



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: King Keller Construction, Contractor

Application Number: H2024-0024

Address: 1318 William Street

Description of Work:

New gable roof over existing roof of a historic but non-contributing building.

Site Facts:

The principal building on the site is a residence and was built in 1958. The one-story concrete block structure has an unusual location on its site as it is approximately 57-3' setback from the front property line. Staff have approved a Certificate of Appropriateness for spalling work and replacement of windows and doors. The existing structure has a low-pitched roof.



Front Elevation circa 1965.



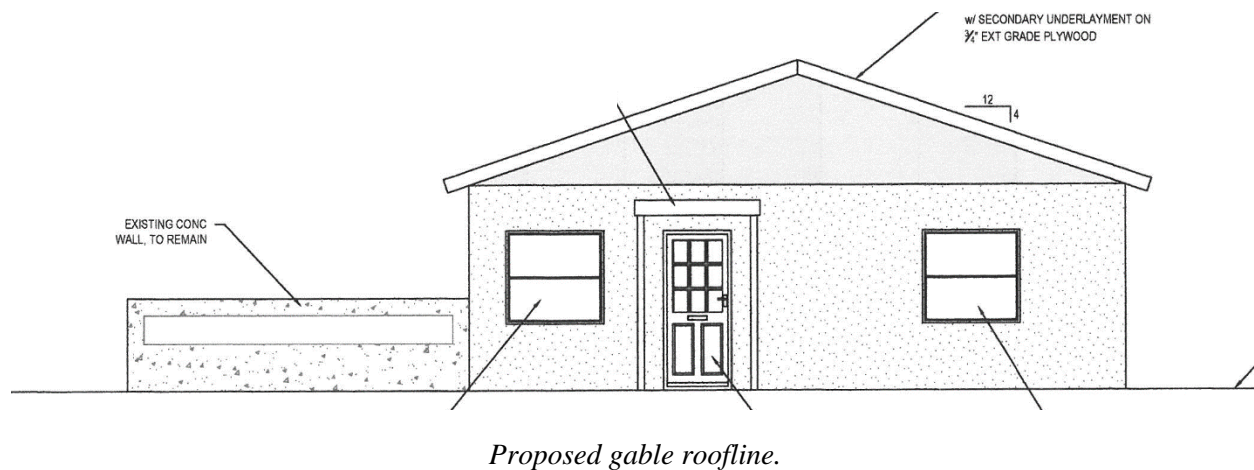
Front Elevation.

Guidelines Cited on Review:

- Roofing (page 26), specifically first sentence of guideline 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new gable roof over an existing low-pitched roof. An existing fascia board will be removed to accommodate the new proposed gable roof. The ratio of the roof slope will be 4:12 and the finish material of the roof will be 5V-crimp. Gable ends will have finished stucco.



The desire to change the roof configuration is for the installation of a new central air conditioning system as the new owners want to remove wall a/c units.

Consistency with Cited Guidelines:

Although roof guidelines states that the form and configuration of a roof must not be altered in pitch and design, it is staff's opinion that the new gable roof will give the house an appropriate historical form that can be found in other mid-century houses through the district. The house is not the best example of mid-century architecture still standing in Old Town.

APPLICATION

MAY 29 2024
BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



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

HARC COA # HARC 2024-0024	REVISION #	INITIAL & DATE TK 5/29/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1318 William St. Key West, FL 33040

NAME ON DEED:

K Zoo, LLC
PHONE NUMBER (714) 267-9557

OWNER'S MAILING ADDRESS:

1252 N Eagle Lake Dr.
EMAIL Ash@amanagement.com
Kalamazoo, MI 49009

APPLICANT NAME:

King Heller Construction, LLC
PHONE NUMBER (305) 393-2417

APPLICANT'S ADDRESS:

2117 FOGARTY AVE
EMAIL KingHellerConstruction, LLC

APPLICANT'S SIGNATURE:

Key West, FL 33040
DATE 5/17/2024

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO INVOLVES A HISTORIC STRUCTURE: YES ___ NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	we would like to add roof Trusses over Existing low sloped roof to be able to add duct work for a Central AC in the house. There is no space or an Attic currently that would allow us that. A simple 4/12 with 5v Metal GABLE Roof as shown in the Elevations of the proposed plan set
MAIN BUILDING:	we attached to this application.
	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	N/A

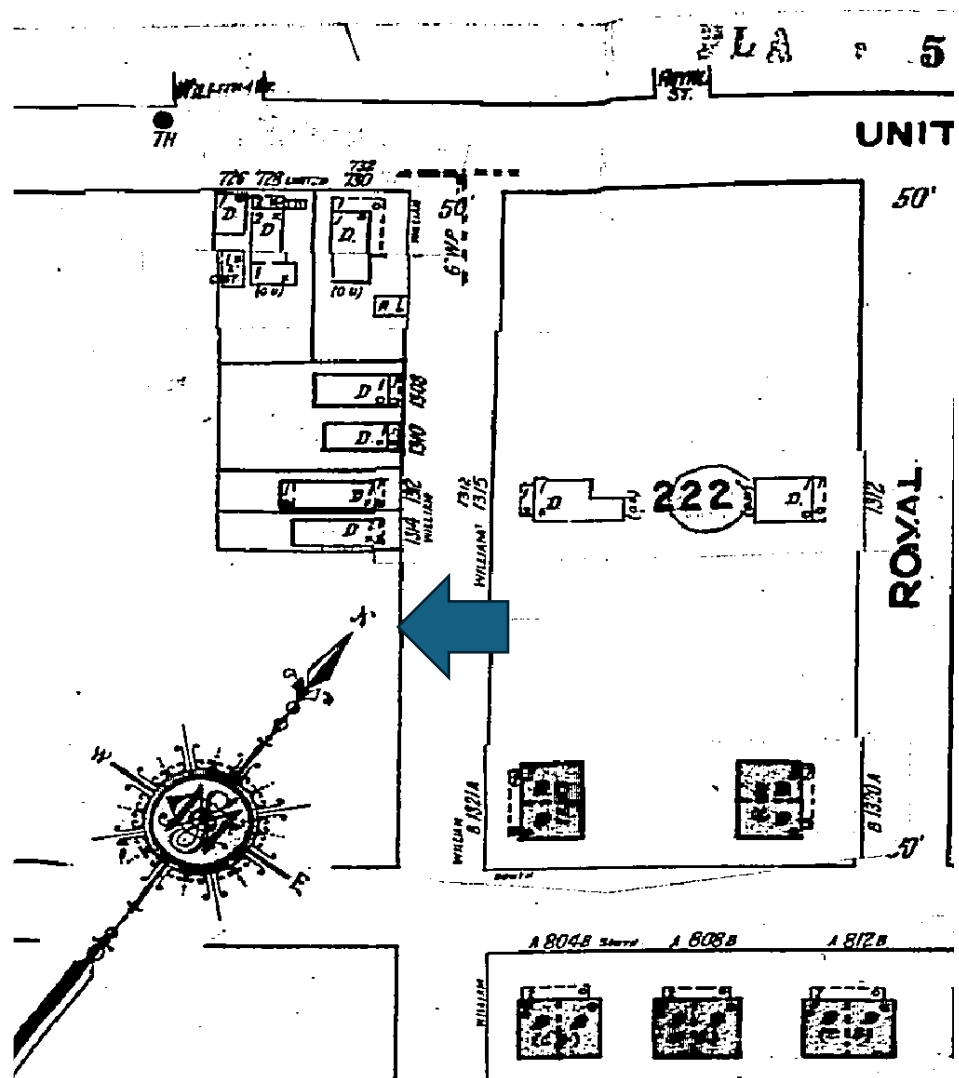
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):		N/A	
PAVERS:		N/A	
		FENCES:	
		N/A	
DECKS:		N/A	
		PAINTING:	
		N/A	
SITE (INCLUDING GRADING, FILL, TREES, ETC):		N/A	
		POOLS (INCLUDING EQUIPMENT):	
		N/A	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		N/A	
		OTHER:	
		N/A	

