



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 26, 2018

Applicant: Glenn Anderson, Owner, and Designer

Application Number: H18-03-0020

Address: #522 Simonton Street

Description of Work:

Demolition of ~~existing two and one story rear additions~~ three outer walls on rear most 1 story addition, demolition of one upstairs wall on 2 story addition and demolition of 1-story addition

Site Facts:

The main house located in the site is a contributing resource to the historic district. The two-story frame vernacular structure was build circa 1860. The unique and historic main house is comprised of two two-story attached houses and two one-story bump outs at the rear of each house. The main house has been abandoned and neglected for decades. A non-historic rear pergola is located at the rear yard. The rear of the house is visible as it faces Bahama Street; for decades, the lot abutting the rear yard is a parking lot.

Due to the severe state of decay and neglect, staff approved a Certificate of Appropriateness for the following maintenance work:

1. Window and shutters repairs and painting
2. Siding repair and painting
3. Repairs and stabilization to the left side porch. All new materials to match existing in size and profile.
4. Stabilization of right front porch with no reconstruction.
5. Installation of temporary gutter at top of the right side front porch.

In addition, the Commission approved the construction of a new one-story accessory structure at the rear yard during the April 24, 2018. In the last meeting, the Commission motioned to postpone the review of proposed plans for a rear addition, demolitions, and rear deck.

Staff has included as part of this report an overlay of the current survey provided by the applicant and the 1962 Sanborn map. We are also including aerial photographs of the house for better understanding of the building and roof forms, which are distinctive to the house.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

Staff Analysis

The revised plan proposes the demolition of an existing rear one-story bump out structure located on the southwest corner of the house. By doing this the new design will rebuilt this structure, 18” setback from the current south elevation and will have two stories instead of one-story. The revised design also proposes the demolition of a two-story south wall at the rear of the house in order to accommodate an open kitchen and living area on the first floor and the master bedroom on the second floor. The design also proposes the removal of all exterior walls of the westernmost one-story bump out in order to be expand it and make it into a covered rear porch. The two and one-story additions, as well as the entire historic house are deteriorated due to neglect. According to the plans, the rear two-story shed roof and wall from the principal house will not be demolish; the design proposes a built over, making them interior features.

The applicant still opines that the two-story rear portion of the house that is covered with a shed roof as well as the two one-story rear bump out structures are not historic as they exhibit non-historic structural, plumbing and finishes. On the plans, the applicant names the “*non-historic additions*” as follows:

2-story addition- restore and expand upper floor over Cistern Addition-

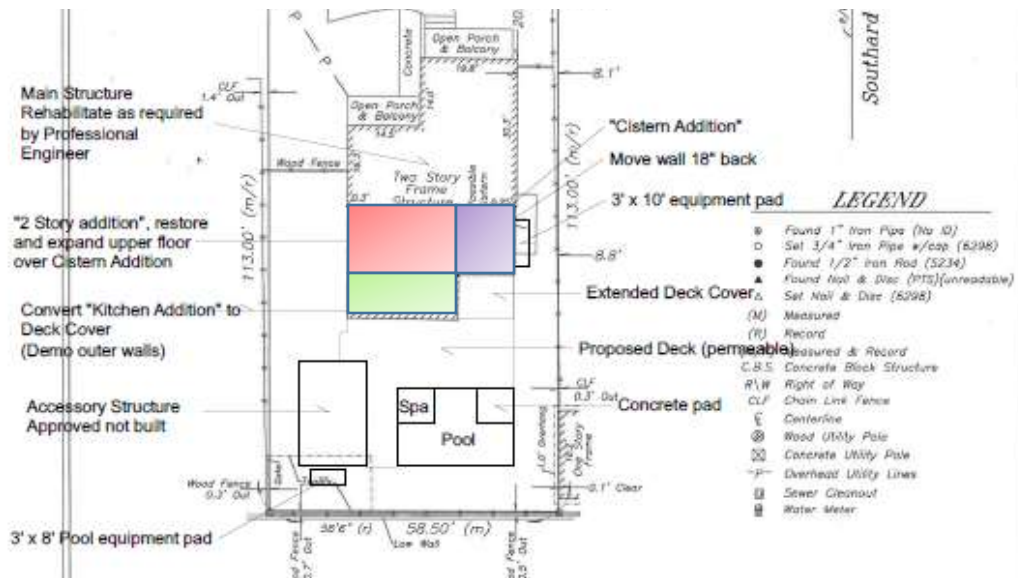


Kitchen addition – convert to deck cover- demo outer walls-



Cistern addition – move wall 18” back-





Portion not included in the 1962 Sanborn map

The Land Development Regulations defines a historic building as “any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.”

The Land Development Regulations defines demolition as “the act or process of wrecking, destroying, moving or removing any building or structure, or any exterior or structural part thereof.”

According to the Sanborn maps and aerial photographs it is evident that the two-story rear bump out and the westernmost one-story structure covered with a shed roof have been standing in the site for 50 years or more. The westernmost rear structure is depicted in the 1962 Sanborn map as an open porch. Also in the 1962 Sanborn map the one-story

southernmost rear structure is depicted and is almost half of the width of what is currently on the site. Still, a cistern is shown on the location as the current structure is and it has been scratched-out from the Sanborn map drawing, making it questionable if the shed portion was expanded over the cistern as an enclosed structure. A cistern is still in the same location as the Sanborn map shows it. Aerial photographs depict a roofline on that portion of the site, even though heavy vegetation covered the area.

Based on all the information gathered and reviewed it is staff's opinion that the two-story rear bump out and the two one-story rear bump outs are historic. The building forms of the two-story and one-story northwest rear bump outs are evident in photographs dated 50 or more years old. The angle of all photographs reviewed makes it hard to see the one-story shed bump out rear structure located in the southern west portion of the house. The 1962 Sanborn maps depicts a one-story structure on the location that is half of the width of what stands today, but is not clear, due to the scratch on, if the structure extends over the cistern and a cistern is still located on the same spot where the maps depicts it. As a conservative measurement staff is reviewing also the rear one-story shed portion of the house located at the southwest corner as historic. According to the Lands Development Regulations, the project proposes partial demolition, complete demolition or complete demolition and reconstruction in several architectural elements of the rear portions of three historic portions of the house.

It is staff's opinion that the base of the review of the demolition request be on the criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

There is evidence that the portions of the walls on the rear of the house are compromised by extreme deterioration. Nevertheless the three dimensional envelope can be reconstructed and walls can be repaired.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the structures in question have distinctive characteristics of a type and period, and are significant to the overall historic character of the building.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the structure that may have contributed to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of 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;*

The structures in question add significant value to the building. The form of the volumes and the rear wall that will be converted to an interior one are character- defining elements to the house.

- 4 *Is not the site of a historic event with a significant effect upon society;*

Staff has no information to proof this.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structures in question are an example of the historic heritage of the city; this house not experience any exterior changes in decades and it is a great example of its kind.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structures in question are an example of a distinctive architectural forms. These structures have acquired historic significance by their own, and should be preserved and or rebuilt in their same three-dimensional envelope.

- 7 *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;*

The structures in question are not part of a park or square in the city.

- 8 *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; and*

The building has three elevations that are visible the front façade the north elevation and the rear elevation, which faces Bahama Street. As expressed before, the building and roof forms have not changed in decades.

9 *Has not yielded, and is not likely to yield, information important in history.*

The structures in question yield important information in history, as the architectural form of the building and roof lines have not changed. These elements are significant and character defining features to the house.

It is staff's opinion that the request does not meet the cited guidelines and cannot recommend to the Commission the consideration of demolition. Staff opines that, the rear portion of the building can be preserved or reconstruct in the same three-dimensional envelope if necessary, as they are character defining elements to the house. Moreover, staff finds that there are means to add more space without the need to change the envelope of the building, but by adding a small connector on the rear. Staff finds that the rear portion of the house has gained historic value and must be preserved.

If the Commission finds the design submitted as part of this requested demolition is appropriate to the site, and finds the demolition in compliance with the LDR's regulations, this will be the first of two required readings.

Enid Torregrosa

Sent: Friday, June 08, 2018 10:11 AM
To: 'Glenn Anderson'
Subject: RE: Status of "cistern" & "kitchen" additions at 522 Simonton

Glenn:

I am clear in what I consider what is historic, as it is stated in the LDR's under the definition of historic.

Enid Torregrosa-Silva
Historic Preservation Planner

City of Key West at
Josephine Parker City Hall
1300 White Street
Key West, Florida 33040
305.809.3973

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Glenn Anderson [mailto:glenn.anderson82@yahoo.com]
Sent: Friday, June 08, 2018 9:52 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: Status of "cistern" & "kitchen" additions at 522 Simonton

Enid,

I have postulated that, what I refer to as the "kitchen addition" and "cistern addition," are both completely non-historic.

To support this, I have shown how the current size of these two structures is significantly and clearly much larger than the last Sanborn map (62)

I also sent over approximately 20 photos clearly illustrating that the following are all of post 1960's construction:

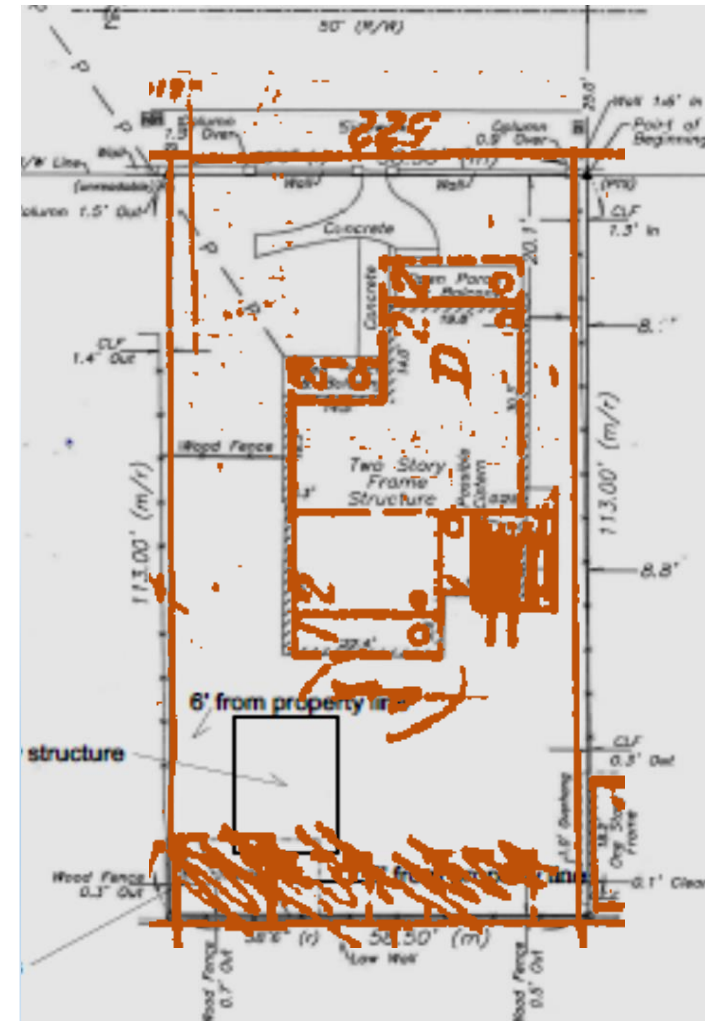
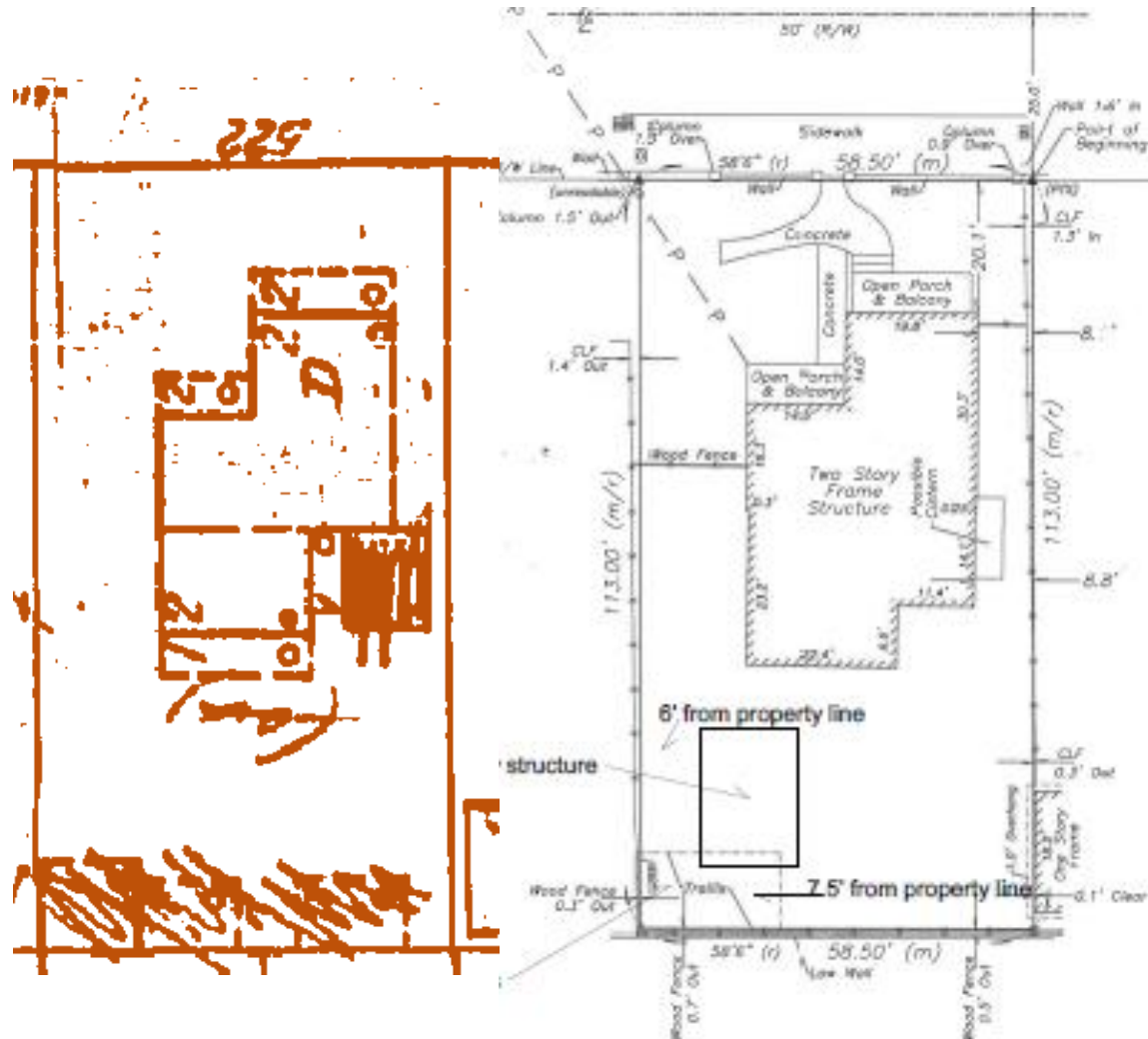
- piers (now cinder-block)
- floor joists (modern 2 x 6" wood)
- subfloor (modern plywood)
- walls (modern 2x4" studs) (the cistern addition has two exterior walls and the kitchen addition has three)
- roof joists (modern 2 x 6" wood)
- roof sheathing (modern plywood)
- roofing (permitted for replacement in 2003)

Additionally, I have shown how the plumbing is modern PVC.

