



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2018

Applicant: Bender & Associates Architects
Haven Burkee, Architect

Application Number: H17-03-0054

Address: #1109 Fleming Street

Description of Work:

New single-story guest house.

Site Facts:

The main house located at 1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has two structures; the contributing historic eyebrow house and a rear non-historic two-story guesthouse. The rear of the property has a side facing Stickney Lane. The lot has two flood zones: the front of the property is in AE-6 and the rear is in AE-7.

This property came to HARC in May 2015 for the demolition of two structures in the rear – a carport and a shed. The Commission also approved renovations to the eyebrow house and a new guesthouse in July 2015 and again in December 2015. In March 28, 2017 the Commission approved new plans for renovations to the eyebrow house, which included a rear one-story addition. That specific application also included the reconfiguration of the guest house's roof and a two-story front porch. Due to costs of the substantial improvements to the guesthouse, and it been non-conforming to FEMA flood requirements, the non-historic structure must meet current flood elevations.

Guidelines Cited in Review:

- Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.
- Guidelines for New Construction (pages 38a-38q); specifically, guidelines 1, 2, 11, 12, 13, 14, 16, 18, 22, 23 and 25.

Staff Analysis

The Certificate of Appropriateness in review proposes a new single-story frame structure as a replacement for an existing two-story guesthouse. As the actual guesthouse is below actual FEMA flooding requirements the proposed new structure will be built over taller footings. The building will be rectangular in footprint and will have a side gable roof with a smaller sawtooth on its rear. The structure will have a four-bay front porch that will face the rear elevation of the main floor. The grade on the front of the new building will be elevated.

The design proposes metal shingles for the roof, hardi siding, one over one wood windows and wood doors with single glaze. The plan includes wooden louvered shutters for all windows. As part of the proposal the plans include white color for all trims and siding and dark green for all wood shutters.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is consistent with cited guidelines and with the SOIS. The new design is lower and smaller in scale and mass than the existing guesthouse, making it more harmonious and sensible to its surrounding historic context. The design also will correct existing non-conforming setbacks, creating larger yards. The proposed roof and building forms are compatible with same typology structures.

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:

1109 Fleming Street

OF UNITS 1

RE # OR ALTERNATE KEY:

1005207

NAME ON DEED:

Paul Murzyn

PHONE NUMBER 317-496-3732

OWNER'S MAILING ADDRESS:1109 Fleming Street
Key West, FL 33040

EMAIL pmurzyn@hotmail.com

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Bender & Associates

PHONE NUMBER 305-296-1347

ARCHITECT / ENGINEER'S ADDRESS:

410 Angela Street

EMAIL

Key West, FL 33040

hburkee@benderarchitects.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:**

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.,

Demolition of existing non-historic two story guest house and construction of a new single story guest house to replace existing.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: HAVEN BURKEE
OWNER SIGNATURE:	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 ____ DAY OF ____, 20 ____	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 27th DAY OF November , 20 17
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:
See attached plans.		

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 structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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 structure to be demolished is a non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

- (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.

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

- (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.

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

- (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.

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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: _____	DATE AND PRINT NAME: _____
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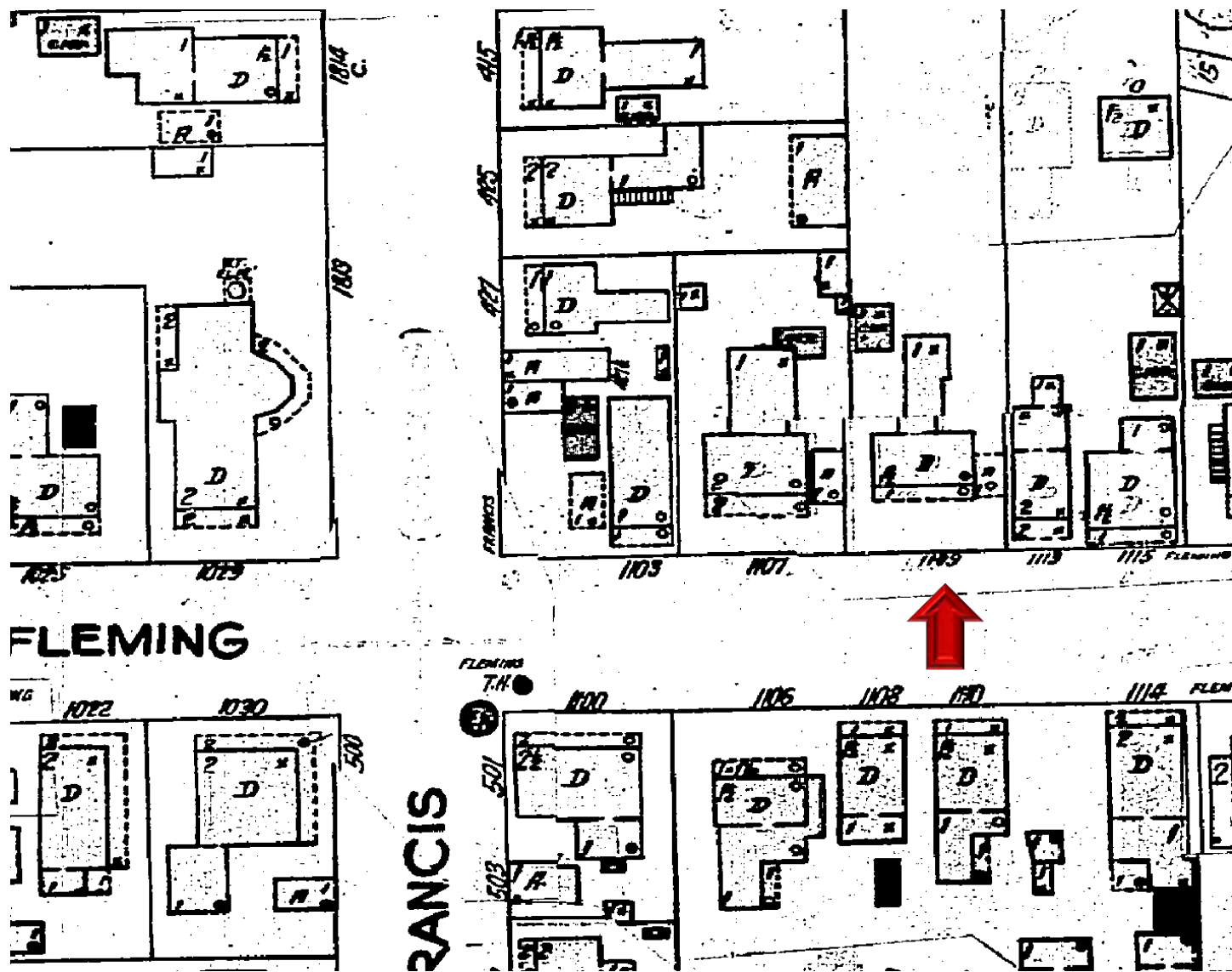
OFFICE USE ONLY

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
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SANBORN MAPS



