



Staff Report for Item 11a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva MSHP
Historic Preservation Planner

Meeting Date: January 27, 2015

Applicant: Meridian Engineering/ Richard Milelli, Engineer

Application Number: H15-01-0004

Address: #920 Eisenhower Drive

Description of Work

Raise a historic house 3'-6" and raise a rear accessory structure to be above flood elevation. New exterior staircase. New side addition.

Site Facts

The main house in the site is listed as a contributing resource. The two and a half-story frame vernacular house was built circa 1906. The structure was built almost at grade and the area in question is prone to flood during heavy rain. The historic house has not been properly maintained for the past decades and much rotted floors and siding has been found. The proposed plans received Planning Board approval for required variances for front, side and rear yard setbacks, minimum open space requirements and habitable space. The proposed plans also received approval for height variance from the Board of Adjustments. The historic single family house will still be used as a multifamily structure. The existing solar panels located over the south side of the main roof were never approved.

Guidelines Cited in Review

- Additions/ Alterations and New Construction (pages 36-38a), specifically guidelines for alterations 1, 3, 4, 5 and 8. New construction guidelines, specific guideline 2.

Staff Analysis

The Certificate of Appropriateness in review proposes the construction of new piers for the main house and for a one story non-historic accessory structure in order to elevate the structures. The actual height of the house, from the crown of the road is 27'-3 ¾" and the proposed new height will elevate the structure up to 31'-5". The majority of the buildings surrounding the site are two or more stories. The plan proposes wood lattice as infill between the new footings.

In order to elevate the house for the construction of the new footings the front and side porches will need to be dismantled. Replication of the front historic porch is proposed in the plans. Staff recommends that all salvaged wood and material must be reused during the rebuild process. The side non-historic porch will also be rebuilt.

The plan also includes the enclosure of the front portion of a carport located on the south side of the main house and as a small addition to the back of that carport. The new addition will have 6 over 6 double hung aluminum windows, while the front façade of the proposed carport enclosure will have 6 over 6 true divided lite windows. New exterior staircases on the back, side and front of the house are proposed to be replaced in order to meet current code since the house is proposed to be elevated. All new stairs will be made in wood.

Repairs to the main house includes wood siding and trims to match existing, repairs or replacement of railings and porch posts to match existing in material and profile. The plans also include the removal of the solar panels that were never approved for installation.

For the back cottage new wood stairs and renovations are proposed. This structure is non-historic.

Consistency with Guidelines

1. The proposed elevation of the building will not alter the proportions of the main structure. Since the house was built almost on grade the structural components of the first floor have been severely damaged due to humidity and decay. Although the house is proposed to be raised 3'-6" staff opines that the structure will not overshadow surrounding buildings.
2. The proposed enclosure of the existing carport and its proposed small back addition will not obscure or diminish the historic character of the house.
3. The proposed renovations to the house are much needed and will be consistent with the guidelines.

It is staff's opinion that the proposed design meets the guidelines for new construction and additions. Although the existing house was built almost at grade the proposed new piers will not harm or adversely change the proportions and mass of the structure nor will negatively impact the streetscape.

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.keywestcity.com

HARC PERMIT NUMBER 15-01-04		BUILDING PERMIT NUMBER 15-12		INITIAL & DATE 1/2 CW
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

920 Eisenhower Drive

OF UNITS

RE # OR ALTERNATE KEY:

00024260-000000

NAME ON DEED:

David Wolkowsky

PHONE NUMBER

305-432-0332

OWNER'S MAILING ADDRESS:

P.O. Box 1429, KW FL

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Meridian Engineering LLC

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

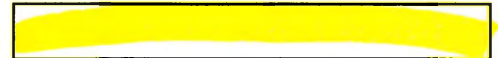
201 Front St. Ste 203

EMAIL

rmilelli@meridianengineering.com

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: 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.,

Raise main house 3'-6" to elevate above flood elevation. Replace first floor porches on main house and construct new staircases and railings. Remove secondary porch, solar water heater, and first floor porches. Raise pool house above design flood elevation, construct new roof, enclose front porch. Small addition to main house (south side), demo shed

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: **Applicant**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[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 ___ DAY OF ___, 20__.

Personally known or produced as identification.

Personally known or produced as identification.

(give \$100 credit when permit ready.)

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Raise main house / pool house	wood	wood

DEMOLITION: ATTACHED IS 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

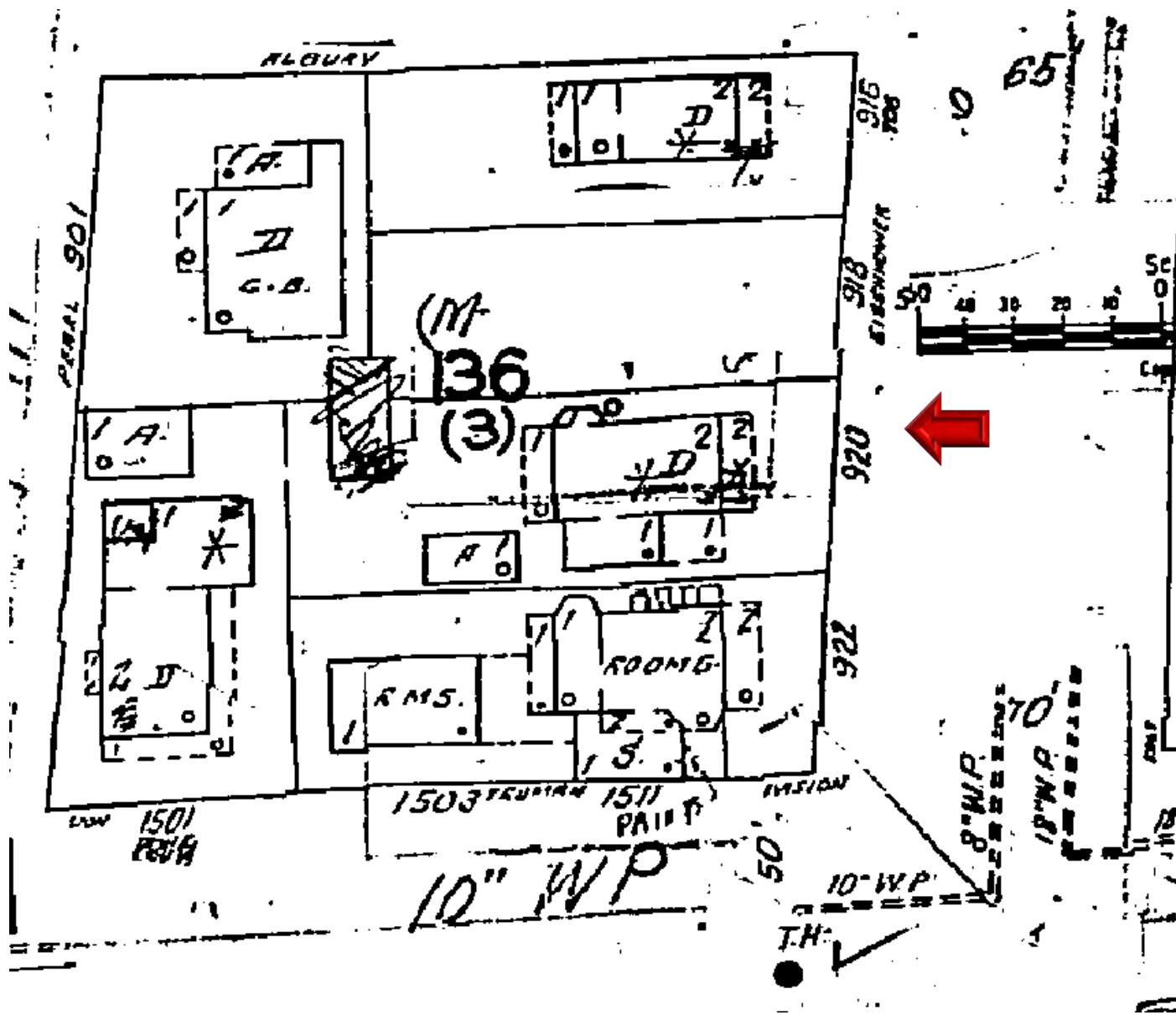
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

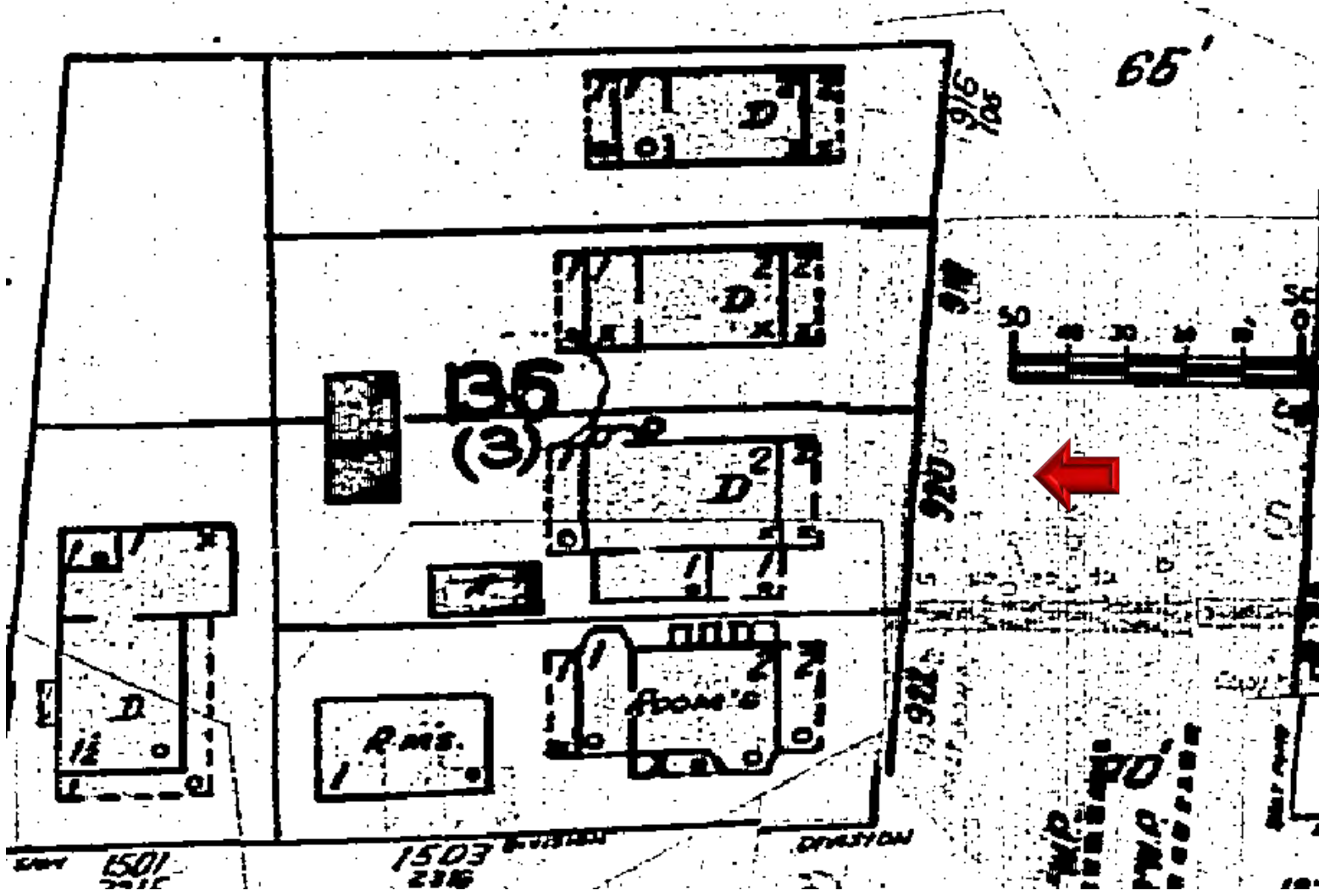
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

