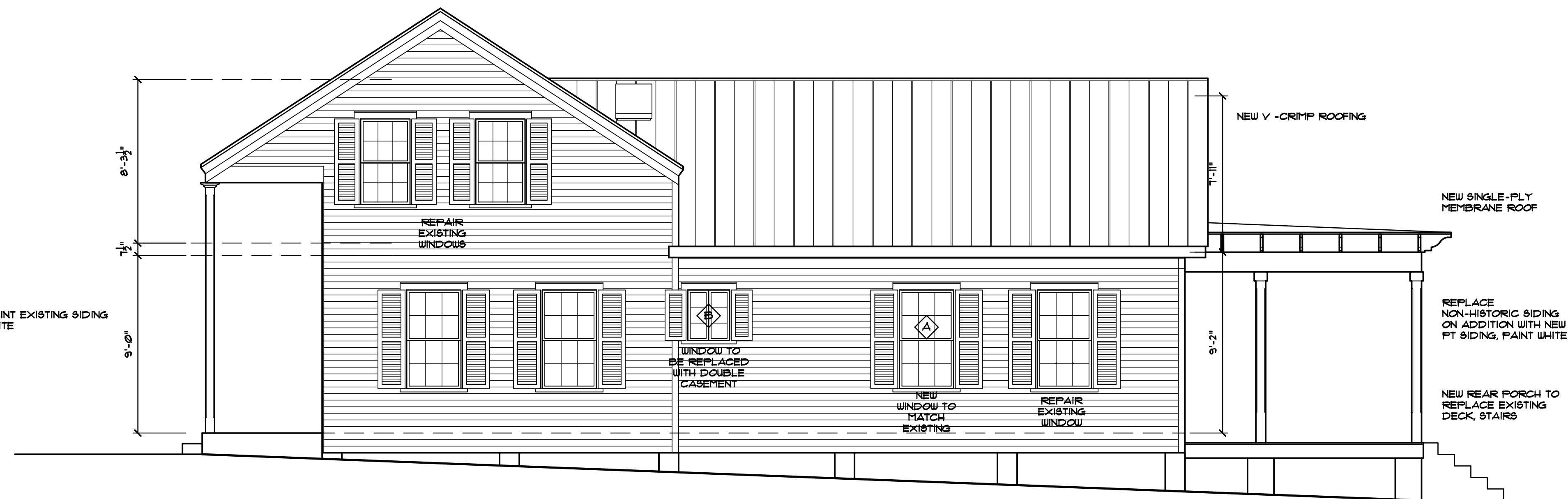
Proposed Right Side Elevation

1/4" = 1' - 0"



Proposed Front Elevation

1/4" = 1' - 0"



Proposed Left Side Elevation

1/4" = 1' - 0"



Proposed Rear Elevation

1/4" = 1' - 0"



807 Elizabeth St
Key West, FL
807 Elizabeth St

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(305) 296 3611

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Existing Right Side Elevation

1/4" = 1' - 0"



Existing Front Elevation

1/4" = 1' - 0"



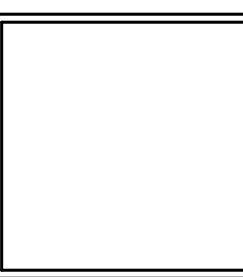
Existing Left Side Elevation

1/4" = 1' - 0"



Existing Rear Elevation

1/4" = 1' - 0"



807 Elizabeth St
Key West, FL

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(305) 296 3611
TEPopePA@aol.com

date:
5/30/17
revision:

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A2.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 25, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EYEBROW HOUSE INCLUDING RESTORATION OF DOORS AND WINDOWS. RENOVATIONS TO NON-HISTORIC REAR ADDITION INCLUDING NEW ALUMINUM DOORS AND WINDOWS AT REAR FAÇADE. REPLACEMENT OF NON-HISTORIC SIDING WITH WOOD SIDING AND HARDIEPLANK AT REAR ADDITION. NEW REAR PORCH WITH DECKING. NEW POOL AND REAR FENCE. REMOVAL OF NON-HISTORIC REAR DECK.

#807 ELIZABETH STREET

Applicant – Gavin Scarbrough, Architect Application #17-03-026

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 for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Hearing Notice

LANCORILLA
VILLA



807



Public
Notice



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00019090-000000
 Account # 1019771
 Property ID 1019771
 Millage Group 10KW
 Location 807 ELIZABETH ST. KEY WEST
 Address
 Legal KW LOT 23 AND PT LOT 29 OF TR 5 A1-221 PROB83-195-CP-12
 Description OR913-2374P/R OR1649-1802 OR1658-2048/49 OR1687-606/07AFF
 OR1748-885 OR1971-1216/17 R2849-1867/68 OR2849-1869/70
 OR2849-1871/72
 (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

807 ELIZABETH STREET TRUST 3/17/2017
 C/O VINCENT F BARLETTA TRUSTEE
 40 SHAWMUT RD STE 200
 Canton MA 02021

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$185,901	\$181,395	\$182,919	\$185,570
+ Market Misc Value	\$3,746	\$3,368	\$3,171	\$3,259
+ Market Land Value	\$527,396	\$519,219	\$484,604	\$418,083
= Just Market Value	\$717,043	\$703,982	\$670,694	\$606,912
= Total Assessed Value	\$717,043	\$703,982	\$659,272	\$599,339
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$717,043	\$703,982	\$670,694	\$606,912