Are we in agreement on this?

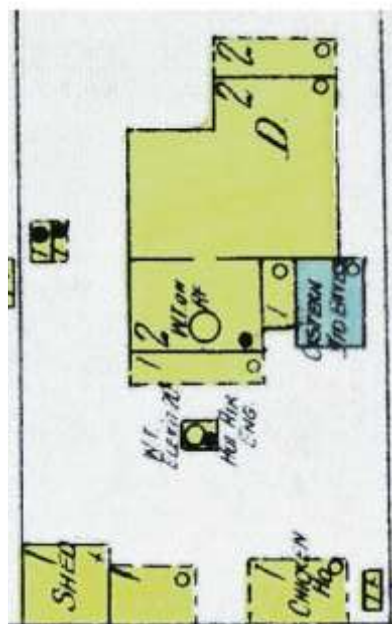
Sincerely,
Glenn

1962 Sanborn Map and Current Survey





Aerial photograph in the 1920s. Monroe County Library.



1912 Sanborn map



May 20, 1950. Monroe County Library.



Circa 1950's. Monroe County Library.



Circa 1960. Monroe County Library.



1968 Aerial Photograph.



1968 Aerial Photograph.



1972 Aerial Photograph



Aerial photograph from ca. 1980. Monroe County Library.



March 1994



Aerial Photograph September 1, 1999. Planning Department.



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 # H18-03-0020	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:	522 Simonton St.	
NAME ON DEED:	Glenn R Anderson	PHONE NUMBER 571-213-1760
OWNER'S MAILING ADDRESS:	522 Simonton St.	EMAIL glenn.anderson82@yahoo.com
APPLICANT NAME:	Glenn R Anderson	PHONE NUMBER 571-213-1760
APPLICANT'S ADDRESS:	522 Simonton St.	EMAIL glenn.anderson82@yahoo.com
APPLICANT'S SIGNATURE:		DATE 6/7/2018

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:	Rehabilitation as required by Professional Engineer of main and attached rear structures including: a) general rehabilitation of structures, b) conversion of 1-story addition to Deck Cover and extending it across rear of house, c) expansion of 2-story addition across rear of house and d) Addition of deck, pool and equipment pads. Work requires demo of a) three non-historic outer walls on rear most 1 story addition, b)
MAIN BUILDING:	demo of one upstairs historic wall on 2 story addition and c) demo of 1-story non-historic addition

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): see demo appendix and above.

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES:

DECKS: 290 sq ft wood deck

PAINTING: White trim and siding. Shutters will be gray (matching existing)

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

AC units, water heater. Surface mount gas tank (to be permitted and installed by Suburban Propane.

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE: 05/23/2018

☐ APPROVED ☐ NOT APPROVED ☒ DEFERRED FOR FUTURE CONSIDERATION

INITIAL: BGA

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:

Main houses are listed as a contributing resource. Guidelines per new additions, decks, SOLS for Rehabilitation. Ordinance for demolition of historic / contributing structures

FIRST READING FOR DEMO:

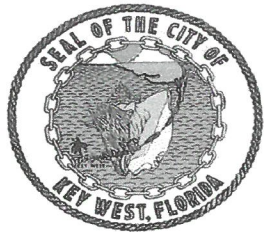
SECOND READING FOR DEMO:

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 # 18-03-0020	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

522 Simonton St.


PROPERTY OWNER'S NAME:

Glenn R Anderson

APPLICANT NAME:

Glenn R Anderson

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	6/7/2018 Glenn R Anderson DATE AND PRINT NAME
--	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo of 1-story non-historic "Cistern Addition" (two outer walls, floor & roof) at rear of home.

Demo of three outer walls of 1-story non-historic "Kitchen Addition" at rear of home.

Demo of one upper, side facing, wall of historic "2-story" addition at rear of home.

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 2-story addition (as are the other two) is irrevocably compromised by extreme deterioration. We will need to rebuild the 2-story addition, as is typical of structures in this condition, and are asking to remove the one upstairs side-facing wall.

(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.

The 2 story addition is a shed style structure (as are the other two) of substandard construction. This style is not one of the styles mentioned in the guidelines. Nor are there any distinguishable characteristics on the addition that add the slightest distinction to the house. The siding on the 2 story addition as been changed since 1965 and, in general, the poor quality of construction of these shed style additions detract from the house.

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.

None what so ever.

(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.

None what so ever.

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

None what so ever.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

None what so ever.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

None what so ever.

(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.

N/A. (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.

No. The side facing wall is in poor condition even though it was re-sided after 1965 (and thus possesses no exterior historic attributes.)

(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.

The one historic wall is an upstairs side facing wall. The neighborhood will not be diminished or destroyed with the removal of this wall.

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

Mass, scale, open space nor relationships are not changing with the demo of the one upstairs side facing wall.

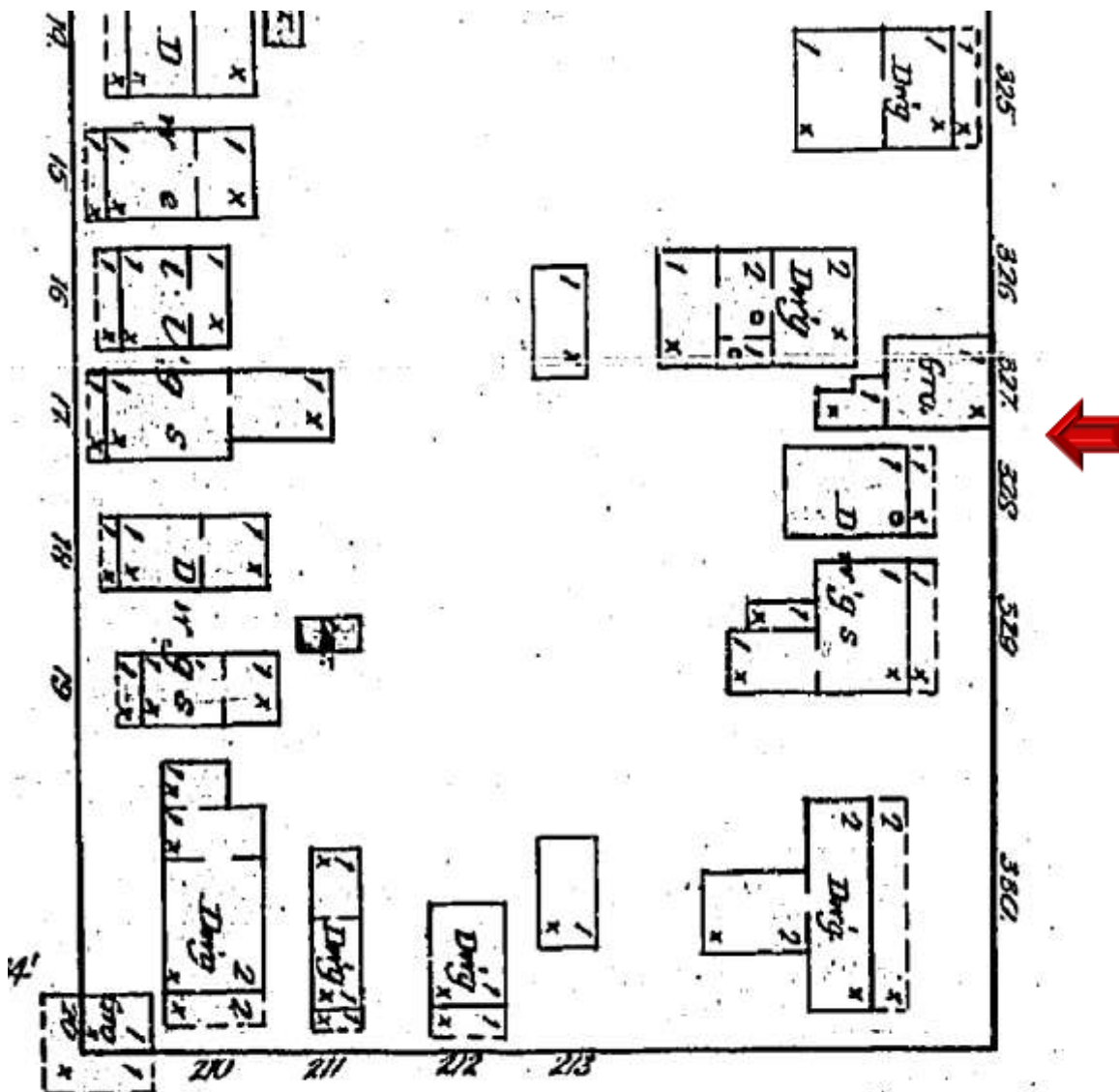
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not applicable. We are requesting to demo a side facing wall at the rear of the house not a building or facade.

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

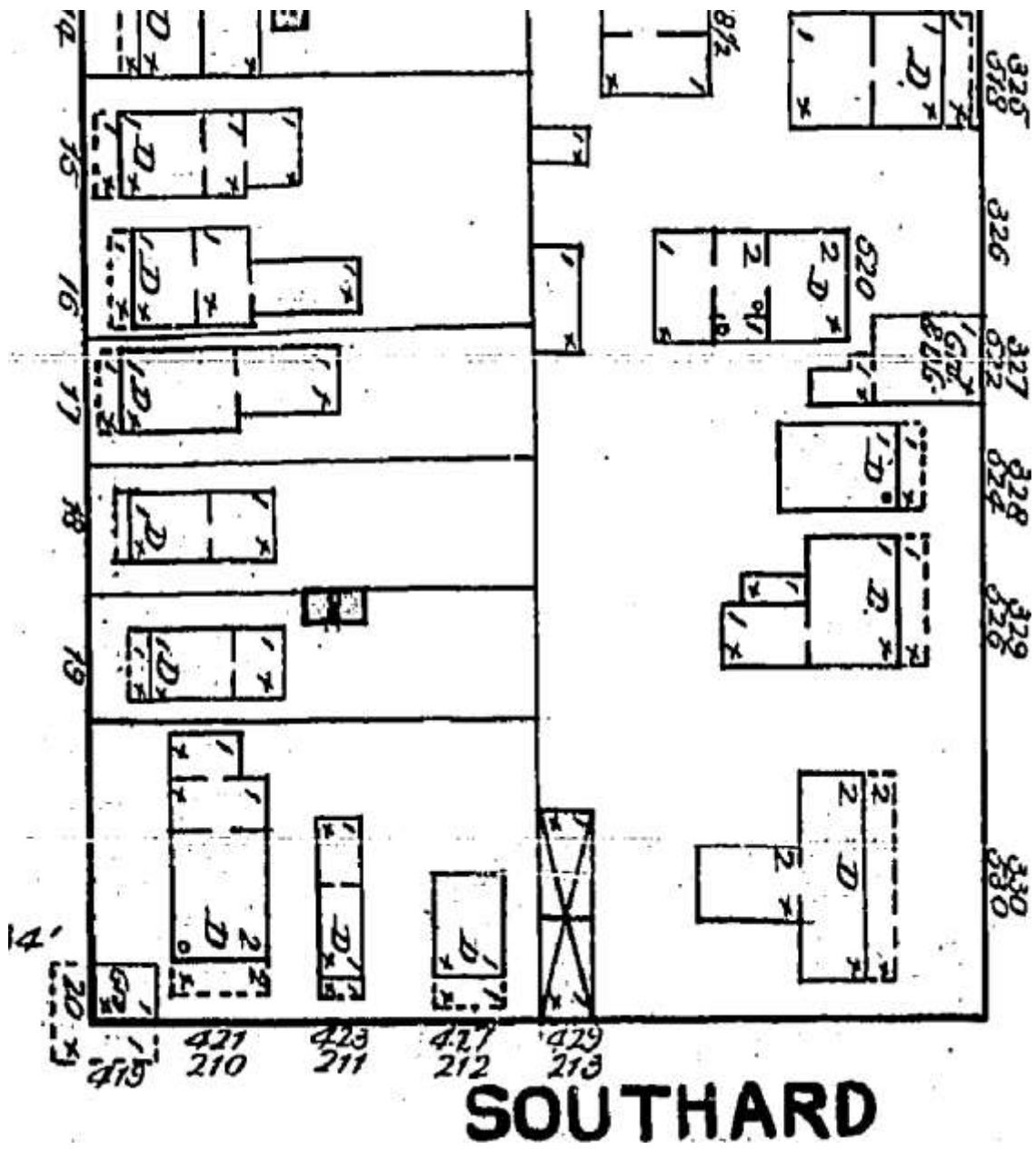
Only removing a wall not a building or structure.

