



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Bender & Associates Architects

Application Number: C2025-0078

Address: 417 Simonton Street

Description of Work:

Demolition of existing dwelling unit at rear.

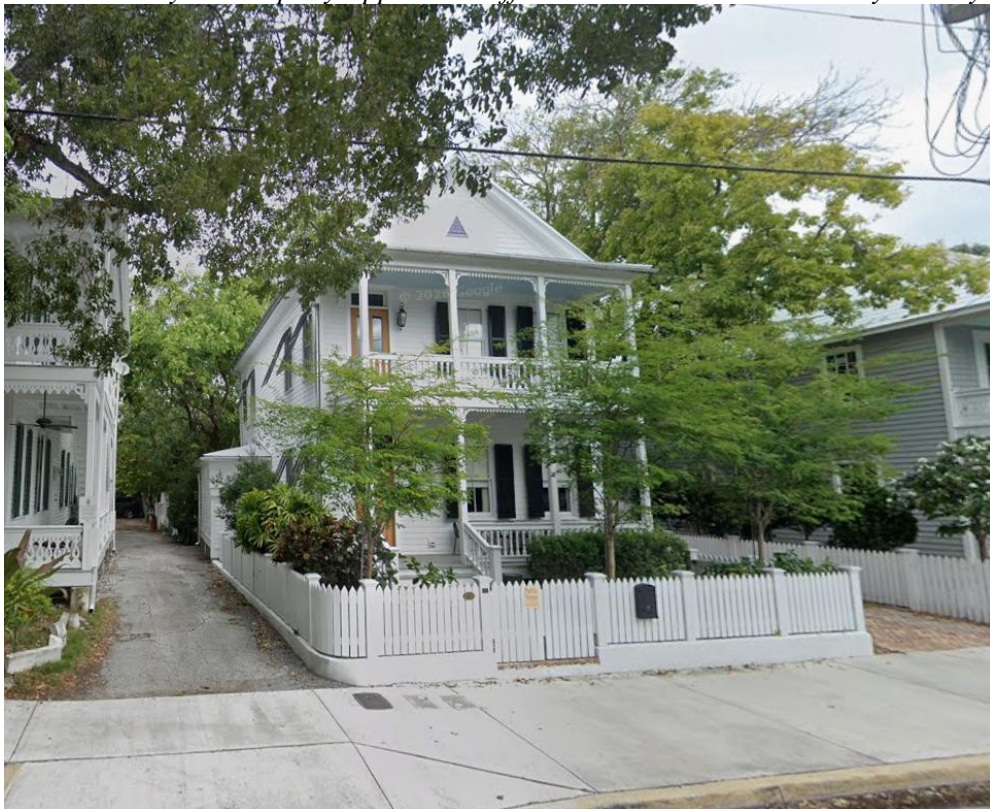
Site Facts:

The building under review is a contributing resource within the historic district. The two-story frame vernacular structure was constructed circa 1889. The house has experienced minor exterior alterations, including a partial enclosure of the second floor of the front porch, as shown in a circa 1965 historic photograph. The property currently includes a non-historic one-story addition on the north elevation. In 2021, a new two-story porch was constructed at the rear of the house. A variance was approved by Planning Board on November 20, 2025.

Currently the house sits on piers and is located within an X flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



Current photo of property under review (Nov 2025).



Current photo of property under review (accessory structure in rear).



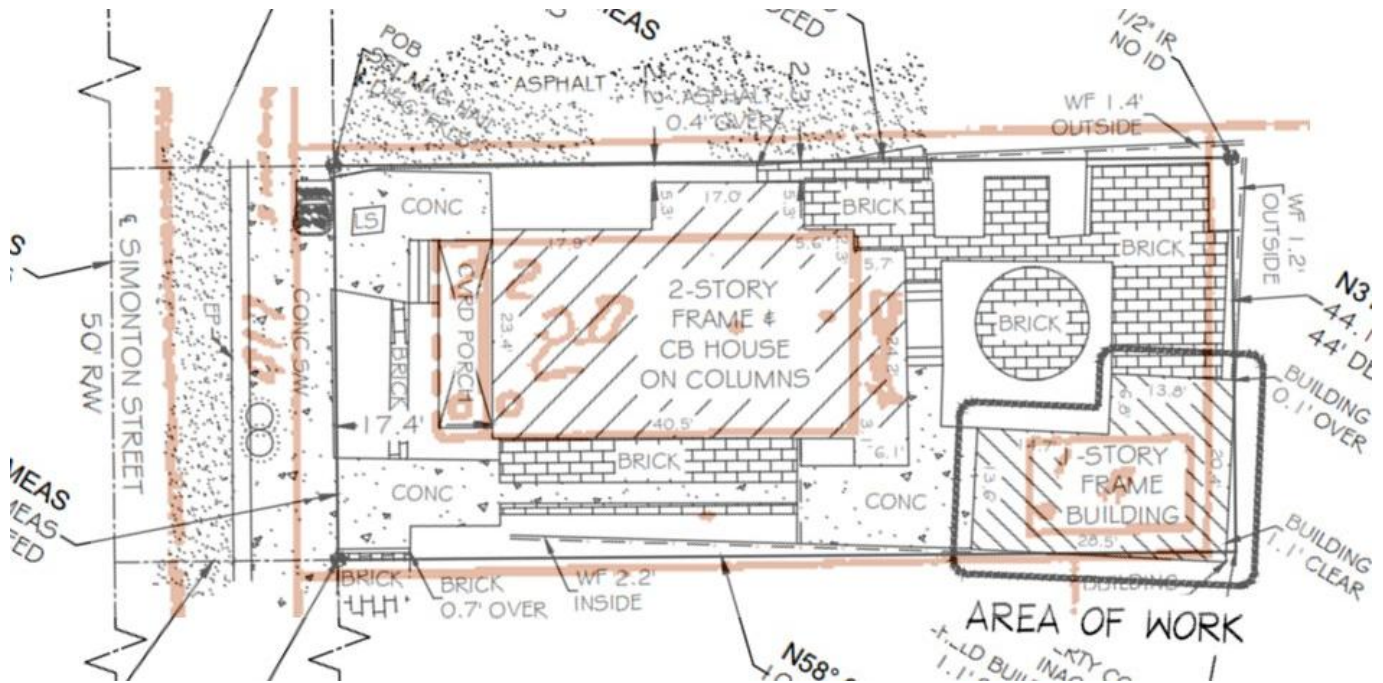
Current photo of property under review (accessory structure in rear).



Current photo of property under review (accessory structure in rear).



1972 aerial photo showing dwelling unit in rear.



Current survey and 1962 Sanborn Map.

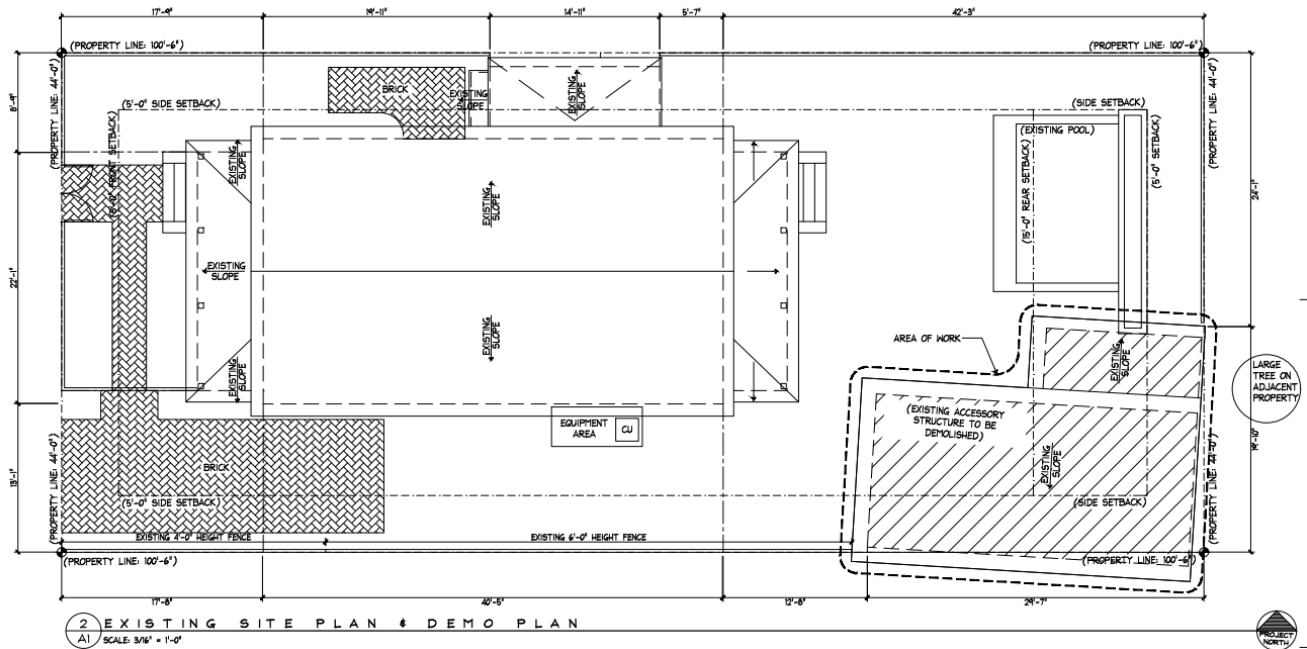
Guidelines Cited on Review:

- Guidelines for Roofing (page 26-26a), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6 (first sentence), 11, 12, 13, 14, 18 (second sentence), 19, 22, 23, 26, 28, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (first and last sentence), 8, 9 (first sentence), 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically 1, 3, 4, and 9.

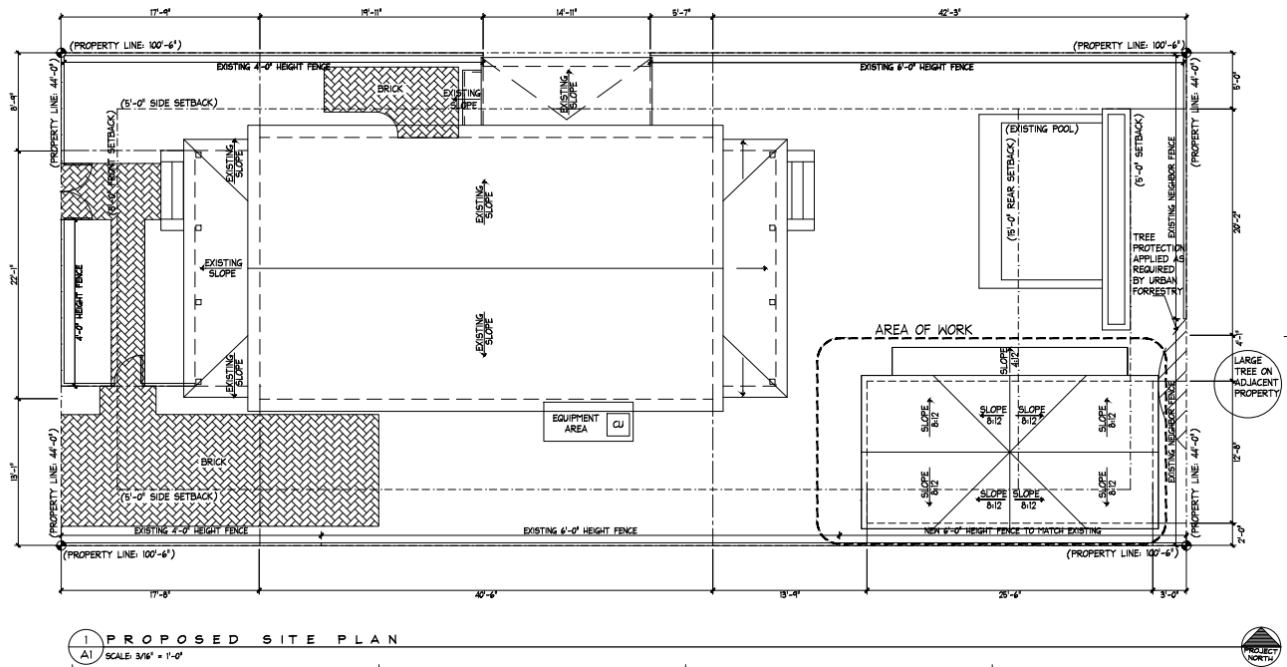
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new one-story dwelling unit in the rear of the property. The new dwelling unit will feature wood windows, siding to match the main structure, and 5 v-crimp roofing. The north elevation, facing the pool will feature three aluminum French doors with a canopy. The structure will also include a few triangular windows within the gable ends. The total height will be 18 feet 6 inches from grade.

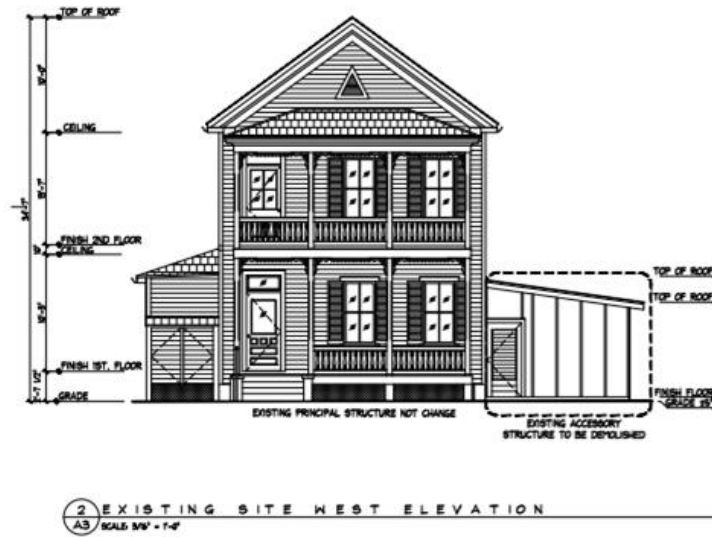
The plans also include the demolition of the existing one-story dwelling unit located at the rear of the property.



Existing Site Plan.



Proposed Site Plan.



Existing Front Elevation (Simonton St).



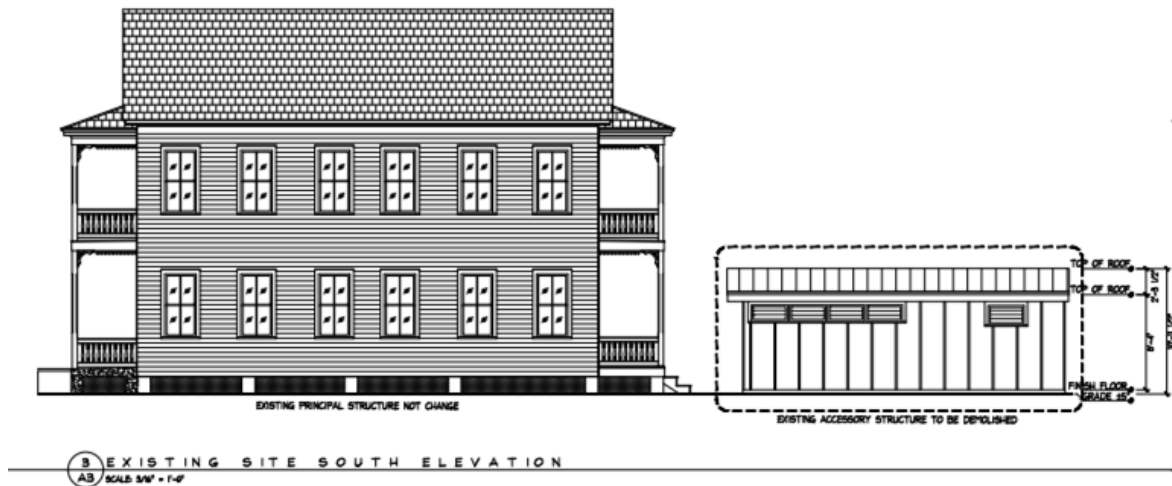
Proposed Front Elevation.



Existing Rear Elevation.