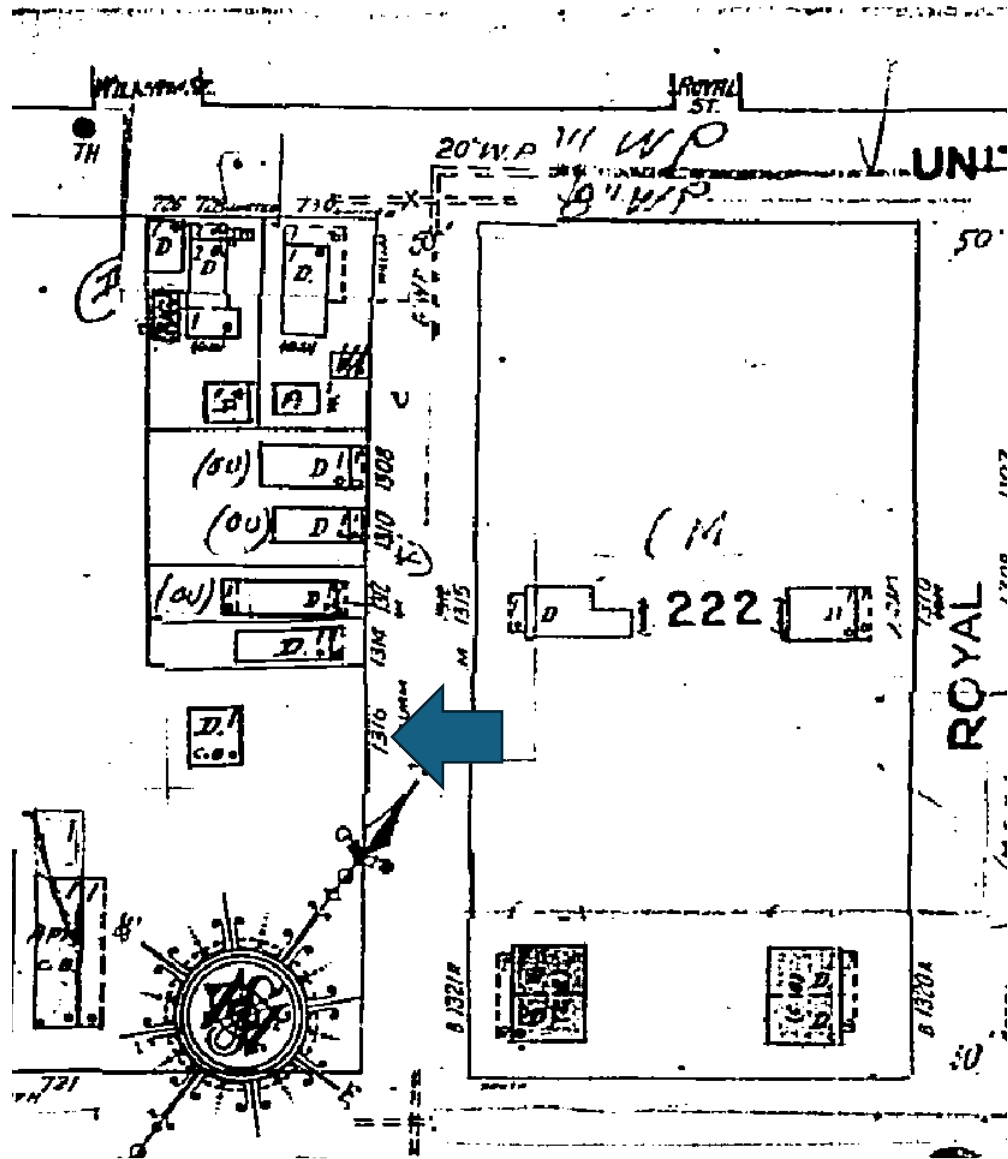
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1948 Sanborn map



1948 Sanborn map

PROJECT PHOTOS



1318 William Street circa 1965. Monroe County Library.





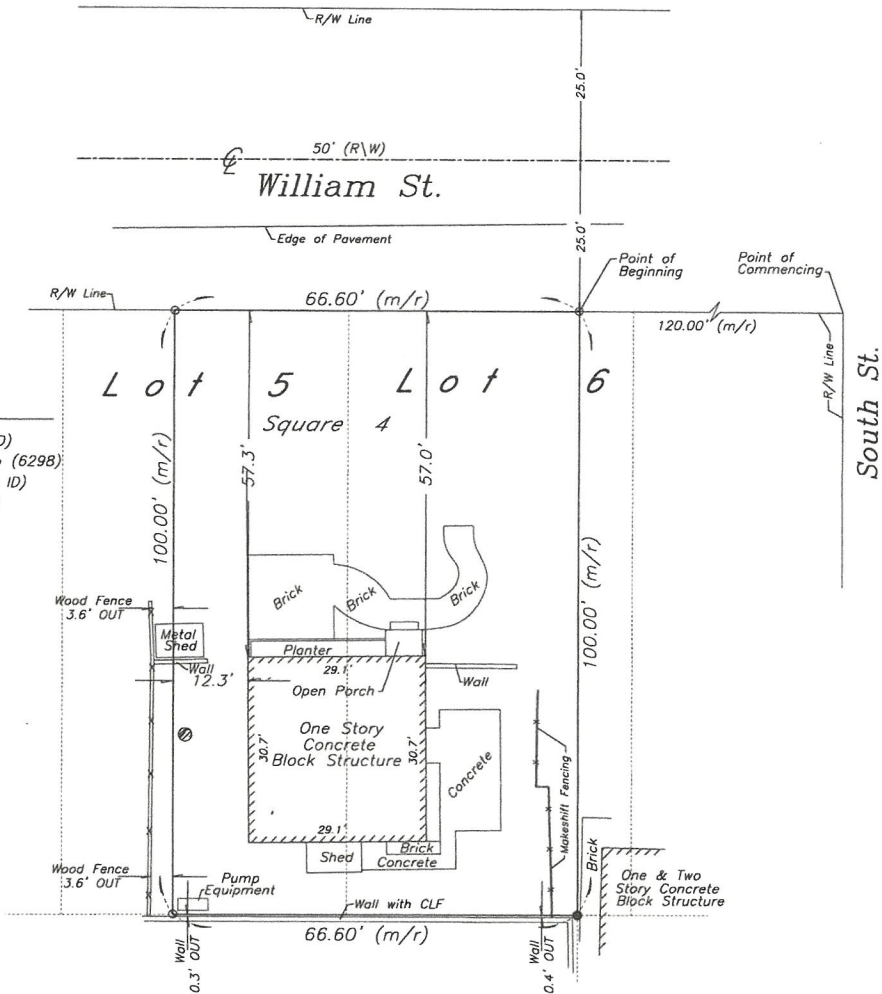
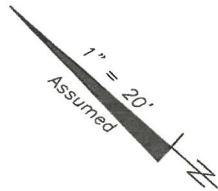






SURVEY

Boundary Survey Map of part of Lots 5 & 6, Square 4,
PIERCE AND WHITE'S DIAGRAM, Tract 17, Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ 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

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: 1318 William Street, 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: September 11, 2015 and May 17, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All bricking, interior fencing and concrete is not shown.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: 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 Tract 17, but now better known as Part of Lots 5 and 6, in Square 4, of said Tract 17, according to PIERCE AND WHITE'S DIAGRAM of Square or Lot No. 4, of Tract 17, recorded in Deed Book 898, Page 599, Monroe County, Florida Public Records, said land being described by metes and bounds as follows: COMMENCING at a point on William Street distant 120 feet northwesterly from the corner of the intersection of South and William Streets and running thence along William Street in a Northwesterly direction 66.6 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a southeasterly direction 66.6 feet; thence at right angles in a northeasterly direction 100 feet to the Point or Place of Beginning of William Street.