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,450.00	Square Foot	50	100

Buildings

Building ID	1447	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1914	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	2560	Roof Type	GABLE/HIP	
Finished Sq Ft	1984	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC with 0% NONE	
Perimeter	252	Bedrooms	3	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	34	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,984	1,984	0
OPU	OP PR UNFIN LL	384	0	0
OPF	OP PRCH FIN LL	192	0	0
TOTAL		2,560	1,984	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1979	1980	1	130 SF	4
FENCES	2004	2005	1	240 SF	2
FENCES	2012	2013	1	600 SF	2

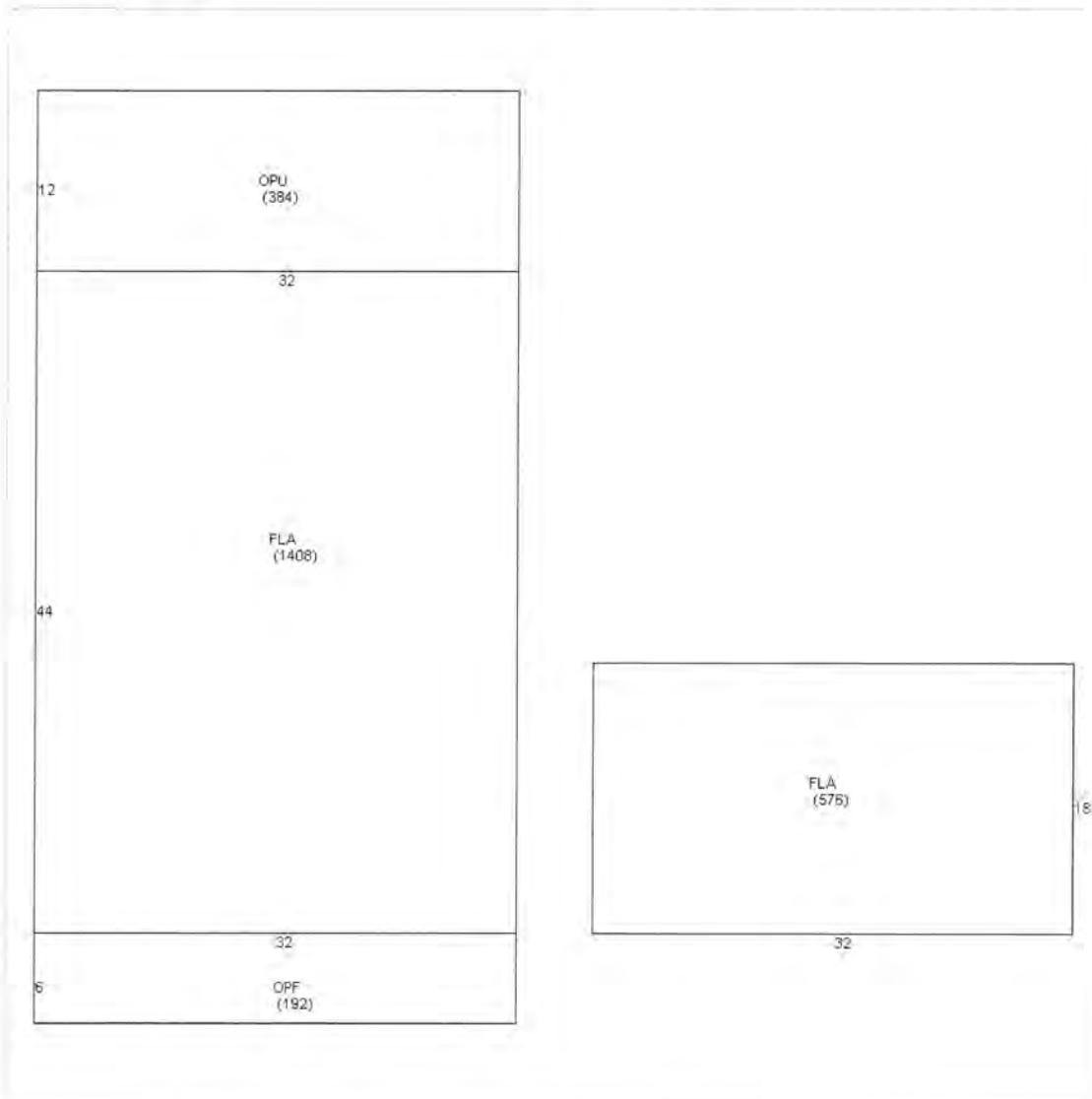
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
4/6/2017	\$100	Warranty Deed	2119222	2849	1871
4/3/2017	\$1,595,000	Warranty Deed	2119220	2849	1867
4/3/2017	\$100	Warranty Deed	2119221	2849	1869
3/1/2001	\$85,000	Quit Claim Deed		1748	0885
5/1/1984	\$75,000	Warranty Deed		913	2374

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
11-3112	2/23/2012	8/7/2012	\$3,500	
04-0489	2/23/2004	8/6/2004	\$1,150	
0100586	2/6/2001	10/11/2001	\$600	
9903940	12/14/1998	11/2/1999	\$300	

Sketches (click to enlarge)



Photos



1019771 807 ELIZABETH ST 08/05/10



1019771 807 ELIZABETH ST 08/07/12



1019771 807 ELIZABETH ST 3/1/02



1019771 807 ELIZABETH ST 08/06/04

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

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

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