SANBORN MAPS



#920 Eisenhower Dr. Sanborn map 1962



#920 Eisenhower Dr. Sanborn map 1948

PROJECT PHOTOS





POLICE NOTICE











920



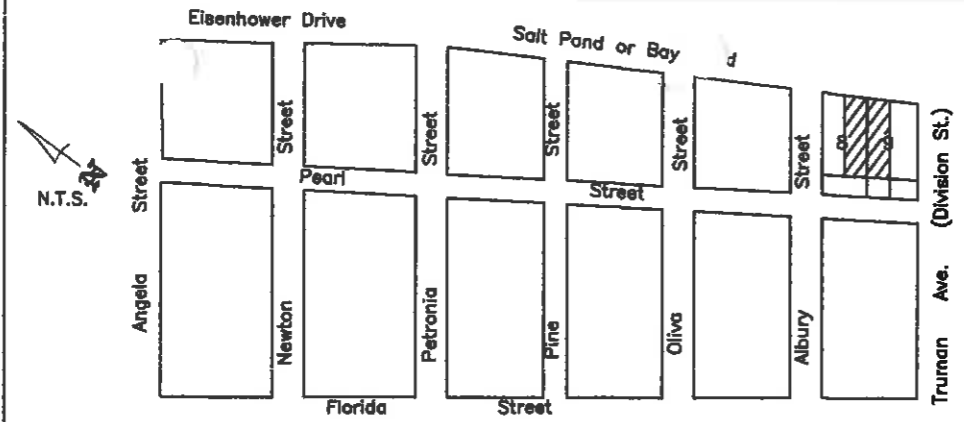


Handwritten red text, possibly a business name, on the white building.

Vertical text on a sign posted in the window of the white building.

PUBLIC NOTICE

SURVEY



LOCATION MAP
Benj. Albury's Sub. City of Key West

SURVEYOR'S NOTES:
 Bearings based on Eisenhower Drive (assumed)
 North arrow based on assumed median
 3.4 illustrates existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

Monumentation:
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Pipe
 ▲ = fd. P.K. Nail
 △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark

o/h = Overhead
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood

P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 A/C = Air Conditioner
 Bal. = Balcony

Field Work performed on: 6/23/14

LEGAL DESCRIPTION: 920 Eisenhower:
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being a part of Lot Eight (8) and Nine (9), in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 7.78 feet to the platted Right-of-Way Line of Eisenhower Drive and the Point of Beginning; thence continue S 53°36'30" W for a distance of 100.68 feet; thence S 32°45'45" E for a distance of 77.68 feet; thence N 53°36'30" E for a distance of 100.43 feet to the said platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the said platted Right-of-Way line for a distance of 77.69 feet to the Point of Beginning.
 Containing 7795.53 square feet, more or less.

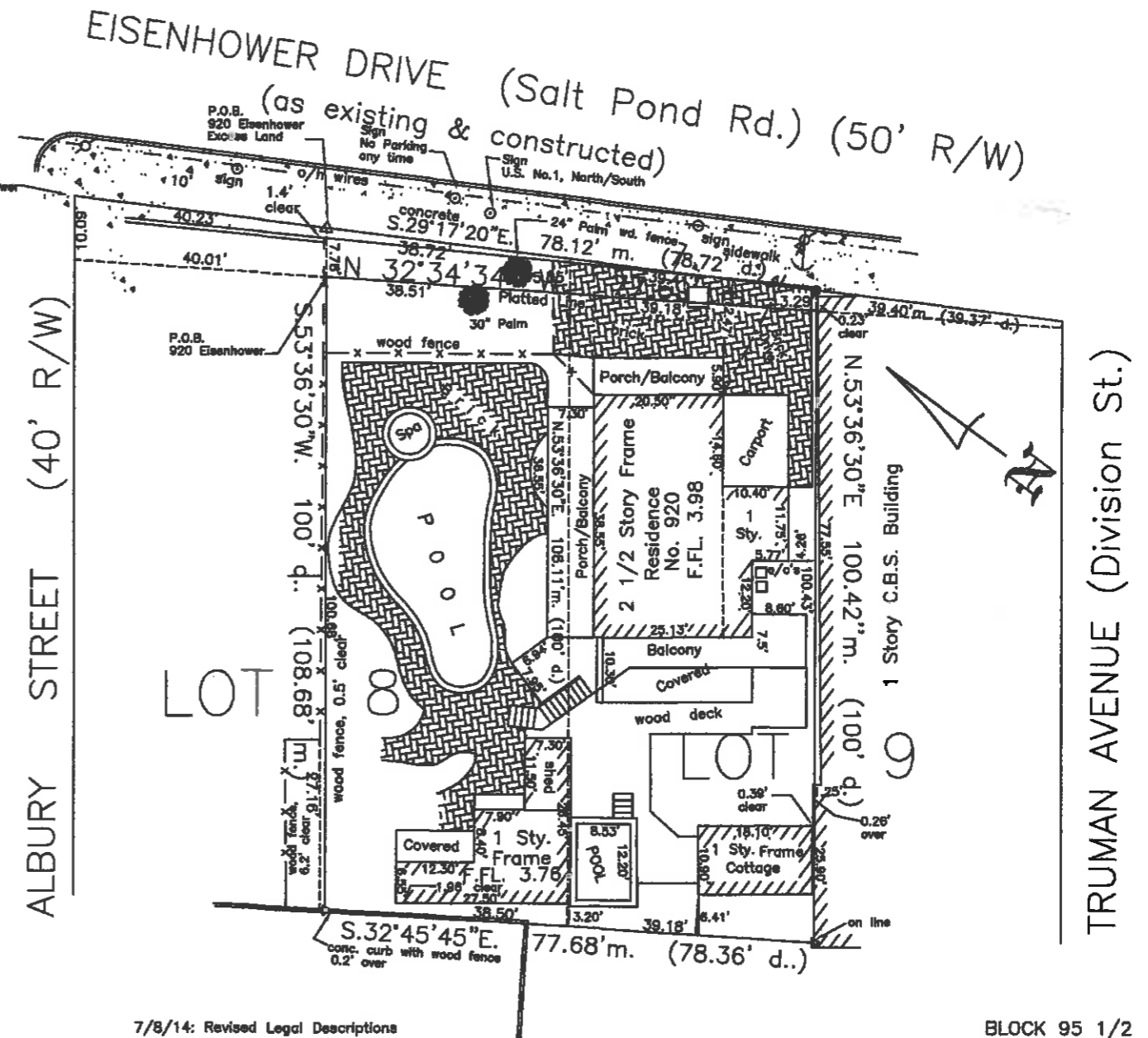
LEGAL DESCRIPTION: 920 Eisenhower: (excess land):
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and being North of part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being North of part of Lot Eight (8) and Nine (9) in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet to the Point of Beginning; thence continue S 29°17'20" E along the Southwesterly Right-of-Way Line of Eisenhower Drive for 78.12 feet; thence S 53°36'30" W for a distance of 3.29 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the platted Right-of-Way line of Eisenhower Drive for a distance of 77.69 feet; thence N 53°36'30" E for a distance of 7.78 feet to the Existing Right-of-Way Line of Eisenhower Drive and the Point of Beginning.
 Containing 428.96 square feet, more or less.

CERTIFICATION made to:
 David Wolkowsky
 Spottswood, Spottswood & Spottswood
 Chicago Title Insurance Co.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



7/8/14: Revised Legal Descriptions

BLOCK 95 1/2

David Wolkowsky 920 Eisenhower Drive, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 14-295	
Scale: 1"=20'	Ref. 175-14 file	Flood panel No. 1316 K	Dwn. By: F.H.H.
Date: 1/28/04		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/31/04: 916 only			
2/3/04: Revise legal description			
6/24/14: Updated, owner, brick, fences			
FILE: c:/dwgs/Key West/Block 95 1/2			

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhilde51@belleouth.net
L.B. No. 7700



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY, SUGARLOAF KEY, FL 33042

PHONE: (305) 394-3690

EMAIL : FKLSemail@gmail.com

www.floridakeyslandsurveying.net

BUILDING HEIGHT REPORT

September 29, 2014

RE: David Wolkowsky

920 Eisenhower Drive, Key West, FL 33040

M.C.P.A. Alternate Key No. 1025054

CLEINT: Meridian Engineering

On September 25, 2014 a site visit was conducted at the above stated property. The purpose of this visit was to conduct a roof height measurement on the above referenced property. At the time of the site visit the structure was undergoing renovations.

- The highest point on the building was determined to be the roof peak.
- The adjacent crown of the road elevation on Eisenhower Drive was determined to be 3.02 feet.
- The threshold of the first floor front door elevation is 3.69 feet.

The distance between the said highest point on the building and the said adjacent crown of the road has been determined to be **28.0 feet**.

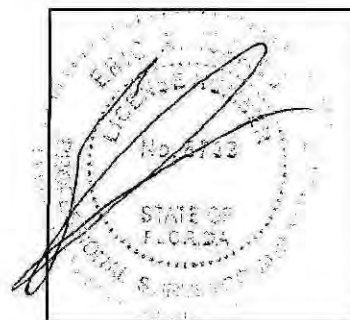
The distance between the said highest point on the building and the said first floor front door threshold has been determined to be **27.31 feet**.

Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).

Benchmark Description: National Geodetic Survey Benchmark "D 121" (P.I.D. AA0020).
Elevation=3.91' (NGVD 1929).

SIGNED:

ERIC A. ISAACS, PROFESSIONAL SURVEYOR AND MAPPER – PSM NO. 6783
FLORIDA KEYS LAND SURVEYING – LB NO. 7847
STATE OF FLORIDA



PROPOSED DESIGN

RESIDENTIAL RENOVATION

920 EISENHOWER DRIVE
KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 920 EISENHOWER DRIVE, KEY WEST, FL. 33040
RE: 00024260-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: A50
F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1516 SUFFIX K, DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 5-69-25
LEGAL DESCRIPTION: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOTS 8 & 9 SR 3 TR 7 A5-516

SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT
BUILDING COVERAGE 40%; EXISTING-29%
IMPERVIOUS COVERAGE 60%; EXISTING-75%
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

SHEET CS-1 - PROPOSED SITE PLAN
SHEET AD-1 - PROPOSED DEMOLITION PLAN
SHEET A-1 PROPOSED FLOOR PLAN
SHEET A-2 PROPOSED ELEVATIONS
SHEET A-2.1 EXISTING ELEVATIONS
SHEET A-3 PROPOSED COTTAGE ELEVATIONS, FLOOR PLAN