SANBORN MAPS

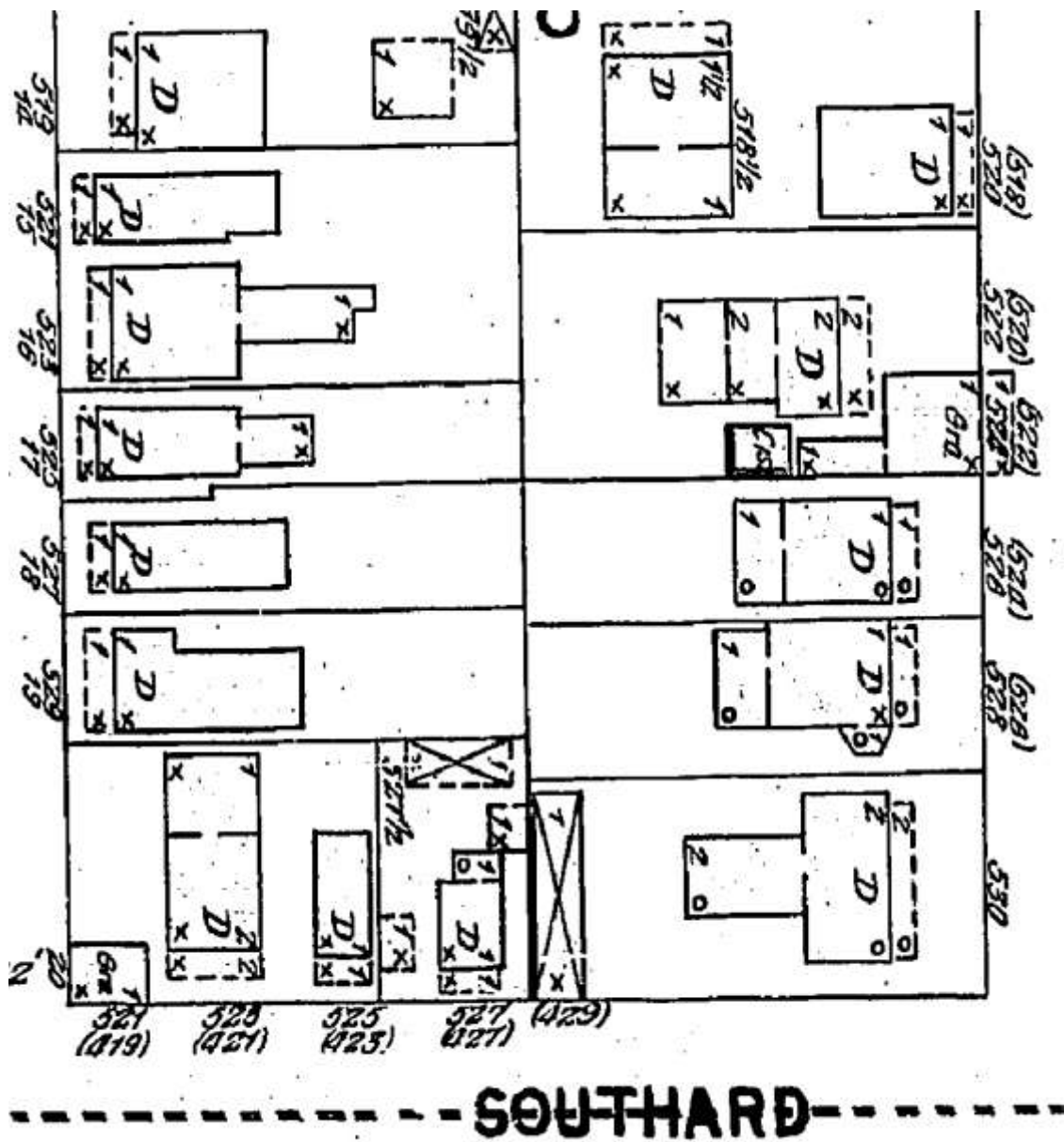


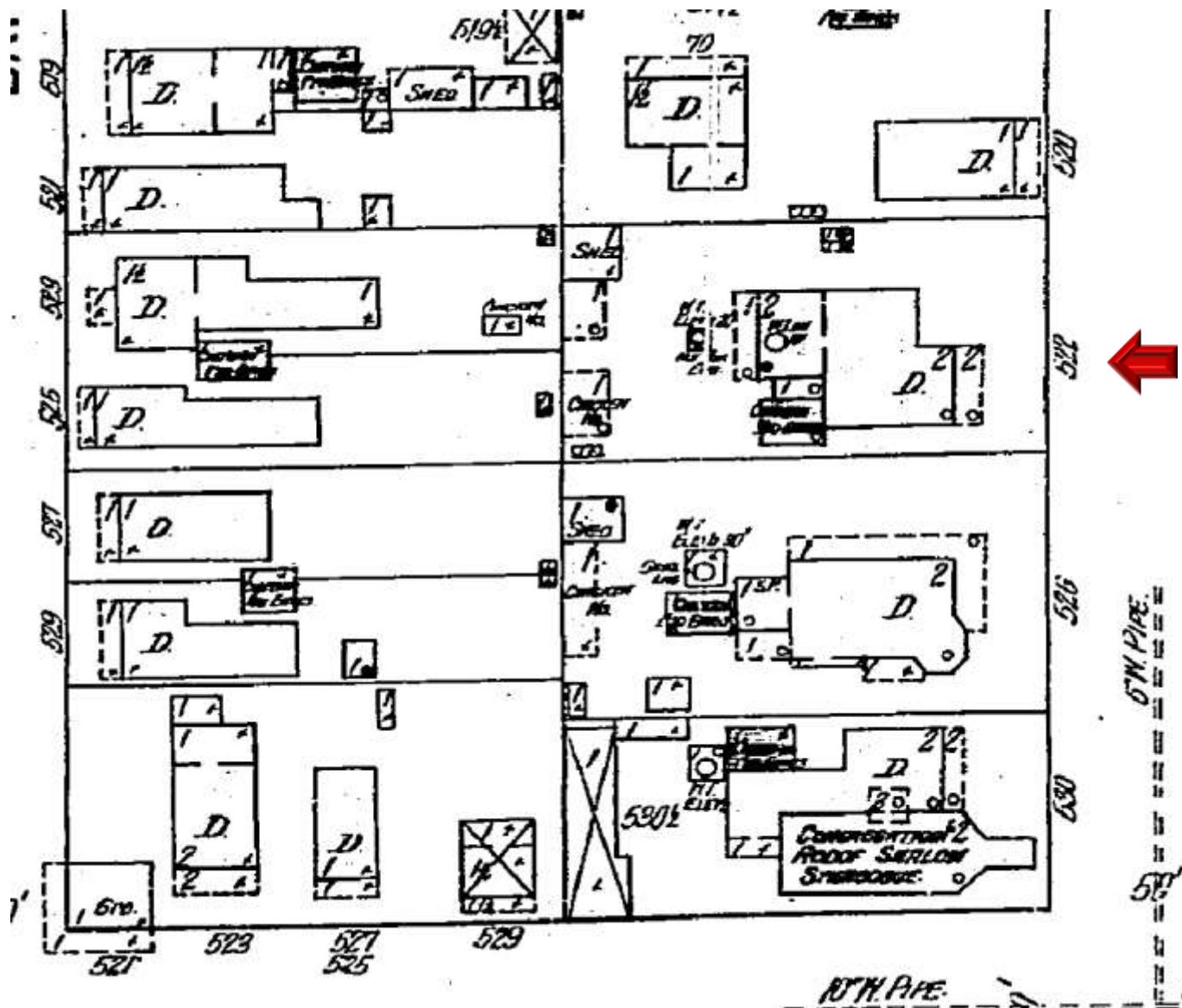
SOUTHARD

Sanborn Map 1889

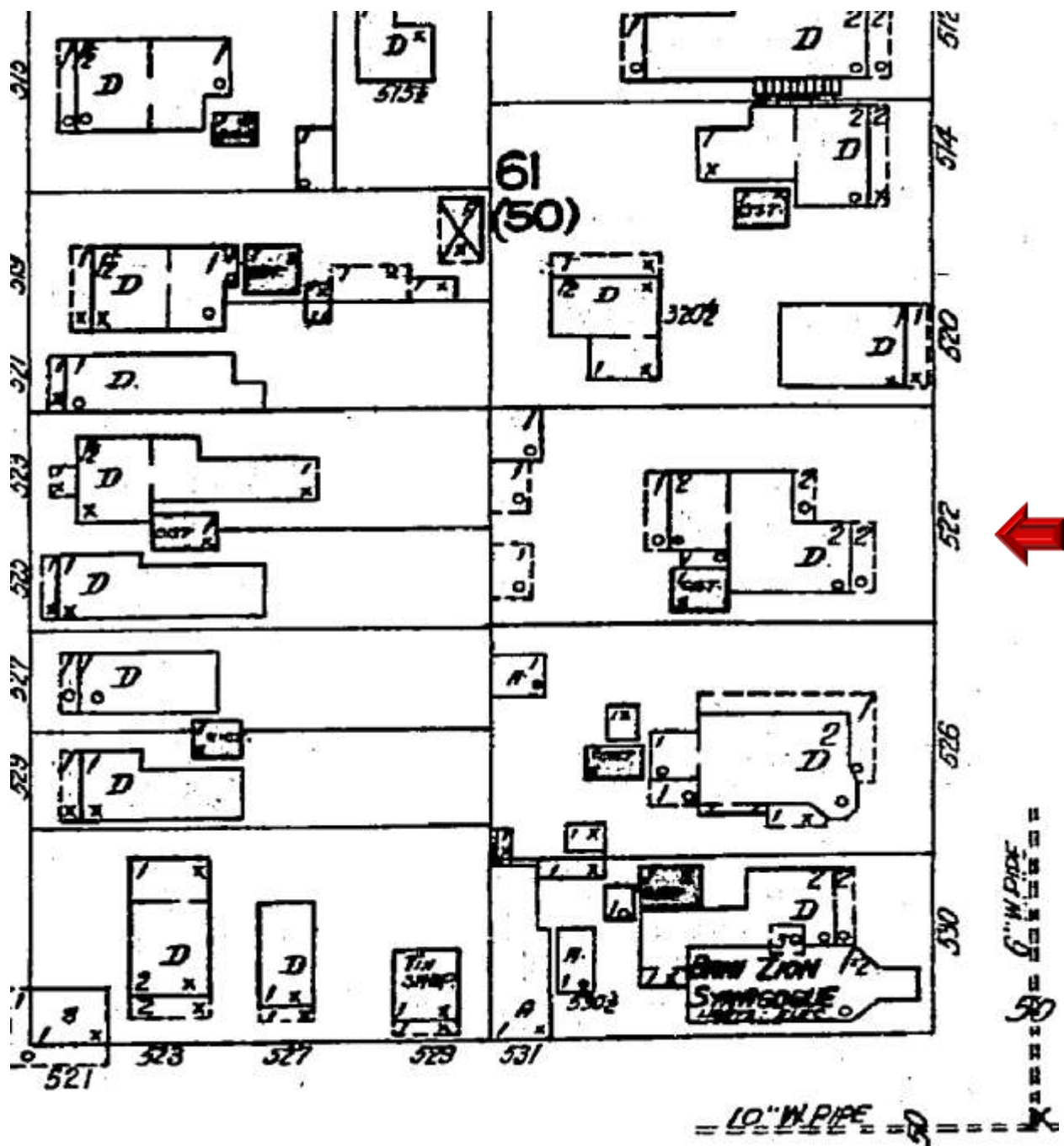


Sanborn Map 1892

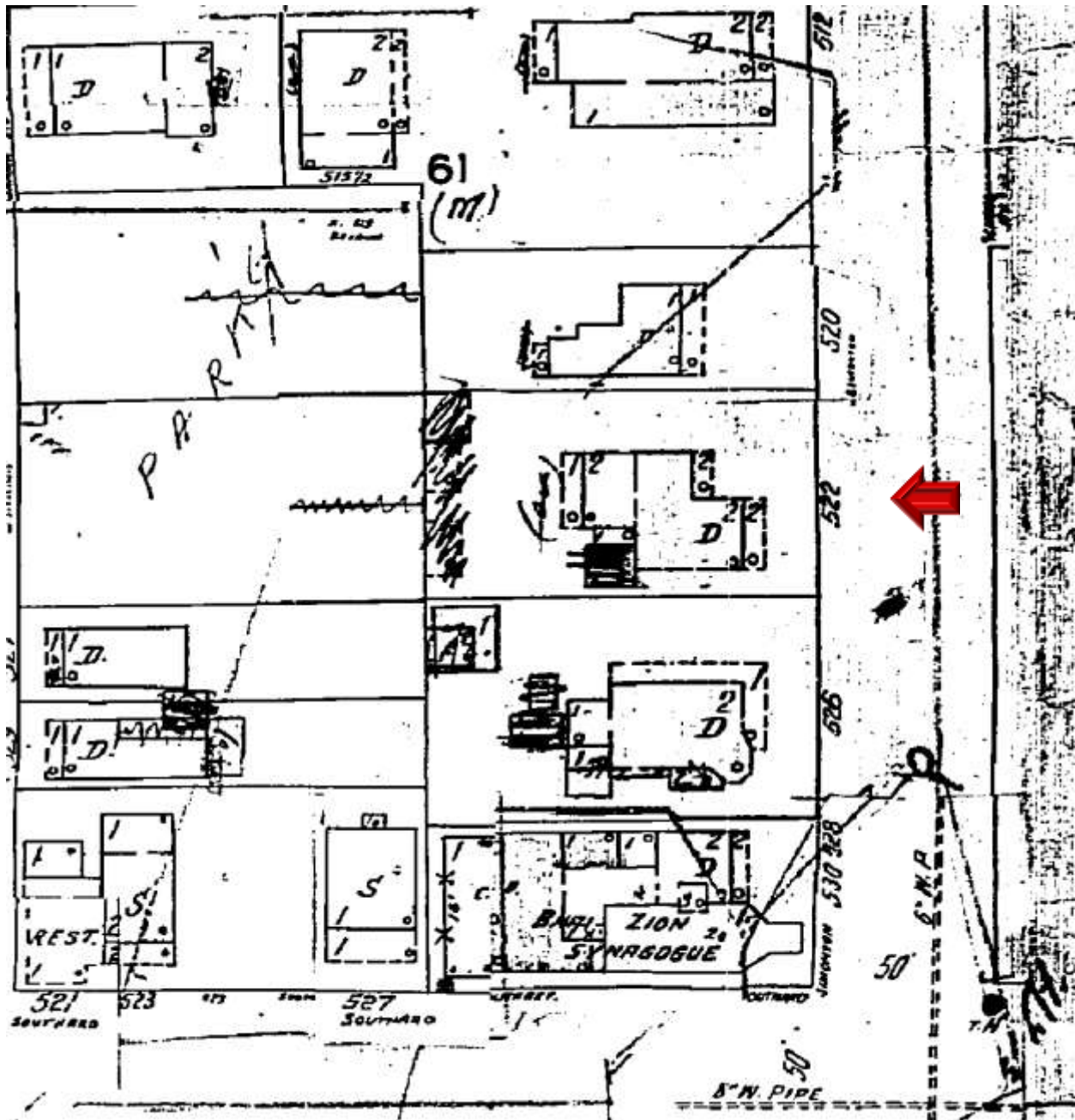




Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1962

PROJECT PHOTOS



522 Simonton Street ca. 1965. Monroe County Library.





DANGER
CONSTRUCTION AREA
KEEP OUT



NO
TRESPASSING









































































REVISED DESIGN

Project Information:

Address: 522 Simonton St. Key West Fl 33040
Owner: Glenn R Anderson 305-922-2480
General Contractor/Builder: Kevin McC Chesney 305-304-6786
Parcel ID: 00009320-000000
Legal address:

KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY JUDGES DOCKET
1-73-242 OR2097-797/798L/E OR2756-501LET/ADM

Flood Zone: X, Lowest adjacent grade elevation 12.4', Top of bottom floor 14.8'
All Elevations Based on NGVD1929 Datum

Zoning: Historic Neighborhood Commercial (HNC-1)
HARC: Yes

Project Description: Rehabilitation of main and attached rear structures including: general rehabilitation of structures, conversion of 1 story addition to Deck Cover and extending it across rear of house, expansion of 2 story addition across rear of house. Addition of deck, pool and equipment pads.