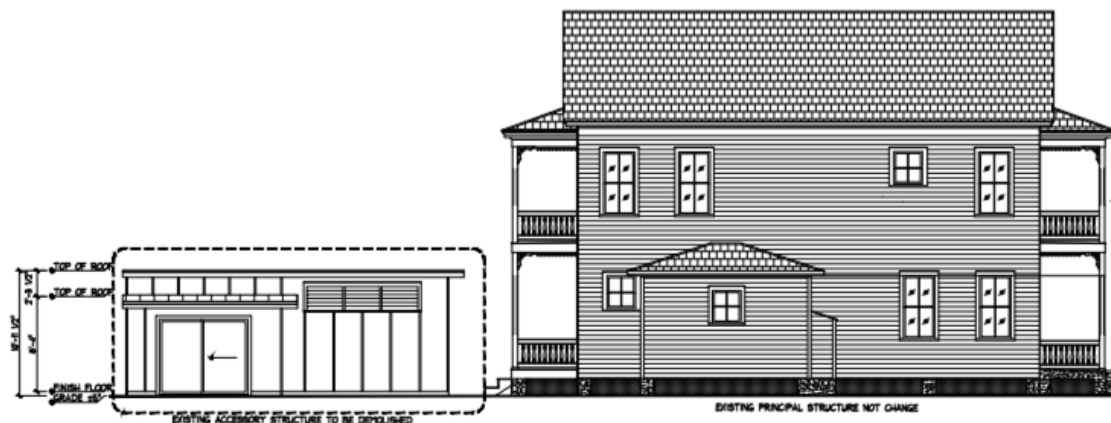
Proposed Rear Elevation.



Existing South Elevation.



Proposed South Elevation.



1 EXISTING SITE NORTH ELEVATION
AS SCALE 3/8" = 1'-0"

Existing North Elevation.



1 PROPOSED NORTH ELEVATION
AS SCALE 3/8" = 1'-0"

Proposed North Elevation.

Consistency with Cited Guidelines:

Overall, the proposed work is generally consistent with the HARC Guidelines. The new dwelling unit is subordinate in scale and compatible with materials in the primary structure. The small triangular windows located within the gable ends are limited in size, allowing them to function as secondary architectural features. The structure is set back on the lot and will be minimally visible from the public right-of-way, however, staff recommends the addition of a six-foot fence and/or landscaping to further reduce visibility.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The structure proposed for demolition does not exhibit significant deterioration.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

The structure is historic but does not portray significant characteristics of a type, period, or method of construction.

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

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

The one-story structure does not possess significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

The one-story structure does not individually exemplify cultural, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

The one-story structure does not portray a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The structure does not occupy a unique location or possess singular physical characteristics that make it a familiar or established visual feature within the neighborhood or the city, nor does it represent the best remaining example of an architectural type in the area.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

Based on the above criteria, staff finds that the demolition of the existing one-story dwelling unit meets the criteria for demolition. If approved, this will be the only required reading. Staff will review construction plans to ensure all demolition and new work remain consistent with approved drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>COA 25-0078</i>	REVISION #	INITIAL & DATE <i>8/28/25</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

417 Simonton St.

NAME ON DEED:

Kimberly Gavin

PHONE NUMBER 423-243-7198

OWNER'S MAILING ADDRESS:

EMAIL

APPLICANT NAME:

Bender & Associates Architects.

PHONE NUMBER 305-296-1347

APPLICANT'S ADDRESS:

410 Angela St.

EMAIL hburkee@benderarchitects.com

APPLICANT'S SIGNATURE:

[Signature]

DATE 08.18.2025

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: New dwelling unit to replace existing dwelling unit.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing dwelling unit.

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): New dwelling unit	
PAVERS: Existing N/A	FENCES: Existing N/A
DECKS: N/A	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): Existing N/A	POOLS (INCLUDING EQUIPMENT): Existing N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
New AC Unit. See plans	

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.

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:

417 Simonton St.

PROPERTY OWNER'S NAME:

Kimberly Gavin

APPLICANT NAME:

Bender & Associates Architects

*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

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of non historic Dwelling unit.

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.

N/A

(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.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

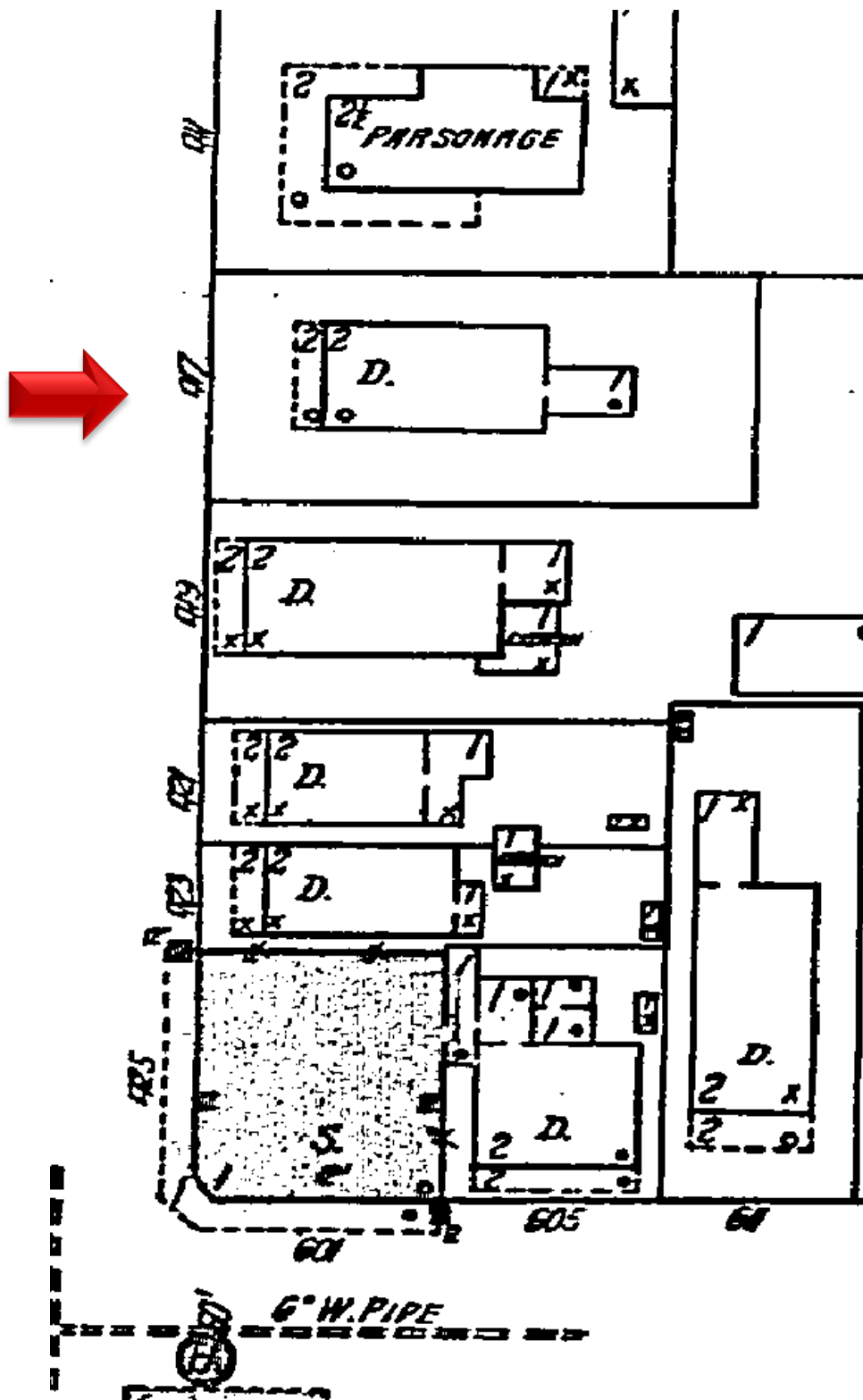
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.
N/A

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,
N/A

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The existing building is not removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The existing building is not removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open spaces.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The existing building is not removing an historic buildings 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.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing building is not removing buildings or structures that would otherwise quality as contributing.

SANBORN MAPS



1926 Sanborn Map

PROJECT PHOTOS



6 VIEW FROM STREET (EXISTING WEST ELEVATION)
A7 SCALE: N.T.S.



5 VIEW FROM NEIGHBORING PROPERTY (EXISTING NORTH ELEVATION)
A7 SCALE: N.T.S.



4 VIEW FROM INSIDE OF PROPERTY (EXISTING NORTH ELEVATION)
A7 SCALE: N.T.S.



3 VIEW FROM SIMONTON STREET (CONTEXT)
A7 SCALE: N.T.S.

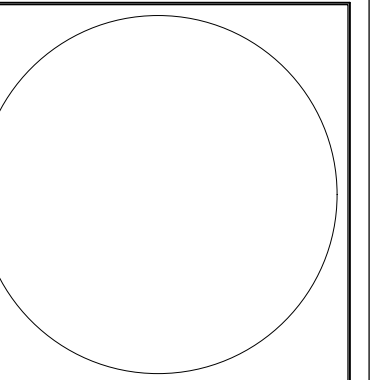


2 VIEW FROM INSIDE OF PROPERTY (EXISTING WEST ELEVATION)
A7 SCALE: N.T.S.



1 VIEW OF REAR PROPERTY LINE & POOL WALL
A7 SCALE: N.T.S.

417 SIMONTON ST.
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2022
Date: 08/15/2025

A7
OF

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31°59'53"E ASSUMED
ALONG THE CENTERLINE OF
SIMONTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

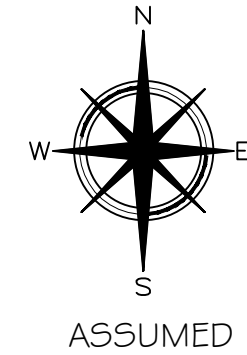
ADDRESS:
417 SIMONTON STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY

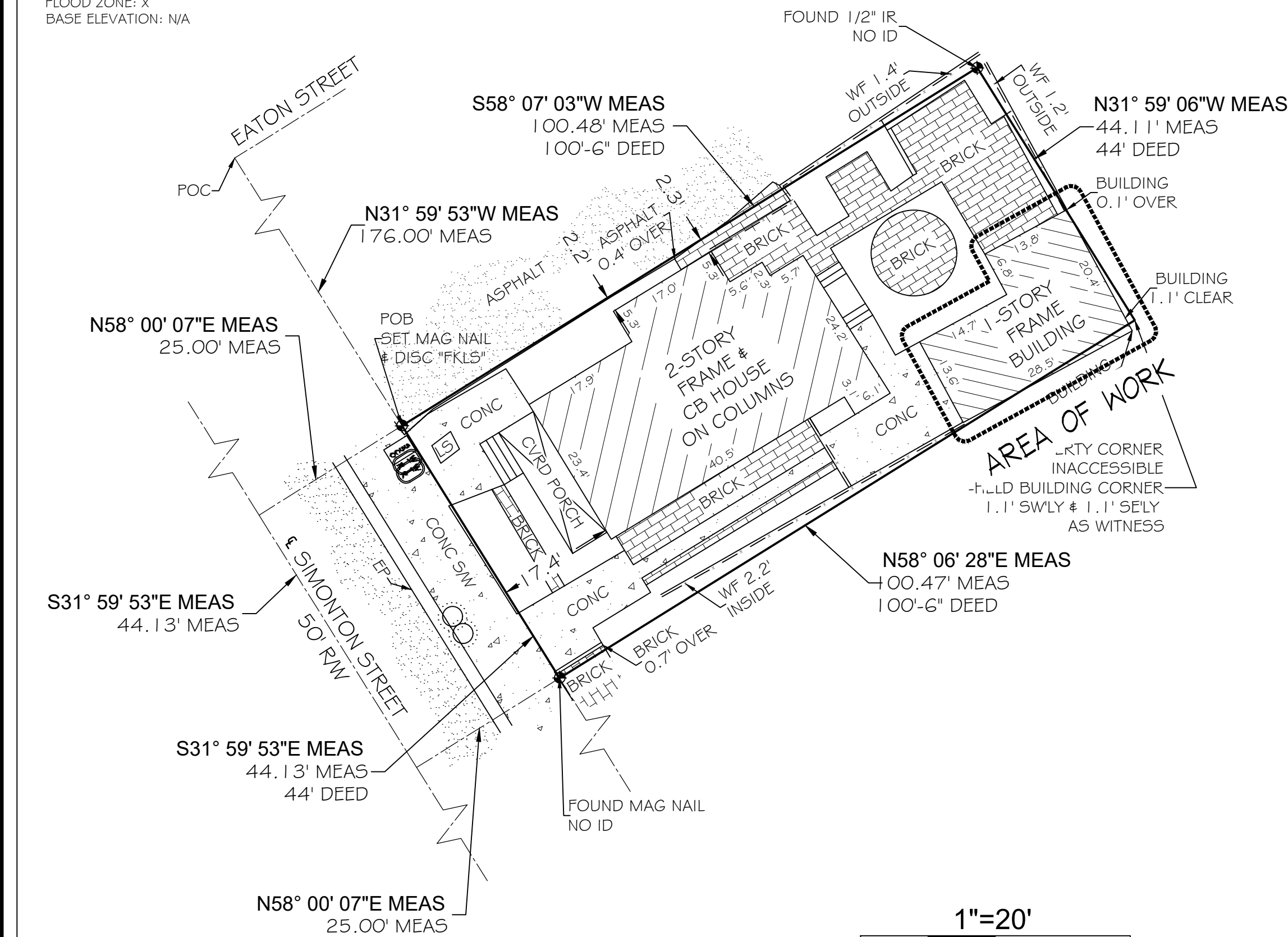
LEGEND

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



PROJECT SITE

LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST, KNOWN AS WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF LOT FOUR (4), IN SQUARE THIRTY-SIX (36). COMMENCING AT A POINT ON SIMONTON STREET DISTANT ONE HUNDRED SEVENTY-SIX (176) FEET FROM THE CORNER OF SIMONTON AND EATON STREETS; RUNNING THENCE SOUTHEASTERLY ALONG SIMONTON STREET FORTY-FOUR (44) FEET; THENCE, AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED (100) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-FOUR (44) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED (100) FEET AND SIX (6) INCHES OUT TO SIMONTON STREET TO THE POINT OF BEGINNING.

CERTIFIED TO - 417 Simonton LLC., a Florida Limited Liability Company;
Kimberly Gavin;
Fidelity National Title Insurance Company;

TOTAL AREA = 4,432.84 SQFT±

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPT = BACKLASH PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOWN	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C&G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTER	LS = LANDSCAPING	R = RADIUS
CLF = CHAIN FENCE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CONC = CONCRETE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MP = METAL FENCE	SW = SIDE WALK
COP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER (SEE NOTE)	TBM = TEMPORARY BENCHMARK
COVD = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1988)	TOB = TOP OF BANK
CR = CORNER	NTS = NOT TO SCALE	TS = TOP OF SLOPE
CRS = CONCRETE	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
CRS = CONCRETE	OW = OVERHEAD WIRES	UR = UNREADABLE
DELTA = DELTA ANGLE	PC = POINT OF CURVE	UT = UTILITY EASEMENT
EL = ELEVATION	PM = PARKING METER	WD = WOOD DECK
ENC = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
EP = EDGE PAVEMENT	PK = PARALLEL RADIAL WAY	WM = WATER METER
FP = FLOOR FINISH ELEVATION	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FI = FIRE	POI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FND = FUND		WV = WATER VALVE
FO = FLOOR		
FOL = FOLIAGE		
FOL = FOLIAGE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'

DATE: 05/04/2021

MAP DATE: 05/10/2021

REVISION: XX/XX/XXXX

SHEET: 1 OF 1

DRAWN BY: GBF

JOB NO.: 21-305

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
ERIC A. ISAACS, PLS #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBS 7847



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3630
EMAIL: FKL5email@gmail.com

417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1947
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No.: 2022

Date: 08/15/2025

S

OF

PROPOSED DESIGN

417 SIMONTON STREET

Key West Florida 33040

HARC PERMIT SET

SITE MAP - KEY WEST



SITE LOCATION:
417 SIMONTON STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 417 SIMONTON ST. RESIDENCE

ARCHITECT'S PROJECT No.: 2122

CONTACT: KIMBERLY GAVIN
Address: 417 Simonton St.
Key West Florida, 33040
Tel: 423-243-7198
Email: kimberly.gavin@me.com

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Consultant: Casey Burtch

DESCRIPTION OF WORK:
NEW DWELLING UNIT TO REPLACE EXISTING DWELLING UNIT.

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
 - FLORIDA BUILDING CODE - Building 2023 EDITION
 - FLORIDA BUILDING CODE - Existing 2023 EDITION
 - FLORIDA BUILDING CODE - Residential 2023 EDITION
 - FLORIDA BUILDING CODE - Plumbing 2023 EDITION
 - FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
 - FLORIDA BUILDING CODE - Mechanical 2023 EDITION
 - FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
 - NATIONAL ELECTRICAL CODE 2023 EDITION
 - NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
 - 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
 - NFPA 1 2023 EDITION
- This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- 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.

