



Staff Report for Item 18

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: August 23, 2016

Applicant: Bender and Associates

Application Number: H16-03-0061

Address: #1007-A United Street

Description of Work:

Demolition of existing shed.

Site Facts:

1007A United Street is not a contributing resource, as it was constructed in 1984 according to the property appraiser's card. The two-story house was designed in a frame vernacular style and is situated at the corner of United Street and Watson Street.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a shed. This entire property was vacant on the 1962 Sanborn map. There are no historic photographs of this property. Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood.

(2) Nor will it destroy the historic relationship between buildings or structures and open.

(3) This demolition will not affect the front building façade.

(4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the shed is not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1007 A United Street, Key West, FL 33637		# OF UNITS
1033090		
Sandra Cottrell		PHONE NUMBER 305-292-1970
1007 A United Street Key West, FL 33637		EMAIL sandycottrell@comcast.net
Holtkamp Construction		PHONE NUMBER 305-294-5399
Jordan		EMAIL jholtkamp@bellsouth.net
Bender & Associates Architects		PHONE NUMBER 305-296-1347
410 Angela Street Key West, FL 33040		EMAIL info@benderarchitect.com

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:

\$ 60,000.00

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.

PROJECT TYPE: ☒ ONE OR TWO FAMILY ____ MULTI-FAMILY ____ COMMERCIAL ____ NEW ____ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☒ ADDITION ____ SIGNAGE ____ WITHIN FLOOD ZONE ____
☒ DEMOLITION ☒ SITE WORK ____ INTERIOR ____ EXTERIOR ____ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

New accessory structure 255 SQFT on the side of the main house
 Demolition of existing shed.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: SANDRA COTTRELL	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Sandra Cottrell</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1st DAY OF August, 2016 <i>Daina D. Katubi</i>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ____ DAY OF ____, 20____
Personally known or produced as identification.	Personally known or produced as identification.

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@cityofkeywest-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:
Existing Fence to be demolished	Demo	Demo
Accessory structure	New structure	wood siding, gable roof

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 _____

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		
☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION ☐ TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
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.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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 existing shed is not a contributing structure

OR THAT THE BUILDING OR STRUCTURE;

- (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 shed is not distinctive or historically significant

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

The ~~new~~ shed to be demolished is not associated with historically significant events

- (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.

No association with this criteria

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

No association with this criteria

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

No association with this criteria

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

No association with this criteria

- (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.

No association with this criteria

- (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.

Not distinctive or historically significant

- (i) Has not yielded, and is not likely to yield, information important in history.

not associated with historically significant events

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

X Yes Number of pages and date on plans 6/22/2016
____ No Reason _____

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 shed has no association with this criteria

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

The shed has no association with this criteria

AND

(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 shed has no association with this criteria

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

This is not a contributing structure

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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

X Sandra Cottrell

PROPERTY OWNER'S SIGNATURE:

SANDRA COTTRELL

DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

___ Contributing	Year built ___	Style ___	Listed in the NRHP ___	Year ___
___ Not listed	Year built ___	Comments _____		

___ Reviewed by Staff on _____

___ Notice of hearing posted _____

First reading meeting date _____

Second Reading meeting date _____

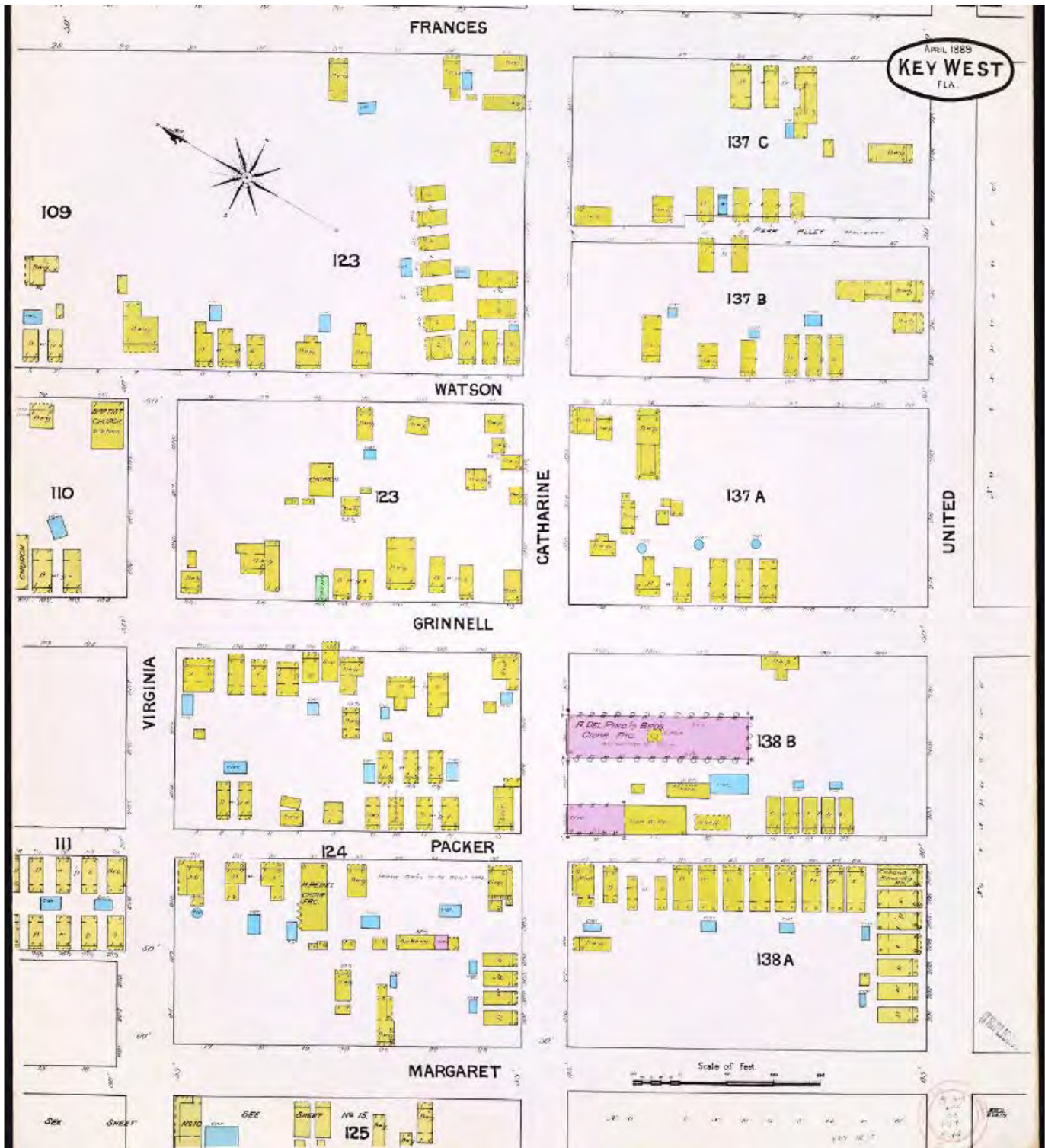
TWO YEAR EXPIRATION DATE _____

Staff Comments

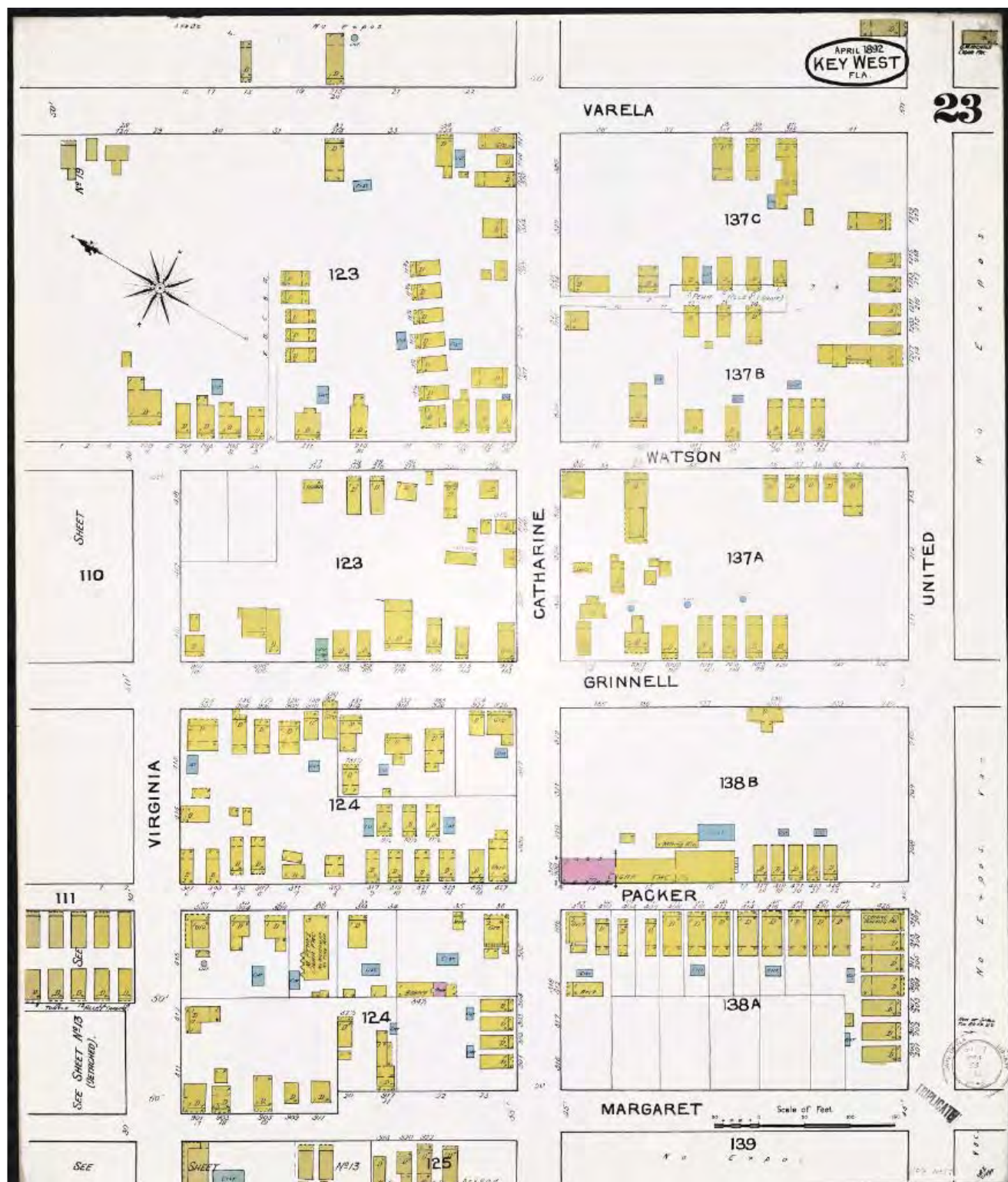
SANBORN MAPS

1007 A United Street, Key West, FL 33040

1889 Sanborn Map



1892 Sanborn Map

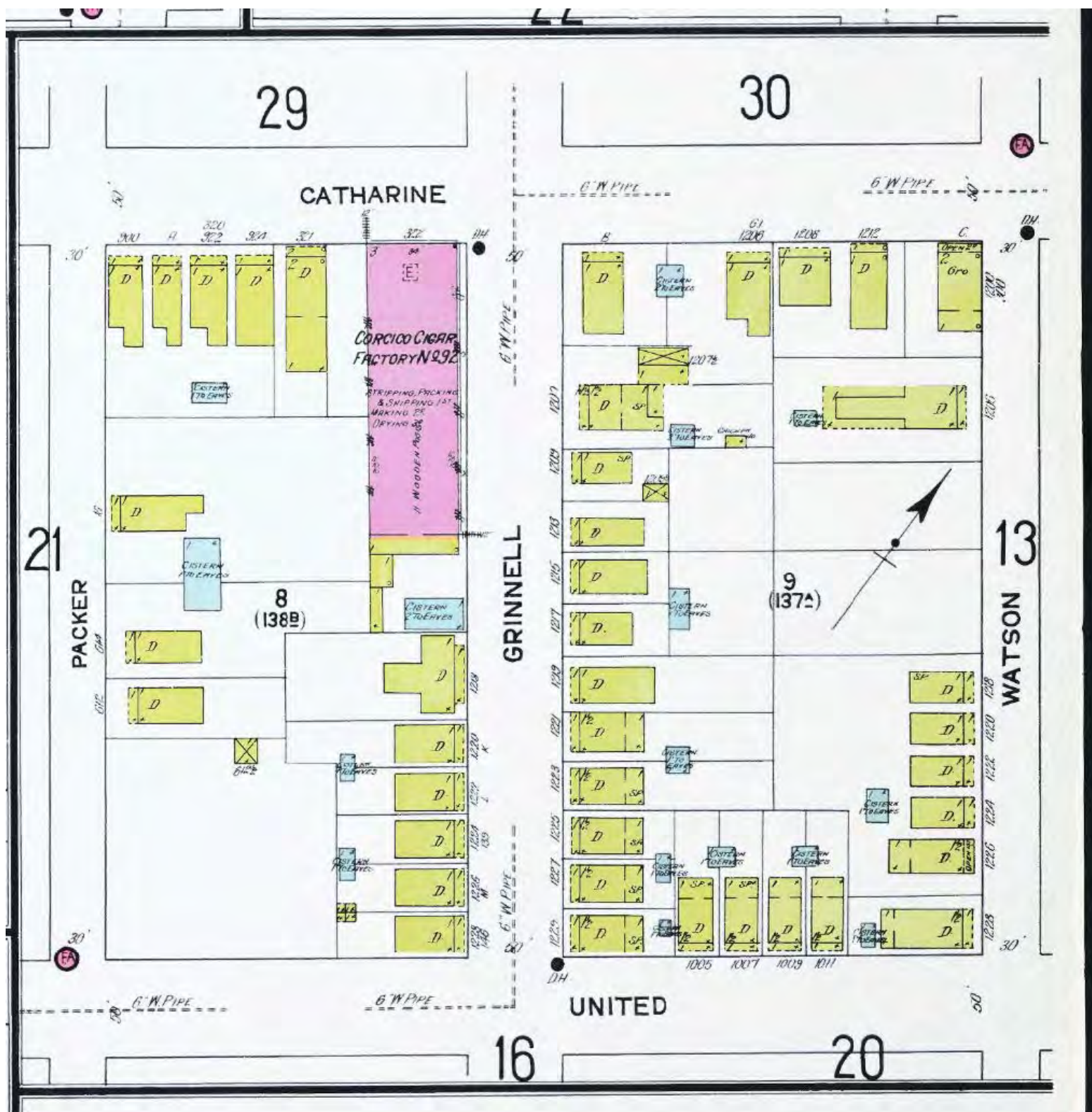


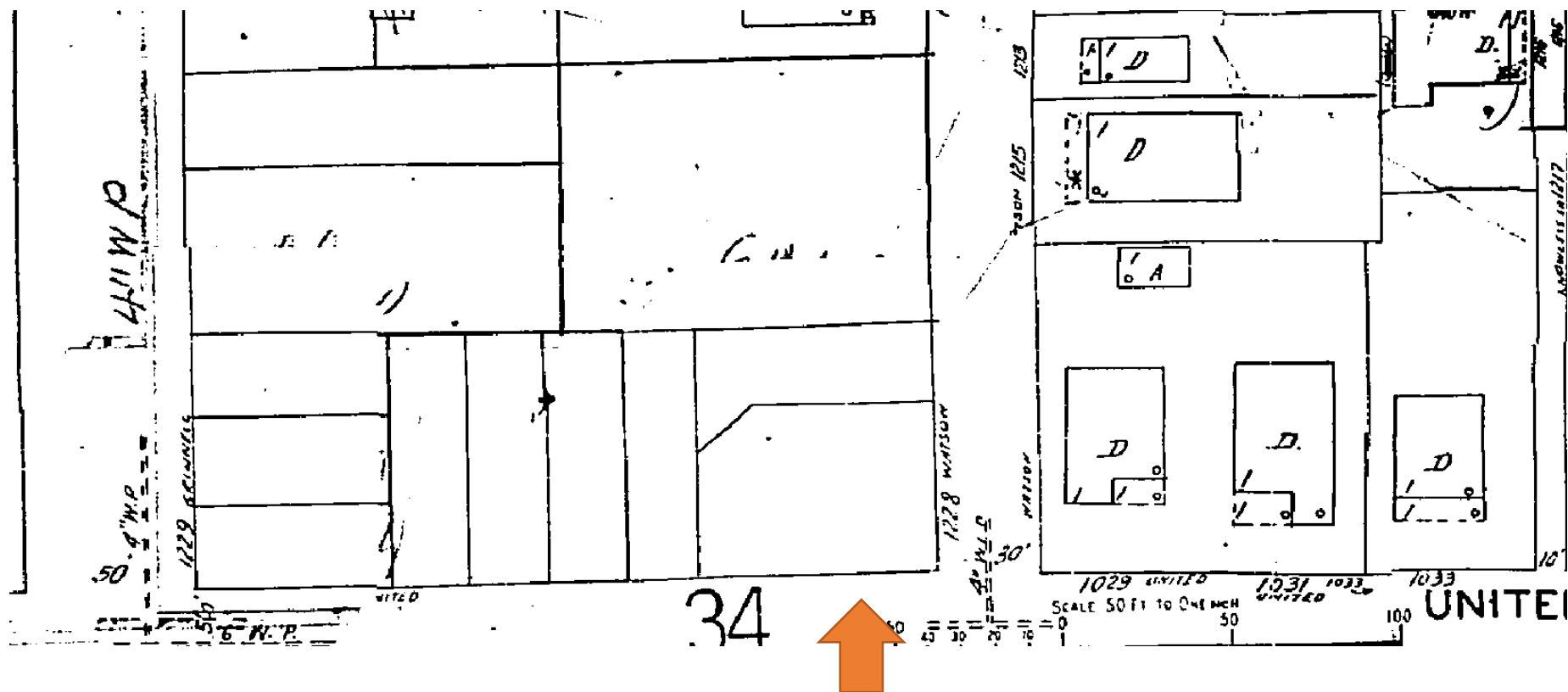
1007 A United Street, Key West, FL 33040