Coverage calculations:

Lot: 6610 s/f , Coverage limits: Structure - 50% (3310 s/f) & Impervious - 60% (3966 s/f)
Existing & Approved: Structure - 31.5% (2079 s/f) & Impervious - 33% (2179 s/f)
Planned addition coverage change: Structure: +99 sq ft. Impervious: +500.25 s/f
New coverage calculations: Structure - 33% (2178 s/f) & Impervious - 40.5% (2678 s/f)

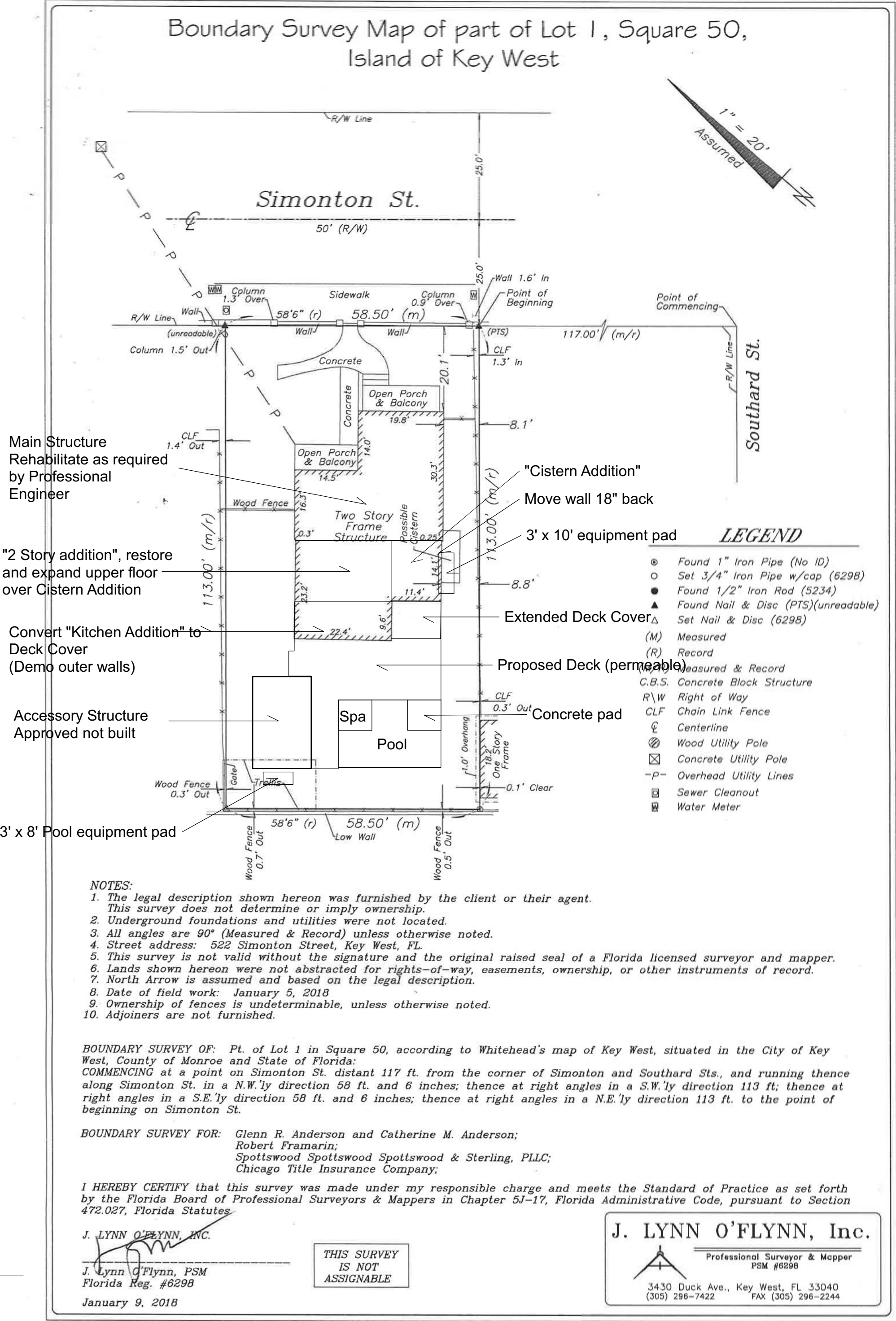
Rear yard (lot width x setback): 58.5' x 15' = 877.5 sq ft
Maximum permitted coverage of rear yard =30% (263.3 sq ft) (includes structures, equipment pad but not pool or permeable decks)
Proposed rear yard coverage = Current: 120 sq ft. (13.7%), new: 144 sq ft (16.4%)

Minimum Required Open Space = 35% (2313.5 sq ft)
Proposed open space =52% (3432 sq ft)

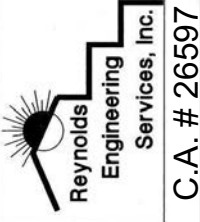
Setbacks: Front yard - 5', Side 5', Rear - 5', Rear (attached structures) - 15'

General Engineering Notes:

1. All work shall comply with applicable codes.
2. This design is based on the 6th Edition (2017) Florida Building Code.
3. The Builder shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
4. The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
5. The Builder shall check and verify all dimensions and elevations.
6. Existing underground utilities are not shown and Builder shall contact all utility companies prior to any excavation. Builder shall protect all utilities and shall be responsible for any damages at his expense.
7. All lumber for structural members shall be pressure treated Southern Pine.
8. Exterior wall windows and doors must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 180 mph wind load as determined by ASCE Standard 7-10 Minimum Design Loads for Building and Other Structures.
9. Connections: all connections and connectors for this project have been specified in this design and cannot be changed or substituted without written permission from the engineer of record. Connectors shall be installed as recommended and specified by the manufacturer.
10. Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
11. Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
12. Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



Cover & Survey



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #46885
28330 LARITE DRIVE
GULF BEECH, FL 33042
(305) 394-5997

SHEET TITLE:
Cover & Survey

PROJECT DESCRIPTION:
**Rehabilitation of rear structures
522 Simonton St.**

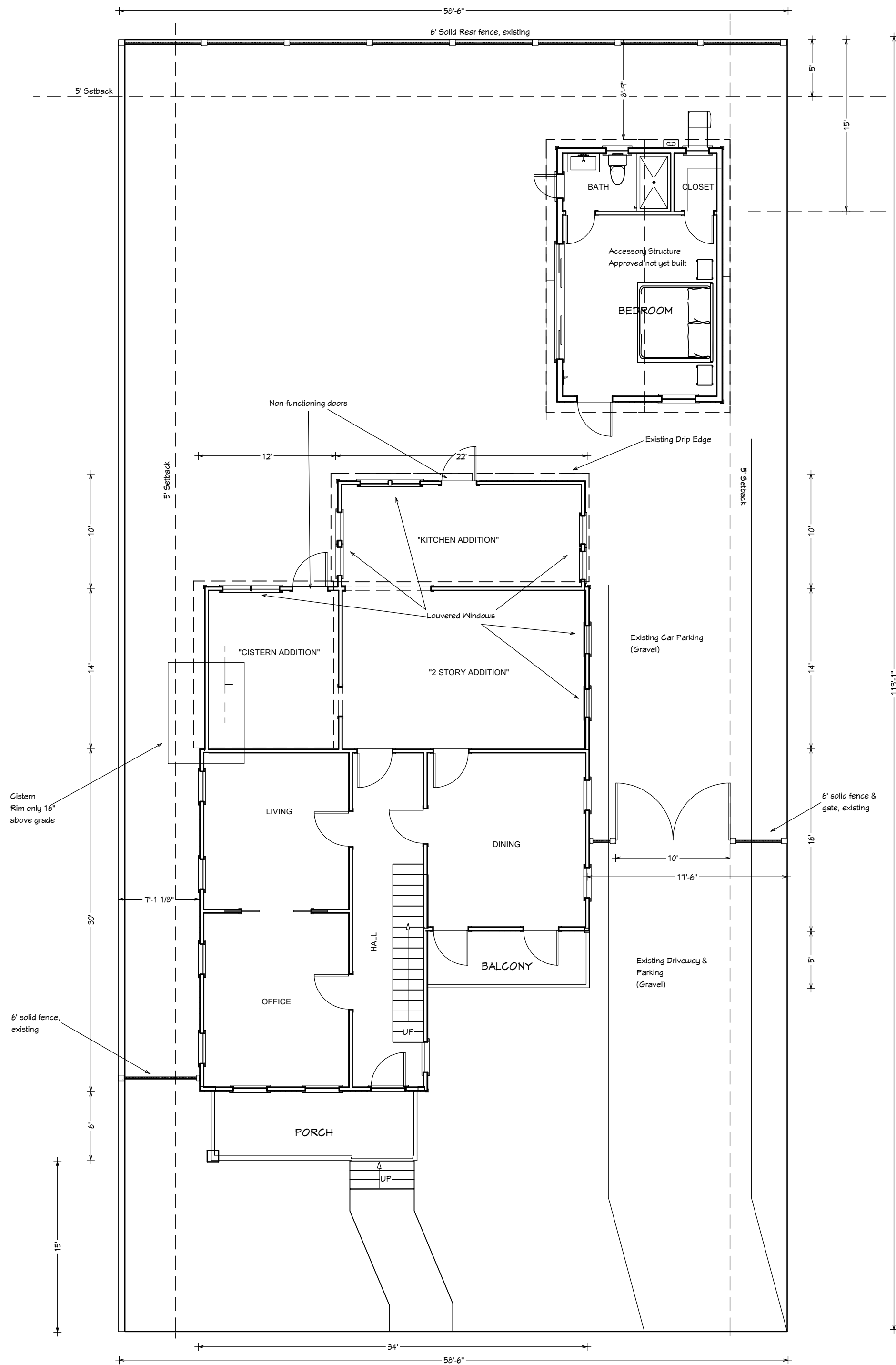
Owner: Glenn R. Anderson
522 Simonton St Key West Fl 33040
Tel: 305-922-2480
Contractor: Kevin McC Chesney
Tel: 305-304-6786

DATE:

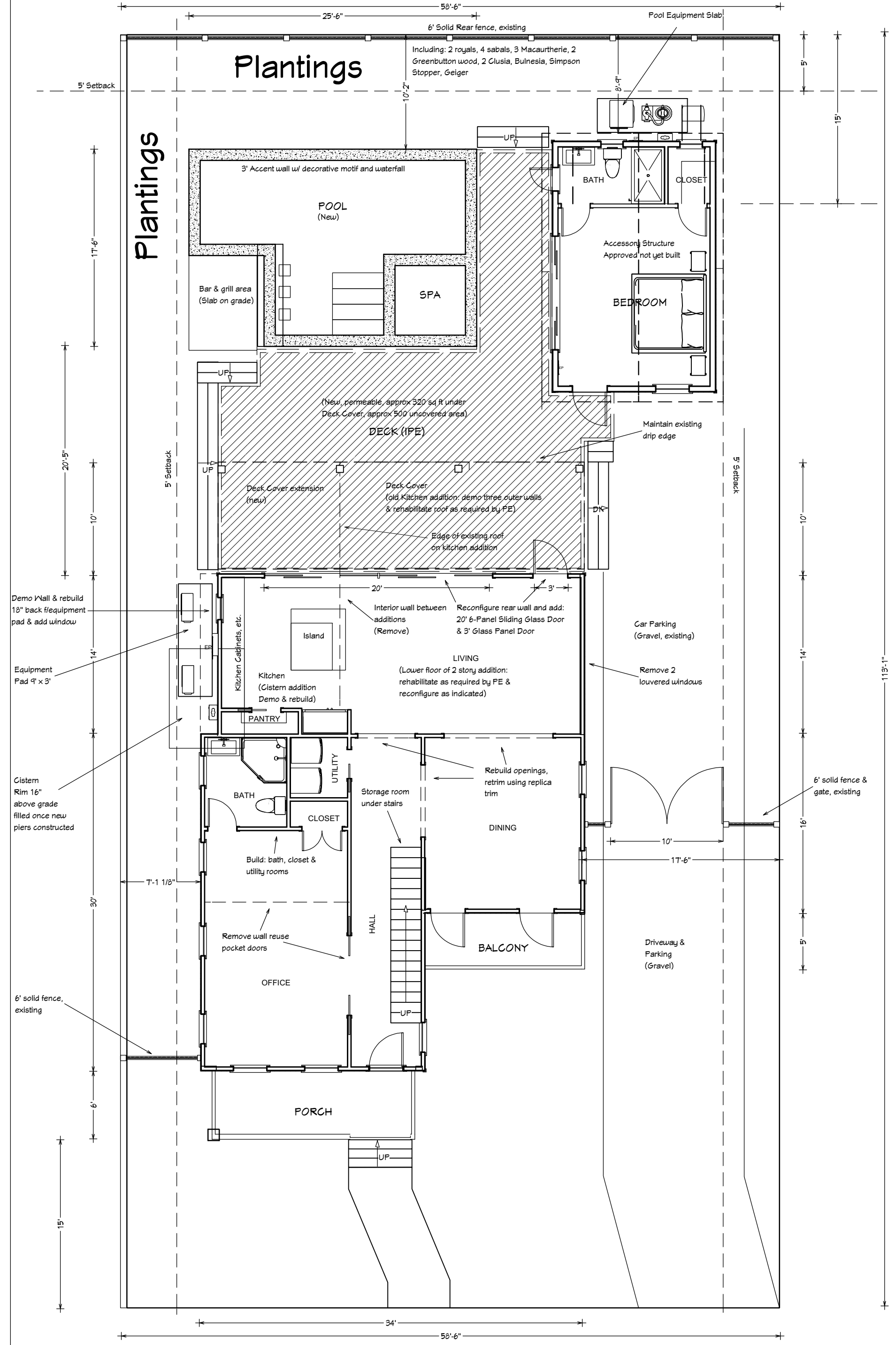
6/11/2018

SHEET:

A-1
of 10

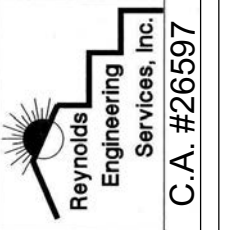


Existing: 1st Floor & Site Plan



1/8" = 1'

Planned: 1st Floor & Site Plan



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #46885
22330 LARITE DRIVE GULF BREEZE, FL 32642
(305) 394-5997

