



Historic Architectural Review Commission
Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 24, 2019

Applicant: Ken Reynolds

Application Number: H2019-0027

Address: #709 Truman Avenue

Description of Work

New accessory structure for laundry facility.

Site Facts

The site under review is has been used for decades as a hotel. The main house was adapted as part of the Motor Court Motel in the midst 1960's. Currently the complex, known as The Chelsea Hotel, has changed ownership.

The current laundry facilities under review are not historic. Karen de Maria, urban forester met with the architects in site and she has no concerns with the proposed design, rather with the demolition and construction phase, which will be coordinated with her under the construction plans specifications.

Guidelines Cited on Review

- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13 and 14.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 9, 10 and 11.

Staff Analysis

A Certificate of Appropriateness is under review for the replacement of an existing non-historic accessory structure used as laundry facilities for the hotel. The new frame structure will be one-story and will correct current setbacks. Its maximum height will reach 13'-4". Hard panel used as *board and batten* pattern will finish the exterior walls and metal v-crimp panels will be used as the roofing material. The structure will be lower in height than the principal house on the site and has a similar footprint and mass as other adjacent outbuildings.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The design is harmonious in scale and massing and the proposed location of the accessory structure will have no adverse impact on the site.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # HARC2019-0027	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	709 Truman Ave, Key West FL 33040	
NAME ON DEED:	KHP Capital Partners, LP	PHONE NUMBER 415-868-4888
OWNER'S MAILING ADDRESS:	101 California Street Suite 980	EMAIL
	San Francisco CA 94111	
APPLICANT NAME:	Ken Reynolds	PHONE NUMBER 415-999-3553
APPLICANT'S ADDRESS:	101 California Street Suite 980	EMAIL Ken.Reynolds@khpcp.com
	San Francisco CA 94111	
APPLICANT'S SIGNATURE:	<i>Ken Reynolds</i>	DATE 4/26/19

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 RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 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:	Demolition of existing laundry facility and construction of new laundry service area.
MAIN BUILDING:	Existing - N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	(Attached)

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

ACCESSORY STRUCTURE(S):	
An enclosed laundry facility for washing/ drying and folding towels and linens.	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: Hardie Trim and siding will blend/match existing property.
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: N/A
Pool equipment will be relocated out of set-back	
New buried propane tank. Existing is in set-back	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
Main house on site is contributing. Building in question is not historic.		
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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 709 Truman Ave, Key West FL 33040
PROPERTY OWNER'S NAME: KHP Partners - Owner's Representative Ken Reynolds
APPLICANT NAME: KHP Capital Partners 101 California Street, Suite 980, San Francisco, CA 94111

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 a final inspection is 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	Ken Reynolds 4/26/19 DATE AND PRINT NAME
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Craig Steckelberg for Ken Reynolds

6/25/19

DETAILED PROJECT DESCRIPTION OF DEMOLITION

- 1) Removal of the existing laundry building, and correcting several code violations as the structure crosses the set-back and equipment is located with the set-back.
- 2) Existing Poinciana trees are near the construction area and have been reviewed by Karen at the Tree Commission. This project will give them more room to grow and expand.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

- (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.

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.

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

(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.

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

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

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

(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.

(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.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

1) The laundry is viewable from the road but does not contribute to the neighborhood fabric

It is at the rear of the site. The new structure is similar in design and scale.

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

1) The laundry is not historic, and does not have any relationship between building or open space.

2) The laundry was never part of the neighborhood fabric. The new structure is similar in size and scale.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

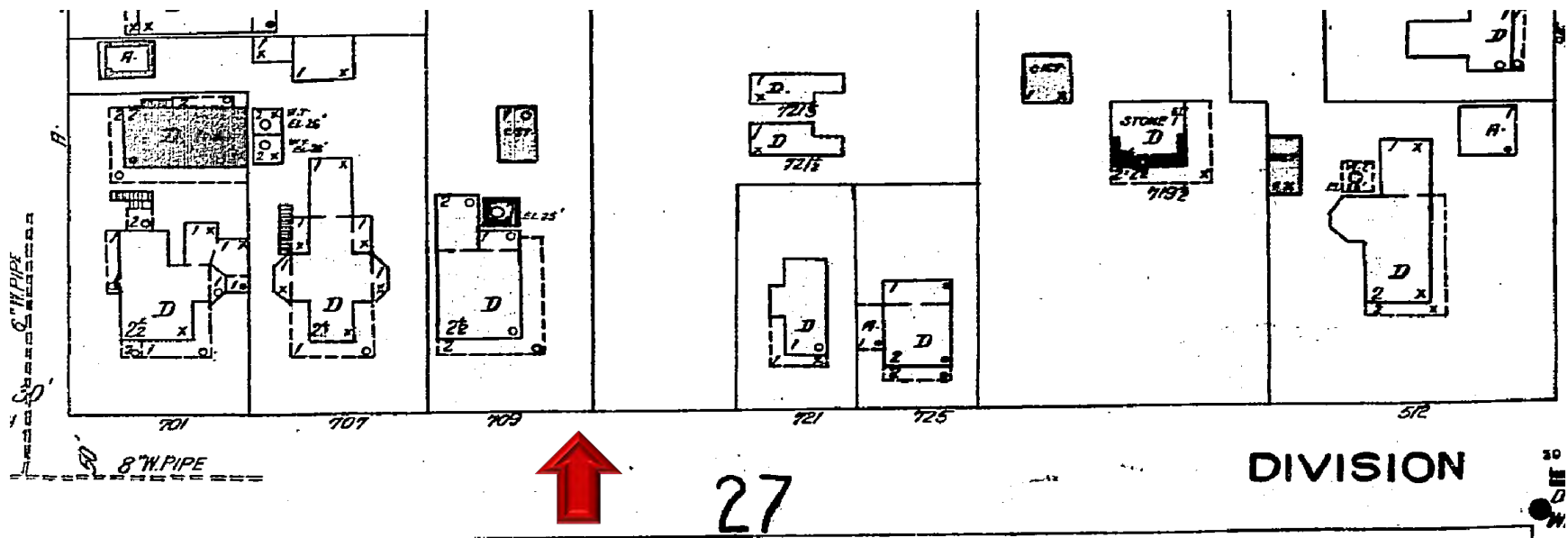
1) The laundry is not part of the historic character of the neighborhood.

2) The laundry is not part of the defining historic character of the neighborhood.

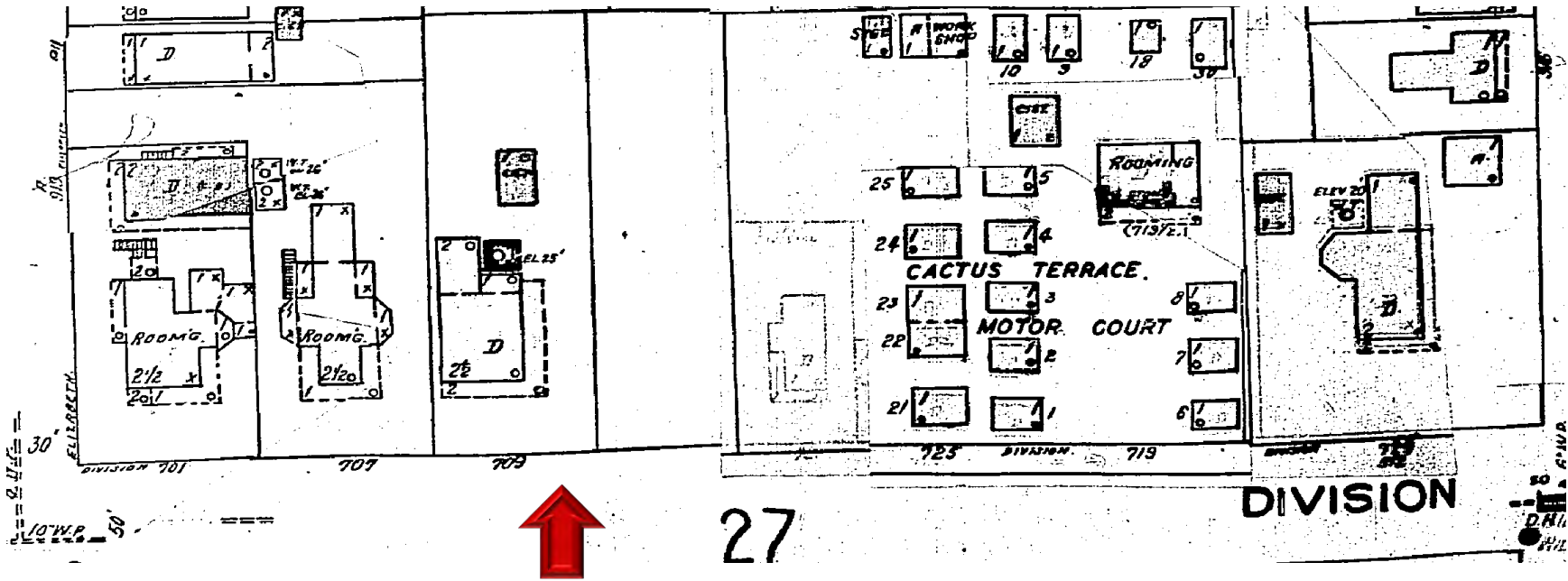
(4) Removing buildings or structures that would otherwise qualify as contributing.

1) The laundry is not historic nor has any qualifying historic or contributing significance.