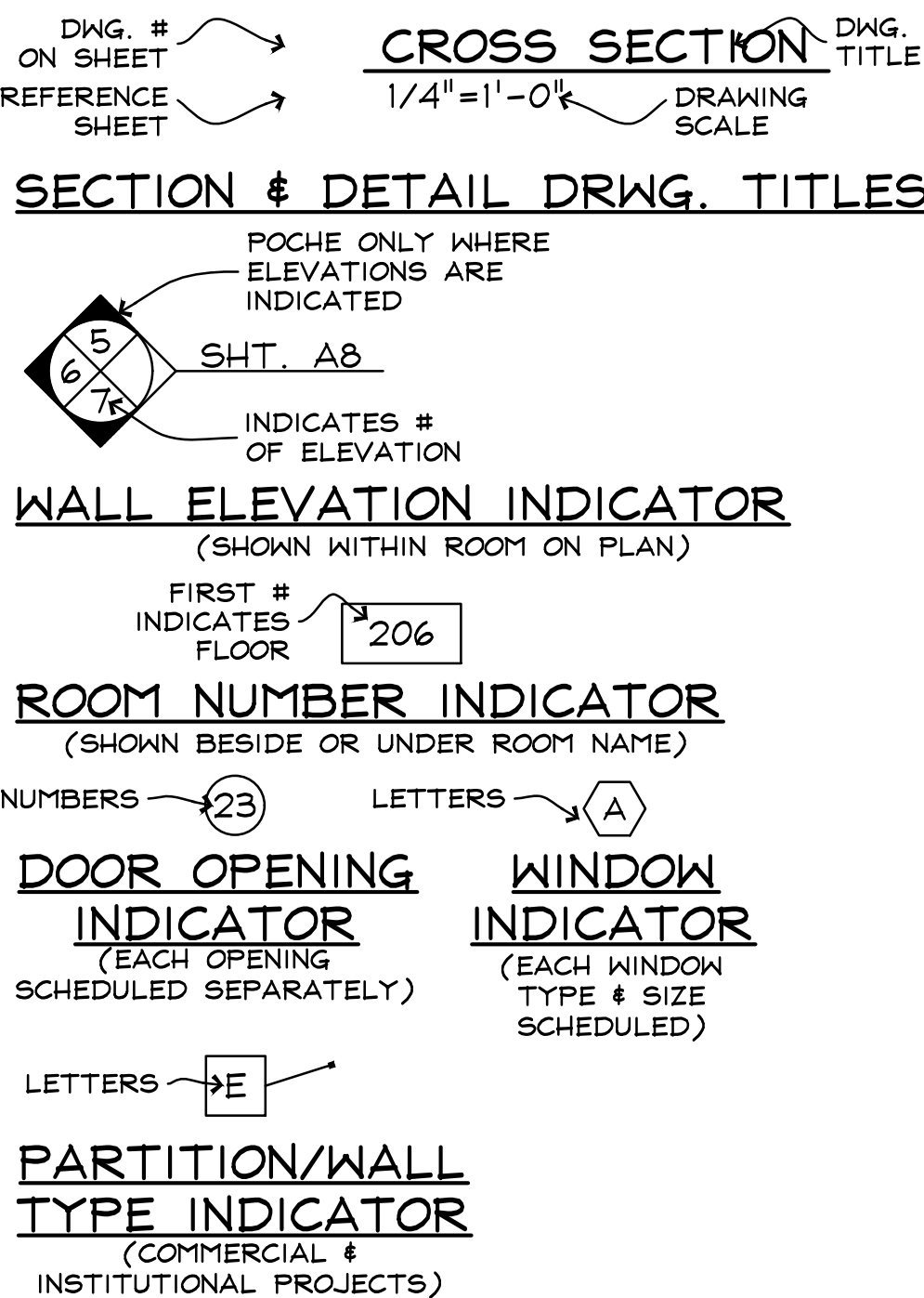
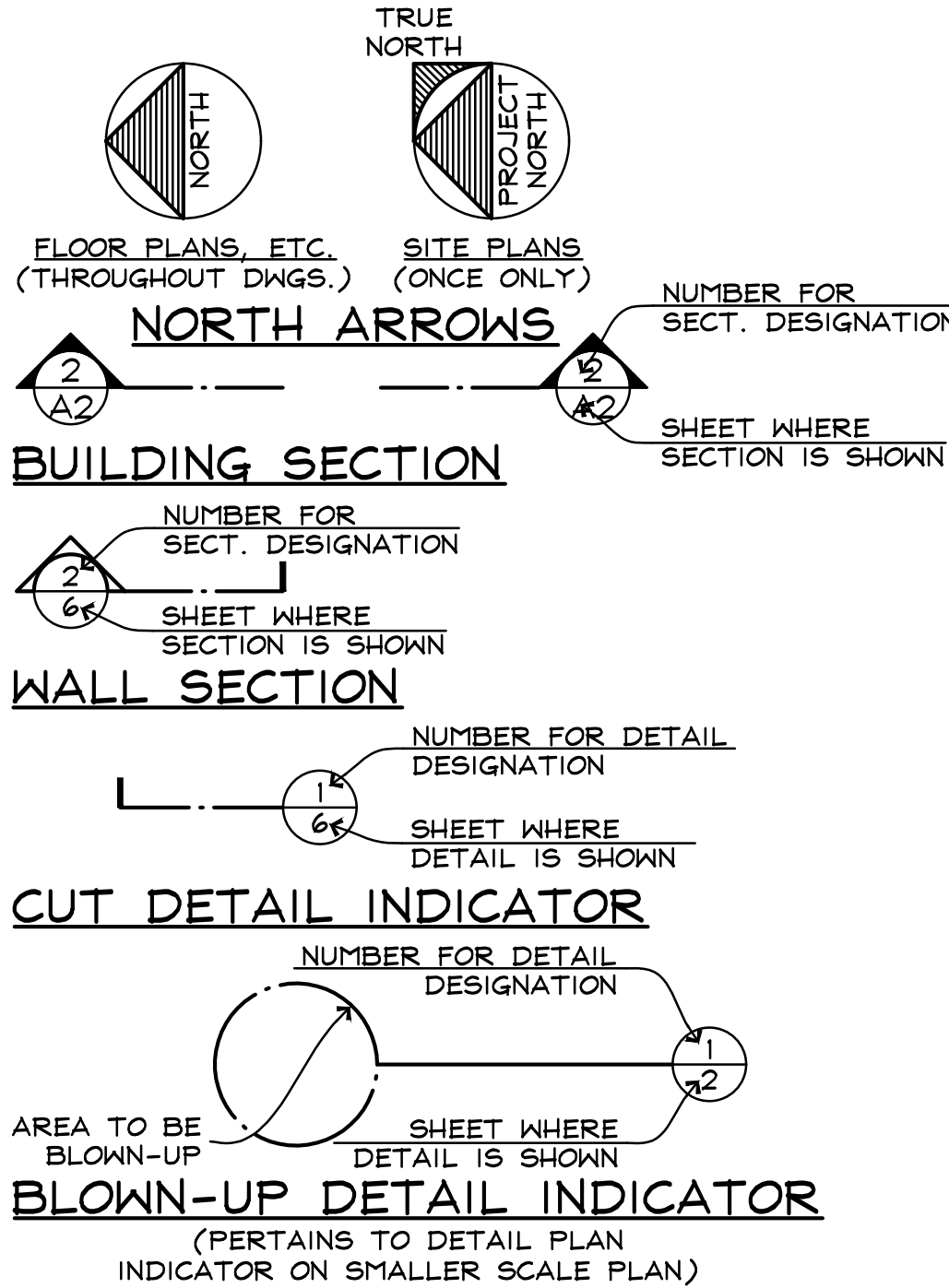
FLORIDA ADMINISTRATIVE CODE

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 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY 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
DSL	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WNF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

CONCRETE MASONRY UNITS IN PLAN
CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
METAL IN ELEVATION
METAL IN SECTION
FINISH WOOD IN ELEV. & IN SECTION
DIMENSION LUMBER IN SECTION (CONTINUOUS)
WOOD BLOCKING IN SECTION (DISCONTINUOUS)
GYPSON WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX
C COVER
S SURVEY
A1 EXISTING AND PROPOSED SITE PLAN
A2 EXISTING AND PROPOSED FLOOR PLAN
A3 EXISTING SITE ELEVATIONS
A4 PROPOSED ELEVATIONS
A5 PROPOSED SITE ELEVATIONS
A6 SITE PHOTOS

417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS

Project No. 2122
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 02/26/2025

C

OF

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31°59'53"E ASSUMED
ALONG THE CENTERLINE OF
SIMONTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

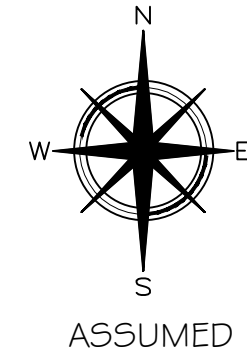
ADDRESS:
417 SIMONTON STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY

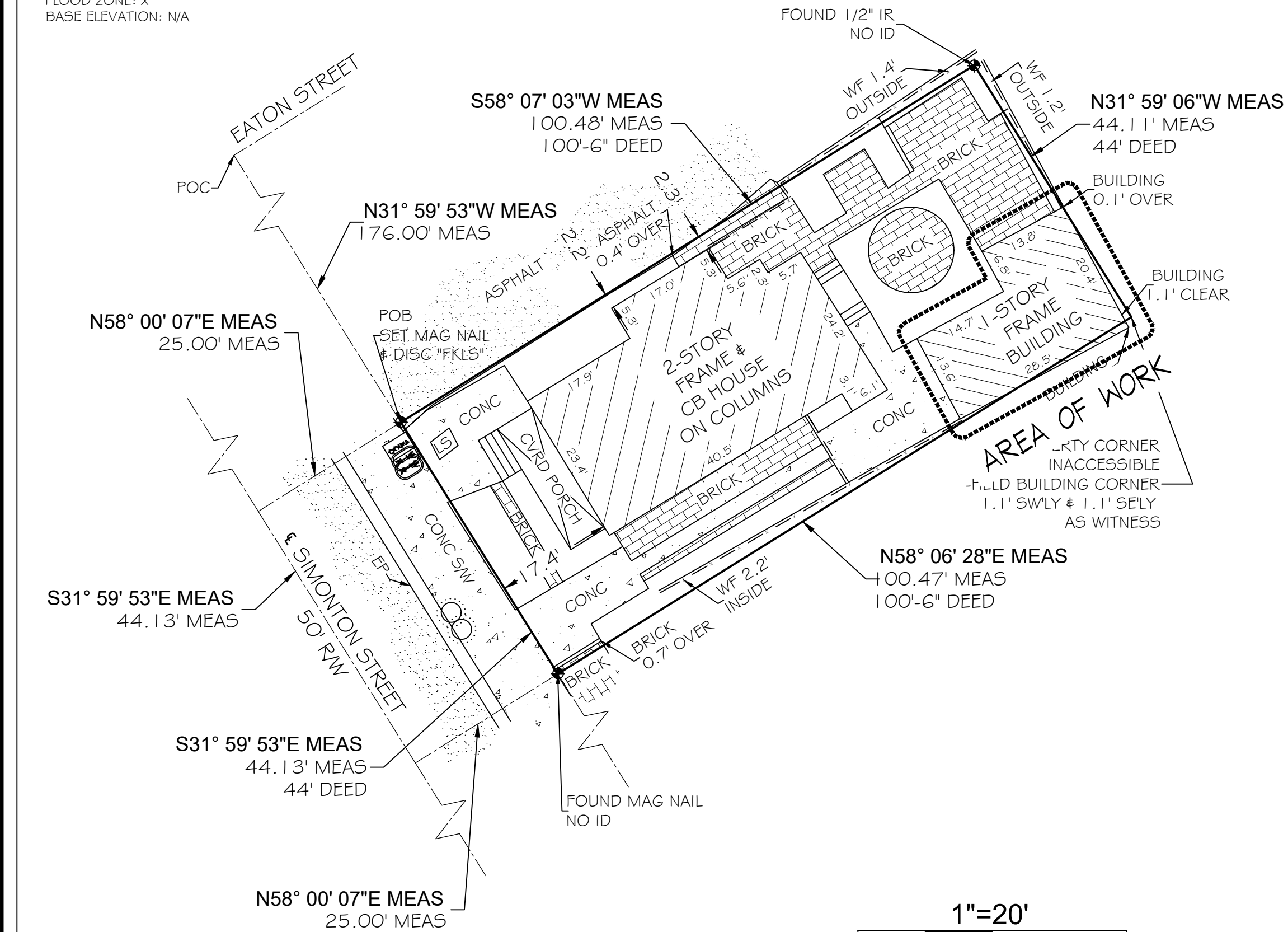
LEGEND

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



PROJECT SITE

LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION -
ON THE ISLAND OF KEY WEST, KNOWN AS WILLIAM A. WHITEHEAD'S MAP
DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF LOT FOUR (4), IN
SQUARE THIRTY-SIX (36). COMMENCING AT A POINT ON SIMONTON STREET
DISTANT ONE HUNDRED SEVENTY-SIX (176) FEET FROM THE CORNER OF
SIMONTON AND EATON STREETS: RUNNING THENCE SOUTHEASTERLY ALONG
SIMONTON STREET FORTY-FOUR (44) FEET; THENCE, AT RIGHT ANGLES IN A
NORTHEASTERLY DIRECTION ONE HUNDRED (100) FEET AND SIX (6) INCHES;
THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-FOUR
(44) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE
HUNDRED (100) FEET AND SIX (6) INCHES OUT TO SIMONTON STREET TO
THE POINT OF BEGINNING.

CERTIFIED TO - 417 Simonton LLC., a Florida Limited Liability Company;
Kimberly Gavin;
First International Title;
Fidelity National Title Insurance Company;

TOTAL AREA = 4,432.84 SQFT±

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPT = BACKLASH PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOWN	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C&G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTER	LS = LANDSCAPING	R = RADIUS
CLF = CHAIN LINK FENCE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CONC = CONCRETE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MP = METAL FENCE	SW = SIDE WALK
COP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER (SEE NOTE)	TBM = TEMPORARY BENCHMARK
COVD = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1988)	TOB = TOP OF BANK
CR = CORNER	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
CRS = CURB	OH = ROOF OVERHANG	UR = UNREADABLE
DEADE = DECK	OW = OVERHEAD WIRES	UT = UTILITY EASEMENT
EL = ELEVATION	PC = POINT OF CURVE	WD = WOOD DECK
ENG = ENGINE	PM = PARKING METER	WF = WOOD FENCE
EP = EDGE PAVEMENT	POC = POINT OF COMMENCEMENT	WM = WATER METER
FP = FLOOR FINISH ELEVATION	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FI = FIRE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FND = FUND	POB = POINT OF BEGINNING	WV = WATER VALVE
FO = FLOOR	POB = POINT OF BEGINNING	
FOL = FLOOR	POB = POINT OF BEGINNING	
FOL = FLOOR	POB = POINT OF BEGINNING	
FOL = FLOOR	POB = POINT OF BEGINNING	

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
DATE: 05/04/2021
MAP DATE: 05/10/2021
REVISION: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: GBF
JOB NO.: 21-305

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAACS, PLS #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBS 7847



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3630
EMAIL: FKL5email@gmail.com

417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1947
Facsimile (305) 298-2727
Florida License AAC002022