BOUNDARY SURVEY FOR: Brugman Family Limited Partnership;

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
September 28, 2015
Updated May 18, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8288

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

PROPOSED DESIGN

PROJECT INFO

RE# 00036820-00000
 OWNER KZOO LLC
 ADDRESS 1318 WILLIAM ST., KEY WEST, FL 33040
 SCITT/WN/RNG 05-68-25
 LEGAL KW WHITE AND PIERCE DIAGRAM N-613 PT LOT 5 AND PT LOT 6 SQR 4 TR 17
 FLOOD ZONE EFFECTIVE: X (NGVD); PRELIM: AE-8 (NAVD)
 FIRM COMMUNITY #12087C; MAP & PANEL 1516K; (02/18/05)
 SETBACKS FRONT 5 FT / SIDE 5 FT / STREET SIDE 5 FT / REAR 10 FT
 LOT AREA 7,000 SF
 MAX HEIGHT 30 FT
 OCCUPANCY R-3
 ZONING HRO (HISTORIC RESIDENTIAL / OFFICE)
 TYPE OF CONST V-B



GENERAL REQUIREMENTS

- CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND DETAILS AND SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES, PERCEIVED OR REAL, PRIOR TO COMMENCEMENT OF WORK.
- ANY ISSUES OR QUESTIONS PERTAINING TO THE CONSTRUCTION DRAWINGS RELATED TO SITE WORK IMPROVEMENTS SHALL BE DIRECTED TO THE ENGINEER.
- ALL MATERIALS, EQUIPMENT, CONNECTORS, AND WORK SHALL MEET OR EXCEED THE DESIGN DATA AND COMPLIANCE CODE CITED.
- ENGINEER IS NOT RESPONSIBLE FOR ANY SUPERVISION DURING CONSTRUCTION.
- THE CONTRACTOR MAINTAINS THE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, AND TECHNIQUES REQUIRED TO PERFORM THE WORK AS OUTLINED IN THE CONSTRUCTION PLANS. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
- THE STRUCTURAL INTEGRITY OF THE WORK SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY APPLIED TO STRUCTURE AS DIRECTED. THE ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACINGS ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.
- ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
- DISSIMILAR METALS SHALL BE ISOLATED TO PREVENT GALVANIC ACTION.
- ALL DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HANDLED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND SHALL BE HAULED TO AN APPROVED DISPOSAL SITE.
- UPON COMPLETION OF WORK, LEAVE SITE IN CLEAN CONDITION SATISFACTORY TO OWNER. CLEAN-UP SHALL INCLUDE DISPOSAL OF ALL ITEMS AND MATERIALS NOT REQUIRED FOR NEW CONSTRUCTION AS WELL AS ALL DEBRIS AND RUBBISH.

DESIGN DATA

- THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA ENERGY CODE, FIRE CODE, AND LIFE SAFETY CODE.
- FLOOR AND DECK LOADS: DEAD=20 PSF / LIVE=40 PSF
- ROOF LOADS: DEAD=15 PSF / LIVE=20 PSF
- INTERIOR PARTITIONS: DEAD=5 PSF
- EXTERIOR 2x6 WALLS: DEAD=10 PSF
- CEILING (MINIMAL ATTIC STORAGE): DEAD=5 PSF / LIVE=10 PSF
- WIND SPEED = 180 MPH
- EXPOSURE 'D'
- ASCE 7-22 USED FOR ALL WIND PRESSURE CALCULATIONS

HURRICANE ANCHORS

- ALL HURRICANE ANCHORS TO BE FBC TESTED AND APPROVED, AND SIZED FOR LOADS REQUIRED.
- SEE DRAWING PLANS AND DETAILS FOR SPECIFIC TYPE OF ANCHORS TO BE USED FOR EACH INDIVIDUAL APPLICATION.
- ALL SIMPSON STRONG-TIE OR OTHER APPROVED WOOD CONNECTORS TO BE ZMAX GALVANIZED COATED UNLESS NOTED OTHERWISE.

SCOPE OF WORK
 ENCLOSE EXTERIOR LAUNDRY ROOM, NEW WINDOWS & DOORS, RELOCATE ENTRY PORCH, NEW ROOF, INTERIOR RENOVATIONS

INDEX OF DRAWINGS

- SHEET G-1.0 - SITE LOCATION AND NOTES
- SHEET S-1.0 - EXISTING CONDITIONS
- SHEET S-2.0 - PROPOSED SITE / FLOOR PLAN
- SHEET S-3.0 - PROPOSED ROOF FRAMING PLAN
- SHEET S-4.0 - ELEVATIONS
- SHEET S-4.1 - ELEVATIONS (CONT'D)
- SHEET S-4.2 - ELEVATIONS (CONT'D)
- SHEET S-4.3 - ELEVATIONS (CONT'D)

LUMBER

- PRESSURE TREATMENT SHALL BE PROVIDED TO MEET OR EXCEED THE COMPLIANCE CODE CITED AND WHERE NOTED, P.T. MEANS PRESSURE TREATMENT. FIELD CUTS AND HOLES SHALL BE PRESERVATIVE TREATED.
- SEE RELATED NOTES ON ROOF TRUSSES AND ON HURRICANE ANCHORS.
- WALL STUDS MIN. Fd = 1100 P.S.I. ALL 2x4 INTERIOR BEARING WALLS SHALL BE FRAMED 12" O.C., ALL 2x6 EXTERIOR WALLS AND 2x4 INTERIOR NON-BEARING WALLS SHALL BE FRAMED 16" O.C.
- WOOD HEADERS MIN. Fd = 975 P.S.I. WHERE NOT NOTED SHALL BE (2) 2" x 12".
- BEAM STRESSES: 2x8 Fd = 1610 P.S.I., E = 1,700,000
- MIN 3/4" CDX PLYWOOD ROOF SHEATHING, WHERE NOT NOTED OTHERWISE, SHALL BE NAILED WITH 8d RING OF SCREW SHANK (D 131" x 2 1/2") NAILS AT 4" O.C. ALONG PANEL ENDS AND AT 8" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING SUPPORTS. USE PLYWOOD CLIPS AT ALL LOCATIONS.
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE NFPA 'NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS' AND SUPPLEMENT, 'DESIGN VALUES FOR WOOD CONSTRUCTION'.
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2x6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- ALL FLUSH CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS CAPABLE OF SUPPORTING THE MAXIMUM REACTION OF THE MEMBER.
- ALL NAILING SHALL BE IN ACCORDANCE WITH FBC 2023 AND SHALL BE COMMON NAILS U 10.
- ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE CONTRACT DOCUMENTS.
- ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL.'
- ALL WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2 OR BETTER, KILN DRIED TO 15% MOISTURE CONTENT UNLESS OTHERWISE NOTED, AND SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1100 PSI, MODULUS OF ELASTICITY OF 1,400,000 PSI AND HORIZONTAL SHEAR STRESS OF 80 PSI.
- HANGERS, FRAMING ANCHORS, AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED IN THE CONSTRUCTION DOCUMENTS OR CONNECTION SHOP DRAWINGS. NAILS TO BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. 'SIMPSON STRONG-TIE' OR OTHER APPROVED HANGERS SHALL BE PROVIDED CONFORMING TO THE REQUIREMENTS INDICATED. ALL HANGERS AND ANCHORS SHALL BE ZMAX GALVANIZED UNLESS NOTED OTHERWISE.
- BOLTS AND EXPANSION ANCHORS SHALL BE ASTM A308 GALV., UNLESS NOTED OTHERWISE.

FOUNDATION & CONCRETE NOTES

- CONTRACTOR SHALL VERIFY DIMENSIONS OF MODULAR STRUCTURE PRIOR TO BEGINNING ANY WORK.
- ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
- AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 18" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED. CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
- CENTER ALL FOOTINGS UNDER WALLS, COLUMNS, OR GRID LINES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FURNISH FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND SLABS PRIOR TO PLACING CONCRETE. A MINIMUM OF 3 REPRESENTATIVE TESTS SHALL BE TAKEN FOR EACH FOOTING AND SLAB POUR.
- ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS, (UNLESS OTHERWISE NOTED.)
- SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN THE HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THE CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE INSTALLED TO MINIMIZE RANDOM CRACKING PER ACI 224.3R-96(2013), AS DETAILED IN THE PLANS, OR AS OTHERWISE APPROVED BY THE ENGINEER.
- ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318 EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
- CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
- MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 308R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE COVERED AND SPRAYED.
- ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-186 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
- REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
- LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
- PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
- ANCHOR BOLTS, NUTS, AND WASHERS SHALL BE MINIMUM 3/4" GALVANIZED STEEL AND EMBEDDED MINIMUM 7" INTO CONCRETE AND SPACED MAXIMUM 4" O.C. ALL FASTENERS SHALL BE LOCATED A MINIMUM OF 6 TIMES THE FASTENER DIAMETER AWAY FROM CONCRETE EDGES.
- MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

