



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 23, 2021

Applicant: Bender & Associates Architects

Application Number: H2021-0052

Address: 417 Simonton Street

Description of Work:

New two-story porch at rear of house. Changes in non-historic windows in main house and side addition.

Site Facts:

The building under review is a contributing resource to the historic district. The two-story frame vernacular was built circa 1900. The house has experienced minor changes to the exterior, been the front porch the only character defining feature been altered with a partial enclosure on its second floor. Currently the house has two non- historic one-story additions, one attached to the rear, and another attached to the north elevation.

Guidelines Cited on Review:

- Windows (pages 29-30), specifically guidelines 1, 2, 3 and 4.
- Additions (pages 37a-k), specifically guidelines 5, 6, 11, 12, and 13.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 3, 12, and 22.

Staff Analysis:

The Certificate of Appropriateness under review proposes the replacement of a one-story cmu non-historic addition with a two-story rear porch. The porch will have three bays and will be made in wood. For this

alteration one existing window on the second floor, the southernmost one, will be replaced with a single wood door half glazed. On that same elevation, but on the first floor a double pocket glazed doors are proposed towards the south and a single wood door half glazed will create balance on the northern side. Turned wood balusters and chamfered columns will be used. The new hip porch roof will be covered with metal shingles.

The plans include the replacement of non-historic windows on the north elevation of the principal house with wood units. Windows on the non-historic north addition will be replaced, but on the west elevation, which will be removed, and the fenestration will be covered with wood siding.

Pavers and hardscape will also be removed to bring more green areas on a second phase project.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed renovations and new rear addition are consistent with cited guidelines. The new two-story porch addition will be at the rear of the building and no character defining features will be compromised or altered.

APPLICATION

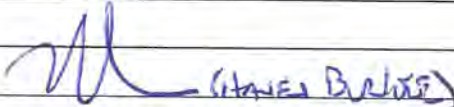
HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

**City of Key West**1300 White Street
Key West, Florida 33040

HARC COA # 2021-0052	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

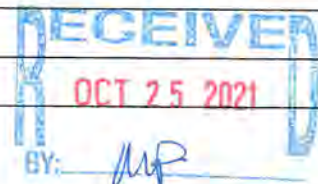
ADDRESS OF PROPOSED PROJECT:	417 Simonton Street	
NAME ON DEED:	Kimberly Gavin	PHONE NUMBER 423-243-7198
OWNER'S MAILING ADDRESS:		EMAIL kimberly.gavin@me.com
APPLICANT NAME:	Bender & Associates Architects	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 10.20.2021

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: Principal structure interior renovation. New exterior covered porch at rear of the principal structure and new MEP.
MAIN BUILDING: Interior renovation. New exterior covered porch in the back of the building. New MEP.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolition of existing addition.



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Existing Accessory Structure to remain. No change.	
PAVERS: None	FENCES: N/A
DECKS: None	PAINTING: All new paint to be white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): None
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): None	OTHER: N/A

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0052	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

417 Simonton Street

PROPERTY OWNER'S NAME:

Kimberly Gavin

APPLICANT NAME:

Bender & Associates Architects

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.**

DocuSigned by: Kimberly Gavin 54E8B04807BA4E3	Kimberly Gavin 10/20/2021
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing non-historic addition (walls, windows, roof and door) at the rear of the Principal Structure.

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.

N/A

(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.

N/A

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.

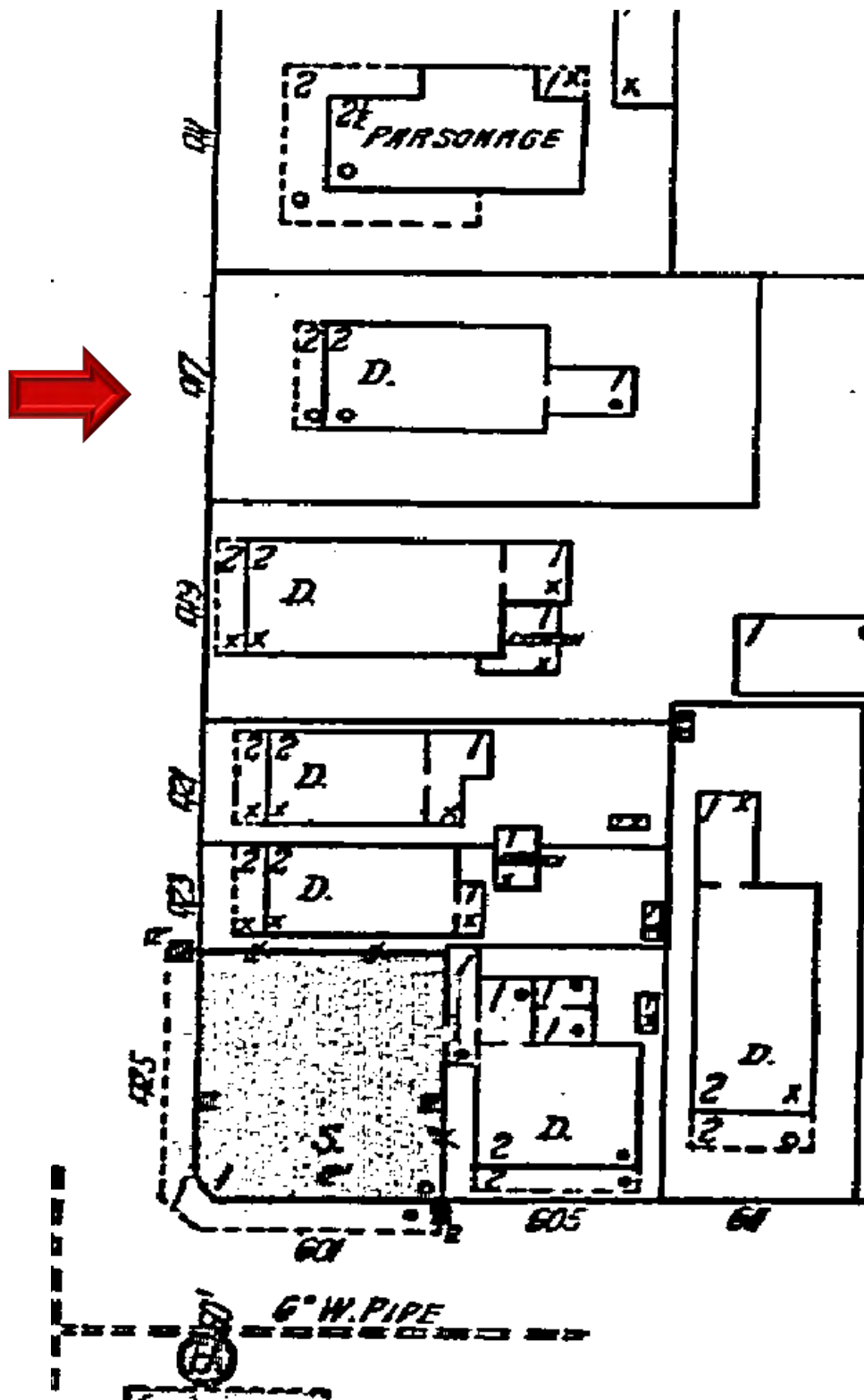
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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
(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.
N/A

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.