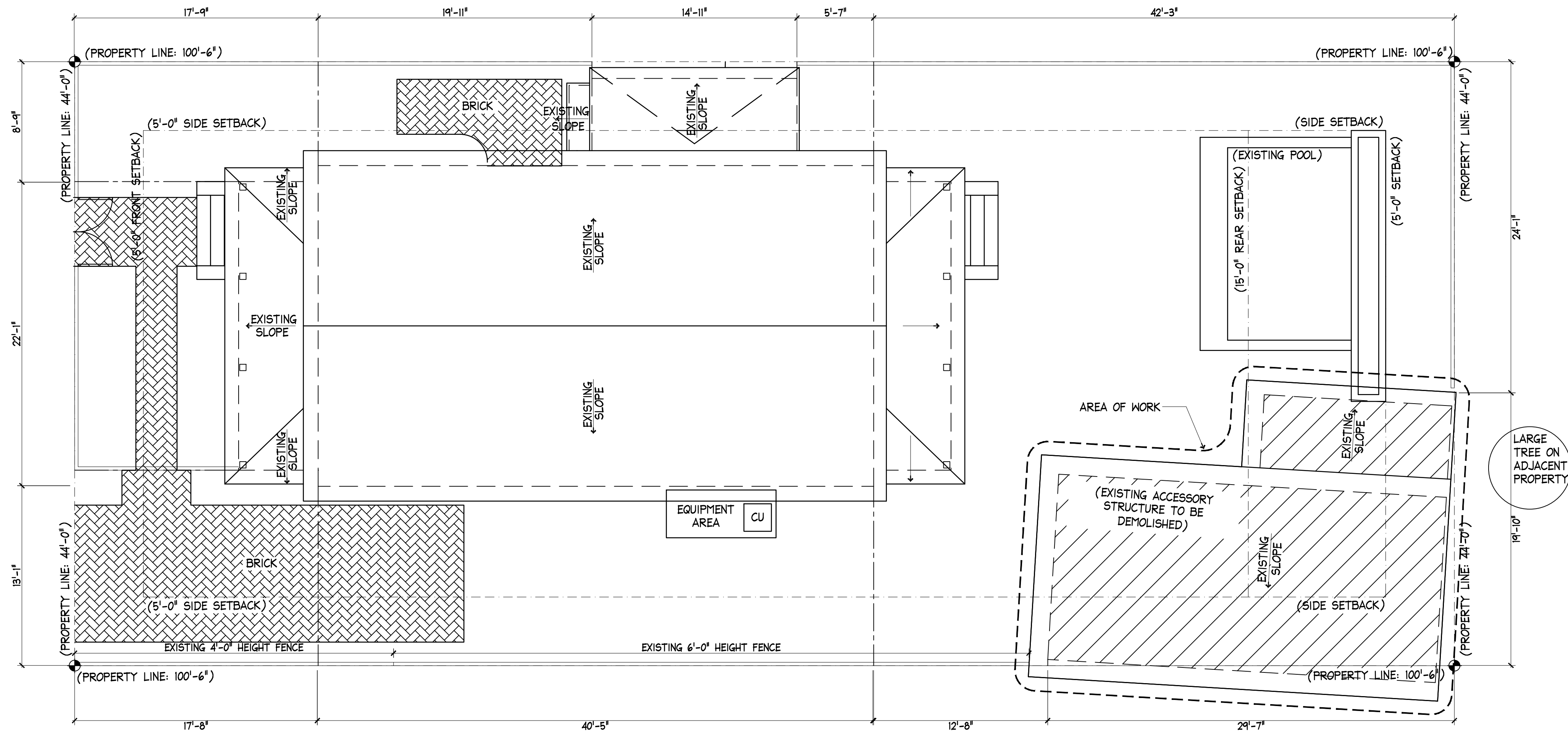
Bender & Associates
ARCHITECTS
p.a.

Project No.: 2022
Date: 08/15/2025

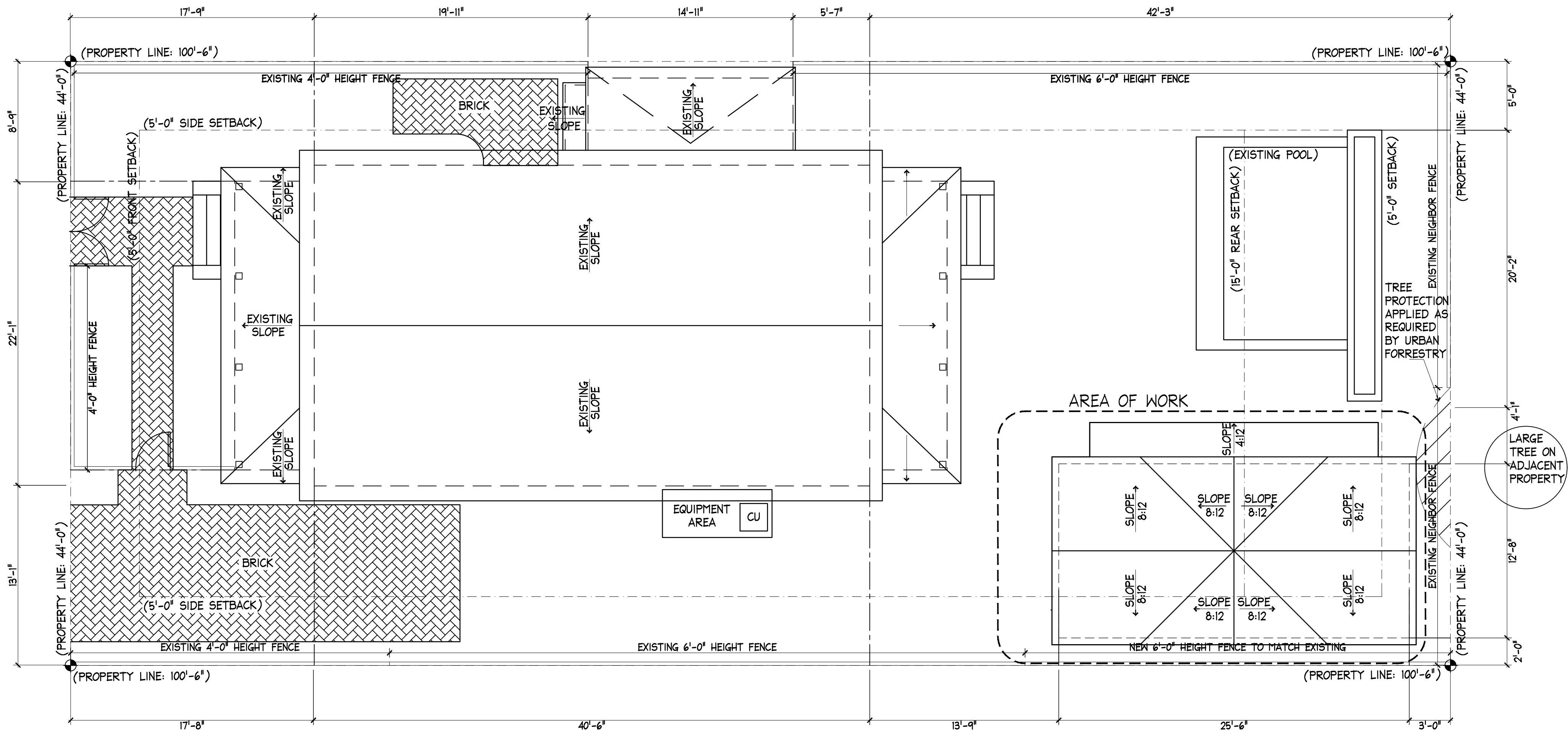
S
OF

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HNC-1		
LOT SIZE	4,422 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,211 S.F. MAX.	2,023 S.F.	1,854 S.F.
4,422 S.F. X 50%			
IMPERVIOUS SURFACE	2,653 S.F. MAX.	2,610 S.F.	2,446 S.F.
4,422 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	35'-0" MAX.	11'-0"	21'-6"
FRONT SETBACK (STREET)	5'-0" MIN.	64'-7" (ACC. STRUC.)	71'-5" (ACC. STRUC.)
SIDE SETBACK (NORTH)	5'-0" MIN.	23'-0" (ACC. STRUC.)	26'-4" (ACC. STRUC.)
SIDE SETBACK (SOUTH)	5'-0" MIN.	0'-0" (ACC. STRUC.)	1'-6" (ACC. STRUC.)
REAR SETBACK (EAST)	15'-0" MIN.	0'-0" (ACC. STRUC.)	2'-6" (ACC. STRUC.)
OPEN SPACE (35%)	1,548 S.F. MIN.	1,812 S.F.	1,976 S.F.



2 EXISTING SITE PLAN & DEMO PLAN
A1 SCALE: 3/16" = 1'-0"



1 PROPOSED SITE PLAN
A1 SCALE: 3/16" = 1'-0"

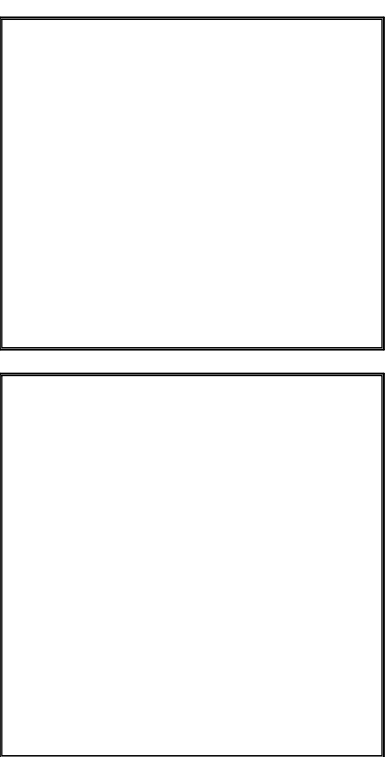
417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

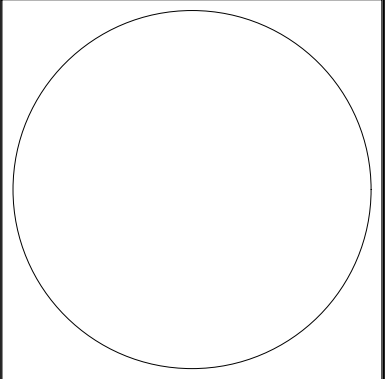
Bender & Associates
ARCHITECTS
p.a.

Project No. 2022
Date: 08/15/2025

A1
OF



417 SIMONTON ST.
KEY WEST, FLORIDA

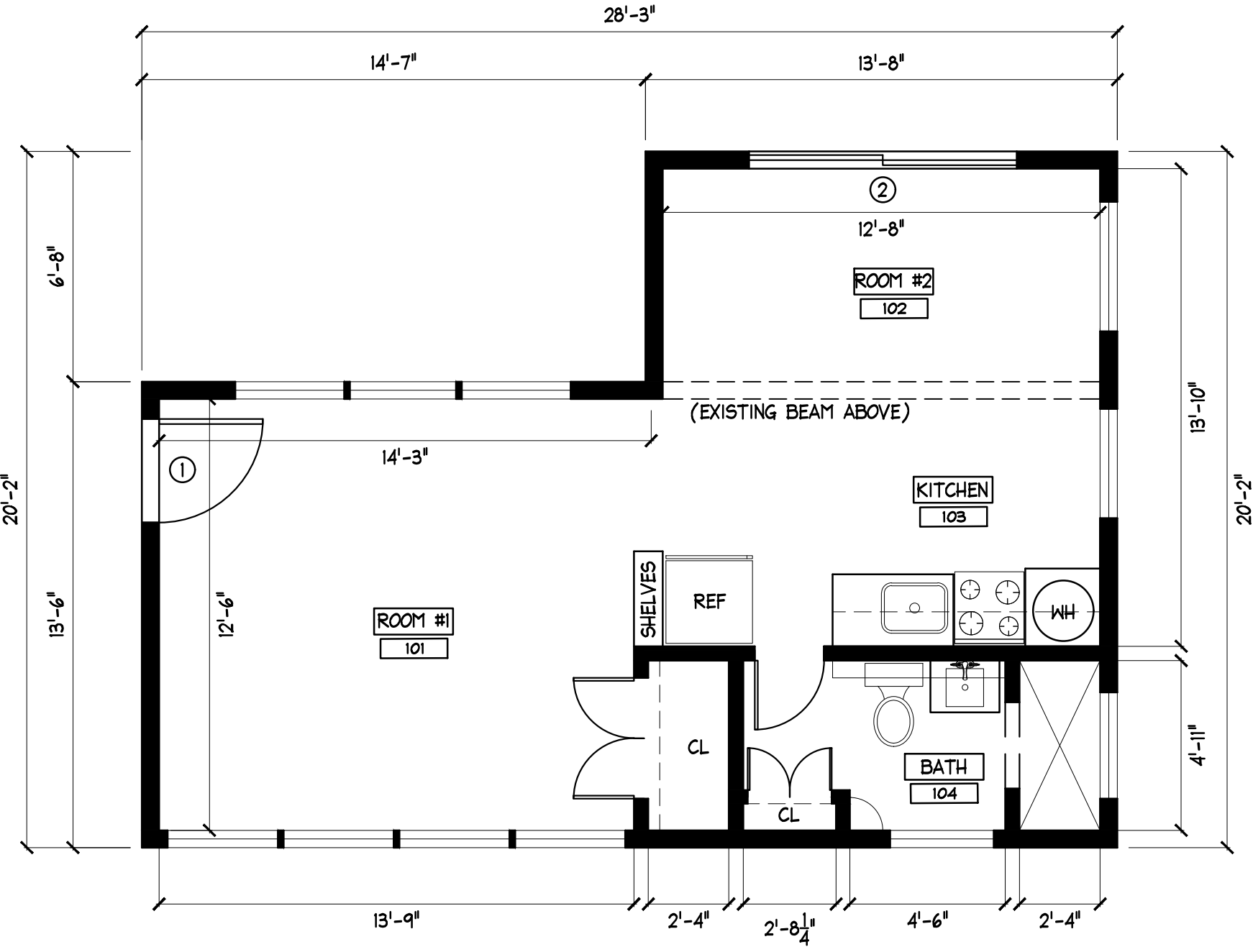


410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

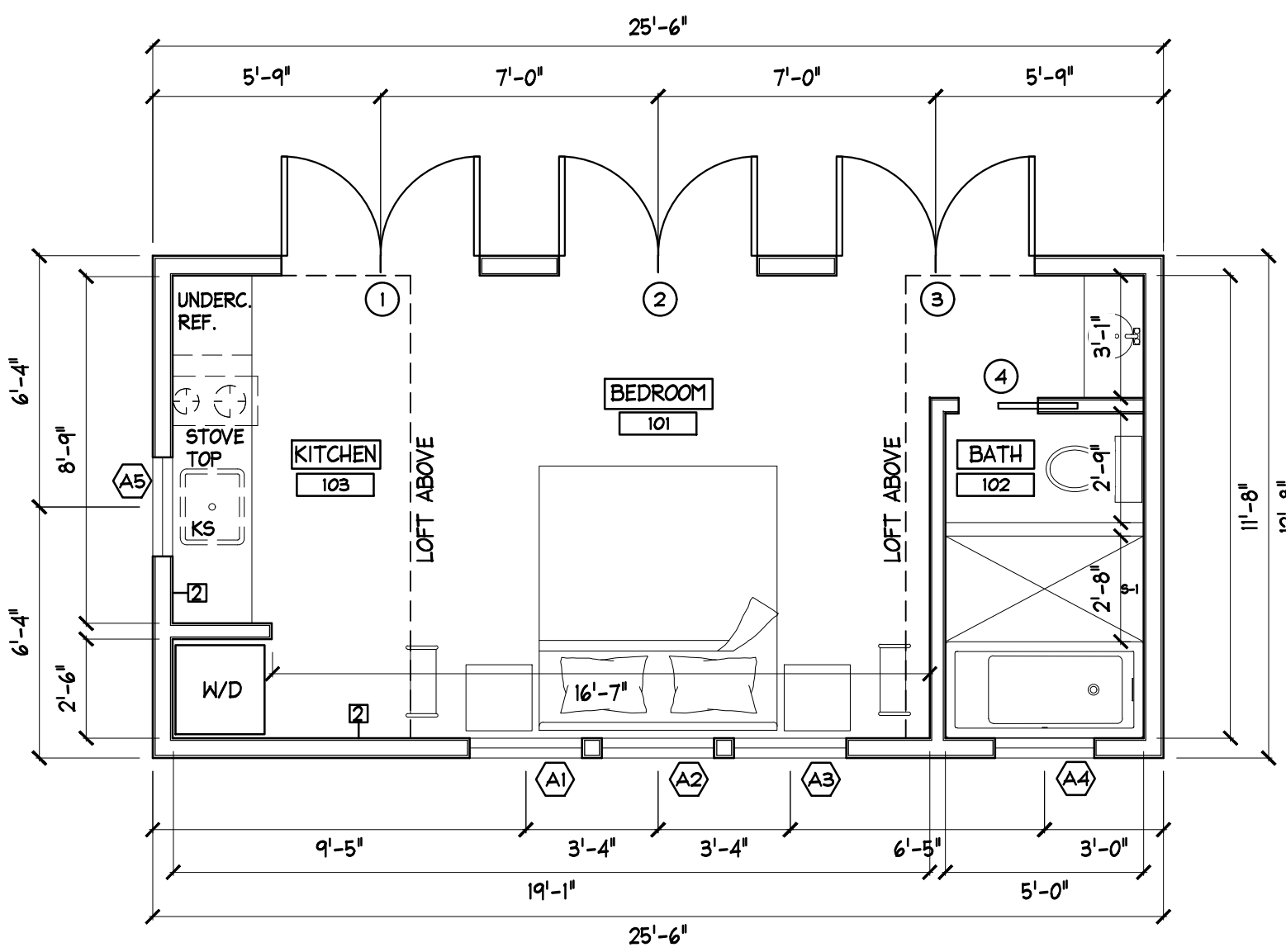
Bender & Associates
ARCHITECTS
p.a.