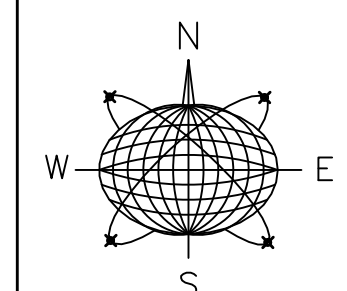
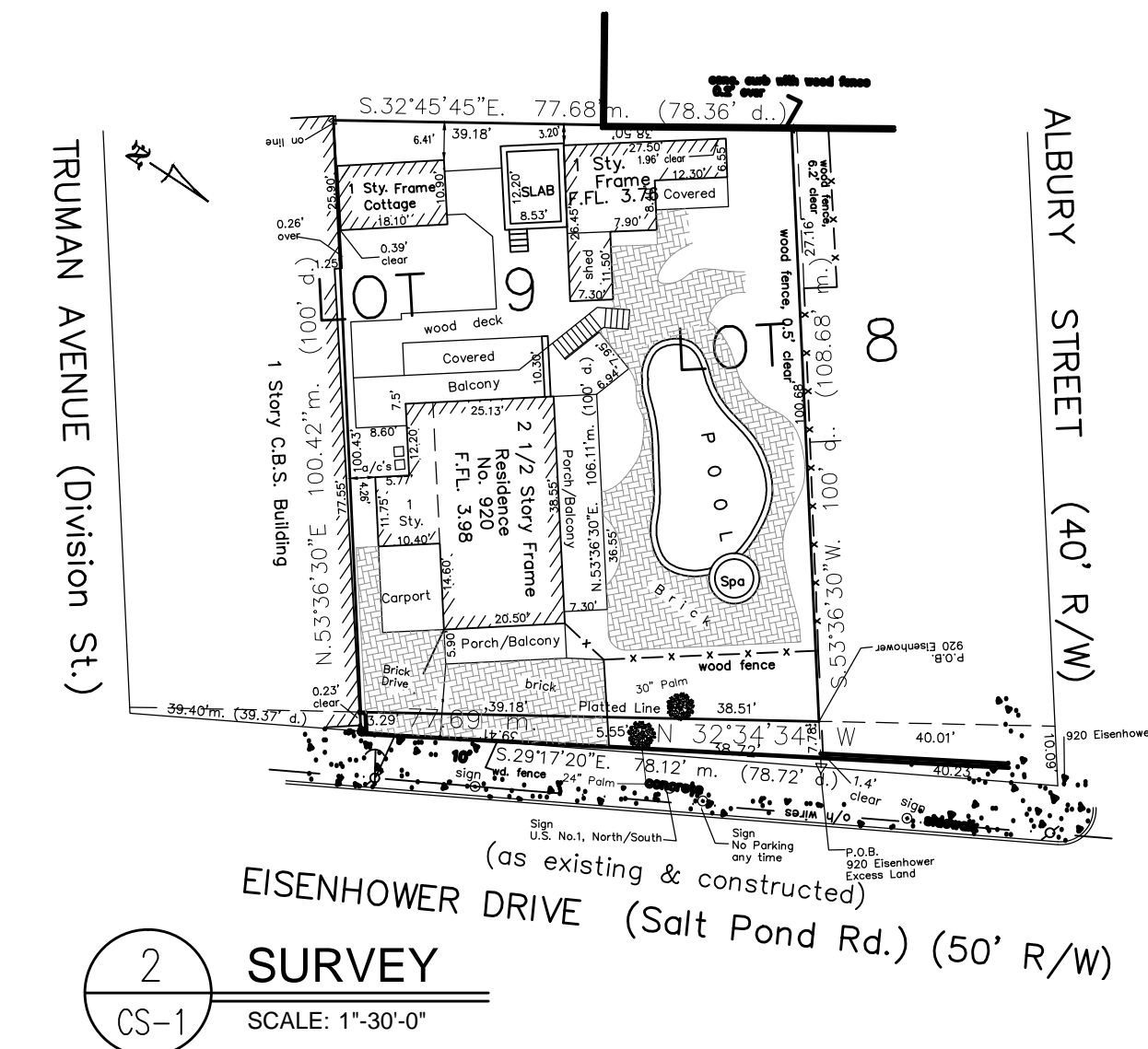
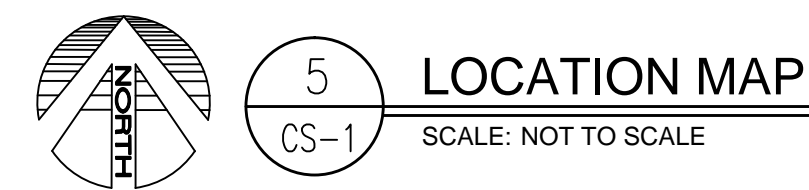
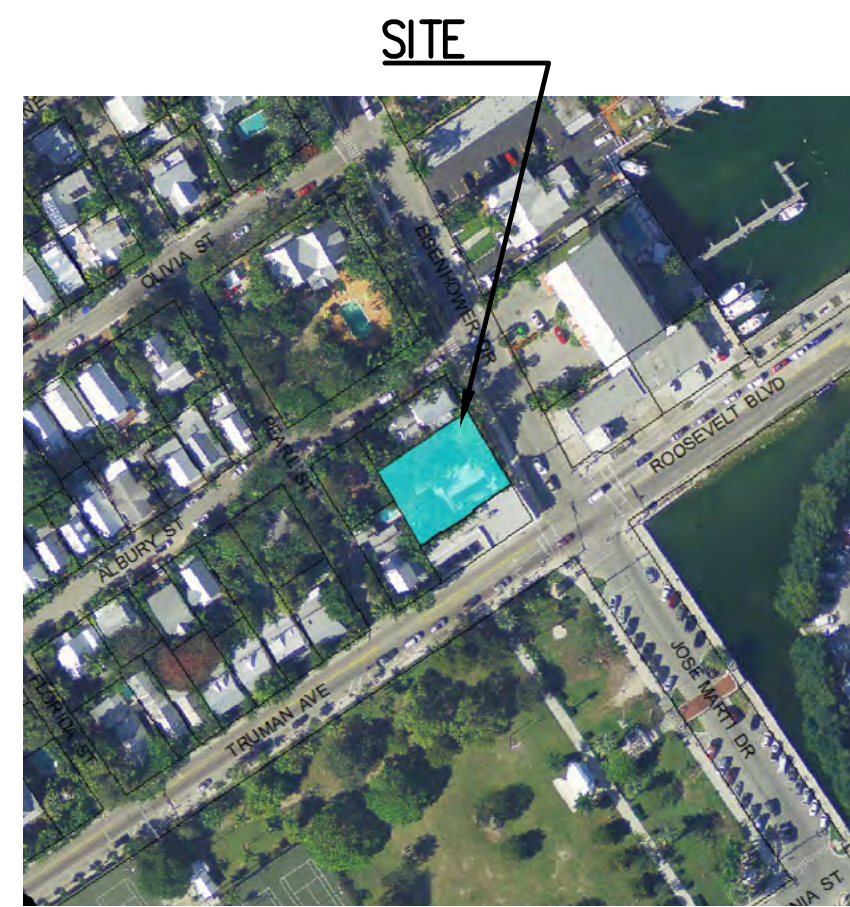
LEGEND

SYMBOLS		MATERIAL INDICATIONS		LIST OF ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATE(LY)
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	GARAGE		BRICK	F.F.L.	FINISH FLOOR LEVEL
	DETAIL OR SECTION AREA		BATT INSULATION	IN.	INCH
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MAX.	MAXIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	MIN.	MINIMUM
	DETAIL OR SECTION NUMBER		GRAVEL	#	NUMBER
	DETAIL		CONTINUOUS WOOD FRAMING	O.C.	ON CENTER
	SCALE: 3/4" = 1'-0"		WOOD BLOCKING	LB.	POUND
	SHEET# WHERE DETAIL IS SHOWN		PLYWOOD	PSI	POUND PER SQUARE INCH
	SHEET# WHERE DETAIL IS TAKEN		FINISH WOOD	PT	PRESSURE TREATED
			TONGUE AND GROOVE	SF	SQUARE FOOT/FEET
			WELDED WIRE MESH	T & G	TONGUE AND GROOVE

PROJECT DATA

	MAIN HOUSE PROPOSED		EXISTING	REQUIRED	VARIANCES OBTAINED	COTTAGE A	COTTAGE B
RE NO.	00024260-000000						
SETBACKS:							
FRONT	4'-5"	8'-4"	10'	YES *		87'-2"	87'-1"
SIDE	NO CHANGE	4'-3"	5'	NONE		0'	38'-8"
SIDE	NO CHANGE	31'-1"	5'	NONE		59'-1"	11'-3"
STREET SIDE		N/A					
REAR	NO CHANGE	23'-1"	15'	YES*		6'-4"	1'-11"
LOT SIZE	NO CHANGE	7,768.50 SQ. FT.	4000 SQ. FT.	NONE			
BUILDING COVERAGE	2,366 SQ. FT. 30%	2,273 SQ. FT. 29%	40% MAX	NONE			
FLOOR AREA	2,442 SQ. FT. .31	2,442 SQ. FT. .31	1.0	NONE			
BUILDING HEIGHT	30'-9 3/4"	27'-3 3/4"	30' MAX	YES * HEIGHT VARIANCE ALREADY OBTAINED			
IMPERVIOUS AREA	5808 SQ. FT. 75%	5808 SQ. FT. 75%	60% MAX	YES*			
OPEN SPACE	1542 SQ. FT. 19%	1635 SQ. FT. 21%	35% MAX	YES*			

* NOTE HEIGHT VARIANCE WAS PASSED BY BOARD OF ADJUSTMENT ON DECEMBER 2, 2014 AND OPEN SPACE, IMPERVIOUS, REAR YARD AND FRONT YARD SETBACK VARIANCES WERE APPROVED BY THE PLANNING BOARD AT THE DECEMBER 18, 2014 MEETING



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION
HARC SUBMISSION

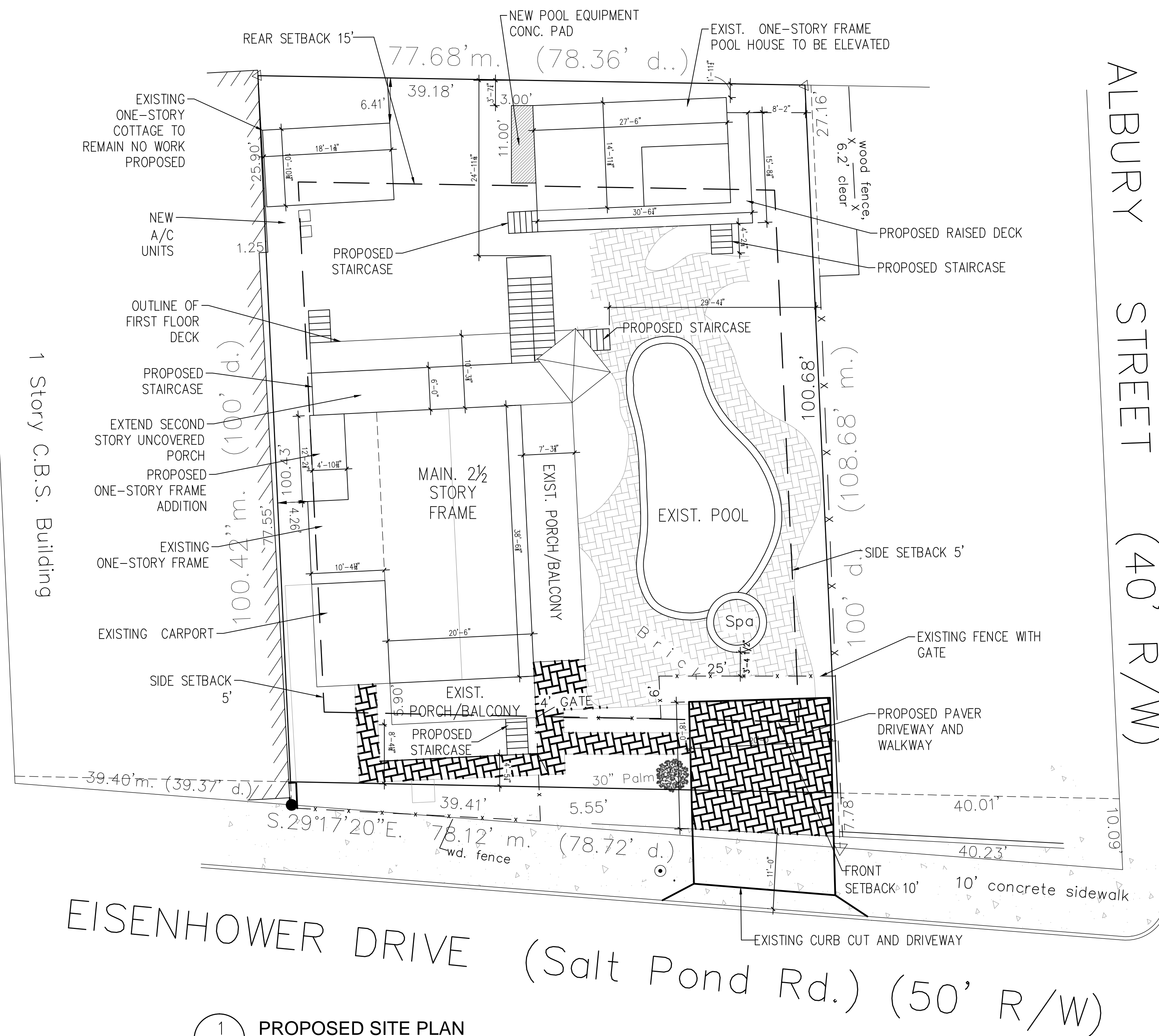
Drawn By: JMT
Checked By: RJM
Project No. Scale:
AutoCad File No.