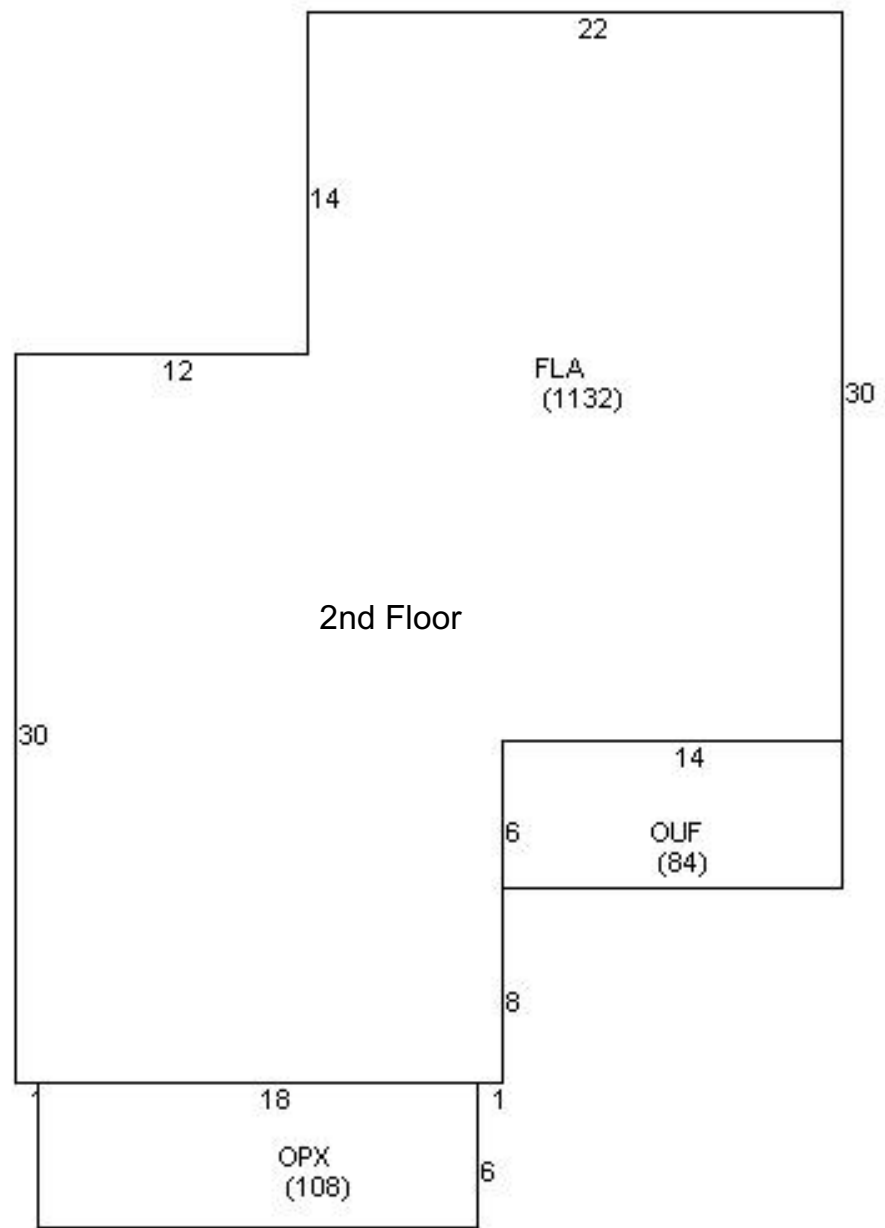
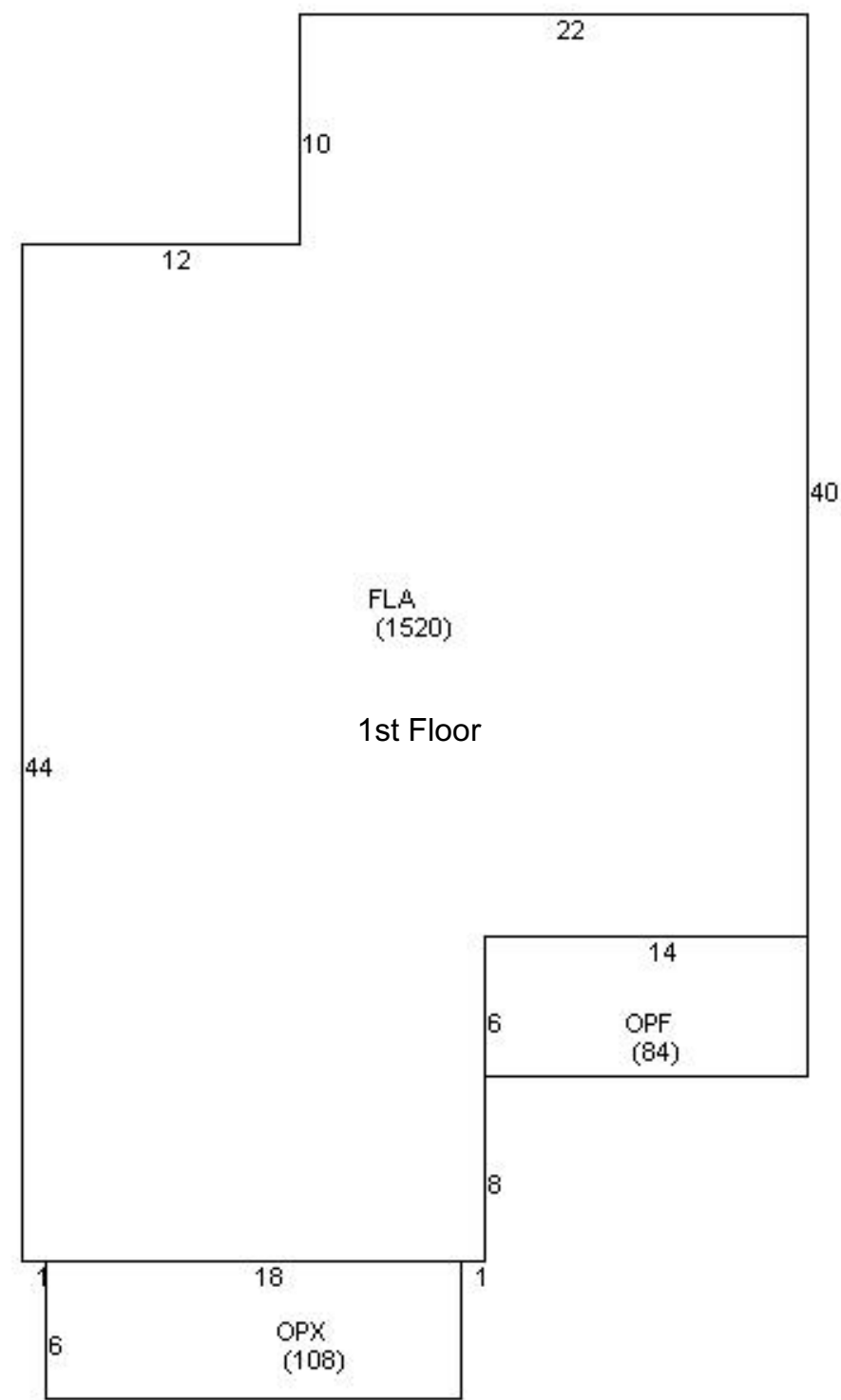
SHEET TITLE:
1st Floor & Site Plans
Existing & Planned

PROJECT DESCRIPTION:
Rehabilitation of Attached
Rear Structures
522 Simonton St.

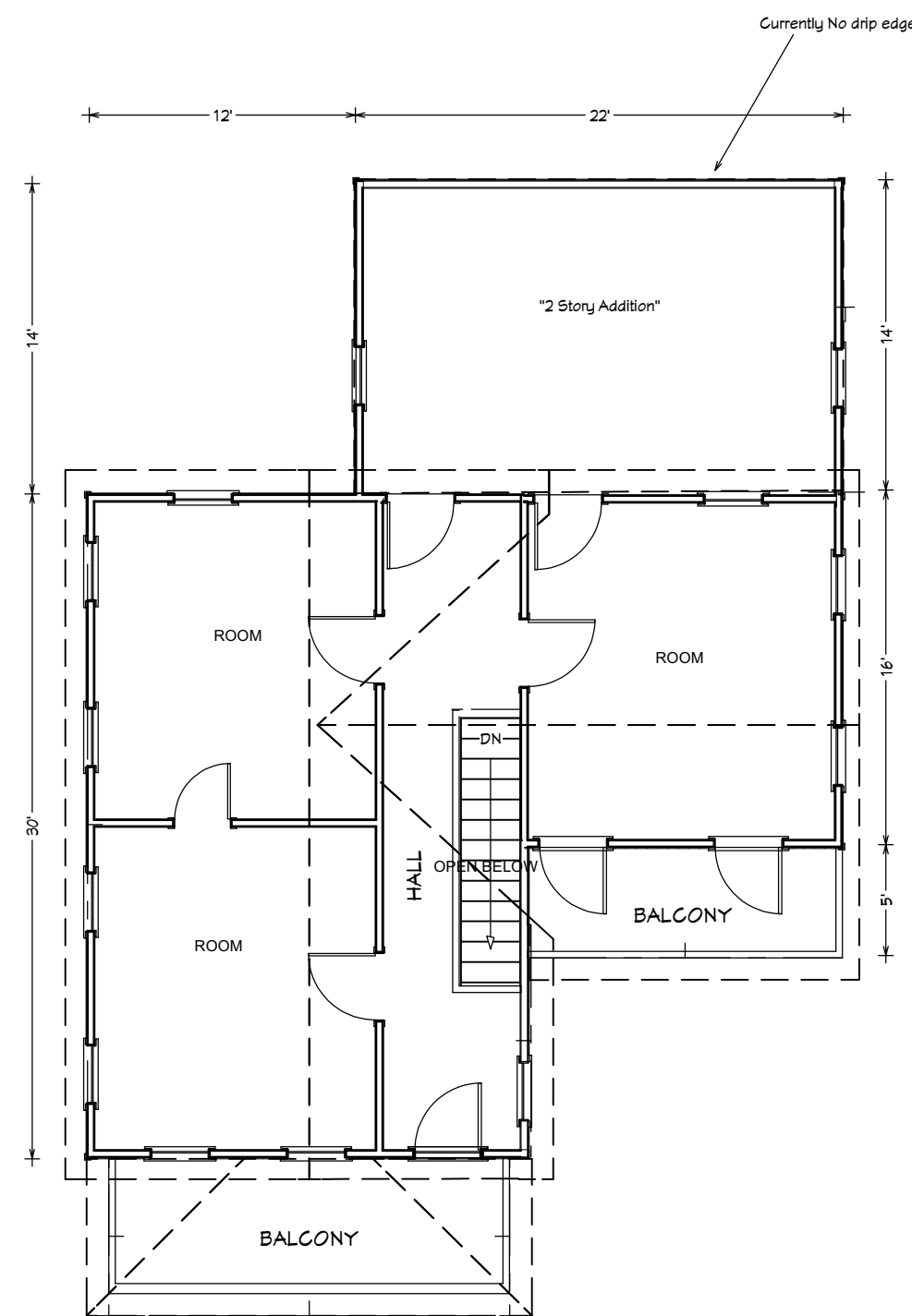
Owner: Glenn R. Anderson
Tel: 571-213-1760
522 Simonton St Key West FL 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
6/11/2018

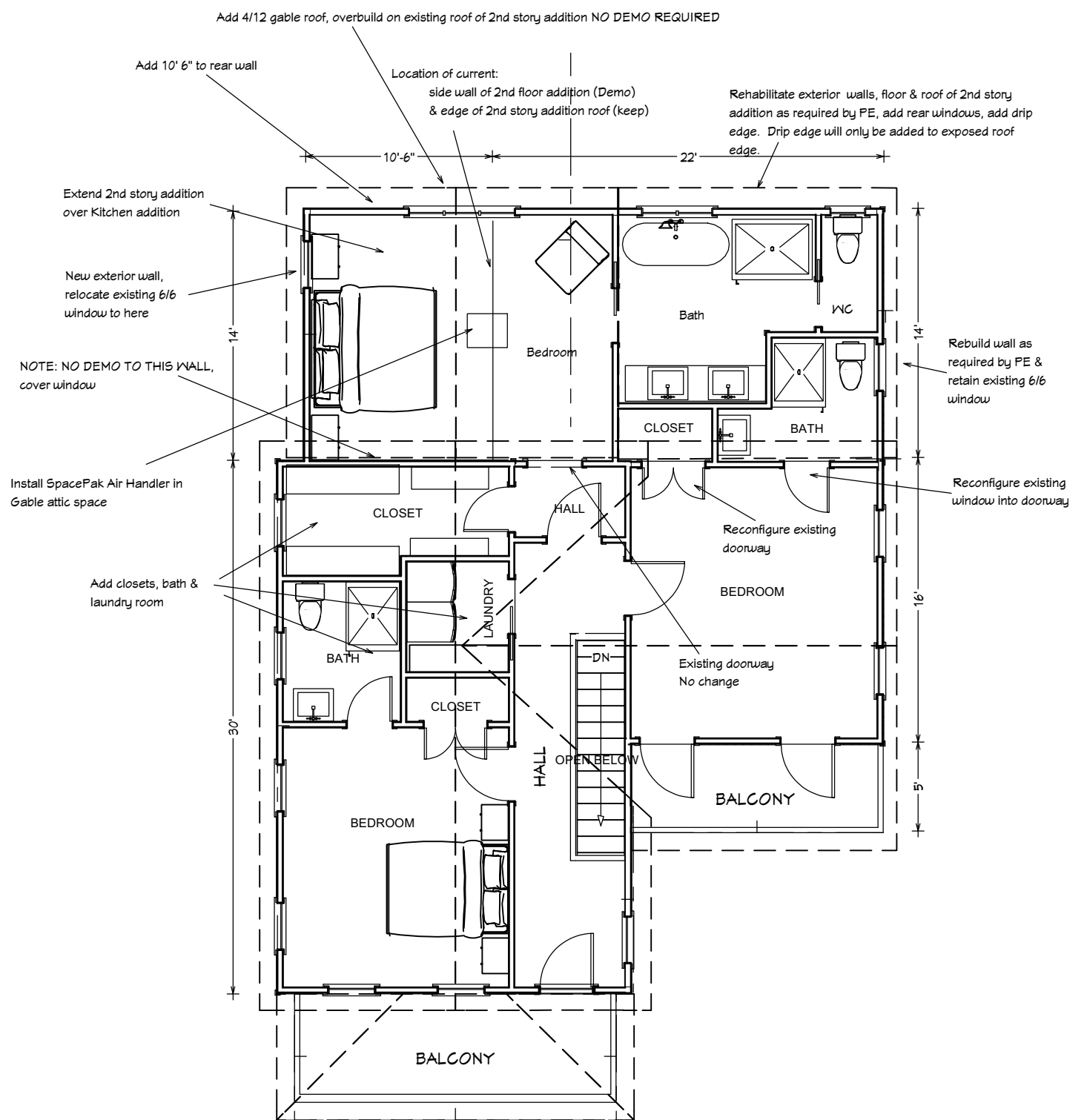
SHEET:
A-2a
of 10



Existing: From County Property Appraiser

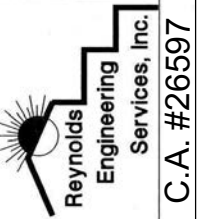


Existing: 2nd Floor



Planned: 2nd Floor

1/8" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #46885
28350 LARITE DRIVE GULF BAY, FL 33042
(305) 394-5957

C.A. #26597

SHEET TITLE:

2nd Floor Plans
Existing & Planned

PROJECT DESCRIPTION:

Rehabilitation of Attached
Rear Structures
522 Simonton St.