1899 Sanborn Map



1912 Sanborn Map





1962 Sanborn Map

PROJECT PHOTOS

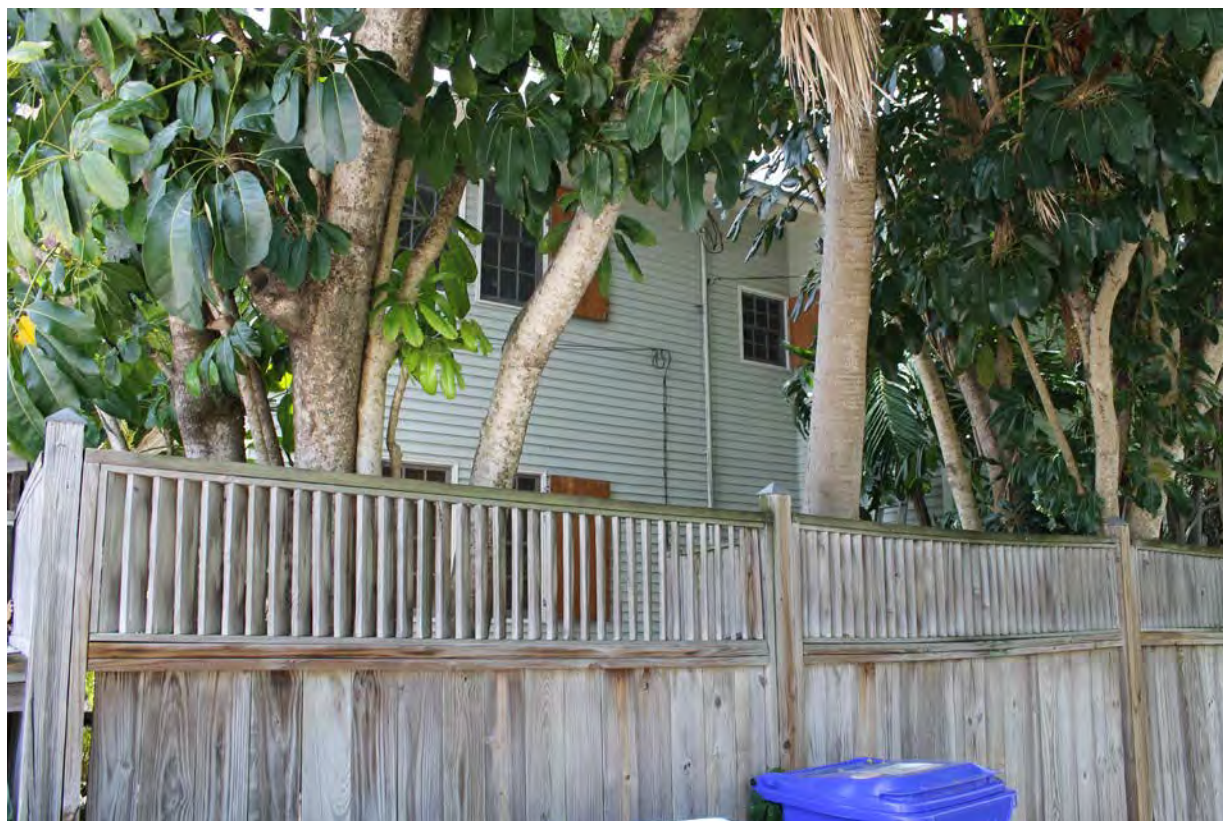
1007 A United Street, Key West, FL 33040

Façade facing United Street



1007 A United Street, Key West, FL 33040

Façade Facing Watson Street



1007 A United Street, Key West, FL 33040

Shed proposed to be demolished



Deck Area of proposed Accessory Structure









SURVEY

MAP OF BOUNDARY SURVEY

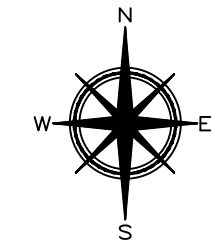
BEARING BASE:
ALL BEARINGS ARE BASED
ON N55°56'37"E AS DESCRIBED
ALONG THE SOUTHERLY LINE OF
LOT 11 & ALONG THE NWLY RW
LINE OF UNITED STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

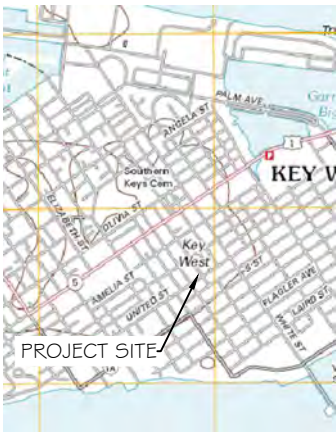
ADDRESS:
1007A UNITED STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 06-05-15
FLOOD ZONE: X-SHADED
ELEVATION: N/A

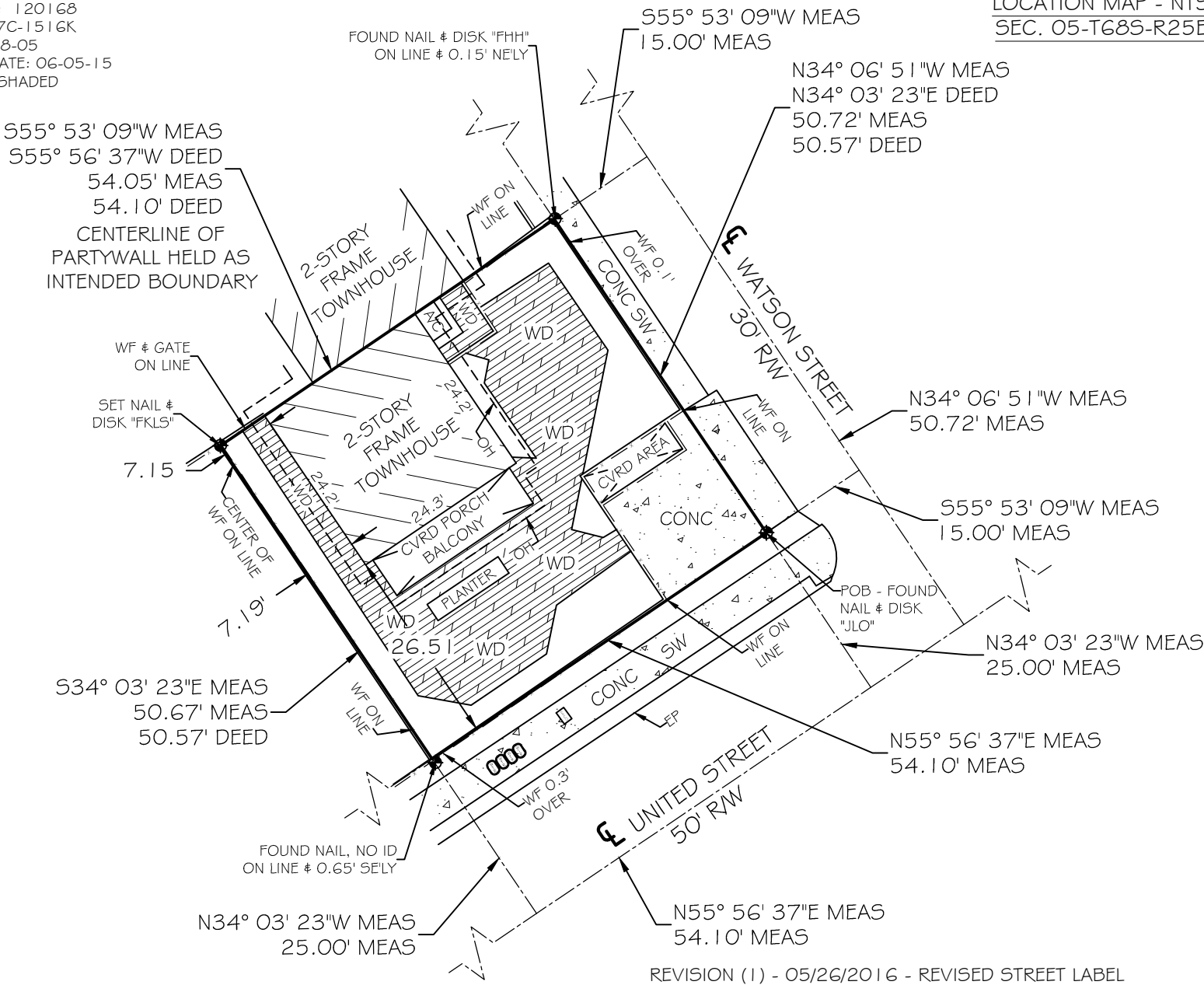


LEGAL DESCRIPTION

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



LOCATION MAP - NTS
SEC. 05-T685-R25E



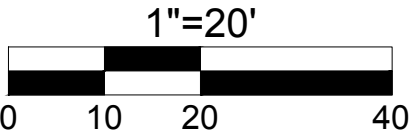
REVISION (1) - 05/26/2016 - REVISED STREET LABEL

LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida and being a part of Lot 11, Tract 13, Square 9, WATSON'S SUBDIVISION as recorded in Deed Book 1 at page 209 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:
BEGIN at the Southeast corner of the said Lot 11 and thence North 34° 03' 23" West along the Easterly boundary line of the said Lot 11 a distance of 50.57 feet to a point, said point being on the Easterly projection of the centerline of a party wall in the frame structure situated hereon; thence South 55° 56' 37" West along the Easterly projection, the centerline of a party wall and the Westerly projection thereof (the Westerly and Easterly ends of the party wall centerline each being evidenced by a 1-1/4 inch brass disk stamped PTS-F1587, mounted on the vertical face of the said structure) 54.10 feet to a point; thence South 34° 03' 23" East 50.57 feet to a point on the Southerly boundary line of the said Lot 11; thence North 55° 56' 37" East along the said line 54.10 feet back to the Point of Beginning, containing 2735.84 square feet, more or less.