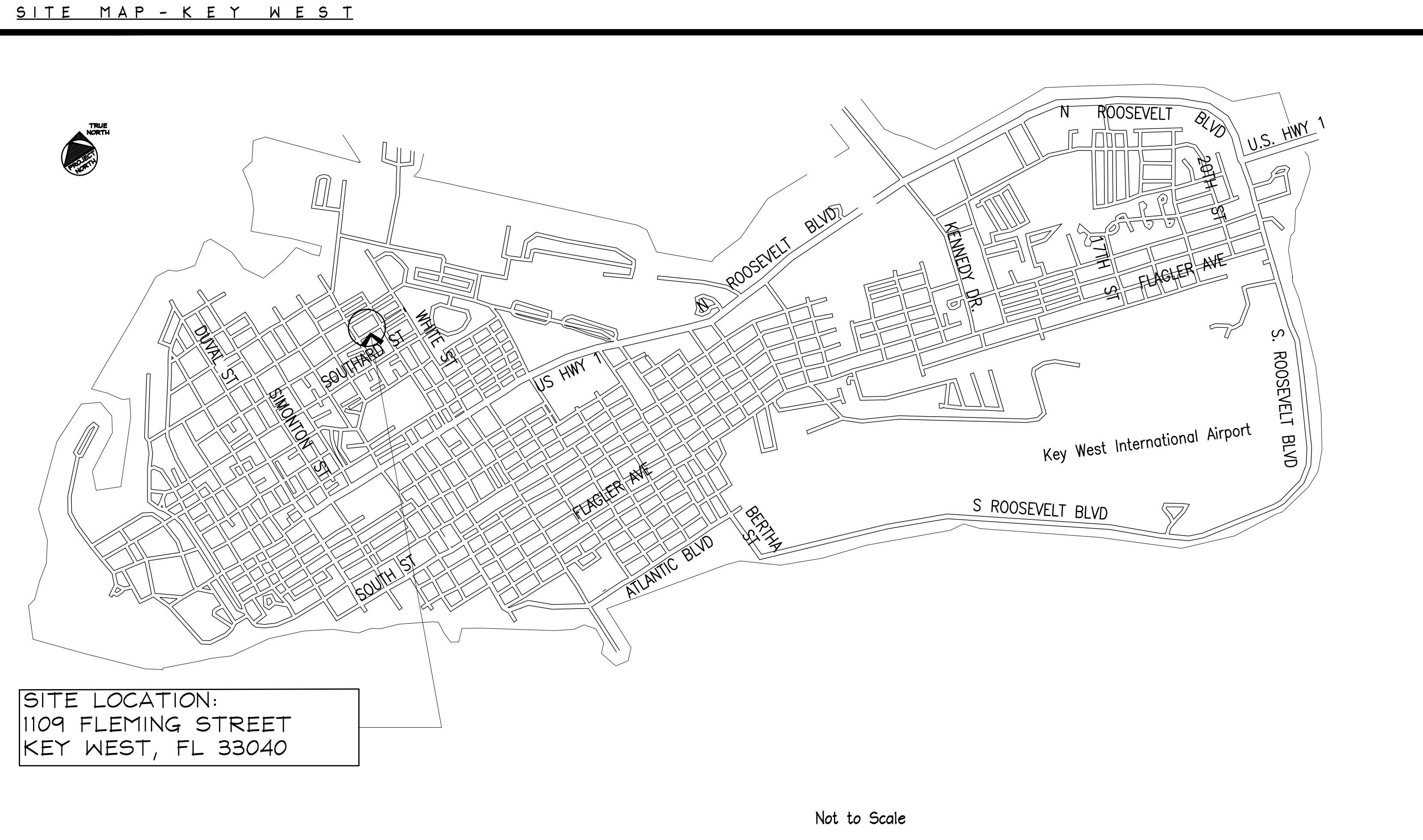
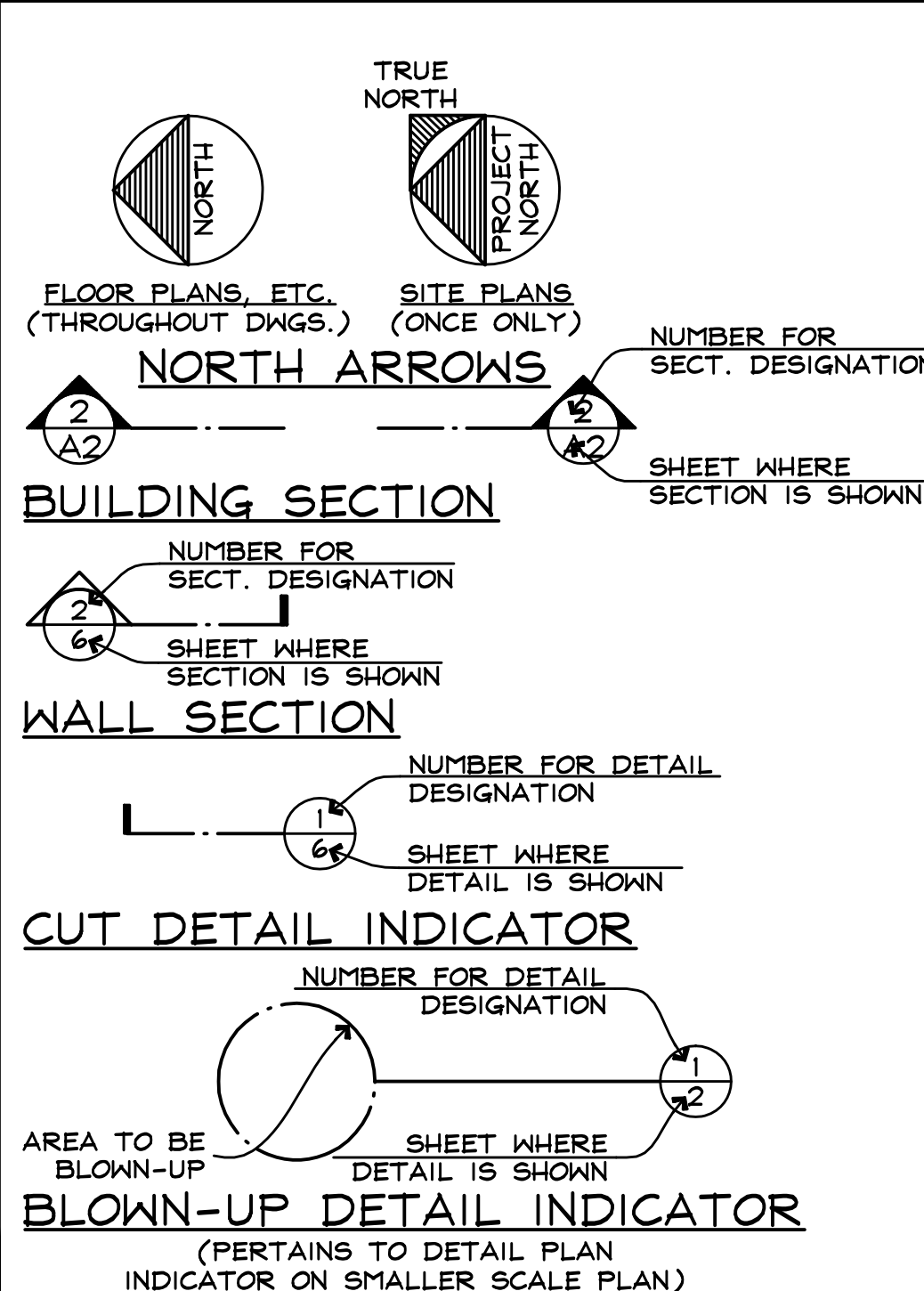
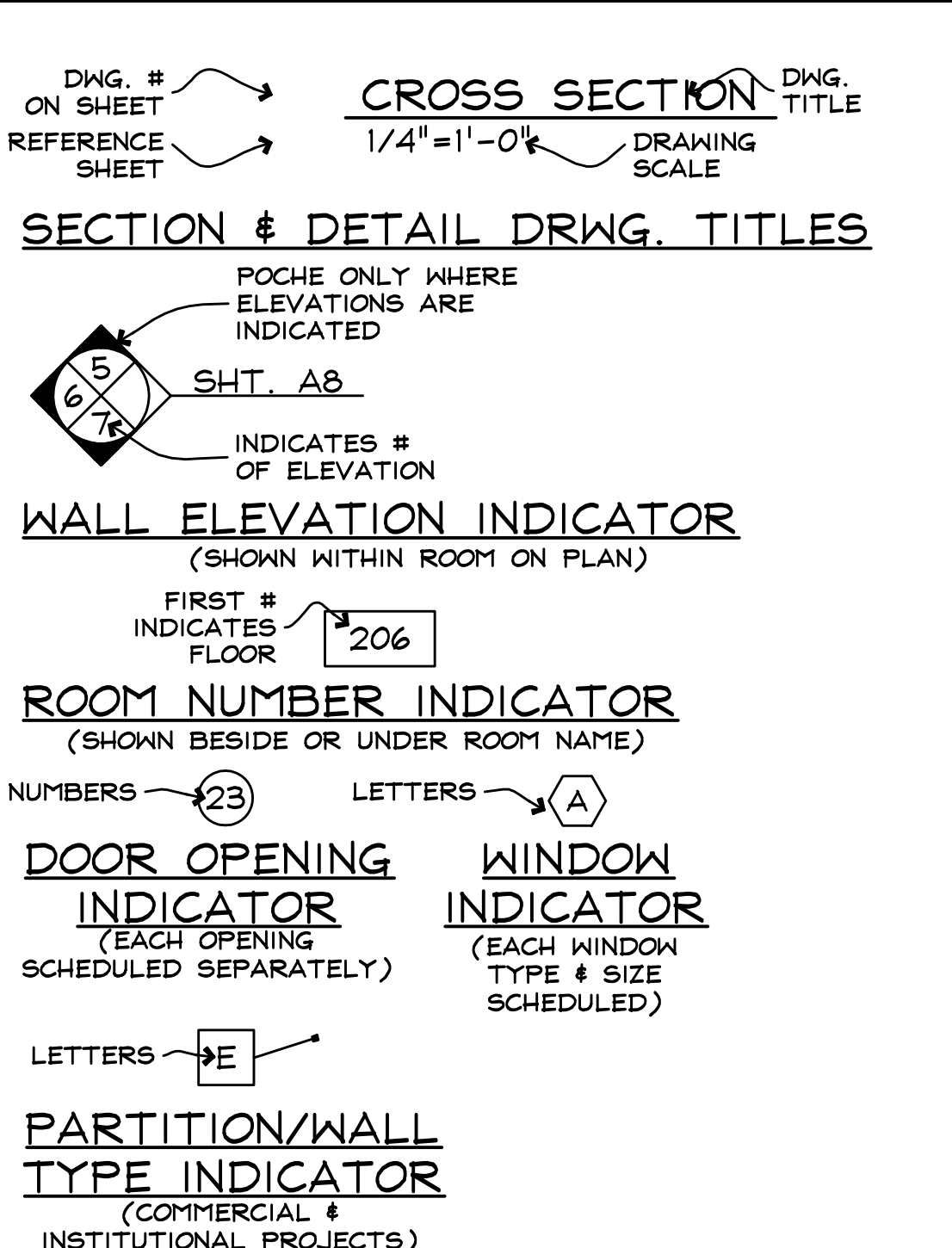


1948 Sanborn Map

PROPOSED DESIGN

1109 FLEMING STREET

HARC APPLICATION FOR NEW GUEST HOUSE (TO REPLACE EXISTING GUEST HOUSE)

SITE MAP - KEY WEST		PROJECT DIRECTORY		GENERAL NOTES																																																																																																																																																
 SITE LOCATION: 1109 FLEMING STREET KEY WEST, FL 33040 Not to Scale		PROJECT: 1109 FLEMING STREET ARCHITECT'S PROJECT No.: 1642 CONTACT: PAUL MURZYN Address: 1109 Fleming Street Key West Florida, 33040 Tel: ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: bender@bellsouth.net Principi: Bert L. Bender (Principal-in-Charge) Architect: Haven Burkee ENGINEERING CONSULTANT: STRUCTURAL: H.W. KEISTER ASSOCIATES Address: 2027 University Boulevard, North, Jacksonville, FL 32211 Tel: (904) 743-4633 Fax: (904) 744-6485 Representative: Mark J. Keister, P.E.,		1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2014 EDITION FLORIDA BUILDING CODE - Existing 2014 EDITION FLORIDA BUILDING CODE - Residential 2014 EDITION FLORIDA BUILDING CODE - Plumbing 2014 EDITION FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION FLORIDA BUILDING CODE - Mechanical 2014 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts). 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. 3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. 4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. 5. Dimensions shall take precedence over scale. 6. All new utilities shall be underground. 7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. 8. After completion of construction remove all debris and construction equipment. Restore site to original condition. 9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. 10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. 11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.																																																																																																																																																
ABBREVIATIONS		SYMBOLS LEGEND		FLORIDA ADMINISTRATIVE CODE																																																																																																																																																
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BAR</td></tr><tr><td>DWR</td><td>DRAINER</td><td>REFR.</td><td>REFRIGERATOR</td></tr><tr><td>DWR</td><td>EXPANSION JOINT</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr><tr><td>EL</td><td>ELEVATION</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>ELEC</td><td>ELECTRIC</td><td>SPEC</td><td>SPECIFICATION</td></tr><tr><td>EQ</td><td>EQUAL</td><td>T</td><td>TREAD(S)</td></tr><tr><td>EXH</td><td>EXHAUST</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>FV</td><td>FIELD VERIFY</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr><tr><td>GI</td><td>GALVANIZED IRON</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>HORZ</td><td>HORIZONTAL</td><td>WD</td><td>WOOD</td></tr><tr><td>HDW</td><td>HARDWARE</td><td>WNF</td><td>WELDED WIRE FABRIC</td></tr><tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td>WH</td><td>WATER HEATER</td></tr><tr><td>FOC</td><td>FACE OF CONCRETE</td><td>W/O</td><td>WITHOUT</td></tr><tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr><tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr><tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr><tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr><tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr><tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr><tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr></tbody></table>	AB	ANCHOR BOLT	MIN	MINIMUM	ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE	A/C	AIR CONDITIONING	OA	OVERALL	BLKG	BLOCKING	OC	ON CENTER	BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER	CAB	CABINET	PCF	POUNDS PER CUBIC FOOT	CER	CERAMIC	PL	PROPETY LINE	CL	CENTER LINE	PLAM	PLASTIC LAMINATE	CLG	CEILING	PLF	FOUNDS PER LINEAL FOOT	CMU	CONCRETE MASONRY UNIT	PNL	PANEL	COL	COLUMN	PT	CCA PRESSURE TREATED	CONC	CONCRETE	PT	POINT	DBL	DOUBLE	PVC	POLYVINYLCHLORIDE	DIAG	DIAGONAL	R	RADIUS (OR) RISER	DS	DOWNSPOUT	R/A	RETURN AIR	DTL	DETAIL	REBAR	STEEL REINF. BAR	DWR	DRAINER	REFR.	REFRIGERATOR	DWR	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	TREAD(S)	EXH	EXHAUST	TYP	TYPICAL	FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE	GI	GALVANIZED IRON	VERT	VERTICAL	HORZ	HORIZONTAL	WD	WOOD	HDW	HARDWARE	WNF	WELDED WIRE FABRIC	HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER	FOC	FACE OF CONCRETE	W/O	WITHOUT	FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM					61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2255, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.	
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CAB	CABINET	PCF	POUNDS PER CUBIC FOOT																																																																																																																																																	
CER	CERAMIC	PL	PROPETY LINE																																																																																																																																																	
CL	CENTER LINE	PLAM	PLASTIC LAMINATE																																																																																																																																																	
CLG	CEILING	PLF	FOUNDS PER LINEAL FOOT																																																																																																																																																	
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COL	COLUMN	PT	CCA PRESSURE TREATED																																																																																																																																																	
CONC	CONCRETE	PT	POINT																																																																																																																																																	
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE																																																																																																																																																	
DIAG	DIAGONAL	R	RADIUS (OR) RISER																																																																																																																																																	
DS	DOWNSPOUT	R/A	RETURN AIR																																																																																																																																																	
DTL	DETAIL	REBAR	STEEL REINF. BAR																																																																																																																																																	
DWR	DRAINER	REFR.	REFRIGERATOR																																																																																																																																																	
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ELEC	ELECTRIC	SPEC	SPECIFICATION																																																																																																																																																	
EQ	EQUAL	T	TREAD(S)																																																																																																																																																	
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FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE																																																																																																																																																	
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE																																																																																																																																																	
GI	GALVANIZED IRON	VERT	VERTICAL																																																																																																																																																	
HORZ	HORIZONTAL	WD	WOOD																																																																																																																																																	
HDW	HARDWARE	WNF	WELDED WIRE FABRIC																																																																																																																																																	
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER																																																																																																																																																	
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FTG	FOOTING																																																																																																																																																			
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Bender & Associates
ARCHITECTS
p.a.