STEPHEN L. MARKEY
 PROFESSIONAL ENGINEER
 LICENSE NO. 74566
 STATE OF FLORIDA

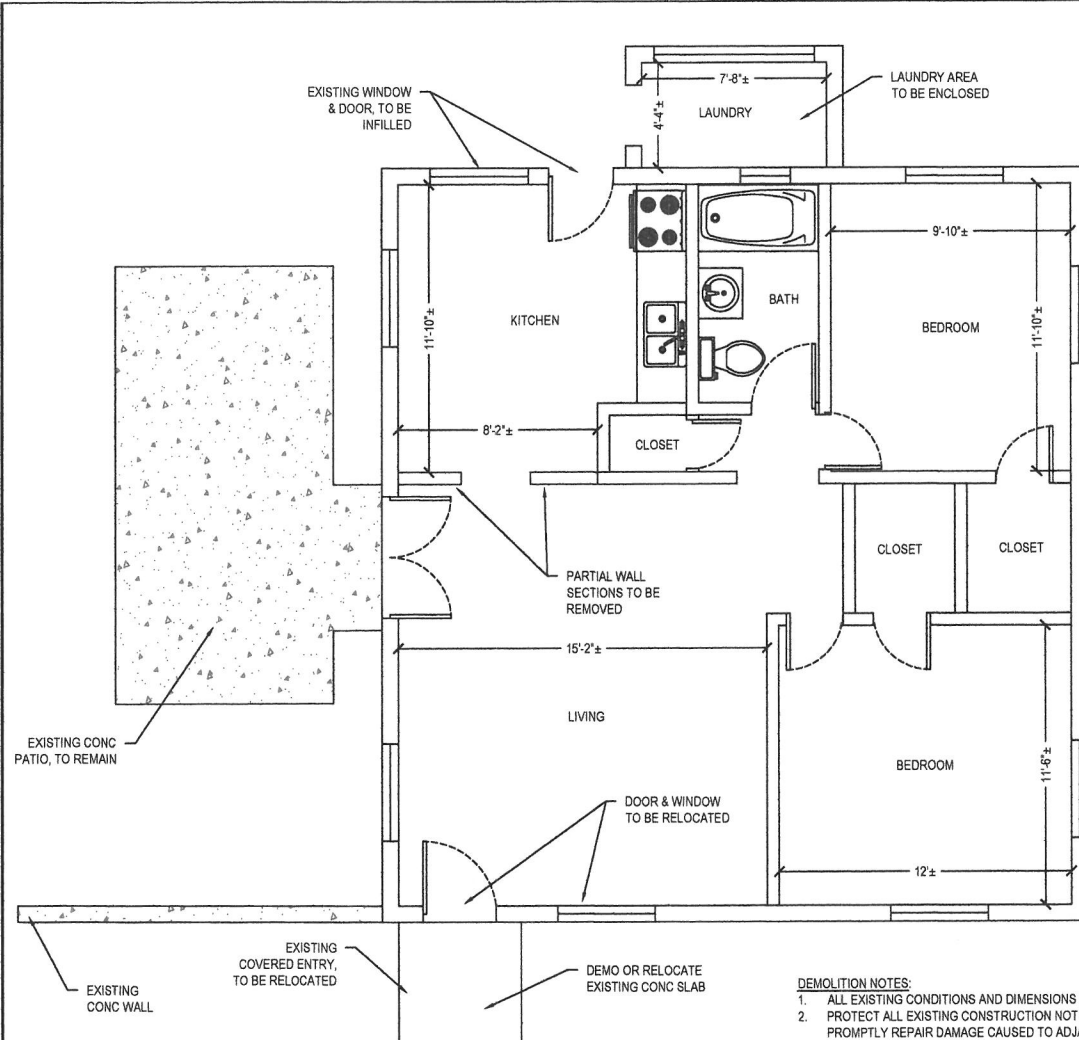
SLIM-ENGINEERING INC.
 CIVIL ENGINEERING SERVICES
 KEY WEST, FL
 (305) 590-2657
 CERTIFICATE OF AUTHORIZATION 09000

PROJECT NO.	2402-5
SCALE	AS NOTED
DATE	06-25-2024
ADDRESS	1318 WILLIAM ST. Renovation
PROJECT	RENOVATION

1318 WILLIAM ST. RENOVATION PROJECT

1318 WILLIAM ST.
 KEY WEST, FL 33040

SHEET TITLE: SITE LOCATION AND NOTES
G-1.0
 SHEET 1 OF 8
 DATE: MAY 17, 2024



EXISTING CONDITIONS / DEMO PLAN
SCALE: 1" = 5'

DEMOLITION NOTES:

1. ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. PROTECT ALL EXISTING CONSTRUCTION NOT SCHEDULED FOR REMOVAL AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
3. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT UNAUTHORIZED ENTRY INTO THE WORK ZONE.
4. CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.
5. MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE. WHEN SERVICE INTERRUPTION IS UNAVOIDABLE, COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER AND INSTALLED BY AN EXPERIENCED SHORING CONTRACTOR.
7. SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.
8. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
9. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
11. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74560
STATE OF FLORIDA

SJM-ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 509-2647
CERTIFICATE OF AUTHORIZATION 03000

PROJECT NO.	2402LS
SCALE	AS NOTED
DRAWN BY	SJM
REVIEWED BY	SJM
DATE	1318 William St Renovation (04.25.2024)
ANSI B (11x17)	

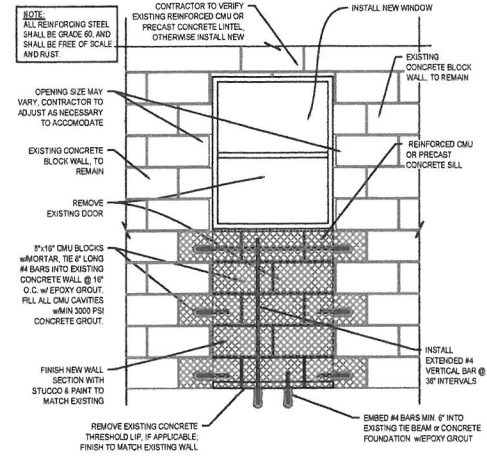
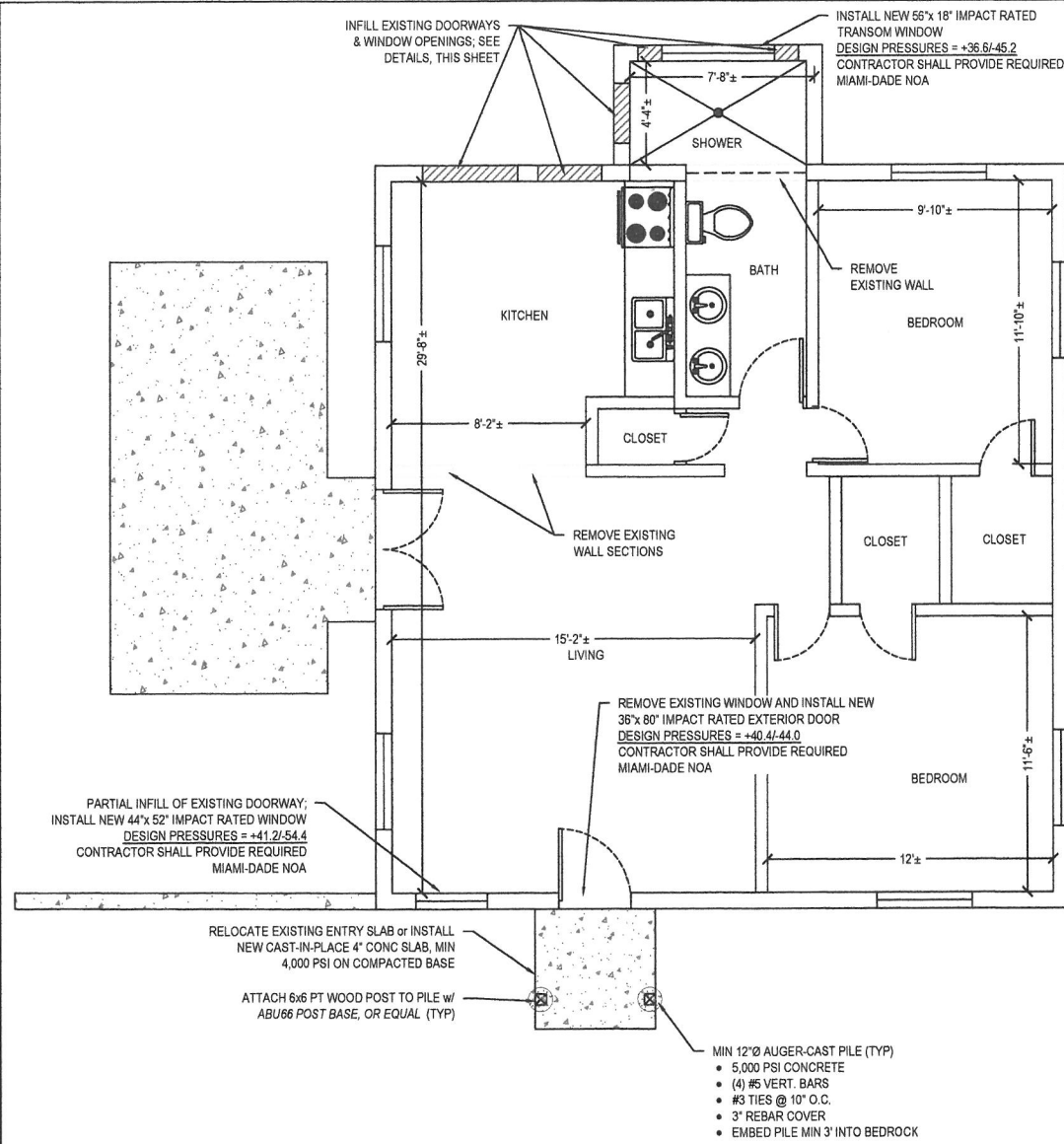
**1318 WILLIAM ST.
RENOVATION PROJECT**