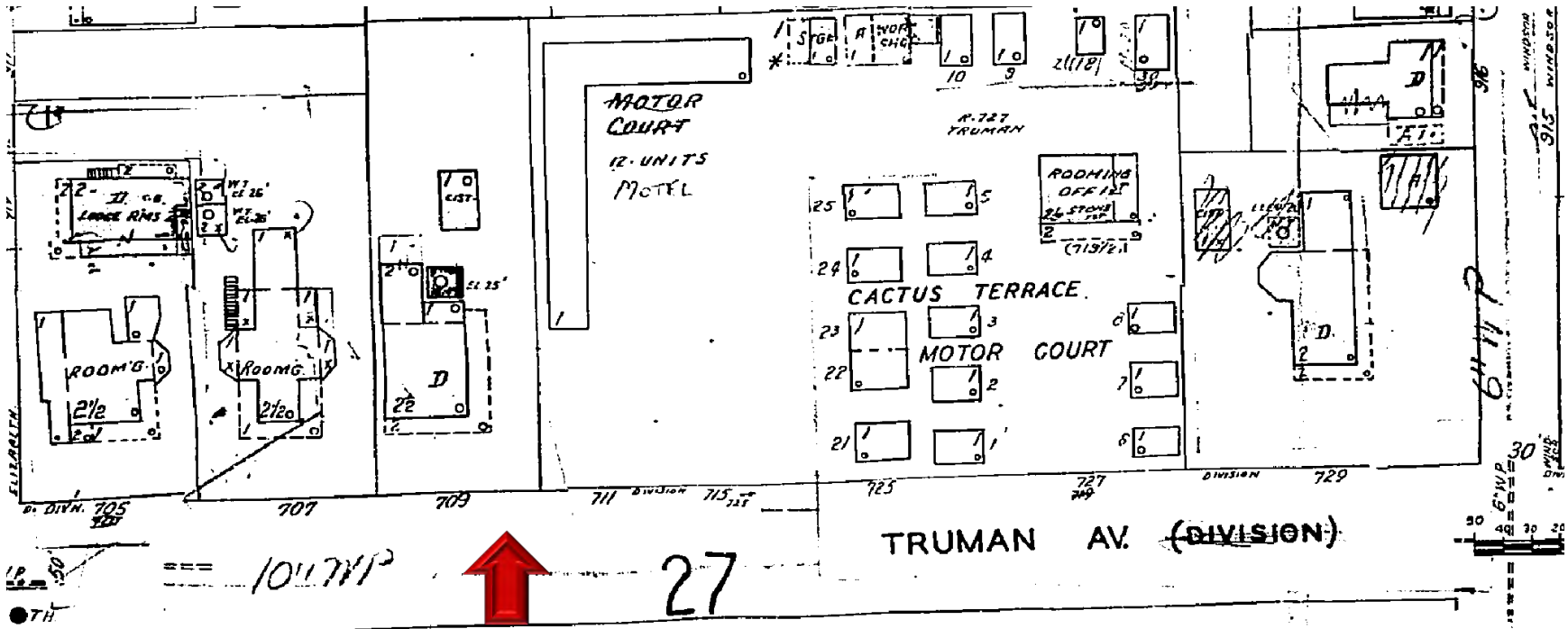
SANBORN MAPS



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

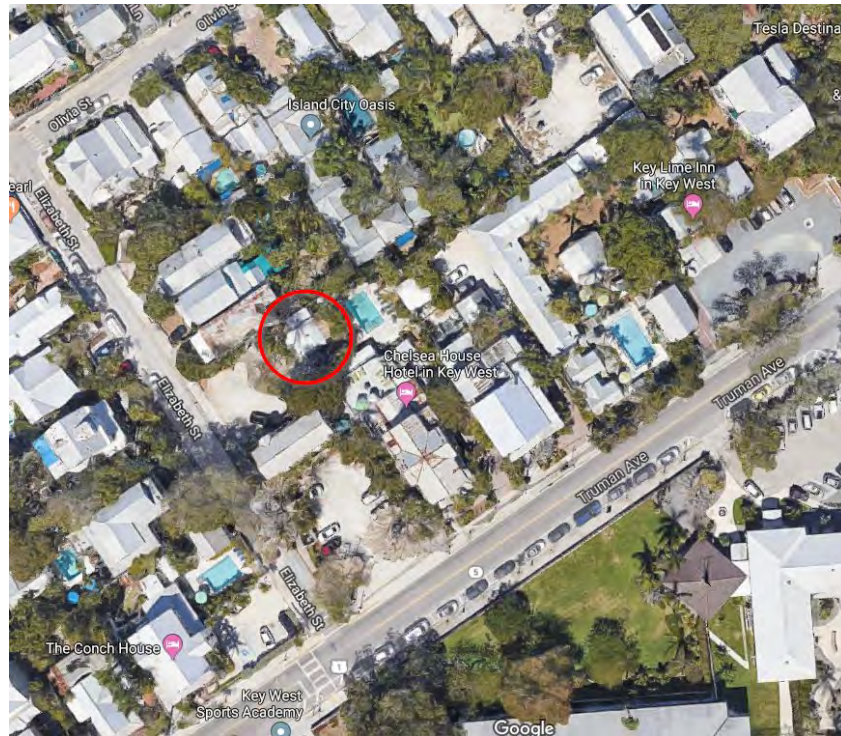
PROJECT PHOTOS



709 Truman Avenue circa 1965. Monroe County Library.

TASK 9 – Chelsea Laundry, 709 Truman Ave

Map Overview



The site is adjacent to the Chelsea parking area at the Northwest corner of the property. The site has no historic significance. Currently it is a single story laundry building that serves the property. A large portion of the building is constructed inside the 5' easement.



VIEW FROM Elizabeth Street – behind the Chelsea Inn. There are two Poinciana trees near the structure.

TASK 9 – Chelsea Laundry, 709 Truman Ave



VIEW DUE NORTH – The structure faces the rear of Chelsea, with a pool deck on the right, and parking lot on the left. The Poinciana trees can be seen on the rear left.



VIEW NORTH WEST – From the pool area. A small ledge is used for towel storage and water dispensing.

TASK 9 – Chelsea Laundry, 709 Truman Ave



DETACHED STRUCTURE – For pool equipment, currently located inside the 5' easement. To be demolished.



VIEW EAST – One of the Poinciana tree's leaning left across the property line.



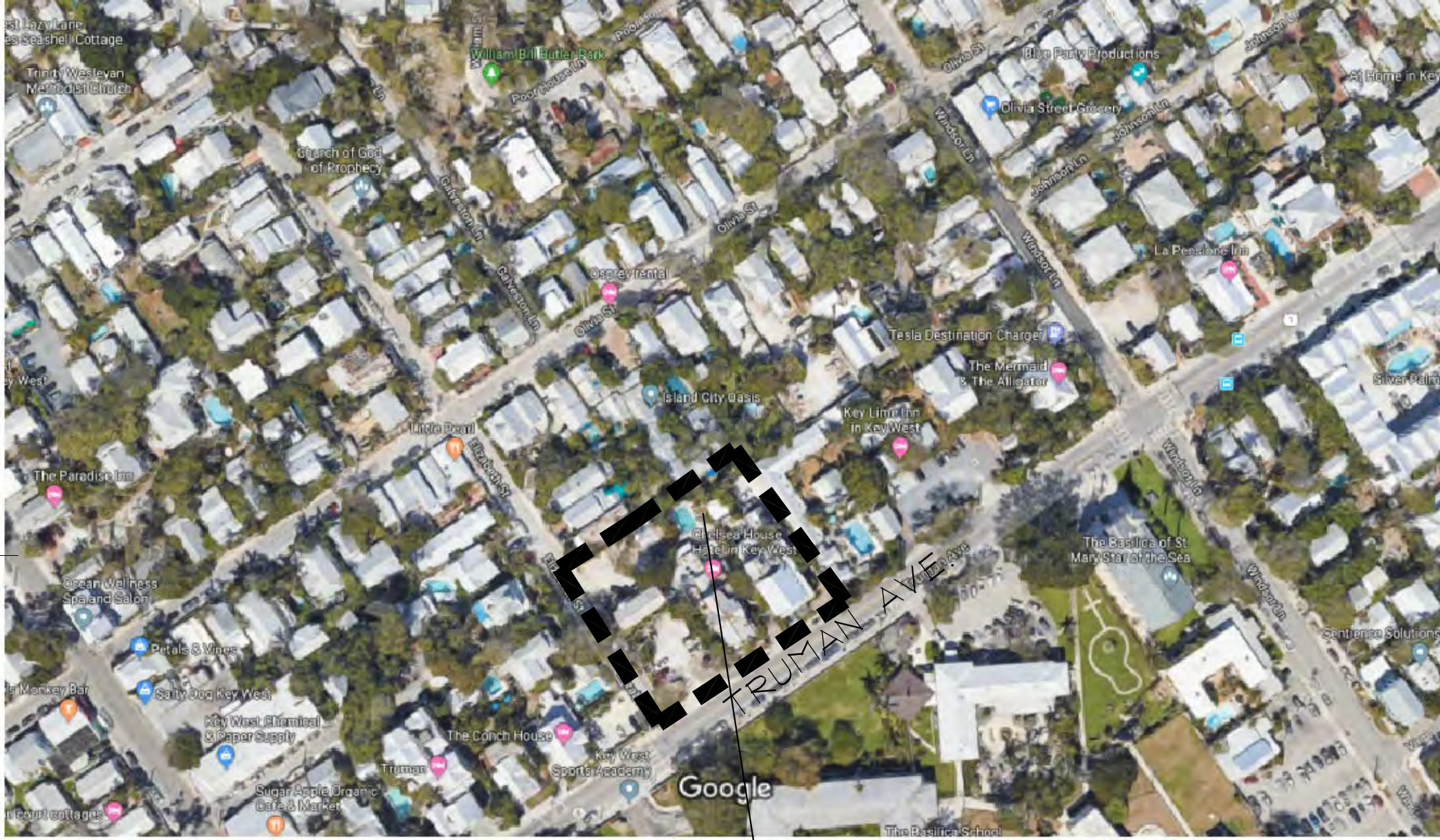
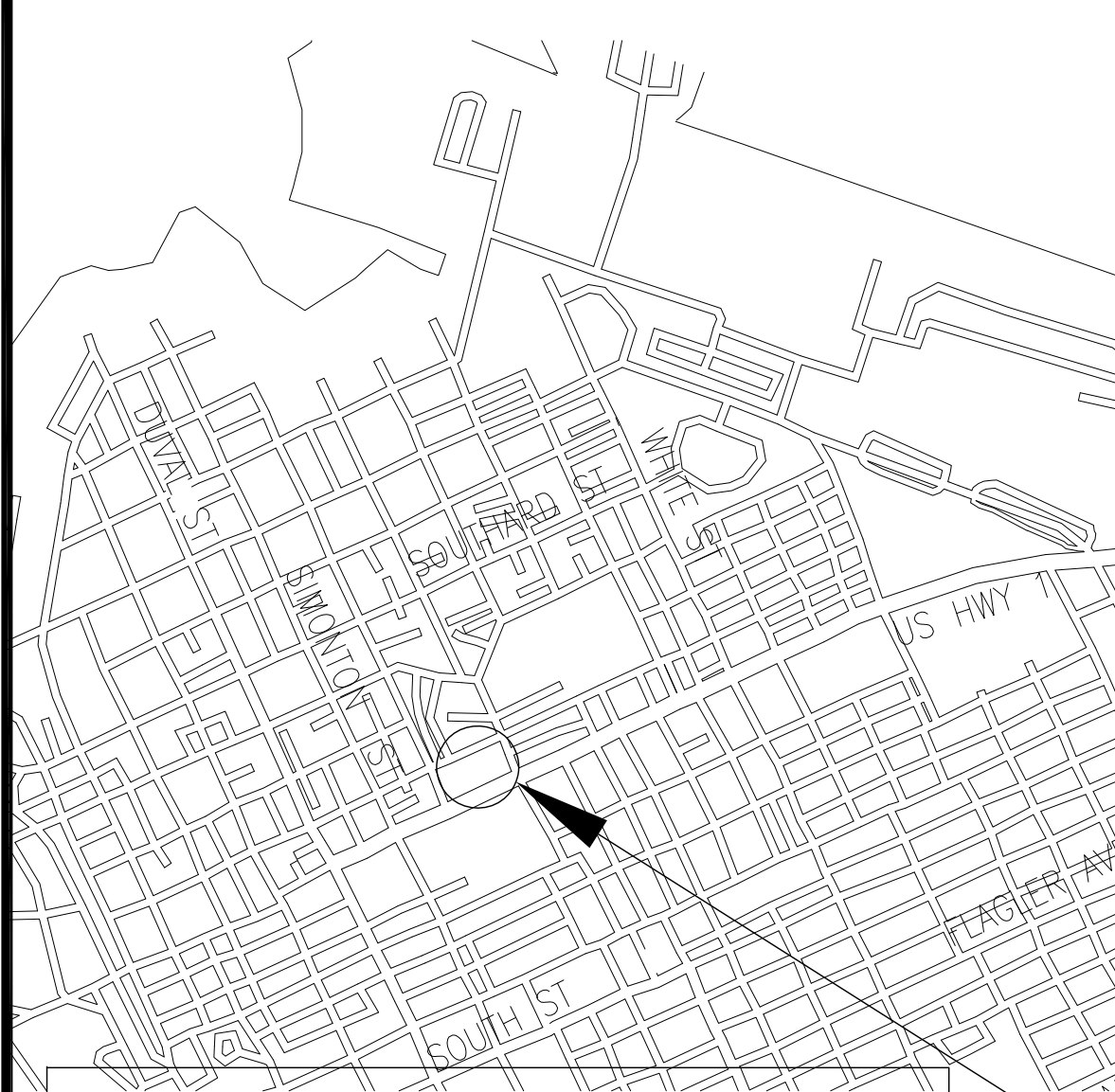
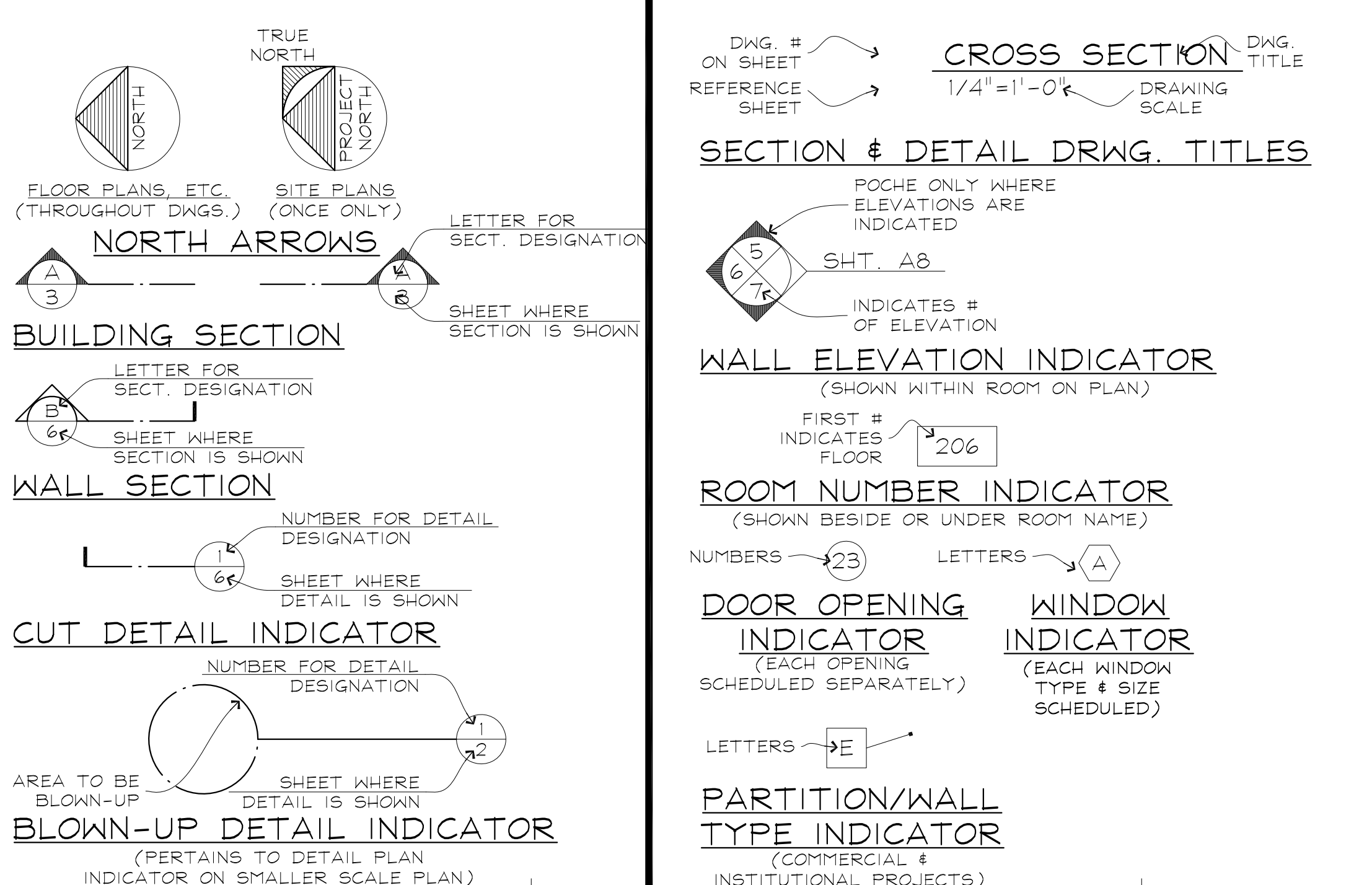
VIEW NORTHWEST CORNER OF LAUNDRY – The two tree bases of the Poinciana trees.

