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**Historic Architectural Review Commission**  
**Staff Report for Item 11**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** June 27, 2017

**Applicant:** D'Assign Source, Architects

**Application Number:** H17-03-0017

**Address:** #810 Eisenhower Drive

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**Description of Work:**

New side porch enclosure. New addition and bay windows at rear of main house. New dormers. Changes to rear and rear side fenestrations. New pool and deck and alterations to cabana.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. The Queen Anne Revival house, built circa 1906, is one of the still standing beach houses on the historic Salt Pond Road or North Beach Road. It is located on the north corner of Eisenhower Dr. and Olivia Street and it is one of the most iconic houses in the area. Its wrap porch and roof configuration are emblematic character defining elements of this unique house.

The house has undergone several changes including the elevation of the historic one story rear sawtooth roof in order to build a second floor at the rear of the historic house. The Commission in 1996, under Certificate of Appropriateness 96-1468, approved this alteration. Also in that same year, the Commission approved the removal of a "*closed in section of porch and restore original porch (original post is covered up under wall & original railing parts are on site)*" as well as several other repairs. The approval was based on that the "*proposed changes will return integrity of historic character- closer to original*". On July 17, 1996, the Commission approved the current swimming pool, even

though guidelines at that time required that a pool at the side of a house is set to the rear half and screened. Other changes to the house were additions to the south and west side of the house as well as alterations to the cabana in 1999.

### **US Secretary of the Interior's Standards and Guidelines for Rehabilitation and Guidelines Cited in Review:**

- USSOIS and Guidelines (pages 16-23), specifically Standards 1, 2, 9, 10 and Guidelines for Rehabilitation, specifically pages 16, 20, and 33;  
*(Page 16) Not Recommended- Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.*  
*(Page 20) Not Recommended- Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.*  
*(Page 33) Not Recommended- Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.*
- Roofing (page 26), specifically guidelines 4 and 5.
- Dormers (page 27), specifically guideline 1 and 2.
- Windows (pages 29-30), specifically guideline 6.
- Entrances, Porches, and Doors (pages 32-33), specifically first paragraph under title, and guidelines 1 and 12.
- Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 6, 9, 13, 17, and 30.
- Decks, Patios, Hot Tubs and Pools (39-40), specifically first paragraph under title and guideline 6.

### **Staff Analysis**

The Certificate of Appropriateness in review is for the construction of a dormer on the main house roof that will be facing south- Olivia Street. The plan also includes the enclosure of one bay of the historic wrap porch and the connection of the porch with a proposed organic in form pool deck. The plans include an addition to the rear of the house and changes of fenestrations on the rear and side of the house, some of them that are non-historic. A new swimming pool and changes to the non-historic cabana also are part of the plans.

The applicants had expressed the need to create more headroom on the actual attic of the historic house. Therefore are proposing a two-window dormer with a shed roof. The dormer will be approximately 12'-6" wide and will require the removal of more than half of that side of the roof, in order to accommodate it. The proposed dormer roof will be below the actual ridge of the main house and will extend approximately 7'-6" from the existing roof surface. The dormer will be visible from Eisenhower Drive- behind the historic turret and

will be visible from Olivia Street. The new windows will be 2 over 2 wood impact rated and the roof of the new proposed dormer will match existing which is metal shingles. Another alteration to the historic portion of the house is the enclosure of the southwestern most bay of the historic wrap porch. The applicant understands that, since the bay was enclosed at some point in time (photograph circa 1965 depicts the enclosure and description under Certificate of Appropriateness from 1996 evidences that the enclosure was going to be removed), enclosing it back is an appropriate design. Railings will need to be removed in order to enclose the bay. The proposed enclosure will be made of wood siding and will have three new wood impact windows facing south and one wood impact window facing east. The open porch bay next to the proposed enclosed bay will connect the porch to a new pool deck designed in an organic form.

The proposed design of the deck also includes a new swimming. The proposed deck will expand from the historic house to the cabana. The plan also includes changes to the cabana, which is not historic, including partial removal of the rear wall.

The plan also includes the alteration of the south façade of the original one-story sawtooth in order to accommodate two pair of sliders. The same treatment is also proposed on the second floor south façade, which is not historic.

The plan also includes a small one-story addition at the rear of the house and changes on fenestrations at the rear, which is not part of the house's historic fabric.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design is inconsistent with the cited SOIS and guidelines and many of the HARC guidelines, when reviewing the proposed dormers, porch enclosure, new swimming pool and deck, and new sliding doors to be installed on the south façade of the historic sawtooth.

**Proposed dormer-** The proposed dormer will alter and diminish the historic roof configuration, which is a character-defining feature of this unique Queen Anne Revival house. The proposed dormer will require removal of historic fabric, will be visible from both Eisenhower Drive and Olivia Street, and will alter the unique roof form.

**Proposed enclosure of the southwestern most porch bay-** As with the proposed dormer, the proposed enclosure fails the principle of protection of character defining features of a historic building. Because the bay was enclosed at some point, it does not mean that, either is appropriate nor the enclosure has acquired historic significance. In 1996, the porch was restored to its original configuration by the removal of an insensible enclosure that obscured an exterior column. Railings that were found in the site were re-installed. Staff finds the wrap porch to be a significant architectural feature of the house that should not be altered.

Proposed new swimming pool and decks- The proposed swimming pool and deck have a larger footprint than the historic house. Staff finds that the organic design clashes with the unique design of the house. The location of the swimming pool does not meet the guideline that requires all side swimming pools adjacent to right of ways to be located behind half of the site. The proposed design includes the “continuation” of the historic porch into the new organic deck and does not adjudicates boundaries between the historic fabric of a unique house and the proposed new site design.

New sliding doors for the south façade of the historic sawtooth- As mentioned before this portion of the house is part of the historic fabric of the house. Sadly, it was changed by the addition of a second floor. Nevertheless, introduction of sliders in the south façade will require the removal of almost all the south façade of this historic portion of the house.

Staff finds that the proposed changes to the non-historic cabana, the rear one-story addition, and changes in fenestrations locations for the rear and upper second floor over the historic sawtooth are in compliances with cited guidelines.



RECEIVED

FEB 21 1996



96-1291  
Historic Architectural Review Commission

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Building Department, 604 Simonton Street, Key West, FL. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District (available at the City Planning Office) for additional information.

**Required attachments:**

- ☒ Photographs of existing building (for repairs, rehabilitations, or expansions)
- ☐ Photographs of adjoining buildings (for new buildings or major additions)
- ☐ To scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions) 3 sets are required for final approval and 1 set is required for conceptual approval
- ☐ Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- ☐ Brief written description of scope of work intended under this application

**Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.**

Certificate of Appropriateness Number (assigned by HARC) 02-159106-96

Name of Property Owner: DOUGLAS MURRAY Phone (416) 480-0661

Permanent Home Address: 25 PLYMOUTH CRES, NORTH YORK, ONTARIO, CANADA  
M2P 1P3

Applicant (owner or legally designated agent): DOUGLAS MURRAY Phone: (416) 480-0661

Address of Construction: 810 EISENHOWER DRIVE

# HARC

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FEB 21 1996

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): REMOVE CLOSED IN  
SECTION OF PORCH & RESTORE ORIGINAL PORCH (ORIGINAL POST IS COVERED  
UP UNDER WALL & ORIGINAL RAILING PARTS ARE ON SITE)  
ON BACK SIDE OF BLDG, REMOVE MODERN AL WINDOW and ~~replace with~~  
restore to match original house windows.  
REPAIR WINDOWS and DOORS  
REPAIR DAMAGED CLAPBOARD & other minor repairs to secure and  
weather proof house.

For HARC Use Only

Approved ☒

Denied ☐

Deferred ☐

Reason for deferral/denial: \_\_\_\_\_

New Hearing Date: \_\_\_\_\_

HARC staff comments: ☒ BUILDING IS LISTED AS CONTRIBUTING,  
☒ PROPOSED CHANGES WILL RETURN INTEGRITY OF  
HISTORIC CHARACTER - CLOSER TO ORIGINAL  
☒ RECOMMEND APPROVAL (CIR)

Limits of work approved, conditions of approval, and/or suggested changes, etc.: \_\_\_\_\_

paint white / restore shutters

Date: \_\_\_\_\_

By: \_\_\_\_\_

Historic Architectural Review Commission

FEB 27 1996

HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION

FEB 21 1996  
HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION

CONCEPTUAL

**HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) PERMIT APPLICATION**

- NOTES:**
1. Application review period is 14 days, except projects requiring DCA approval or special exception/variance from zoning requirements.
  2. Consult Tree Commission on tree removal.
  3. See Design Guidelines for additional information.

MAY 26 1996

CERTIFICATE OF APPROPRIATENESS # 03° 16072 90

NAME OF PROPERTY OWNER: DOUGLAS WEL MURRAY

PHONE: 416-480-0601

PERMANENT HOME ADDRESS: 25 PLYMOUTH CRES.

PHONE: (305) 292-1527

APPLICANT: CWIK

NEW YORK, CANADA m2p/p3

(Owner or Legally Designated Agent)

APPLICANT'S PHONE: 25 2506 CONTRACTORS PHONE: \_\_\_\_\_

ADDRESS OF CONSTRUCTION: 810 EISENHOWER DRIVE, KEY WEST

**\*MINIMUM SUBMITTAL REQUIREMENTS FOR REVIEW OF HARC APPLICATION:**  
Describe fully the work to be done: materials, paint colors, etc;  
photographs, color chips, and sketches as required to describe the work.

**\*TWO SETS OF PLANS, DRAWN TO SCALE, ARE REQUIRED FOR ALTERATIONS, ADDITIONS, AND NEW BUILDINGS, TO INCLUDE:** (1) Plot Plan showing property lines, existing and proposed structures, and setbacks (dimensions), (2) Floor Plan showing proposed improvements and modifications, and (3) Exterior elevations showing materials, window/door types and relationship to existing building(s).

**\*PLEASE PROVIDE ADEQUATE PHOTOGRAPHS OR YOUR APPLICATION MAY NOT BE CONSIDERED.** Photos should show relationship to adjoining structures.

SUMMARY OF SCOPE OF WORK: RISE & PRESERVE ROOF ON LATER ADDITION  
2nd FLOOR OF HOUSE TO CREATE BEDROOM

\*\*\*\*\*

**FOR H.A.R.C. USE ONLY**

PERMIT APPROVED \_\_\_\_\_ PERMIT DENIED \_\_\_\_\_ ACTION DEFERRED \_\_\_\_\_

REASON FOR DEFERRAL: \_\_\_\_\_

NEW HEARING DATE: \_\_\_\_\_

HARC STAFF COMMENTS: BUILDING IS LISTED AS CONTRASTING  
EXISTING ONE STORY ADDITION ON SITE & ADDITION READS  
AS SEPARATE VOLUME

LIMITS OF WORK APPROVED, CONDITIONS OF APPROVAL, AND/OR SUGGESTED CHANGES, ETC: \_\_\_\_\_

DATE: \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW COMMISSION

BY: \_\_\_\_\_

HARC #03-16072-9

APPLICATION FOR BUILDING PERMIT  
KEY WEST BUILDING DEPARTMENT

96-1468

LOCATION OF CONSTRUCTION: 810 EISENHOWER DRDATE: April 17/96  
(416) 480-06611. OWNER: DOUGLAS MURRAY TELEPHONE #: \_\_\_\_\_2. ADDRESS: 25 PLYMBRIDGE CRES., TORONTO, ONT., CANADA M2P 1P33. CONTRACTOR: SELF TELEPHONE #: \_\_\_\_\_

4. ADDRESS: \_\_\_\_\_

5. ARCH/ENG: MATTHEW FOWLER TELEPHONE #: 292-00336. ADDRESS: 818 CARSTEN LANE7. RESIDENTIAL: ☒ COMMERCIAL: \_\_\_\_\_ EXISTING # OF UNITS: 1 AND # OF BEDROOMS: 38. SQUARE FOOTAGE OF EXISTING BUILDING(S): 1800 #9. DIMENSIONS OF NEW BUILDING(S) OR ADDITIONS: 13' x 27'10. TYPE OF WORK: NEW \_\_\_\_\_ REMODEL \_\_\_\_\_ REPAIR \_\_\_\_\_ ALTERATION \_\_\_\_\_ ADDITION ☒11. DESCRIPTION OF WORK: ADD 2ND STOREY TO EXISTING 1 STOREYADDITION AT REAR OF HOUSE AS PER PLANS - EXISTING ROOF  
AND WINDOWS TO BE USED!12. ESTIMATE COST OF COMPLETED WORK: \$ 10,000 <sup>22</sup> 15,000 JCEZONE: HURR FLOOD ZONE: SE-4 PERMIT FEE: 360

SEWER ACCOUNT: \_\_\_\_\_ SOLID WASTE: \_\_\_\_\_

SEC. 35.12(8) CITY OF KEY WEST CODE OF ORDINANCES: IF THE WORK DESCRIBED IN ANY BUILDING PERM HAS NOT BEGUN WITHIN NINETY (90) DAYS FROM THE DAY OF ISSUANCE OR IF THE WORK DESCRIBED IN ANY BUILDING PERMIT HAS NOT BEEN SUBSTANTIALLY COMPLETED WITHIN TWO (2) YEARS OF THE DATE OF ISSUANCE, SAID PERMIT SHALL EXPIRE AND BE CANCELLED BY THE CHIEF BUILDING OFFICIAL AND WRITTEN NOTICE THEREOF SHALL BE GIVEN TO THE PERSONS AFFECTED, TOGETHER WITH NOTICE THAT FURTHER WORK DESCRIBED IN THE CANCELLED PERMIT SHALL NOT PROCEED UNLESS AND UNTIL A NEW BUILDING PERMIT HAS BEEN OBTAINED.

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

  
OWNER OR CONTRACTOR

STATE CERTIFICATION OR REGISTRATION

  
ZONING DIRECTOR
5/2/96  
DATE

BUILDING OFFICIAL

DATE



**HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) PERMIT APPLICATION**

- NOTES:**
1. Application review period is 14 days, except projects requiring DCA approval or special exception/variance from zoning requirements.
  2. Consult Tree Commission on tree removal.
  3. See Design Guidelines for additional information.

CERTIFICATE OF APPROPRIATENESS # 03-16072-96

NAME OF PROPERTY OWNER: DOUGLAS MURRAY PHONE: (416) 440-0661

PERMANENT HOME ADDRESS: 25 PLYMBRIDGE CRST, Toronto, Ont, Canada  
M7P 1P3

APPLICANT: DOUGLAS MURRAY  
(Owner or Legally Designated Agent)

APPLICANT'S PHONE: \_\_\_\_\_ CONTRACTORS PHONE: \_\_\_\_\_

ADDRESS OF CONSTRUCTION: 810 EISENHOWER DR.

**\*MINIMUM SUBMITTAL REQUIREMENTS FOR REVIEW OF HARC APPLICATION:**  
Describe fully the work to be done: materials, paint colors, etc;  
photographs, color chips, and sketches as required to describe the work.

**\*TWO SETS OF PLANS, DRAWN TO SCALE, ARE REQUIRED FOR ALTERATIONS, ADDITIONS, AND NEW BUILDINGS, TO INCLUDE:** (1) Plot Plan showing property lines, existing and proposed structures, and setbacks (dimensions), (2) Floor Plan showing proposed improvements and modifications, and (3) Exterior elevations showing materials, window/door types and relationship to existing building(s).

**\*PLEASE PROVIDE ADEQUATE PHOTOGRAPHS OR YOUR APPLICATION MAY NOT BE CONSIDERED.** Photos should show relationship to adjoining structures.

SUMMARY OF SCOPE OF WORK: RAISE ROOF TO MAKE 2ND STOREY ADDITION  
OVER EXISTING 1 STOREY ADDITION AT REAR OF HOUSE. AS PER  
APPROVAL ON MARCH 26/96 # 03-16072-96

\*\*\*\*\*  
FOR H.A.R.C. USE ONLY

PERMIT APPROVED X PERMIT DENIED \_\_\_\_\_ ACTION DEFERRED \_\_\_\_\_

REASON FOR DEFERRAL: \_\_\_\_\_ NEW HEARING DATE: \_\_\_\_\_

HARC STAFF COMMENTS: \_\_\_\_\_

LIMITS OF WORK APPROVED, CONDITIONS OF APPROVAL, AND/OR SUGGESTED CHANGES, ETC: \_\_\_\_\_

DATE: \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW COMMISSION

BY: \_\_\_\_\_

3 SRH coll

96-2739

**HISTORIC ARCHITECTURAL REVIEW COMMISSION**  
**(HARC)**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**NOTES:**

1. Application review period is normally 14 days.
2. Consult Tree Commission on tree removal.
3. See Design Guidelines for additional information, or contact Gene Burr, Historic Preservation Planner, at the City Planning Office (305/292-8178).
4. Projects requiring Site Plan Review by the Planning Board prior to Second Reading/Final Approval by HARC include the following:
  - A. Proposals with over 500 s.f. new commercial space;
  - B. Proposals with 3 or more new residential units.