1318 WILLIAM ST.
KEY WEST, FL 33040

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
S-1.0
SHEET 2 OF 8

DATE:
MAY 17, 2024



1 TYPICAL WINDOW INFILL DETAIL
SCALE: 3/8" = 1'-0"

PROPOSED SITE / FLOOR PLAN
SCALE: 1" = 5'

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

STEPHEN J. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74660
STATE OF FLORIDA

SLM ENGINEERING INC.
CIVIL ENGINEERING SERVICES

KEY WEST, FL
(305) 999-2647

CERTIFICATE OF AUTHORIZATION #3000

PROJECT NO.	2402-5
DRAWN BY:	SLM
REVIEW BY:	SLM
DATE:	05/23/2024
CAD FILE:	1318 William St Renovation
PROJECT:	1318 William St Renovation
SCALE:	AS NOTED
ANSI B (11x17)	

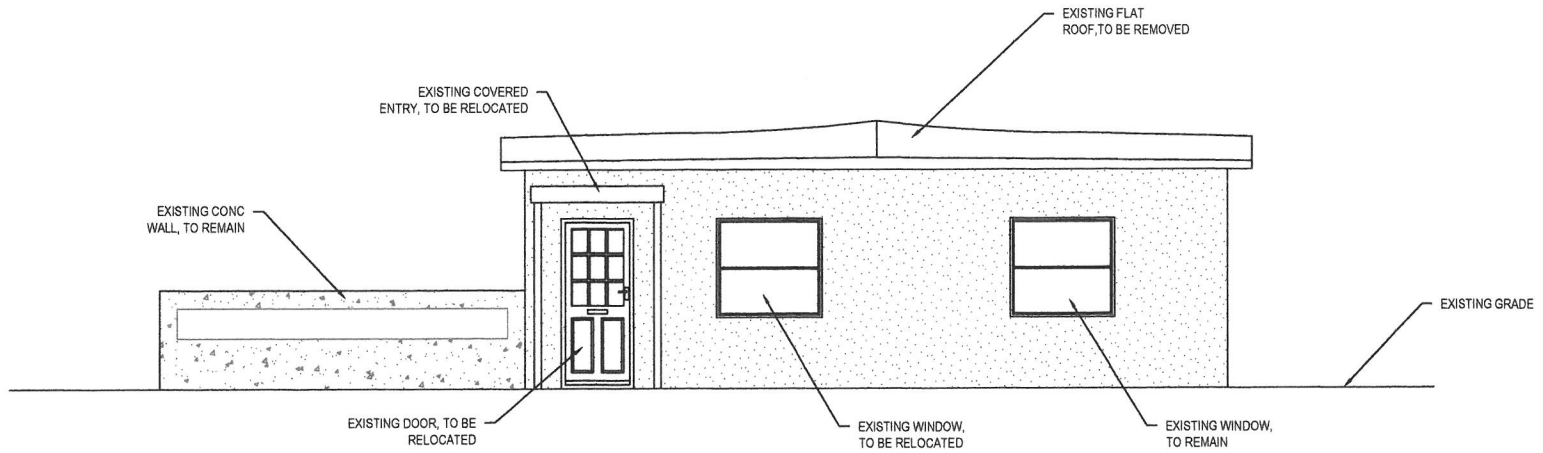
1318 WILLIAM ST.
RENOVATION PROJECT

1318 WILLIAM ST.
KEY WEST, FL 33040

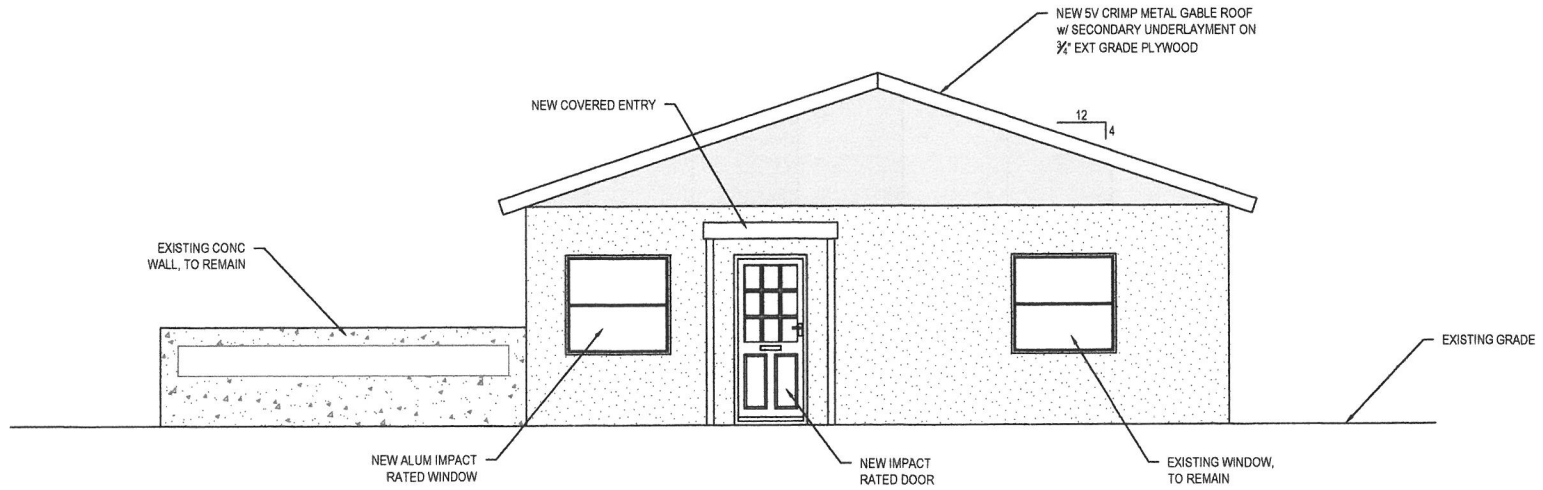
SHEET TITLE:
PROPOSED SITE / FLOOR PLAN

SHEET NUMBER:
S-2.0
SHEET 3 OF 8

DATE:
MAY 17, 2024



4 EXISTING ELEVATION VIEW - EAST
SCALE: 1" = 5'



5 PROPOSED ELEVATION VIEW - EAST
SCALE: 1" = 5'

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SEALED AND SIGNED IN THIS BLOCK

STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 7466
STATE OF FLORIDA

SLIM ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 999-2647
CERTIFICATE OF AUTHORIZATION #2020

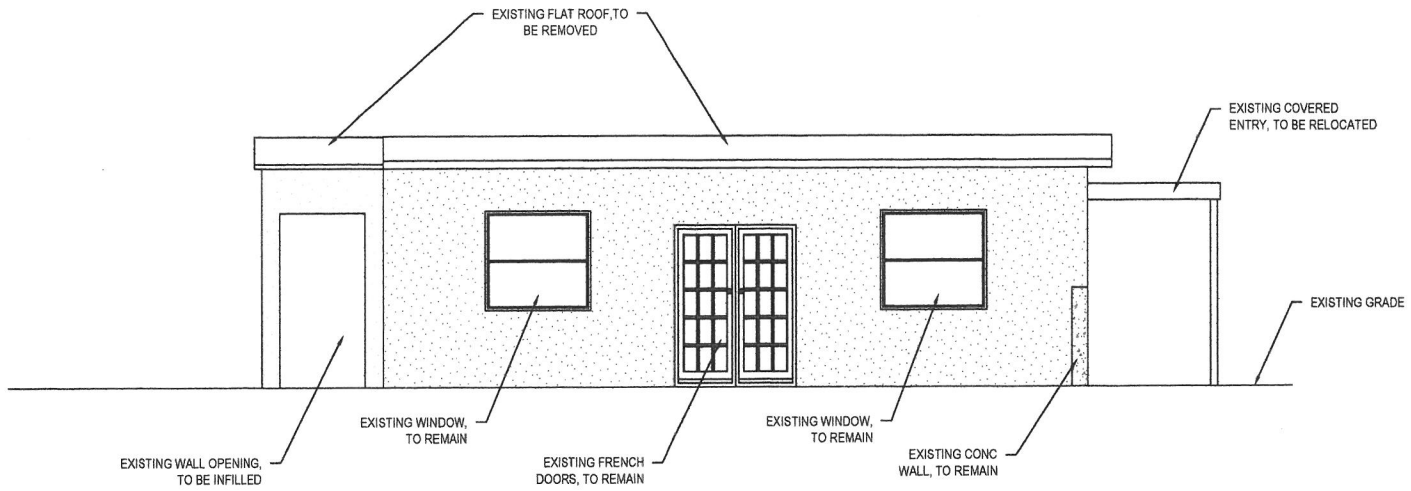
PROJECT NO.	2402.5
SCALE	AS NOTED
DATE	04/25/24/SLM
REVISION	1318 William St Renovation
ANSI B (11x17)	

1318 WILLIAM ST.
RENOVATION PROJECT
1318 WILLIAM ST.
KEY WEST, FL 33040

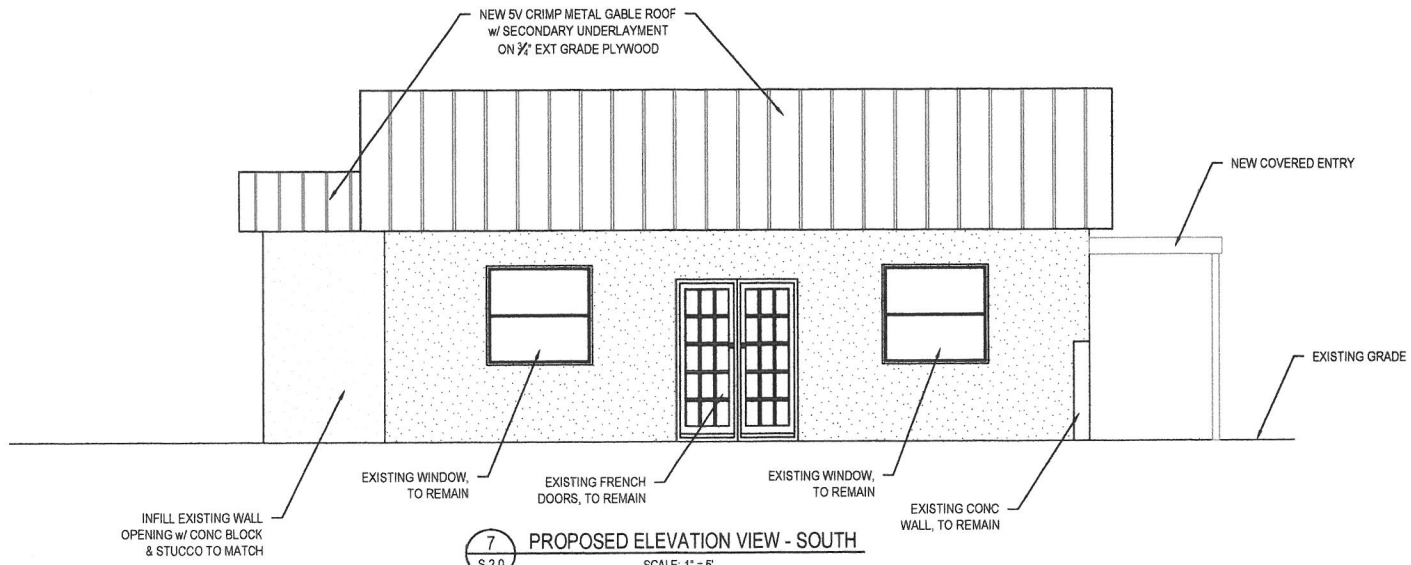
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
S-4.0
SHEET 5 OF 8

DATE:
MAY 17, 2024



6 EXISTING ELEVATION VIEW - SOUTH
SCALE: 1" = 5'



7 PROPOSED ELEVATION VIEW - SOUTH
SCALE: 1" = 5'

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SEALED AND SIGNED IN THIS BLOCK

STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74666
STATE OF FLORIDA

SLIM ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 909-9647
CERTIFICATE OF AUTHORIZATION #30000

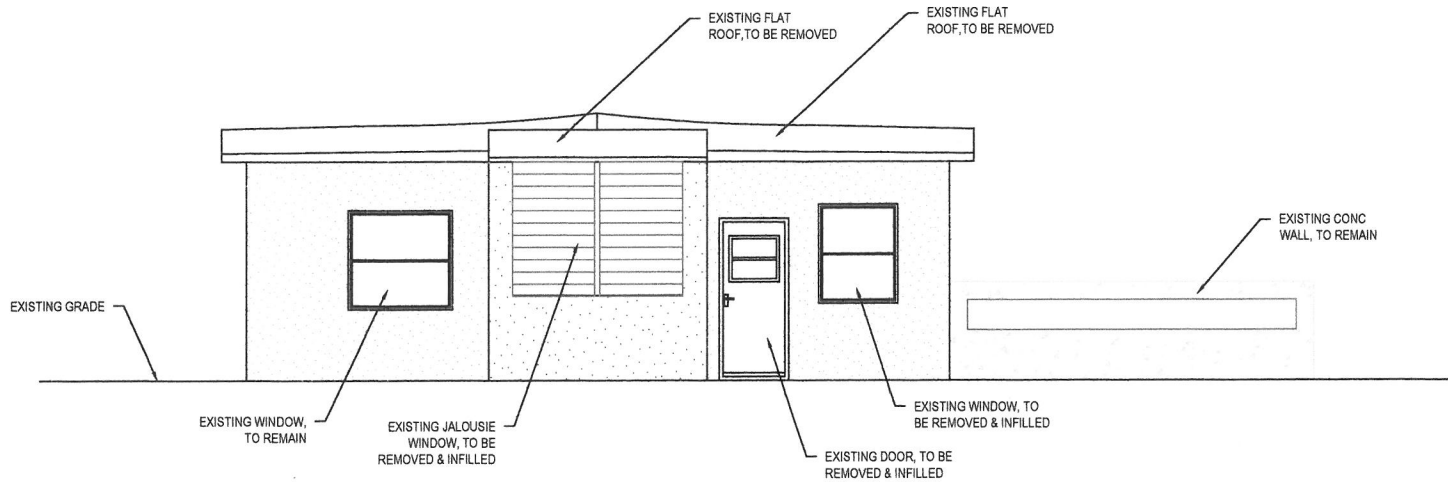
PROJECT NO: 2402.5
SCALE: AS NOTED
DRAWN BY: SLIM
REVIEWED BY: SLIM
DATE: 04/25/24
1318 William St. Renovation
STEPHEN L. MARKEY
ANSI B (11x17)