Owner: Glenn R. Anderson

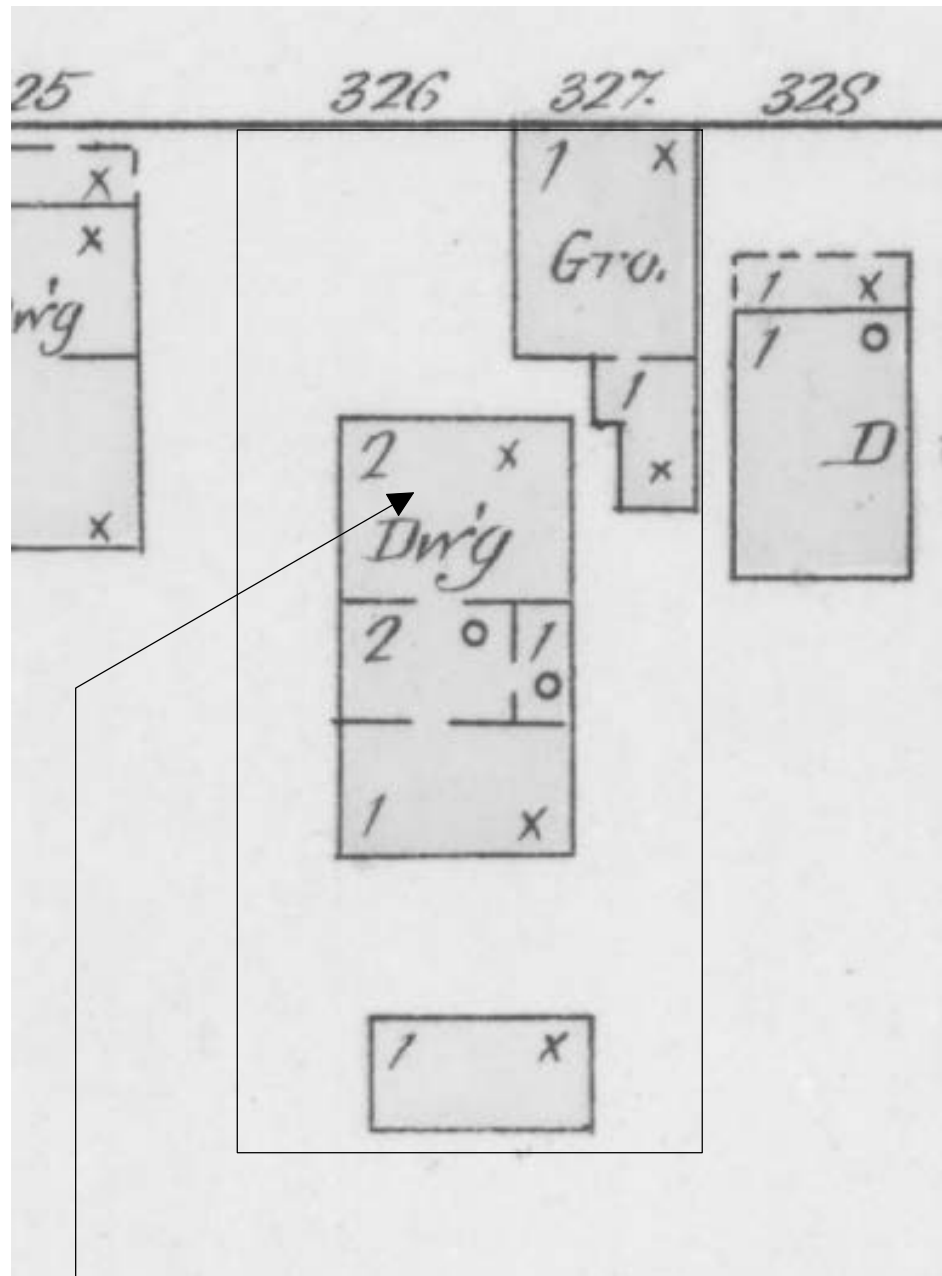
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:

6/11/2018

SHEET:

A-2a
of 10

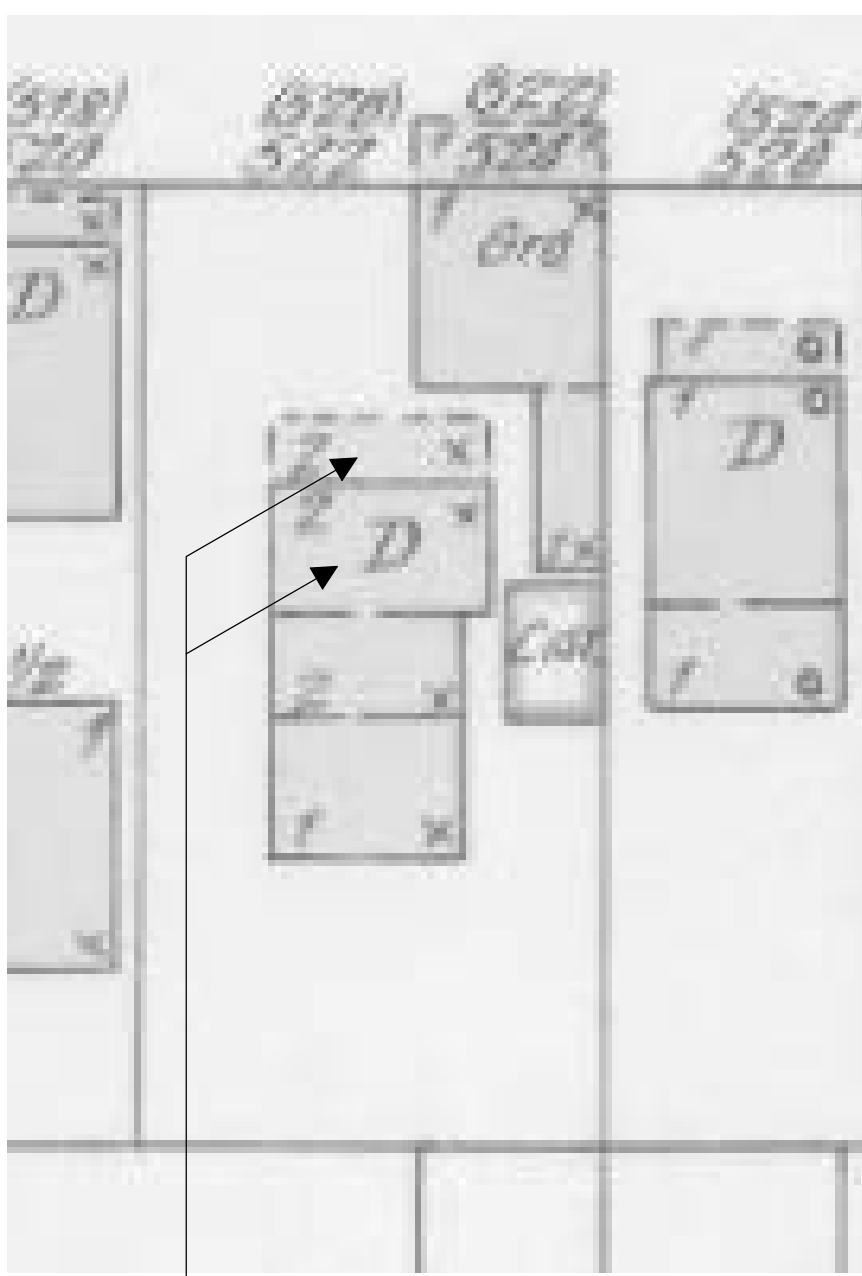


A

1889



1892



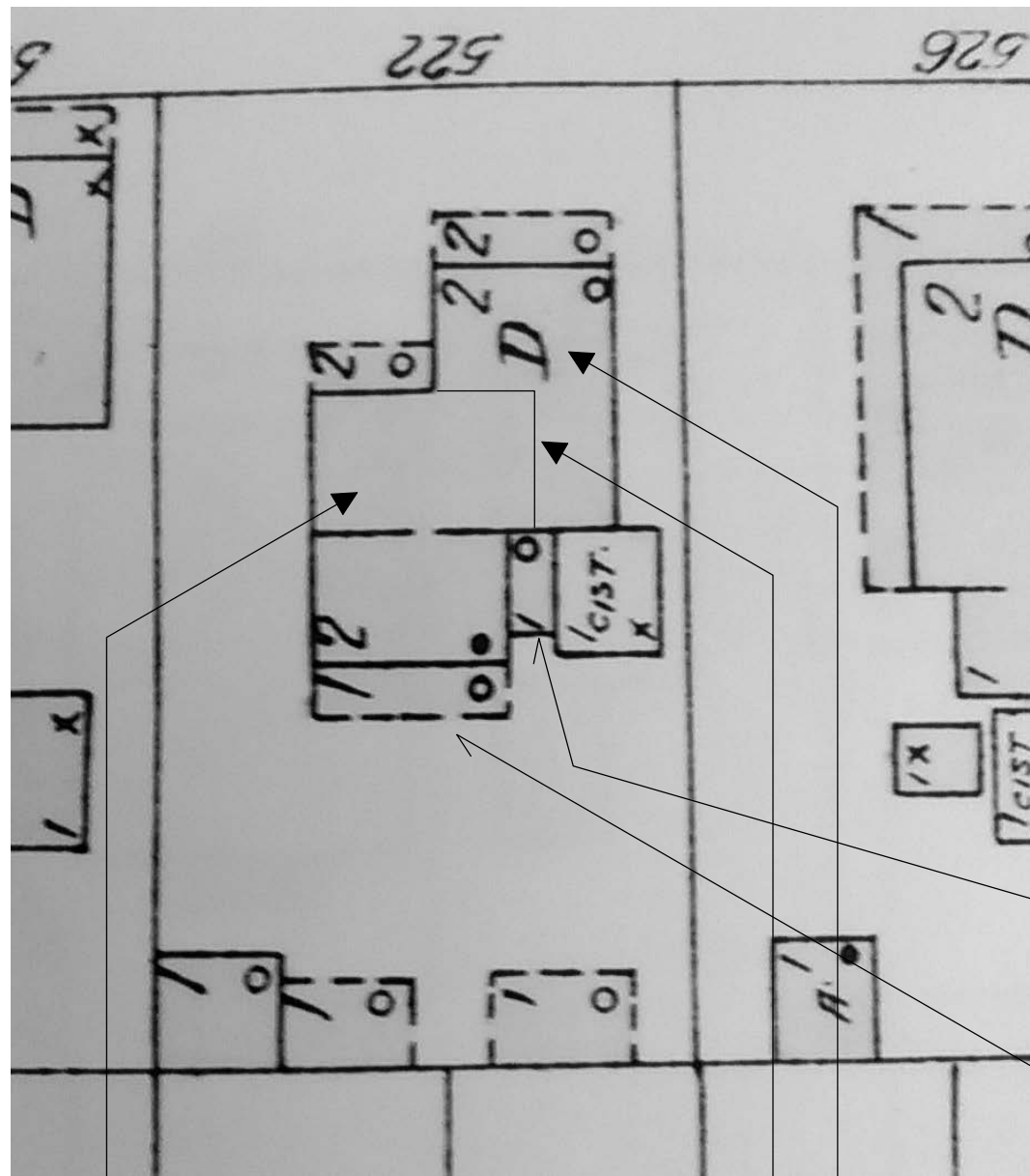
B

1899



1912

Notes: It is uncertain if the solid line at the house front "A" just denoted the roofline or if the porches were originally inclosed and later opened "B." The porches were later enclosed as recently as 1965 and later reopened (again.)