Project No. 1642
Date: 11/27/17

C

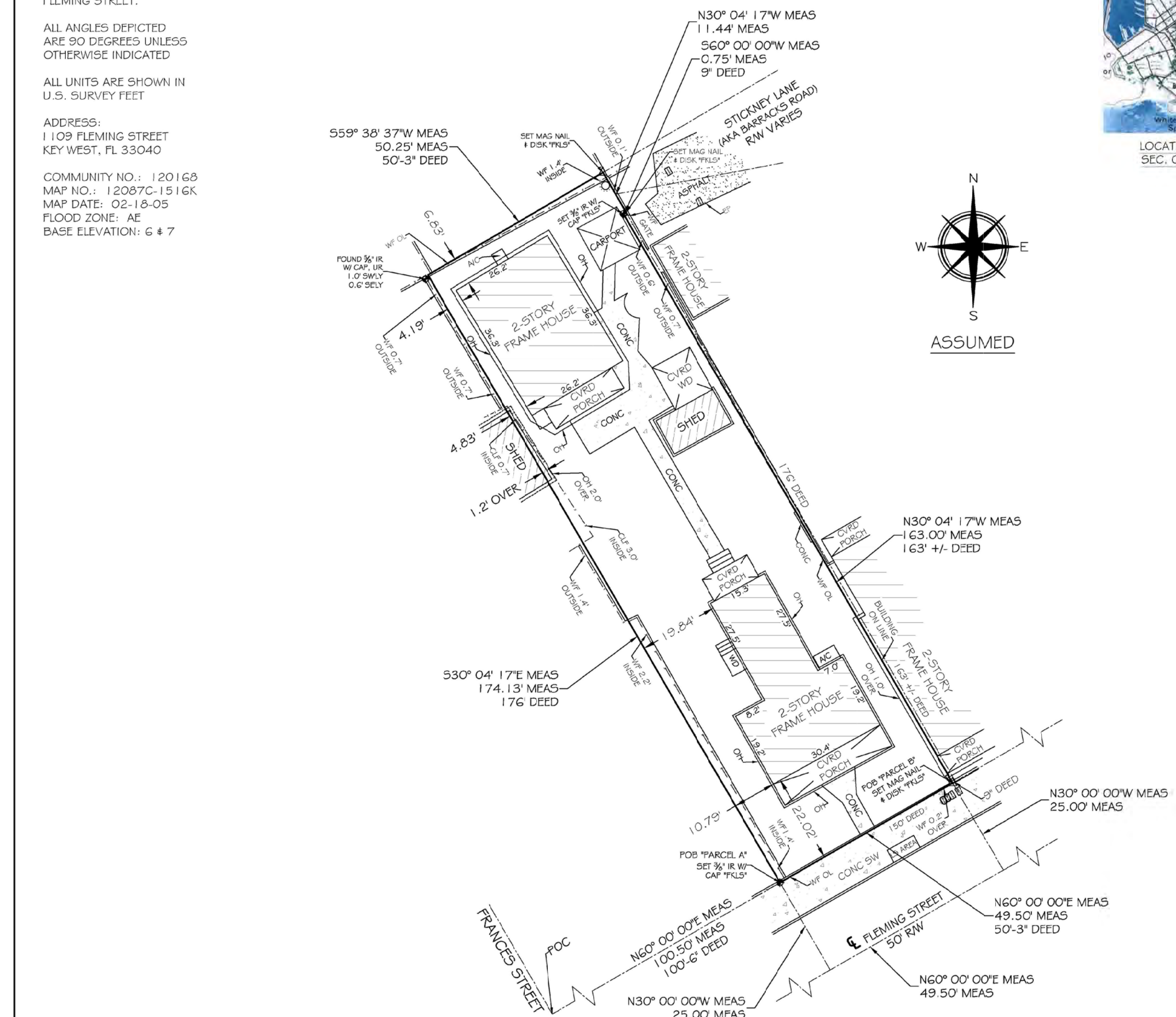
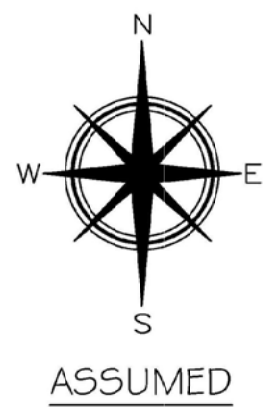
BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12097C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7



PARCEL A:

PARCEL A:

In the State of Florida, County of Volusia and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.W. direction fifty feet and three inches; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northwesterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

[illegible]

LEGEND

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

1"=20'



0 10 20 40

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 ADDING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAIUS. 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 HEREIN REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINE. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FROM A SURVEY REFERENCE TO THE 1983 AND 1984 SURVEY.

SCALE: 1"=20'
 FIELD WORK: 12/08/2014
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 20, 44, 47 & 54-17, 05, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO SECTION 472.02, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

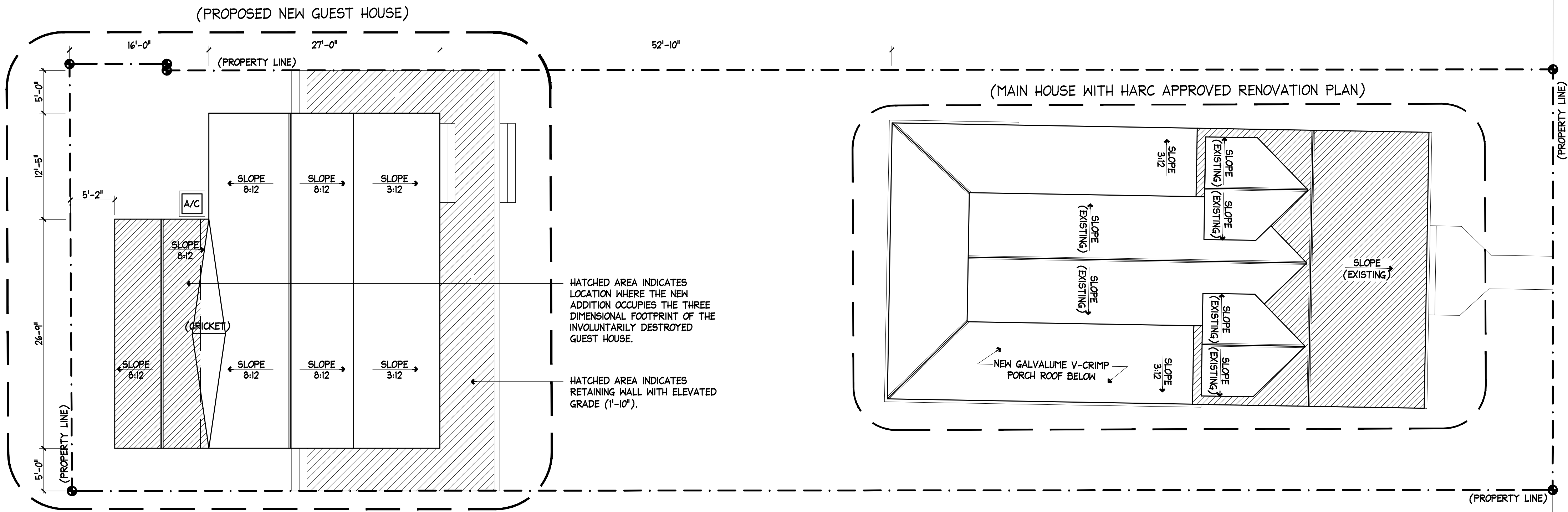
DATE		SHEET	OF	DRAWN BY:	MPB	CHECKED BY:	-----	SIGNED		NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.	LAND SURVEYING 19960 OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33042 PHONE: (305) 394-3690 EMAIL: FJLSemail@Gmail.com
									ERIC A. ISAACS, REG #6763, PROFESSIONAL SURVEYOR AND MAPPER, LDA 7647		