CERTIFICATE OF APPROPRIATENESS # 07-16447-96  
(Assigned by HARC)

NAME OF PROPERTY OWNER: Doug Murray PHONE: \_\_\_\_\_

PERMANENT HOME ADDRESS: 810 Eisenhower Dr.

APPLICANT: South Wind Pools, Inc. PHONE: \_\_\_\_\_  
(Owner or legally-designated Agent)

ADDRESS OF CONSTRUCTION: 810 Eisenhower Dr.

**SUBMITTAL REQUIREMENTS:**

- \_\_\_ Photographs of existing building (for repairs, rehabilitation, or expansion).
- \_\_\_ Photographs of adjoining buildings (for new building or major additions).
- \_\_\_ Drawings (drawn to scale) of proposed additions or new building (floor plan, site plan, exterior elevations). (3) sets required for final approval and (1) set for concept approval.
- \_\_\_ Illustrations of manufactured products (shutters, doors, windows, etc.) proposed, paint color chips & awning fabric sample.
- \_\_\_ Brief description of scope of work intended under this application (in blanks provided).

**\*PLEASE PROVIDE ADEQUATE PHOTOGRAPHS OR YOUR APPLICATION MAY NOT BE CONSIDERED. PHOTOS SHOULD SHOW RELATIONSHIP TO ADJOINING STRUCTURES.**

APPLICANT'S SUMMARY OF SCOPE OF WORK: Swimming pool  
15' x 30' no deck.

\*\*\*\*\*

FOR H.A.R.C. USE ONLY

APPLICATION APPROVED X APPLICATION DENIED \_\_\_\_\_ ACTION  
DEFERRED \_\_\_\_\_

REASON FOR DEFERRAL/DENIAL: \_\_\_\_\_

NEW HEARING DATE: \_\_\_\_\_

HARC STAFF COMMENTS: Building is listed as contributing & proposed  
pool location is side yard 30' off of Olivia Street & under  
standards & HARC recommends pools to be located at the rear  
of a building but in some cases will approve the location of  
a pool at the side of a house, providing it is set to the rear half of  
screened  
LIMITS OF WORK APPROVED, CONDITIONS OF APPROVAL, AND/OR SUGGESTED  
CHANGES, ETC.: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: [Signature]  
HISTORIC ARCHITECTURAL REVIEW COMMISSION

JUL 17 1996  
HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION



THE CITY OF KEY WEST  
BUILDING DEPARTMENT

P.O. BOX 1408  
KEY WEST, FL 33041-1408  
(305) 292-6151

Application Number . . . . . 96-00002739 Date 7/25/96  
Property Address . . . . . 810 EISENHOWER DR  
Application description . . . . . POOLS/SPA - RESIDENTIAL  
Property Zoning . . . . . MEDIUM DENSITY RES  
Application valuation . . . . . 18000

Owner Contractor  
MURRAY DOUGLAS NEIL SOUTHWIND POOLS, INC.  
25 PLYMBRIDGE CRES 27038 ANGELFISH RD  
NORTH YORK ONT CAND .. M2PIP3 SUMMERLAND KEY FL 33042  
(305) 294-7665

Structure Information  
Flood Zone . . . . . FLOOD ZONE AE  
Fence Type . . . . . FENCE NOT REQUIRED  
Other struct info . . . . . Distance from back line .00  
Distance from left line .00  
Distance from right line .00  
Distance from street line .00  
HARC # NA

Permit . . . . . POOL PERMIT  
Additional desc . . . . .  
Permit Fee . . . . . 168.00  
Issue Date . . . . . 7/25/96 Valuation . . . . . 0  
Expiration Date . . . . . 7/17/98

Qty	Unit Charge	Per	Extension
		BASE FEE	168.00

Special Notes and Comments  
15' X 30' SWIMMING POOL  
DECK NOT INCLUDED  
HARC #7-16447-96

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	168.00	.00	.00	168.00
Grand Total	168.00	.00	.00	168.00

*Calisto L. Larcio*

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF  
COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN  
CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES  
SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS  
CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

7.30.96  
DATE ISSUED

*Reimore*

BY

Date: 96 7/30/96 2739 \$168.00 PT  
CHECK 50 Receipt: 0067172  
0000000000000000 6468



# HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): CONSTRUCT 4' HIGH  
NARROW WOOD OPEN PICKET FENCE IN FRONT OF HOUSE ON  
EISENHOWER DRIVE AND 4' OPEN PICKET WOOD FENCE ON PROPERTY  
LINE ON NORTH SIDE TO FRONT FACADE OF HOUSE (250'). CONSTRUCT  
SOLID WOOD FENCE BETWEEN NEIGHBOURS AT SIDE AND REAR OF  
PROPERTY. CONSTRUCT 6' HIGH NARROW WOOD OPEN PICKET FENCE  
ON OLIVIA ST AND CORNER OF EISENHOWER DRIVE TO SCREEN  
POOL. FRONT ELEVATION OF HOUSE NOT TO BE OBSTRUCTED BY FENCING

## For HARC Use Only

Approved X

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for deferral/denial: \_\_\_\_\_

New Hearing Date: \_\_\_\_\_

HARC staff comments: → UNDER CHAIRMAN'S, HAVE RECOMMENDS  
4' HIGH WOOD PICKET FENCE ON CORNER

Limits of work approved, conditions of approval, and/or suggested changes, etc.: \_\_\_\_\_

Date: AUG 13 1996

By: [Signature]

Historic Architectural Review Commission  
HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION

RECEIVED

SEP 07 1999

KEY WEST BUILDING DEPARTMENT  
APPLICATION FOR BUILDING PERMIT

99 2651

By ADDRESS OF CONSTRUCTION: B10 EISENHOWER DR.  
OWNER: DEAN VAN WIJEN TRIP HOFFMAN TELEPHONE: 4-3575  
ADDRESS: B10 EISENHOWER.  
CONTRACTOR: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_  
CONTRACTOR ADDRESS: \_\_\_\_\_  
ARCHITECT/ENGINEER: DESIGNER GUILLEMINO ORTEGA TELEPHONE: 292 1694  
ARCHITECT/ENGINEER ADDRESS: 2006 SEIDENBERG AVE.  
PROPERTY IS: RESIDENTIAL ☒ COMMERCIAL \_\_\_\_\_  
EXISTING # UNITS: N/A # UNITS AFTER CONSTRUCTION: N/A  
EXISTING # BEDROOMS: 3 # BEDROOMS AFTER CONSTRUCTION: 3  
SQUARE FOOTAGE OF EXISTING BUILDING(S): 12' x 28' = 336 SF.  
DIMENSIONS OF NEW BUILDING(S) OR ADDITION: 184 SF Addition.  
TYPE OF WORK: NEW \_\_\_\_\_ REMODEL ☒ REPAIR \_\_\_\_\_ ADDITION ☒  
DESCRIPTION OF WORK: ENCLOSE EXISTING GARAGE.  
9 Addition to it.

ESTIMATED COST OF COMPLETED WORK (LABOR & MATERIAL): \$ 15,000<sup>00</sup>

SEC. 35.13(6) OF THE KEY WEST CODE OF ORDINANCES: If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire; it shall be canceled by the Chief Building Official, and written notice shall be given to the persons affected.

If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be canceled by the Chief Building Official and written notice thereof shall be given to the persons affected, together with notice that further work described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

"FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

Owner or Contractor

State Certification/Registration

Plan Reviewer

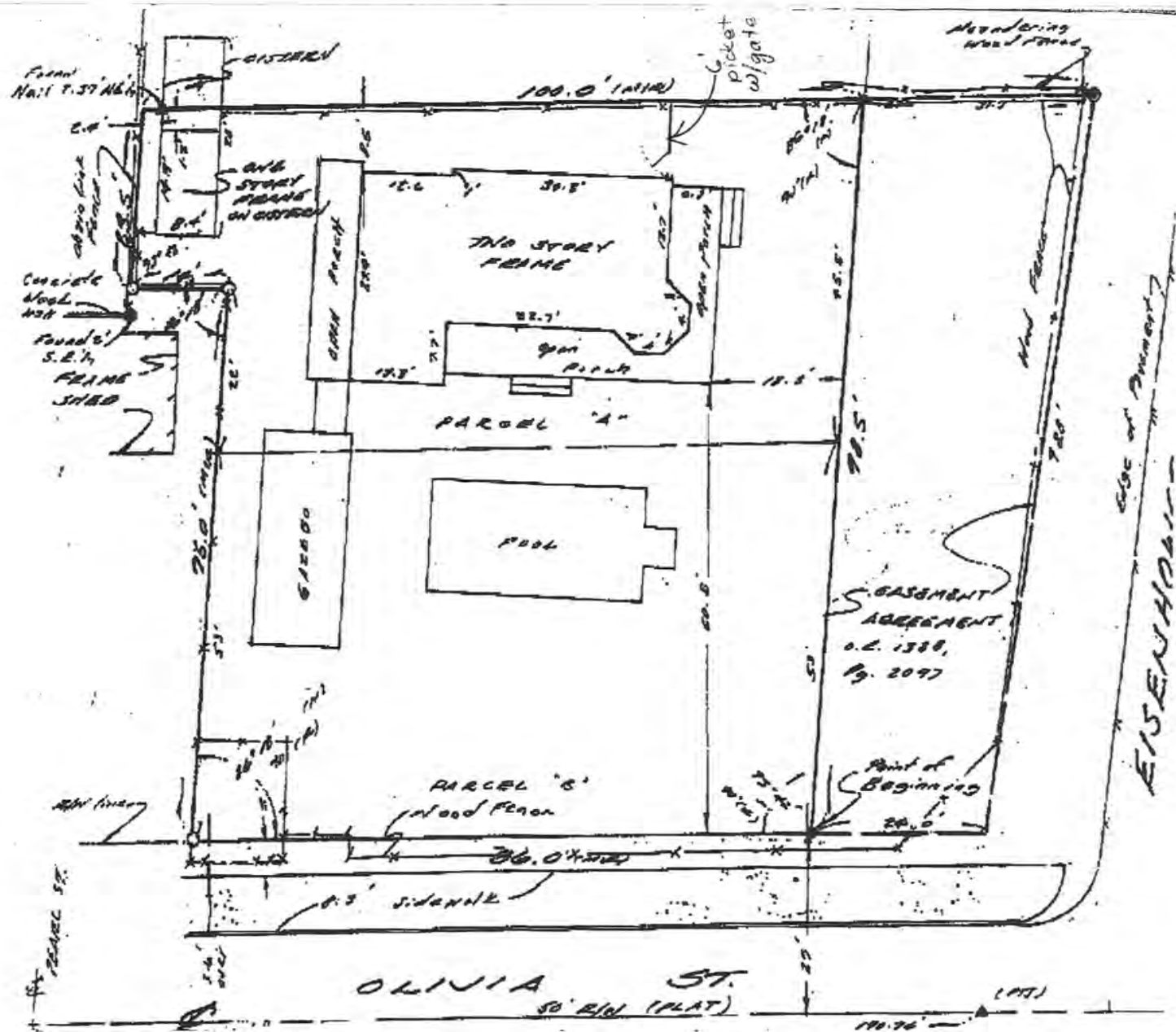
Date

Building Official

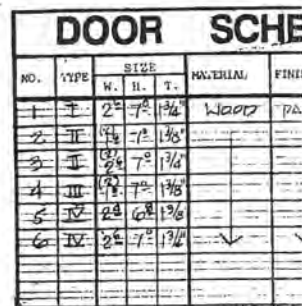
Date

Permit Fee \$ \_\_\_\_\_

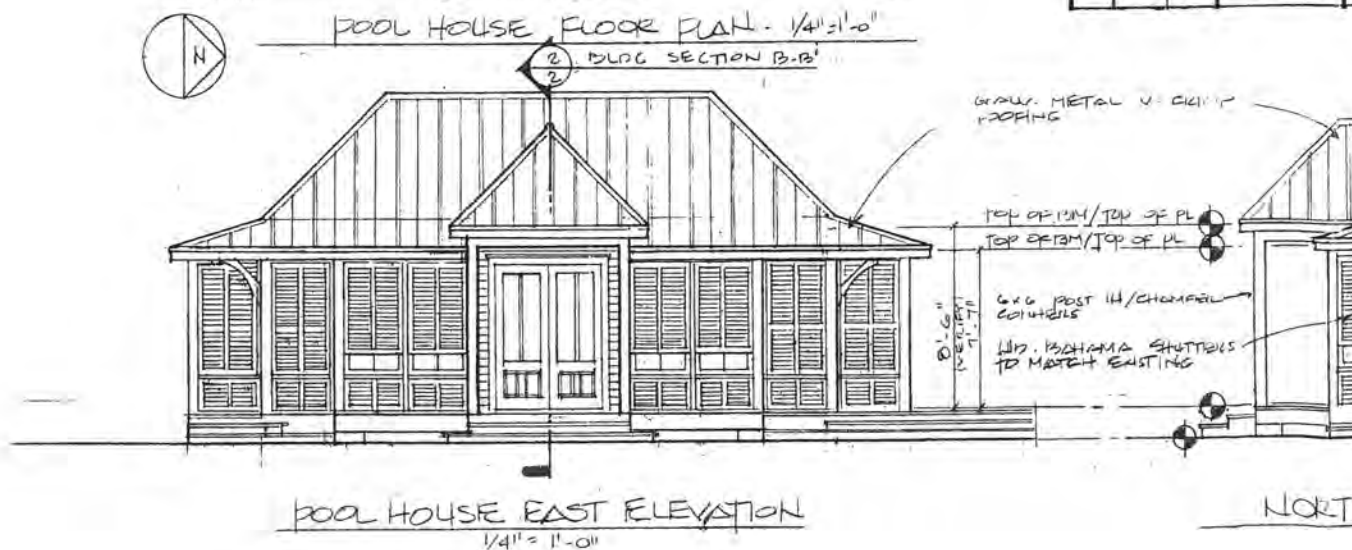
Zoning \_\_\_\_\_ Flood Zone \_\_\_\_\_ Re# \_\_\_\_\_ Assessed Value \$ \_\_\_\_\_



1. All rock shall comply with the Standard applicable laws, codes and ordinance.
2. Prior to submitting a bid, verify all applicable jobsite, and also after award, but prior to
3. Contours and/or existing grades show conditions. Final grading shall provide grades away from the building. Provide suitable for planting. Rock and debris
4. Where discrepancies between drawings and field are noted, the most stringent dimensions shall take precedence over drawings.
5. All new utilities shall be underground.
6. Drawings and specifications are coordinated with applicable sections of the contract with related trades.
7. After completion of construction remove all materials and restore site to original condition.
- 8.



WINDOW SC			
MARK	SIZE		MANUFACTURER
	WIDTH	HT.	
A	1'-9 3/8"	4'-9 1/2"	
B	2'-9 7/8"	4'-1 1/8"	
C	2'-9 3/8"	5'-1 1/8"	



# APPLICATION



## COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-00300017		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:

810 EISENHOWER DR; KEY WEST, FL 33040

# OF UNITS  
1

RE # OR ALTERNATE KEY:

00023860-000000

NAME ON DEED:

FAZEKAS KURT TRUST 11/21/2012

PHONE NUMBER  
317-694-1800

OWNER'S MAILING ADDRESS:

810 EISENHOWER DR.

EMAIL  
1981KURT@GMAIL.COM

CONTRACTOR COMPANY NAME:

D'ASIGN SOURCE LLC

PHONE NUMBER  
305-743-7130

CONTRACTOR'S CONTACT PERSON:

ERICA POOLE

EMAIL  
EPOOLE@DASIGNSOURCE.COM

ARCHITECT / ENGINEER'S NAME:

EDWARD J GOODWIN

PHONE NUMBER  
305-998-4702

ARCHITECT / ENGINEER'S ADDRESS:

11500 OVERSEAS HWY

EMAIL  
EGOODWIN@DASIGNSOURCE.COM

MARATHON, FL 33050

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 &amp; PROFIT:

\$

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

1. REBUILD ORIGINAL SIDE PORCH ENCLOSURE; 2. NEW ADDITION @ REAR; 3. NEW IMPACT RATED WINDOWS/DOORS @ ADDITIONS; 4. CARPORT ADDITION, PAINT TO MATCH EXISTING
5. NEW POOL & POOL DECK; 7. NEW OUTDOOR KITCHEN @ EXISTING CABANA; 8. NEW SHOWER @ EXISTING OUTDOOR SHOWER LOCATION
9. NEW PAVER DECKS/PATHS; 10. REPAINT HOUSE & PAINT ADDITIONS (SHUTTERS/WALLS/TRIM); 11. NEW DORMER @ ATTIC SPACE W/ (2) IMPACT RATED WINDOWS

Printed name of property owner or licensed contractor.