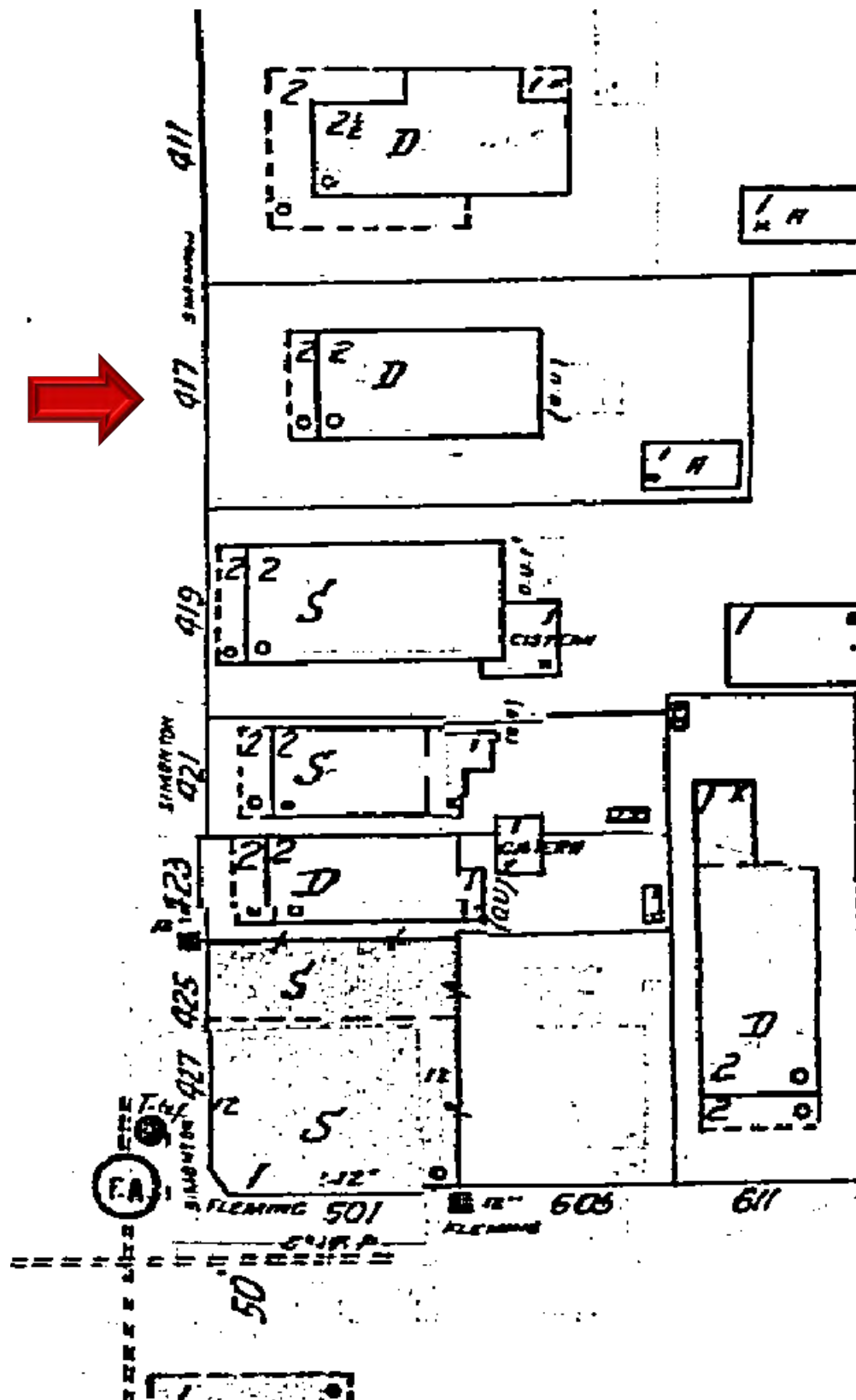
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The existing addition is not important in defining the overall historic character of a district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The existing addition is not a historic building or structure and the removal does not destroy the historic relationship between buildings or structures and open spaces.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The existing addition is not important in defining the historic character of the site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing addition would not qualify as contributing.

SANBORN MAPS



1926 Sanborn Map



PROJECT PHOTOS



417 Simonton Street circa 1965. Monroe County Library.



VIEW FROM STREET (EXISTING WEST ELEVATION)



VIEW FROM PATIO (EXISTING EAST ELEVATION)



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



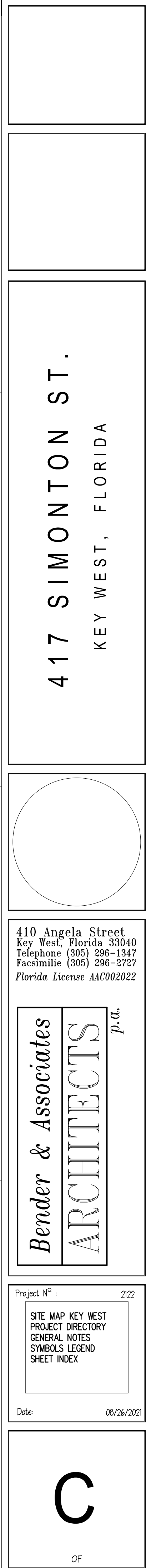
VIEW FROM REAR YARD LOOKING SOUTH EAST (EXISTING ACCESSORY STRUCTURE)



VIEW FROM REAR YARD LOOKING NORTH EAST (EXISTING PATIO)

PROPOSED DESIGN

Key West Florida 33040
HARC PERMIT SET



MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31°59'53"E ASSUMED
ALONG THE CENTERLINE OF
SIMONTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

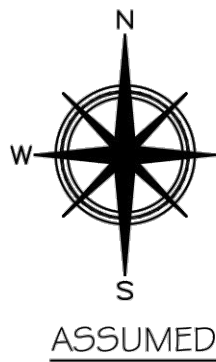
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
417 SIMONTON STREET
KEY WEST, FL 33040

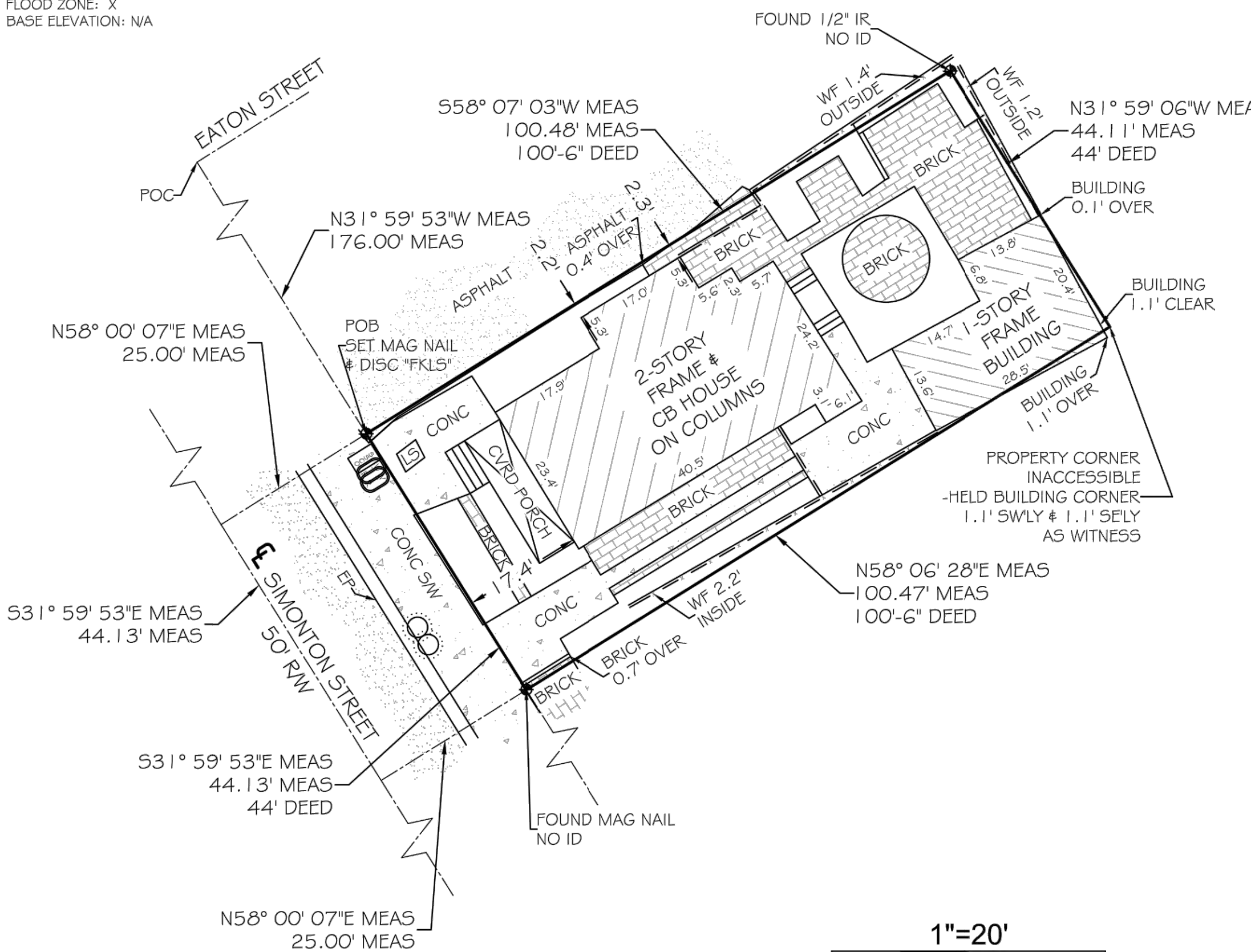
COMMUNITY NO.: 12016
MAP NO.: 12087C-1516
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

LEGEND

-  - WATER METER
-  - SANITARY SEWER CLEANOUT
-  - MAILBOX
-  - WOOD POWER POLE
-  - CONCRETE POWER POLE



LOCATION MAP - NT
SEC. 06-T68S-R25



1"=20'

0 10 20 40

LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST, KNOWN AS WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF LOT FOUR (4), IN SQUARE THIRTY-SIX (36), COMMENCING AT A POINT ON SIMONTON STREET DISTANT ONE HUNDRED SEVENTY-SIX (176) FEET FROM THE CORNER OF SIMONTON AND EATON STREETS: RUNNING THENCE SOUTHEASTERLY ALONG SIMONTON STREET FORTY-FOUR (44) FEET; THENCE, AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED (100) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-FOUR (44) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED (100) FEET AND SIX (6) INCHES OUT TO SIMONTON STREET TO THE POINT OF BEGINNING.