TOTAL AREA = 8,635.38 SQFT±

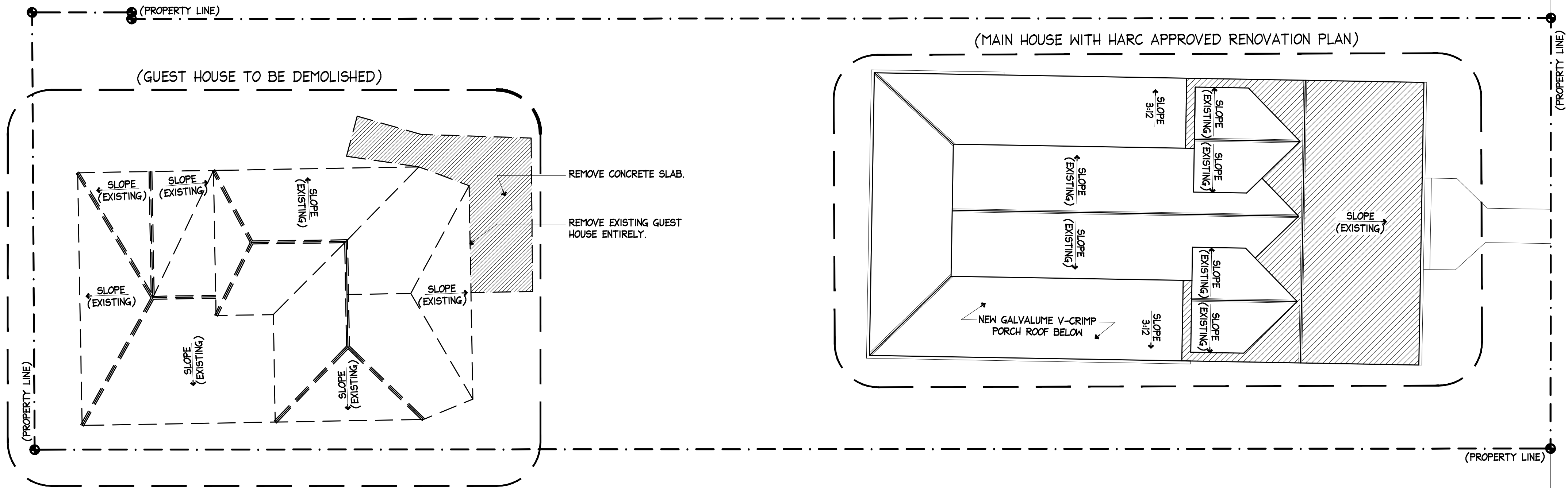
PROJECT STATISTICS

1109 FLEMING STREET, KEY WEST, FLORIDA 33040

FEMA FLOOD ZONE	ZONE 'AE6 & AE7'		
ZONING DESIGNATION	HMDR		
LOT SIZE	8,844 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 8,844 S.F. X 40%	3,538 S.F. MAX.	3,305 S.F.	3,380 S.F.
BUILDING HEIGHT	30'-0" MAX.	24'-6"	24'-6"
IMPERVIOUS SURFACE 8,844 S.F. X 60%	5,306 S.F. MAX.	3,595 S.F.	3,485 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	6'-11" (MAIN HOUSE)	5'-0" (GUEST HOUSE)
SIDE SETBACK (WEST)	5'-0" MIN.	4'-2" (GUEST HOUSE)	5'-0" (GUEST HOUSE)
REAR SETBACK	15'-0" MIN.	5'-2" (GUEST HOUSE)	5'-2" (GUEST HOUSE, NO CHANGE)
OPEN SPACE (35%)	3,095 S.F. MIN.	5,249 S.F.	5,359 S.F.



2 PROPOSED SITE PLAN



1 EXISTING SITE PLAN

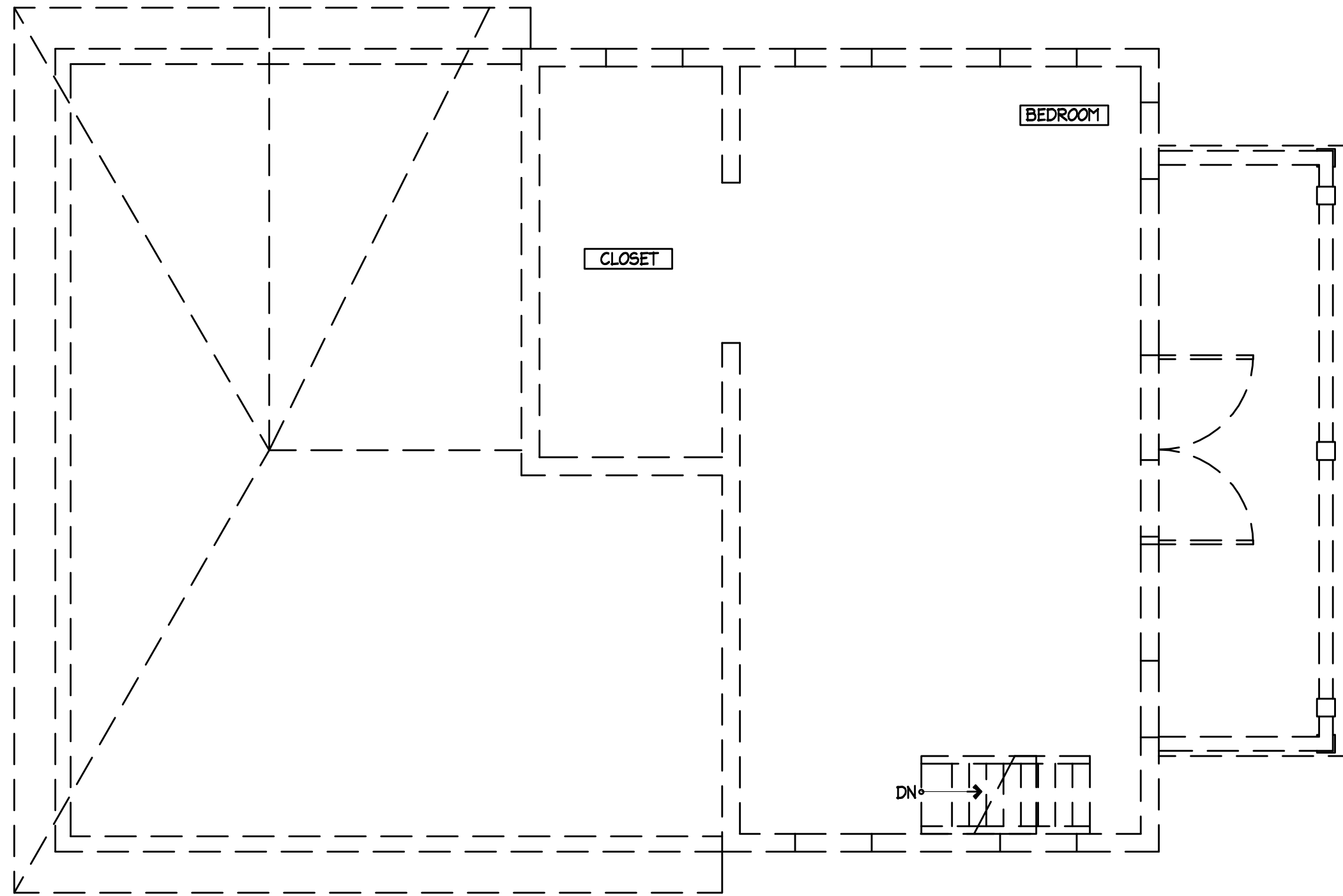
1109 FLEMING STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
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Florida License AAC002022

Bender & Associates
ARCHITECTS

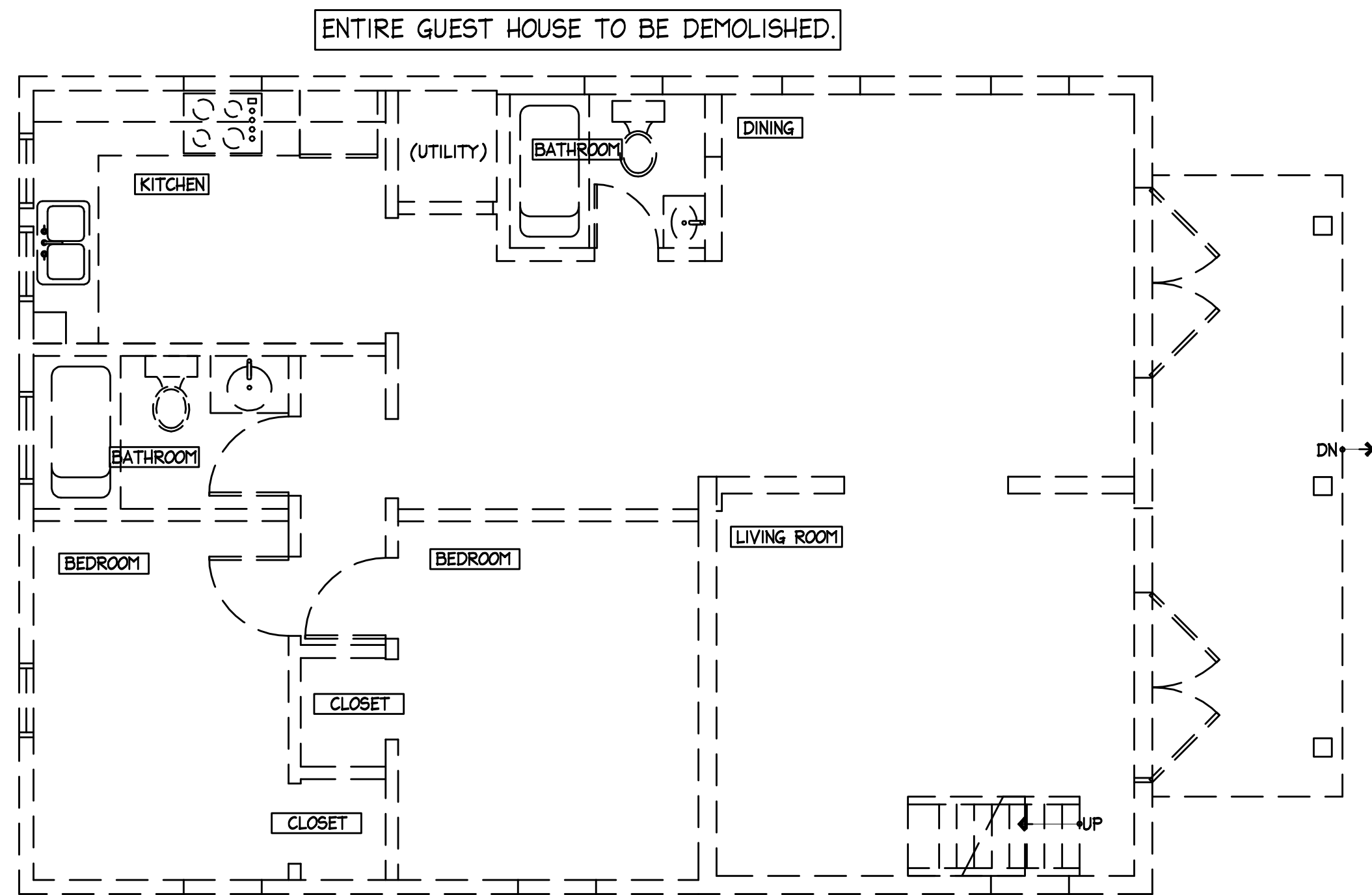
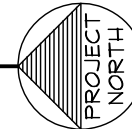
Project N° : 1642
Date: 11/27/17