PROPOSED DESIGN

CHELSEA HOUSE

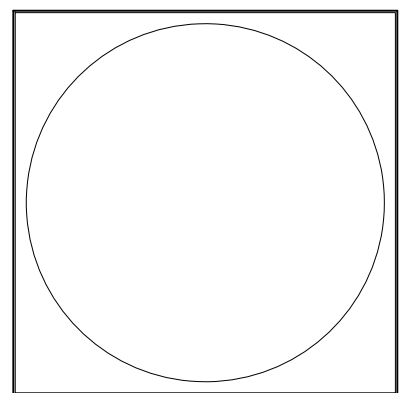
TASK 9 - NEW LAUNDRY BUILDING

709 TRUMAN AVENUE KEY WEST, FLORIDA

<p style="text-align: center;">AERIAL PHOTO</p>  <p style="text-align: center;">AREA OF WORK - CHELSEA HOUSE 709 TRUMAN AVE.</p> <p style="text-align: right; font-size: small;">Not to Scale</p>	<p style="text-align: center;">SITE MAP - KEY WEST</p>  <p style="text-align: center;">SITE LOCATION 709 TRUMAN AVE. KEY WEST, FLORIDA</p>	<p style="text-align: center;">PROJECT DIRECTORY</p> <p>PROJECT: CHELSEA HOUSE NEW BREAKFAST PAVILION MAILING ADDRESS: CHELSEA HOUSE GUESTHOUSE 709 TRUMAN AVE. KEY WEST, FL 33040</p> <p>ARCHITECT'S PROJECT No.: ---</p> <p>OWNER: KHP CAPITAL PARTNERS Address: 101 CALIFORNIA ST, SUITE 980 SAN FRANCISCO, CA 94111 Tel: 415-944-1568 Representative: KEN REYNOLDS</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: bbender@bellsouth.net Project Manager: Bert L. Bender (Principal-in-Charge) Project Architect: David Salay</p> <p>PROJECT NOTE: CHELSEA HOUSE IS A FUNCTIONAL GUESTHOUSE OPEN 7 DAYS A WEEK. THE SPACES ON THE PROPERTY SHALL REMAIN OPEN WHILE WORK IS TAKING PLACE. CONTRACTOR SHALL PERFORM WORK WITH THIS IN MIND, USING ALL APPLICABLE SAFETY AND OSHA STANDARDS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT BOTH ON THE ENTIRE PROPERTY. CONTRACTOR SHALL COORDINATE WITH THE BUILDING STAFF AS REQUIRED FOR DELIVERIES, PARKING AREAS, GROUND STAGING AREAS, ETC.</p>	<p style="text-align: center;">GENERAL NOTES</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> FLORIDA BUILDING CODE - Building 6th Edition - 2017 FLORIDA BUILDING CODE - Existing 6th Edition - 2017 FLORIDA BUILDING CODE - Residential 6th Edition - 2017 FLORIDA BUILDING CODE - Plumbing 6th Edition - 2017 FLORIDA BUILDING CODE - Fuel Gas 6th Edition - 2017 FLORIDA BUILDING CODE - Mechanical 6th Edition - 2017 NATIONAL ELECTRICAL CODE 2014 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). 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. 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. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. 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. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p style="font-size: x-small;">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 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>																																																																																																																																																																																																		
<p style="text-align: center;">ABBREVIATIONS</p> <table border="0" style="width:100%; font-size: x-small;"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPETYRY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>CCA PRESSURE TREATED</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POINT</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DNR</td><td>DRAWER</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr> <tr><td>EJ</td><td>EXPANSION JOINT</td><td>REFR.</td><td>REFRIGERATOR</td></tr> <tr><td>EL</td><td>ELEVATION</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr> <tr><td>ELEC</td><td>ELECTRIC</td><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>EQ</td><td>EQUAL</td><td>SPEC</td><td>SPECIFICATION</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>T</td><td>TREAD(S)</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>TYP</td><td>TYPICAL</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>GI</td><td>GALVANIZED IRON</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>HORZ</td><td>HORIZONTAL</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>HDW</td><td>HARDWARE</td><td>WD</td><td>WOOD</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td>WMF</td><td>WELDED WIRE FABRIC</td></tr> <tr><td></td><td></td><td>WH</td><td>WATER HEATER</td></tr> <tr><td></td><td></td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></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> </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	BILT UP ROOF	OD	OUTSIDE DIAMETER	CAB	CABINET	PCF	POUNDS PER CUBIC FOOT	CER	CERAMIC	PL	PROPETYRY LINE	CL	CENTER LINE	PLAM	PLASTIC LAMINATE	CLG	CEILING	PLF	POUNDS 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	DTL	DETAIL	R/A	RETURN AIR	DNR	DRAWER	REBAR	STEEL REINF. BAR	EJ	EXPANSION JOINT	REFR.	REFRIGERATOR	EL	ELEVATION	SF	SQUARE FOOT (FEET)	ELEC	ELECTRIC	SS	STAINLESS STEEL	EQ	EQUAL	SPEC	SPECIFICATION	EXH	EXHAUST	T	TREAD(S)	FV	FIELD VERIFY	TYP	TYPICAL	GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE	GI	GALVANIZED IRON	VCT	VINYL COMPOSITION TILE	HORZ	HORIZONTAL	VERT	VERTICAL	HDW	HARDWARE	WD	WOOD	HVAC	HEATING VENTILATING & AIR CONDITIONING	WMF	WELDED WIRE FABRIC			WH	WATER HEATER			W/O	WITHOUT	FOC	FACE OF CONCRETE			FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM			<p style="text-align: center;">SYMBOLS LEGEND</p> 	<p style="text-align: center;">MATERIAL DESIGNATIONS</p> <table border="0" style="width:100%; font-size: x-small;"> <tr><td></td><td>CONCRETE MASONRY UNITS IN PLAN</td></tr> <tr><td></td><td>CONC., STUCCO, PLASTER IN ELEV./POURED CONC. 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REVISIONS

CHELSEA HOUSE
TASK 9 NEW LAUNDRY BUILDING
 709 TRUMAN AVENUE
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC02022

Bender & Associates
ARCHITECTS p.a.

Project No.: 16221
 SITE MAP
 PROJECT DIRECTORY
 GENERAL NOTES
 ABBREVIATIONS
 SHEET INDEX
 SYMBOL LEGEND
 Date: 7/1/19

A0.0

1 OF 12

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT STATISTICS - CHELSEA HOUSE
 LOT DESCRIPTION: SEE SURVEY.

FEMA FLOOD ZONE: ZONE X - MAP 12087C 1516K, DATE 2/18/05
 FINISH FLOOR ELEVATION: VARIES
 ZONING DESIGNATION: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL-1)
 LOT AREA: 34,370 S.F.
 BUILDING CONDITIONED AREA: --- S.F.

SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	35' MAXIMUM	40.6' (709 Truman Building)	NO CHANGE
FRONT SETBACK:	5' MINIMUM	9'-4" (709 Truman Building)	NO CHANGE
SIDE YARD SETBACK:	5' MINIMUM	13'-0" (east property line)	NO CHANGE
STREET SIDE SETBACK:	7.5' MINIMUM	9'-8" (along Elizabeth St.)	NO CHANGE
REAR SETBACK:	15' MINIMUM	0' (laundry shed)	NO CHANGE
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	26,234 / 34,370 = 76.3%	NO CHANGE
BUILDING COVERAGE:	MAX. 50% OF LOT AREA	9,304 / 34,370 = 27.0%	9,157 / 34,370 = 26.6%
OPEN SPACE:	MIN. 20% OF LOT AREA	5526 / 34,370 = 16.0%	5,678 / 34,370 = 16.5%
F.A.R.:	1.0 MAXIMUM	---	---

ACCESSORY STRUCTURE SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
REAR SETBACK:	5' MINIMUM	0' (laundry)	5'-1"
SIDE SETBACK:	5' MINIMUM	13'-0"	NO CHANGE

ACCESSORY STRUCTURE/ REAR YARD :	MAXIMUM ALLOWED	EXISTING:	PROPOSED:
YARD DEPTH 15'	2905 S.F. X 30% =871	635 S.F. LAUNDRY	483 S.F. LAUNDRY

AREA OF WORK

EXCEPTION TABLE

ENCROACHMENT TABLE

CHELSEA HOUSE
 705-709 Truman Avenue
 Parcel ID No. 00020360-000000
 Total Square Footage: 34,370
 Building Coverage Percentage: 25.3%
 Total Impervious Surface: 13,829
 Impervious Surface Ratio: 34.4%

KEY LIME INN
 725 Truman Avenue
 Parcel ID No. 00020370-000000
 Total Square Footage: 88,995
 Building Coverage Percentage: 23.3%
 Total Impervious Surface: 15,826
 Impervious Surface Ratio: 17.8%

EXISTING LAUNDRY ONE STORY C.B.S

NEW STRUCTURE

CONCRETE SIDEWALK 25' (M & R)

ELIZABETH ST. 176.00' (R)

CONC. SIDEWALK 175.65' (M)

TRUMAN AVENUE 50' RIGHT OF WAY - LINE

PAVING, CONCRETE, GRASS, etc.