Revisions:

Title:
COVER SHEET,
SURVEY, SITE PLAN
AND PROJECT DATA

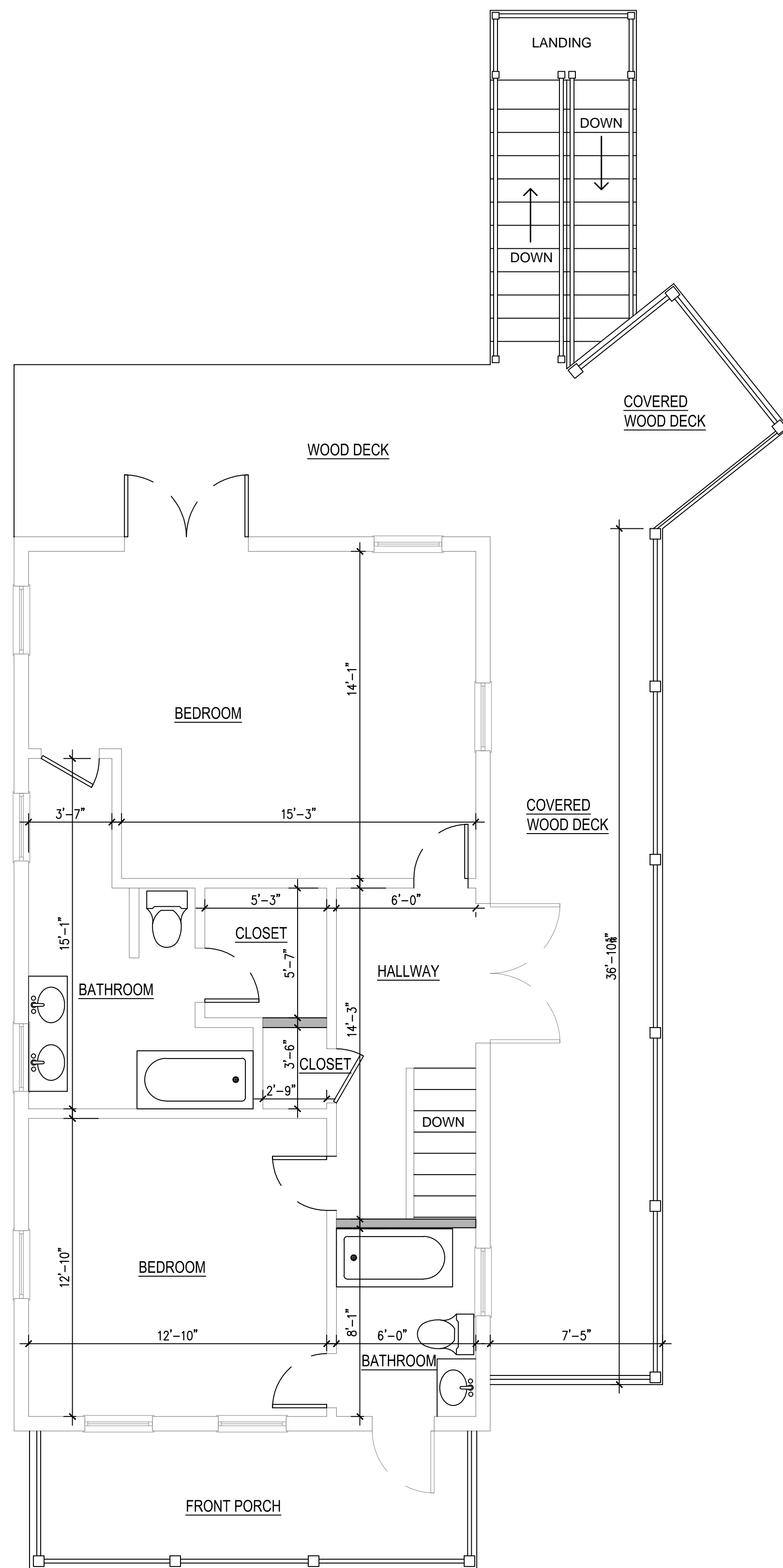
Sheet Number:
CS-1
Date: DECEMBER 29, 2014

TRUMAN AVENUE (Division St.)

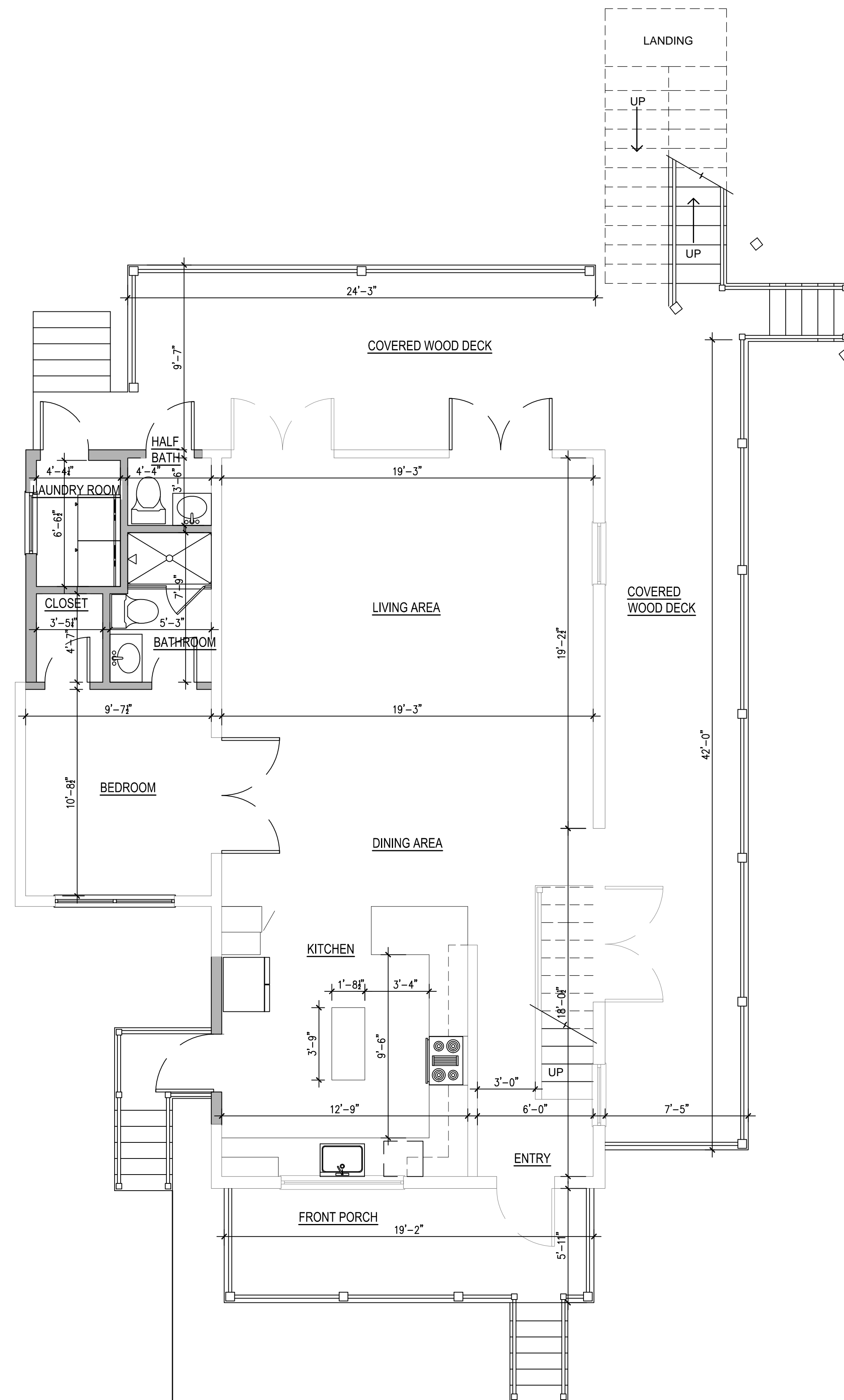


1 PROPOSED SITE PLAN
CS-1 SCALE: 1"-10'-0"

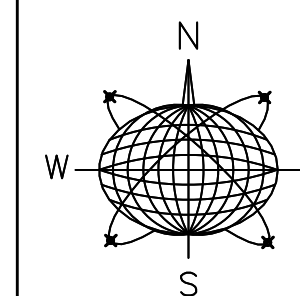
Date: DECEMBER 29, 2014



2 MAIN HOUSE 2ND FLOOR ARCHITECTURAL PLAN
A-1 SCALE: 1/4" = 1'-0"



1 MAIN HOUSE 1ST FLOOR ARCHITECTURAL PLAN
A-1 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION
HARC SUBMISSION

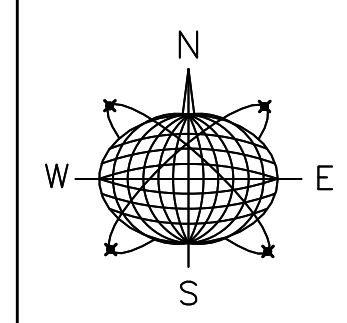
920 EISENHOWER DRIVE
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

Title:
PROPOSED FLOOR
PLAN

Sheet Number:
A-1
Date: DECEMBER 29, 2014



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

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 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION
 HARC SUBMISSION

920 EISENHOWER DRIVE
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:

AutoCad File No.