CERTIFIED TO -

Sandra Cottrell;



TOTAL AREA = 2,741.34 SQFT ±

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.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | R/W = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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 SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	05/05/2016
REVISION DATE	05/26/2016
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	16-214

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

PROPOSED DESIGN

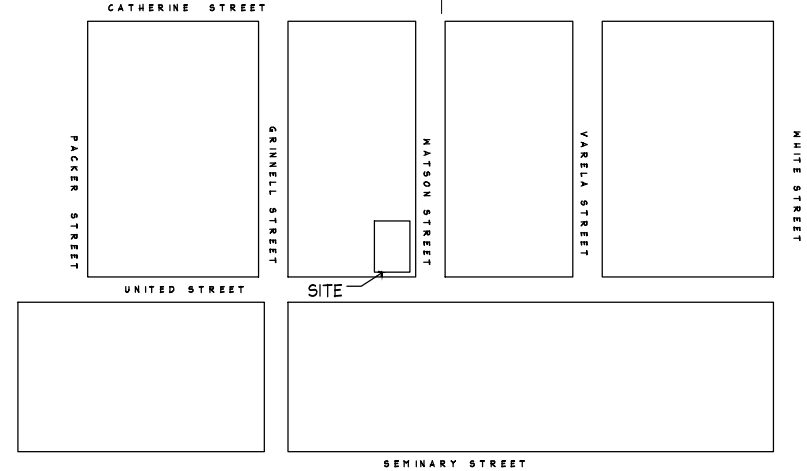
PROJECT STATISTICS - 1007 UNITED STREET UNIT A			LOT SIZE: 2,735 S.F.
LOT DESCRIPTION: SEE SURVEY.			
FEMA FLOOD ZONE:	1'		
FINISH FLOOR ELEVATION:	T.B.D. (21" ABOVE GRADE IN ZONE 1')		
ZONING DESIGNATION:	HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)		
LOT AREA:	2,741 S.F.		
BUILDING CONDITIONED AREA:	255 S.F. AT NEW ACCESSORY STRUCTURE		

SETBACKS:			
	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	28'-6"	15'-6" proposed structure.
FRONT SETBACK	10' MINIMUM	15' - 2.5"	(NO CHANGE)
SIDE SETBACK	5' MINIMUM	5' - 0"	(NO CHANGE)
STREET SIDE SETBACK	7.5' MINIMUM	2' - 7.75"	7'-6" at proposed structure.
REAR SETBACK	15' MINIMUM	0' - 0"	5' (proposed structure)
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	2,741 S.F. / 1,192 S.F.= 43.48%	2,741 S.F. / 1,447 S.F.= 52.79%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	2,741 S.F. / 922 S.F.= 33.64%	2,741 S.F. / 852 + 255 S.F.= 40%
OPEN SPACE:	MIN. 35% OF LOT AREA	2,741 S.F. / 1,549 S.F.= 56.51%	2,741 S.F. / 1,294 S.F.= 47.21%
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL

ACCESSORY STRUCTURE SETBACKS:		
	REQUIRED/ALLOWED	EXISTING:
REAR SETBACK	5' MINIMUM	0'-0"
STREET SIDE SETBACK	7'-6" MINIMUM	22'-5" (EXISTING GYM BUILDING)

REAR YARD SIZE:	812 S.F.
ALLOWABLE ACCESSORY STRUCTURE	244 S.F. (30%)
WITHIN REAR YARD: (30% OF 812 S.F. REAR YARD)	
AREA OF PROPOSED ACCESSORY STRUCTURE WITHIN REAR YARD	125 S.F. (15.4%)

3 LOCATION MAP
AI SCALE: N.T.S.



COTTRELL RESIDENCE
1007 UNITED STREET UNIT A
KEY WEST, FLORIDA, 33040

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

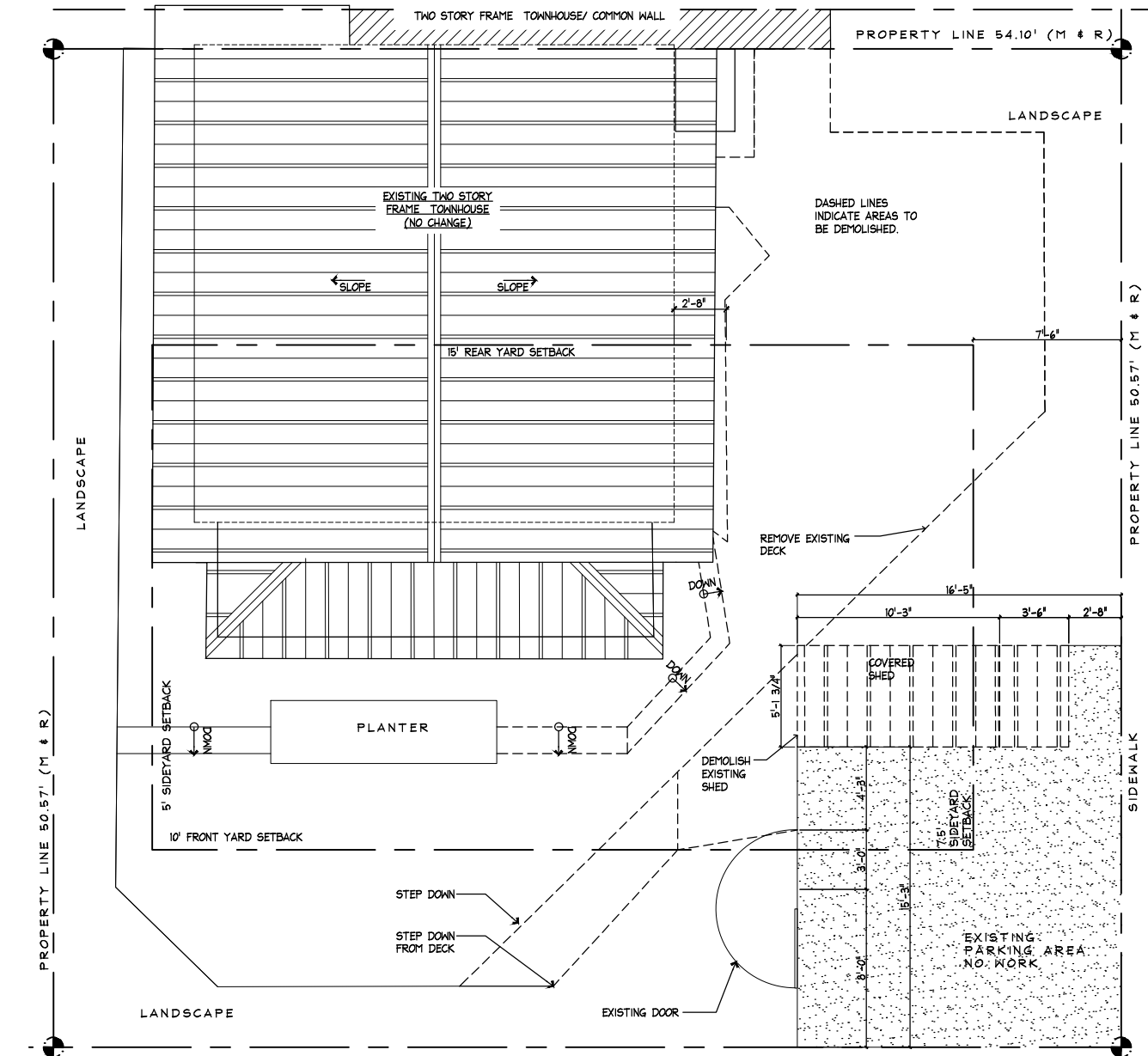
Bender & Associates
ARCHITECTS
p.a.