A1



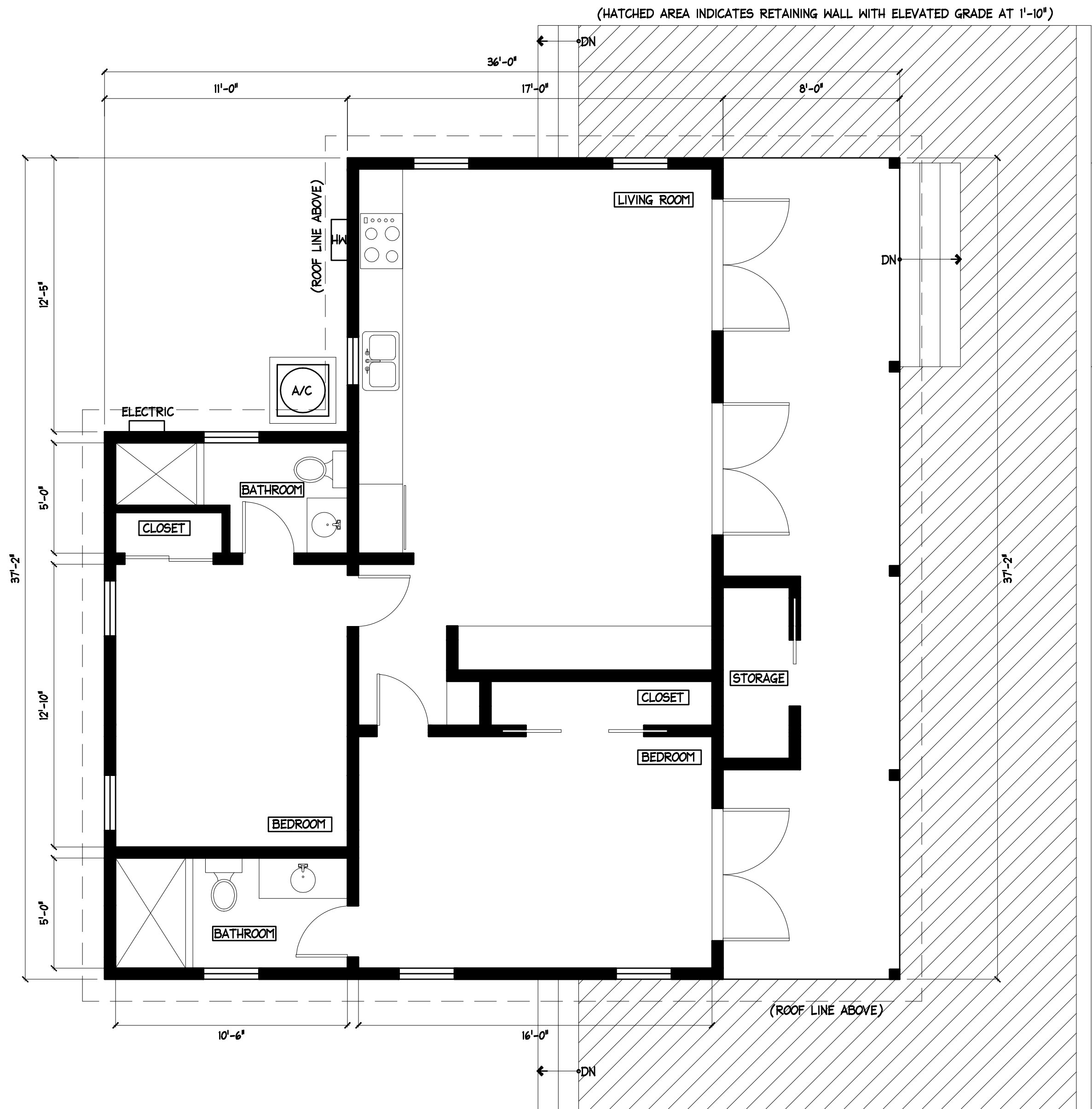
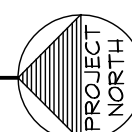
3
A3 EXISTING GUEST HOUSE SECOND FLOOR PLAN (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"



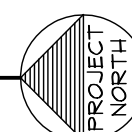
2
A2 EXISTING GUEST HOUSE FIRST FLOOR PLAN (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"

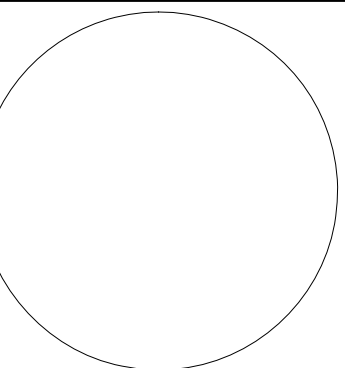


1
A2 PROPOSED FLOOR PLAN (NEW ONE STORY GUEST HOUSE)

SCALE: 1/4"=1'-0"



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p.a.

Project N° : 1642
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A2

- GENERAL ELEVATION NOTES FOR PROPOSED GUEST HOUSE
1. ALL ROOFING IS TO BE METAL SHINGLES (MATCHING HISTORIC HOUSE).
 2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE WOOD PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE CEMENTITIOUS LAP SIDING PAINTED WHITE.
 6. ALL WINDOWS ARE TO BE 'JELDWEN' CUSTOM WOOD WINDOWS PAINTED WHITE.
 7. ALL EXTERIOR DOORS ARE TO BE 'EXCLUSIVE WOOD DOORS' PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 1 OVER 1 AND ALL GLAZED DOORS ARE TO BE SINGLE LITE.



(GUEST HOUSE TO BE DEMOLISHED)

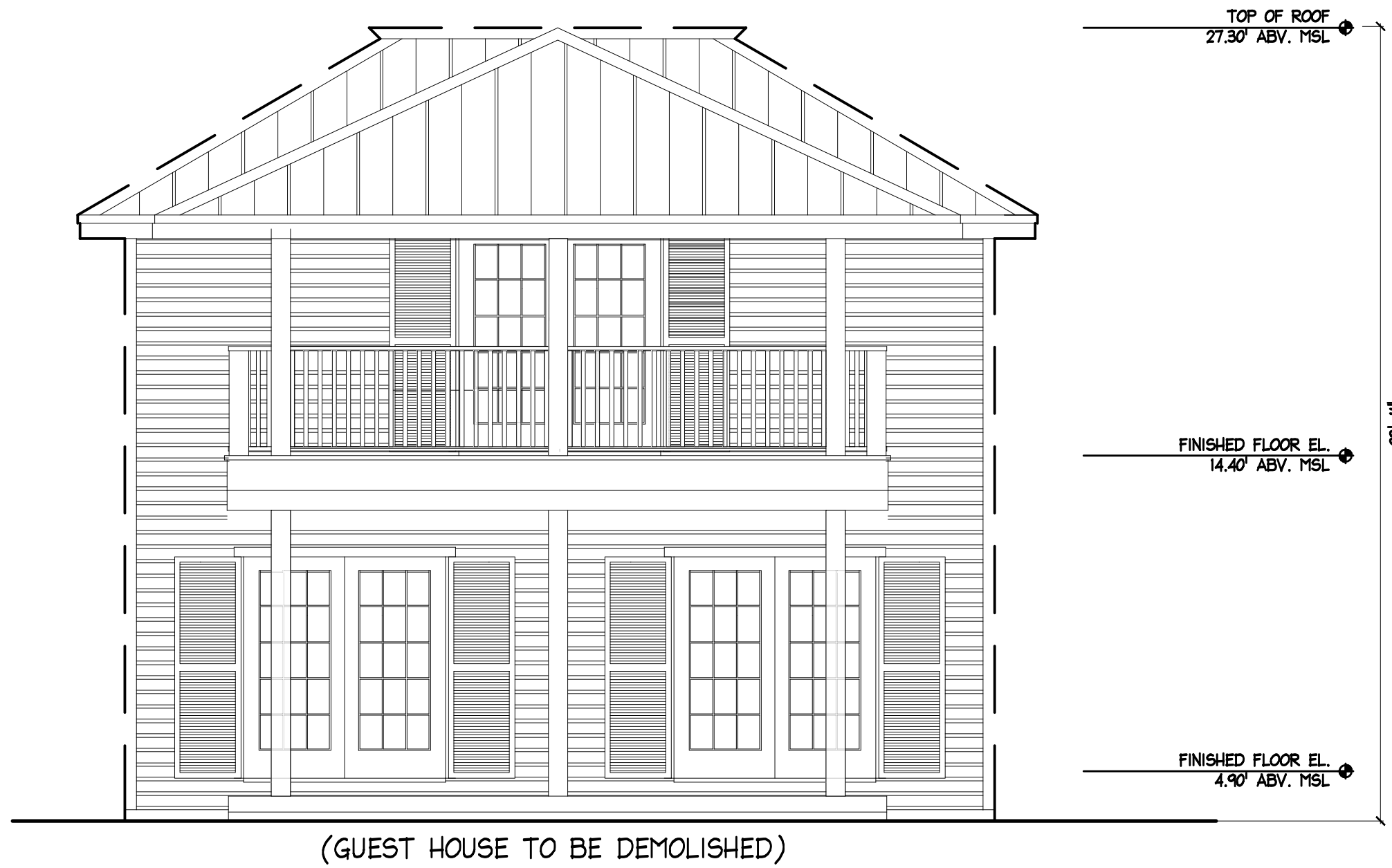


SCALE: 1/4"=1'-0"