CERTIFIED TO - 417 Simonton LLC., a Florida Limited Liability Company
Kimberly Gavin;
First International Title;
Fidelity National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BP = BACK-FLAT PREVIOUS	GLY = GLYCE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	GLS = GLIDE BITE	POE = POINT OF REFERENCE
BR = BRICK	GR = GRASS	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IR = IRON ROD	
CC = CONCRETE CURB	IRN = IRON	
CE = CONCRETE	IS = IRON	
CL = CENTERLINE	ISL = LANDSCAPING	PT = POINT OF TANGENT
CLF = CHALKING FENCE	MB = MAILBOX	R = RADIUS
CM = CONCRETE MOUNT	MP = MOUNT	RW = RIGHT OF WAY LINE
CON = CONCRETE	MT = METAL TIE	SSCO = SANTARY SEWER CLEAN-OUT
CP = CONCRETE POLE	MTW = MOUNT WATER	SW = SIDE WALK
COV = COVERED	MC = MOUNT	TB = TOP OF BENCHMARK
DELTA = CENTRAL ANGLE	ND = NORTH	TOE = TOP OF BANK
DE = DECK	NGVD = NATIONAL GEODETIC	TS = TOP OF SLOPE
EL = ELEVATION	OV = OVERHEAD	TS = TRAFFIC SIGN
EN = ENGINEER	OVH = OVERHEAD	
EP = EDGE OF PAVEMENT	OTS = NOT TO SCALE	TYF = TYPICAL
FF = FINISHED FLOOR ELEVATION	OVH = OVERHEAD	UT = UTILITY
FG = FINISHED GRADE	PC = POINT OF CURVE	UTL = UTILITY EASEMENT
FH = FENCE HEAD	PM = PARKING	W = WOOD
FI = FENCE INSIDE	PCF = POINT OF COMPOUND CURVE	WL = WOOD LAMING
FO = FENCE OUTSIDE	PM = PARKING	WLN = WOOD LAMING
FOL = FENCE ON SIDE	PK = PARKER KALLAN	WLP = WOOD POWER LINE
	POC = POINT OF BEGINNING	WV = WATER VALVE
	POI = POINT OF INTERSECTION	

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	05/04/202
MAP DATE	05/10/202
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	GBF
JOB NO.:	21-305

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 53-17, 05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED:  NOT VALID WITHOUT
SIGNATURE AND THE
SEAL OF A FLS
SURVEYOR AND

ERIC A. ISAACS, FLS# 6763, PROFESSIONAL SURVEYOR AND MAPPER, LBN 7847

A stylized black and white illustration of a globe, centered on the Western Hemisphere. The continents of North and South America are clearly visible, surrounded by a grid of latitude and longitude lines. The globe is shown from a slightly elevated perspective.

FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@Gmail.com

417 SIMONTON ST.
KEY WEST FLORIDA

410 Angela Street
Key West, Florida 33041
Telephone (305) 296-1341
Facsimile (305) 296-2721
Florida License AAC00202

Bender & Associates
ARCHITECTS

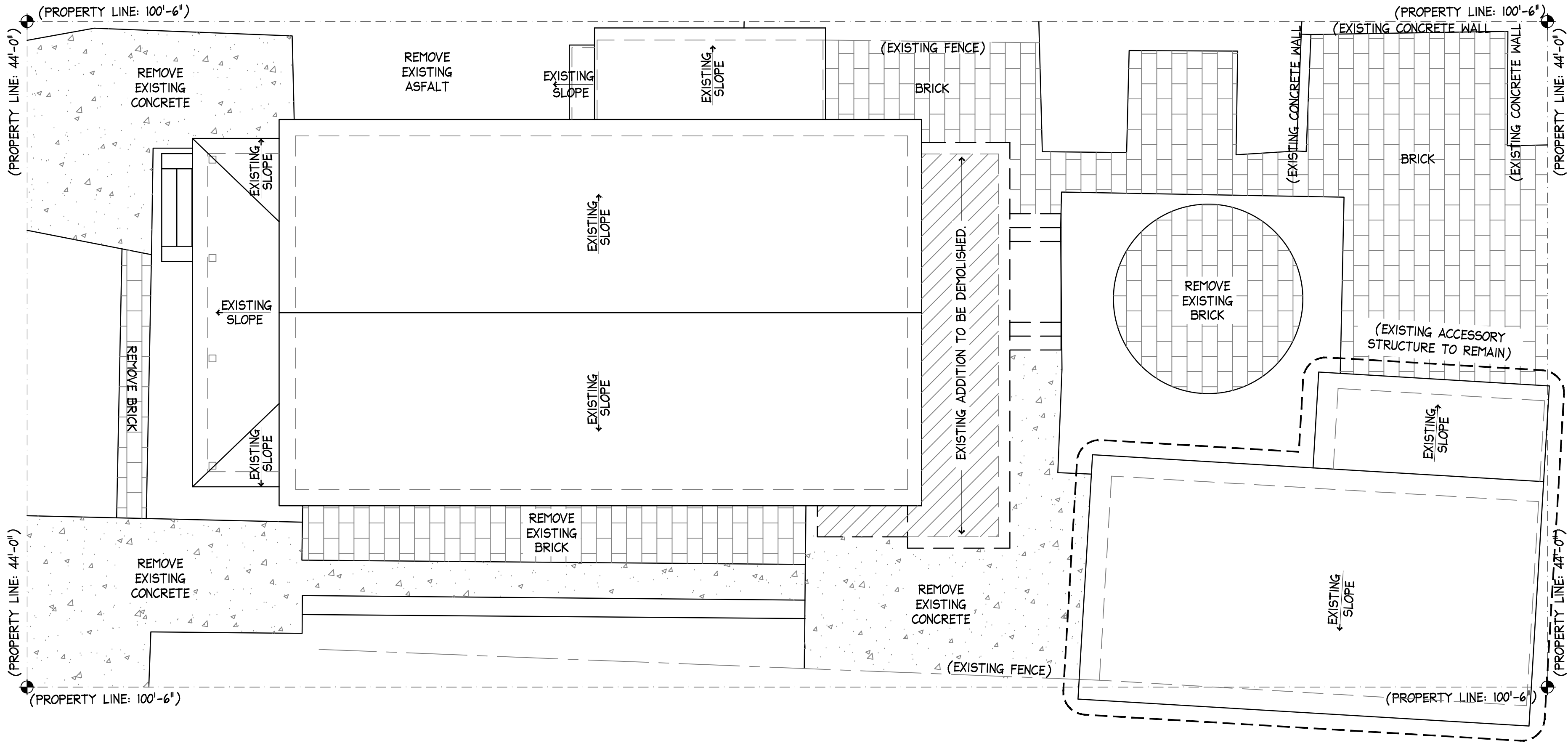
Project N° : 2122

Date: 08/26/20

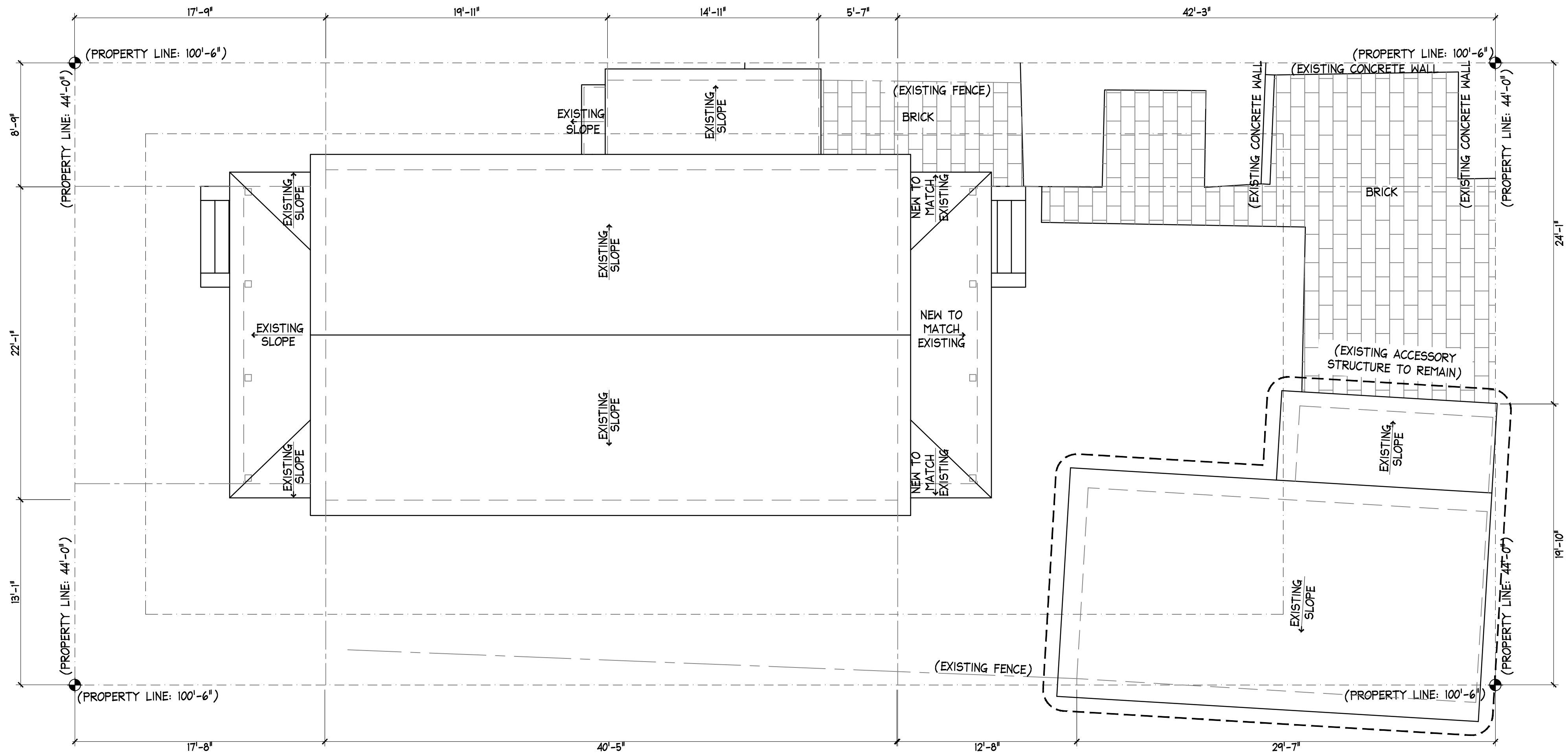
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PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HNC-1		
LOT SIZE	4,422 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,211 S.F. MAX.	2,014 S.F.	1,987 S.F.
IMPERVIOUS SURFACE	2,663 S.F. MAX.	3,637 S.F.	2,595 S.F.
4,422 S.F. X 60%			
FRONT SETBACK (STREET)	5'-0" MIN.	11'-11" (PRIN. STRUCT.)	11'-11" (NO CHANGE)
SIDE SETBACK (NORTH)	5'-0" MIN.	0'-14" (PRIN. STRUCT.)	0'-14" (NO CHANGE)
SIDE SETBACK (SOUTH)	5'-0" MIN.	13'-0" (PRIN. STRUCT.)	13'-0" (NO CHANGE)
REAR SETBACK (EAST)	15'-0" MIN.	36'-3" (PRIN. STRUCT.)	36'-7"
OPEN SPACE (35%)	1,548 S.F. MIN.	1,794 S.F.	1,794 S.F.