Project No.: 2022
Date: 08/15/2025

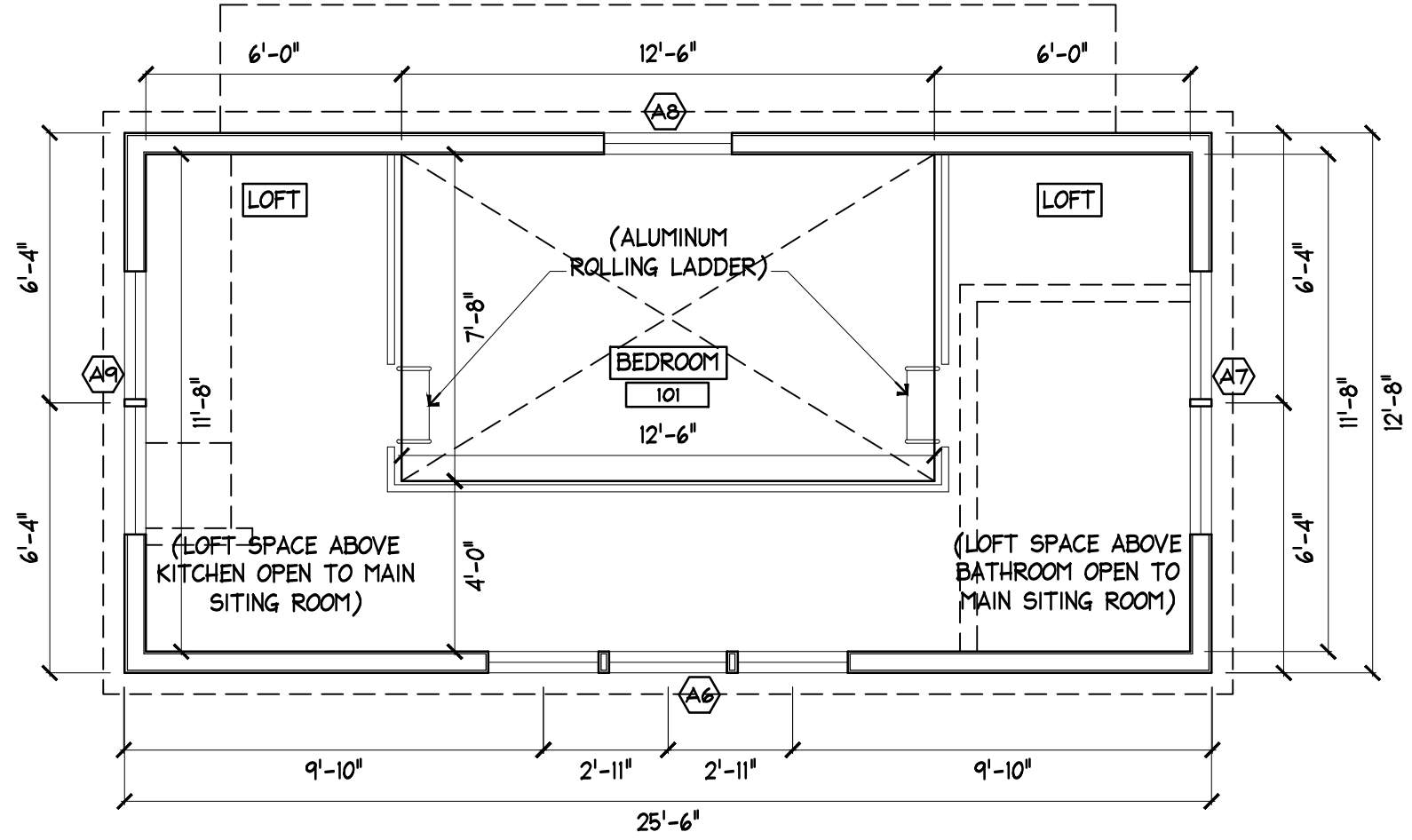
A2
OF



4 EXISTING ACCESSORY STRUCTURE PLAN
A2 SCALE: 1/4" = 1'-0"



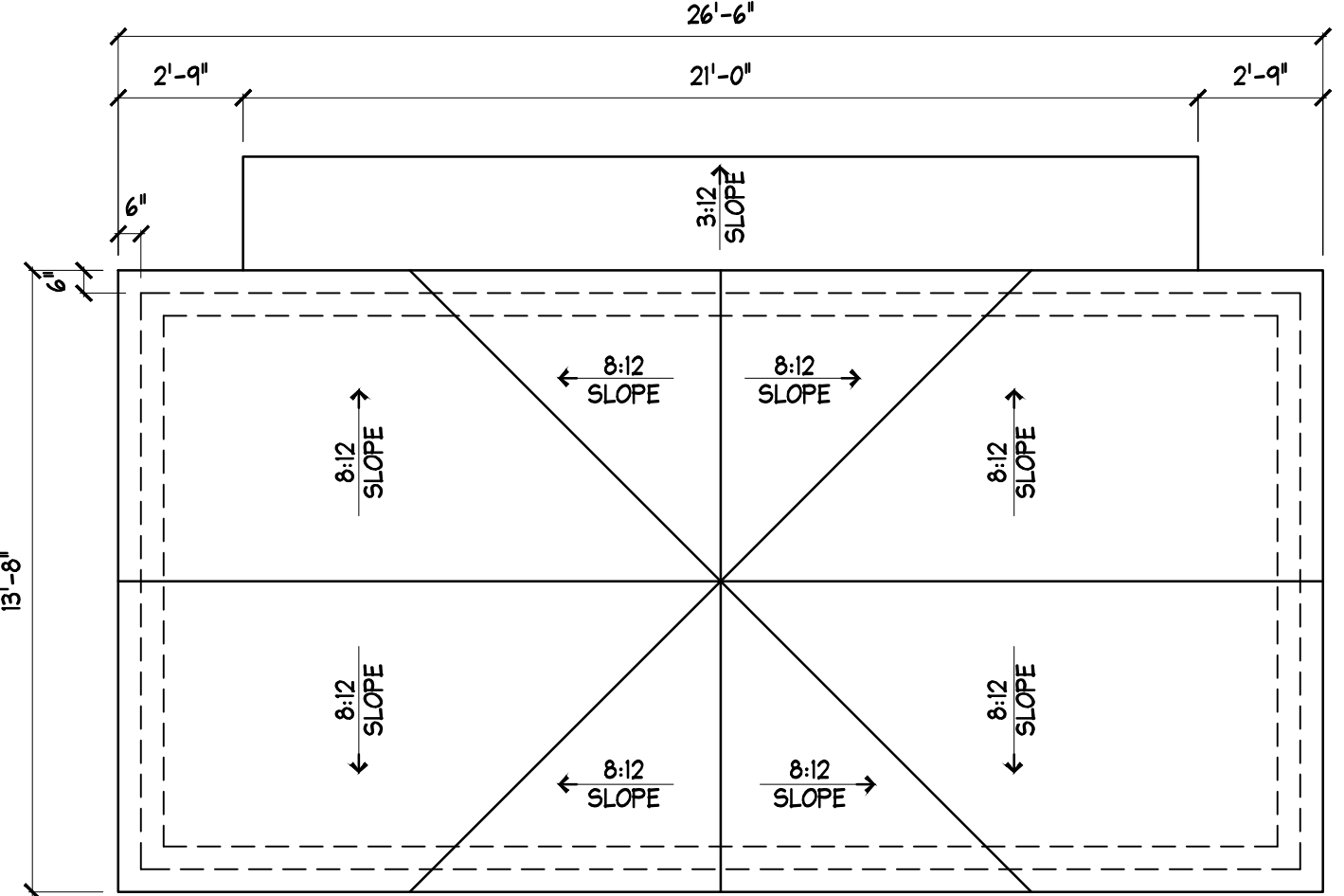
1 PROPOSED FIRST FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"

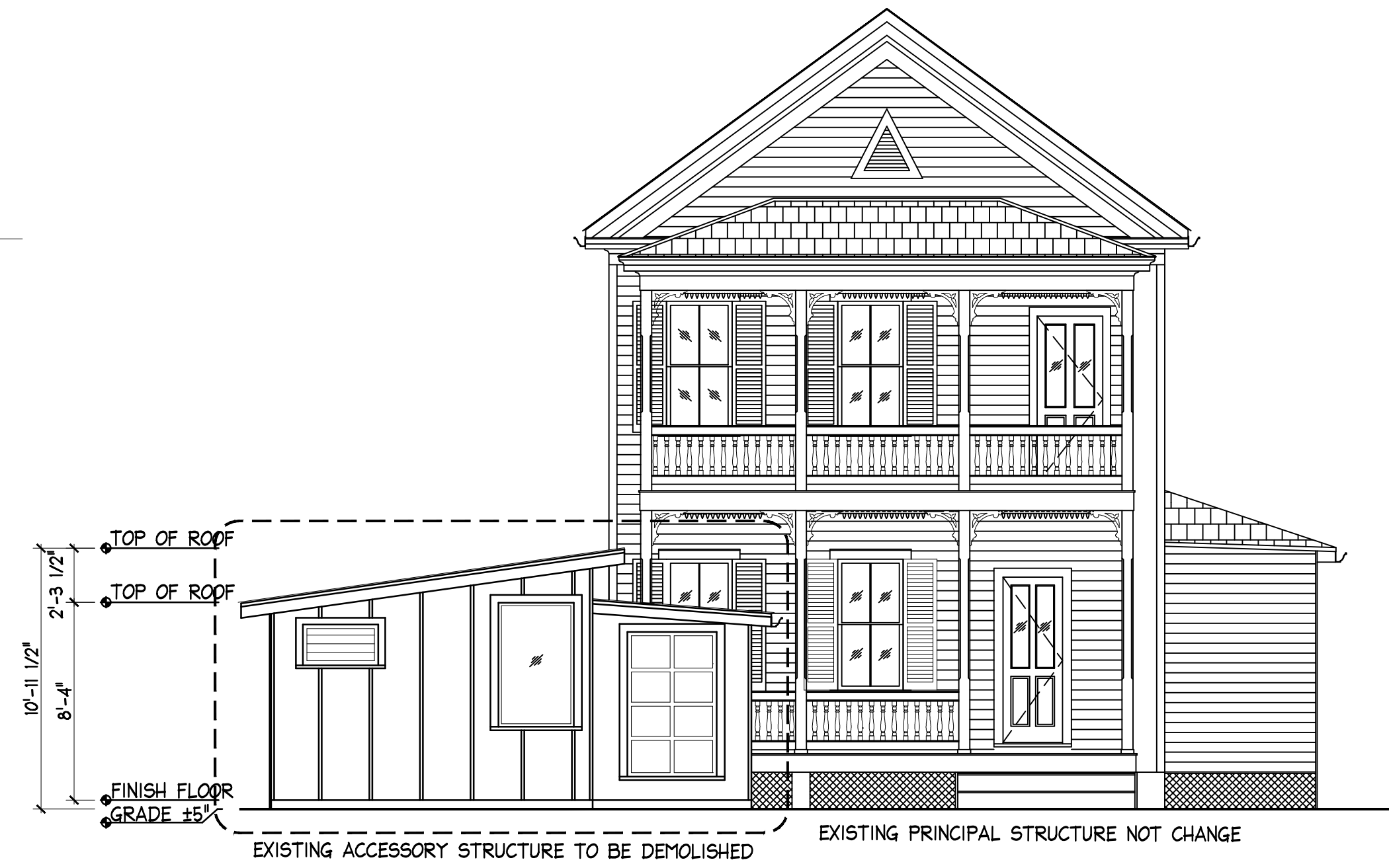


WALL TYPE SCHEDULE			
1	NEW INTERIOR WALL	2	NEW EXTERIOR WALL
	INTERIOR WALL 1/4 T&G PAINTED WOOD (BOTH SIDES) OVER 2X4 STUDS AT 1'-4" O.C. INSTALL SOLID WOOD BLOCKING AND STUD REINFORCING WHERE REQUIRED FOR WALL MOUNT FIXTURES.		EXTERIOR WALL 2X6 STUDS AT 1'-4" O.C. SIDING OVER PLASTIC LATH OVER TYPK BUILDING WRAP, OVER 3/4" P-T. PLYWOOD INTERIOR: INSTALL SOLID WOOD BLOCKING AND STUD REINFORCING WHERE REQUIRED FOR WALL MOUNT FIXTURES. 6"X8" PAINTED DRYWALL
3	NEW PLUMBING WALL	4	SHOWER WALL W/ TILE
	INTERIOR WALL (PLUMBING WALL) 1/4 T&G PAINTED WOOD OVER 2X4 STUDS AT 1'-4" O.C. OVER 2X6 STUDS AT 1'-4" O.C. INSTALL SOLID WOOD BLOCKING AND STUD REINFORCING WHERE REQUIRED FOR WALL MOUNT FIXTURES.		INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 1/4 T&G PAINTED WOOD. FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS).