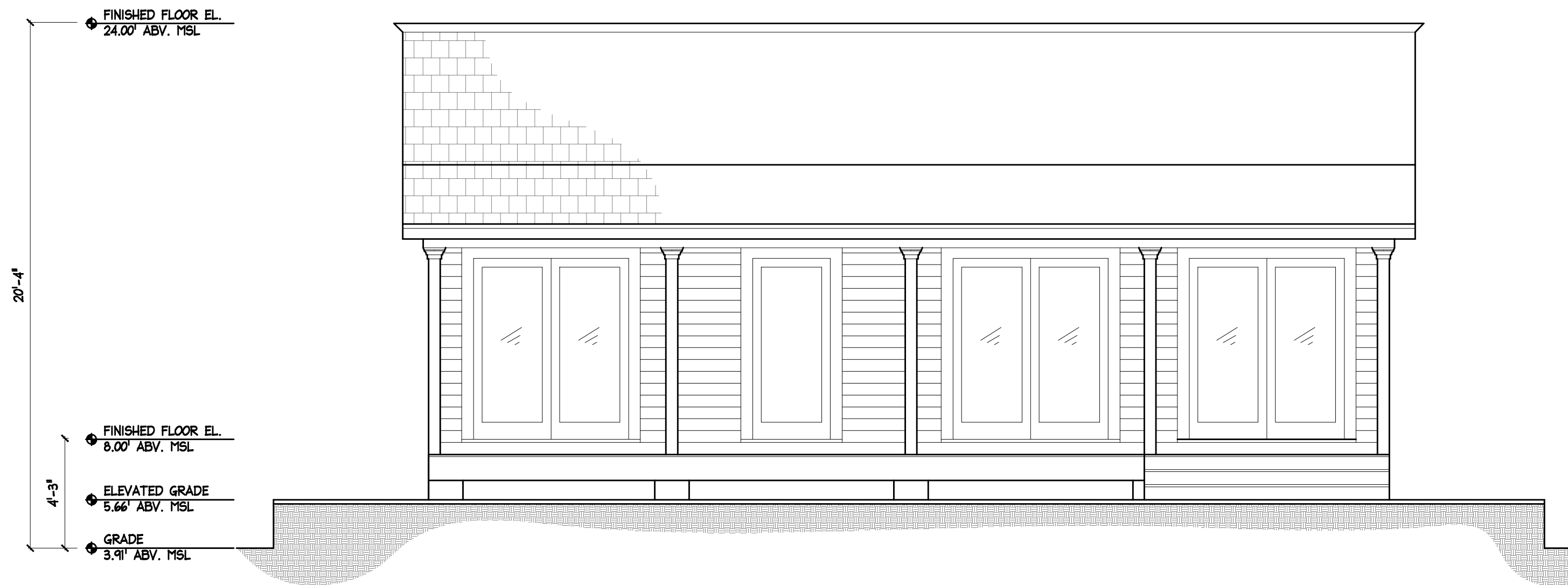
4
A3 EXISTING GUEST HOUSE WEST ELEVATION (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"

3
A3 PROPOSED WEST ELEVATION



(GUEST HOUSE TO BE DEMOLISHED)



SCALE: 1/4"=1'-0"

2
A3 EXISTING GUEST HOUSE SOUTH ELEVATION (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"

1
A3 PROPOSED SOUTH ELEVATION

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KEY WEST, FLORIDA

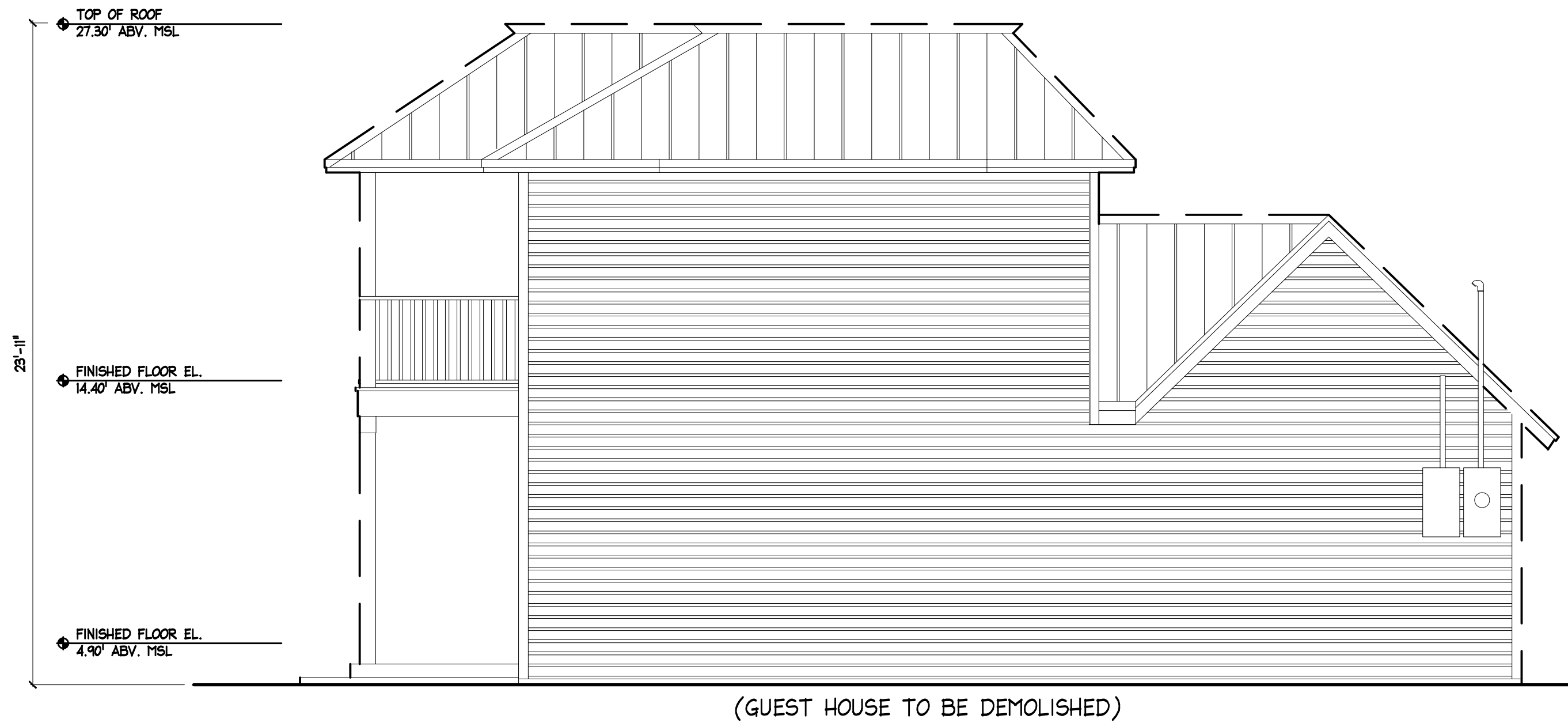
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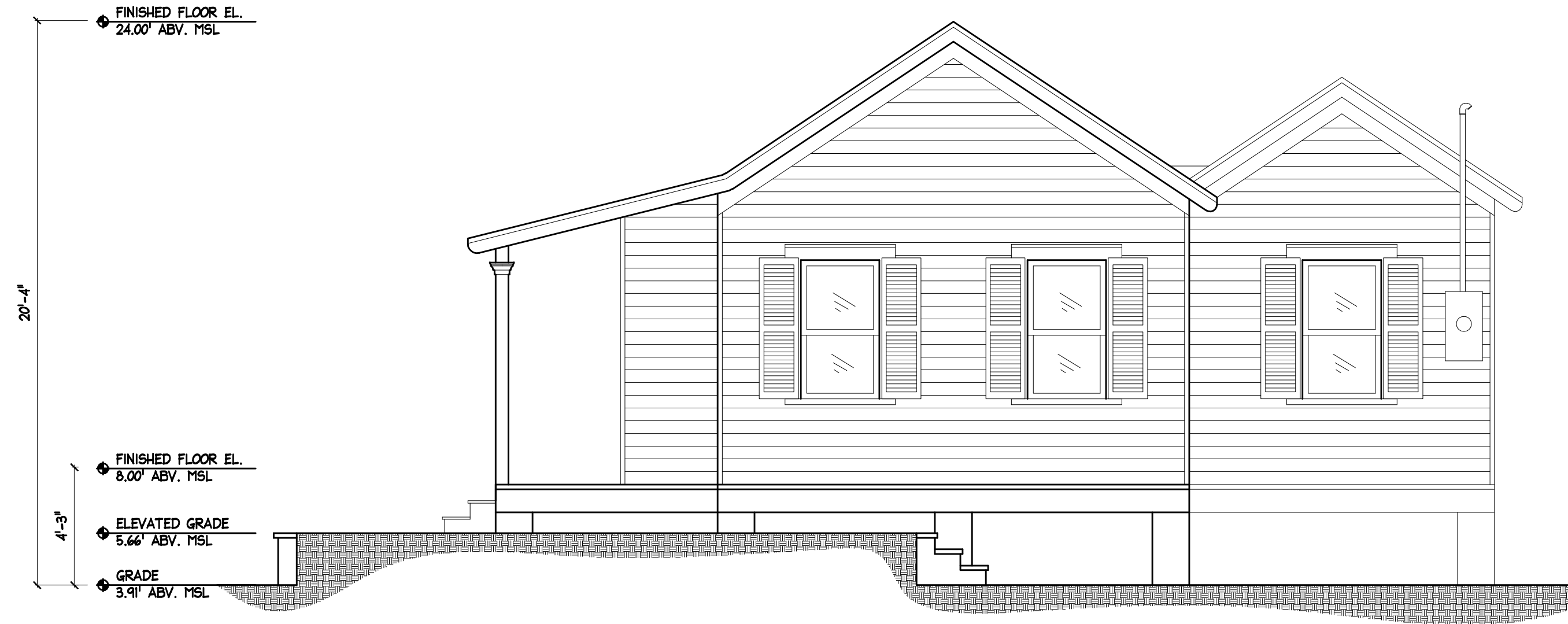
A3

- GENERAL ELEVATION NOTES FOR PROPOSED GUEST HOUSE
1. ALL ROOFING IS TO BE METAL SHINGLES (MATCHING HISTORIC HOUSE).
 2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE WOOD PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE CEMENTITIOUS LAP SIDING PAINTED WHITE.
 6. ALL WINDOWS ARE TO BE 'JELDWEN' CUSTOM WOOD WINDOWS PAINTED WHITE.
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 8. ALL WINDOWS ARE TO BE 1 OVER 1 AND ALL GLAZED DOORS ARE TO BE SINGLE LITE.