ANTHONY A. D'ASCANIO

Signature.

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

Notary Public State of Florida  
Cristina Tomassini  
My Commission FF 994724  
Expires 08/11/2017

Personally known or produced

as identification.

5/17/2017

Official Use Only:

2222-14979-\$37.98

**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@cityofkissimmee-fl.gov](mailto:harc@cityofkissimmee-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:
REAR FIRST FLOOR (NH)/3RD FLOOR LOFT DORMER	WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROOF	WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROOF
CARPORT	WOOD/METAL 5V CRIMP ROOF	WOOD/METAL 5V CRIMP ROOF
POOL	CONCRETE/PAVERS	CONCRETE/PAVERS

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	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Main house listed as contributing			
Queen Anne Revival ca. 1900.			
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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- H-17-03 0017



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.

N/A

**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.
- Carport was added around 2010  
- Pool was added around 1996, mbania not historic  
- Rear addition was added in 2008: area of additions was either a) once enclosed or b) non-historic
- (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.

- Historic portion of house unchanged except for dormer being added for attic windows/press

- (d) Is not the site of a historic event with a 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

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

N/A

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX 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

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

X No Reason For HARC approval only, detailed CD's to follow commission approval

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.

N/A

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

N/A

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.

- adding dormer to roof of historic portion (attic)  
- enclosing a portion of the exterior, side deck that was once enclosed  
- all other work to NON-historic additions of the house/site

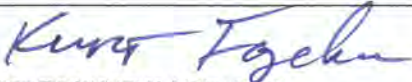
(4) Removing buildings or structures that would otherwise qualify as contributing.

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 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.*



PROPERTY OWNER'S SIGNATURE:

5/10/17 KURT FAZEKAS

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 \_\_\_\_\_

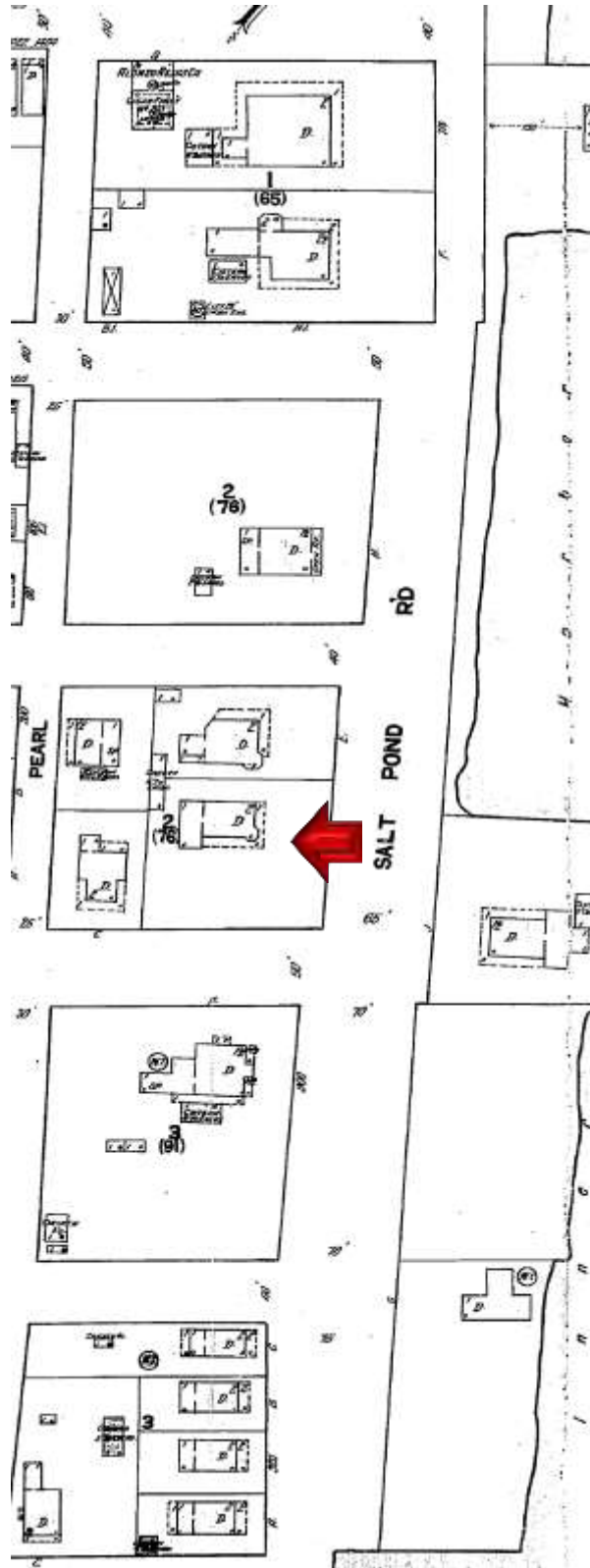
First reading meeting date \_\_\_\_\_

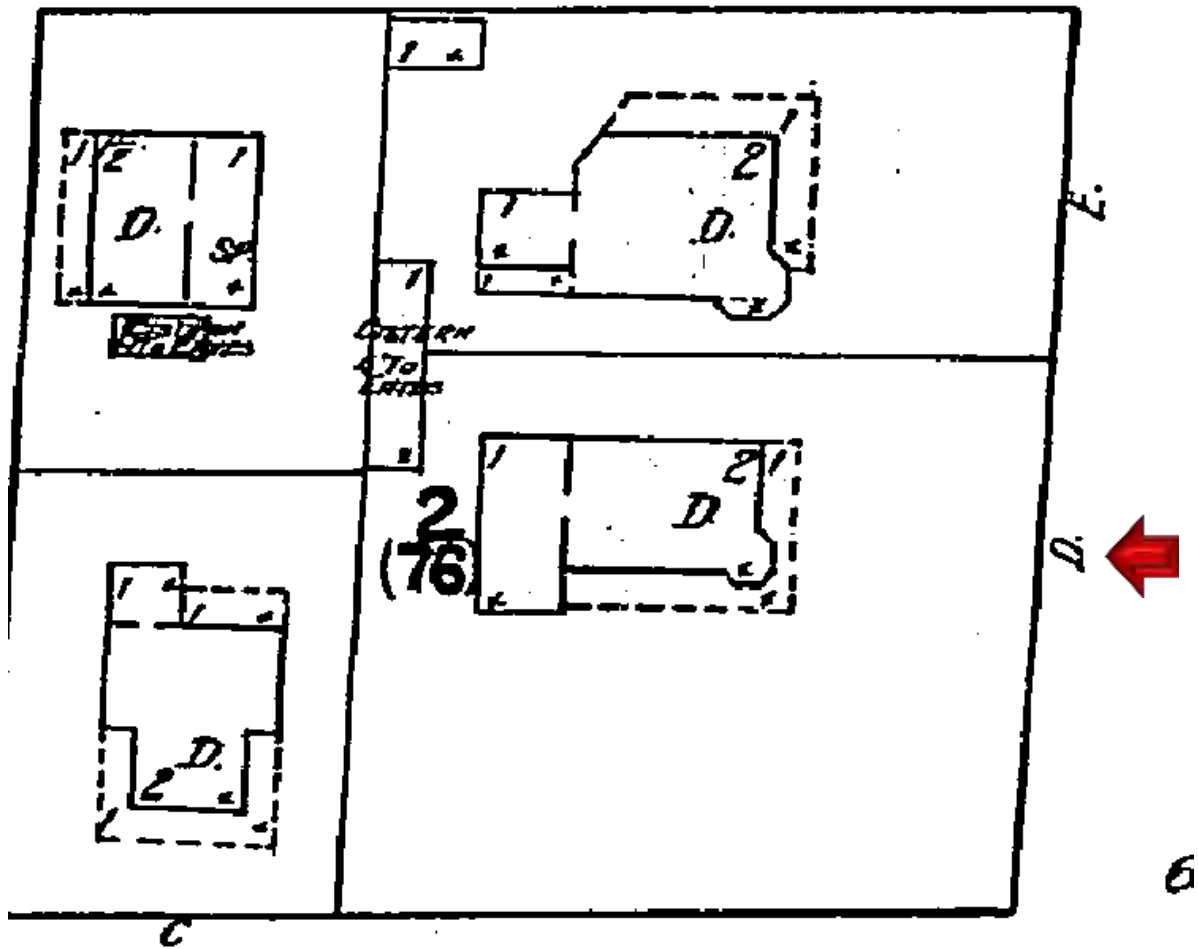
Second Reading meeting date \_\_\_\_\_

**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

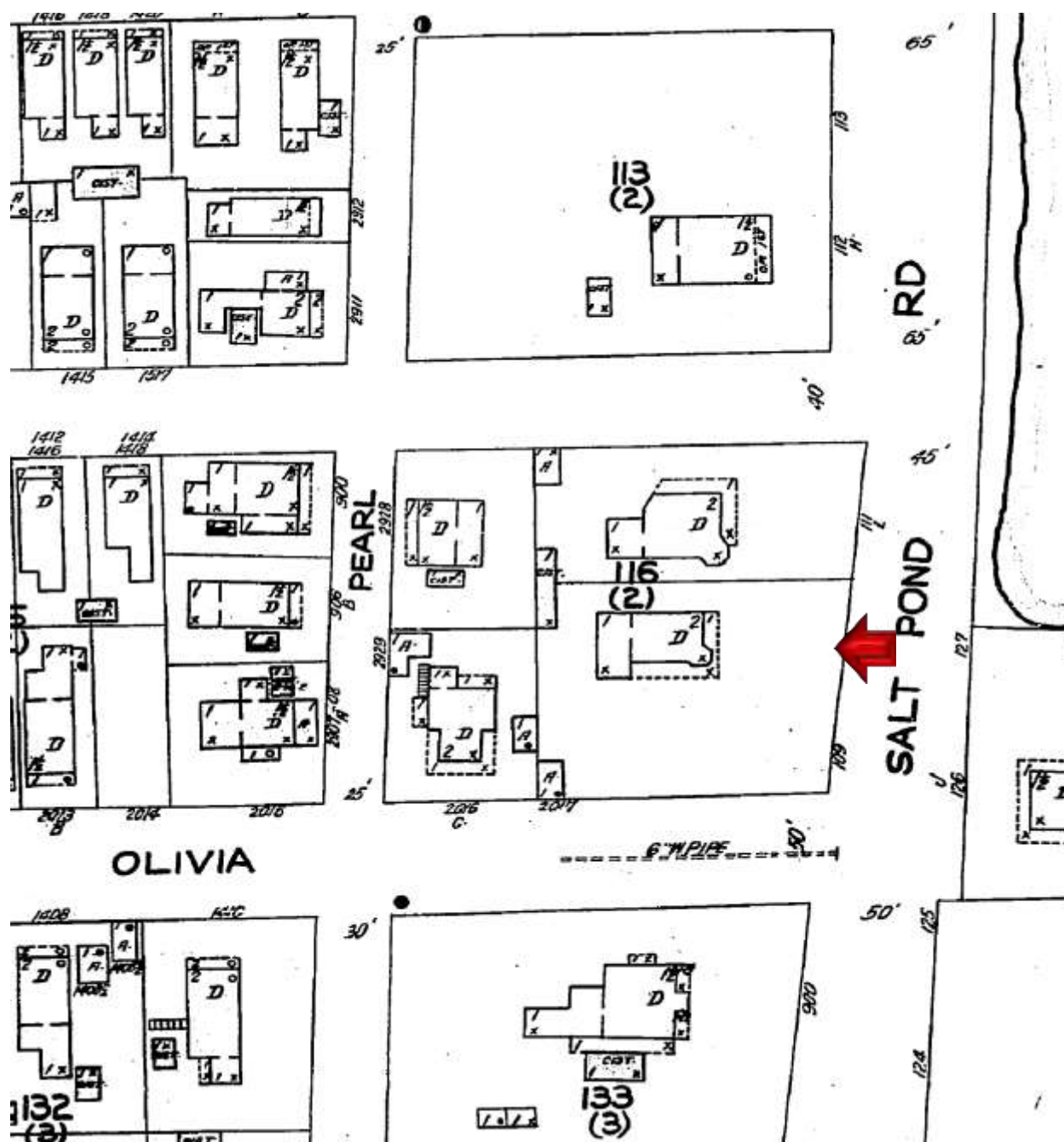
Staff Comments

# SANBORN MAPS





1912 Sanborn Map

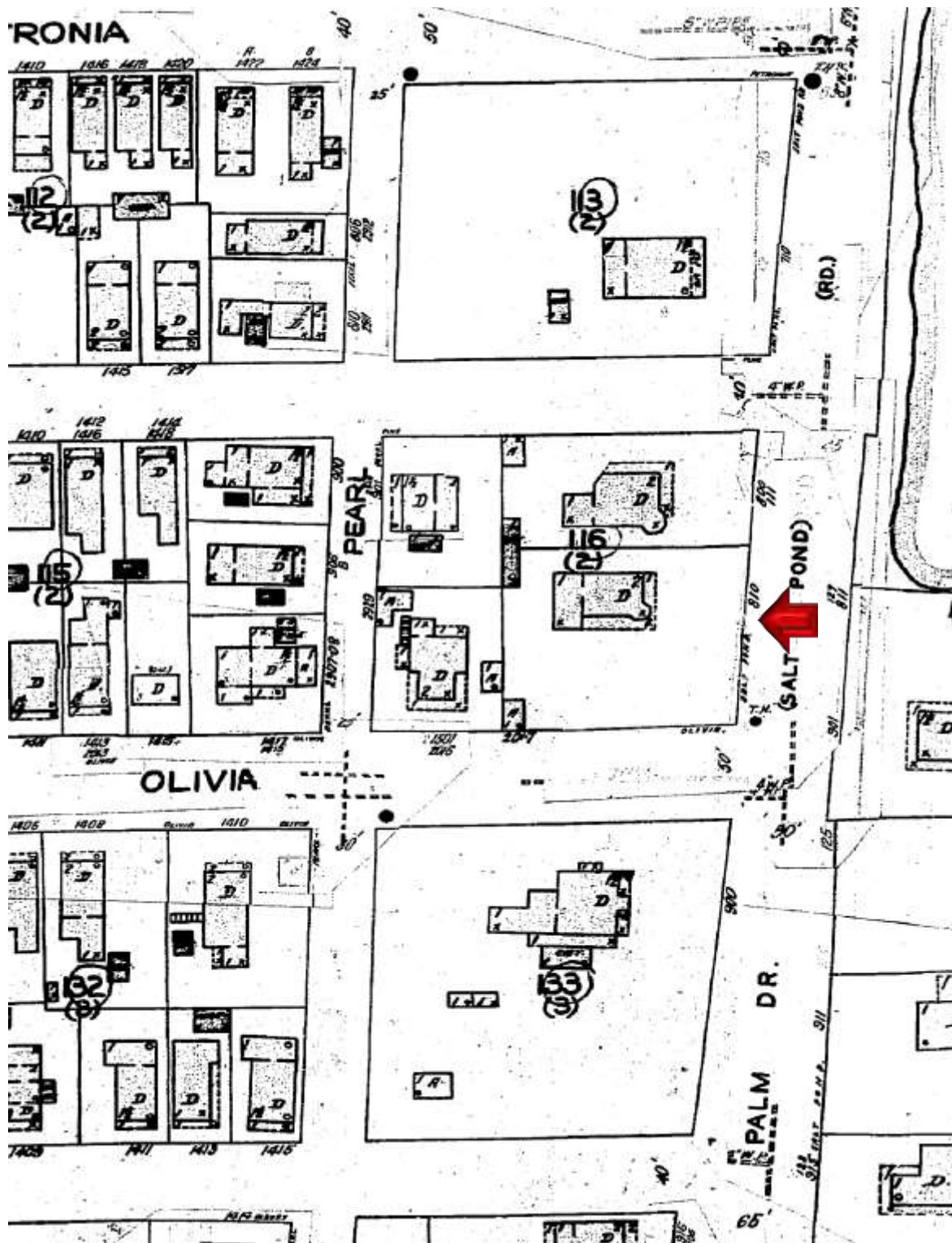


## 1926 Sanborn map





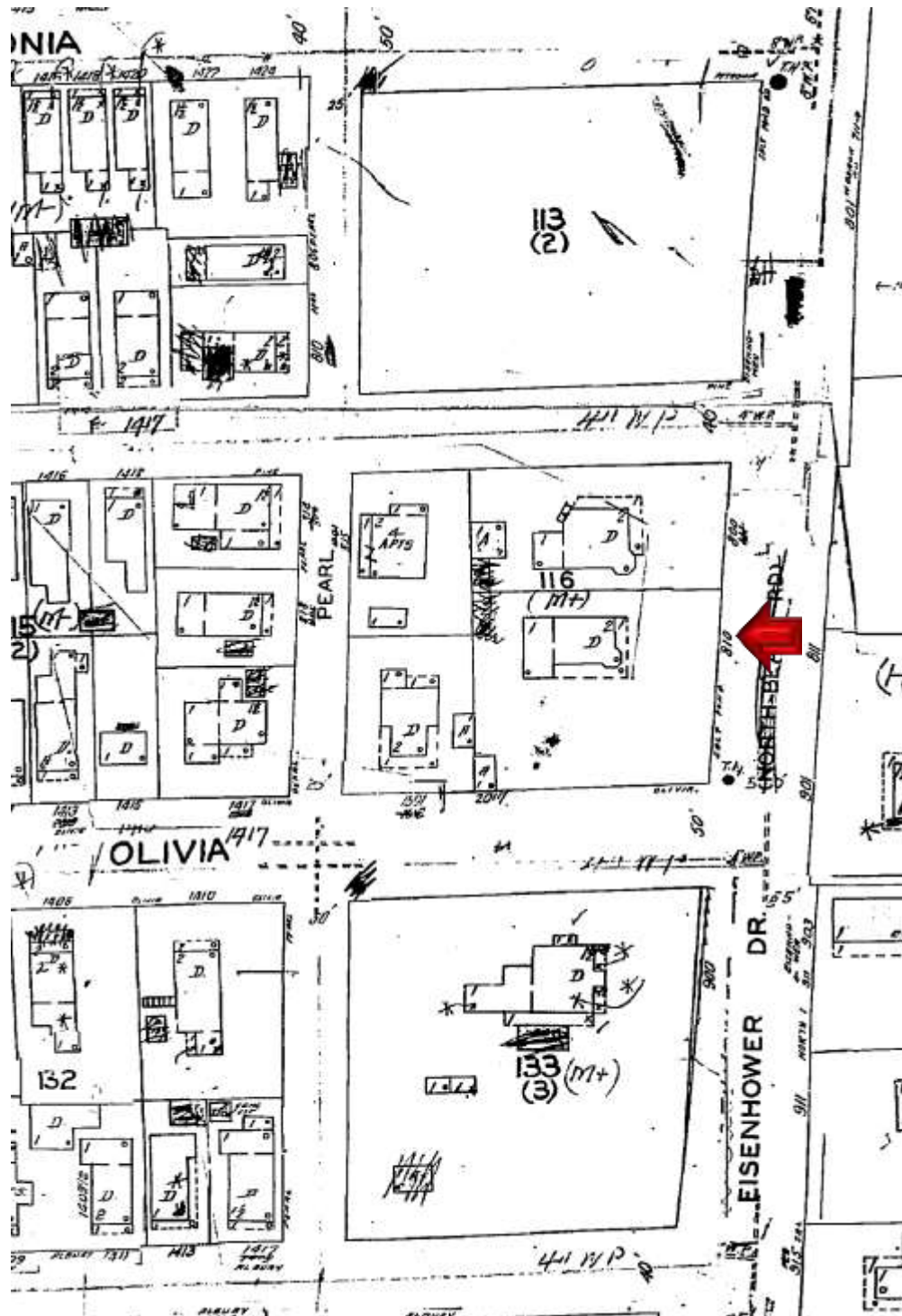
1948 Sanborn map



1948 Sanborn map



1962 Sanborn map



1962 Sanborn map

# PROJECT PHOTOS





**Aerial photograph circa 1918. Monroe County Library.**



810 Eisenhower Drive circa 1965. Monroe County Library.↵





**810 Eisenhower Drive circa 1970. Monroe County Library.**





1. Key West Historic District
2. 810 Eisenhower Drive, Key West (Monroe Co.), FL
3. Michael Zimny
4. 1982
5. Florida Division of Archives, History and  
Records Management
6. East Elevation
7. Photo #4 *163*



























































































































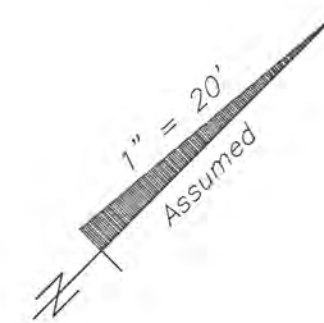
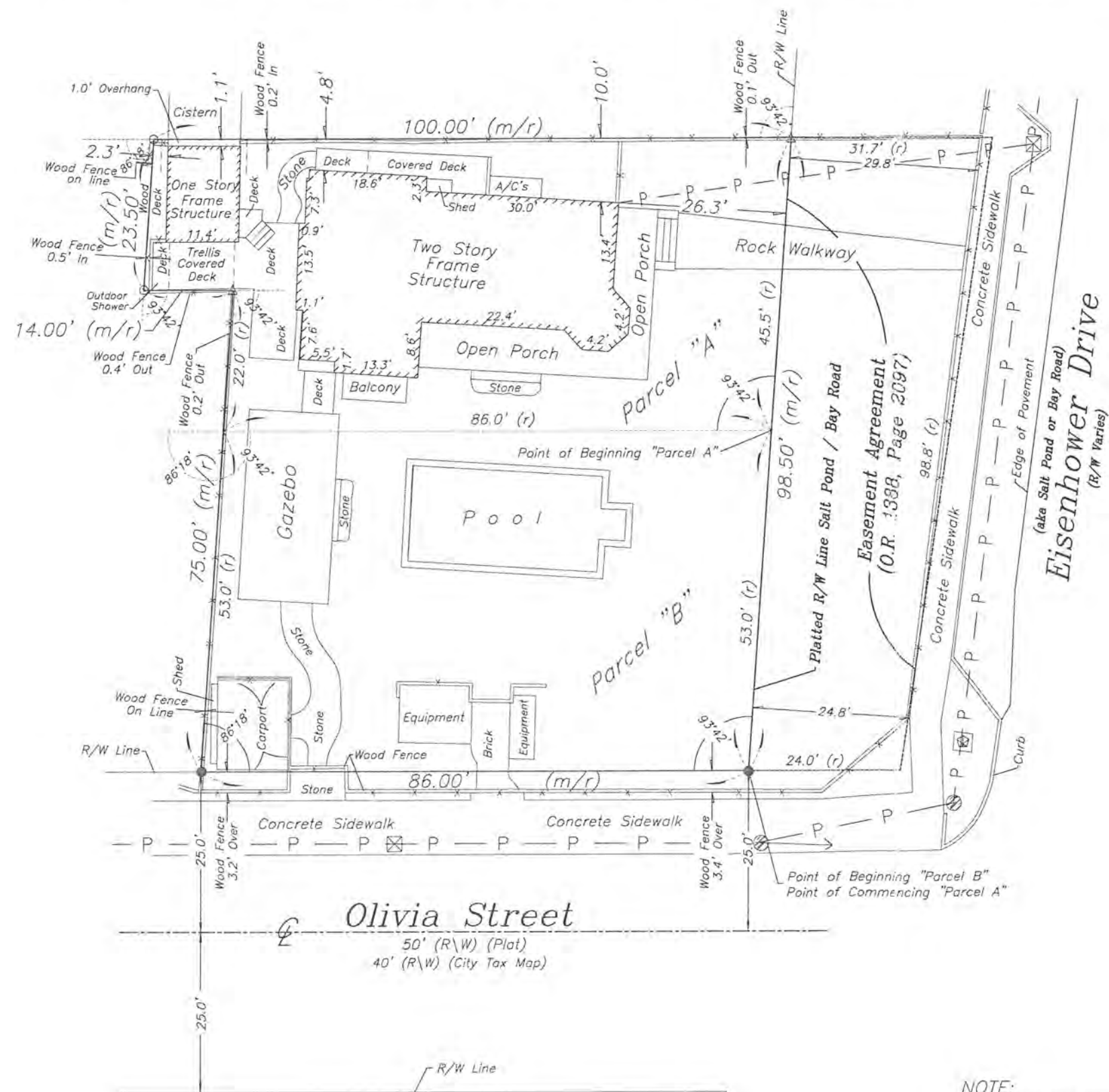




# SURVEY



# Boundary Survey Map of part of Lots 8 & 9 of Sq. 2, of Tract 7, Benjamin Albury's Subdivision



## LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Fire Hydrant

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.



# Boundary Survey Report of part of Lots 8 & 9 of Sq. 2, of Tract 7, Benjamin Albury's Subdivision

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.  
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 810 Eisenhower Drive, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 25, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Adjoiners are not furnished.

## BOUNDARY SURVEY OF: PARCEL "A"

A parcel of land on the Island of Key West, County of Monroe, and State of Florida, known on the map of said City of Key West, delineated in February A.D. 1829, by William A. Whitehead, as part of Tract Number Seven (7), but better known as part of Lots Numbered Eight (8) and Nine (9), of Square Number Two (2) of said Tract Number Seven (7), according to Benjamin Albury's subdivision thereof, recorded in Deed Book I, page 389, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more particularly described by metes and bounds as follows: Commencing at the W'y corner of Olivia Street and Salt Pond or Bay Road, and running thence NW'y along the SW'y side of said Salt Pond or Bay Road for a distance of 53.0 feet to the Point of Beginning; thence continue NW'y along the SW'y boundary line of said Salt Pond or Bay Road for a distance of 45.5 feet; thence SW'y with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 100.0 feet; thence SE'y with a deflection angle of 86°18' to the left and parallel with the said Salt Pond or Bay Road for a distance of 23.5 feet; thence NE'y with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 14.0 feet; thence SE'y with a deflection angle of 93°42' to the right and parallel with the said Salt Pond or Bay Road for a distance of 22.0 feet; thence NE'y with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 86.0 feet back to the Point of Beginning.

## AND ALSO "Parcel B"

A parcel of land on the Island of Key West, County of Monroe, and State of Florida, known on the map of said City of Key West, delineated in February A.D. 1829, by William A. Whitehead, as part of Tract Number Seven (7), but better known as part of Lot number Nine (9), of Square Number Two (2) of said Tract Number Seven (7), according to Benjamin Albury's Subdivision thereof, recorded in Deed Book I, page 389, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more particularly described by metes and bounds as follows: BEGIN at the W'y corner of Olivia Street and Salt Pond or Bay Road, and running thence NW'y along the SW'y side of said Salt Pond or Bay Road for a distance of 53.0 feet; thence SW'y with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 86.0 feet; thence SE'y with a deflection angle of 86°18' to the left and parallel with the said Salt Pond or Bay Road for a distance of 53.0 feet to the NW'y boundary line of the said Olivia Street; thence NE'y along the NW'y boundary line of the said Olivia Street for a distance of 86.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Kurt J. Fazekas;  
Stones & Cardenas;  
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

June 1, 2016  
Recertified 7/22/16

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

### FOR INSURANCE COMPANY USE

A1. Building Owner's Name Kurt Fazekas

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
810 Eisenhower Drive

Company NAIC Number:

City Key West

State FL

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
(Tax Parcel #: 00023860-000000) (PT LTS 8 & 9, SQR 2 TR 7 KW BENJ ALBURY'S SUB DIAGRAM I-389)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5591 N Long. 81.7891 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) NA sq ft  
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA  
c) Total net area of flood openings in A8.b NA sq in  
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft  
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA  
c) Total net area of flood openings in A9.b NA sq in  
d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
City of Key West 120168

B2. County Name  
Monroe

B3. State  
FL

B4. Map/Panel Number  
12087C1516

B5. Suffix  
K

B6. FIRM Index Date  
2/18/05

B7. FIRM Panel  
Effective/Revised Date  
6/5/15

B8. Flood  
Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone  
AO, use base flood depth)  
6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: \_\_\_\_\_ ☐ CBRS ☐ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC

Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.8 ☒ feet ☐ meters  
b) Top of the next higher floor 16.4 ☒ feet ☐ meters  
c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ feet ☐ meters  
d) Attached garage (top of slab) NA ☐ feet ☐ meters  
e) Lowest elevation of machinery or equipment servicing the building 6.0 ☒ feet ☐ meters  
(Describe type of equipment and location in Comments)  
f) Lowest adjacent (finished) grade next to building (LAG) 3.6 ☒ feet ☐ meters  
g) Highest adjacent (finished) grade next to building (HAG) 4.3 ☒ feet ☐ meters  
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.6 ☒ feet ☐ meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a  
☐ Check here if attachments. licensed land surveyor? ☒ Yes ☐ No

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

Company Name J. Lynn O'Flynn, Inc

Address 3430 Duck Avenue

City Key West

State FL

ZIP Code 33040

Signature

Date 8/23/16

Telephone (305) 296-7422





**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 810 Eisenhower Drive		Policy Number:
City Key West	State FL ZIP Code 33040	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) -- Air Conditioner Unit



Signature

Date 8/23/16

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments.



**Building Photographs**

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
810 Eisenhower Drive

City Key West

State FL

ZIP Code 33040

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View

8/23/16



Rear View

8/23/16



## Building Photographs

Continuation Page

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
810 Eisenhower Drive

City Key West

State FL

ZIP Code 33040

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Side View &amp; Equipment (AC) 8/23/16



Side View

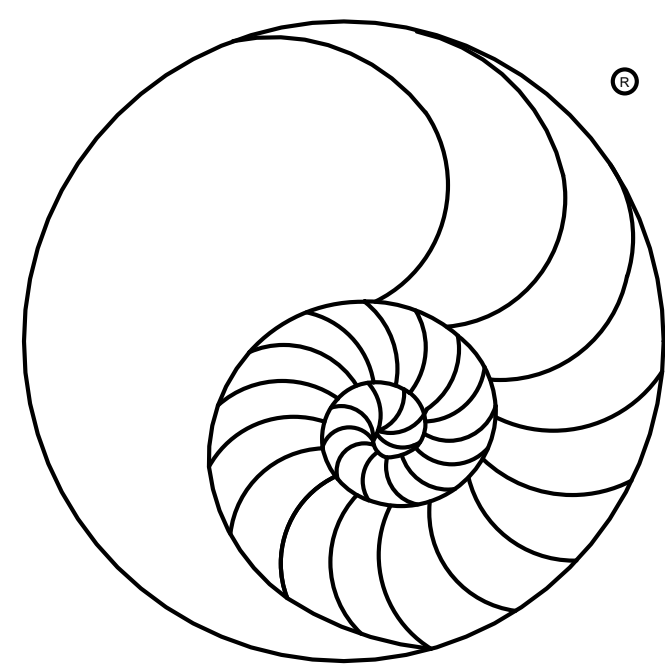
8/23/16



# PROPOSED DESIGN



**FAZEKAS RESIDENCE**  
PROJECT NO. FAZ1499A  
INDEX OF DRAWINGS



*D'Asign Source*  
Dream. Design.

A 0.0	INDEX
A 0.1	NOTES
A 1.0	SITE PLAN EXISTING/DEMO
A 2.0	EXISTING/DEMO PLANS
A 2.3	ROOF EXISTING/DEMO
A 2.4	PROPOSED SITE/FIRST FLOOR PLAN
A 2.5	PROPOSED PLANS
A 2.6	PROPOSED ROOF PLAN

A 3.0	EXISTING ELEVATIONS
A 3.1	EXISTING ELEVATIONS
A 3.2	PROPOSED ELEVATIONS
A 3.3	PROPOSED ELEVATIONS
A 3.4	STREETSCAPE EXISTING/PROPOSED



GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF D'ASIGN SOURCE, LLC.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR
CONDITIONING	
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
Typ	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
WD	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

WIND LOAD CERTIFICATION

2014 CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED, PROFESSIONAL ARCHITECT LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

THE PILINGS, COLUMNS, AND STRUCTURAL SUPPORTS ARE DESIGNED AND ANCHORED SO AS TO WITHSTAND ALL APPLIED LOADS OF THE BASE FLOOD FLOW.