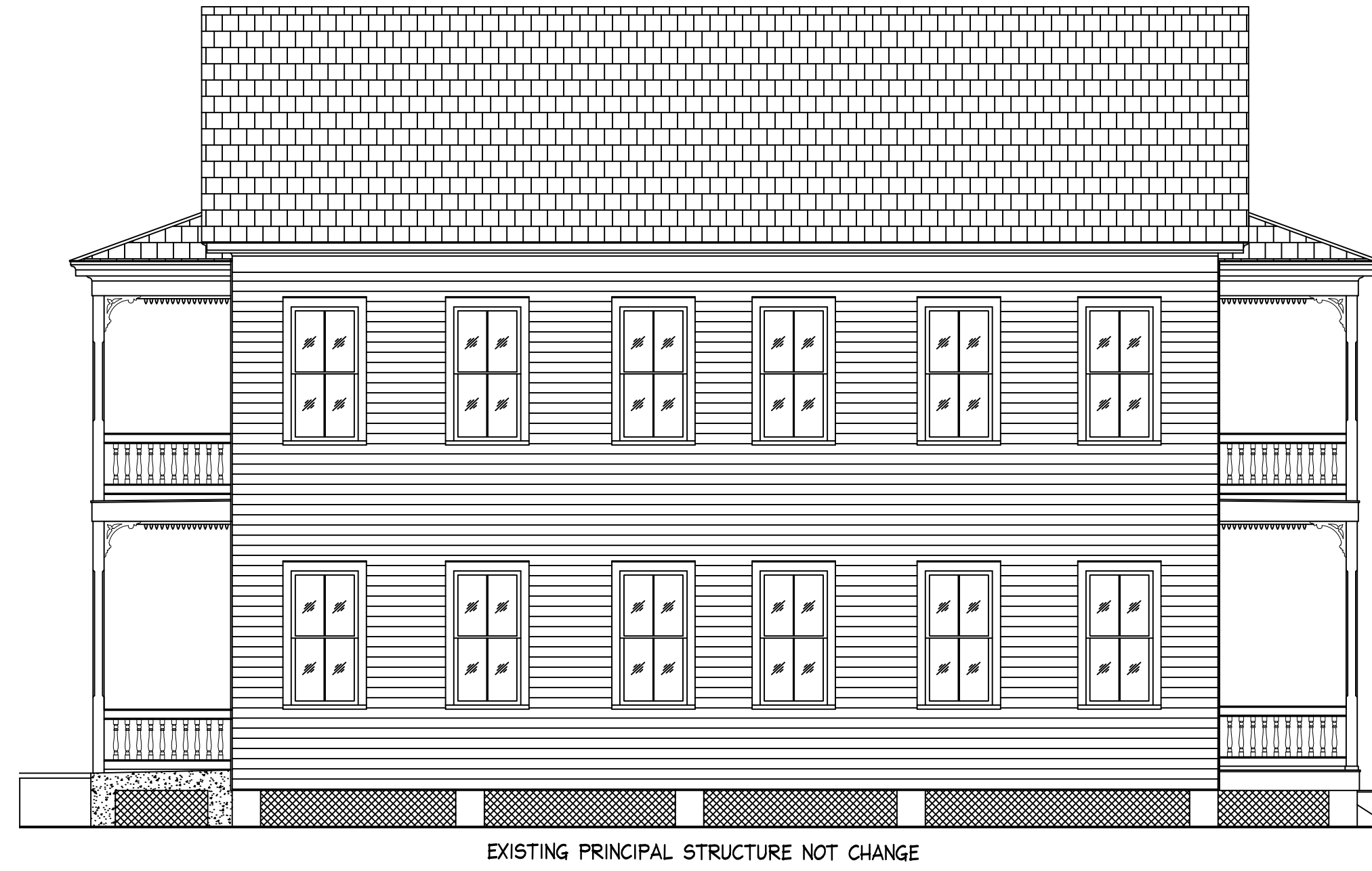


3 PROPOSED ROOF PLAN
A2 SCALE: 1/4" = 1'-0"

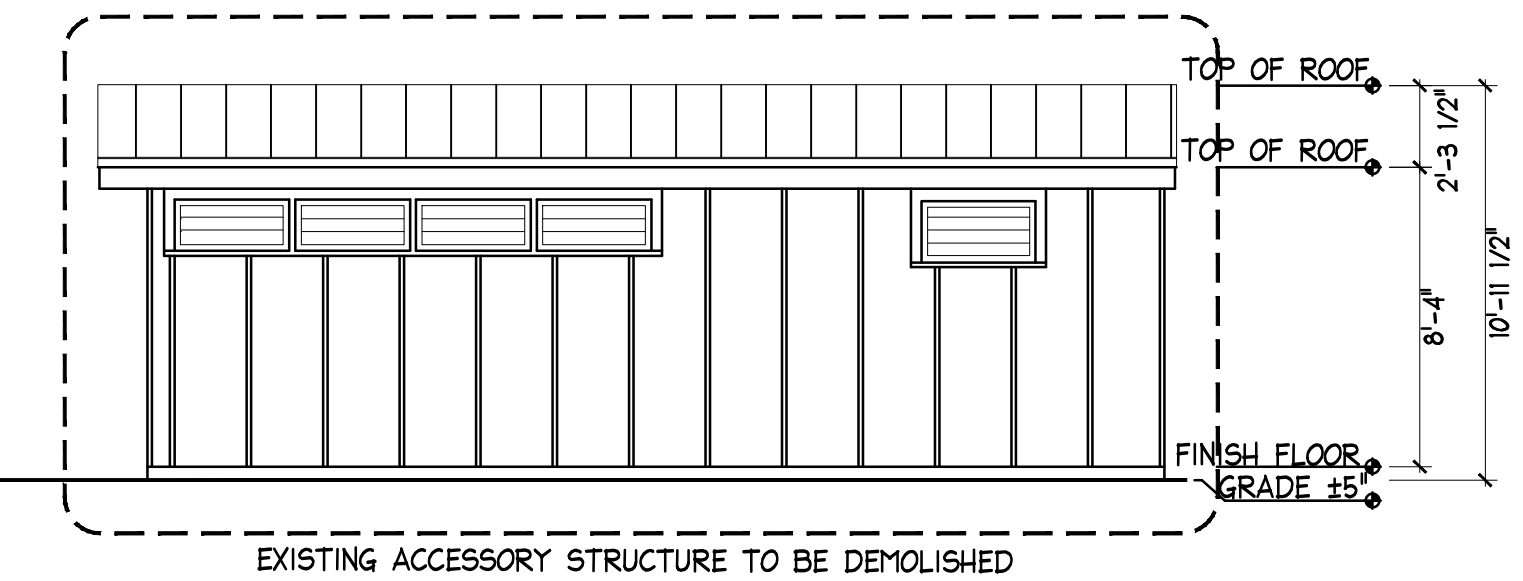




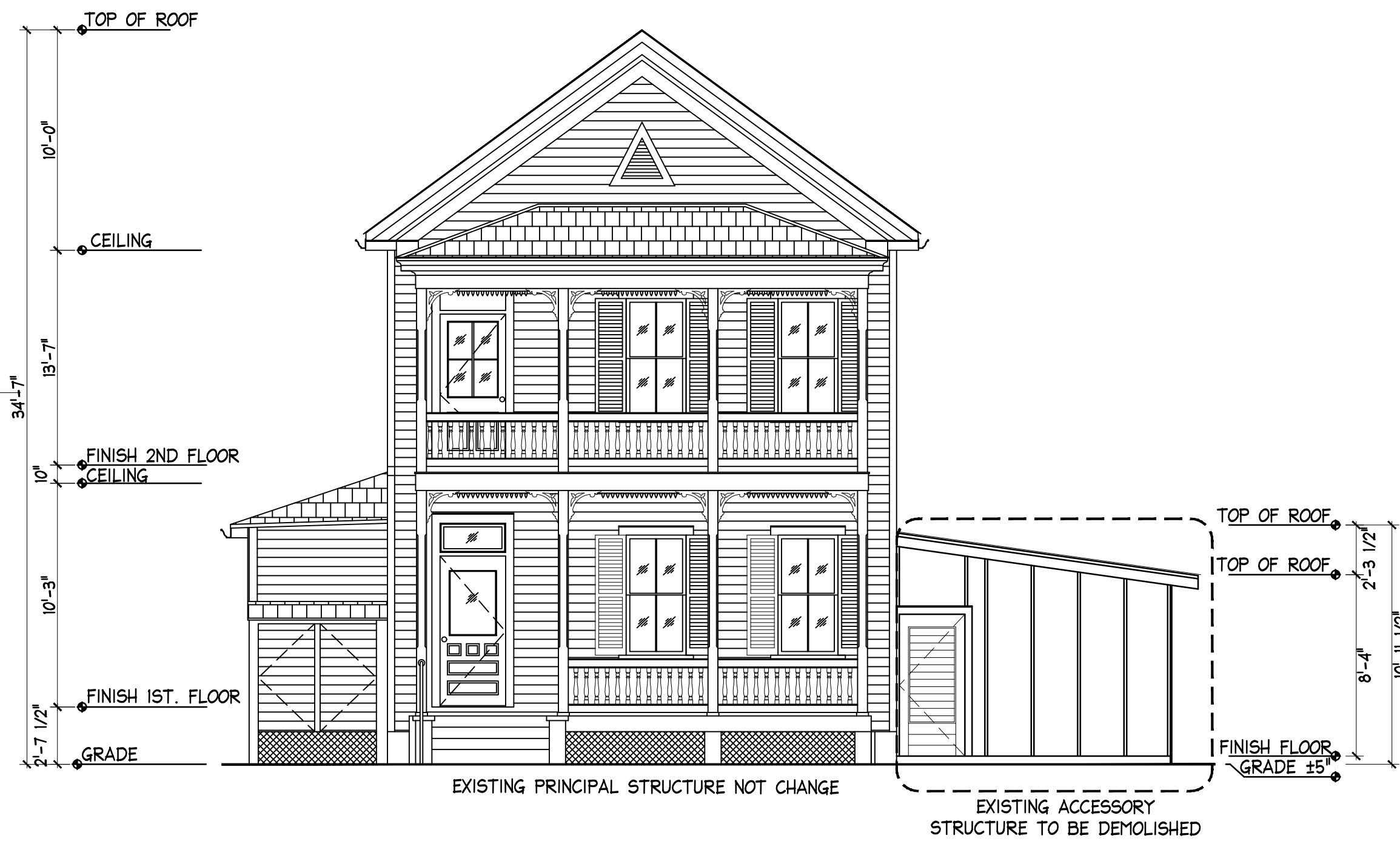
4 EXISTING SITE EAST ELEVATION
A3 SCALE: 3/16" = 1'-0"



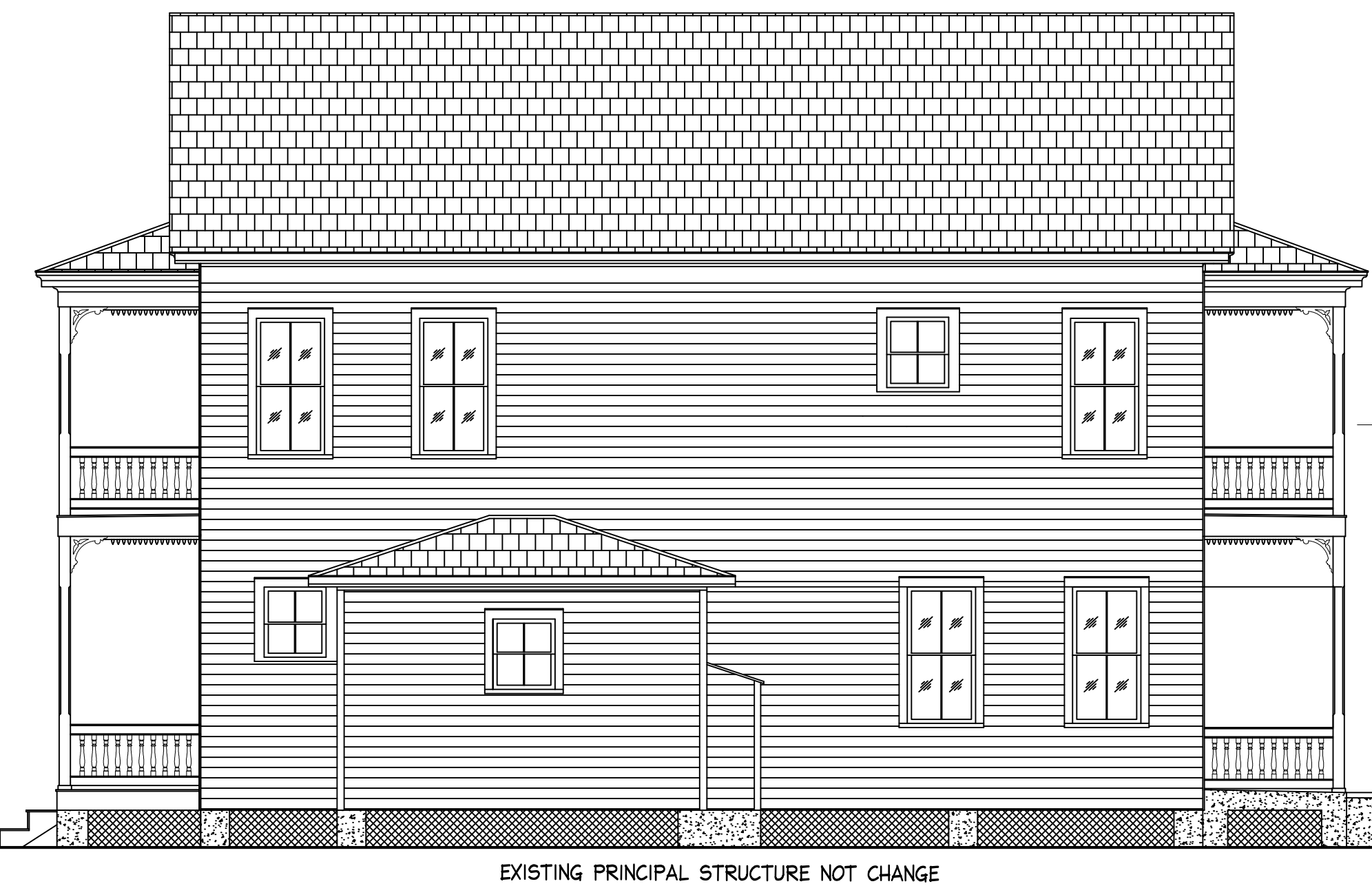
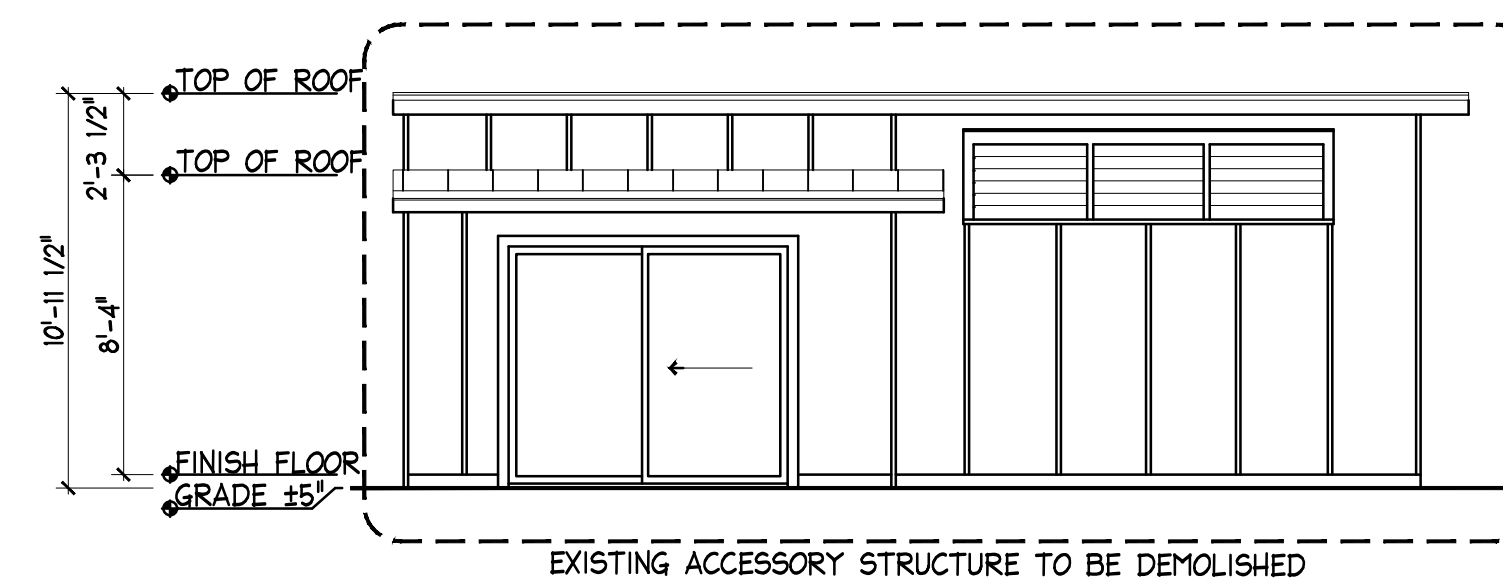
3 EXISTING SITE SOUTH ELEVATION
A3 SCALE: 3/16" = 1'-0"



2 EXISTING SITE WEST ELEVATION
A3 SCALE: 3/16" = 1'-0"



1 EXISTING SITE NORTH ELEVATION
A3 SCALE: 3/16" = 1'-0"



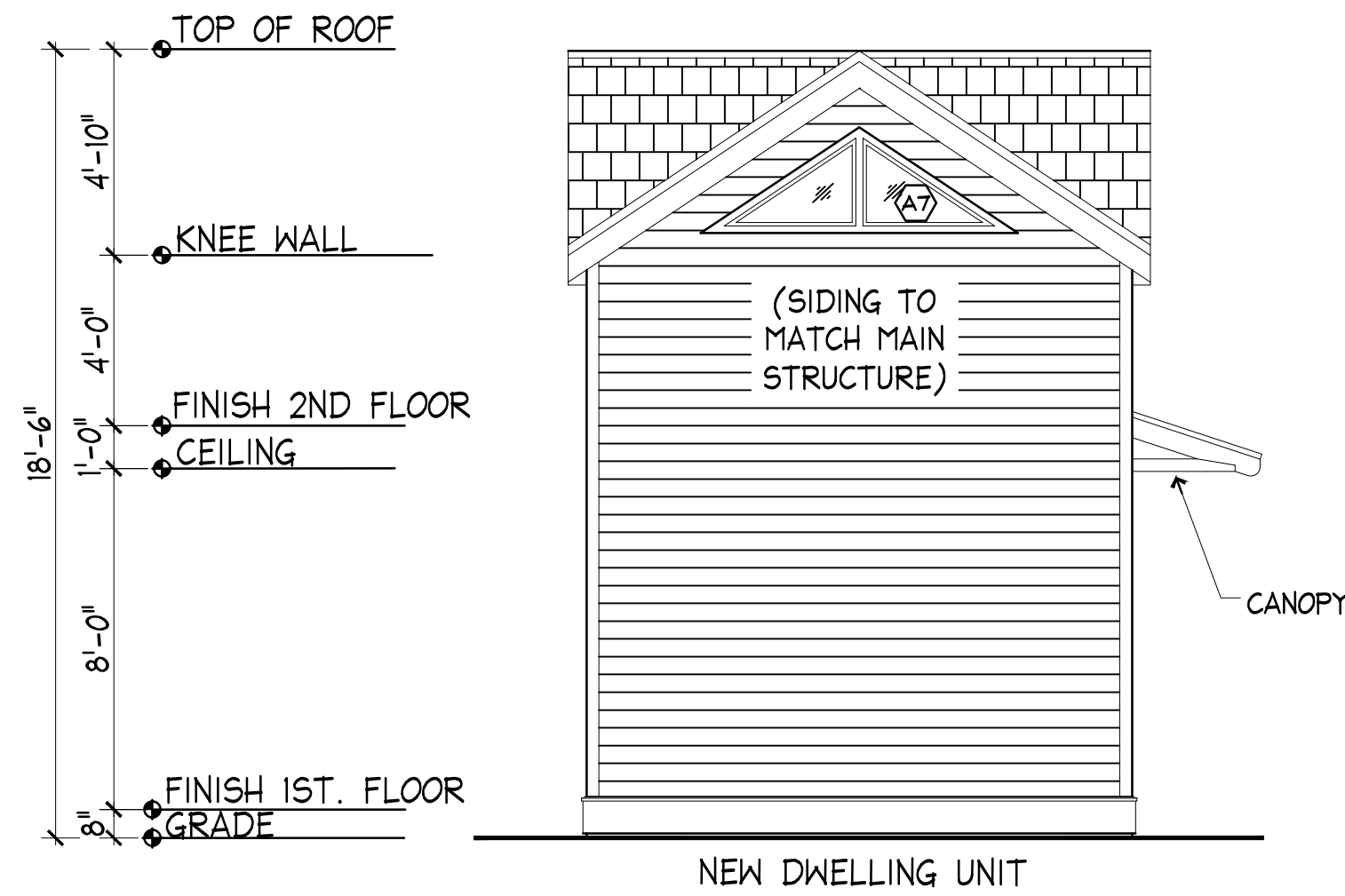
417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