2 EXISTING SITE PLAN
A1 SCALE: 3/16" = 1'-0"



1 PROPOSED SITE PLAN
A1 SCALE: 3/16" = 1'-0"

417 SIMONTON ST.
KEY WEST, FLORIDA

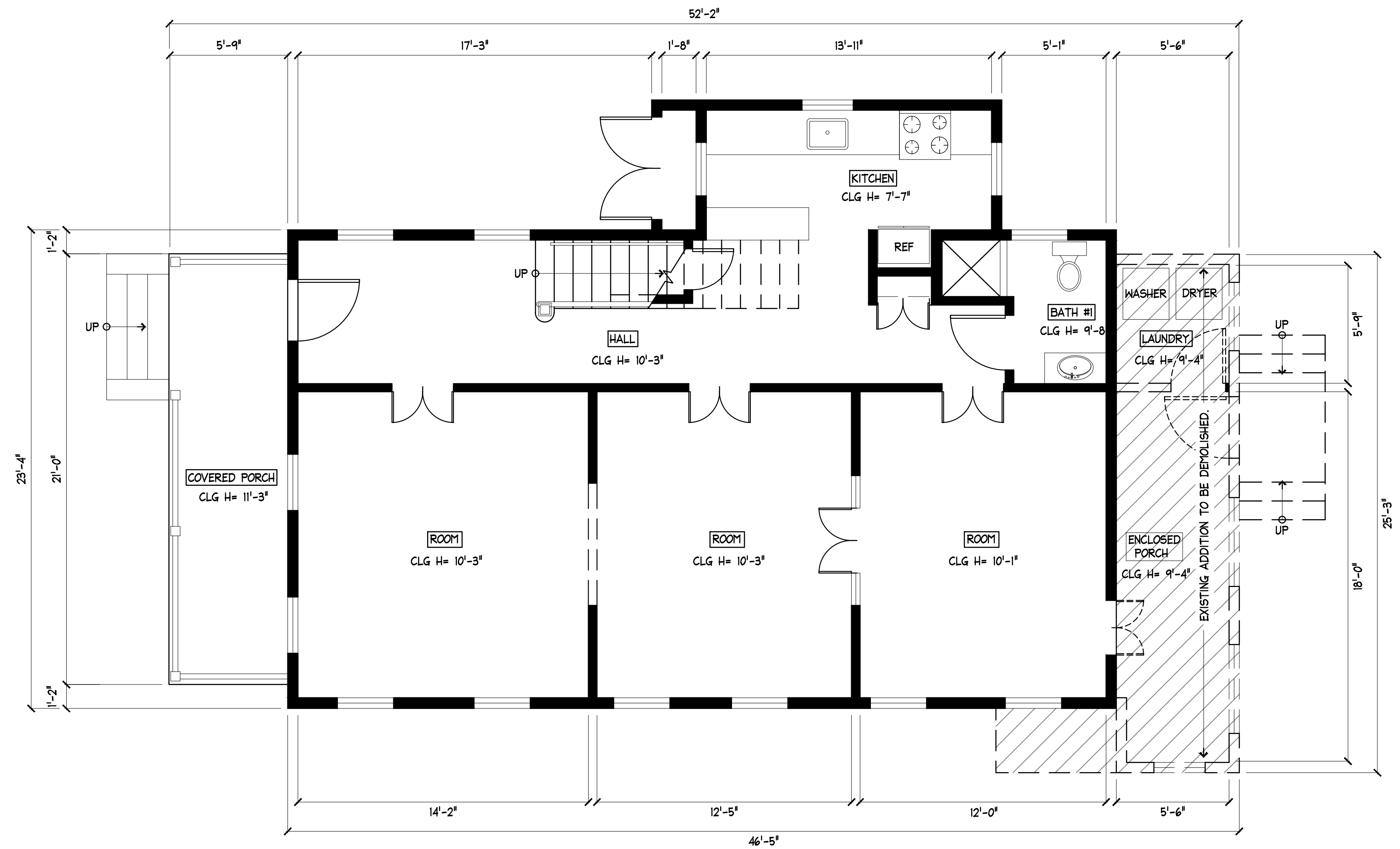
410 Angela Street
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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