Project No: 1609
DEMO SITE PLAN, PROPOSED SITE PLAN,
LOCATION MAP, PROJECT STATS

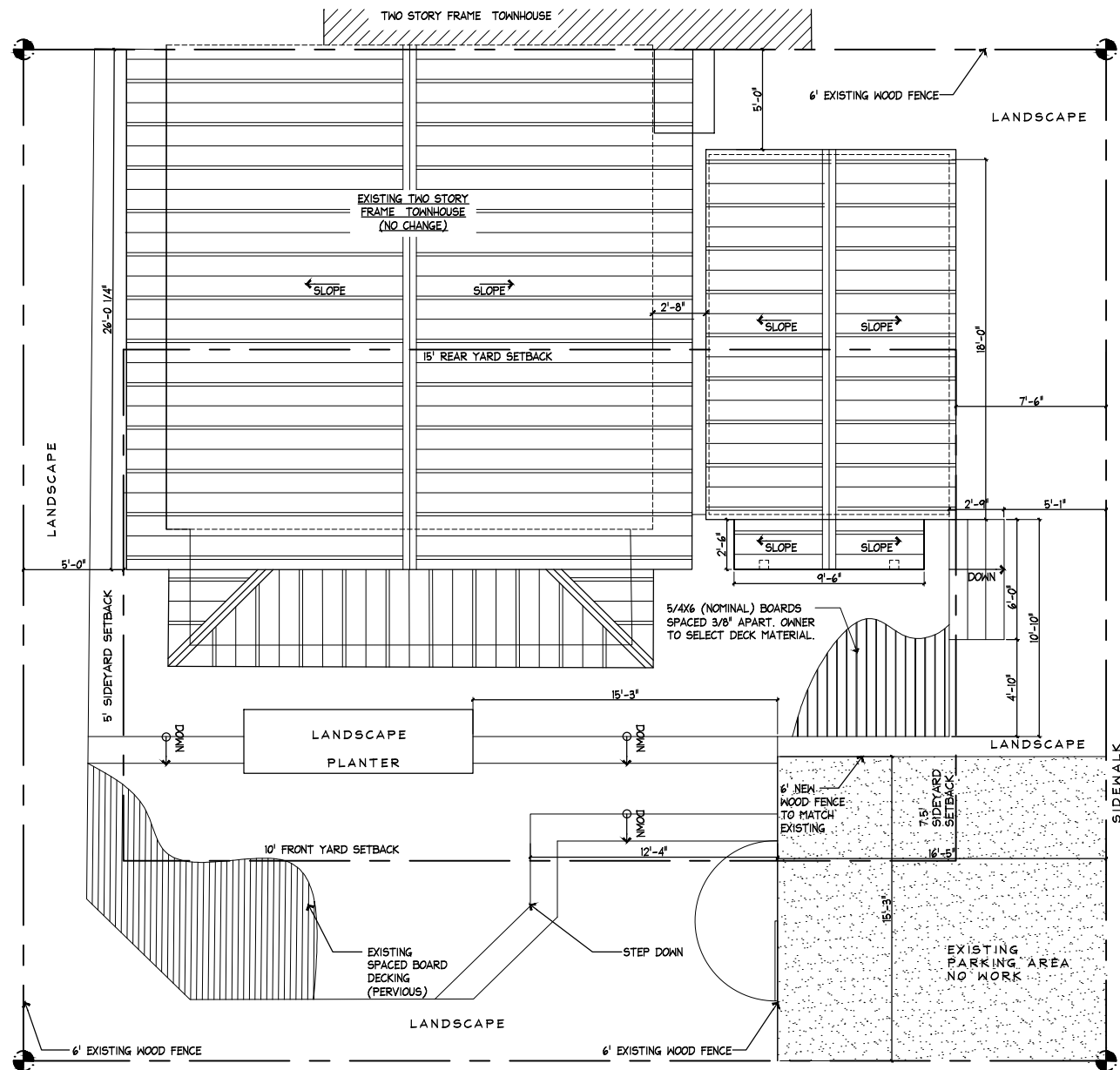
Date: 06/22/2016

A1

2 OF 6



2 DEMOLITION SITE PLAN
AI SCALE: 1/4"=1'-0"



1 PROPOSED SITE PLAN
AI SCALE: 1/4"=1'-0"

MAP OF BOUNDARY SURVEY

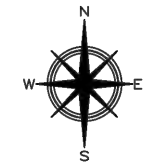
BEARING BASE:
ALL BEARINGS ARE BASED
ON N55°56'37"E AS DESCRIBED
ALONG THE SOUTHERLY LINE OF
LOT 11 & ALONG THE NWLY RW
LINE OF UNITED STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1007A UNITED STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 06-05-15
FLOOD ZONE: X-SHADED
ELEVATION: N/A



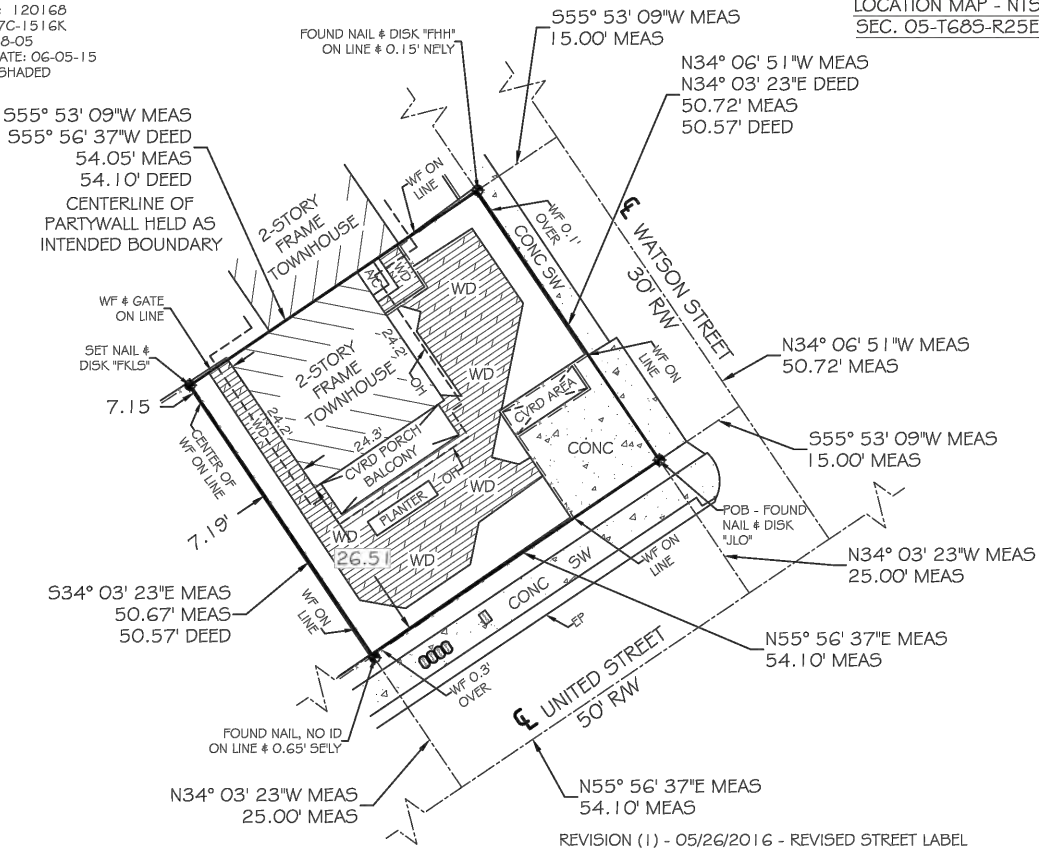
LEGAL DESCRIPTION

LEGEND

- Water Meter
- Sanitary Sewer Clean Out
- Mailbox
- Wood Power Pole
- Concrete Power Pole



LOCATION MAP - NTS
SEC. 05-T685-R25E

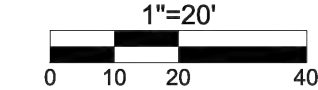


REVISION (1) - 05/26/2016 - REVISED STREET LABEL

LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida and being a part of Lot 11, Tract 13, Square 9, WATSON'S SUBDIVISION as recorded in Deed Book 1 at page 209 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: BEGIN at the Southeast corner of the said Lot 11 and thence North 34° 03' 23" West along the Easterly boundary line of the said Lot 11 a distance of 50.57 feet to a point, said point being on the Easterly projection of the centerline of a party wall in the frame structure situated hereon; thence South 55° 56' 37" West along the Easterly projection, the centerline of a party wall and the Westerly projection thereof (the Westerly and Easterly ends of the party wall centerline each being evidenced by a 1-1/4 inch brass disk stamped PTS-F1587, mounted on the vertical face of the said structure) 54.10 feet to a point; thence South 34° 03' 23" East 50.57 feet to a point on the Southerly boundary line of the said Lot 11; thence North 55° 56' 37" East along the said line 54.10 feet back to the Point of Beginning, containing 2735.84 square feet, more or less.

CERTIFIED TO -
Sandra Cottrell;



TOTAL AREA = 2,741.34 SQFT±

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.

- | | | |
|-----------------------------------|--|------------------------------------|
| BPP = BACKFLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HD = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CJF = CHARLINK FENCE | MB = MAILBOX | RW = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSOD = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPT = CONCRETE POWER POLE | MHW = MEAN HIGH WATER LINE | TEB = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DL = ELEVATION | NTS = NOT TO SCALE | TOS = TOP OF SLOPE |
| ENCL = ENCLOSURE | OH = ROOF OVERHANG | TS = TRAFFIC SIGN |
| EP = EDGE OF PAVEMENT | OW = OVERHEAD WIRING | |
| FF = FINISHED FLOOR ELEVATION | PC = POINT OF CURVE | |
| FI = FIRE HYDRANT | PM = PARKING METER | |
| FI = FENCE INSIDE | PCC = POINT OF COMPOUND CURVE | |
| FND = FOUND | PCP = PERMANENT CONTROL POINT | |
| FO = FENCE OUTSIDE | PK = PARKER KALON NAIL | |
| FOL = FENCE ON LINE | POB = POINT OF BEGINNING | |
| | PI = POINT OF INTERSECTION | |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HATJUS. 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 SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	05/05/2016
REVISION DATE:	05/26/2016
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	16-214

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, LBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

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Bender & Associates
ARCHITECTS
p.a.