THE BUILDING AND EVERY PART THEREOF HAS BEEN DESIGNED TO WITHSTAND (WITHOUT ALLOWANCE FOR THE EFFECTS OF SHIELDING BY OTHER STRUCTURES), THE WIND LOADS GENERATED BY A 180 MPH BASIC WIND SPEED, IN ACCORDANCE WITH ASCE 7-10.

STANDARD DESIGN CRITERIA

WINDSPEED = 180 MPH/ASCE 7-10

FLOOR LIVE LOAD = 40 LB/SQ FT

ROOF LIVE LOAD = 20 LB/SQ FT

FLOOR DEAD LOAD = 100 LB/SQ FT

ROOF DEAD LOAD = 20 LB/SQ FT

EXPOSURE = "D"

BUILDING RISK CATAGORY 2

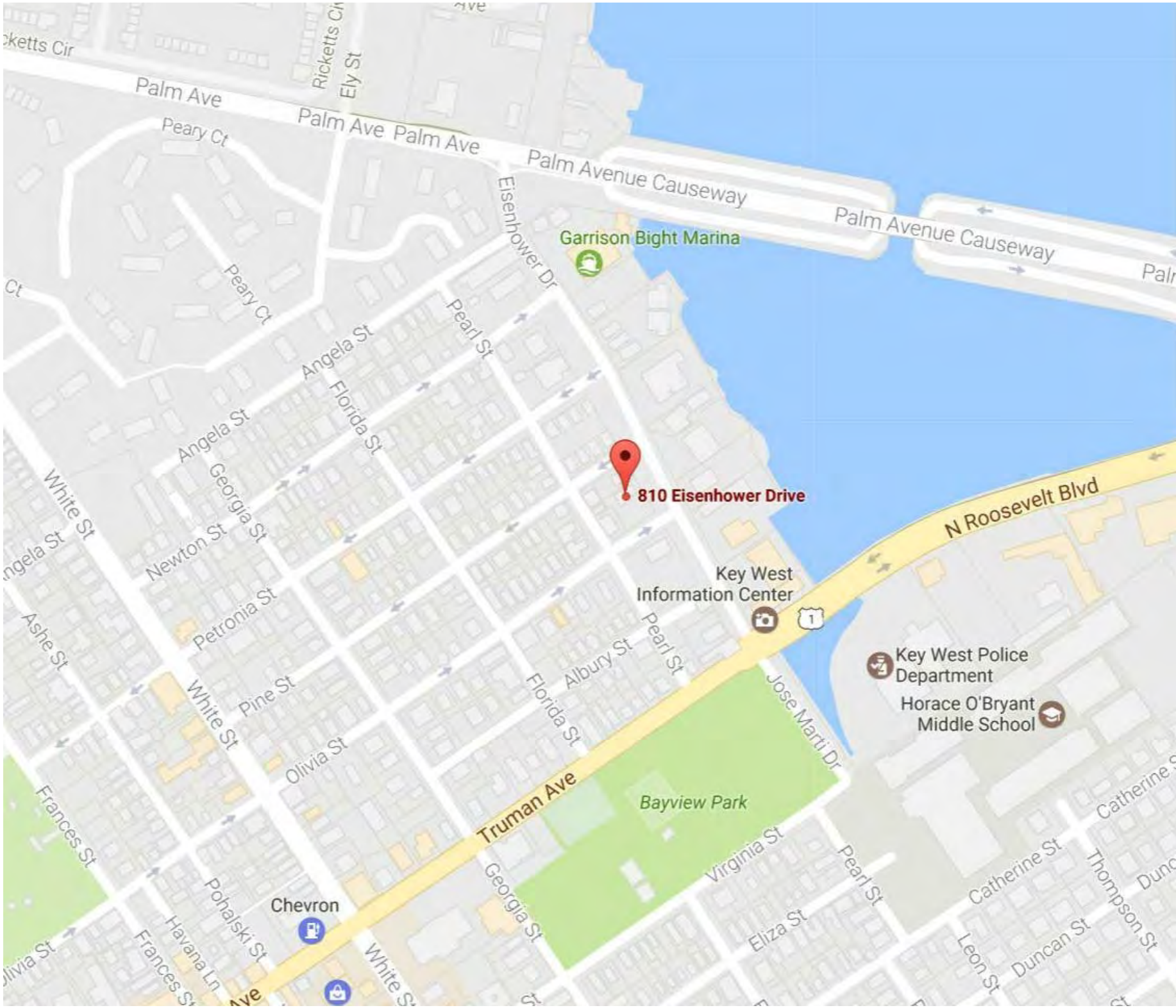
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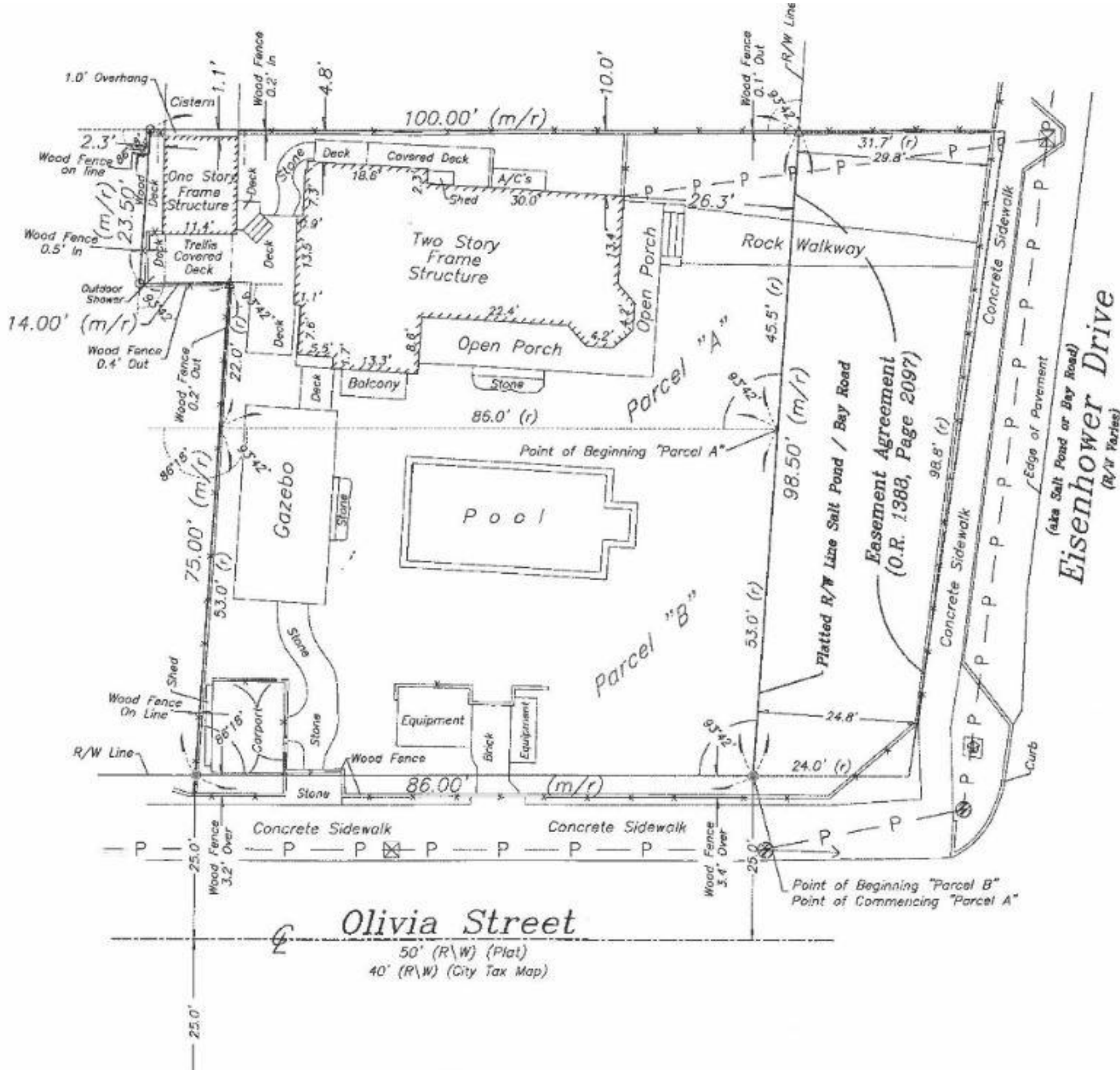
EISENHOWER DRIVE PHOTO



OLIVIA STREET PHOTO



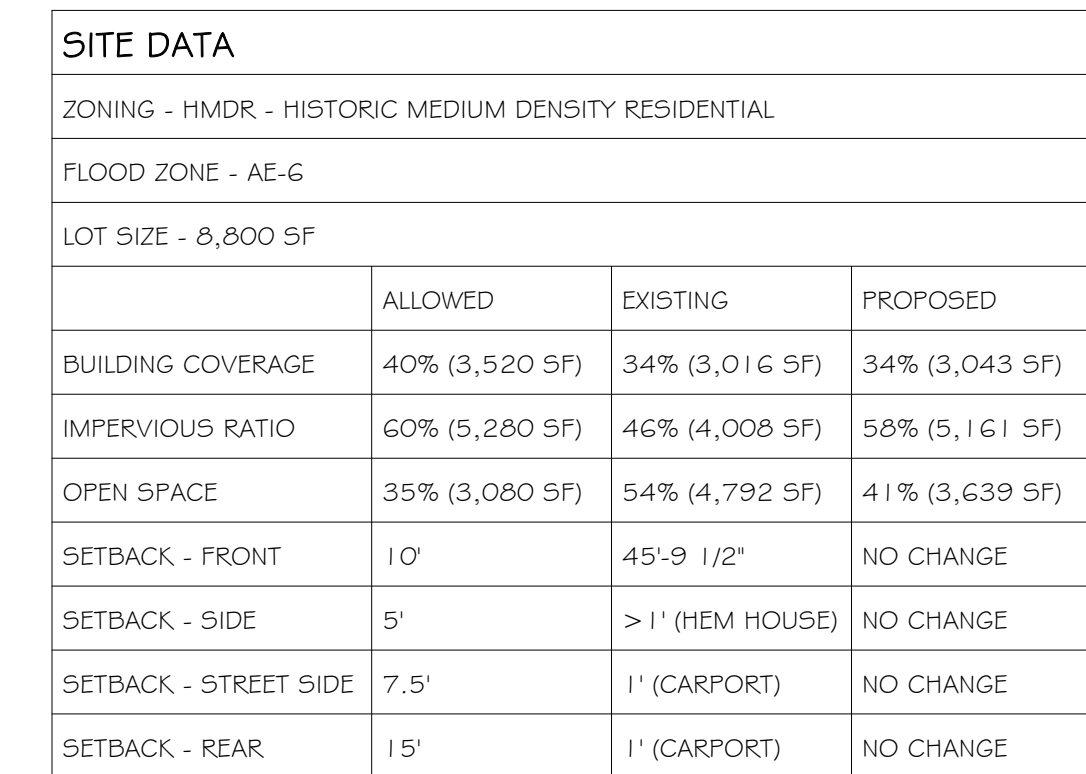
LOCATION MAP - NTS


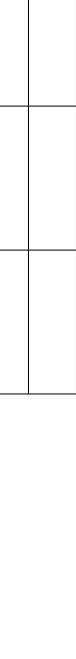



SURVEY - NTS

DATE: 05/15/2017		REV. SET DESCRIPTION: HARC APPROVAL SET	
EDWARD GOODWIN - ARCHITECT #A/R 97986		D'ASIGN SOURCE LLC #A/A 2600284	
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Fazekas Remodel & Addition 810 Eisenhower Drive Key West, FL 33040		APPROVED: EGOODWIN	DRAWN BY: EPOOLE
SHEET NOTES		PROJECT: FAZ1489A	
A 0.1			





<div style="text-align: center;">  <p><b>Fazekas Remodel &amp; Addition</b> 810 Eisenhower Drive Key West, FL 33040</p> </div>	<div style="text-align: center;">  <p><b>D'Arign Source®</b> Dream. Design. Build. 11500 OVERSEAS HWY., MARATHON, FLORIDA 33060 -- (305) 743-7130 -- <a href="http://WWW.DASIGNSOURCE.COM">WWW.DASIGNSOURCE.COM</a></p> </div>	<div style="text-align: center;">  </div>	<div style="text-align: center;"> <p>EDWARD GOODWIN - ARCHITECT #AR 97988</p> <p>DASIGN SOURCE, L.L.C. #AA 26001284</p> </div>	DATE:	REV.	DESCRIPTION
				05.15.2017		HARC APPROVAL SET