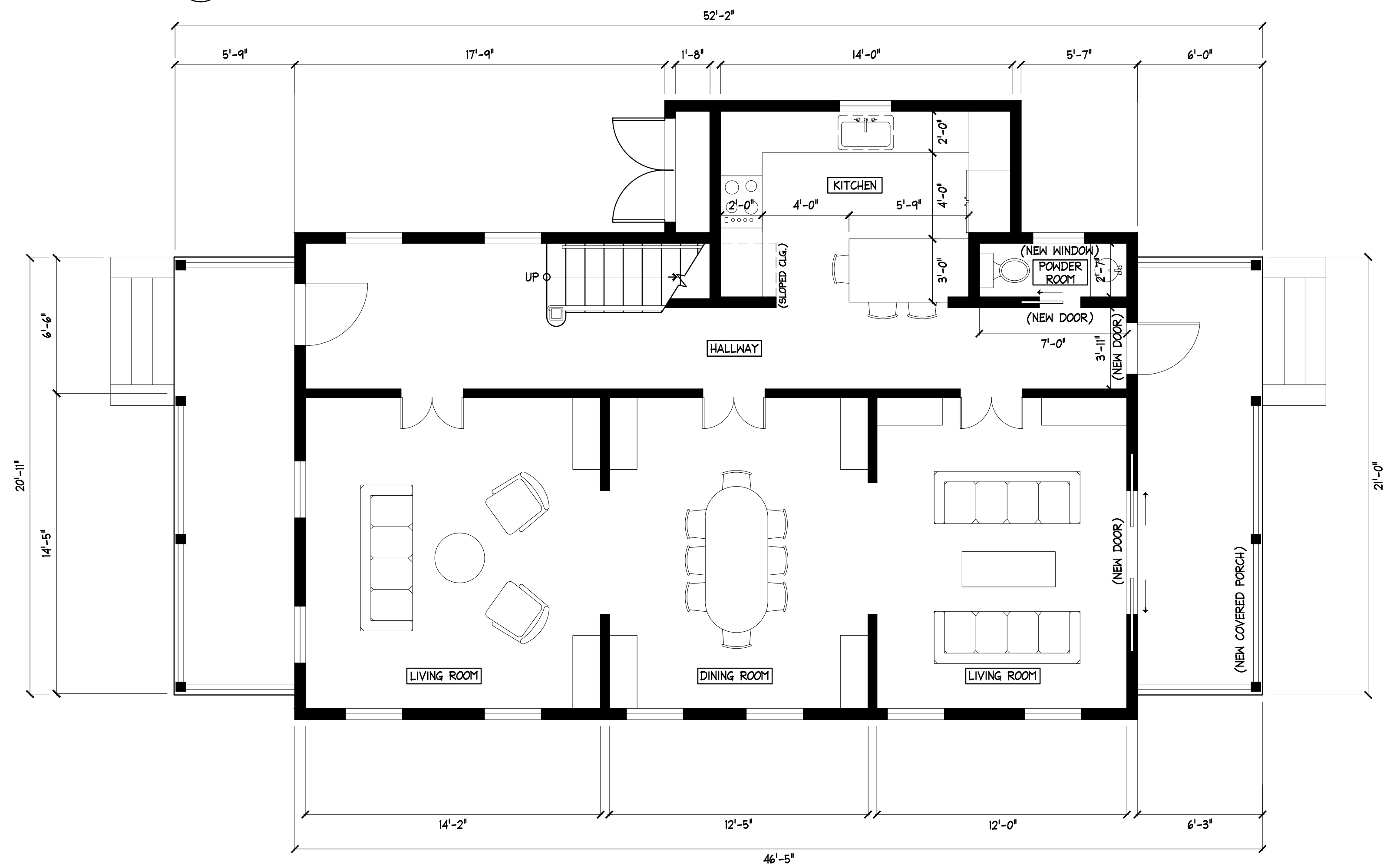
Project N^o : 2022
Date: 08/26/2021

A1

OF

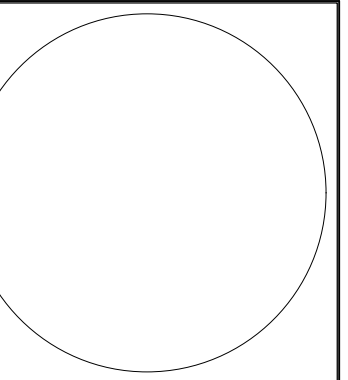


2 EXISTING FIRST FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"

417 SIMONTON ST.
KEY WEST, FLORIDA

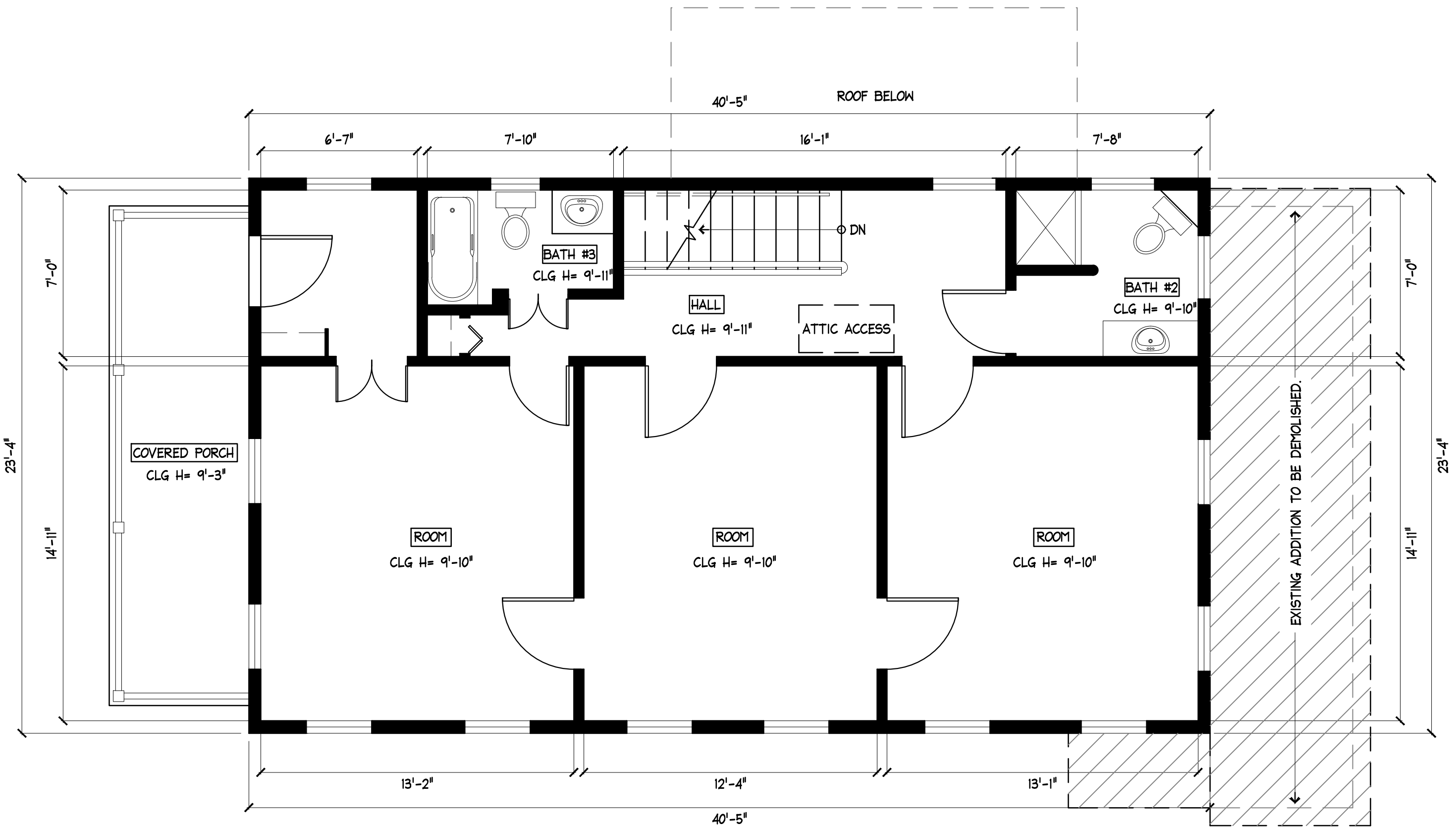


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Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

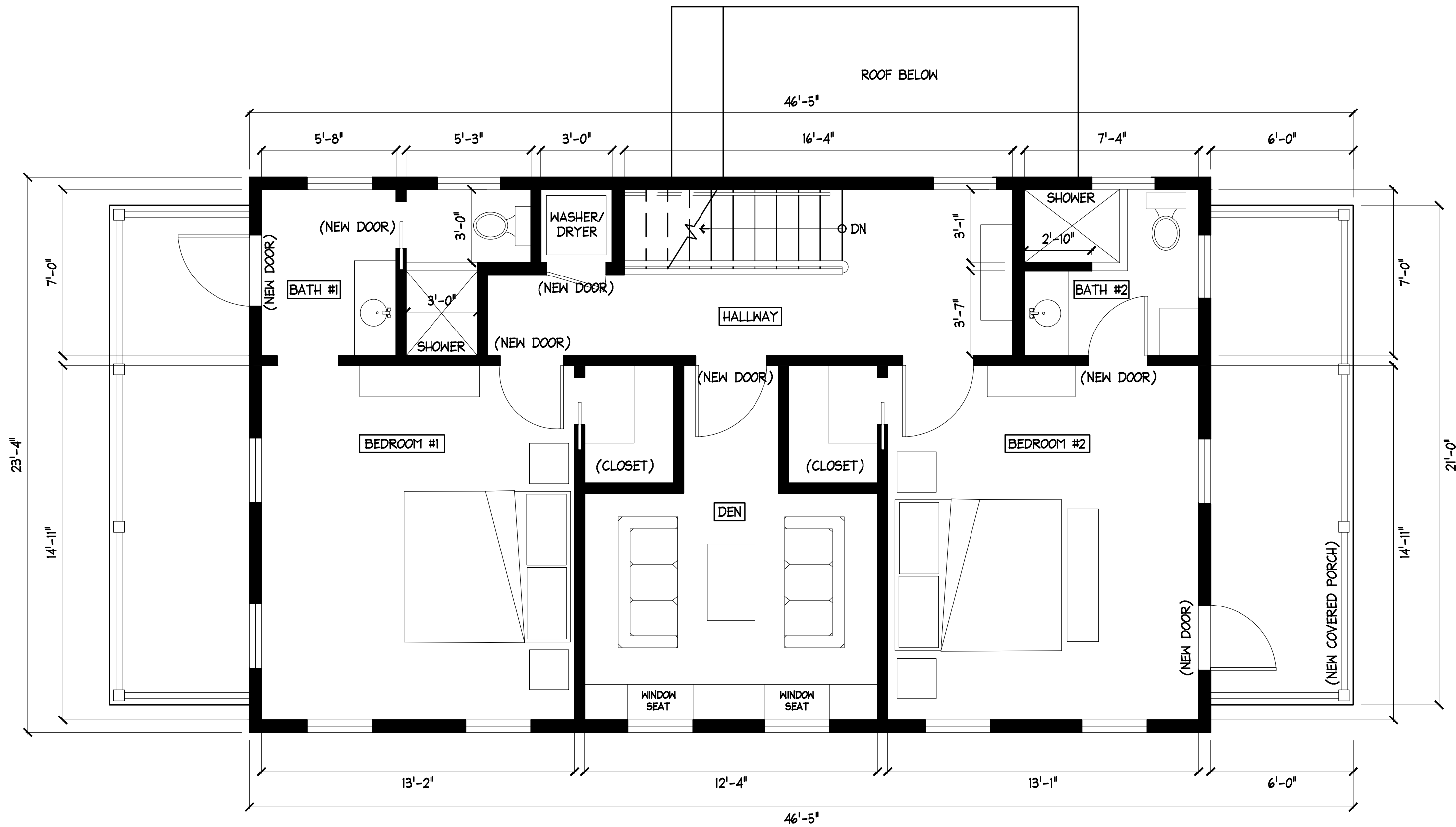
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ARCHITECTS
p.a.