Revisions:

Title:

PROPOSED ELEVATIONS

Sheet Number:

A-2

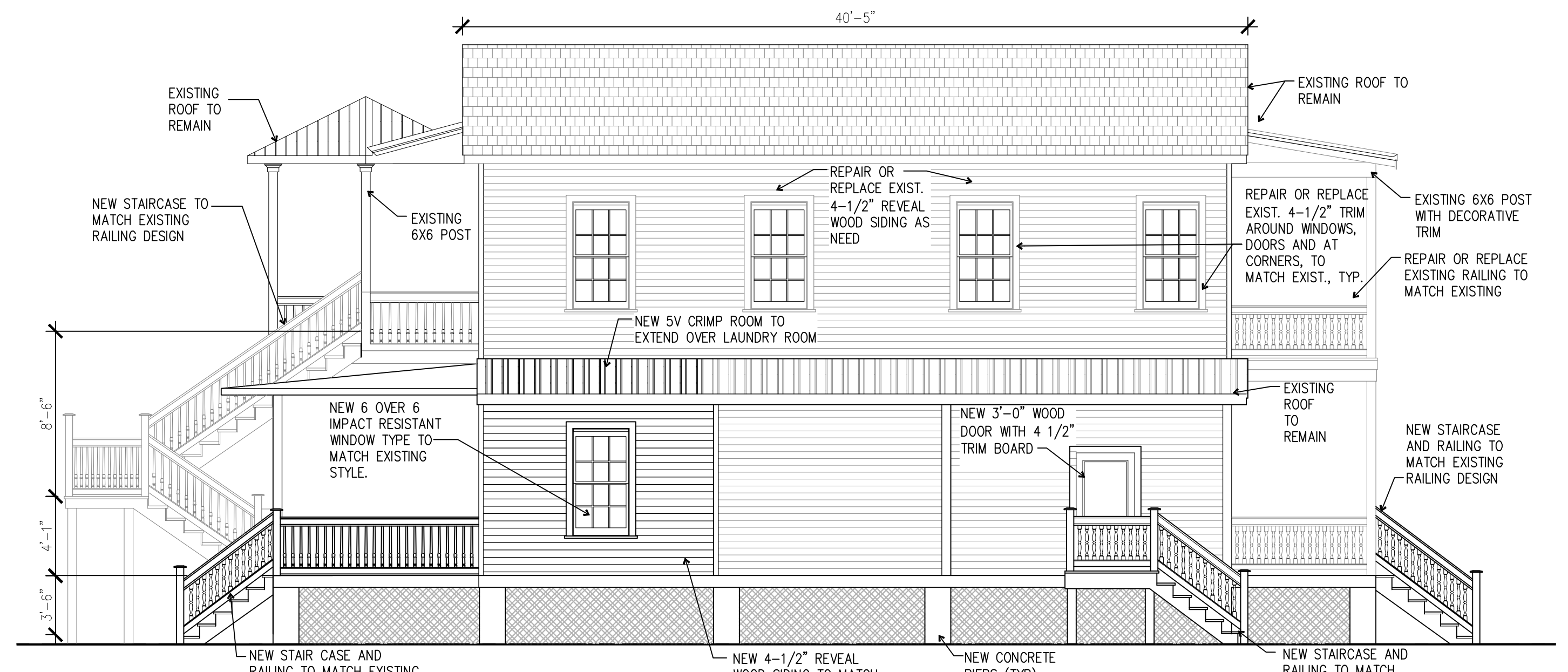
Date: DECEMBER 29, 2014



EXISTING ADJACENT BUILDING

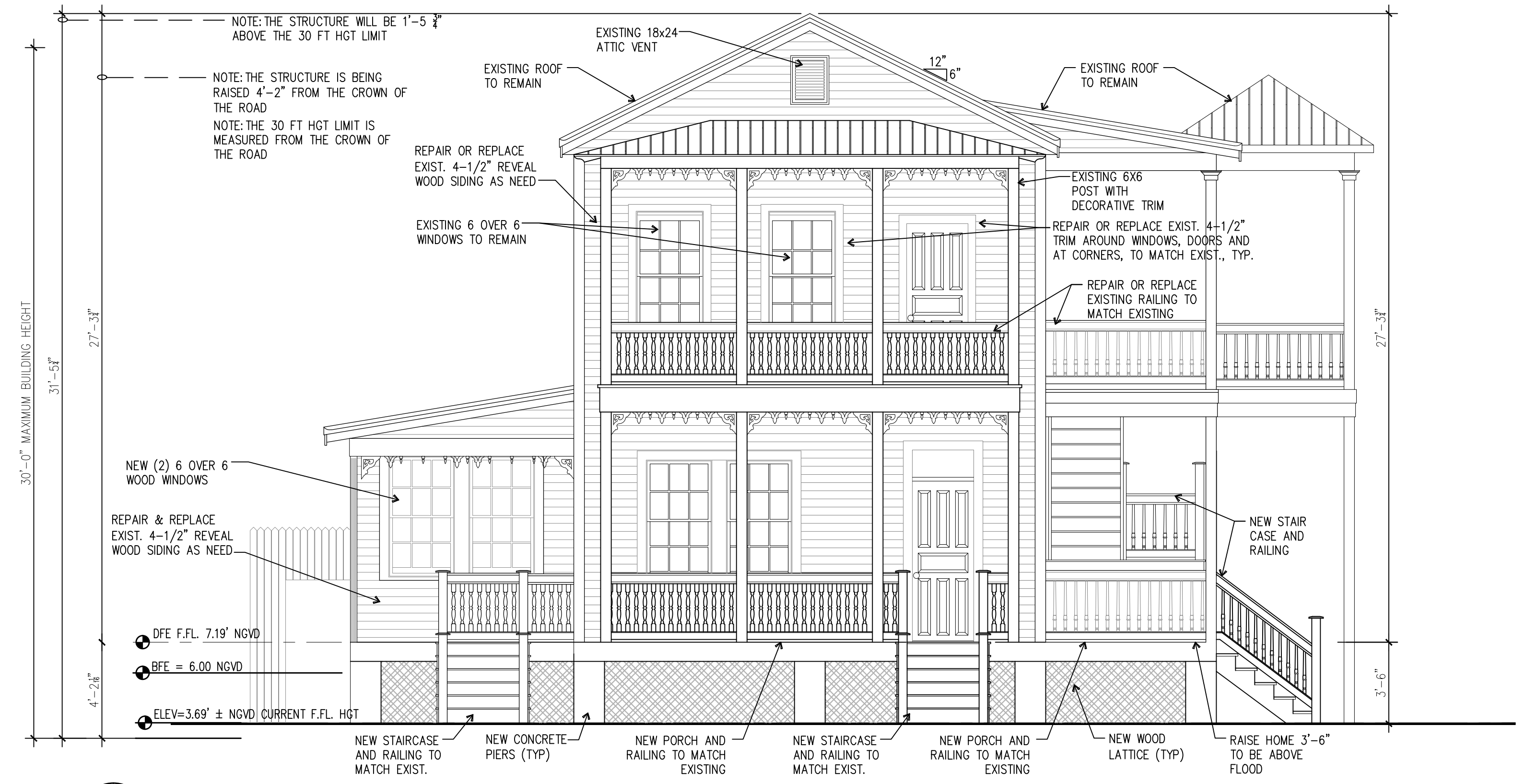
EXISTING ADJACENT BUILDING

5 PROPOSED FRONT ELEVATION W/ADJACENT PROPERTIES (from Eisenhower Dr.)
 A-2 SCALE: 1/8" = 1'-0"

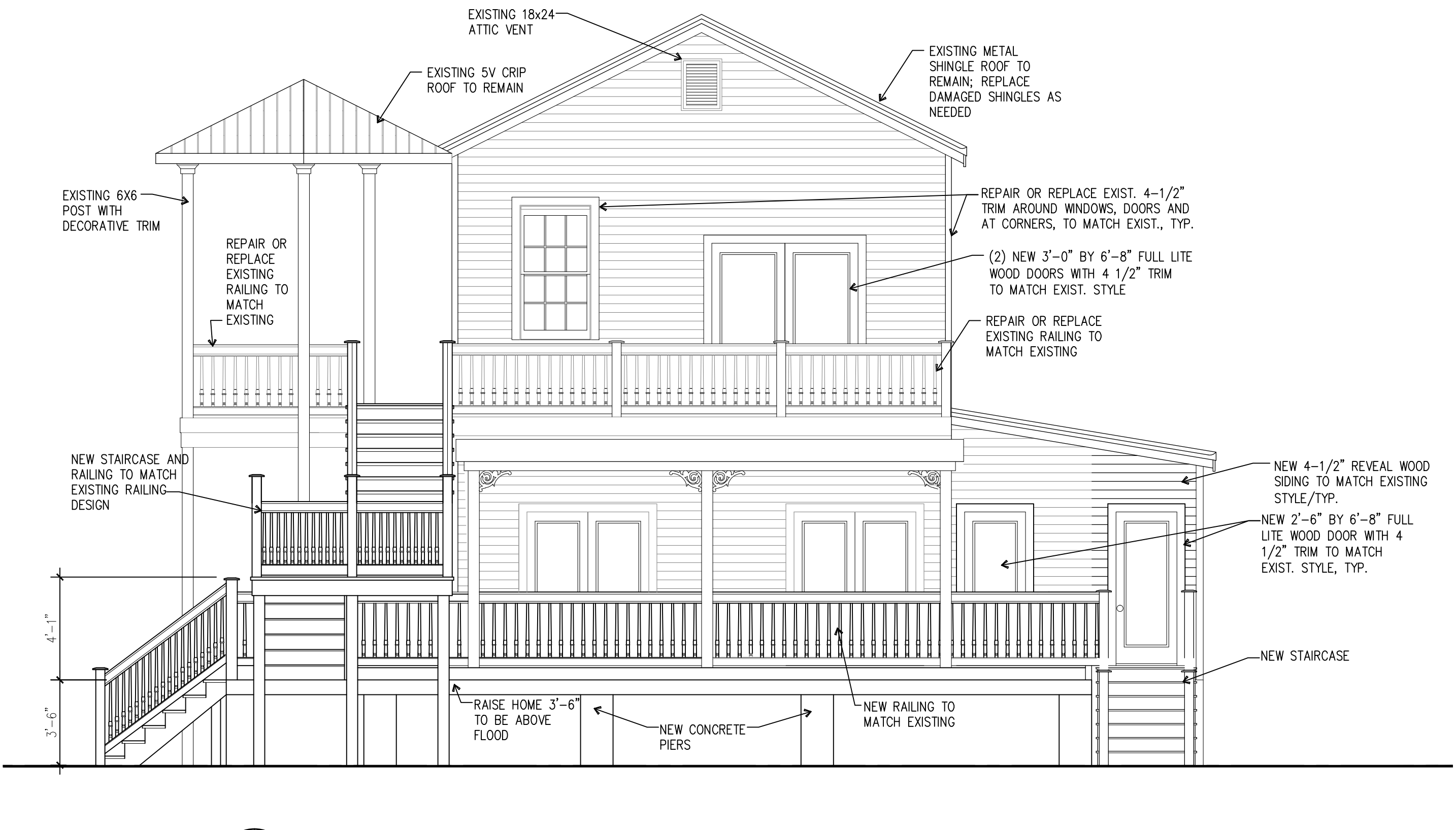


4 PROPOSED NORTH SIDE ELEVATION
 A-2 SCALE: 3/16" = 1'-0"

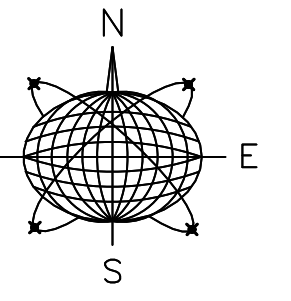
3 PROPOSED SOUTH SIDE ELEVATION
 A-2 SCALE: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



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



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 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE ENGINEER
 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION
 HARC SUBMISSION

920 EISENHOWER DRIVE
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM

Project No. Scale:

AutoCad File No.