SHEET

**SITE PLAN EXISTING/DEMO**

PROJ. NO.  
**FAZ21490A**

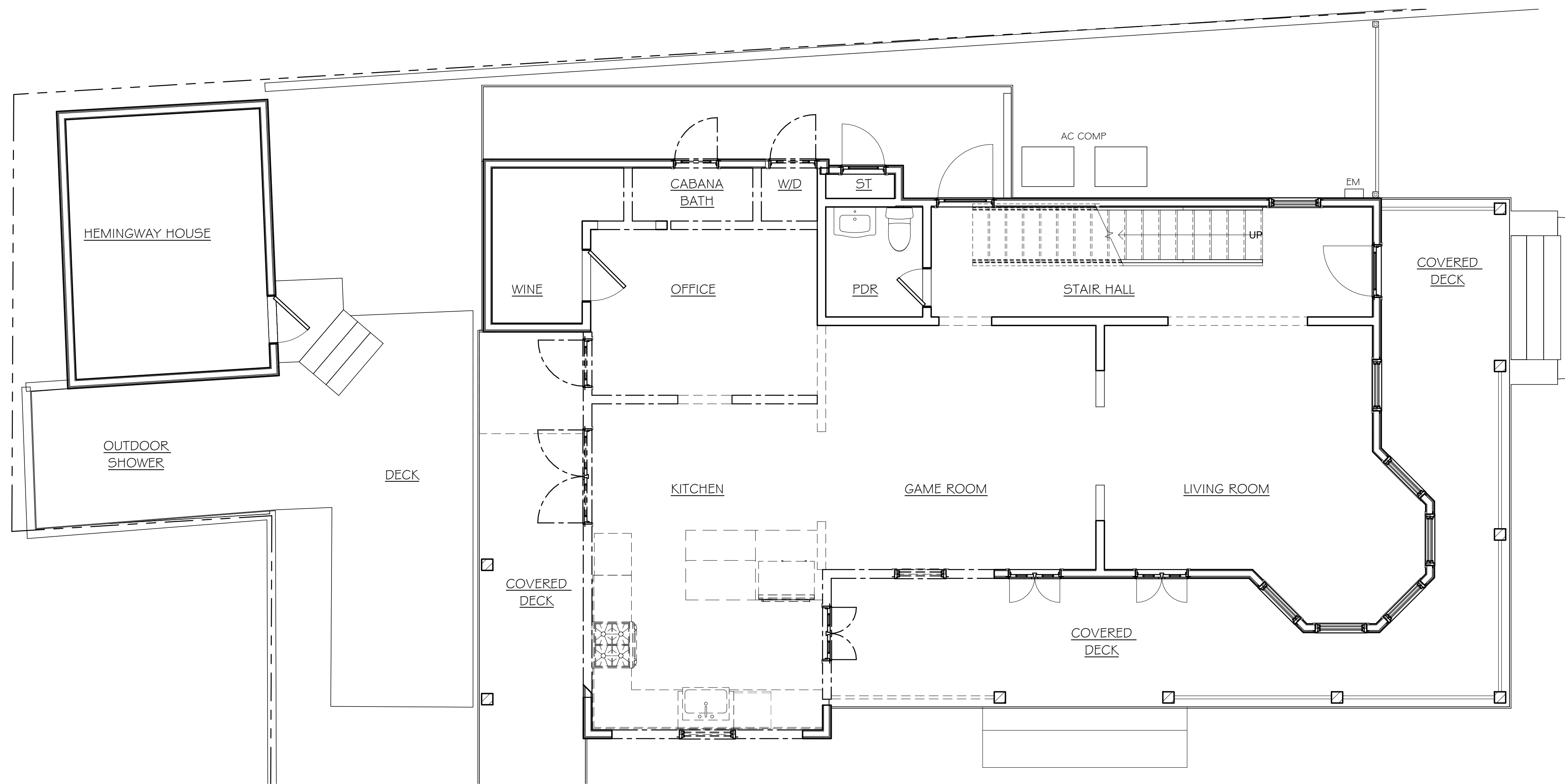
DRAWN BY  
**EP001 F**

APPROVED  
**EGOODWIN**

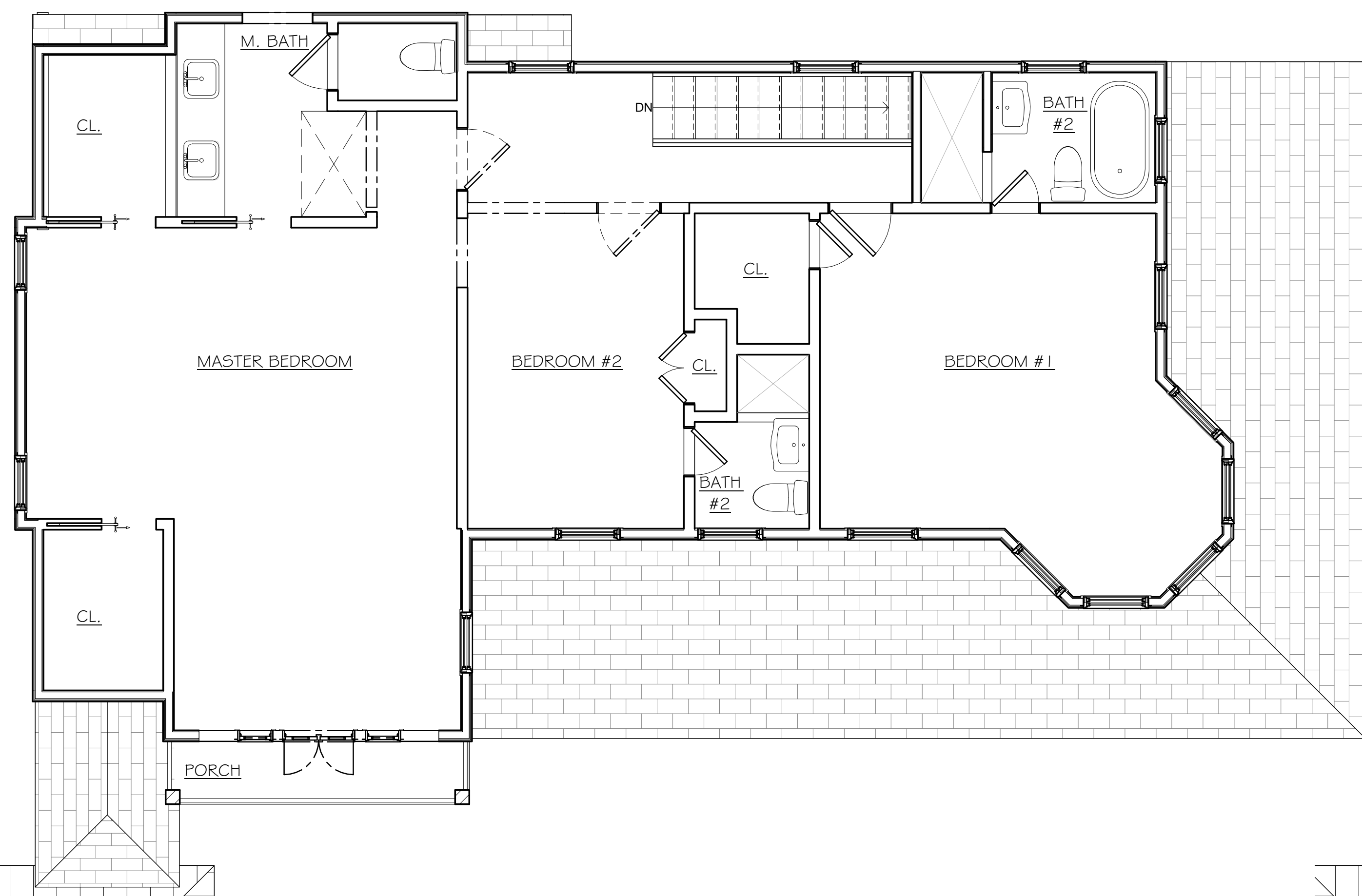


**1.0**

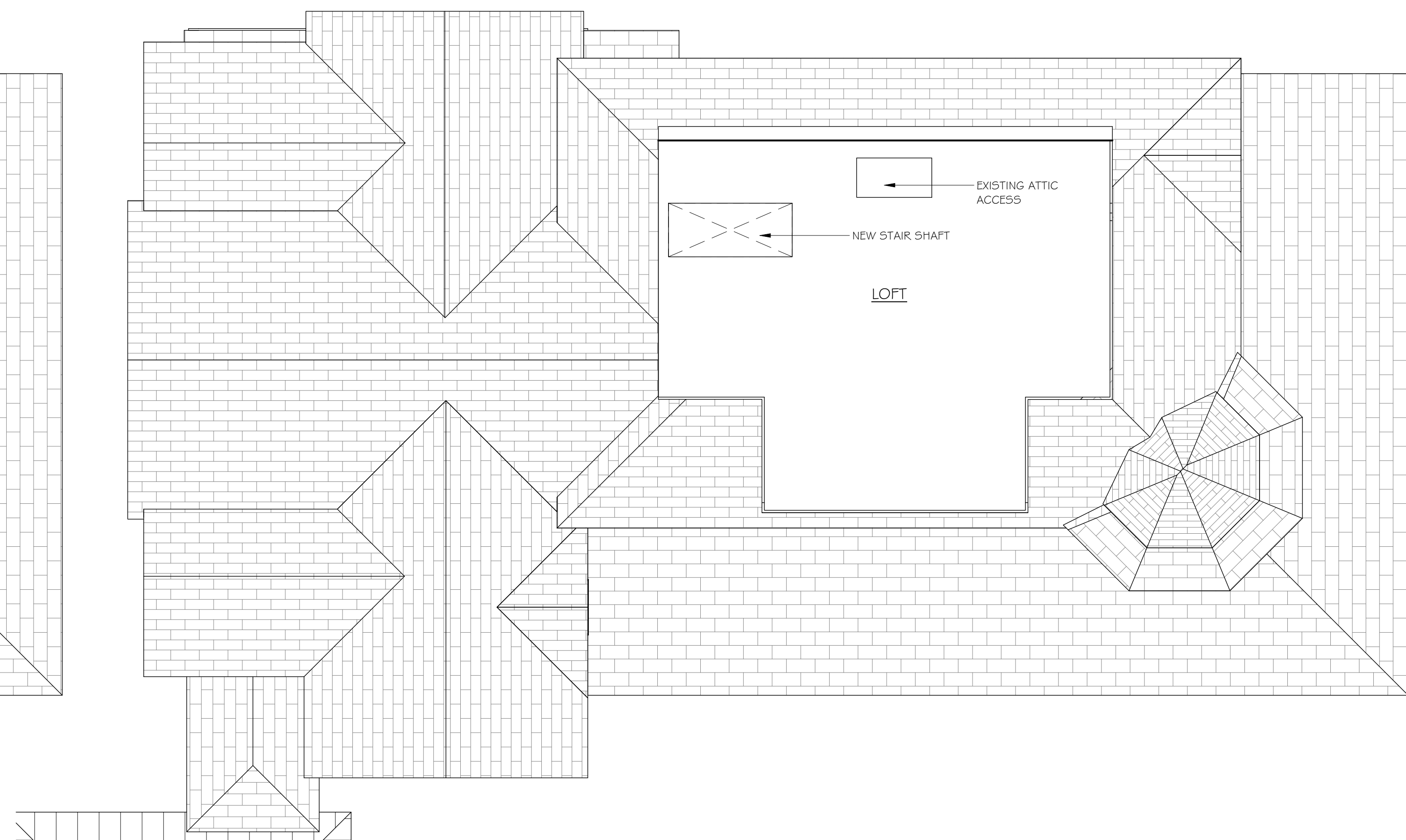




1 EXISTING/DEMO - FIRST FLOOR  
A 2.0 1/4" = 1'-0"



2 EXISTING/DEMO - SECOND FLOOR  
A 2.0 1/4" = 1'-0"

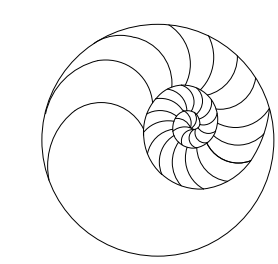


3 EXISTING/DEMO - LOFT  
A 2.0 1/4" = 1'-0"

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& Addition**  
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Key West, FL 33040

SHEET  
EXISTING/DEMO PLANS

A  
2.0

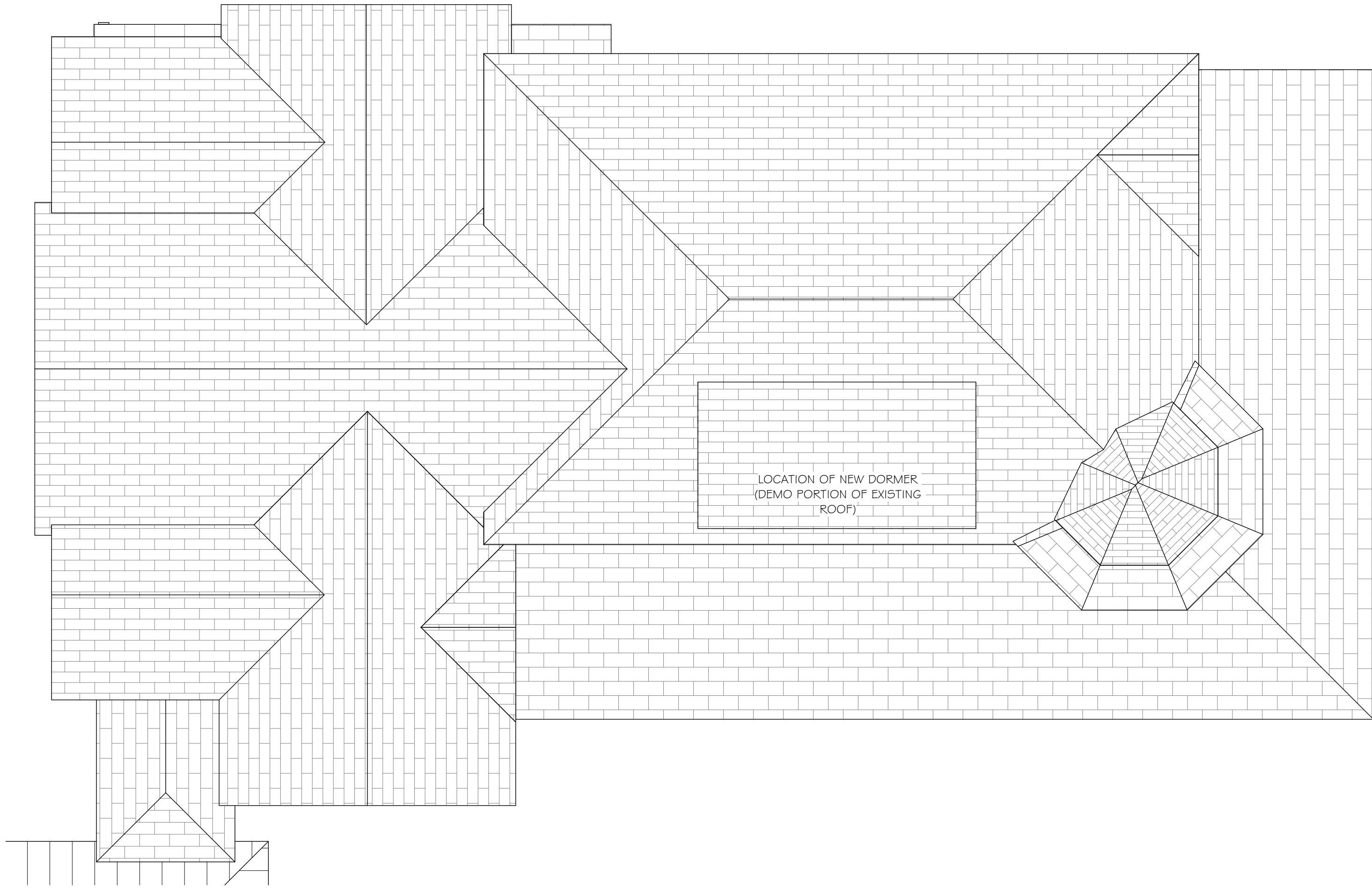
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FAZ1489A  
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1  
A 2.3

EXISTING/DEMO - ROOF PLAN

1/4" = 1'-0"



A

2.3

PROJECT  
FAZ1489A

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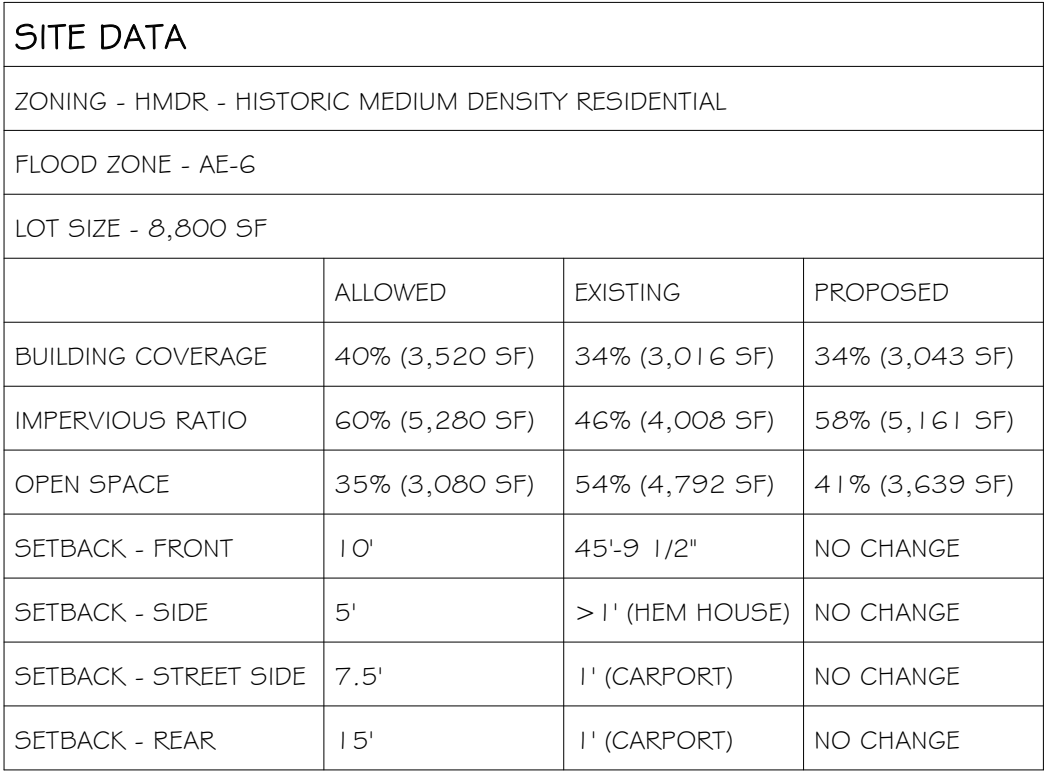
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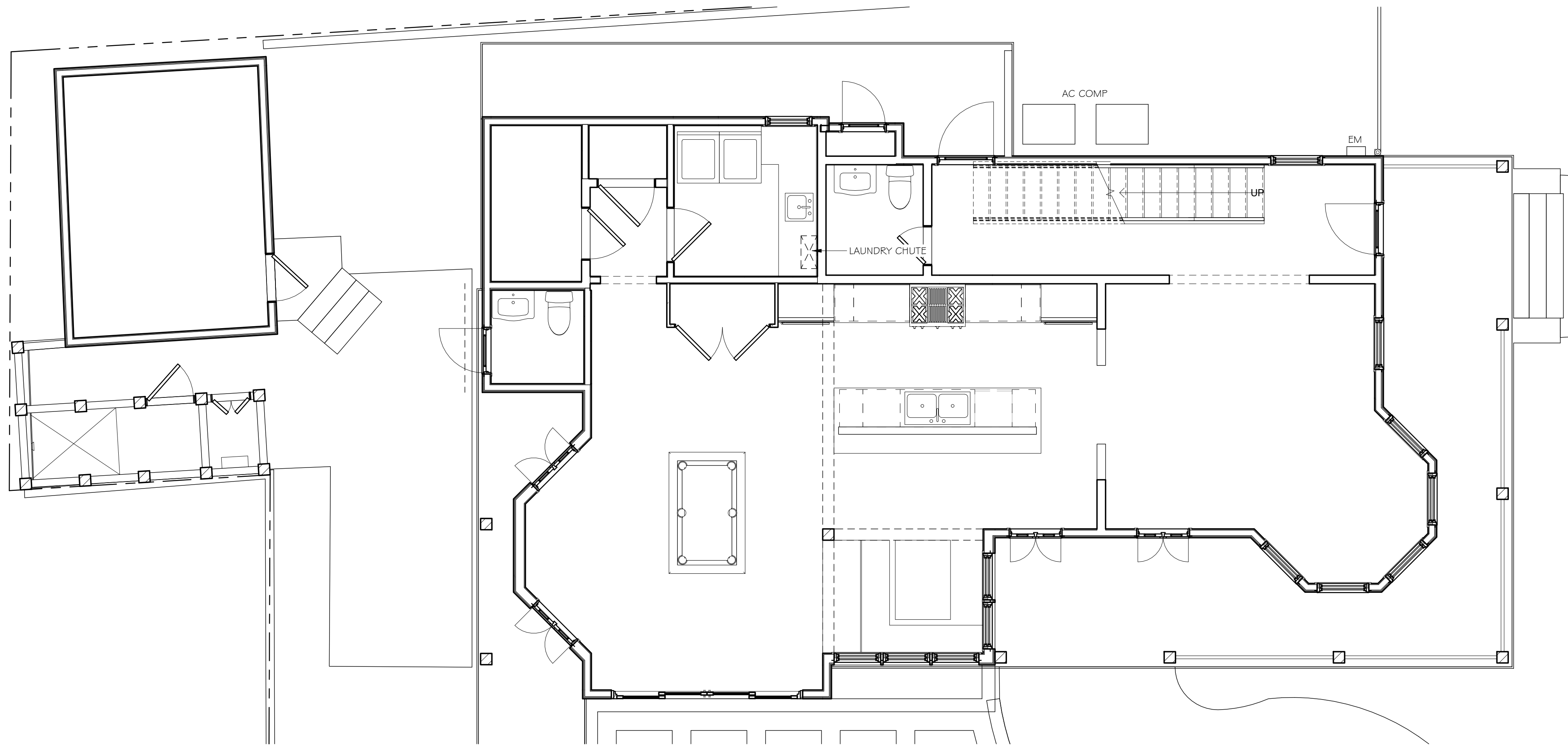
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**Fazekas Remodel  
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SHEET  
PROPOSED SITE/FIRST FLOOR