Project N° : 2122
Date: 06/26/2021

A2
OF



2 EXISTING SECOND FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"

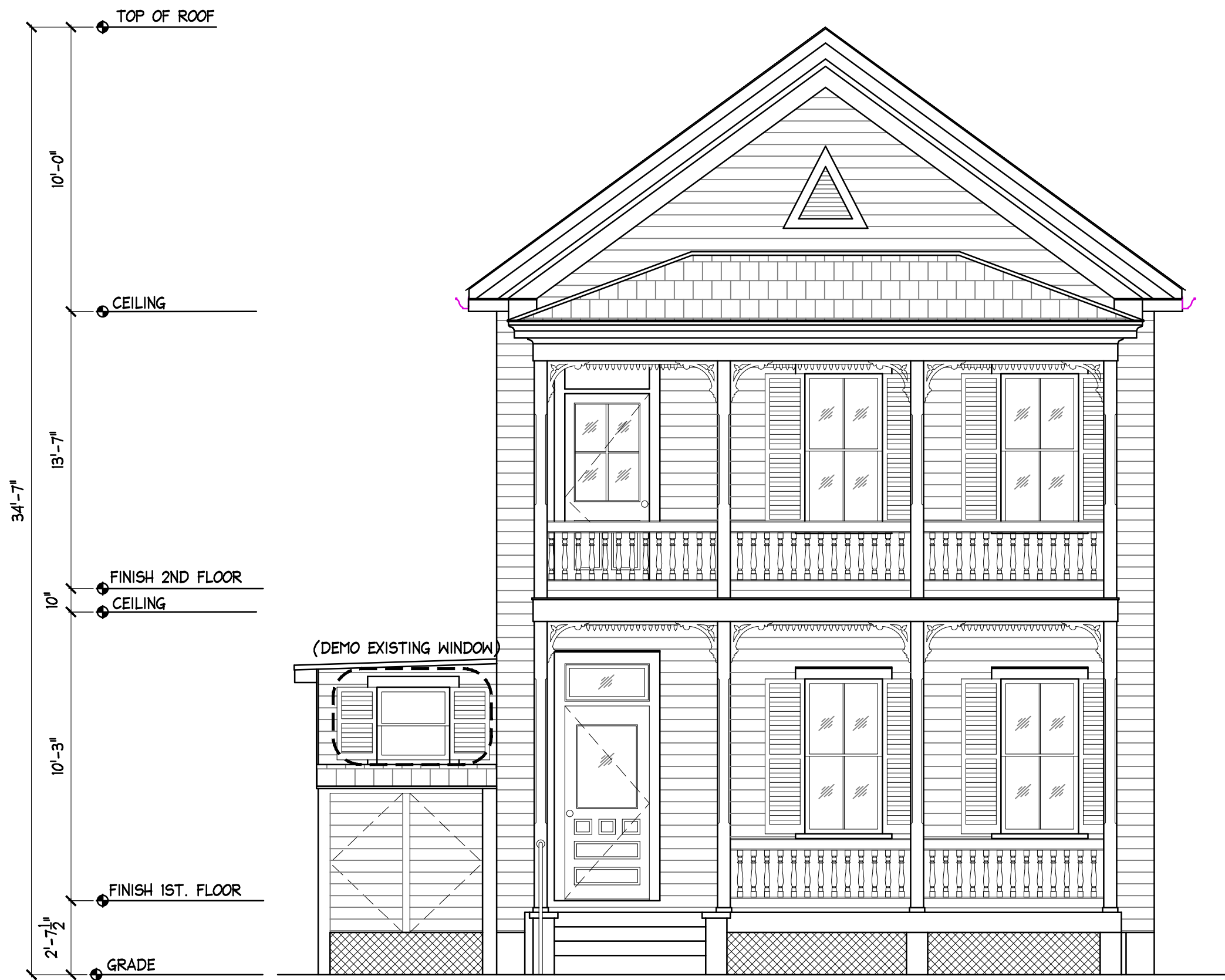
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KEY WEST, FLORIDA

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Bender & Associates
ARCHITECTS
p.a.

Project N° : 2122
Date: 06/26/2021

A3
OF



4 PROPOSED WEST ELEVATION
A4 SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

1. EXISTING EXTERIOR SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. PAINTED WHITE.
3. ALL EXISTING WINDOWS AND DOORS ARE TO BE REPAIRED, SANDED AND PREPARED FOR NEW PAINTED (WHITE).



2 PROPOSED WEST ELEVATION
A4 SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
A4 SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A4 SCALE: 1/4" = 1'-0"

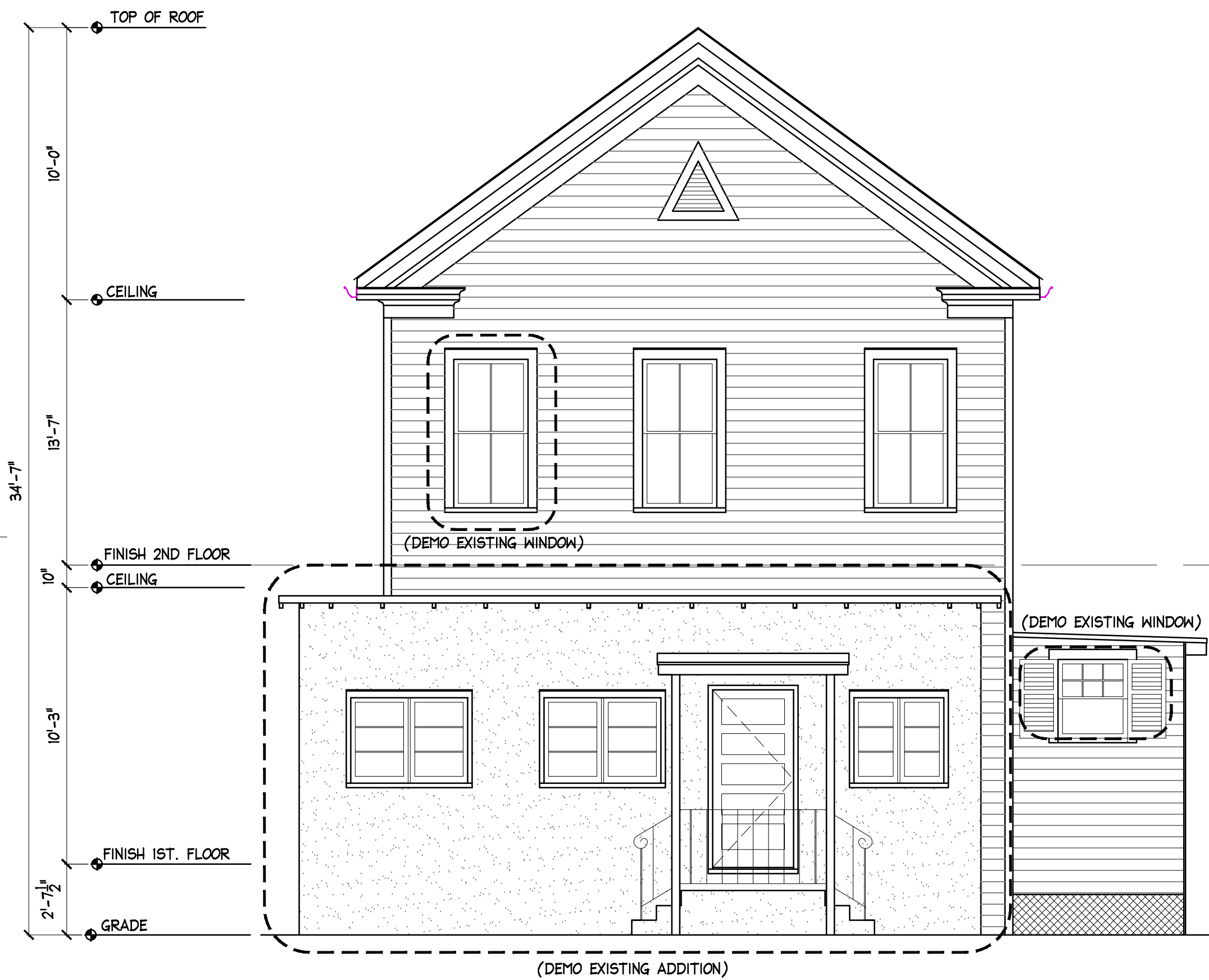
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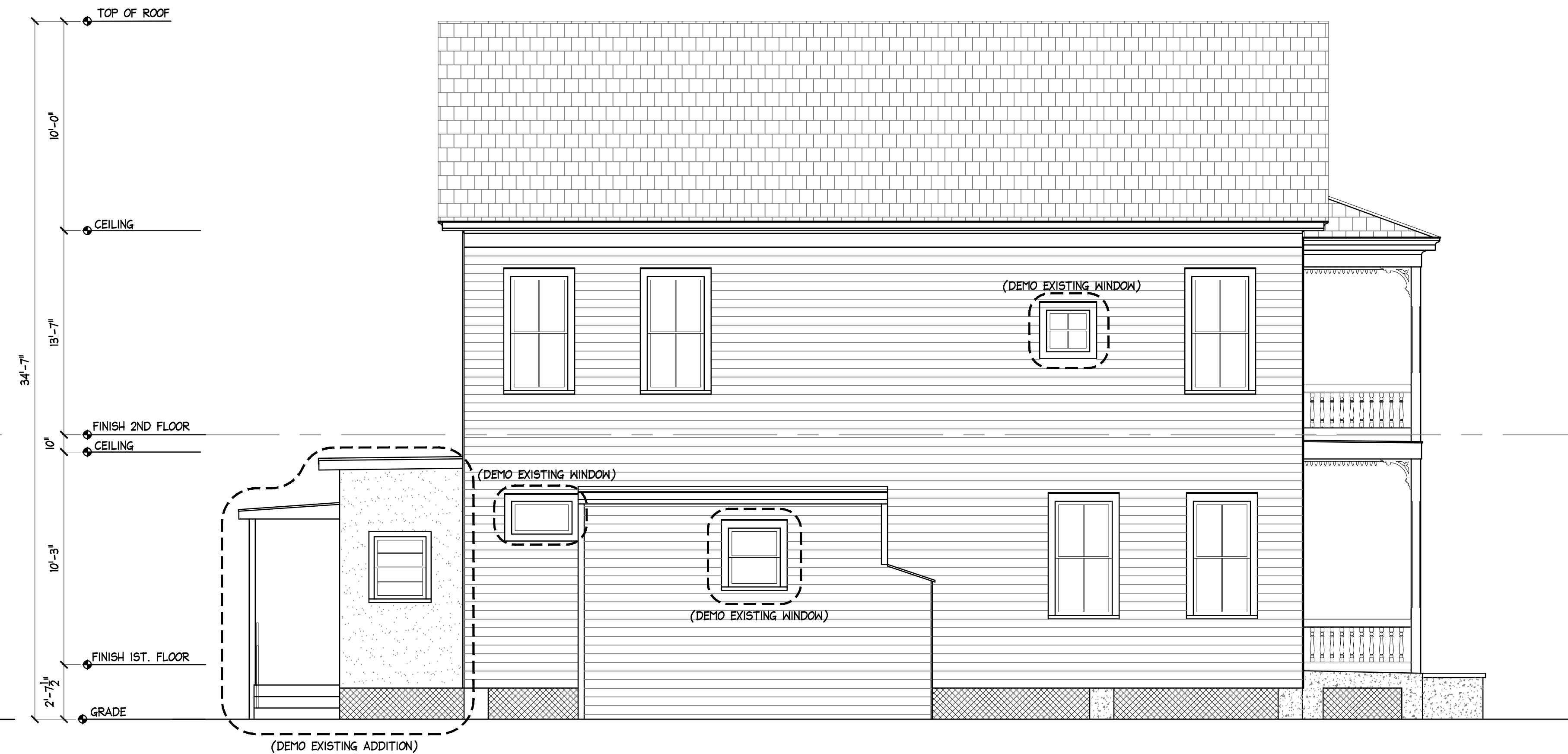
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p.a.