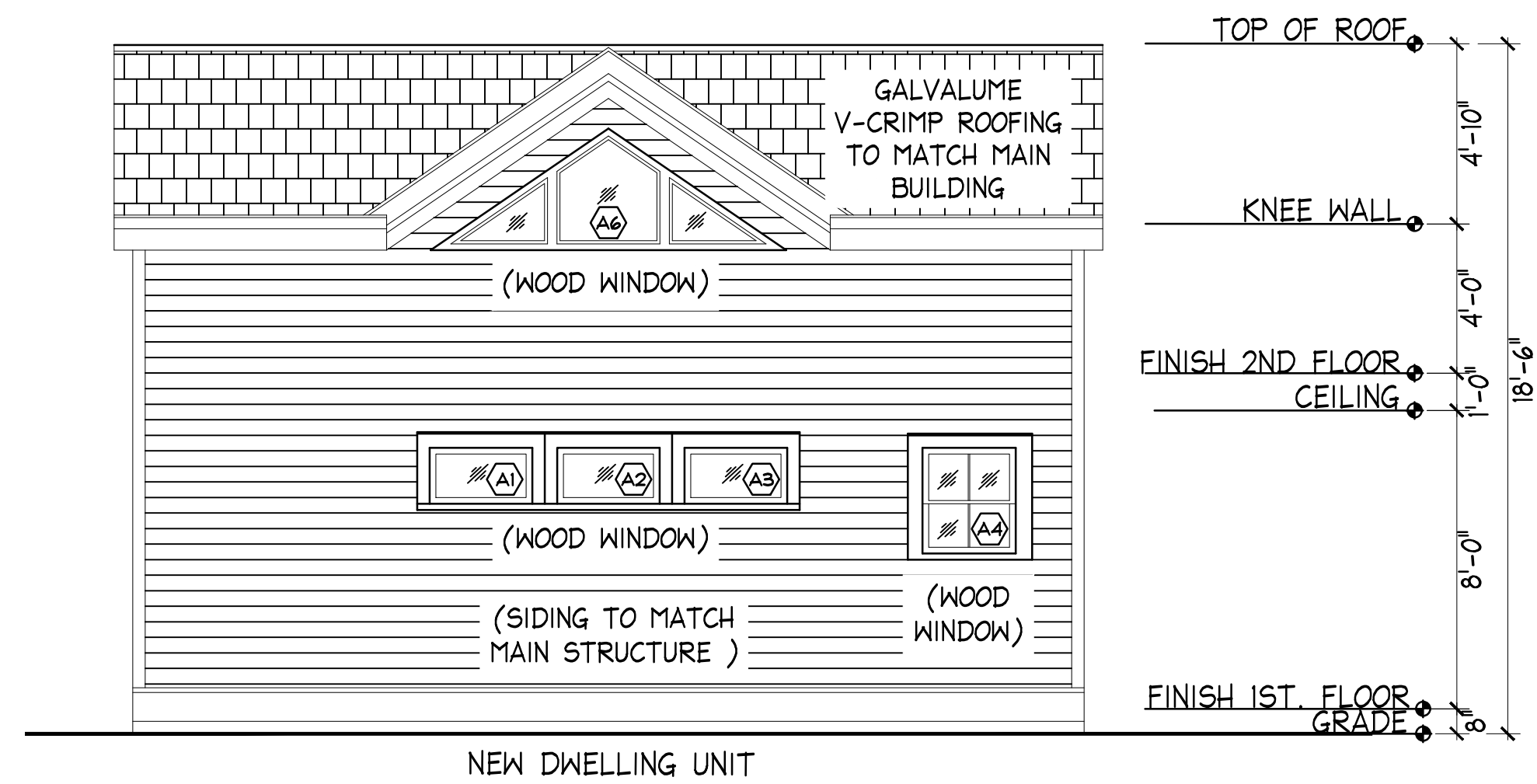
Bender & Associates
ARCHITECTS
p.a.

Project No. 2022
Date: 08/15/2025

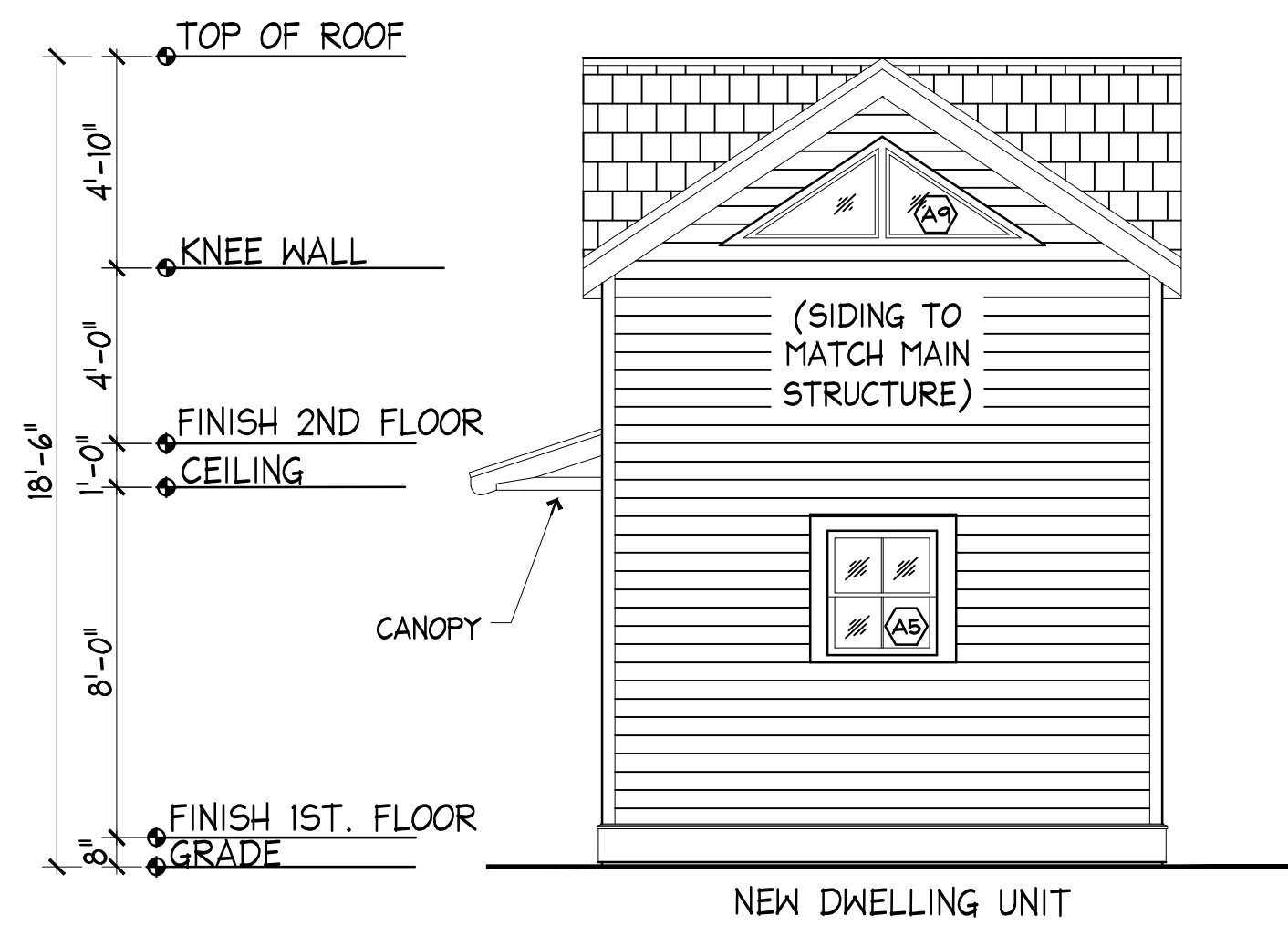
A3
OF



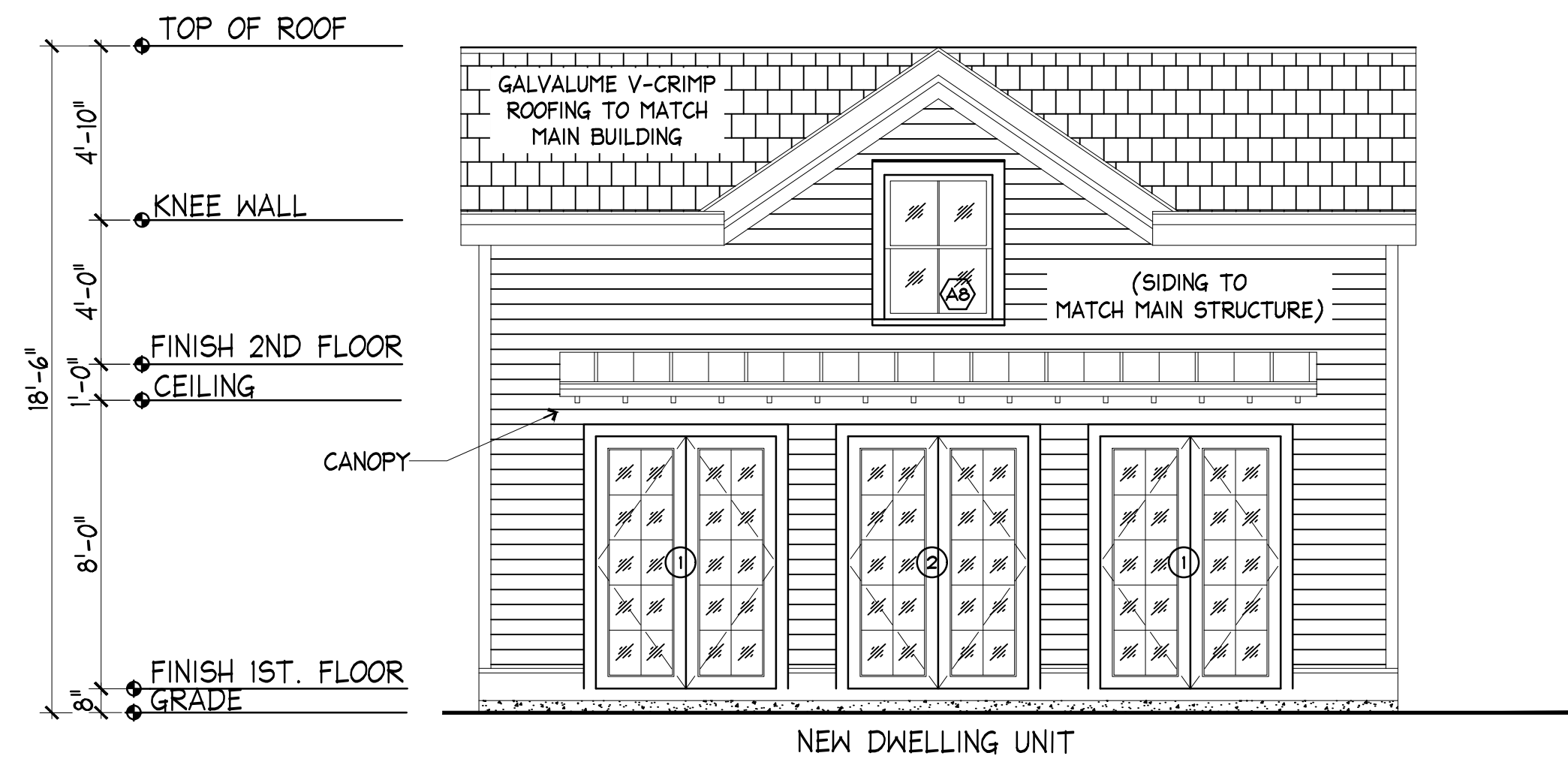
4 PROPOSED CROSS SECTION
A4 SCALE: 3/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A4 SCALE: 3/8" = 1'-0"