Project No: 1609
SURVEY
Date: 06/22/2016

A2

DOOR SCHEDULE

NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	HARDWARE SETS
		W.	H.	T.				MATERIAL	FINISH			
1	A	24"	80"	1 3/4"	WOOD	PAINTED	IMPACT	WOOD	PAINTED	INSTALL PER MIAMI DADE NOA	NEW FRENCH DOORS, IMPACT GLASS	GROUP 1
2	B	30"	80"	1 3/4"	WOOD	PAINTED	NONE.	WOOD	PAINTED	X/A8	NEW 4 PANEL PAINTED WD DOOR	GROUP 2

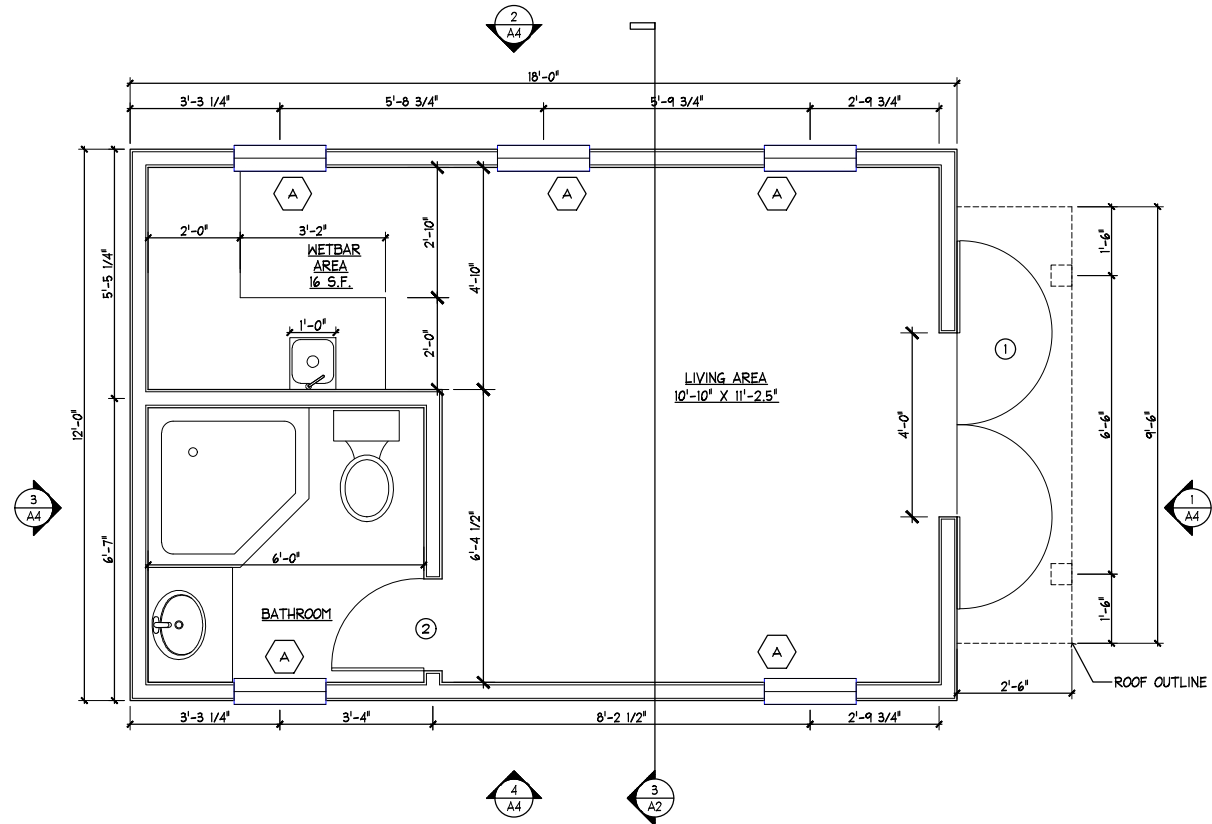
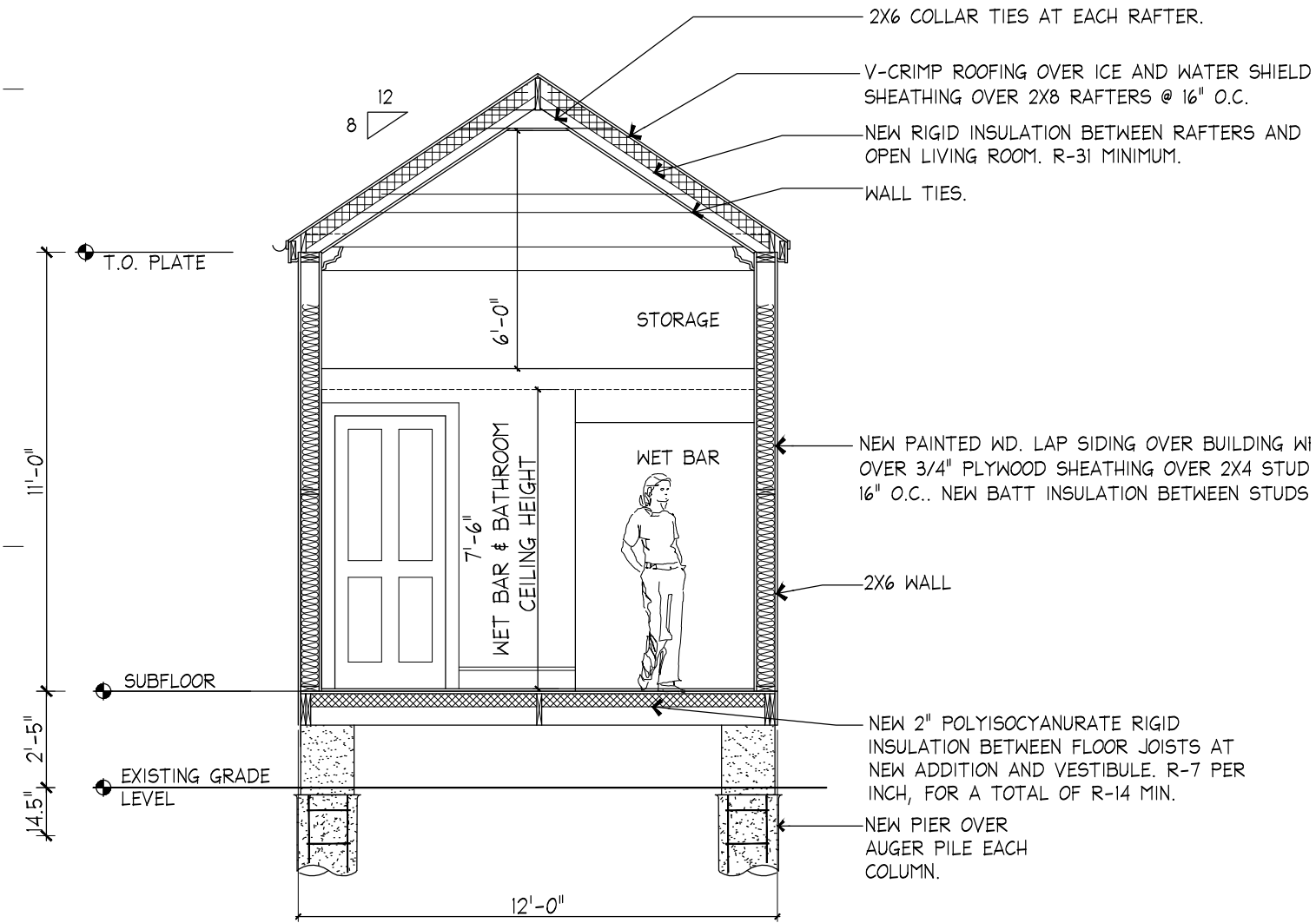
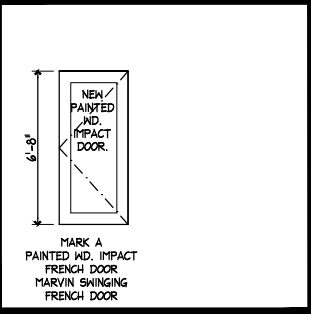
WINDOW SCHEDULE

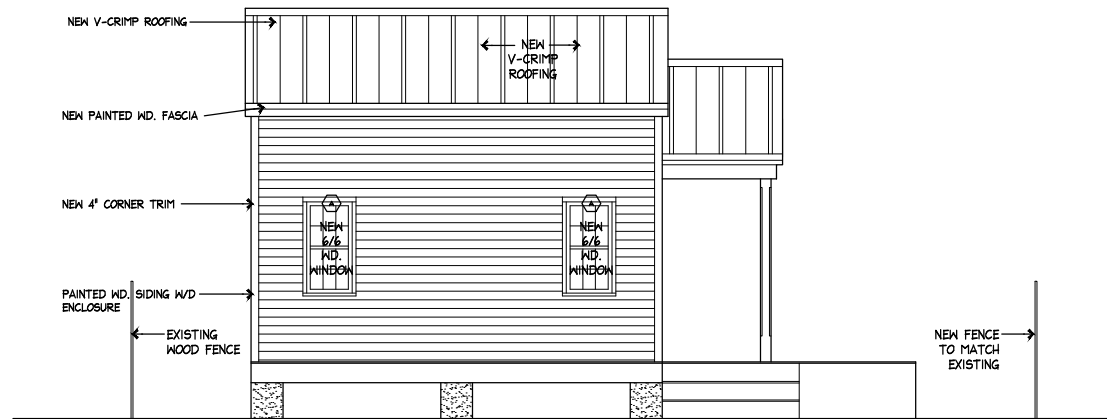
MARK	SIZE		MANUFACTURER	DETAILS	MATERIAL	FINISH	REMARKS
	WIDTH	HEIGHT					
A	2'-0"	4'-0"	MARVIN MUANN 3032	10/A8	WOOD	PAINTED	NEW MARVIN WOOD WINDOW. NEW PAINTED WOOD BOARD SHUTTER.