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A4
OF



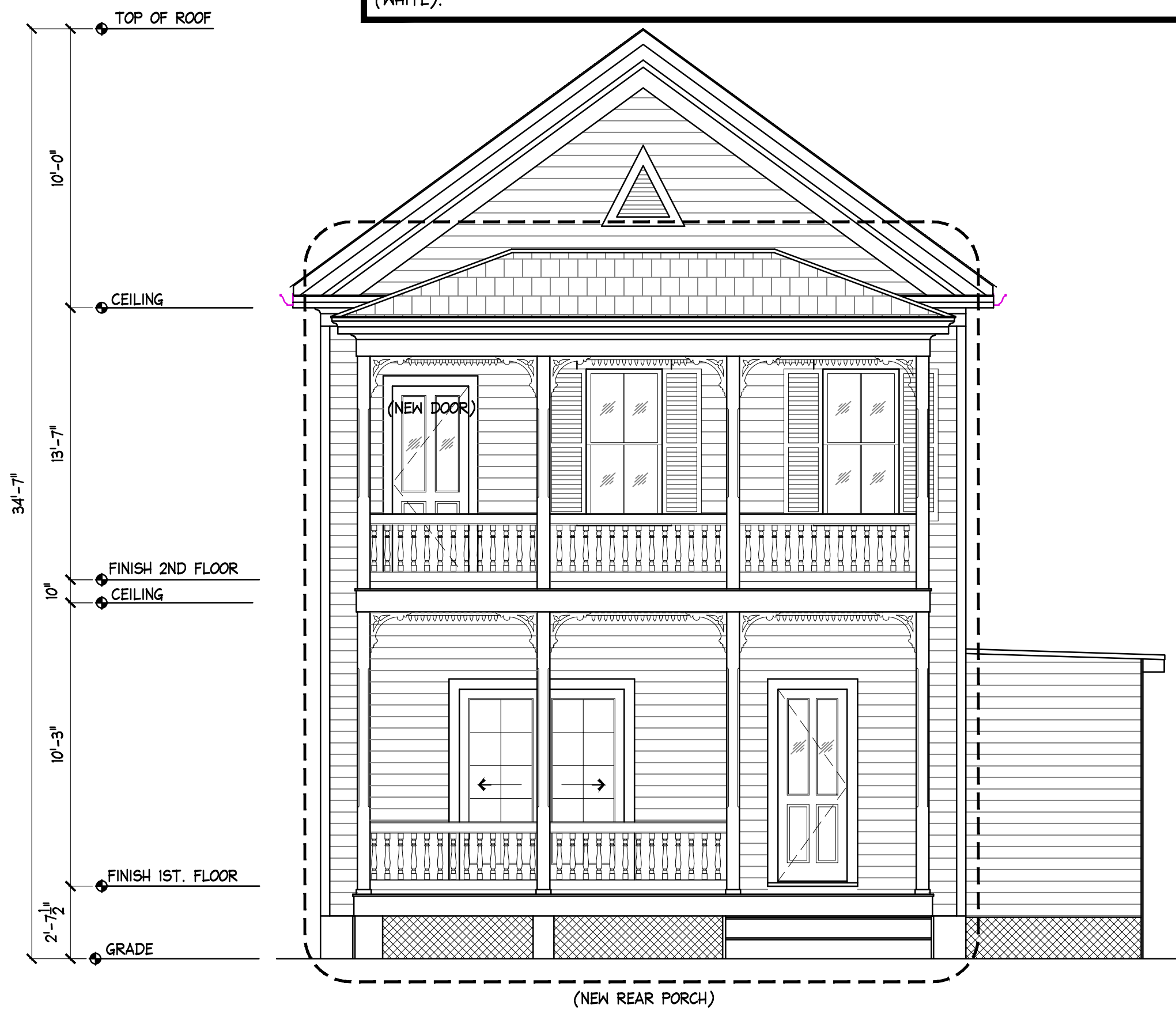
4 PROPOSED EAST ELEVATION
A5 SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
A5 SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

1. EXISTING EXTERIOR SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
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3. ALL EXISTING WINDOWS AND DOORS ARE TO BE REPAIRED, SANDED AND PREPARED FOR NEW PAINTED (WHITE).



2 PROPOSED EAST ELEVATION
A5 SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
A5 SCALE: 1/4" = 1'-0"

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KEY WEST, FLORIDA

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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 2022
Date: 06/26/2021

A5
OF

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 23, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

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

NEW TWO-STORY PORCH AT REAR OF HOUSE. CHANGES IN NON-HISTORIC WINDOWS IN MAIN HOUSE AND SIDE ADDITION. DEMOLITION OF NON-HISTORIC ADDITION AT REAR OF MAIN HOUSE.
#417 SIMONTON STREET

Applicant –Bender & Associates Architects

Application #H2021-0052

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.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00006330-000000
Account# 1006556
Property ID 1006556
Millage Group 10KW
Location 417 SIMONTON St, KEY WEST
Address
Legal KW PT LOT 4 SQR 36 OR292-220/21 OR522-5 OR525-957 OR2447-1013 OR2455-
Description 1992/93 OR3098-0101
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

417 SIMONTON LLC
 800 Market St
 Chattanooga TN 37402

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$350,450	\$409,646	\$332,037	\$337,028
+ Market Misc Value	\$4,918	\$4,918	\$4,918	\$4,918
+ Market Land Value	\$468,484	\$429,323	\$419,170	\$478,602
= Just Market Value	\$823,852	\$843,887	\$756,125	\$820,548
= Total Assessed Value	\$823,852	\$527,407	\$504,737	\$502,419
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$823,852	\$504,716	\$479,737	\$485,245

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,422.00	Square Foot	44	100.5

Buildings

Building ID 419
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 3416
Finished Sq Ft 2172
Stories 3 Floor
Condition AVERAGE
Perimeter 286
Functional Obs 0
Economic Obs 0
Depreciation % 28
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1933
EffectiveYearBuilt 2001
Foundation CONCR FTR
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 3
Full Bathrooms 4
Half Bathrooms 0
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	132	0	0
FAT	FINISHED ATTIC	960	0	0
FLA	FLOOR LIV AREA	2,172	2,172	0
OPF	OP PRCH FIN LL	152	0	0
TOTAL		3,416	2,172	0