MONROE COUNTY SURVEYING & MAPPING, INC.
 705-725 TRUMAN AVE &
 916 ELIZABETH STREET
 KEY WEST, FL 33040

LEGAL DESCRIPTIONS:

SYMBOL LEGEND:

FLOOD INFORMATION:

FIELD WORK INFORMATION:

ADDITIONAL SURVEYOR NOTES:

LOCATION MAP (N.T.S.)

CHELSEA HOUSE
 TASK 9 NEW LAUNDRY BUILDING
 709 TRUMAN AVENUE
 KEY WEST, FLORIDA

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 Key West, Florida 33040
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Bender & Associates
ARCHITECTS
p.a.

Project No: 18221
 SITEPLAN SURVEY
 Date: 7/1/19

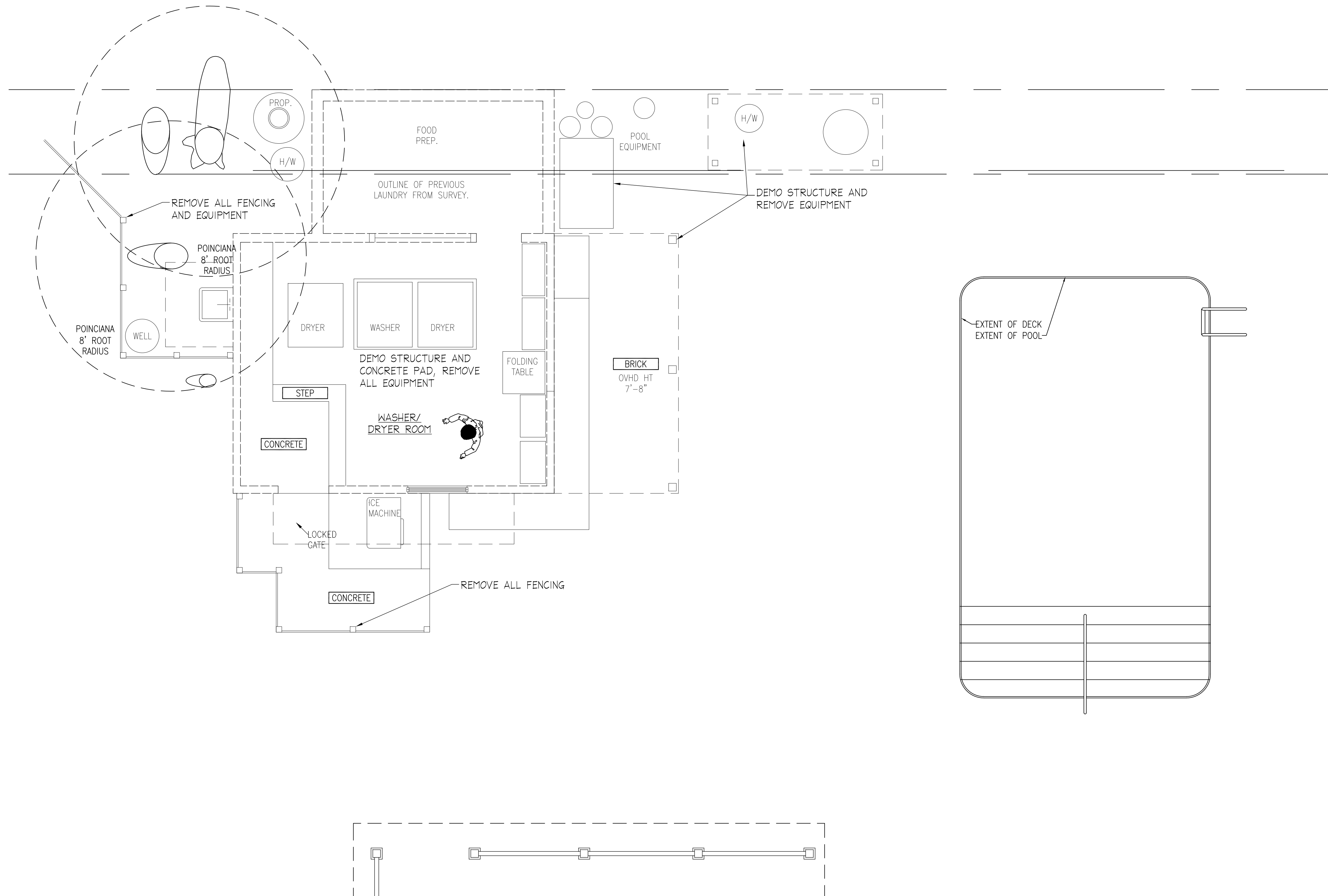
A1.0
 3 OF 12

PRELIMINARY
NOT FOR CONSTRUCTION

2 EXISTING SURVEY
 A1.0 SCALE: N.T.S.

1 SITE PLAN - CHELSEA HOUSE
 A1.0 SCALE: 1/16" = 1'-0"

TRUE NORTH

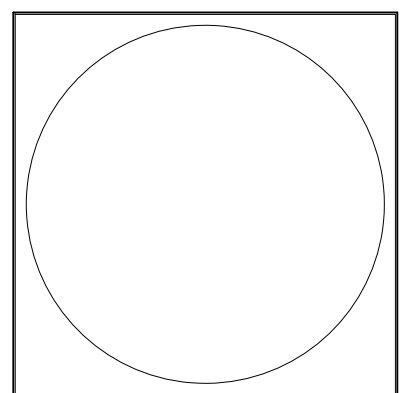


1 DEMOLITION EXISTING FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

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Project No.:	18221
DEMOLITION PLAN	
Date:	7/1/19

D1.1
 4 OF 12



4 DEMOLITION SOUTH ELEVATION
D1.2 SCALE: N.T.S.



3 DEMOLITION SOUTH ELEVATION
D1.2 SCALE: N.T.S.



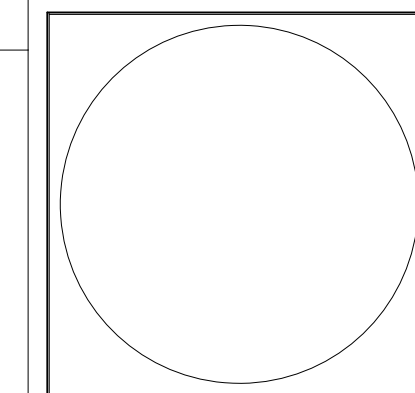
2 DEMOLITION SOUTHWEST ELEVATION
D1.2 SCALE: N.T.S.



1 DEMOLITION WEST ELEVATION
D1.2 SCALE: N.T.S.

REVISIONS

CHelsea HOUSE
TASK 9 NEW LAUNDRY BUILDING
709 TRUMAN AVENUE
KEY WEST, FLORIDA



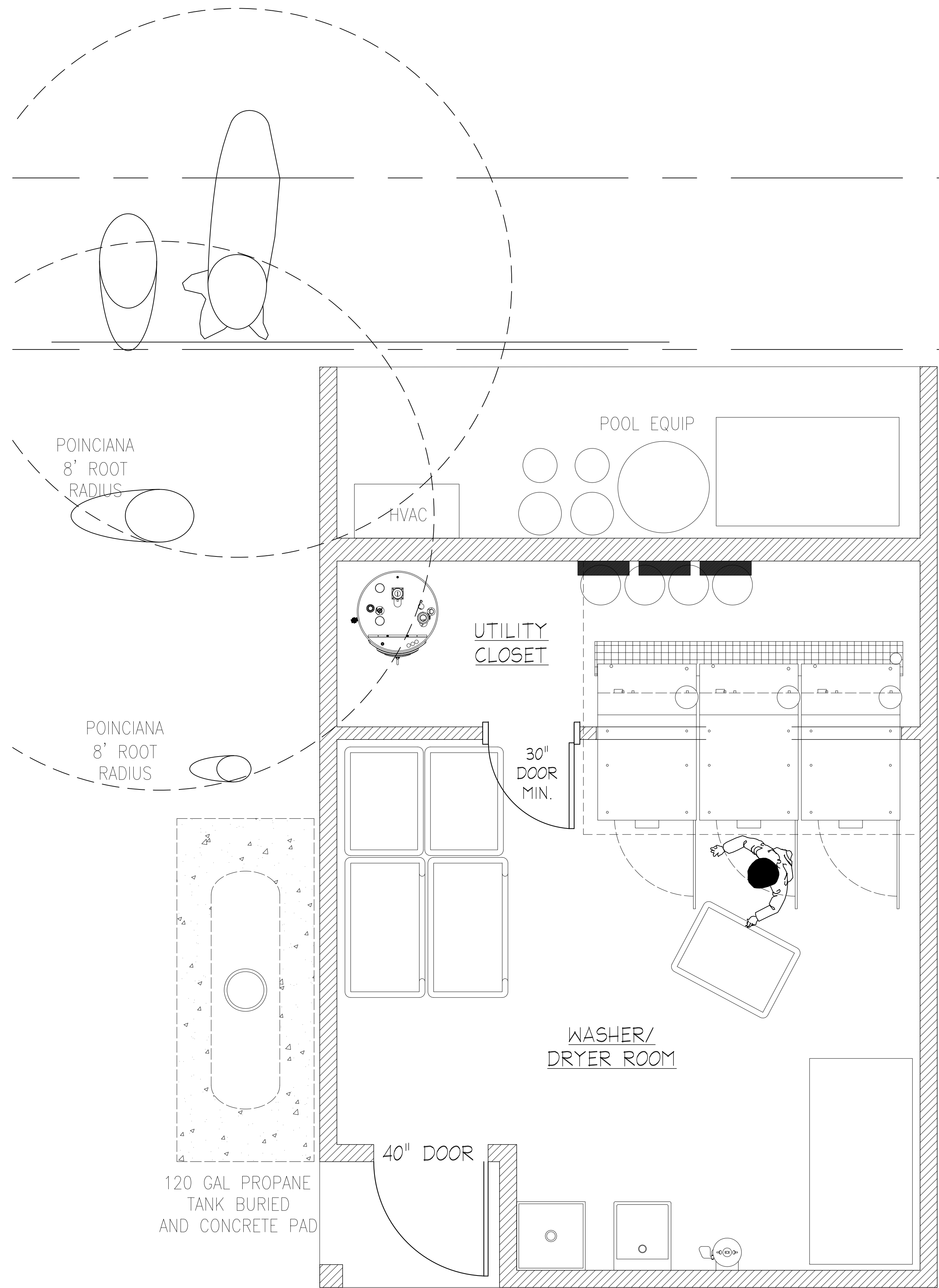
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Project No: 18221
DEMOLITION PHOTOS
Date: 7/1/19