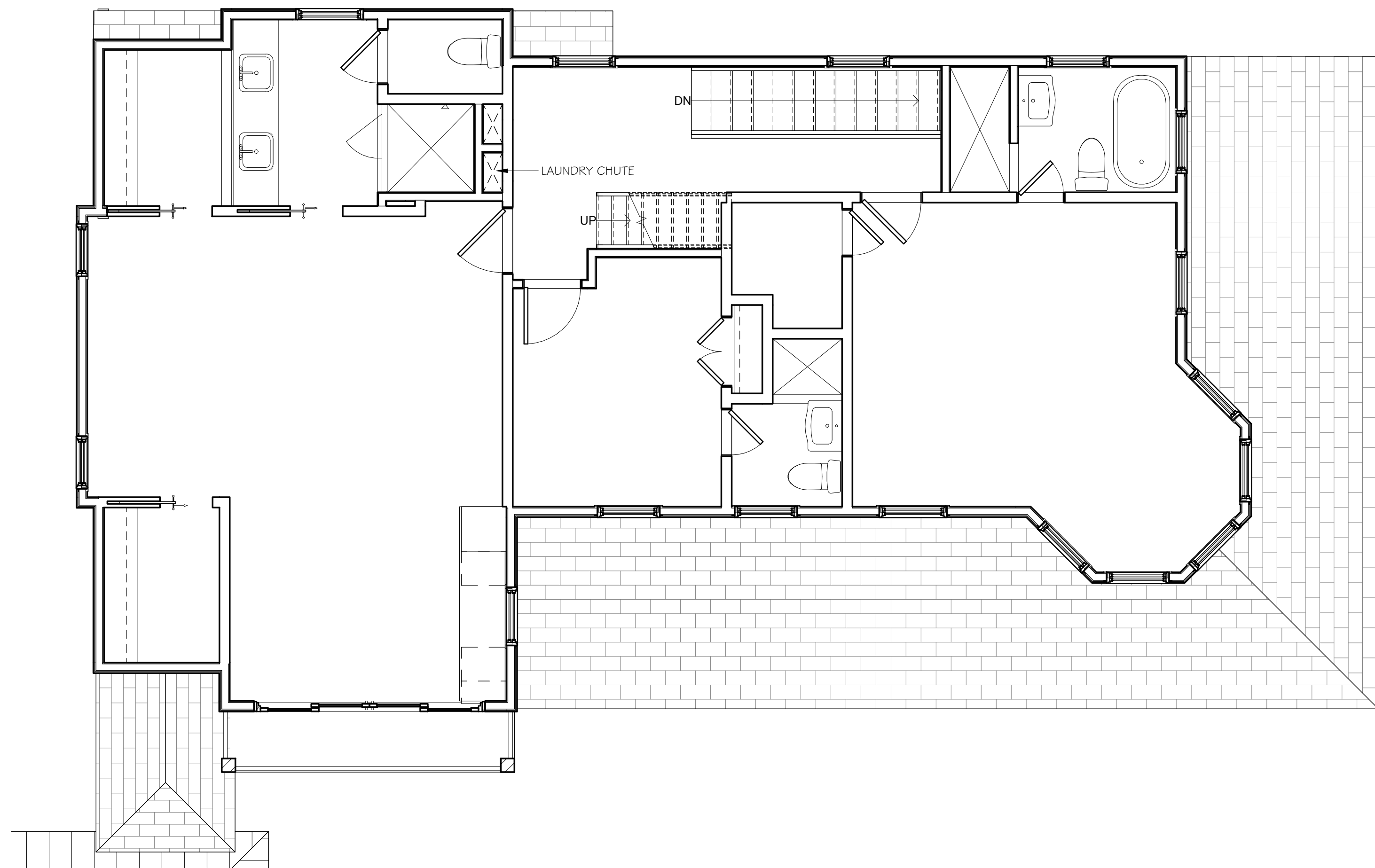






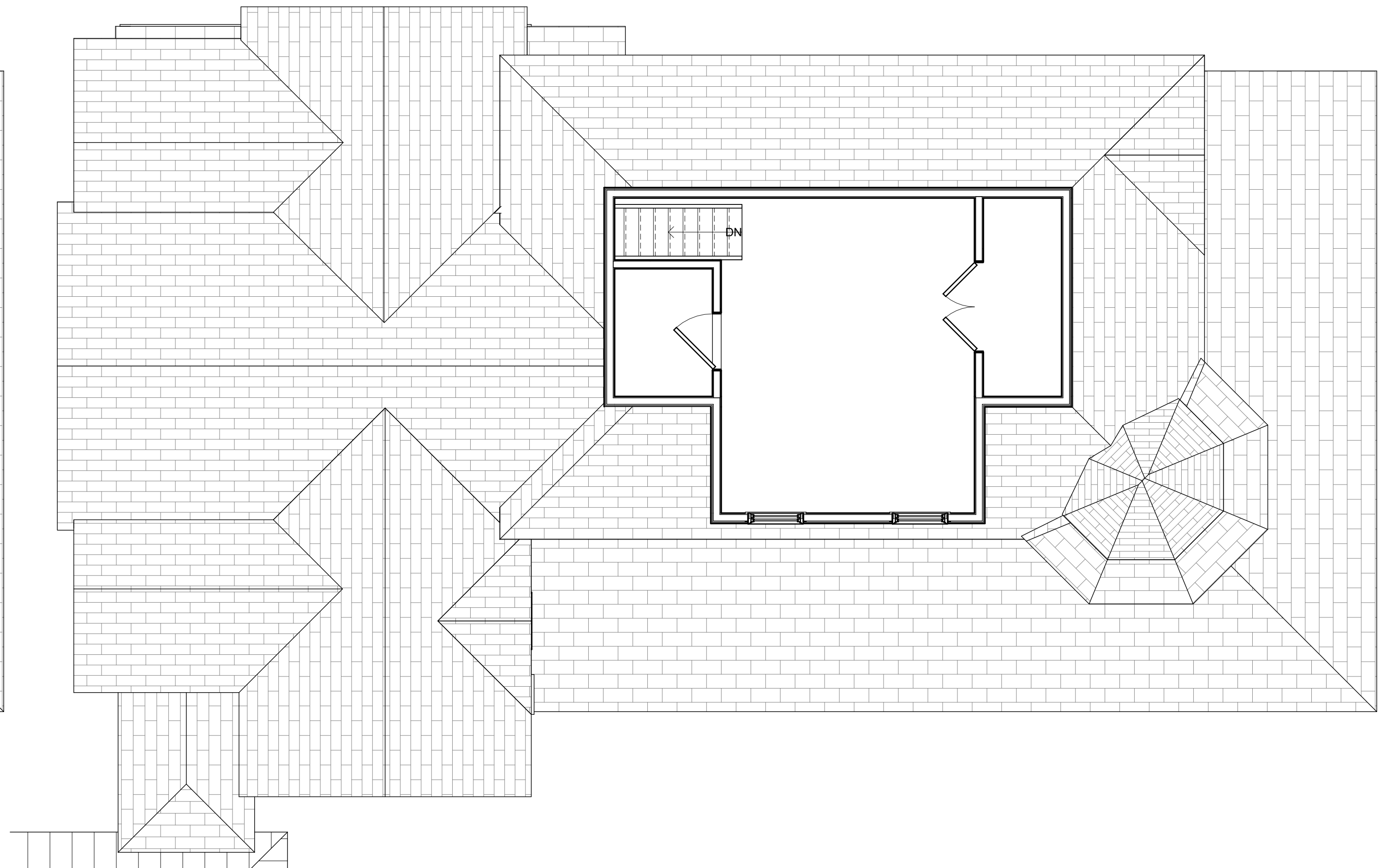
3  
A 2.5  
1/4" = 1'-0"

PROPOSED - FIRST FLOOR PLAN



1  
A 2.5  
1/4" = 1'-0"

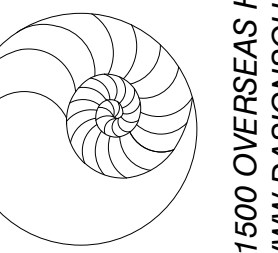
PROPOSED - SECOND FLOOR



2  
A 2.5  
1/4" = 1'-0"

PROPOSED - LOFT PLAN

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Key West, FL 33040

APPROVED BY: EPOOLE

APPROVED BY: EGOODWIN

PROJECT: FAZ1489A

DATE: 05/15/2017

REV: SET DESCRIPTION

HARC APPROVAL SET

EDWARD GOODWIN - ARCHITECT #A 37386

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SHEET PROPOSED PLANS

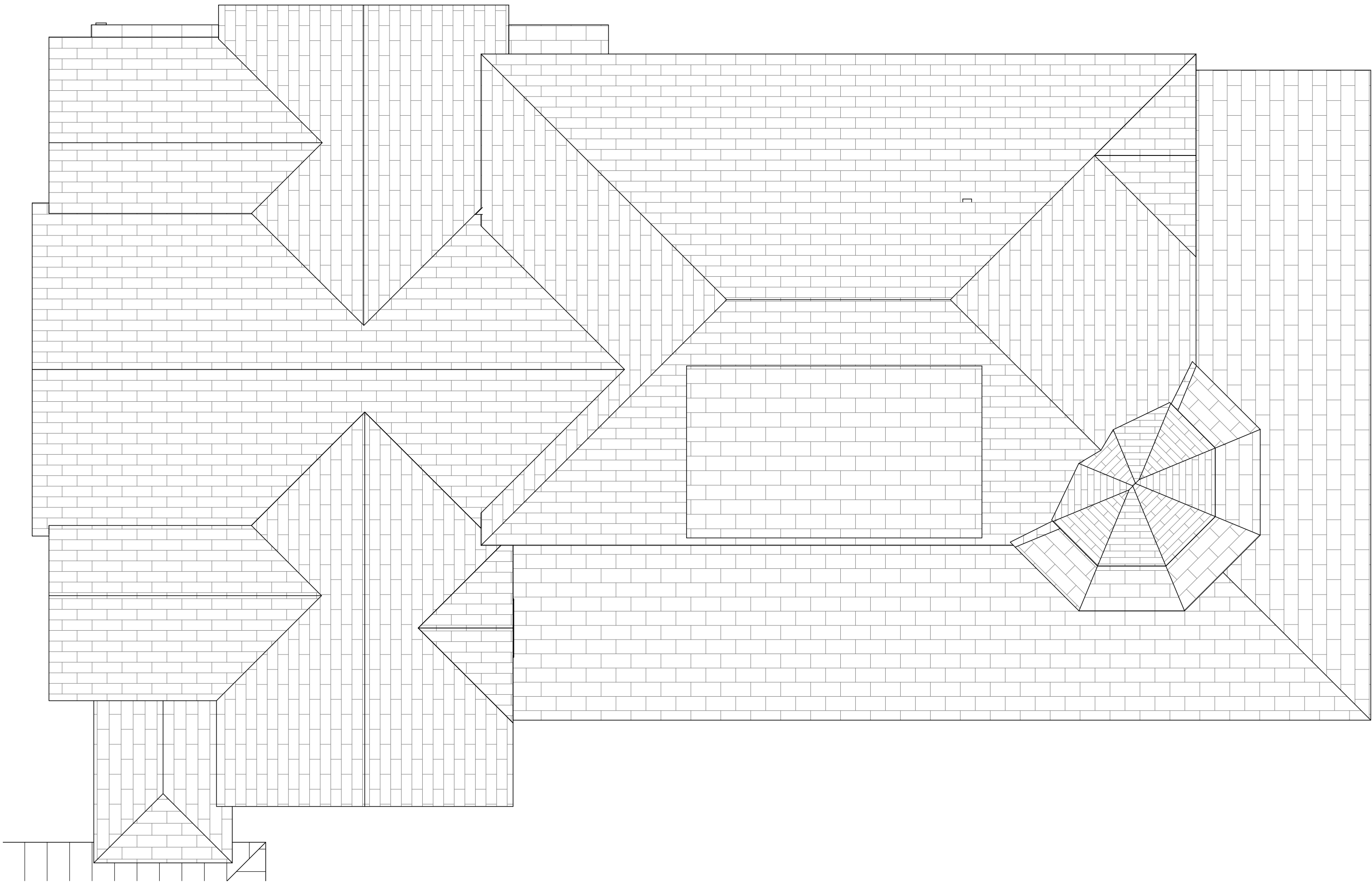
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2.5



1  
A 2.6

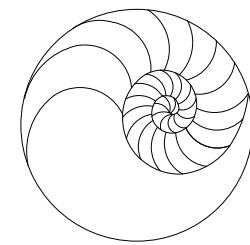
PROPOSED - ROOF PLAN

1/4" = 1'-0"