WINDOW TYPES

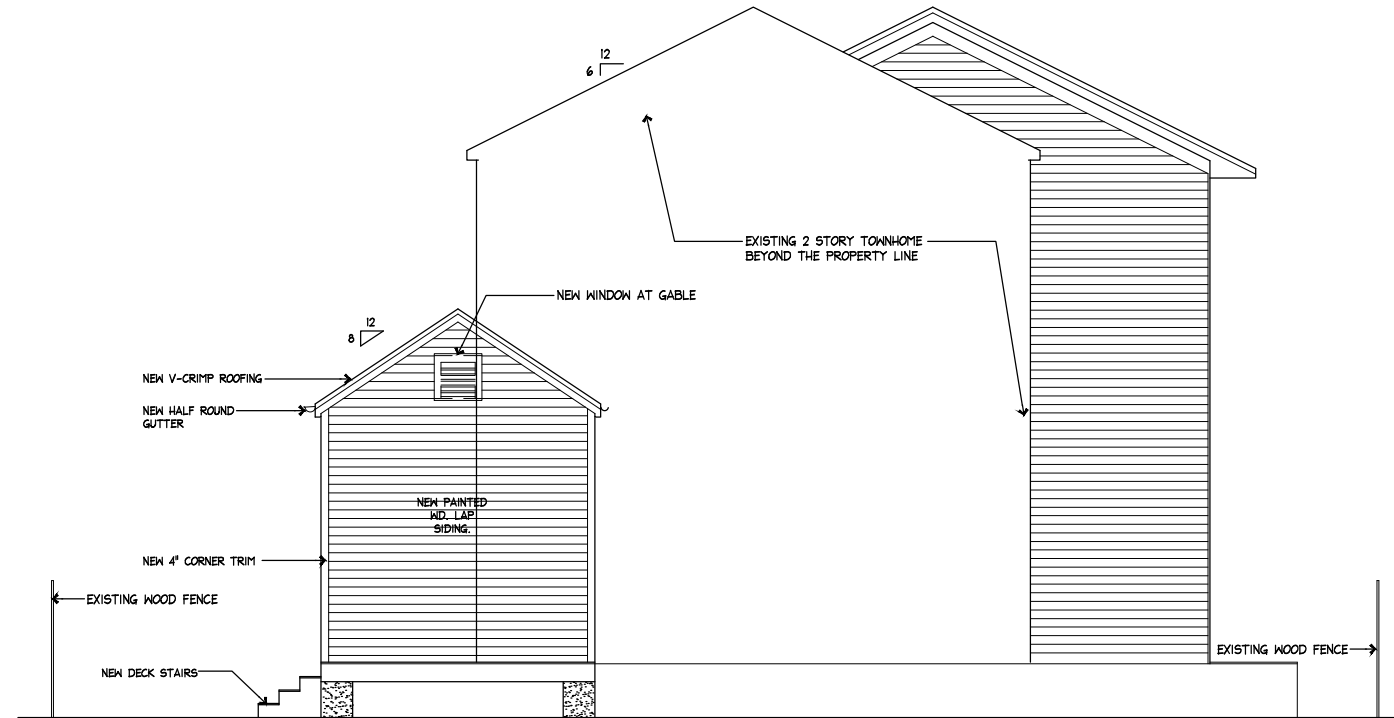


DOOR TYPES

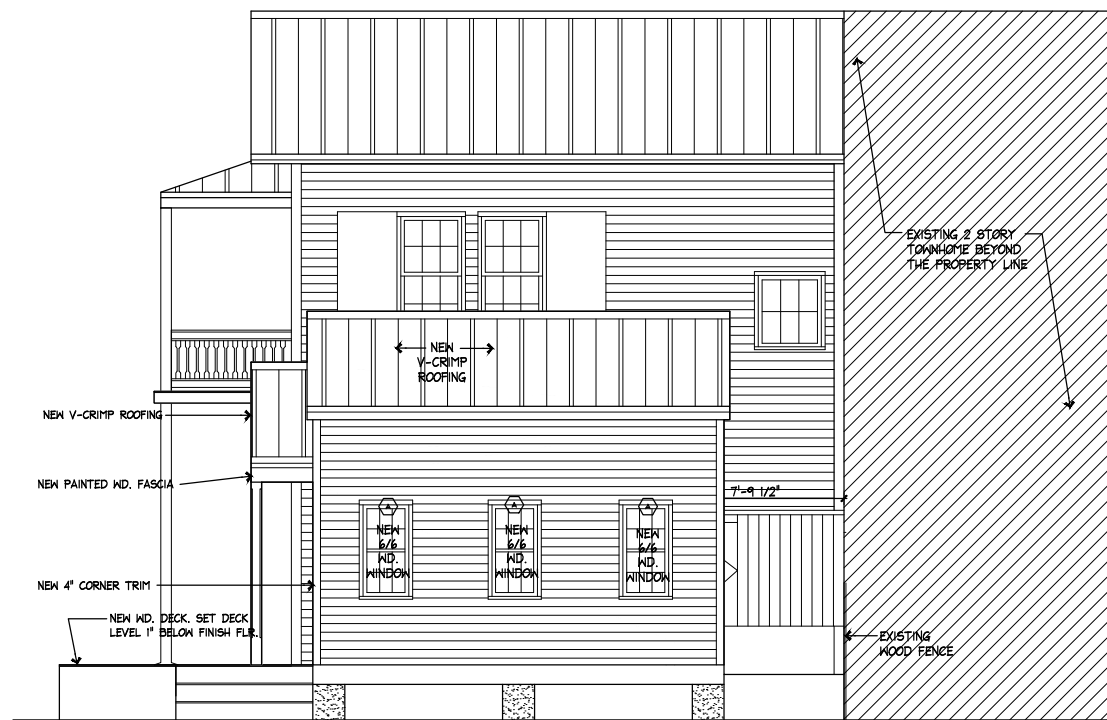




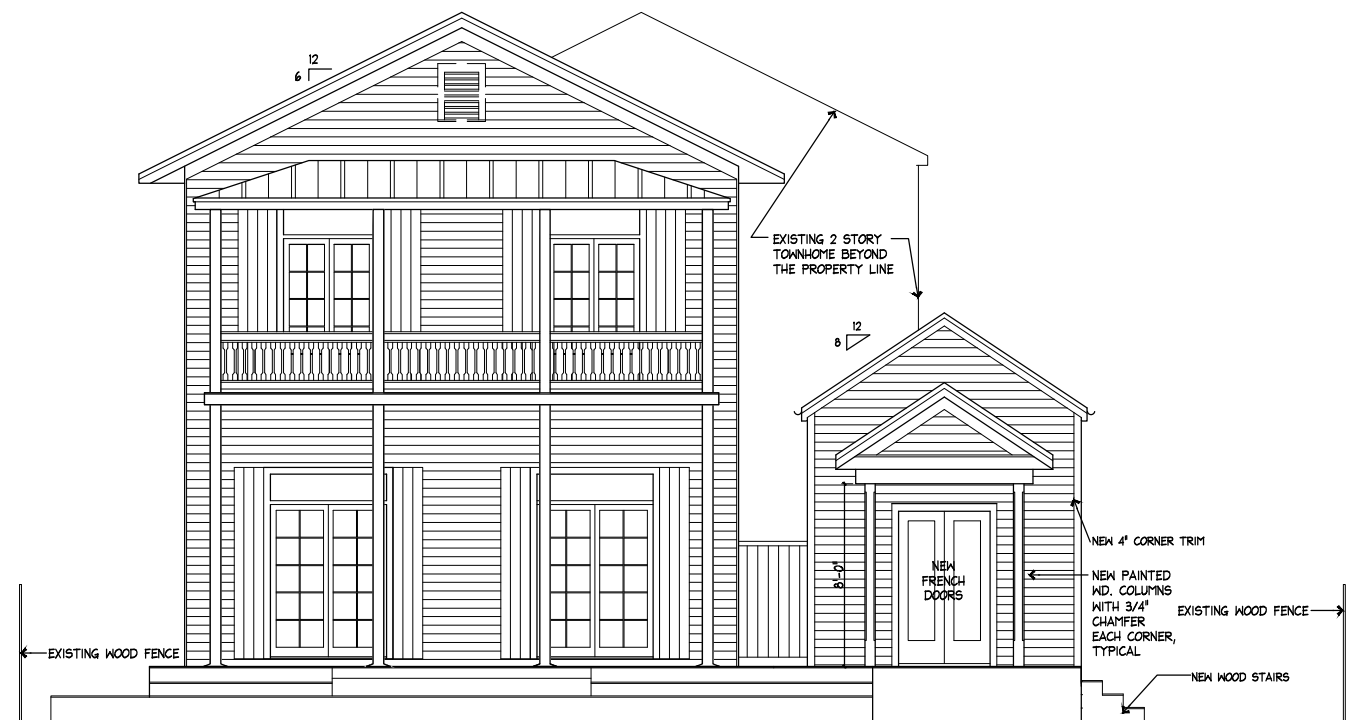
4 PROPOSED WEST EXTERIOR ELEVATION
A4 SCALE: 1/4"=1'-0"



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



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



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

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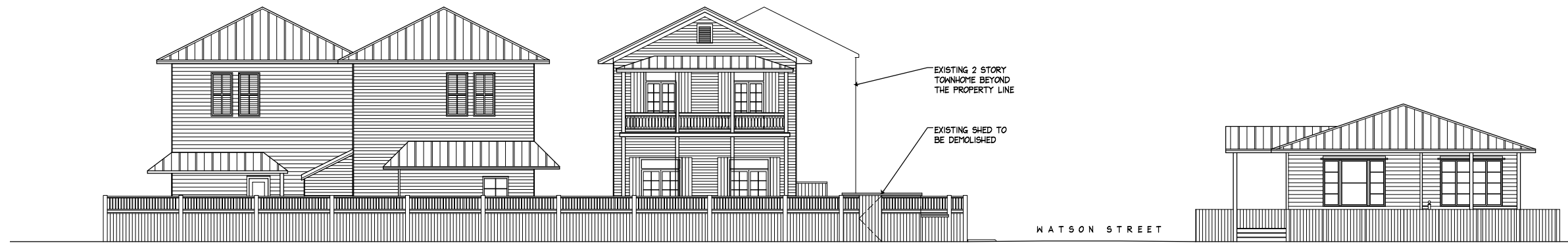
Project No: 1609
PROPOSED EXTERIOR
ELEVATIONS
Date: 06/22/2016

A4

5 OF 6



2 PROPOSED STREETSCAPE
A5 SCALE: 1/8"=1'-0"



1 EXISTING STREETSCAPE
A5 SCALE: 1/8"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY STRUCTURE ON SIDE.
DEMOLITION OF EXISTING SHED.**

FOR- #1007 A UNITED STREET

Applicant – Bender and Associates

Application #H16-03-0061

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public
Meeting
Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Albiona Balliu, 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:
1007 A United Street, Key West, FL 33040 on the 16 day of August, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 23, 2016.