PRELIMINARY
NOT FOR CONSTRUCTION

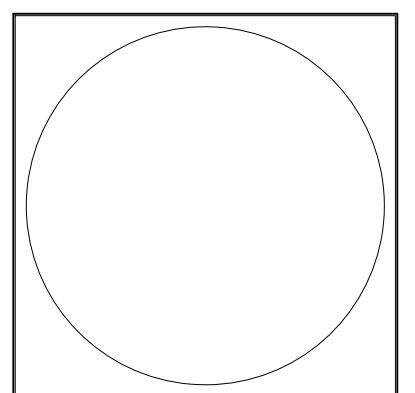
D1.2



PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

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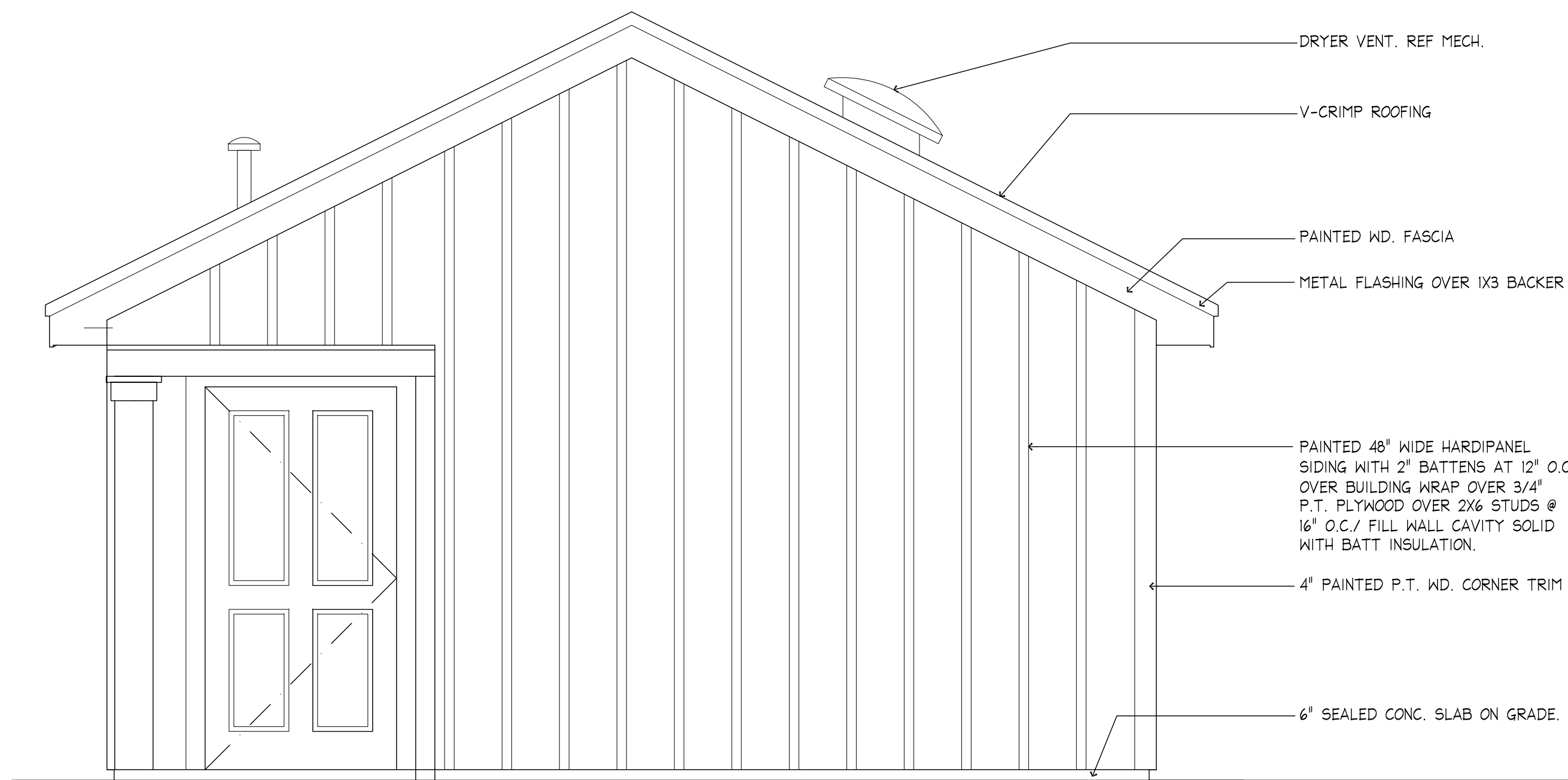
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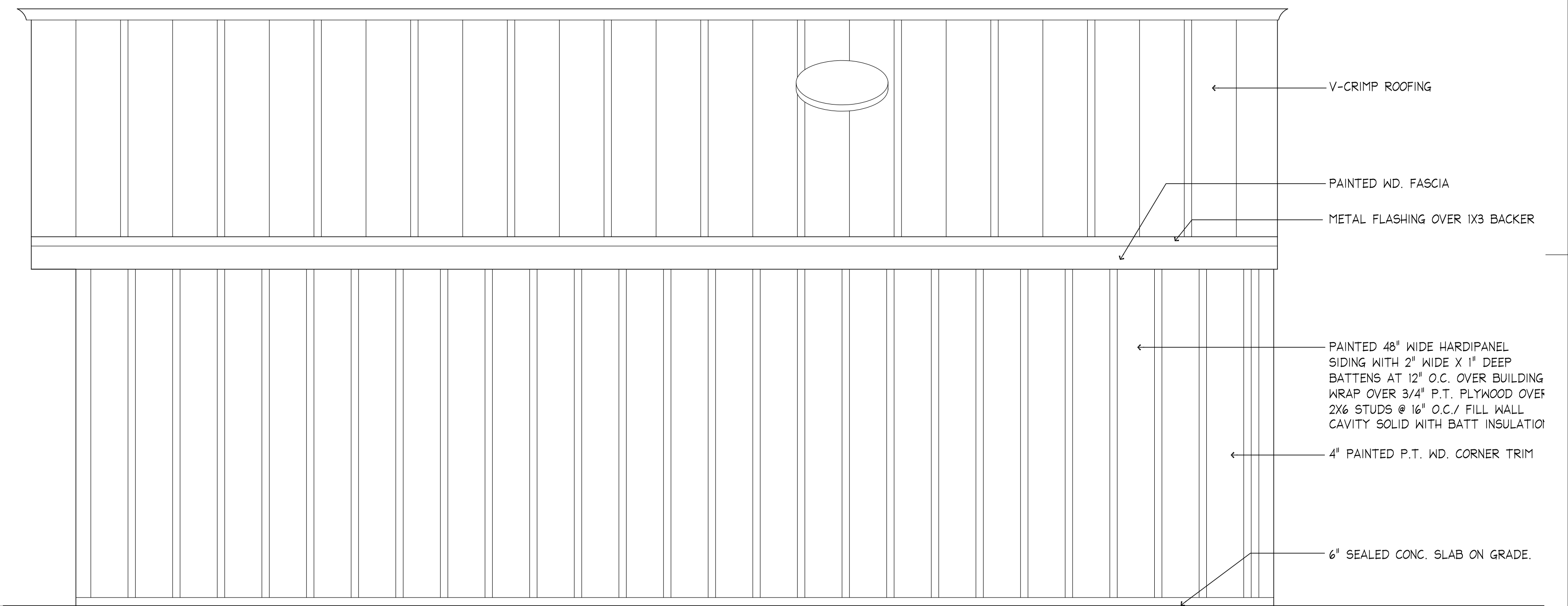
Project No:	18221
PROPOSED ROOF PLAN	
Date:	7/1/19

A1.1
 4 OF 12

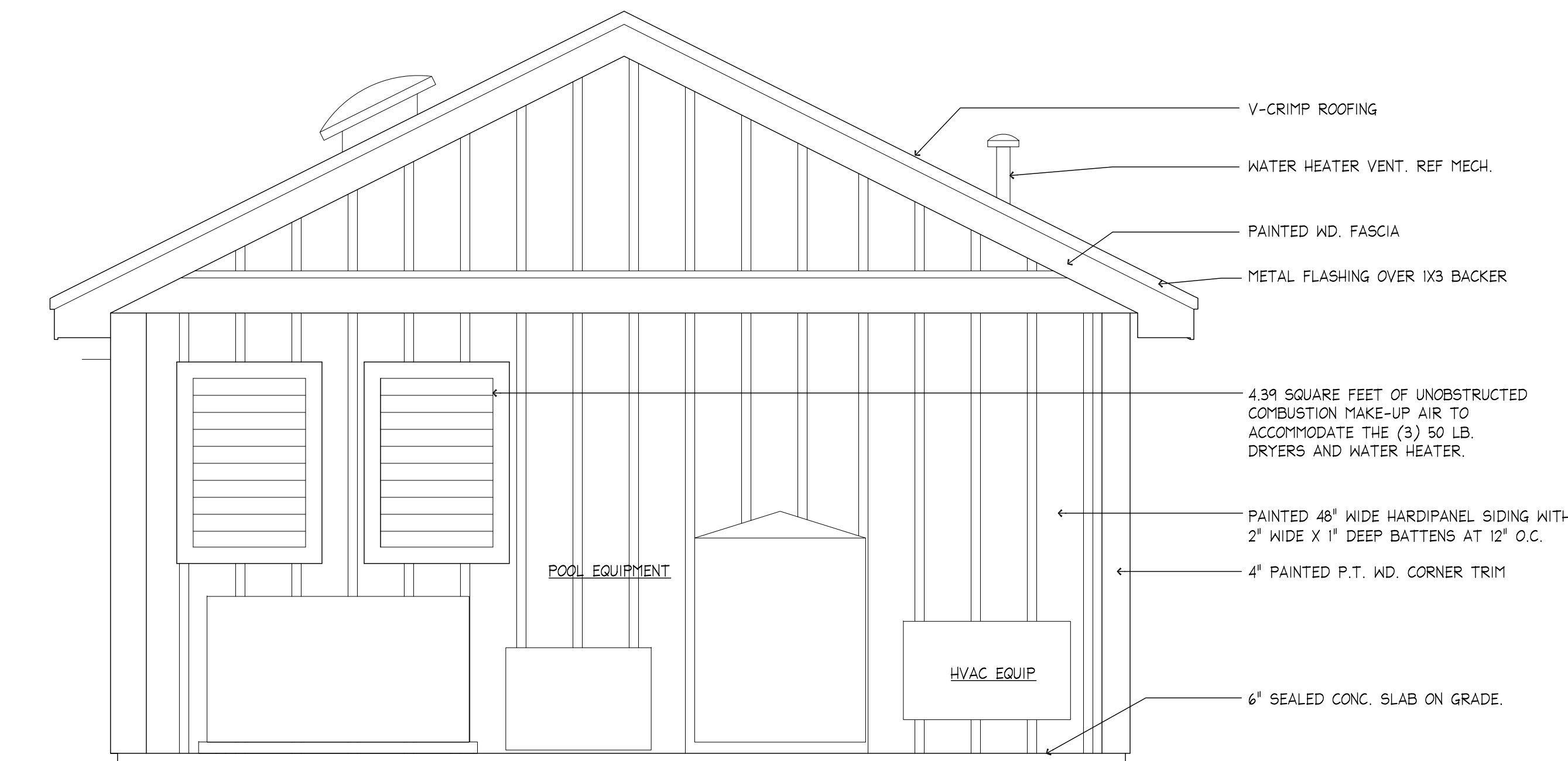
1 PROPOSED FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