Building ID	420	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1965
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Gross Sq Ft	504	Foundation	CONCR FTR
Finished Sq Ft	504	Roof Type	IRR/CUSTOM
Stories	1 Floor	Roof Coverage	WOOD SHINGLE
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	100	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	504	504	0
TOTAL		504	504	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1978	1979	1	3 UT	1
WALL AIR COND	1979	1980	1	3 UT	3
BRICK PATIO	1979	1980	1	436 SF	2
WALL AIR COND	1980	1981	1	1 UT	2
FENCES	1983	1984	1	342 SF	2
CONC PATIO	1985	1986	1	218 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/11/2021	\$1,300,000	Warranty Deed	2320138	3098	0101	01 - Qualified	Improved
5/5/2020	\$0	Death Certificate				88 - Unqualified	Improved
2/24/2010	\$100	Warranty Deed		2455	1992	11 - Unqualified	Improved
12/4/2009	\$0	Death Certificate				88 - Unqualified	Improved

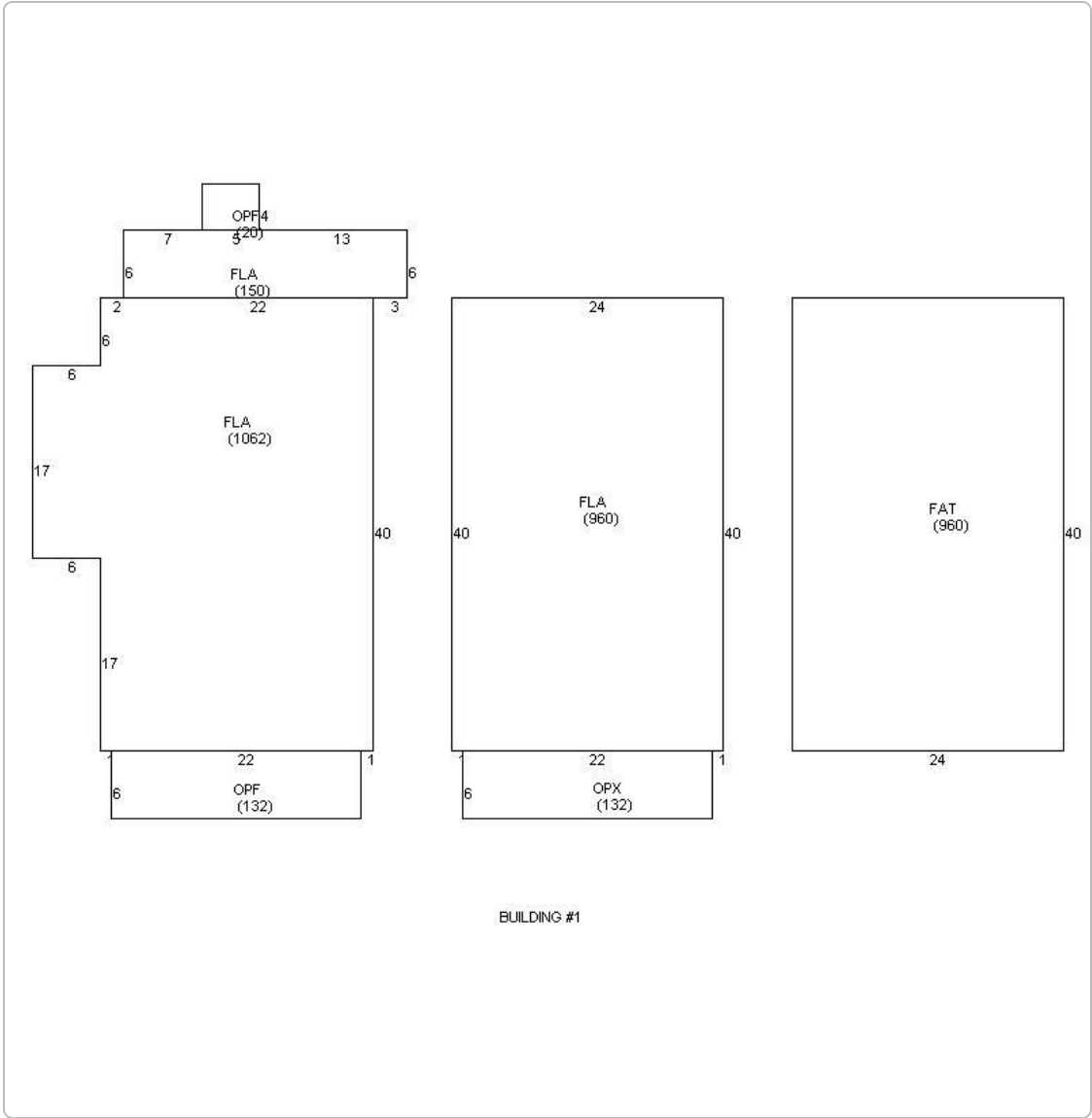
Permits

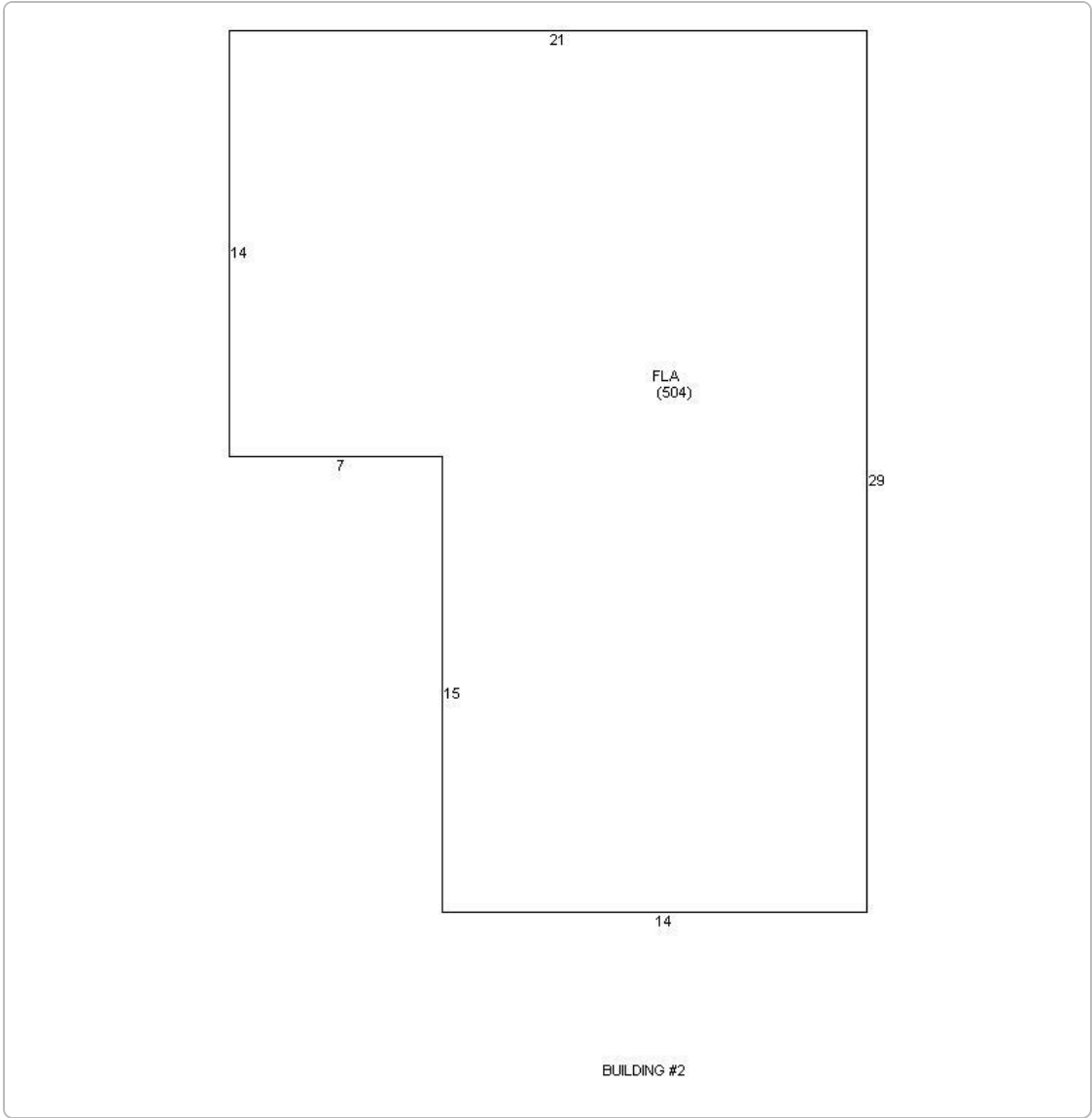
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-492	2/26/2008	7/18/2008	\$3,500		INSTALL 1600SF METAL SHINGLES
07-5010	11/9/2007	7/18/2008	\$5,000		REMOVE AND REPLACE 700 SF OF V-CRIMP ROOF ON GUEST HOUSE
03-2870	8/20/2003	10/2/2003	\$10,000		SHUTTERS,TRELLIS,SIDING
03-1875	5/27/2003	10/2/2003	\$1,100		GUTTERS, PAINT ROOF
02-3218	12/4/2002	12/31/2003	\$1,300		REPLACE RAILING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

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