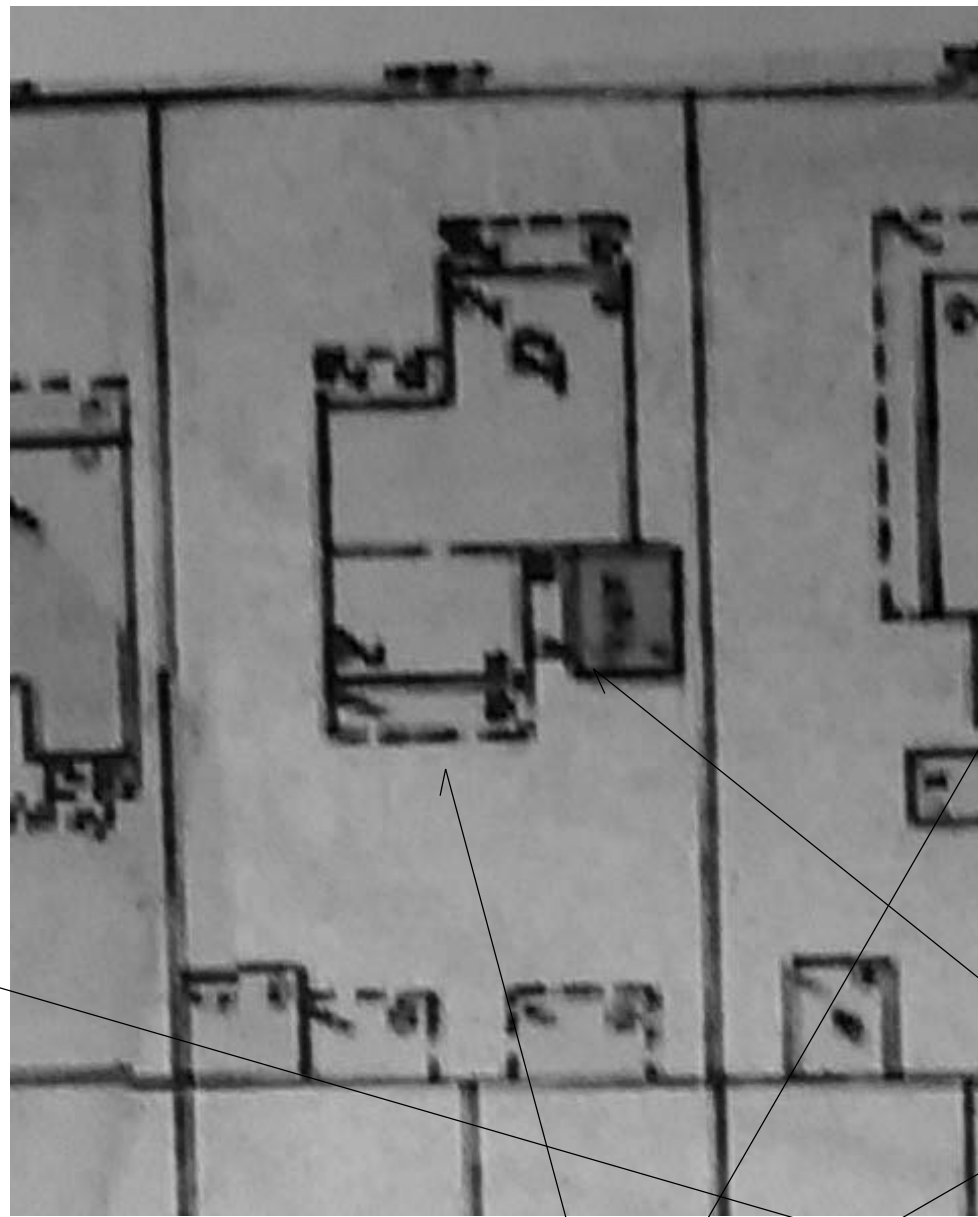
E

1926

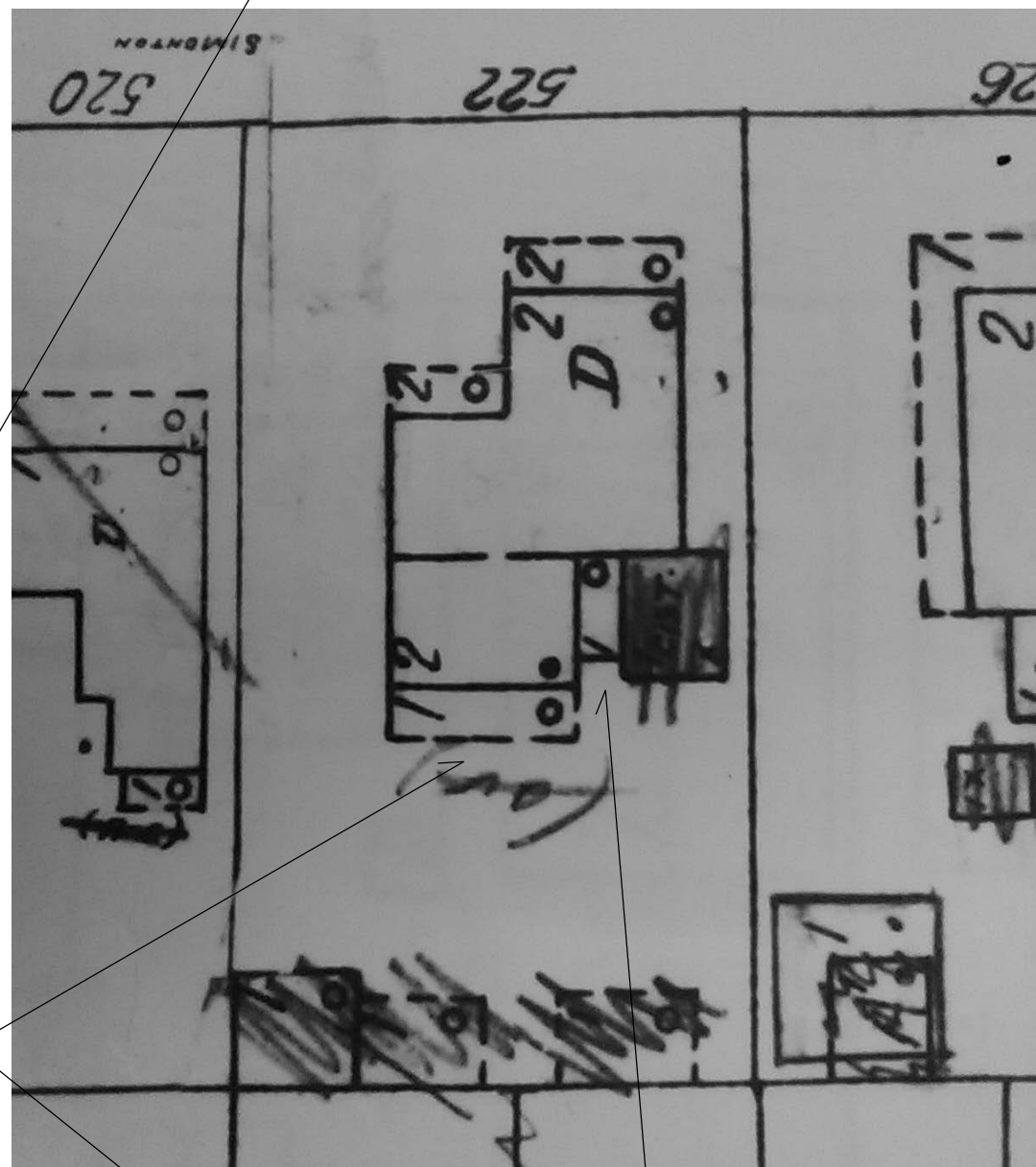
D

C

F



1948



1962

Notes:
"E" is original Bahama style house (@1869). Perimeter beam is still in place ("C")
"F" is Frame Vernacular addition (@1905)
"D" are the three rear additions, "2 Story Addition," "Cistern Addition," and "Kitchen Addition"

Note: Dotted line around "Kitchen addition" starting in 1912 as well as the size up until 1962. This structure was apparently a rear facing screen porch. It was later doubled in sized and rebuilt into a kitchen likely sometime in the 70's.

Note changes in the sizes of the "Cistern" addition over the years. Current structure extends to the corner of the house. Also the building materials indicate the structure was completely rebuilt after 1962. Most likely in the 70's.



Front: Current & Approved

Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'



Front: Planned (No change)

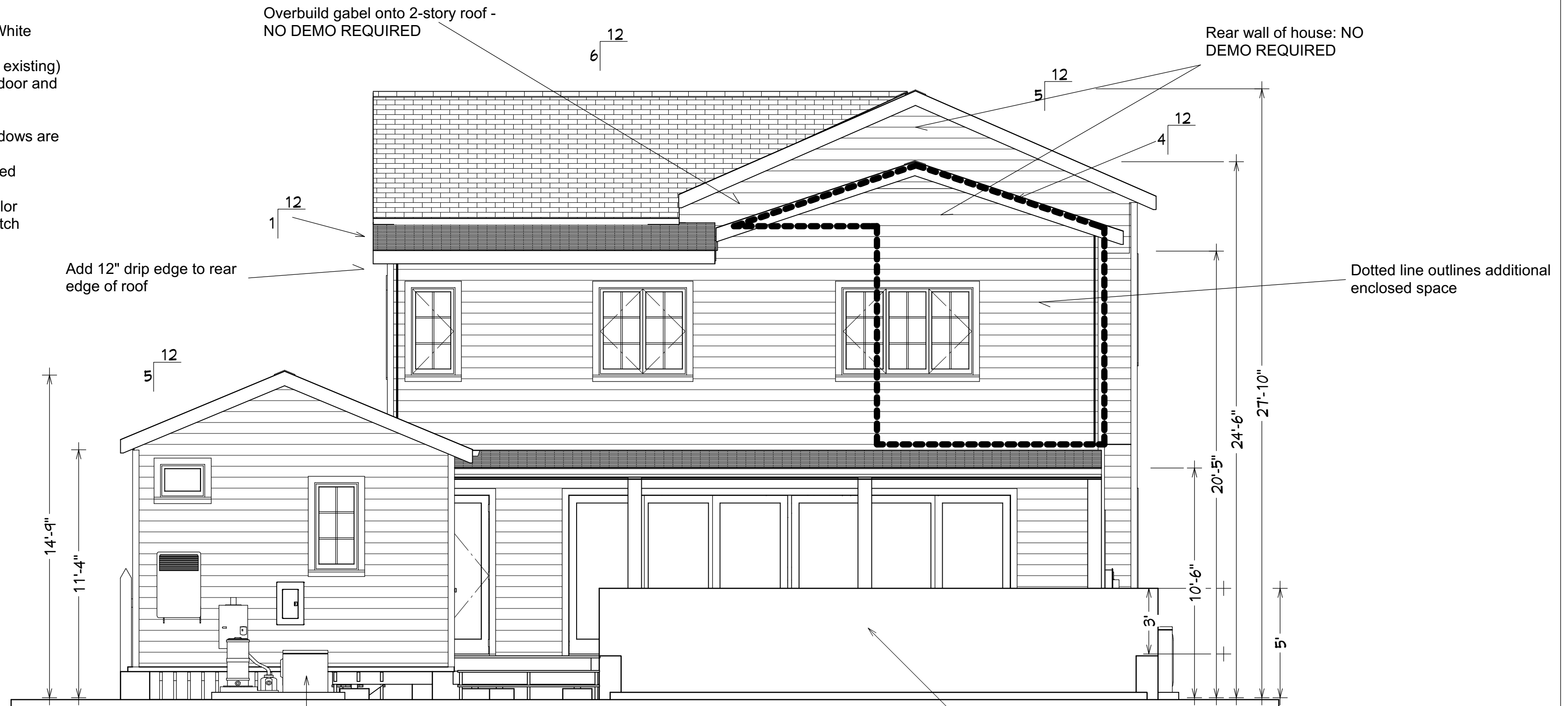
1/4" = 1'



Rear Elevation: Current

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
 Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
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 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elvation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'

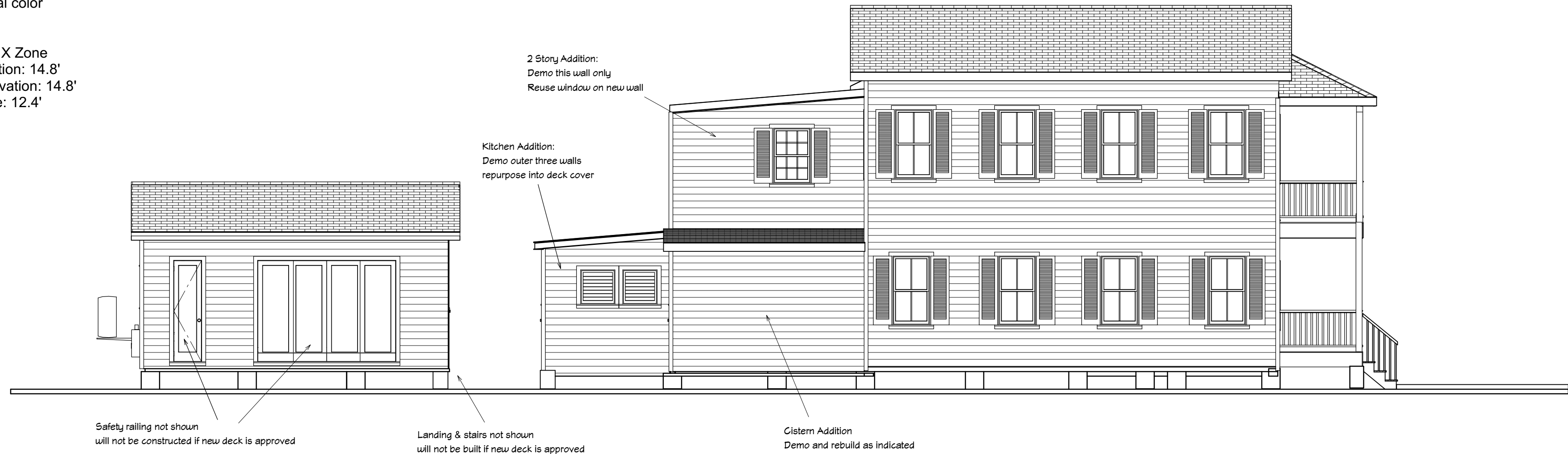


Rear Elevation: Proposed

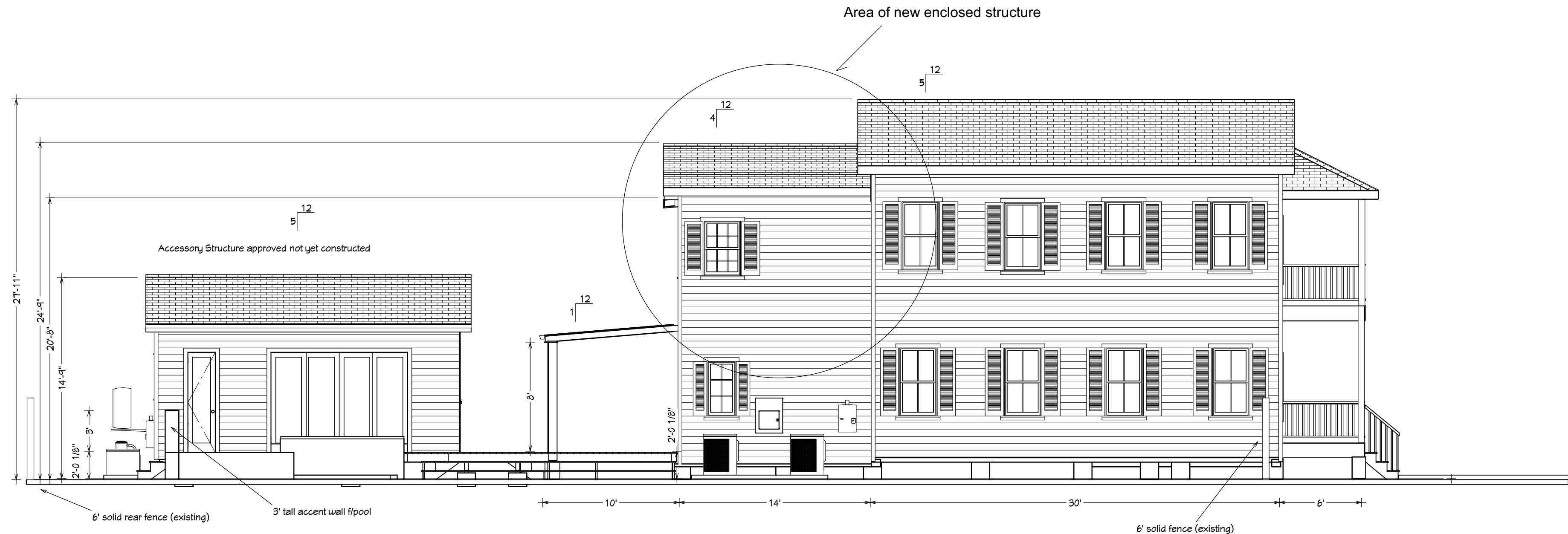
1/4" = 1'