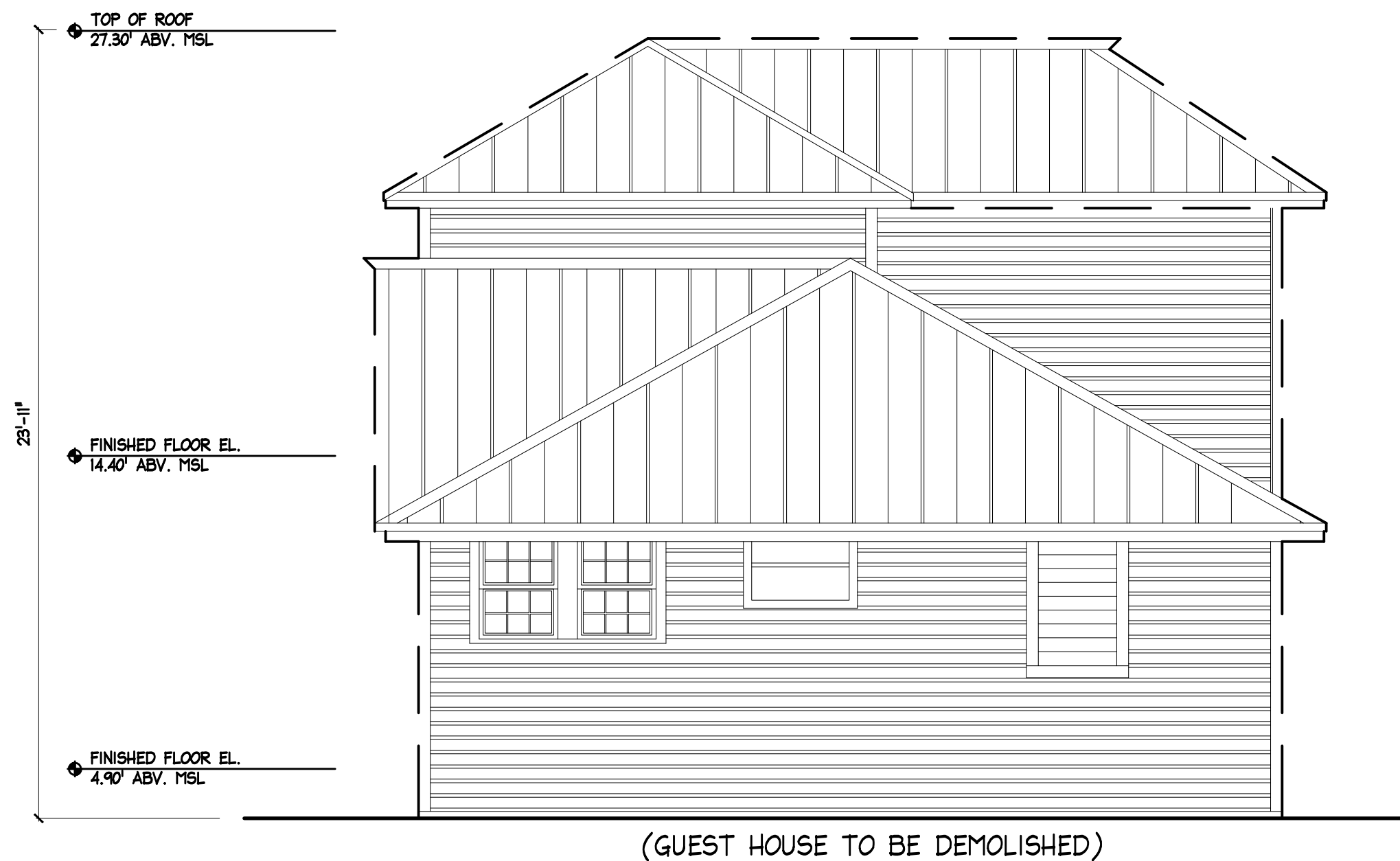
4
A4
EXISTING GUEST HOUSE EAST ELEVATION (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"



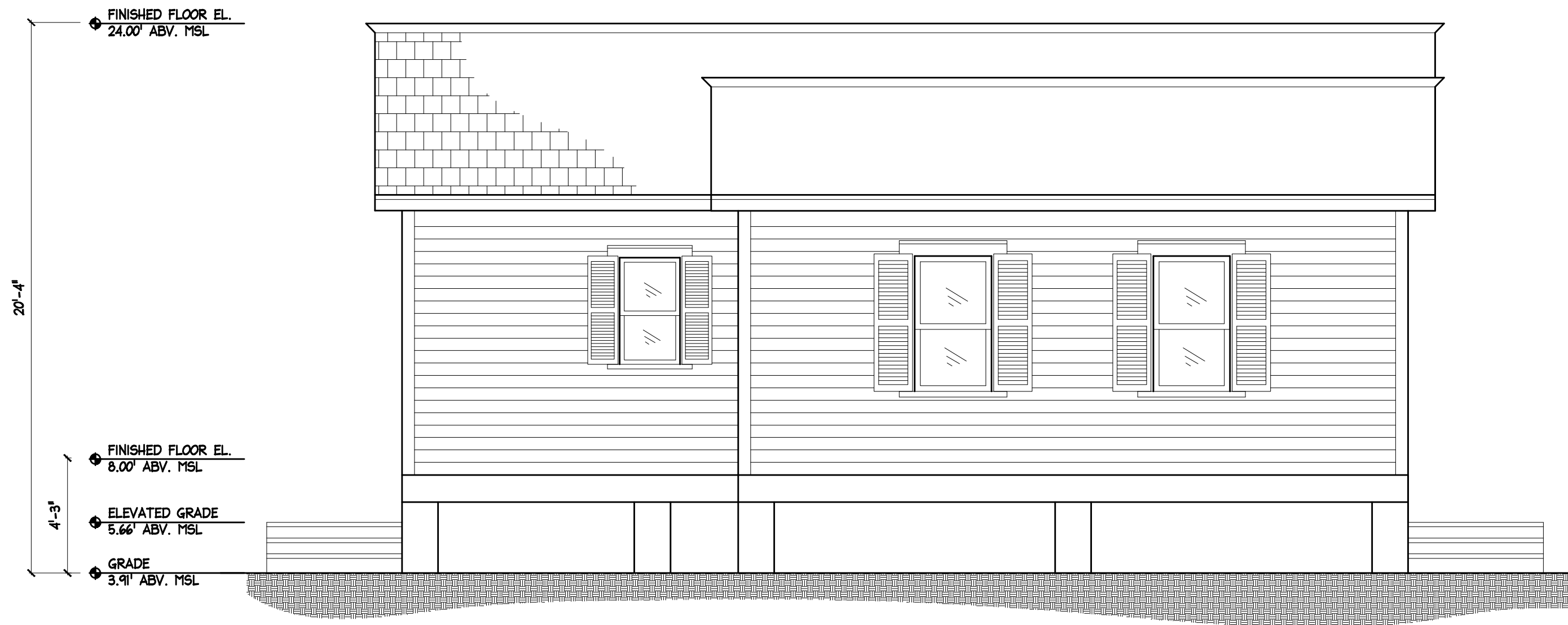
3
A4
PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



2
A4
EXISTING GUEST HOUSE NORTH ELEVATION (TO BE DEMOLISHED)

SCALE: 1/4"=1'-0"



1
A4
PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

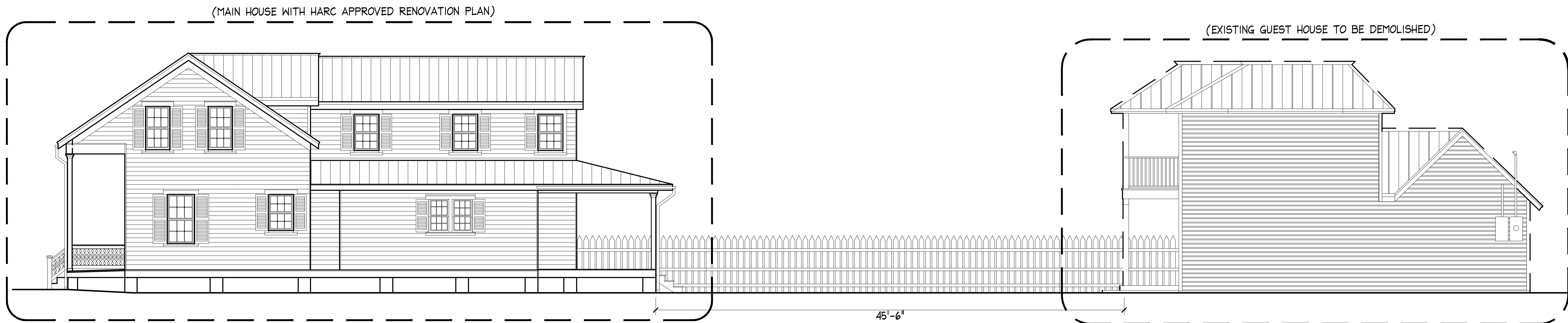
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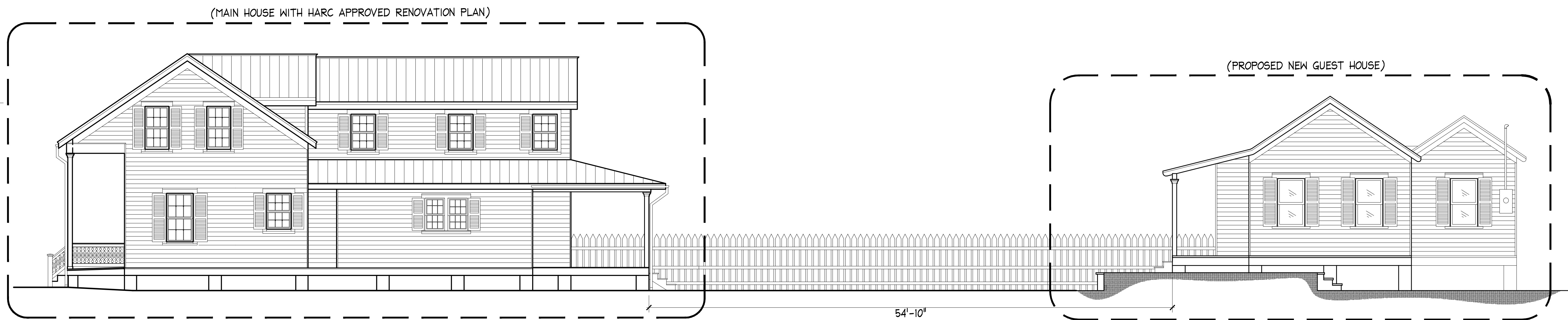
A4



2
A5

EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



1
A5

PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

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A5



1
All

MAIN HOUSE NORTH ELEVATION



2
All

MAIN HOUSE EAST ELEVATION



3
All

MAIN HOUSE SOUTH ELEVATION (FLEMING STREET)



4
All

MAIN HOUSE WEST ELEVATION

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A11



1
A12 GUEST HOUSE SOUTH ELEVATION



2
A12 GUEST HOUSE NORTH ELEVATION



3
A12 GUEST HOUSE EAST ELEVATION



4
A12 MAIN HOUSE WEST ELEVATION

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A12



1 ADJACENT PROPERTY TO THE WEST



2 ADJACENT PROPERTY TO THE EAST

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A13

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-STORY GUEST HOUSE. DEMOLITION OF TWO-STORY GUEST HOUSE.