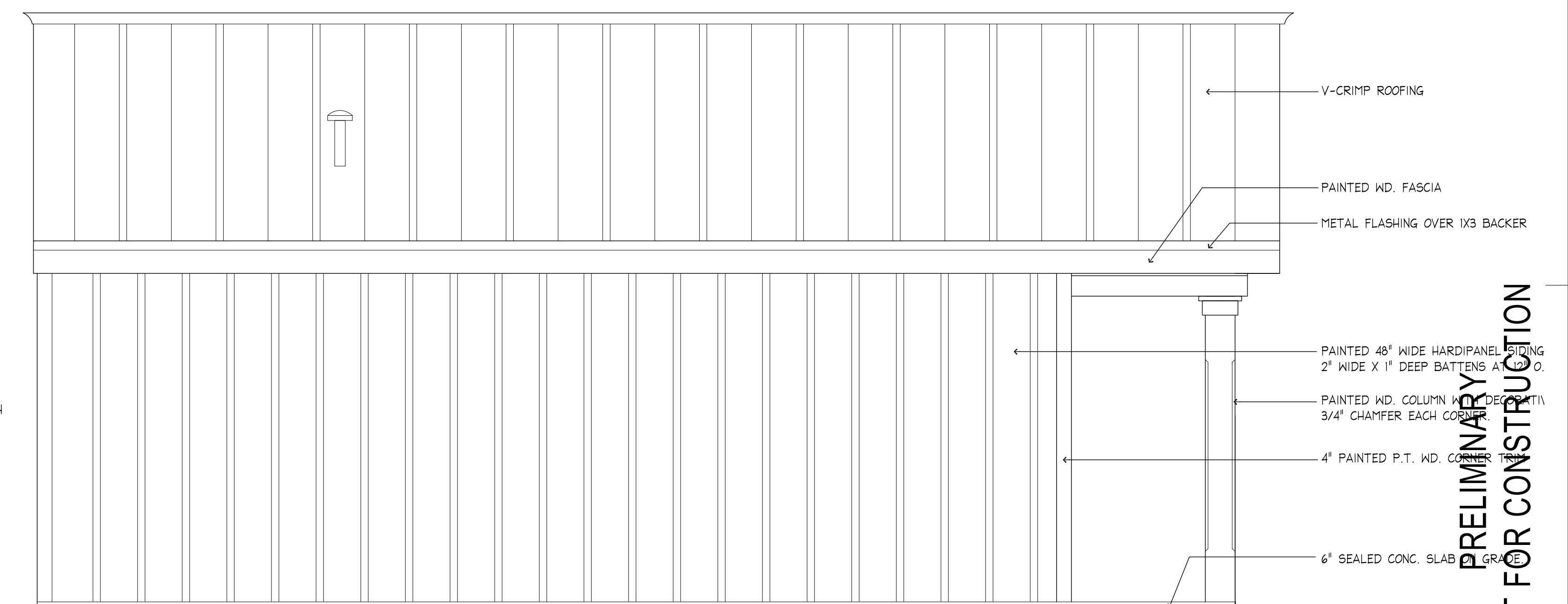
4 PROPOSED FRONT (SOUTH) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



3 PROPOSED POOLSIDE (EAST) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



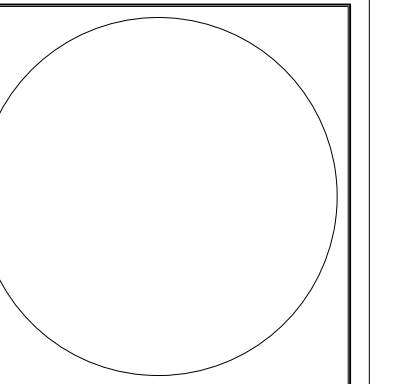
2 PROPOSED REAR (NORTH) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



1 PROPOSED PARKING SIDE (WEST) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"

REVISIONS

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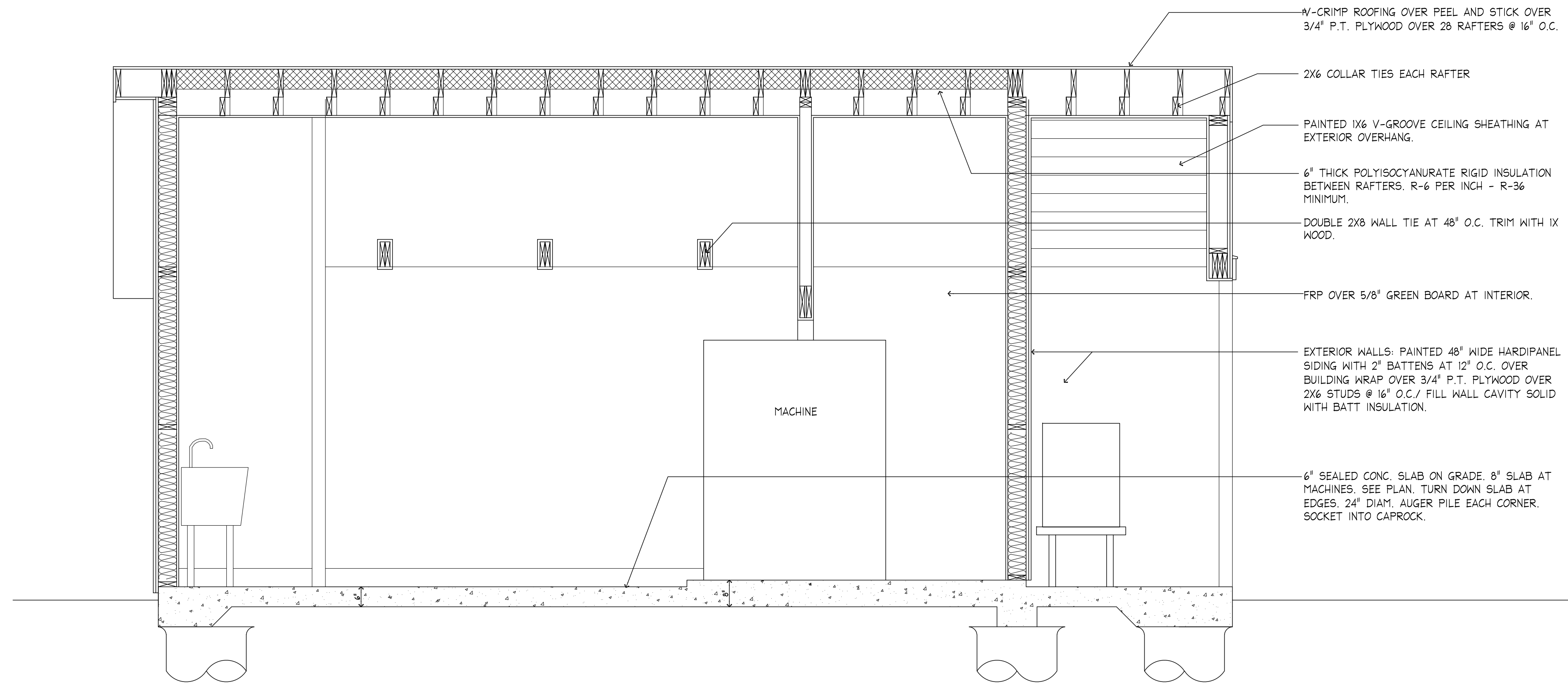
Project No. 18221

PROPOSED EXTERIOR ELEVATIONS

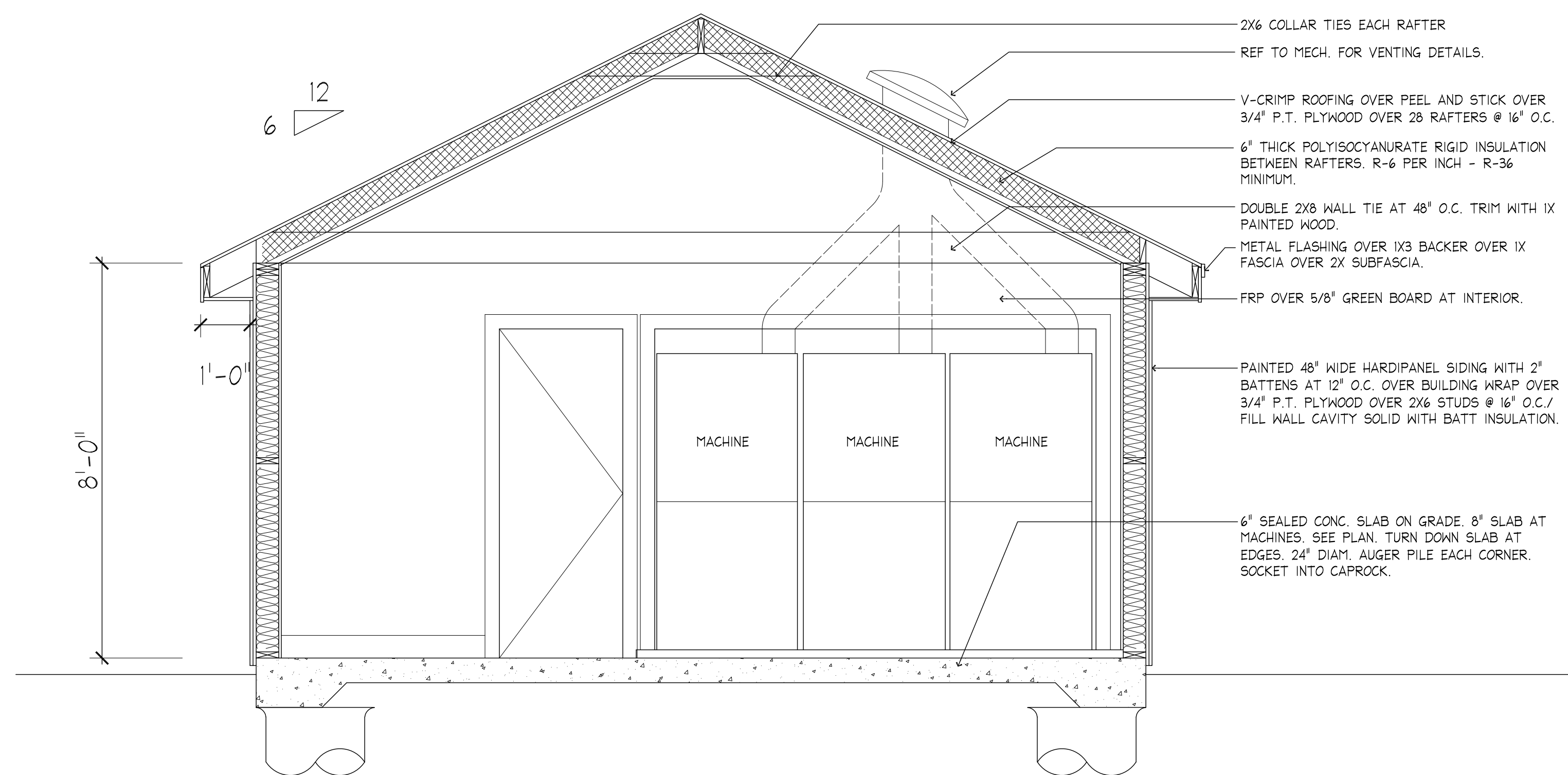
Date: 7/1/19

PRELIMINARY
NOT FOR CONSTRUCTION

A2.2



1 SECTION AT NEW PORCH LOOKING WEST
 A3.1/SCALE: 1/8" = 1'-0"



1 SECTION AT NEW PORCH LOOKING NORTH
 A3.1/SCALE: 1/8" = 1'-0"

PRELIMINARY
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ARCHITECTS p.c.