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 H16-03-0061

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

Signed Name of Affiant:

[Signature]
Date: 8-16-2016
Address: 410 Angela St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2016.

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

NOTARY PUBLIC

Sign Name: Daina D. Katubi

Print Name: Daina D. Katubi

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1033090 Parcel ID: 00032310-000000

Ownership Details

Mailing Address:

COTTRELL SANDRA
1007 UNITED ST UNIT A
KEY WEST, FL 33040-3331

Property Details

PC Code: 07 - COMPOUNDS

Millage Group: 10KW

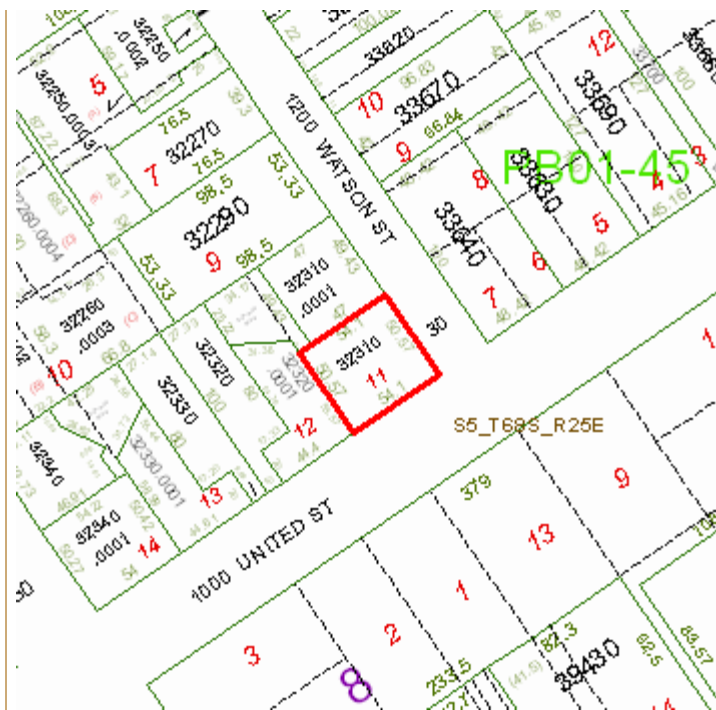
**Affordable
Housing:** No

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

**Property
Location:** 1007-A UNITED ST KEY WEST

Legal Description: KW G G WATSON SUB I-209 PART OF LOT 11 SQR 9 TR 13 UNIT 1007-A & 1/4 % IN COMMON AREA OR49-207/12
OR806-1371/72 OR826-2209/10 OR872-1331/32 OR922-2366/67 OR941-393/404D/R OR970-351/53 OR1380-1045/46

Click Map Image to open interactive viewer



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

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	54	51	2,736.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1152
 Year Built: 1984

Building 1 Details

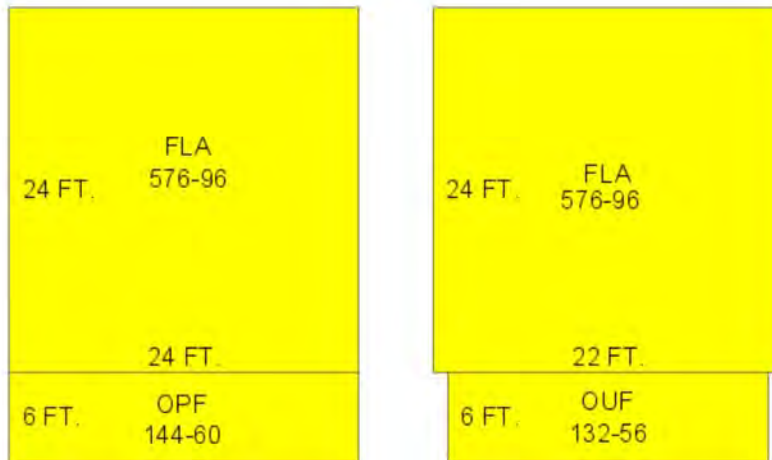
Building Type R1	Condition G	Quality Grade 550
Effective Age 18	Perimeter 192	Depreciation % 24
Year Built 1984	Special Arch 0	Grnd Floor Area 1,152
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OUF		1	1984				132

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1984	N	Y	0.00	0.00	576
2	<u>OPF</u>		1	1984			0.00	0.00	144
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1984	N	Y	0.00	0.00	576

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	420 SF	21	20	1983	1984	2	50
2	UB2:UTILITY BLDG	52 SF	13	4	1983	1984	3	50
3	FN2:FENCES	714 SF	102	7	1983	1984	5	30
4	WD2:WOOD DECK	96 SF	24	4	2002	2003	2	40
5	WD2:WOOD DECK	240 SF	24	10	2002	2003	2	40

Appraiser Notes

2003-12-31 - POOL ON CE LAND AND MADE NOTES TO LAND LINE. VALUE REPRESENTS CE MISC. DIVIDED AMONG FOUR OWNERS.WMC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	0202625	10/01/2002	11/05/2002	6,000	Residential	REPLACE DECKS
2	05-2832	07/11/2005	12/16/2005	2,400	Residential	REPLACE EXISTING AIR HANDLER&CONDENSER
3	06-0927	03/24/2006	08/18/2006	500	Residential	HURRICANE DAMAGE - REPAIR SHED ROOF 24 SF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	145,372	8,441	482,335	636,148	232,842	25,000	207,842
2014	151,726	7,805	371,921	531,452	230,994	25,000	205,994
2013	155,582	7,980	298,629	462,191	227,580	25,000	202,580
2012	157,434	8,199	243,655	409,288	223,776	25,000	198,776
2011	159,287	8,374	292,855	460,516	217,258	25,000	192,258
2010	161,139	8,594	247,434	417,167	214,047	25,000	189,047
2009	179,111	8,769	360,003	547,883	208,420	25,000	183,420
2008	164,350	8,988	318,531	491,869	208,212	25,000	183,212
2007	168,043	9,050	741,900	918,993	202,148	25,000	177,148
2006	315,029	9,267	294,320	618,616	197,218	25,000	172,218
2005	288,039	8,380	233,240	529,659	191,474	25,000	166,474

2004	255,117	8,558	206,010	469,685	185,897	25,000	160,897
2003	238,015	8,692	109,026	355,734	182,431	25,000	157,431
2002	212,114	6,773	109,026	327,913	173,890	25,000	148,890
2001	177,295	7,167	109,026	293,488	171,152	25,000	146,152
2000	158,772	7,356	85,548	251,676	166,167	25,000	141,167
1999	134,956	6,556	85,548	227,060	161,799	25,000	136,799
1998	92,617	4,680	85,548	182,845	159,251	25,000	134,251
1997	92,617	4,917	79,440	176,975	156,589	25,000	131,589
1996	68,801	3,788	79,440	152,029	152,029	25,000	127,029
1995	65,605	3,729	65,760	135,094	135,094	0	135,094
1994	58,671	3,468	65,760	127,899	127,899	0	127,899
1993	58,671	3,600	65,760	128,031	128,031	0	128,031
1992	58,671	3,713	65,760	128,143	128,143	0	128,143
1991	58,671	3,862	81,030	143,563	143,563	0	143,563
1990	69,017	4,337	81,030	154,384	154,384	0	154,384
1989	79,500	3,612	80,441	163,553	163,553	0	163,553
1988	63,935	2,694	67,525	134,154	134,154	0	134,154
1987	76,989	6,174	45,810	128,973	128,973	0	128,973
1986	77,374	6,305	45,810	129,489	129,489	0	129,489
1985	75,128	2,933	30,912	108,973	108,973	0	108,973
1984	0	0	21,330	21,330	21,330	0	21,330
1983	0	0	21,330	21,330	21,330	0	21,330
1982	0	0	16,254	16,254	16,254	0	16,254

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/1/1995	1380 / 1045	175,000	<u>WD</u>	<u>Q</u>
3/1/1986	970 / 351	153,000	<u>WD</u>	<u>Q</u>
1/1/1983	872 / 1331	10	<u>WD</u>	<u>M</u>
3/1/1981	826 / 2209	40	<u>WD</u>	<u>U</u>

This page has been visited 197,788 times.

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