FOR- #1109 FLEMING STREET

Applicant – Bender & Associates

Application #H17-03-0054

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00005020-000000
Account # 1005207
Property ID 1005207
Millage Group 10KW
Location 1109 FLEMING ST, KEY WEST
Address
Legal KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114
Description AND 79-115 OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73
 (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable No
Housing



Owner

MURZYN PAUL
 16213 CHERRY TREE RD
 NOBLESVILLE IN 46062

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$487,113	\$409,534	\$405,835	\$611,122
+ Market Misc Value	\$1,807	\$1,807	\$2,602	\$760
+ Market Land Value	\$838,795	\$830,265	\$571,014	\$359,597
= Just Market Value	\$1,327,715	\$1,241,606	\$979,451	\$971,479
= Total Assessed Value	\$1,185,135	\$1,077,396	\$979,451	\$641,501
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,327,715	\$1,241,606	\$979,451	\$971,479

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,722.00	Square Foot	50	170

Buildings

Building ID 4890
Style 2 STORY ON GRADE
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1593
Finished Sq Ft 1365
Stories 2 Floor
Condition GOOD
Perimeter 214
Functional Obs 0
Economic Obs 0
Depreciation % 10
Interior Walls

Exterior Walls ABOVE AVERAGE WOOD
Year Built 2007
EffectiveYearBuilt 2007
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type FCD/AIR DUCTED
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,365	1,365	0
OPF	OP PRCH FIN LL	228	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,593	1,365	0

Building ID	303	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1925
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1925
Gross Sq Ft	2228	Foundation	CONCR FTR
Finished Sq Ft	2042	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	316	Heating Type	NONE with 0% NONE
Functional Obs	75	Bedrooms	4
Economic Obs	0	Full Bathrooms	4
Depreciation %	84	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	432	432	88
FLA	FLOOR LIV AREA	1,610	1,610	258
OPF	OP PRCH FIN LL	186	0	74
TOTAL		2,228	2,042	420

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1979	1980	1	359 SF	2
FENCES	1983	1984	1	100 SF	2
FENCES	2017	2018	0	486 SF	5

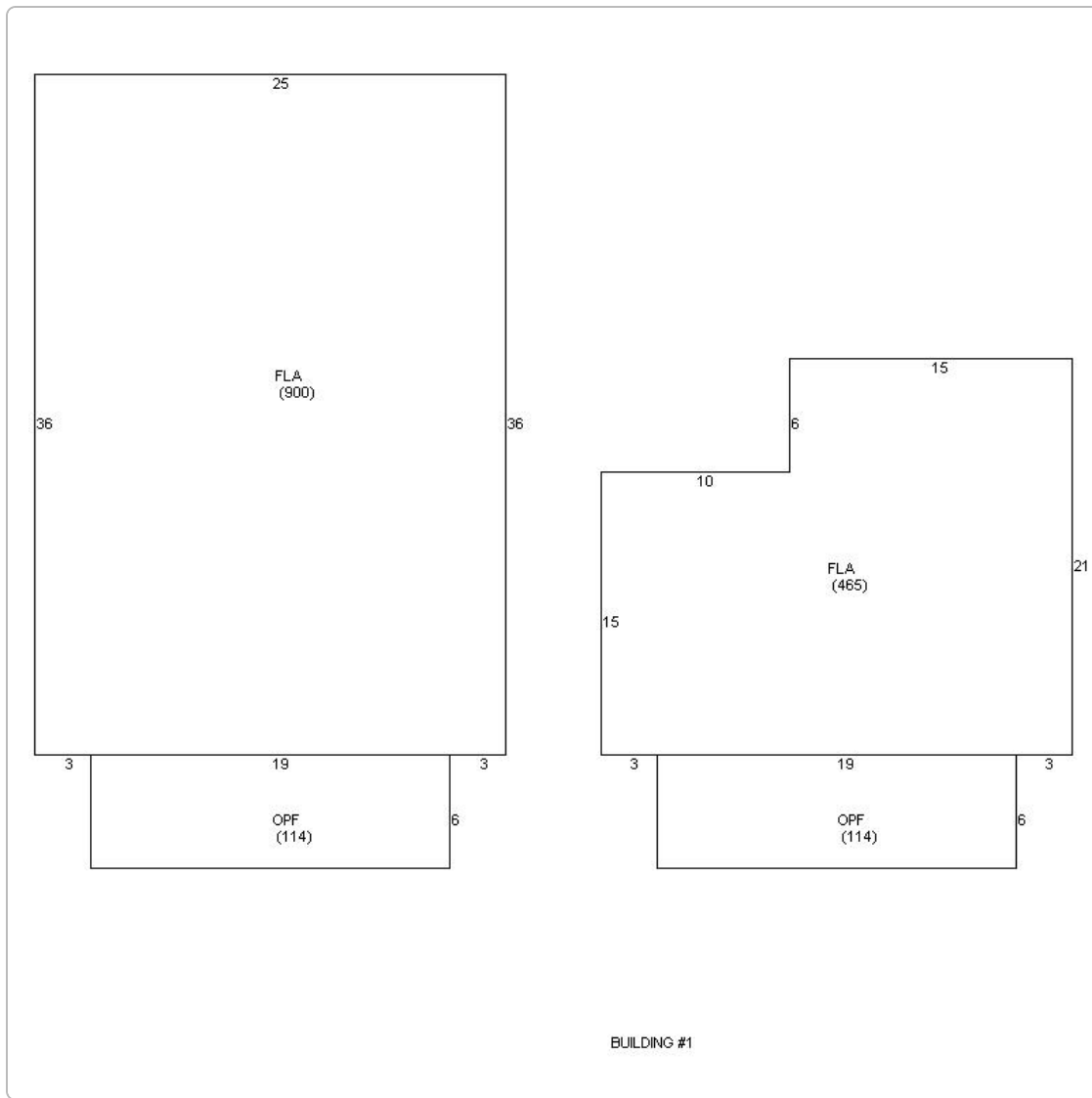
Sales

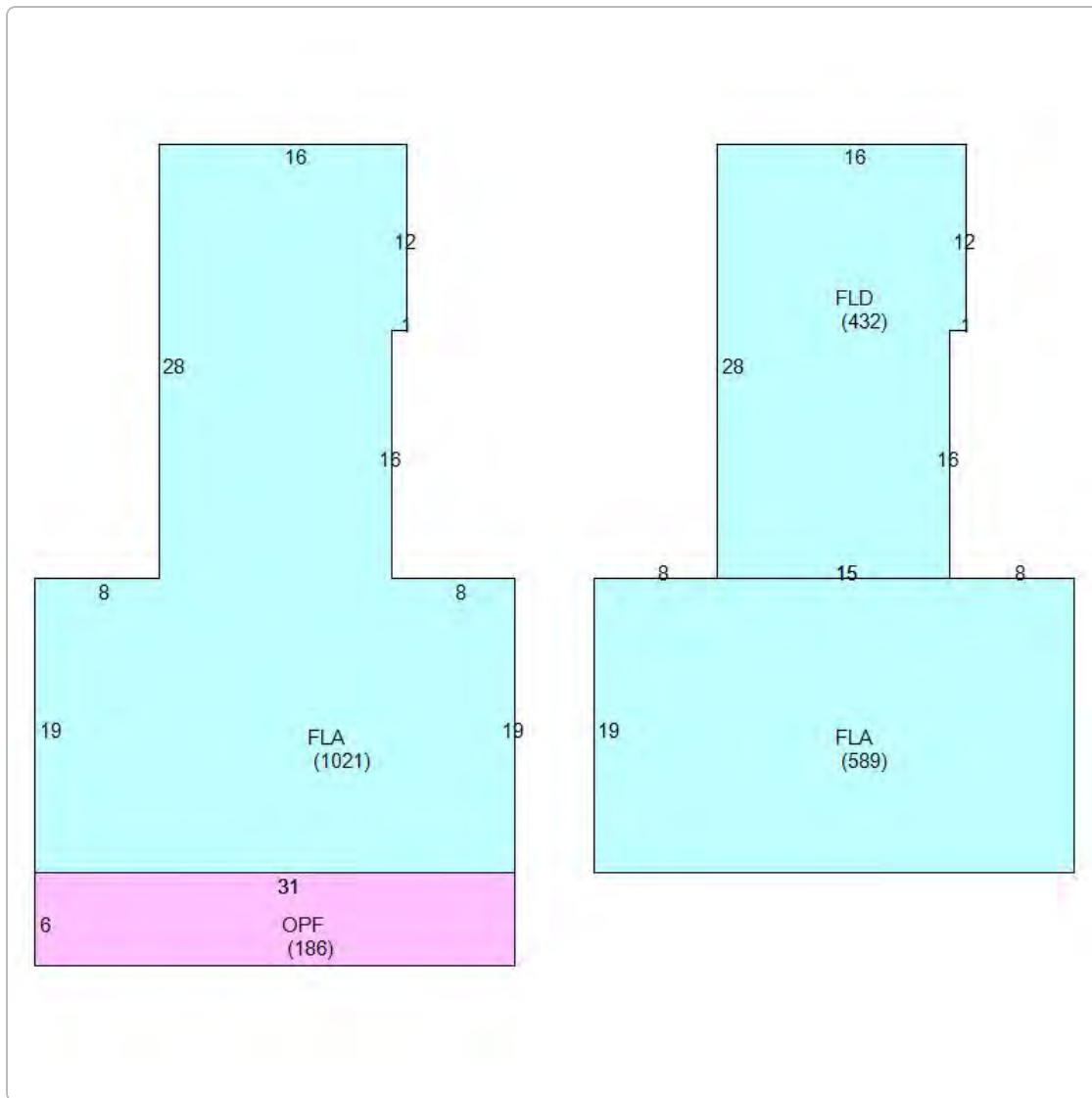
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/16/2014	\$1,300,600	Warranty Deed		2717	1772	12 - Unqualified	Improved
7/28/2014	\$100	Certificate of Title		2696	472	12 - Unqualified	Improved
3/24/2000	\$500,000	Warranty Deed		1624	1837	Q - Qualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
17-2525	7/20/2017		\$398,650		MAIN HOUSE: REPLACE ALL NON HISTORIC EXTERIOR WINDOWS&DOORS, KITCHEN ADDITION AND ADDITION OF NEW WRAP AROUND ON STORY PORCH AT REAR ADDTION
15-2330	6/12/2015	2/11/2016	\$3,000		DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES.
03-0345	10/6/2003	11/25/2003	\$71,425		ADDITION BACK OF HOUSE
00-1007	4/26/2000	10/9/2001	\$8,000		REPAIR/REPLACE KITCHEN/BA

Sketches (click to enlarge)





Photos



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