Project No: 18221

BUILDING SECTIONS

Date: 7/1/19

A3.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY STRUCTURE FOR LAUNDRY FACILITY.
DEMOLITION OF EXISTING LAUNDRY FACILITY.**

#709 TRUMAN AVENUE

Applicant – Ken Reynolds

Application #H2019-0027

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



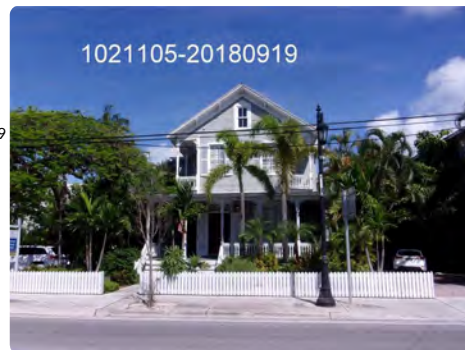
Disclaimer

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 00020360-000000
 Account# 1021105
 Property ID 1021105
 Millage Group 10KW
 Location 707 TRUMAN Ave, KEY WEST
 Address
 Legal KW ALL LOTS 1, 2, 3 AND PART LOT 4 SQR 2 TR 5 OR70-225/226 OR417-780/781 OR459-438/439
 Description OR562-129 OR601-442 OR613-677 OR613-679 OR620-202/203 OR696-170/171 OR697-863 OR697-868 PROB NO 82-333-CP-12 OR756-1640Q/C OR756-1641 OR793-202/203 OR866-459P/R OR915-1089/C OR922-1847/1848 OR915-701/702 OR915-1088 OR922-1845/1846 OR931-2095AFFD OR931-2097P/R OR937-515 OR991-52C OR1001-691L/E OR1017-1259/1260R/S OR1028-1908 OR1067-1582R/S OR1083-1792/1793R/S OR1145-17/18 OR1154-1960/1965T/D OR1171-1900/1901Q/C OR1171-1902Q/C OR1171-1903/1904 OR1209-699/705 (WILL) PROB #92-105-CP-10 OR1236-704/706C OR1237-1174/1175C/T OR1245-263/264 OR1248-2006/2007C OR1265-2489/91 OR1265-2492/94 OR1265-2495/97 OR1270-108/16MEM/TRUST OR1270-117/19 OR1371-1623/4 OR2154-1285/86 OR2920-2211/2214QC OR2920-2202/2206
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KHP IV KEY WEST LLC
 C/O KHP CAPITAL PARTNERS LP
 101 CALIFORNIA ST STE 980
 SAN FRANCISCO CA 94111

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$3,966,818	\$3,346,401	\$0	\$0
+ Market Misc Value	\$440,758	\$381,822	\$0	\$0
+ Market Land Value	\$4,407,576	\$3,718,223	\$6,865,218	\$6,377,420
= Just Market Value	\$8,815,152	\$7,446,446	\$6,865,218	\$6,377,420
= Total Assessed Value	\$7,880,872	\$7,164,429	\$6,513,117	\$5,921,016
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,815,152	\$7,446,446	\$6,865,218	\$6,377,420

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	34,485.00	Square Foot	0	0

Commercial Buildings

Style HOTELS/MOTEL A / 39A
 Gross Sq Ft 7,594
 Finished Sq Ft 4,247
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1943
 Year Remodeled
 Effective Year Built 1993
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	457	0	0
FAT	FINISHED ATTIC	1,212	0	0
FLA	FLOOR LIV AREA	4,247	4,247	0
OPU	OP PR UNFIN LL	576	0	0
OOU	OP PR UNFIN UL	1,017	0	0
OPF	OP PRCH FIN LL	70	0	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		7,594	4,247	0

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 2,093
Finished Sq Ft 1,600
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 2
Half Bathrooms 0
Heating Type
Year Built 1987
Year Remodeled
Effective Year Built 1991
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,600	1,600	0
OPF	OP PRCH FIN LL	265	0	0
OUF	OP PRCH FIN UL	228	0	0
TOTAL		2,093	1,600	0

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 6,720
Finished Sq Ft 3,858
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 450 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1938
Year Remodeled
Effective Year Built 1989
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	48	0	0
OPX	EXC OPEN PORCH	1,200	0	0
FHS	FINISH HALF ST	1,518	0	0
FLA	FLOOR LIV AREA	3,858	3,858	0
OPU	OP PR UNFIN LL	96	0	0
TOTAL		6,720	3,858	0

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 949
Finished Sq Ft 684
Perimeter 0
Stories 3
Interior Walls
Exterior Walls C.B.S.
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2

Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	180	0	0
FLA	FLOOR LIV AREA	684	684	0
OOU	OP PR UNFIN UL	60	0	0
OUF	OP PRCH FIN UL	25	0	0
TOTAL		949	684	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 484
 Finished Sq Ft 352
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled
 Effective Year Built 1994
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	352	352	0
OPU	OP PR UNFIN LL	132	0	0
TOTAL		484	352	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1937	1938	1	50 SF	4
TILE PATIO	1984	1985	1	100 SF	5
WALL AIR COND	1987	1988	1	13 UT	2
BRICK PATIO	1994	1995	1	114 SF	2
BRICK PATIO	2002	2003	1	420 SF	2
FENCES	2002	2003	1	64 SF	2
FENCES	2002	2003	1	728 SF	5
BRICK PATIO	2002	2003	1	936 SF	2
WALL AIR COND	1974	1975	1	1 UT	2
UTILITY BLDG	1974	1975	1	104 SF	4
CONC PATIO	1974	1975	1	208 SF	2
WALL AIR COND	1976	1977	1	1 UT	1
BRICK PATIO	1979	1980	1	340 SF	4
FENCES	1986	1987	1	648 SF	2
CONC PATIO	1986	1987	1	783 SF	2
WALL AIR COND	1986	1987	1	9 UT	2
COMM POOL	1999	2000	1	416 SF	3
BRICK PATIO	2001	2002	1	1200 SF	2
FENCES	1986	1987	1	1182 SF	2

Sales

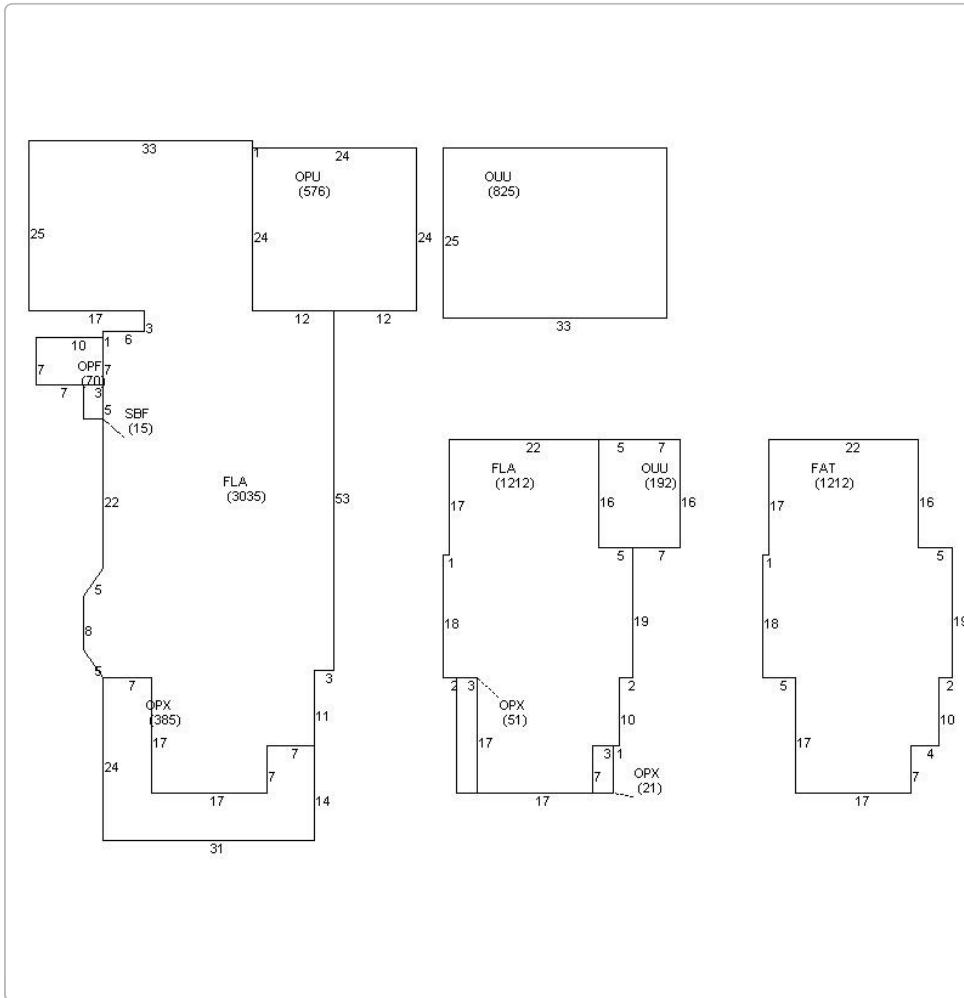
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/30/2018	\$12,574,100	Warranty Deed	2181369	2920	2202	43 - Unqualified	Improved
9/16/2005	\$9,900,000	Warranty Deed		2154	1285	M - Unqualified	Improved
9/1/1995	\$1,000,000	Warranty Deed		1371	1623	C - Unqualified	Improved
8/1/1993	\$1,000,000	Warranty Deed		1270	117	T - Unqualified	Improved
6/1/1993	\$1,281,000	Warranty Deed		1265	2489	M - Unqualified	Improved
4/1/1978	\$212,000	Conversion Code		793	202	Q - Qualified	Improved

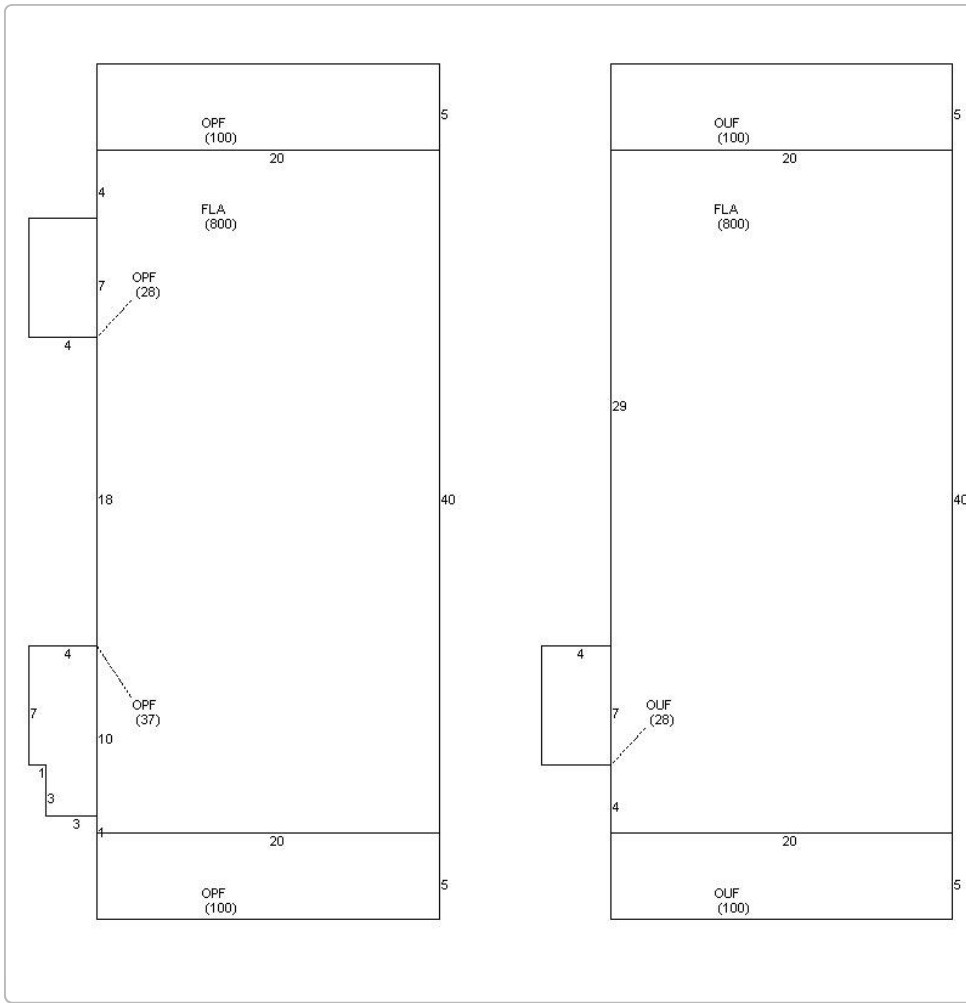
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4955	8/23/2006	9/27/2006	\$6,000	Commercial	ROOFING REPAIR 10 PANELS DUE TO HURRICANE DAMAGE
06-4162	7/12/2006	9/27/2006	\$7,000	Commercial	UPGRADE EXISTING PERMIT - PORCH DECK FRAMING.
06-3190	6/12/2006	9/27/2006	\$3,500	Commercial	REPLACE DECKING & GINGERBREAD RAILING
05-1010	3/30/2005	12/15/2005	\$2,382	Commercial	REPLACE FIRE ALARM PANEL 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
03-2863	8/26/2003	10/8/2003	\$500	Commercial	INSTALL AIR CONDITIONER FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
02-3290	12/13/2002	12/13/2002	\$6,400	Commercial	PAVERS
02-3179	11/20/2002	12/16/2002	\$7,120	Commercial	FENCE
02-1926	7/19/2002	12/13/2002	\$6,500	Commercial	REPAIR DECKING
02-0625	4/18/2002	12/13/2002	\$15,850	Commercial	PAVERS & ROOF REPAIR
0103508	11/16/2001	12/31/2001	\$1,200	Commercial	BRICK PAVERS FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
0102679	8/2/2001	10/11/2001	\$9,596	Commercial	RENOVATIONS FOR 919 ELIZABETH ST (F/K/A RE 00020300-000000 AK 1021041)
9903925	12/6/1999	12/31/1999	\$5,000	Commercial	RE-SURFACE POOL FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
97-4009	1/14/1998	12/31/1998	\$400	Commercial	INSTALL DOOR
97-3799	11/1/1997	12/1/1997	\$2,200	Commercial	FIBERTITE VALLEY OF ROOF
96-4101	10/1/1996	12/1/1996	\$7,000	Commercial	REMODELING FOR 919 ELIZABETH ST (F/K/A RE 00020300-000000 AK 1021041)
M952051	6/1/1995	10/1/1995	\$7,000	Commercial	3-1.5 TON AIR CONDITIONERS FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
M941863	6/1/1994	3/1/1995	\$2,600	Commercial	1-2 TON A/C WITH 8 DROPS FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
B941206	4/1/1994	11/1/1994	\$15,000	Commercial	NEW ROOF DECK FOR 707 TRUMAN AVE (F/K/A RE 00020310-000000 AK 1021059)
B940114	1/1/1994	11/1/1994	\$3,500	Commercial	PAINT EXTERIOR