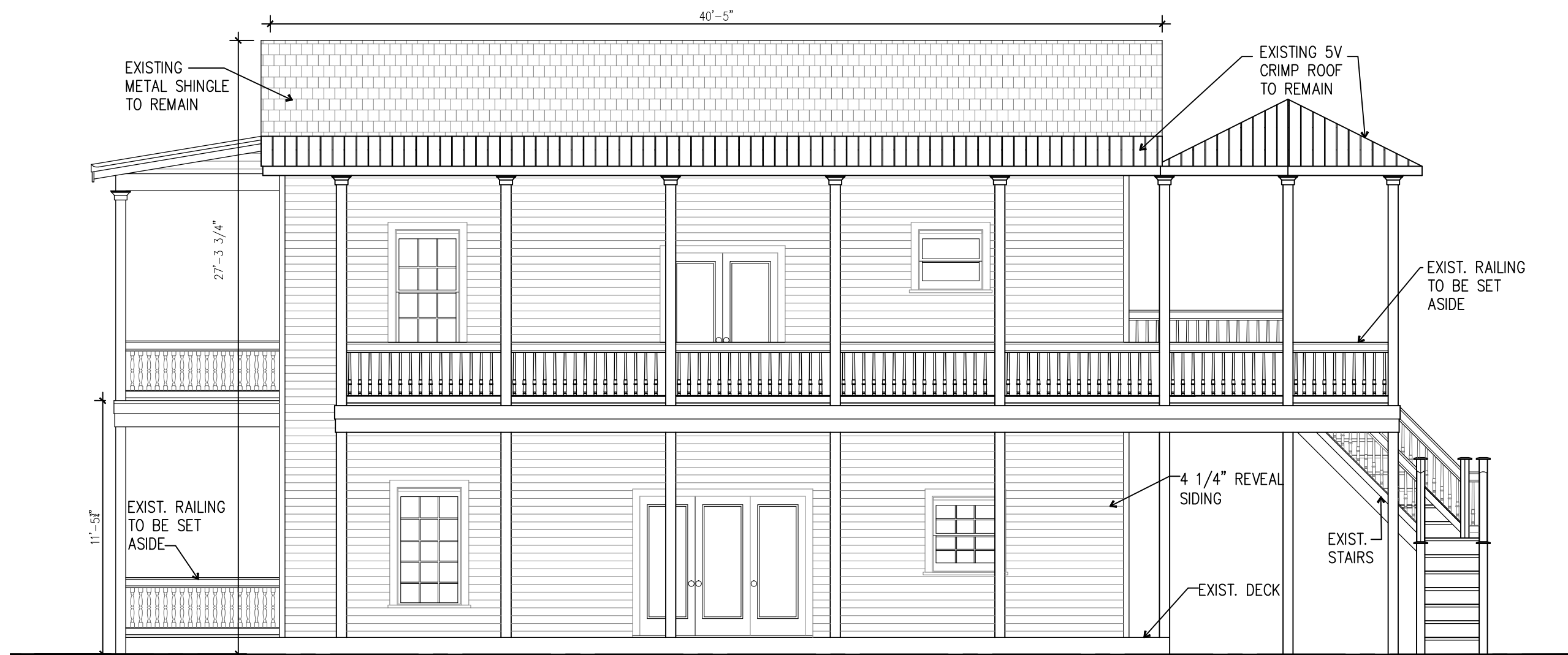
Revisions:

Title:
 EXISTING
 ELEVATIONS

Sheet Number:

A-2.1

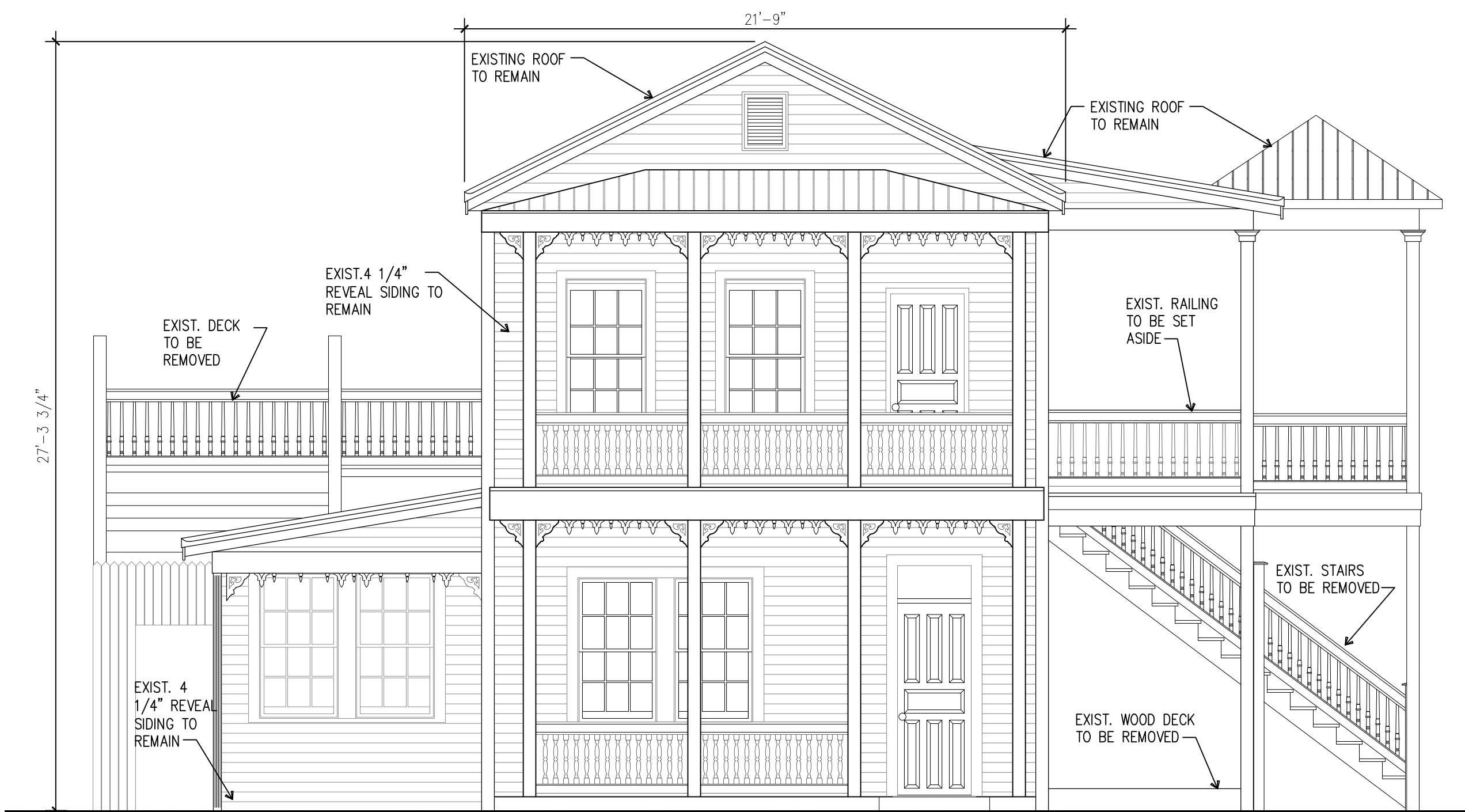
Date: DECEMBER 29, 2014



4 EXISTING NORTH SIDE ELEVATION
 A-201 SCALE: 3/16" = 1'-0"



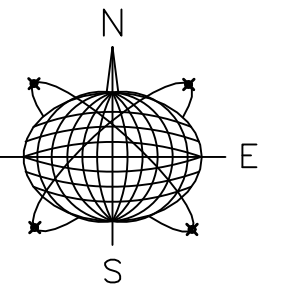
3 EXISTING SOUTH SIDE ELEVATION
 A-201 SCALE: 3/16" = 1'-0"



2 EXISTING FRONT ELEVATION
 A-201 SCALE: 1/4" = 1'-0"



1 EXISTING REAR ELEVATION
 A-201 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

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 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION
 HARC SUBMISSION

920 EISENHOWER DRIVE
 KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM

Project No. Scale:

AutoCad File No.

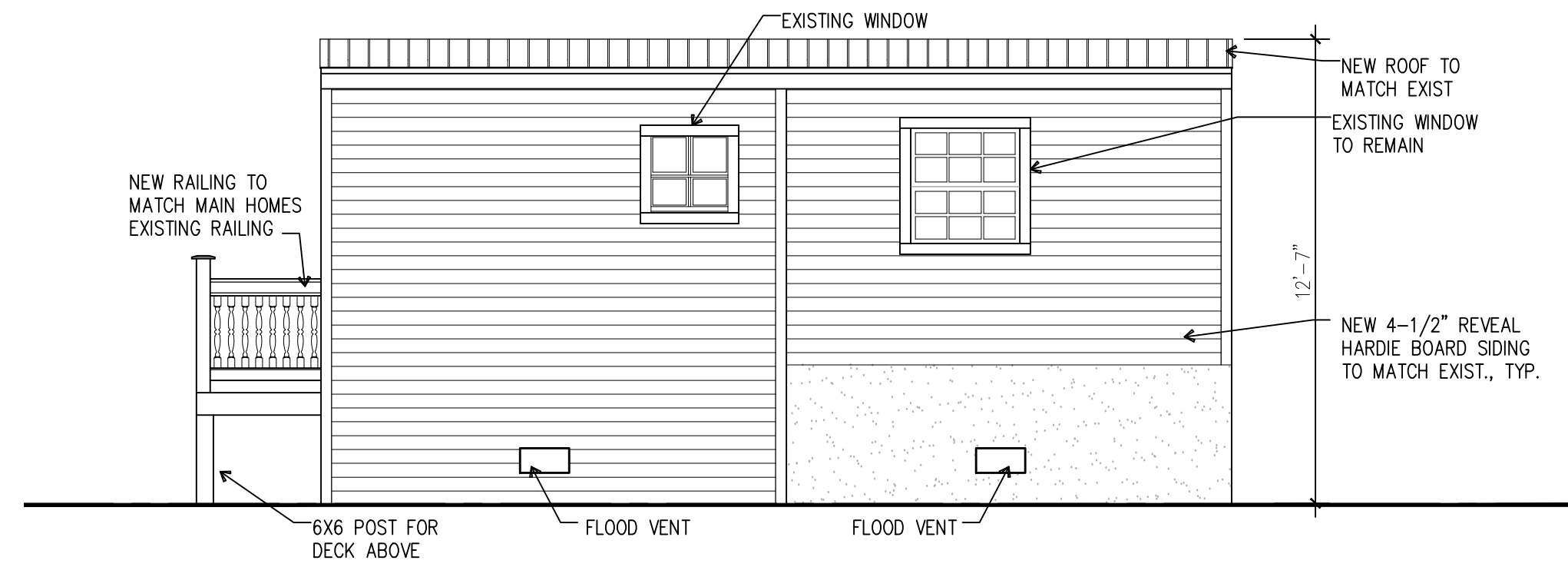
Revisions:

Title: PROPOSED
 COTTAGE
 ELEVATIONS/FLOOR
 PLAN

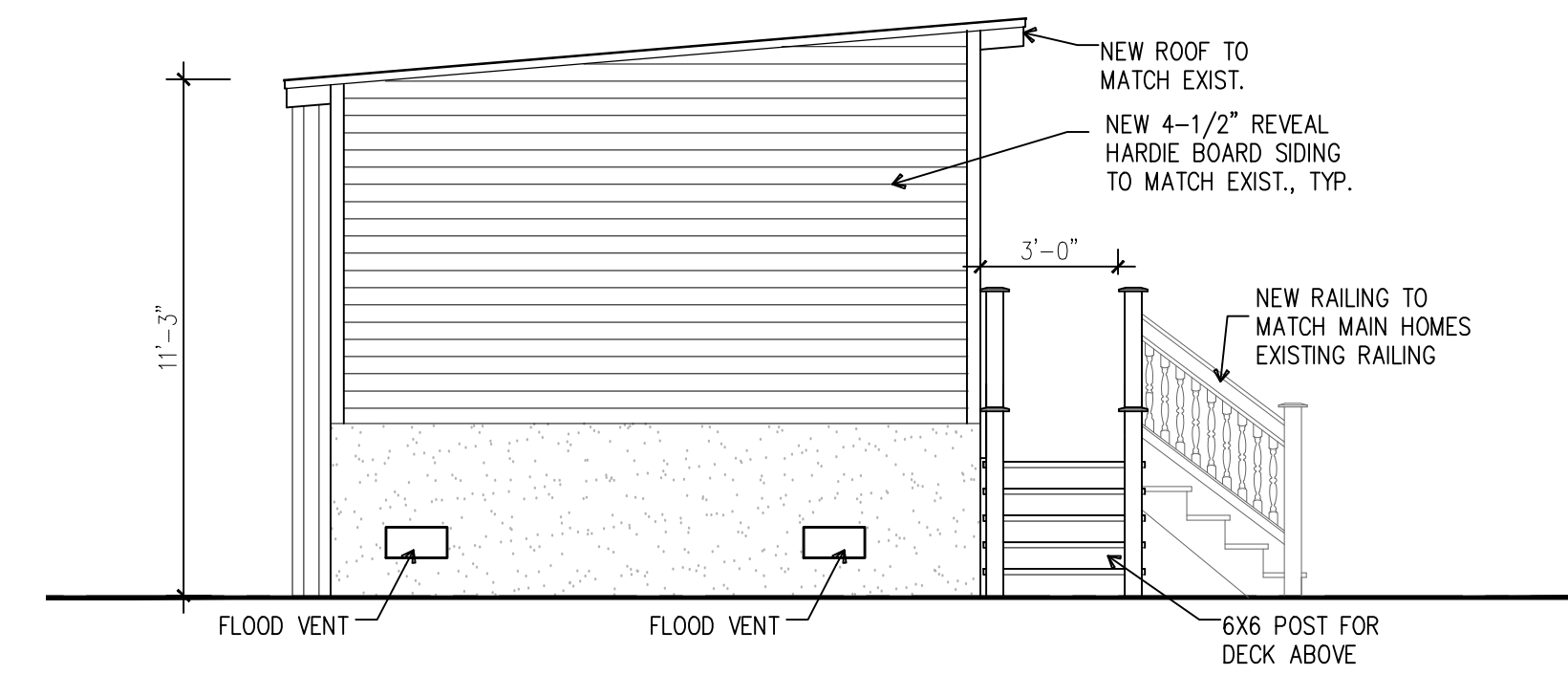
Sheet Number:

A-3

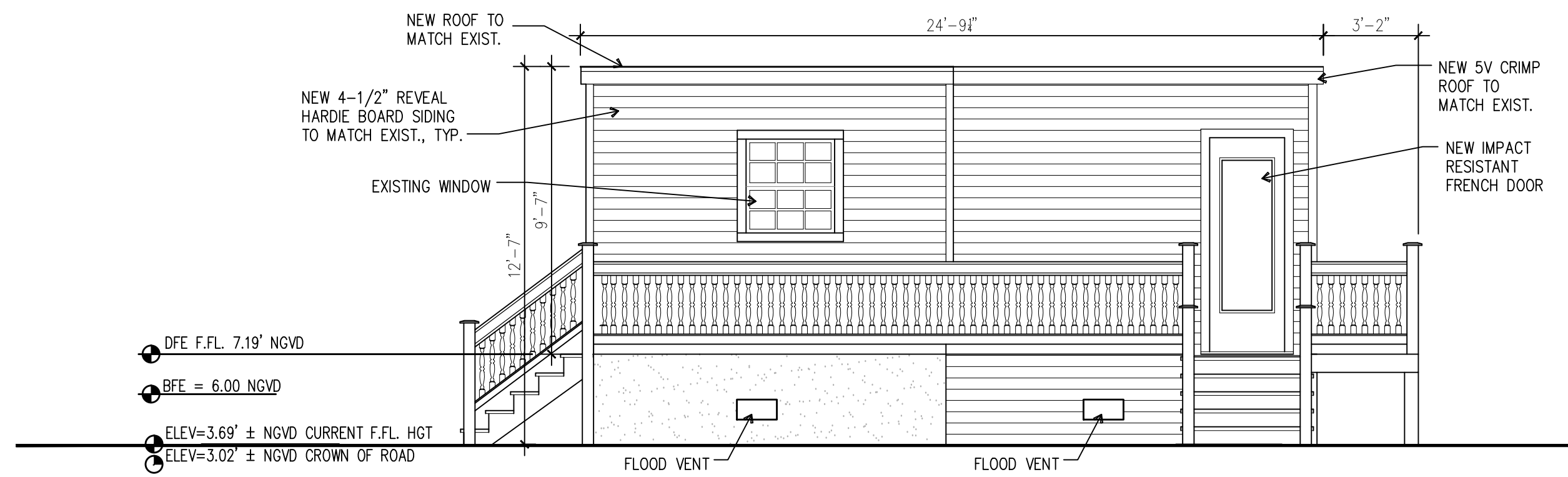
Date: DECEMBER 29, 2014



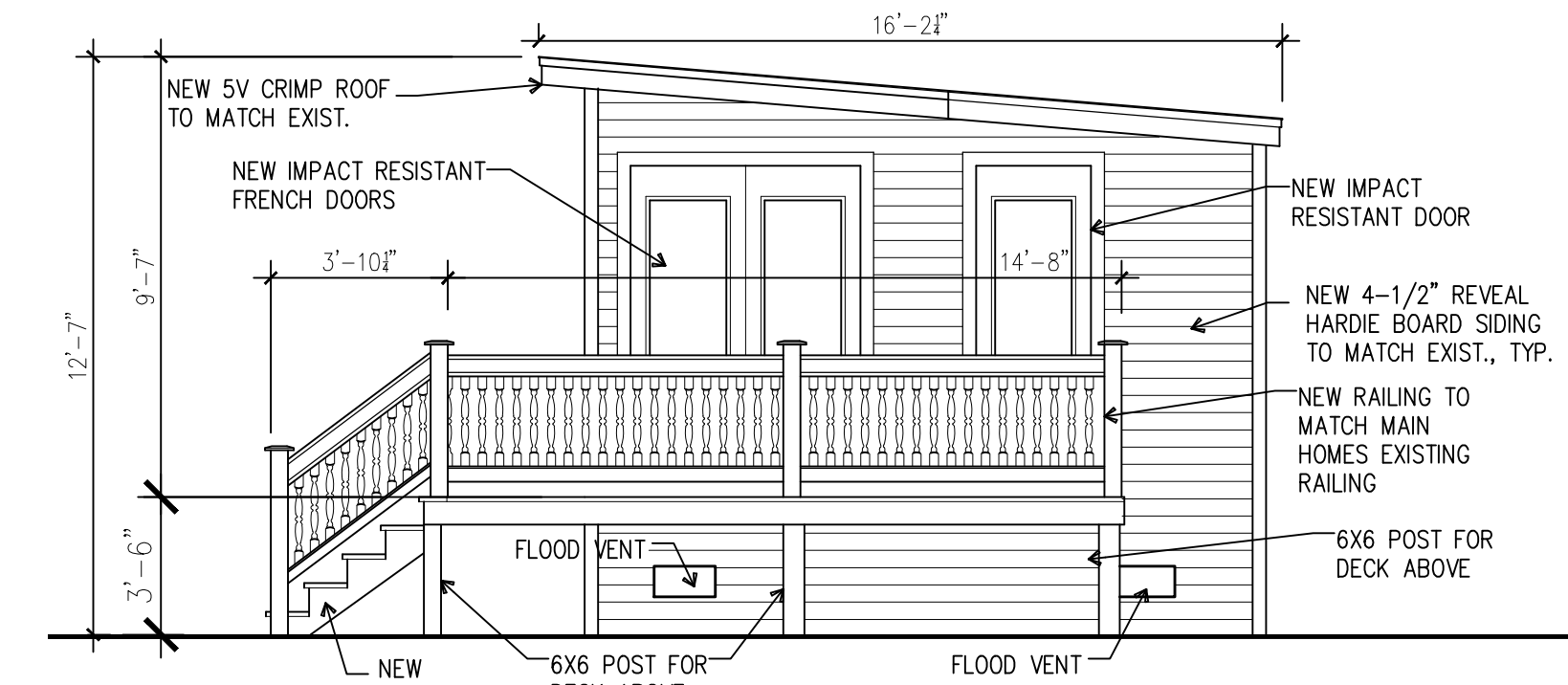
5 PROPOSED COTTAGE REAR
 A-3 SCALE: 1/4" = 1'-0"



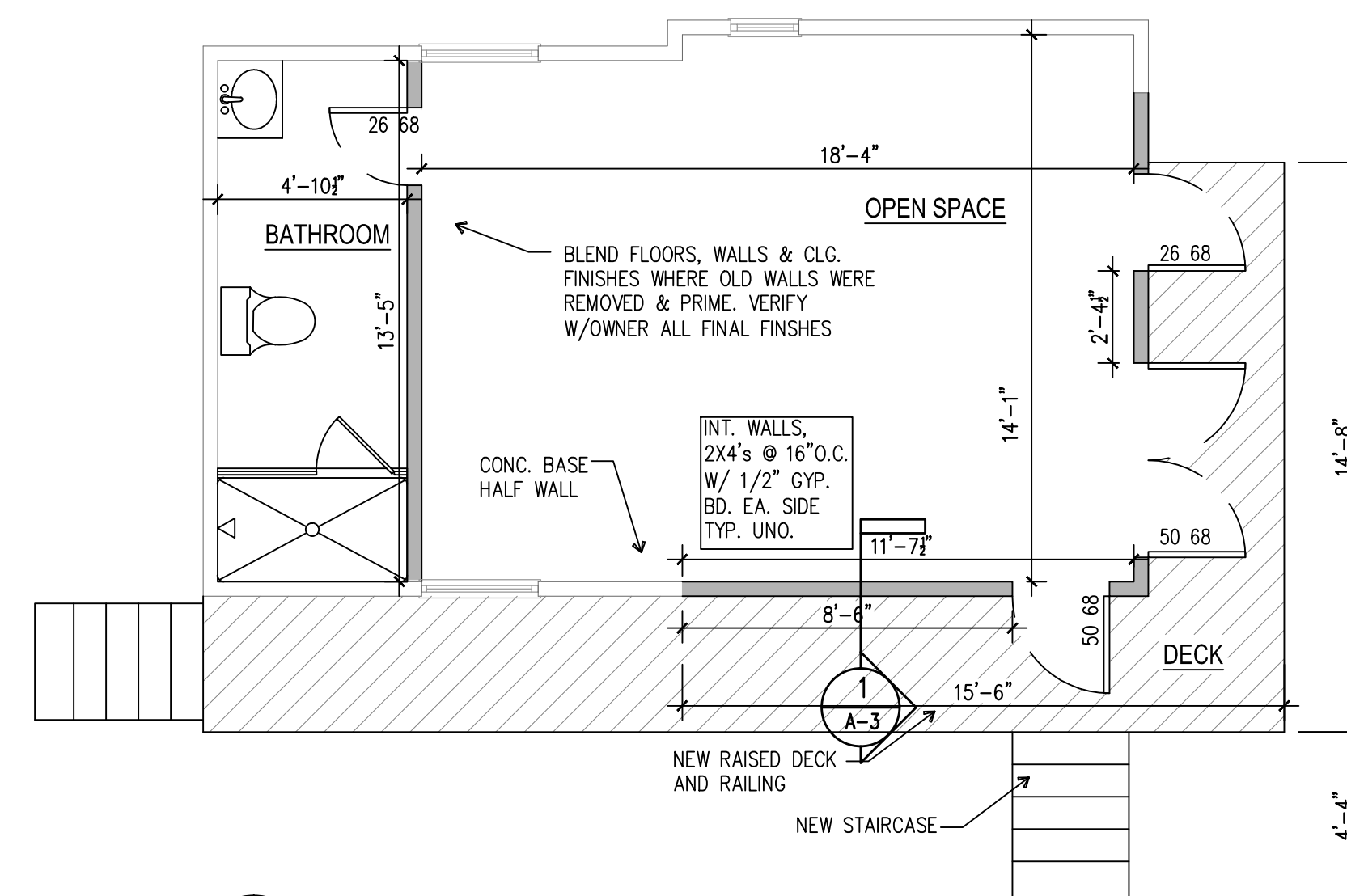
4 PROPOSED COTTAGE SOUTH SIDE
 A-3 SCALE: 1/4" = 1'-0"



3 PROPOSED COTTAGE FRONT
 A-3 SCALE: 1/4" = 1'-0"



2 PROPOSED COTTAGE NORTH SIDE
 A-3 SCALE: 1/4" = 1'-0"



1 COTTAGE PROPOSED FLOOR PLAN
 A-3 SCALE: 1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REASE A HISTORIC HOUSE THREE FEET AND SIX INCHES AND RAISE REAR ACCESSORY STRUCTURE TO BE ABOVE FLOOD ELEVATION. NEW EXTERIOR STAIRCASE. DEMOLITION OF HISTORIC FIRST STORY FRONT PORCH, NON HISTORIC FIRST FLOOR, SIDE PORCH, SHED AND EXTERIOR STAIRCASE.