A  
2.6

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FAZ1489A

DRAWN BY  
EPOOLE

APPROVED  
EGOODWIN

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#AR 37386

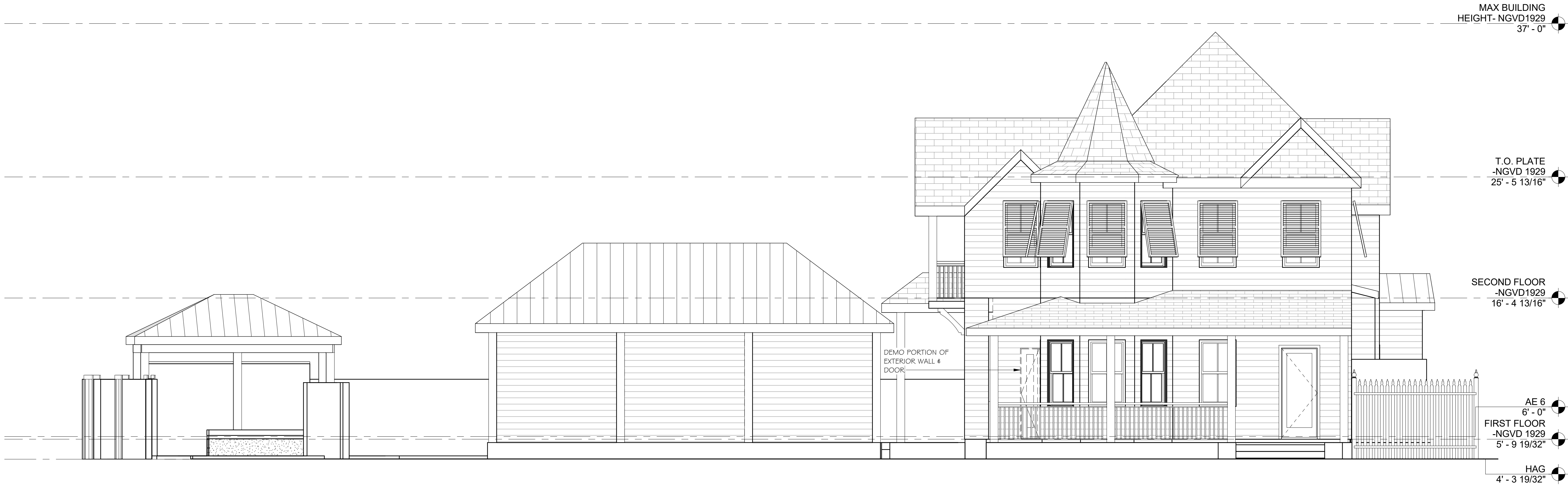
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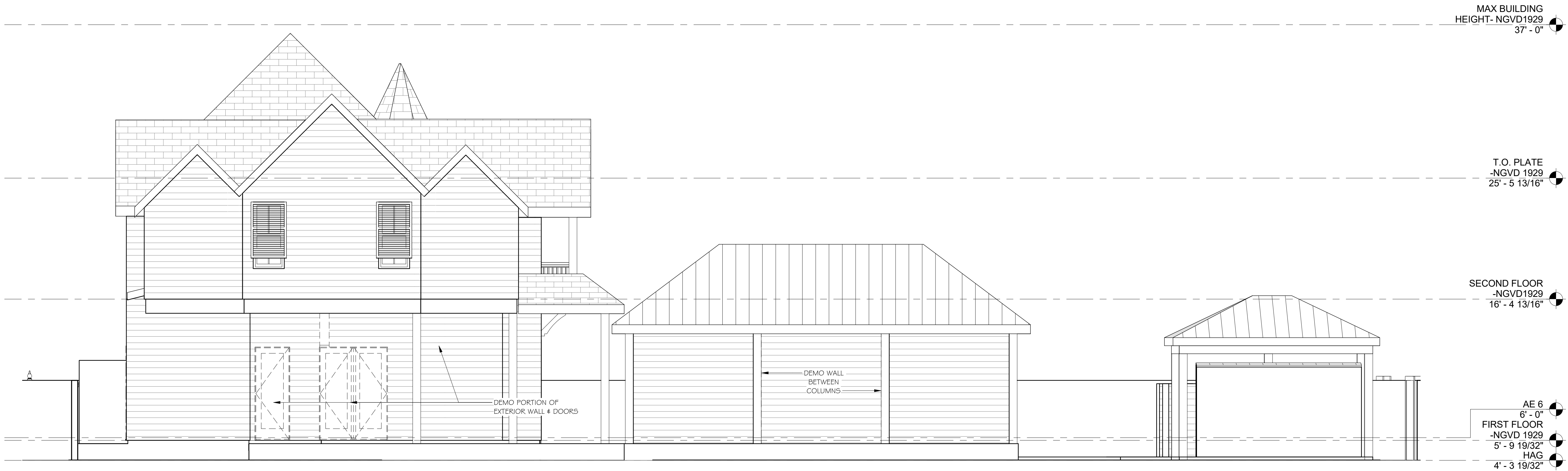
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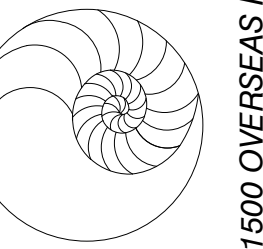


1 FRONT ELEVATION - EXISTING/DEMO  
A 3.0 1/4" = 1'-0"



2 REAR ELEVATION - EXISTING/DEMO  
A 3.0 1/4" = 1'-0"

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SHEET  
EXISTING ELEVATIONS

A  
3.0

DATE: REV. SET DESCRIPTION

05/15/2017 HARC APPROVAL SET

EDWARD GOODWIN -  
ARCHITECT  
#AR 37386

DESIGN SOURCE, L.L.C.  
#AA 2600284

PROJECT: FAZ1489A  
DRAWN BY: EPOOLE  
APPROVED: EGOODWIN





2  
A 3.1  
SIDE ELEVATION A - EXISTING/DEMO  
1/4" = 1'-0"

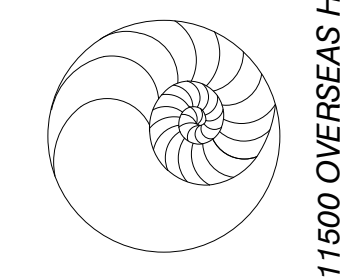


1  
A 3.1  
SIDE ELEVATION B - EXISTING/DEMO  
1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION
05/15/2017		HARC APPROVAL SET

EDWARD GOODWIN -  
ARCHITECT  
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SHEET  
EXISTING ELEVATIONS

A  
3.1



NOTES:  
ALL NEW SIDING TO MATCH EXISTING  
NEW ROOFING TO BE MATCH EXISTING  
ALL FRAMING (ROOF/WALLS/FLOORS) TO BE WOOD  
ALL NEW WINDOWS & DOORS TO BE IMPACT RATED, HISTORIC, WOOD



1 FRONT ELEVATION - PROPOSED  
A 3.2 1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED  
A 3.2 1/4" = 1'-0"

DATE:	REV.	SET DESCRIPTION
05/15/2017		HARC APPROVAL SET

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Fazekas Remodel & Addition 810 Eisenhower Drive Key West, FL 33040	PROJECT FAZ1489A	DRAWN BY EPOOLE	APPROVED EGOODWIN
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SHEET  
PROPOSED ELEVATIONS

A

3.2



NOTES:  
ALL NEW SIDING TO MATCH EXISTING  
NEW ROOFING TO BE MATCH EXISTING  
ALL FRAMING (ROOF/WALLS/FLOORS) TO BE WOOD  
ALL NEW WINDOWS & DOORS TO BE IMPACT RATED



2 SIDE ELEVATION A - PROPOSED  
A 3.3 1/4" = 1'-0"

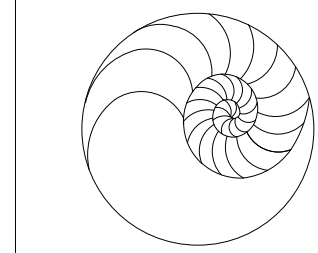


1 SIDE ELEVATION B - PROPOSED  
A 3.3 1/4" = 1'-0"

DATE:	REV.	SET DESCRIPTION
05/15/2017		HARC APPROVAL SET

EDWARD GOODWIN -  
ARCHITECT  
#AR 37386  
DESIGN SOURCE, L.L.C.  
#AA 2600284

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**Fazekas Remodel  
& Addition**  
810 Eisenhower Drive  
Key West, FL 33040

SHEET  
PROPOSED ELEVATIONS

A  
3.3

PROJECT  
FAZ1489A  
DRAWN BY  
EPOOLE  
APPROVED  
EGOODWIN





1  
A 3.4  
\*STREETSCAPE - EISENHOWER - EXISTING  
1/16" = 1'-0"



2  
A 3.4  
\*STREETSCAPE - EISENHOWER - PROPOSED  
1/16" = 1'-0"



3  
A 3.4  
\*STREETSCAPE - OLIVIA - EXISTING  
1/16" = 1'-0"



4  
A 3.4  
\*STREETSCAPE - OLIVIA - PROPOSED  
1/16" = 1'-0"

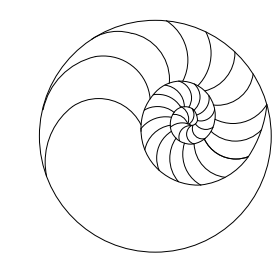
DATE:	REV.	SET DESCRIPTION
05.15.2017		HARC APPROVAL SET

EDWARD GOODWIN -  
ARCHITECT  
#AFCU 12345  
#AR 97890

DASIGN SOURCE, L.L.C.  
#AFCU 12345  
#AR 97890



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**Fazekas Remodel  
& Addition**  
810 Eisenhower Drive  
Key West, FL 33040

PROJECT: FAZ1489A

DESIGNER: EPOOLE

REVISIONS: EGOODWIN

SHEET

STREETSCAPE EXISTING/PROPOSED

A

3.4



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 27, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SIDE PORCH ENCLOSURE. NEW ADDITION AND BAY WINDOWS AT REAR OF MAIN HOUSE. NEW DORMERS. CHANGES TO REAR AND REAR SIDE FENESTRATIONS. NEW POOL AND DECK AND ALTERATIONS TO CABANA. PARTIAL DEMOLITION OF MAIN ROOF AT SOUTH SIDE. PARTIAL DEMOLITION OF REAR AND REAR SIDE OF MAIN HOUSE AT FIRST FLOOR LEVEL. PARTIAL DEMOLITION OF EAST WALL OF CABANA. DEMOLITION OF EXISTING POOL. REMOVAL OF RAILING PANEL ON SOUTH PORCH.**

**810 EISENHOWER DRIVE**

**Applicant – D’Asign Source**

**Application #17-03-017**

**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](http://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 Erica Poole, 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:

810 Eisenhower on the 22 day of June, 2017.

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 27, 2017.

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 17-03-017.

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

**Signed Name of Affiant:**

Erica Poole

**Date:** 6/22/17

**Address:** 810 Eisenhower

**City:** Key West

**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 22<sup>nd</sup> day of June, 2017.

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

**NOTARY PUBLIC**

Sign Name: Sarah Simcic

Print Name: Sarah Simcic

Notary Public - State of Florida (seal)

My Commission Expires: 12/22/20









# PROPERTY APPRAISER INFORMATION



**qPublic.net™ Monroe County, FL**

**Summary**

**Parcel ID** 00023860-000000  
**Account #** 1024660  
**Property ID** 1024660  
**Millage Group** 10KW  
**Location** 810 EISENHOWER Dr , KEY WEST  
**Address**  
**Legal** KW BENJ ALBURY SUBD DIAGRAM I-389 PT LOT 8 AND PT LOT 9 SQR 2 TR  
**Description** 7 H3-48 OR1235-777D/C OR1235-769/71D/C OR1235-775/76  
 OR1388-2097/2102(RES NO 96-21) OR1390-948/49 OR1390-950/51  
 OR1585-576/577R/S OR2288-1149/51 OR2601-1546/59F/J OR2794-795/96  
 OR2807-1183/84  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6284  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



**Owner**

FAZEKAS KURT TRUST 11/21/2012  
 810 Eisenhower Dr  
 Key West FL 33040

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$319,816	\$314,512	\$343,368	\$349,031
+ Market Misc Value	\$45,912	\$40,014	\$35,908	\$36,974
+ Market Land Value	\$1,213,500	\$1,023,034	\$994,717	\$932,378
= Just Market Value	\$1,579,228	\$1,377,560	\$1,373,993	\$1,318,383
= Total Assessed Value	\$1,020,342	\$1,013,249	\$1,005,207	\$990,352
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$995,342	\$988,249	\$980,207	\$965,352

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	8,800.00	Square Foot	0	0

**Buildings**

Building ID	1839	Exterior Walls	CUSTOM
Style		Year Built	1929
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS
Gross Sq Ft	2898	Roof Type	IRR/CUSTOM
Finished Sq Ft	1876	Roof Coverage	METAL
Stories	4 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	311	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	2
Depreciation %	8	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	889	0	0
FLA	FLOOR LIV AREA	1,876	1,876	0
SBF	UTIL FIN BLK	133	0	0
TOTAL		2,898	1,876	0



## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1995	1996	1	434 SF	3
UTILITY BLDG	1959	1960	1	150 SF	3
FENCES	1995	1996	1	180 SF	2
CARPORT	2010	2011	1	240 SF	4
WOOD DECK	2010	2011	1	316 SF	4
FENCES	1995	1996	-1	1392 SF	2
PATIO	2010	2011	1	340 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/21/2016	\$2,680,000	Warranty Deed		2807	1183	02 - Qualified	Improved
4/21/2016	\$100	Quit Claim Deed		2794	795	11 - Unqualified	Improved
4/16/2007	\$2,700,000	Warranty Deed		2288	1149	O - Unqualified	Improved
6/30/1999	\$710,000	Warranty Deed		1585	0576	M - Unqualified	Improved
2/1/1996	\$350,000	Warranty Deed		1390	0948	M - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-2371	7/21/2010	1/27/2011	\$1,000		165sf OF 30lb ROOF FELT & VCRIMP
10-2273	7/19/2010	1/27/2011	\$5,000		NEW CARPORT 16x15
10-0519	2/24/2010	1/27/2011	\$4,000		MODIFY EXISTIN WALKWAY REPOUR WIDEN OVER EXISTING ALSO RECOVER WITH CORAL ROCK STONE 125sf AND ADD 45sf NEW TO FRONT. ALSO SMALL WALKWAY BETWEEN DECKS 30sf IN BACK OF PARCEL
09-1213	4/29/2009	1/27/2011	\$5,250		INSTALL 3 TON AC WITH 4 OPENINGS
09-1114	4/22/2009	1/27/2011	\$15,604		INSTALL 1200sf 12 SQRS OF 24G GALV VICTORIAN METAL SHINGLE ROOF
08-4588	12/24/2008	1/27/2011	\$10,000		ADD HARC APPROVED 8'H(2) UTILITY SHED & SDECK, REPLACE 2 WINDOWS, REPLACE ROOF ASSEMBLY OVER BEDROOM ADDITION, REMOVE WINDOW ON N SIDE AND REPLACE W/DOOR.
08-3501	9/30/2008	1/27/2011	\$8,000		INSTALL 30KW GENERATOR ON EXISTING CONCRETE STAND
08-3500	9/23/2008	1/27/2011	\$2,500		PERFORM ELECTRICAL FOR ADDITION ADD SMOKE DETECTORS
08-3361	9/15/2008	1/27/2011	\$15,000		ROUGH & SET: 3 LAVS, 2 TOILETS, ON WH, 1 WATER FILTER
08-2806	8/7/2008	1/27/2011	\$1,300		INSTALL 1 TOUCH READ DEDUCT METER & 2 HOSE BIBBS
07-5411	12/28/2007	1/27/2011	\$1,000	Residential	DEMO BRIDGE DECK FROM EXISTING REAR PORCH TO COTTAGE
07-5412	12/28/2007	1/27/2011	\$825,002	Residential	BUILD 2 SMALL ADDITIONS TO EXISTING SHED.BUILD REAR DECKS**REVISION TO INCLUDE 211sf 2ND FLR BEDROOM ADDITION AND 17sf 1ST FLR ADDITION
03-3962	11/17/2003	1/22/2004	\$7,500	Residential	REPAIR METAL SHINGLES
9902344	7/7/1999	11/2/1999	\$2,000	Residential	RENOVATIONS/FENCE
9604209	10/1/1996	12/1/1996	\$400	Residential	ELECTRIC
9603381	8/1/1996	12/1/1996	\$6,000	Residential	FENCE
9602732	7/1/1996	12/1/1996	\$6,500	Residential	RENOVATIONS
9602782	7/1/1996	12/1/1996	\$6,500	Residential	MECHANICAL
9602739	6/1/1996	12/1/1996	\$18,000		POOL
9601972	5/1/1996	12/1/1996	\$5,000	Residential	ELECTRIC
9602012	5/1/1996	12/1/1996	\$6,000	Residential	PLUMBING
9601468	4/1/1996	12/1/1996	\$1	Residential	RENOVATIONS
9601284	3/1/1996	12/1/1996	\$3,431	Residential	ROOF
9601291	3/1/1996	12/1/1996	\$1,500	Residential	RENOVATIONS

Sketches (click to enlarge)