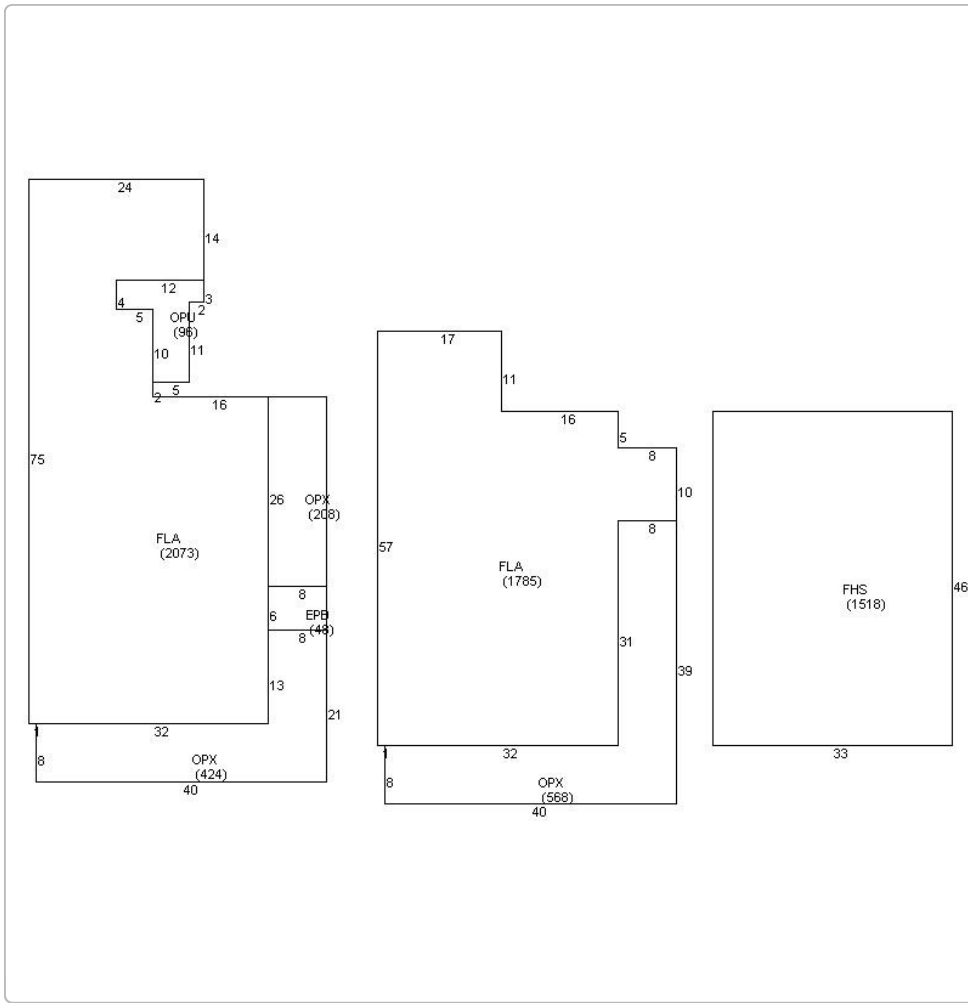
View Tax Info

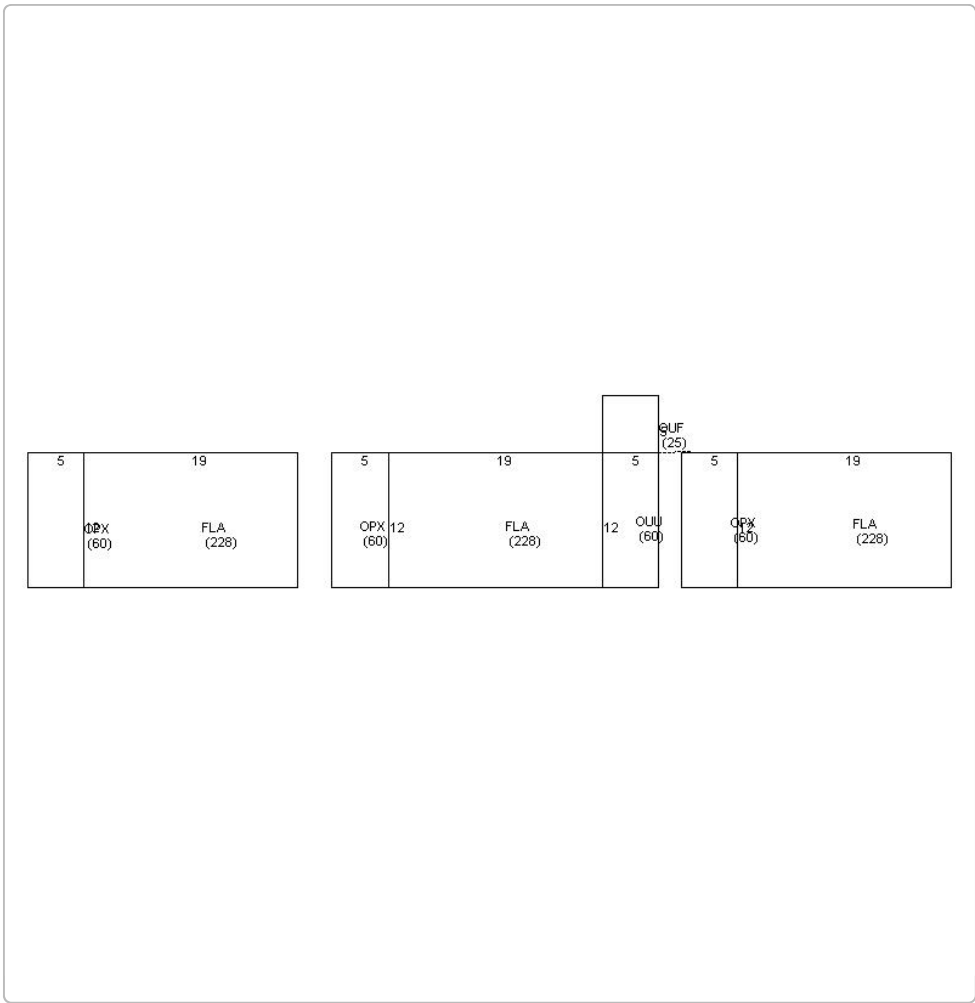
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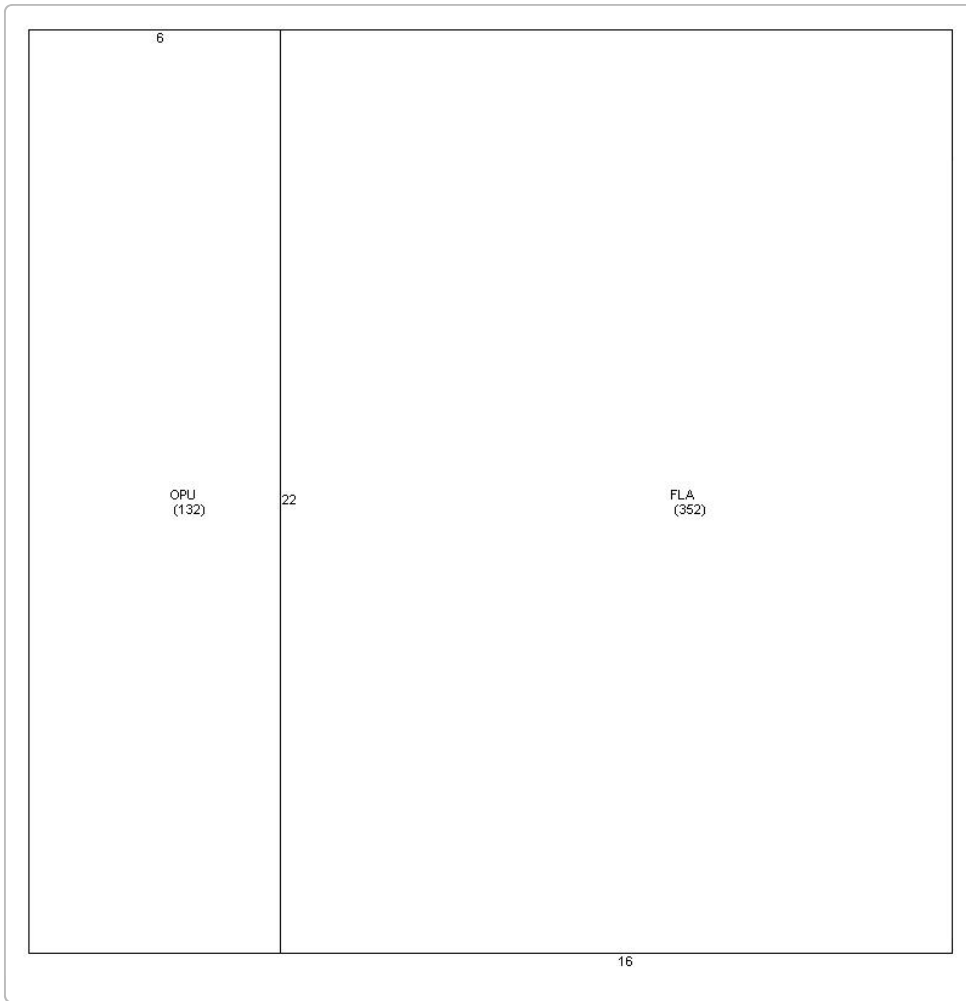
Sketches (click to enlarge)











Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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