FOR- #920 EISENHOWER DRIVE

Applicant- Meridian Engineering

Application # H15-01-0004

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

PROPERTY APPRAISER INFORMATION

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

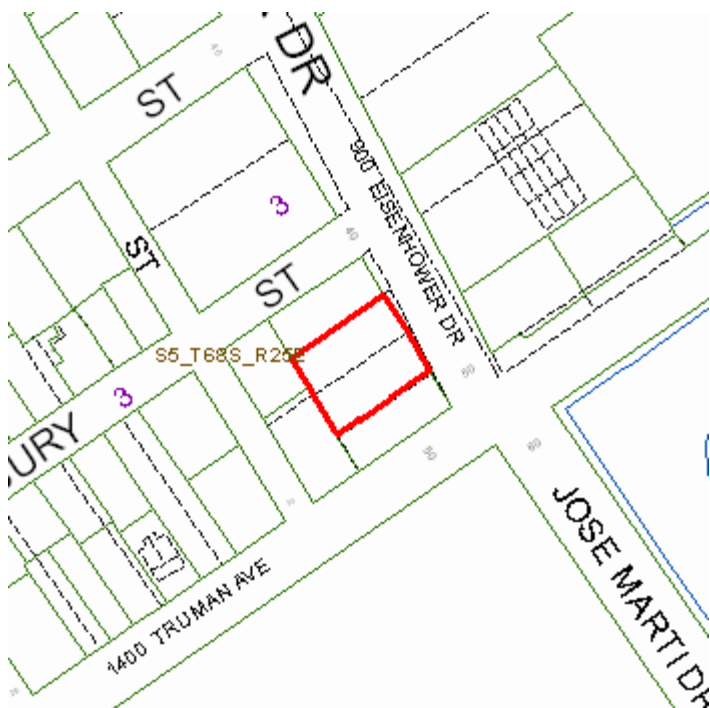
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 920 EISENHOWER DR KEY WEST

Legal Description: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOTS 8 & 9 SQR 3 TR 7 A5-516 OR713-807 OR998-254/55 OR1124-513/14R/S OR1127-311M/L OR1248-1060/65FJ OR1256-1297/98 OR1276-528/29 OR1441-2423 OR1595-2200/01 OR1595-2202/03 OR1978-588/595E OR2694-1639/42 OR2694-1643/46

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	77	107	7,811.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2040
 Year Built: 1928

Building 1 Details

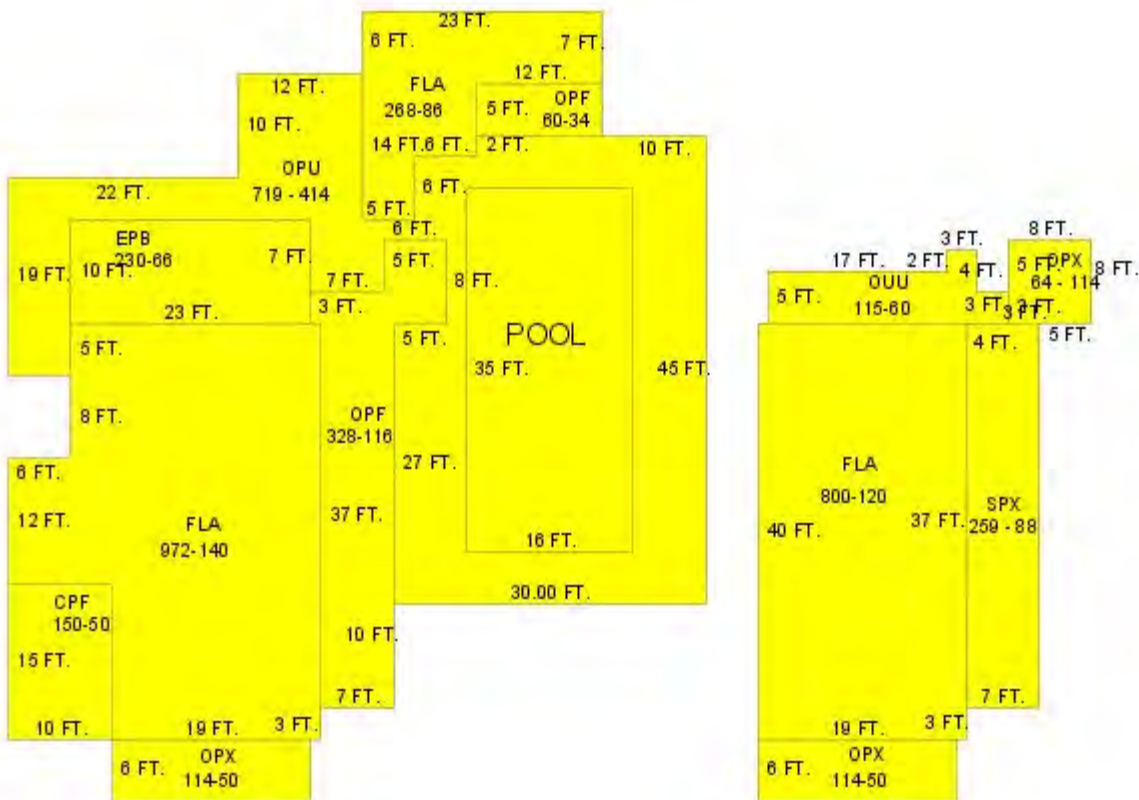
Building Type	R1	Condition	A	Quality Grade	450
Effective Age	86	Perimeter	346	Depreciation %	77
Year Built	1928	Special Arch	0	Grnd Floor Area	2,040
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	3
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	SPX		1	1994				259
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	972
2	OPX		1	1989	N Y	0.00	0.00	114
3	CPF		1	1989	N Y	0.00	0.00	150
4	EPB	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	230
5	OPU		1	1989	N Y	0.00	0.00	719
6	OPF		1	1994	N Y	0.00	0.00	328
7	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	800
8	OUU		1	1994	N Y	0.00	0.00	115
9	OPX		1	1994	N Y	0.00	0.00	64
10	OPX		1	1989	N Y	0.00	0.00	114
11	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	268
12	OPF		1	1989	N Y	0.00	0.00	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	518 SF	74	7	1988	1989	2	30
2	FN2:FENCES	264 SF	66	4	2006	2007	2	30
3	PO4:RES POOL	560 SF	16	35	1988	1989	2	50
4	HT2:HOT TUB	1 UT	6	6	1988	1989	2	50
5	FN2:FENCES	702 SF	117	6	1988	1989	2	30

Appraiser Notes

2004-03-22 FOR THE 2004 TAX ROLL THIS PARCEL HAS INCREASED IN SIZE FROM BEING 39' WIDE TO 77' WIDE. THE FEB 2004 SALE FOR RE 24220 DID NOT INCLUDE THE LOT NEXT DOOR WHICH HAS POOL ON IT. ADJUSTED LOT LINES AND INCLUDED SAID LOT WITHIN THIS PARCEL FOR 2004 TAX ROLL.
2014-11-20 PARCEL UNDER EXTENSIVE INT/EXT REHAB. QUALITY GRADE AND EFF AGE ADJUSTED FOR 2015.DKRAUSE
NOTE THE LOT WITH POOL ON IT WAS FORMERLY ASSESSED UNDER RE 24220. - LG
PETITION #074 1999
2014-03-31 MLS \$799,000 3/2.5 HISTORIC TWO STORY CONCH HOUSE, ONCE OWNED BY JOE RUSSELL OF SLOPPY JOE'S FAME. DOUBLE LOT WITH BEAUTIFUL POOL AND TROPICAL LANDSCAPING. HOUSE NEEDS MAJOR TLC.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount Description	Notes
-------------	-------------	----------------	--------------------	-------

14-4098 09/26/2014	10,000	DEMO FIRST FLOOR NON BEARING WALLS AND FLOOR JOISTS, BATHROOM AND KITCHEN
B933130 11/01/1993 06/01/1994	45,000	PORCHES 2 FLOORS (RE2422)
P943821 11/01/1994 10/01/1995	2,000	ADD BATHROOM
9900897 03/12/1999 11/02/1999	3,600	CHANGEOUT AC
06-1769 03/20/2006 07/19/2006	1,000	REPLACE WOODEN PICKET FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	235,277	21,573	430,068	686,918	686,918	0	686,918
2013	253,649	22,367	521,141	797,157	738,314	0	797,157
2012	253,649	23,161	394,385	671,195	671,195	0	671,195
2011	257,379	23,964	373,689	655,032	655,032	0	655,032
2010	261,109	24,759	469,528	755,396	755,396	0	755,396
2009	286,933	25,552	713,683	1,026,168	1,026,168	0	1,026,168
2008	263,711	26,355	844,824	1,134,890	1,134,890	0	1,134,890
2007	441,252	21,755	1,188,581	1,651,588	1,651,588	0	1,651,588
2006	419,716	21,928	660,323	1,101,967	1,101,967	0	1,101,967
2005	438,622	22,695	462,226	923,543	923,543	0	923,543
2004	406,229	23,422	407,846	837,497	837,497	0	837,497
2003	382,874	7,048	122,047	511,969	511,969	0	511,969
2002	320,631	7,447	104,331	432,409	432,409	0	432,409
2001	328,515	7,810	104,331	440,656	440,656	0	440,656
2000	328,515	5,996	74,803	409,313	409,313	0	409,313
1999	392,508	5,523	74,803	472,834	472,834	0	472,834
1998	295,249	4,327	74,803	374,379	374,379	0	374,379
1997	269,198	4,081	66,929	340,208	340,208	0	340,208
1996	225,779	3,562	66,929	296,270	296,270	0	296,270
1995	210,174	3,488	66,929	280,591	280,591	0	280,591
1994	172,142	3,138	66,929	242,210	242,210	0	242,210
1993	135,546	2,817	66,929	205,293	205,293	25,000	180,293
1992	135,546	2,933	66,929	205,408	205,408	25,000	180,408
1991	135,546	3,033	66,929	205,508	205,508	25,000	180,508
1990	137,158	3,154	52,165	192,477	192,477	0	192,477
1989	93,305	0	51,181	144,486	144,486	0	144,486
1988	89,427	0	45,276	134,703	134,703	0	134,703
1987	96,455	0	26,968	123,423	123,423	0	123,423
1986	52,021	0	25,984	78,005	78,005	25,000	53,005
1985	50,434	0	16,848	67,282	67,282	25,000	42,282
1984	47,002	0	16,848	63,850	63,850	25,000	38,850

1983	47,002	0	16,848	63,850	63,850	25,000	38,850
1982	37,960	0	16,848	54,808	54,808	5,000	49,808

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/14/2014	2694 / 1643	100	QC	11
7/14/2014	2694 / 1639	750,000	WD	03
9/8/1999	1595 / 2202	1	WD	M
10/1/1993	1276 / 0528	238,000	WD	Q
3/1/1990	1124 / 513	270,000	WD	Q
12/1/1986	998 / 254	160,000	WD	Q
2/1/1977	713 / 807	35,000	00	Q

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