1318 WILLIAM ST.
RENOVATION PROJECT
1318 WILLIAM ST.
KEY WEST, FL 33040

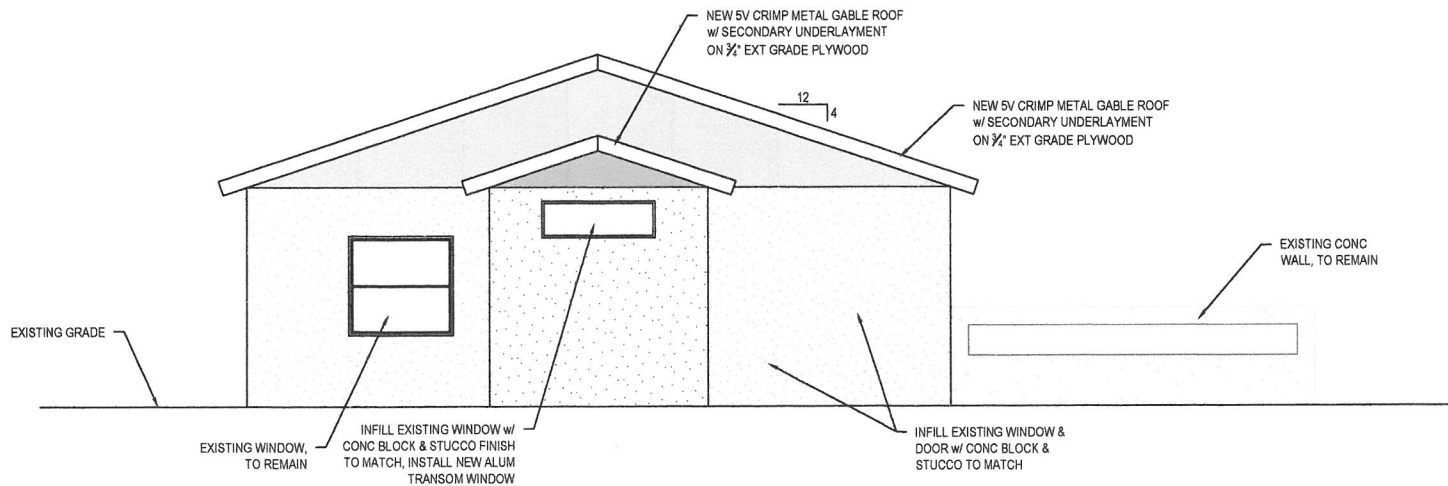
SHEET TITLE:
ELEVATIONS (CONTD)

SHEET NUMBER:
S-4.1
SHEET 6 OF 8

DATE:
MAY 17, 2024



8 EXISTING ELEVATION VIEW - WEST
SCALE: 1" = 5'



9 PROPOSED ELEVATION VIEW - WEST
SCALE: 1" = 5'

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

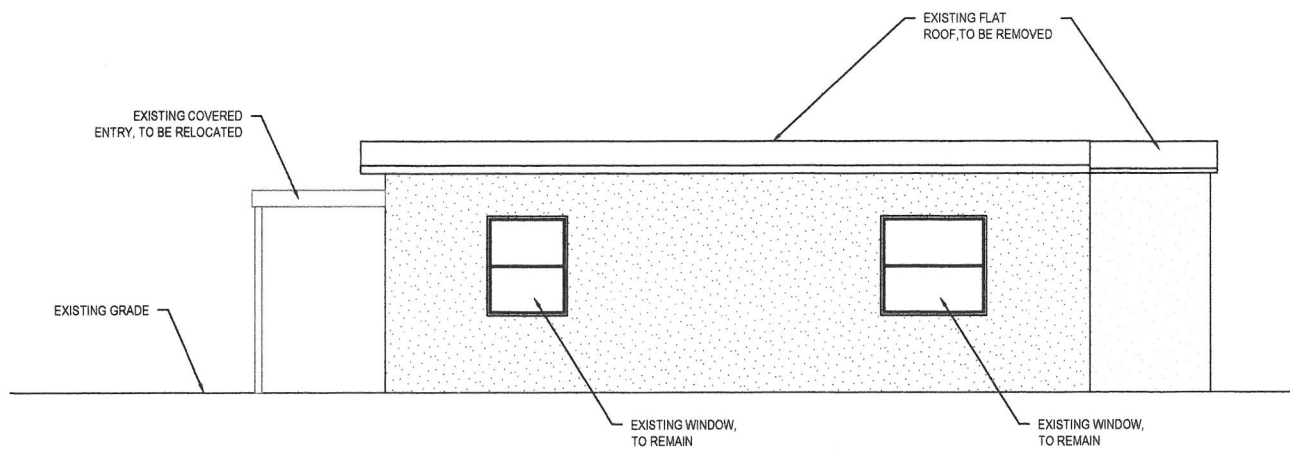
STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 7466
STATE OF FLORIDA

SLIM ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 509-2647
CERTIFICATE OF AUTHORIZATION #2020

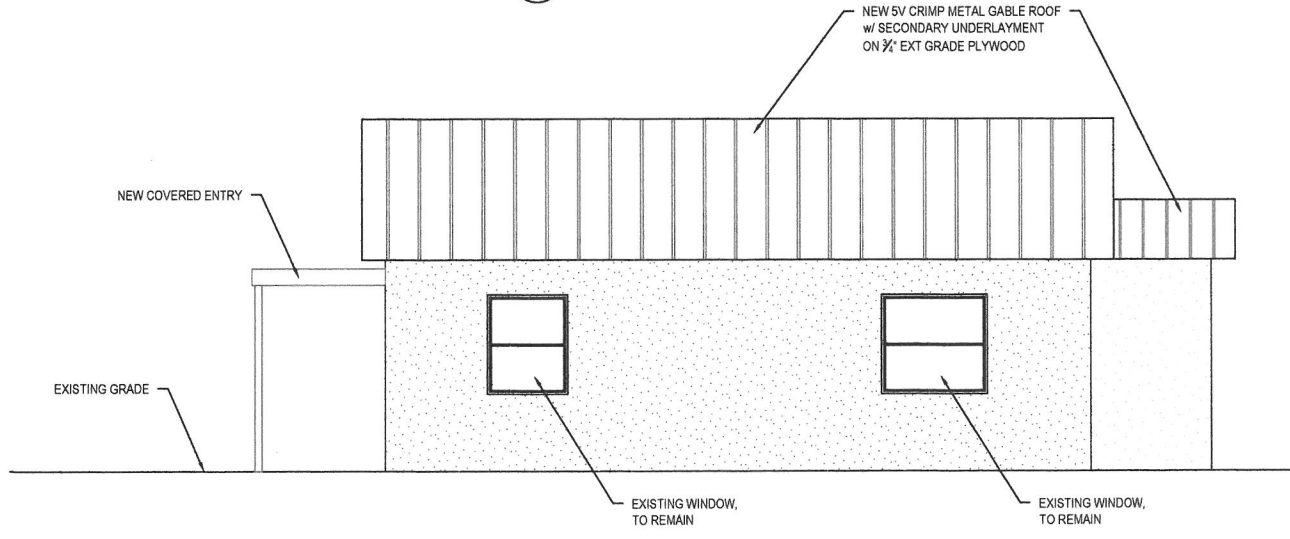
PROJECT NO.	2402.5
DRAWN BY:	SLIM
REVIEWED BY:	SLIM
DATE:	1318 William St Renovation
SCALE:	AS NOTED
PROJECT:	ANSI B (11x17)

1318 WILLIAM ST.
RENOVATION PROJECT
1318 WILLIAM ST.
KEY WEST, FL 33040

SHEET TITLE:	ELEVATIONS (CONT'D)
SHEET NUMBER:	S-4.2
	SHEET 7 OF 8
DATE:	MAY 17, 2024



10 EXISTING ELEVATION VIEW - NORTH
 S-2.0 SCALE: 1" = 5'



11 PROPOSED ELEVATION VIEW - NORTH
 S-2.0 SCALE: 1" = 5'

NOT FOR CONSTRUCTION

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

SLIM ENGINEERING INC.
 CIVIL ENGINEERING SERVICES
 KEY WEST, FL
 (305) 599-2647
 CERTIFICATE OF AUTHORIZATION #32200

PROJECT NO.	1318 William St. Renovation
DATE	02/25/2024
SCALE	AS NOTED
REVISIONS	SLM
BY	SLM
DATE	02/25/2024
PROJECT	1318 William St. Renovation
ANSI B (11x17)	

1318 WILLIAM ST.
 RENOVATION PROJECT
 1318 WILLIAM ST.
 KEY WEST, FL 33040

SHEET TITLE
 ELEVATIONS (CONT'D)

SHEET NUMBER
S-4.3
 SHEET 8 OF 8

DATE
 MAY 17, 2024

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW GABLE ROOF OVER EXISTING ROOF OF A HISTORIC BUT NON-CONTRIBUTING BUILDING.