Materials:
Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
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Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:
Base Flood Elevation: X Zone
Existing structure elvation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'

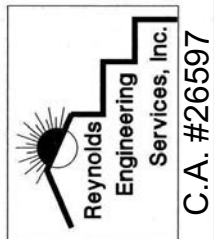


Left Side, current & approved



Left side, proposed

1/6" = 1'



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E. #46885
22330 LARITE DRIVE GULF BREEZE, FL 32561
(904) 394-5997

SHEET TITLE:
**Left Side Elevations
Existing & Planned**

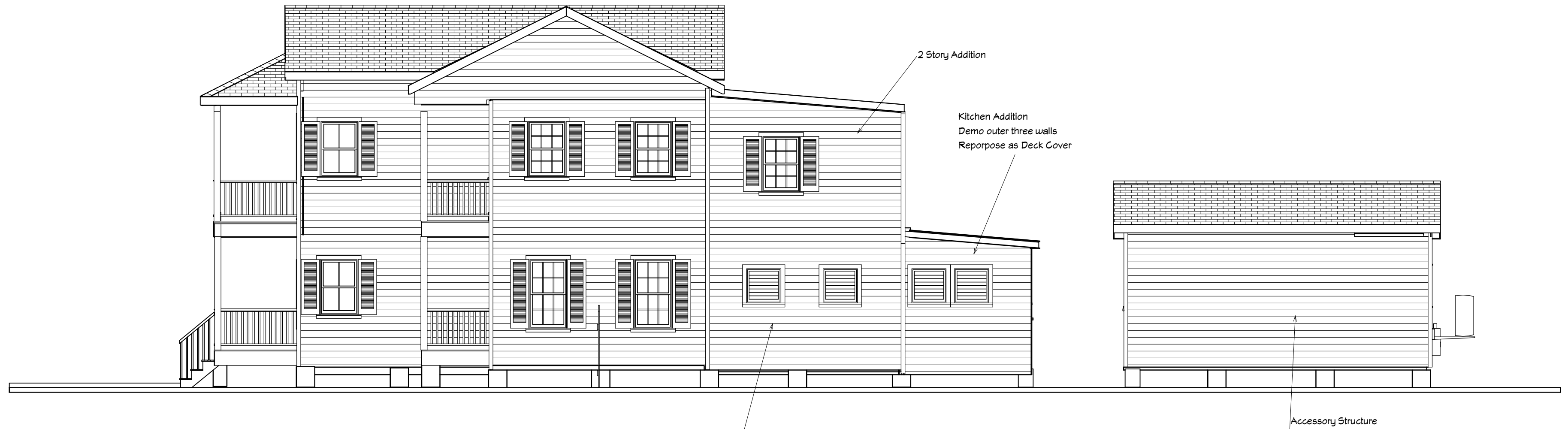
PROJECT DESCRIPTION:
**Rehabilitation of Attached
Rear Structures
522 Simonton St.**

Owner: Glenn R. Anderson
Tel: 571-213-1760
522 Simonton St Key West FL 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
6/15/2018

SHEET:

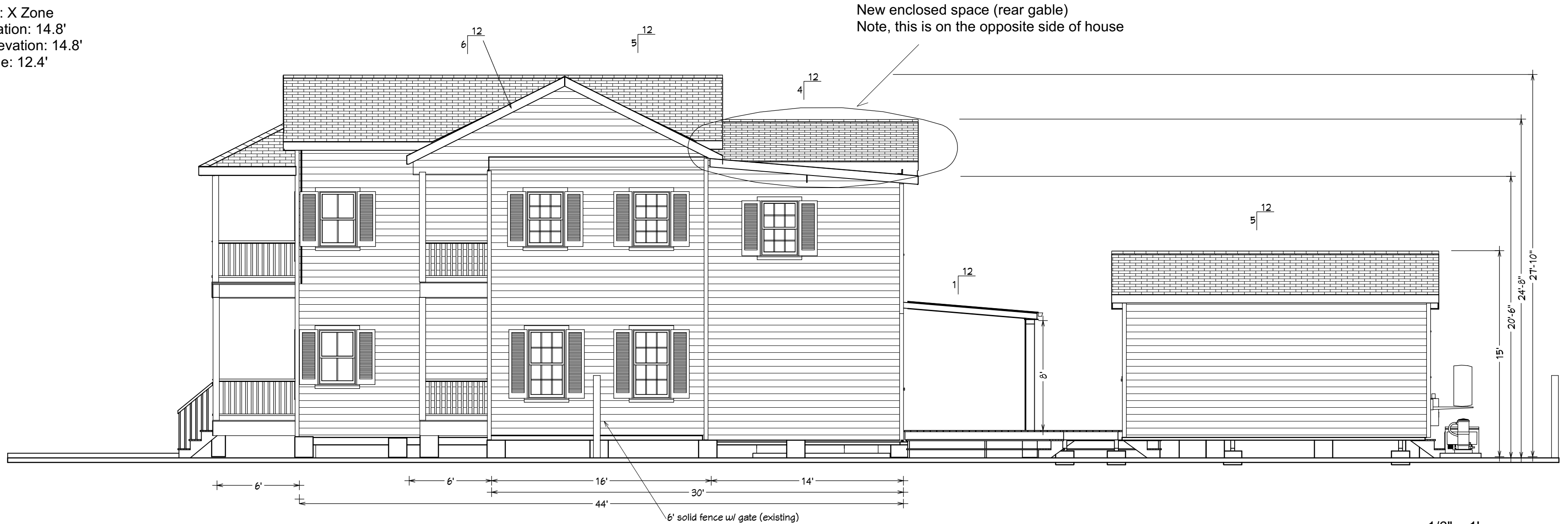
A-6
of 10



Right side, Current & Approved

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood casement (we hate the aluminum windows), White (note, two 6/6 windows are being retained on the side elevations)
 Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elvation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'



Right side, Planned

1/6" = 1'

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 26, 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 MAIN HOUSE INCLUDING SIDING REPAIRS AND REPLACING AND PAINTING. NEW TWO-STORY ADDITION AT REAR OF HOUSE. NEW WOOD DECK AT REAR REHABILITATION AS REQUIRED BY PROFESSIONAL ENGINEER OF MAIN HOUSE AND ATTACHED REAR STRUCTURES INCLUDING: GENERAL REHABILITATION OF STRUCTURES, CONVERSION OF 1-STORY ADDITION TO DECK COVER AND EXTENDING IT ACROSS REAR OF HOUSE, EXPANSION OF 2-STORY ADDITION ACROSS REAR OF HOUSE AND ADDITION OF DECK, POOL AND EQUIPMENT PADS. DEMOLITION OF EXISTING TWO AND ONE-STORY REAR ADDITIONS THREE OUTER WALLS ON REAR MOST 1 STORY ADDITION, DEMOLITION OF ONE UPSTAIRS WALL ON 2 STORY ADDITION AND DEMOLITION OF 1-STORY ADDITION.

#522 SIMONTON STREET Applicant – Glenn Anderson Application #18-03-0020

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Glenn Anderson, 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:

522 Simonton on the 12th day of June, 2018.

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 June 26th, 2018.

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 18-03-0020.

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

Signed Name of Affiant:

Glenn Anderson

Date: 6/12/2018

Address: 522 Simonton

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12th day of 6/12, 2018.

By (Print name of Affiant) Glenn Anderson who is personally known to me or has produced [Signature] as identification and who did take an oath.

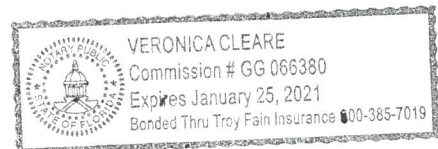
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/21



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m. June 26, 2019, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for RENOVATIONS TO EXISTING MAIN HOUSE, INCLUDING SIDING REPAIRS AND REPLACING AND PAINTING, NEW TWO-STORY ADDITION AT REAR OF HOUSE, NEW WOOD DECK AT REAR REAR STRUCTURES INCLUDING GENERAL REHABILITATION OF MAIN HOUSE AND ATTACHED REAR ADDITION TO DECK COVER AND EXTENDING IT ACROSS REAR OF HOUSE, CONVERSION OF REAR ADDITION ACROSS REAR OF HOUSE AND ADDITION OF DECK, POOL AND EQUIPMENT ROOM, DEMOLITION OF EXISTING TWO- AND ONE-STORY REAR ADDITIONS, THREE OUTR WALLS REAR MOST 1-STORY ADDITION, DEMOLITION OF ONE UPSTAIRS WALL ON 1-STORY ADDITION.

1322 SIMONTON STREET Applicant - Glenn Anderson Application #18-01-0020
If you wish to see the application or have any questions, you may visit the Planning Department during regular hours at 1300 White Street, call 305-899-3973 or visit our website at www.cityofkeywest.com.
THIS NOTICE CAN NOT BE REMOVED FROM THE CITY UNTIL THE FINAL DECISION IS MADE.

NOTICE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please contact the City of Key West at 305-899-3973 or 305-899-3973 (Voice) or the ADA Coordinator at 305-899-3973 or 305-899-3973 (Voice) for more information.

Office Director

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 00009320-000000
Account # 1009571
Property ID 1009571
Millage Group 10KW
Location 522 SIMONTON St , KEY WEST
Address
Legal KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9
Description COUNTY JUDGES DOCKET 1-73-242 OR2097-797/798L/E
OR2756-501LET/ADM OR2890-1632/33
(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

ANDERSON CATHERINE M
 522 Simonton St
 Key West FL 33040

ANDERSON GLENN R
 522 Simonton St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$85,687	\$78,960	\$189,112	\$191,418
+ Market Misc Value	\$1,231	\$1,231	\$1,072	\$974
+ Market Land Value	\$639,504	\$567,849	\$573,960	\$535,696
= Just Market Value	\$726,422	\$648,040	\$764,144	\$728,088
= Total Assessed Value	\$712,844	\$648,040	\$738,212	\$671,102
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$726,422	\$648,040	\$764,144	\$728,088

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,610.00	Square Foot	0	0

Buildings

Building ID	658	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1928
Gross Sq Ft	3036	Foundation	WD CONC PADS
Finished Sq Ft	2652	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	90	Bedrooms	5
Economic Obs	0	Full Bathrooms	1
Depreciation %	81	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	216	0	0
FLA	FLOOR LIV AREA	2,652	2,652	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	84	0	0
TOTAL		3,036	2,652	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1944	1945	1	165 SF	3
FENCES	1994	1995	1	342 SF	2

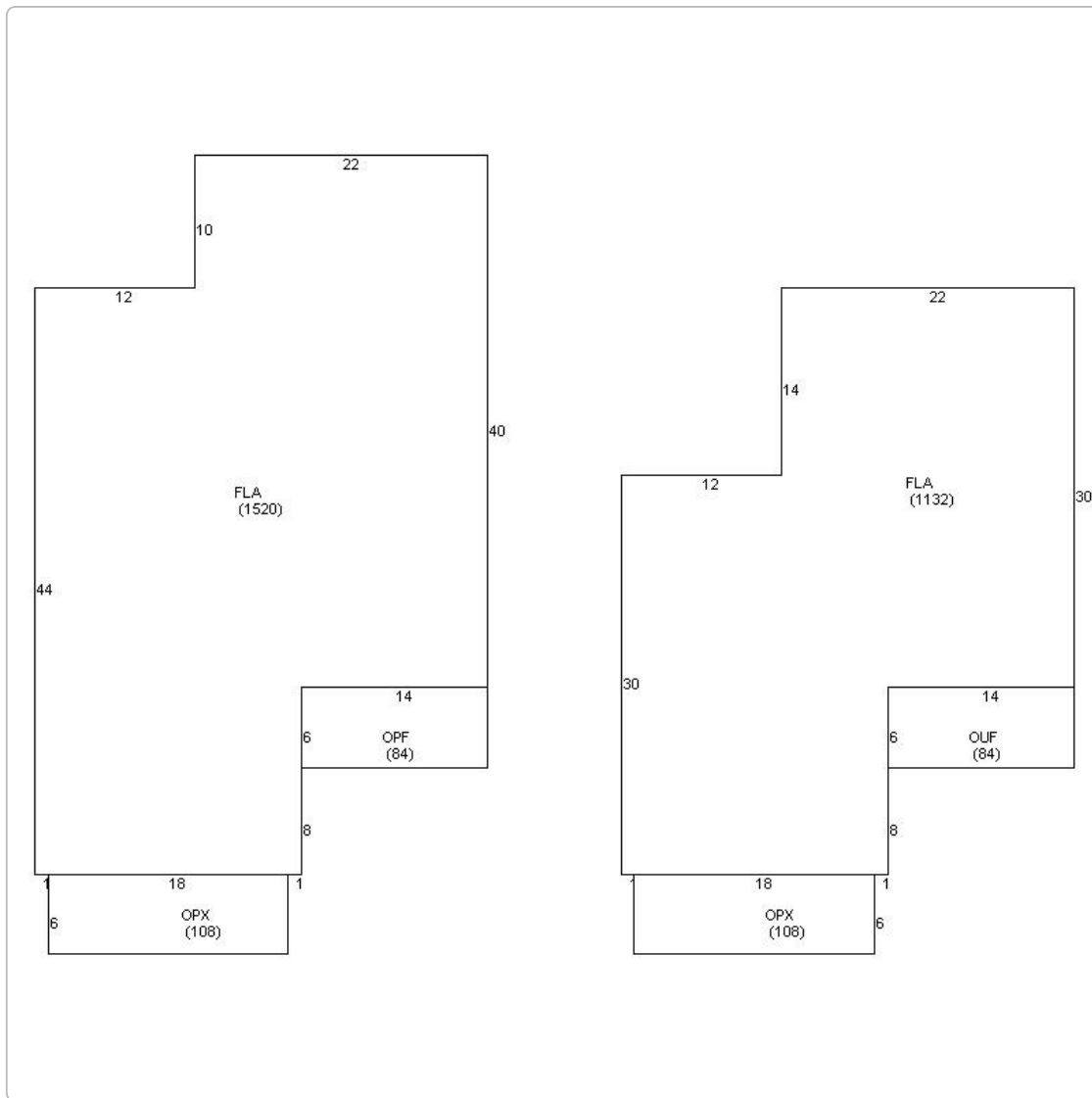
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2018	\$1,300,000	Warranty Deed	2154210	2890	1632	03 - Qualified	Improved
5/19/2015	\$0	Other		2756	501	11 - Unqualified	Improved
3/24/2005	\$850,000	Warranty Deed		2097	797	O - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
0200479	2/25/2002	10/3/2002	\$13,000		NEW V-CRIMP ROOF
A951413	4/1/1995	8/1/1995	\$1,200		57 LF WOOD FENCE

Sketches (click to enlarge)



Photos



Map



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

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