#1318 WILLIAM STREET

Applicant – King Heller Construction, Contractor Application #H2024- 0024

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

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 00036820-000000
 Account# 1037656
 Property ID 1037656
 Millage Group 10KW
 Location 1318 WILLIAM St, KEY WEST
 Address
 Legal KW WHITE AND PIERCE DIAGRAM N-613 PT LOT 5 AND PT LOT 6 SQR 4 TR 17 OR3-26 OR172-557-558-559-560 OR506-984 OR776-1273/1281 OR898-599 OR1467-2175/76 OR2756-1745 OR3261-0657
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KZOO LLC
 1252 N Eagle Lake Dr
 Kalamazoo MI 49009

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$110,068	\$125,546	\$112,860	\$114,519
+ Market Misc Value	\$1,226	\$1,226	\$1,226	\$1,226
+ Market Land Value	\$1,411,200	\$1,064,280	\$699,720	\$646,800
= Just Market Value	\$1,522,494	\$1,191,052	\$813,806	\$762,545
= Total Assessed Value	\$984,706	\$895,187	\$813,806	\$762,545
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,522,494	\$1,191,052	\$813,806	\$762,545

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,064,280	\$125,546	\$1,226	\$1,191,052	\$895,187	\$0	\$1,191,052	\$0
2021	\$699,720	\$112,860	\$1,226	\$813,806	\$813,806	\$0	\$813,806	\$0
2020	\$646,800	\$114,519	\$1,226	\$762,545	\$762,545	\$0	\$762,545	\$0
2019	\$699,720	\$116,179	\$1,226	\$817,125	\$817,125	\$0	\$817,125	\$0
2018	\$673,260	\$116,179	\$1,194	\$790,633	\$790,633	\$0	\$790,633	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,000.00	Square Foot	70	100

Buildings

Building ID	2915	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1990
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1143	Roof Type	FLAT OR SHED
Finished Sq Ft	899	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	120	Bedrooms	2

Functional Obs 0
 Economic Obs 0
 Depreciation % 36

Full Bathrooms 1
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Interior Walls DRYWALL

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	899	899	0
OPF	OP PRCH FIN LL	25	0	0
PTO	PATIO	174	0	0
SBF	UTIL FIN BLK	45	0	0
TOTAL		1,143	899	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	200 SF	2
FENCES	1975	1976	0 x 0	1	40 SF	5
LC UTIL BLDG	1964	1965	8 x 10	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/31/2024	\$1,250,000	Warranty Deed	2450018	3261	0657	03 - Qualified	Improved		
8/7/2015	\$100	Quit Claim Deed		2756	1745	11 - Unqualified	Improved		
11/1/1996	\$160,000	Quit Claim Deed		1467	2175	K - Unqualified	Improved		
10/1/1983	\$78,600	Warranty Deed		898	599	U - Unqualified	Improved		

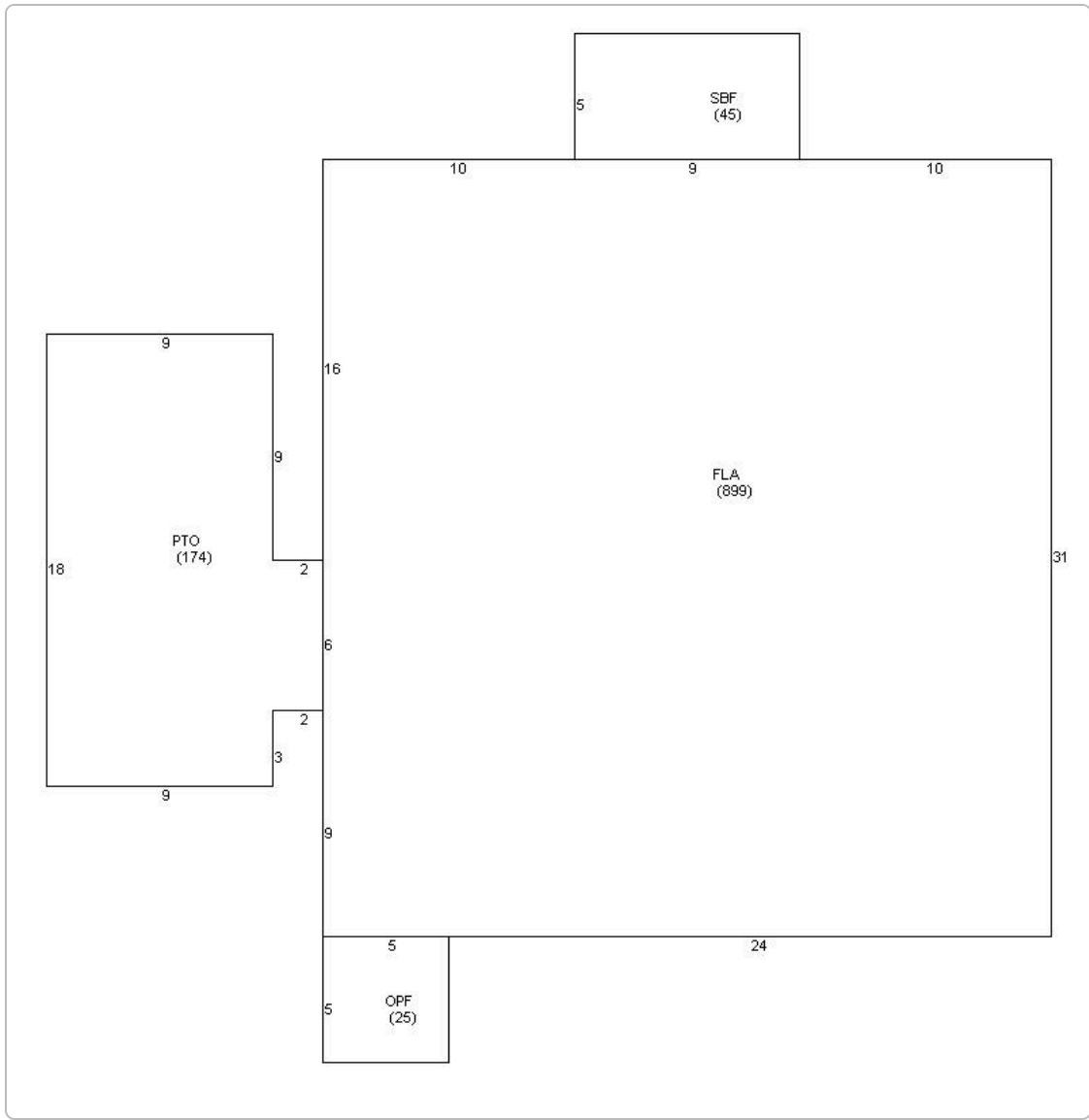
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-0964	4/17/2024		\$0		Demolish drywall, cabinets and countertops Exploratory Demo so engineer can see what is structural and what is not
24-0507	3/11/2024		\$14,700	Residential	Update Electrical Service to 200 amp
15-4934	1/14/2016	1/14/2016	\$20,000		ATF***REPLACE SPALLING, REPLACE WINDOWS, PATCH STUCCO, 9 WINDOWS
09-2882	9/8/2009	2/17/2011	\$10,000		R & R MODIFIED RUBBER ROOFING SYSTEM 9 SQRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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Developed by