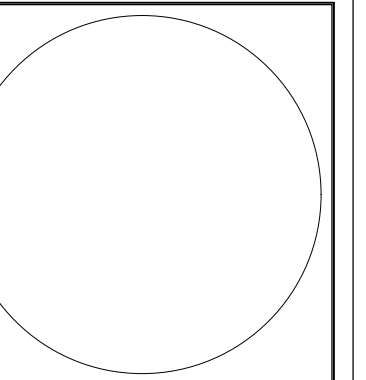


2 PROPOSED CROSS SECTION
A4 SCALE: 3/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
A4 SCALE: 3/8" = 1'-0"

417 SIMONTON ST.
KEY WEST, FLORIDA

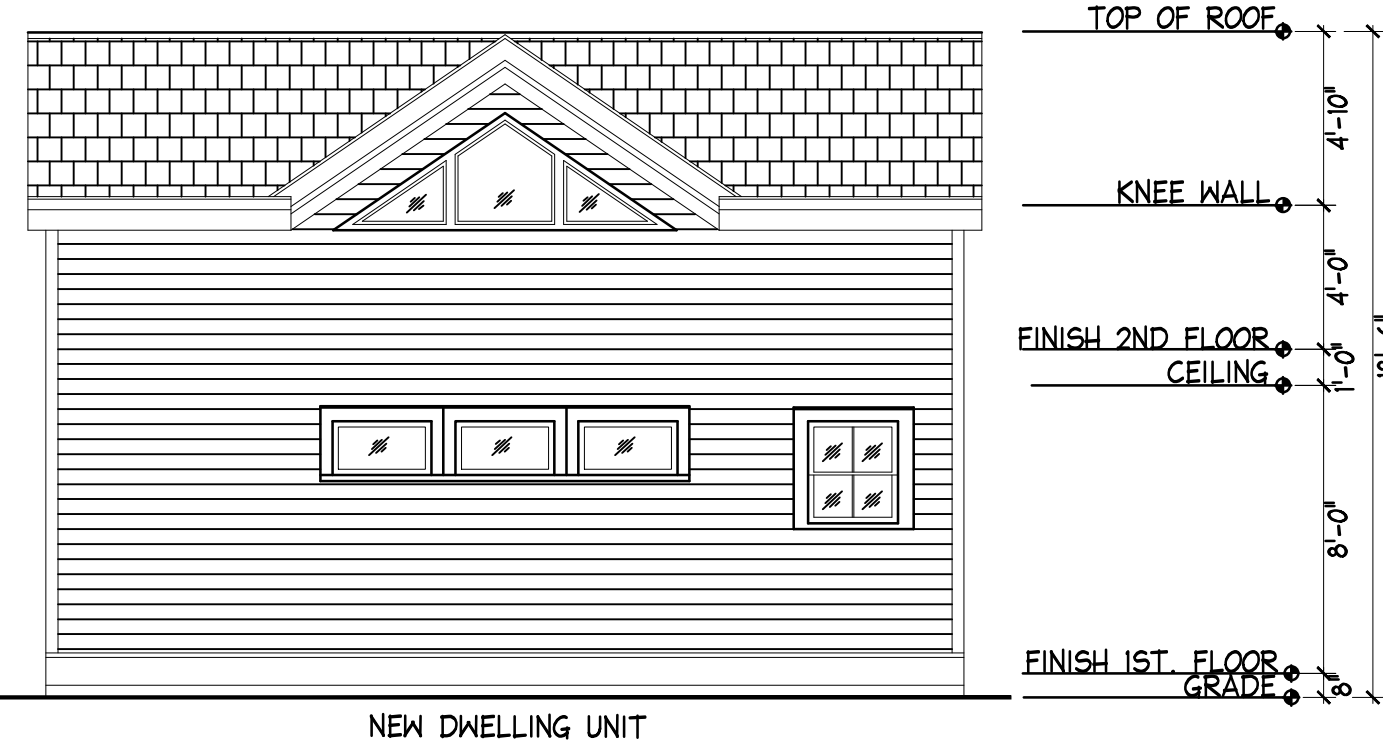
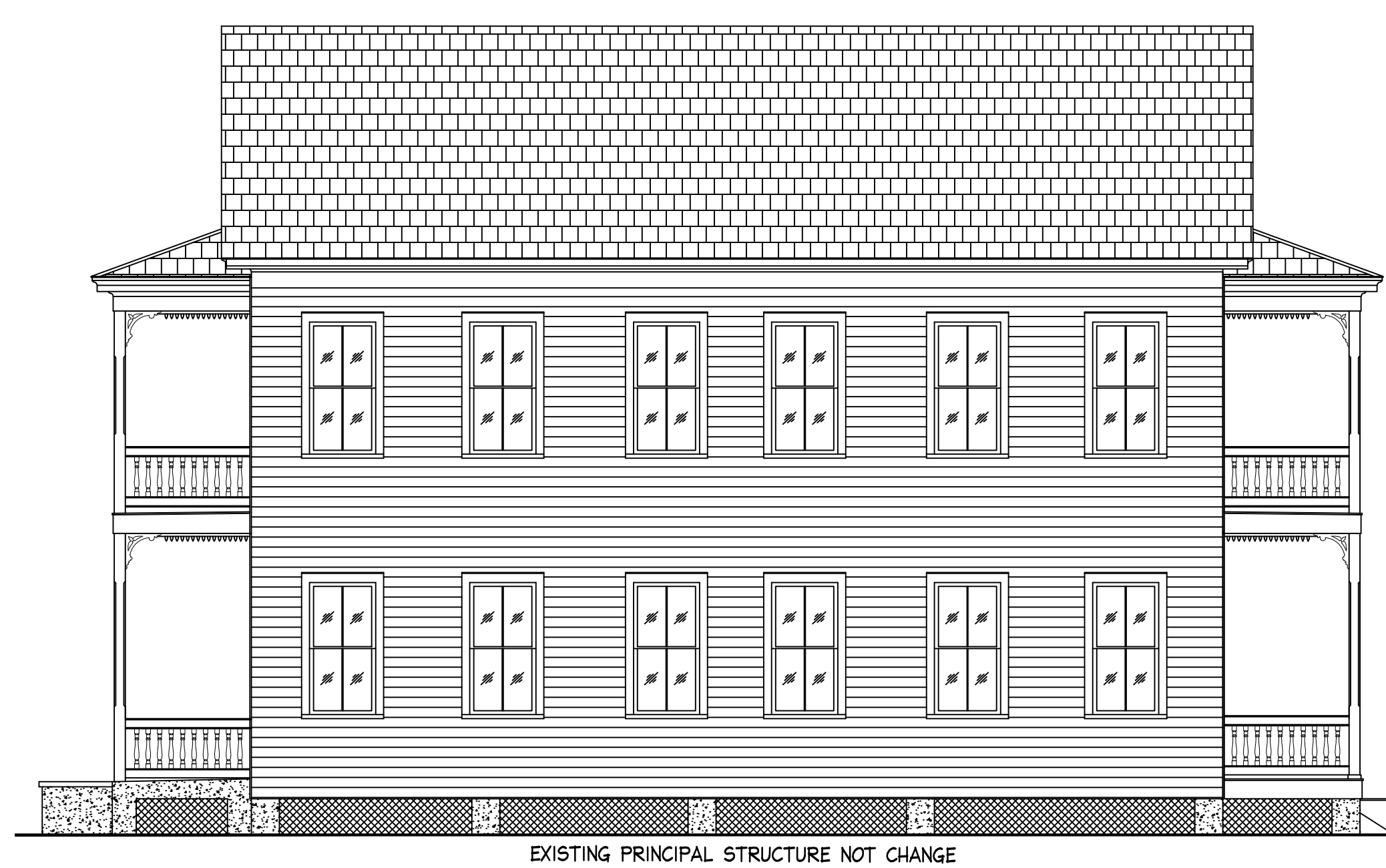
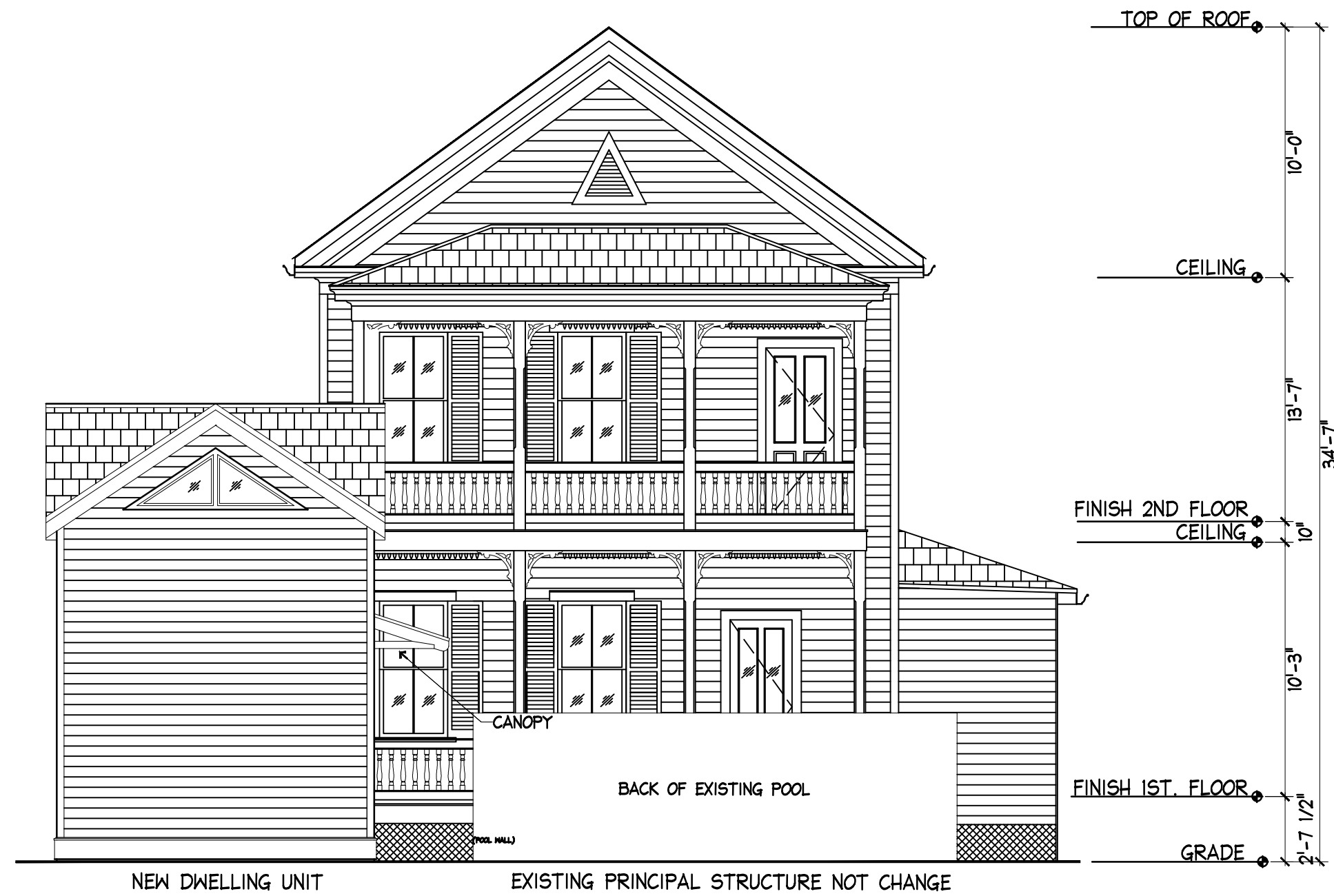


410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2022
Date: 08/15/2025

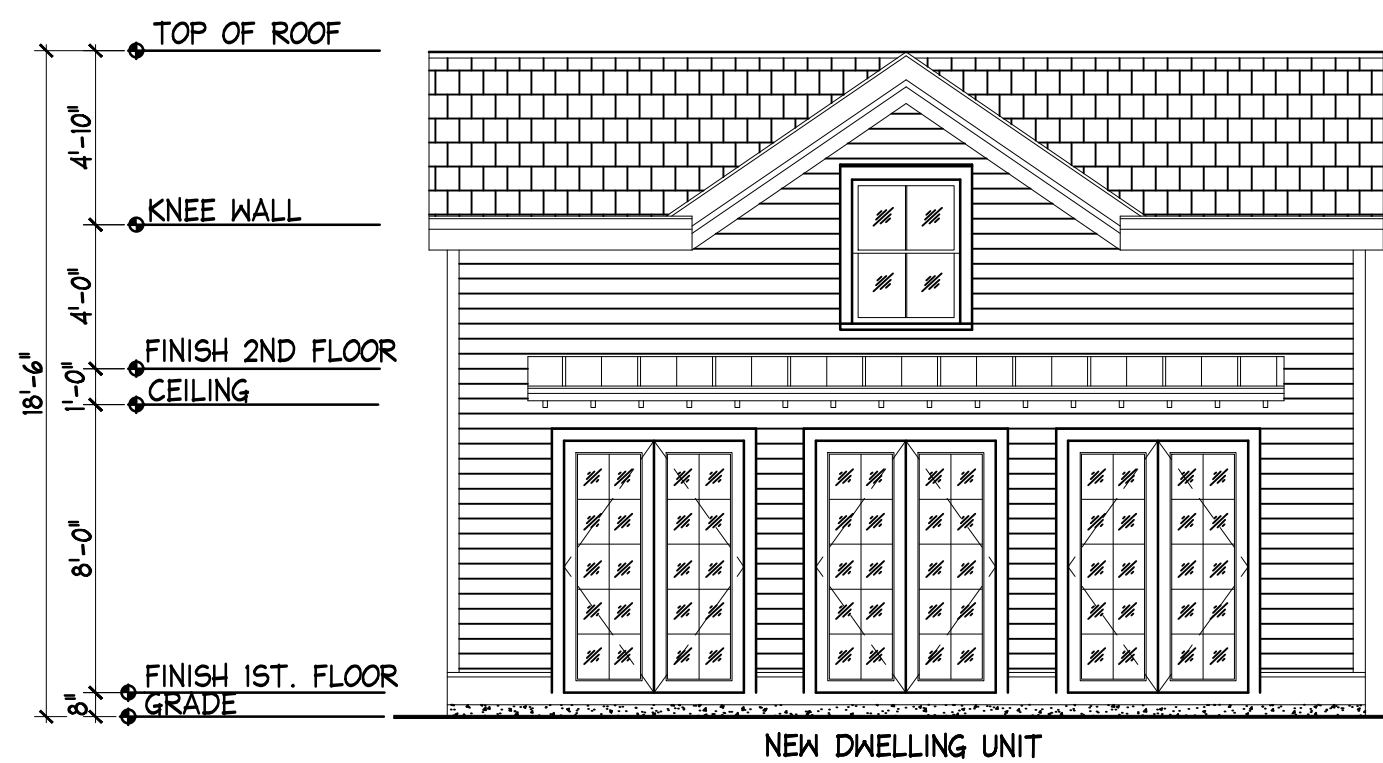
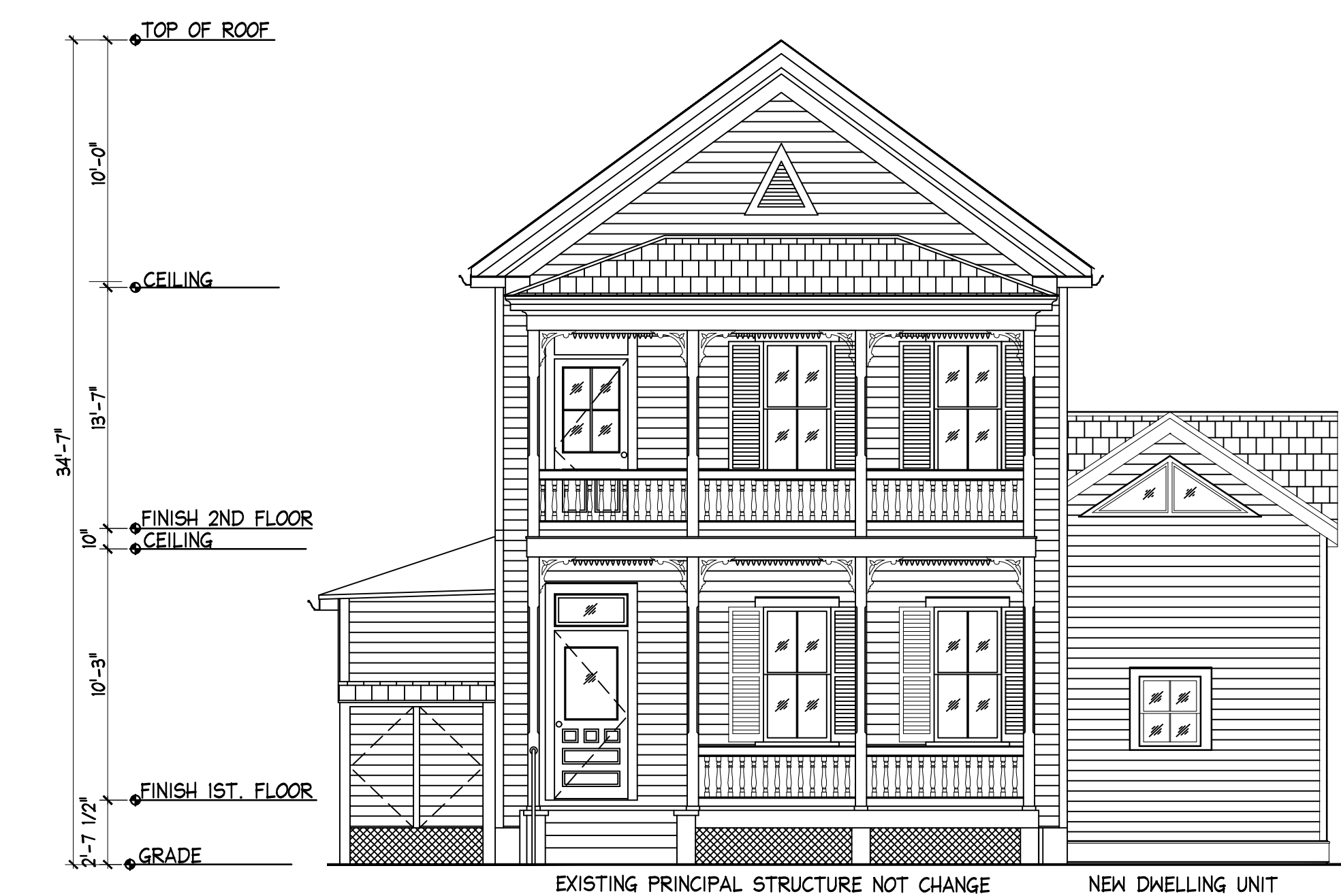
A4
OF



4 PROPOSED EAST ELEVATION
A5 SCALE: 3/16" = 1'-0"

3 PROPOSED SOUTH ELEVATION
A5 SCALE: 3/16" = 1'-0"

- GENERAL ELEVATION NOTES
1. AT NEW DWELLING UNIT ALL EXTERIOR SIDING, CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM IS TO MATCH MAIN HISTORIC STRUCTURE (PAINTED WHITE).
 6. AT NEW DWELLING UNIT ALL ROOFING IS TO BE METAL 5V CRIMP GALVALUME.
 7. AT NEW DWELLING UNIT ALL WINDOWS ARE TO BE WOOD IMPACT RESISTANT PAINTED WHITE.
 8. AT NEW DWELLING UNIT ALL DOORS ARE TO BE ALUMINUM PAINTED WHITE.



2 PROPOSED EAST ELEVATION
A5 SCALE: 3/16" = 1'-0"

1 PROPOSED NORTH ELEVATION
A5 SCALE: 3/16" = 1'-0"

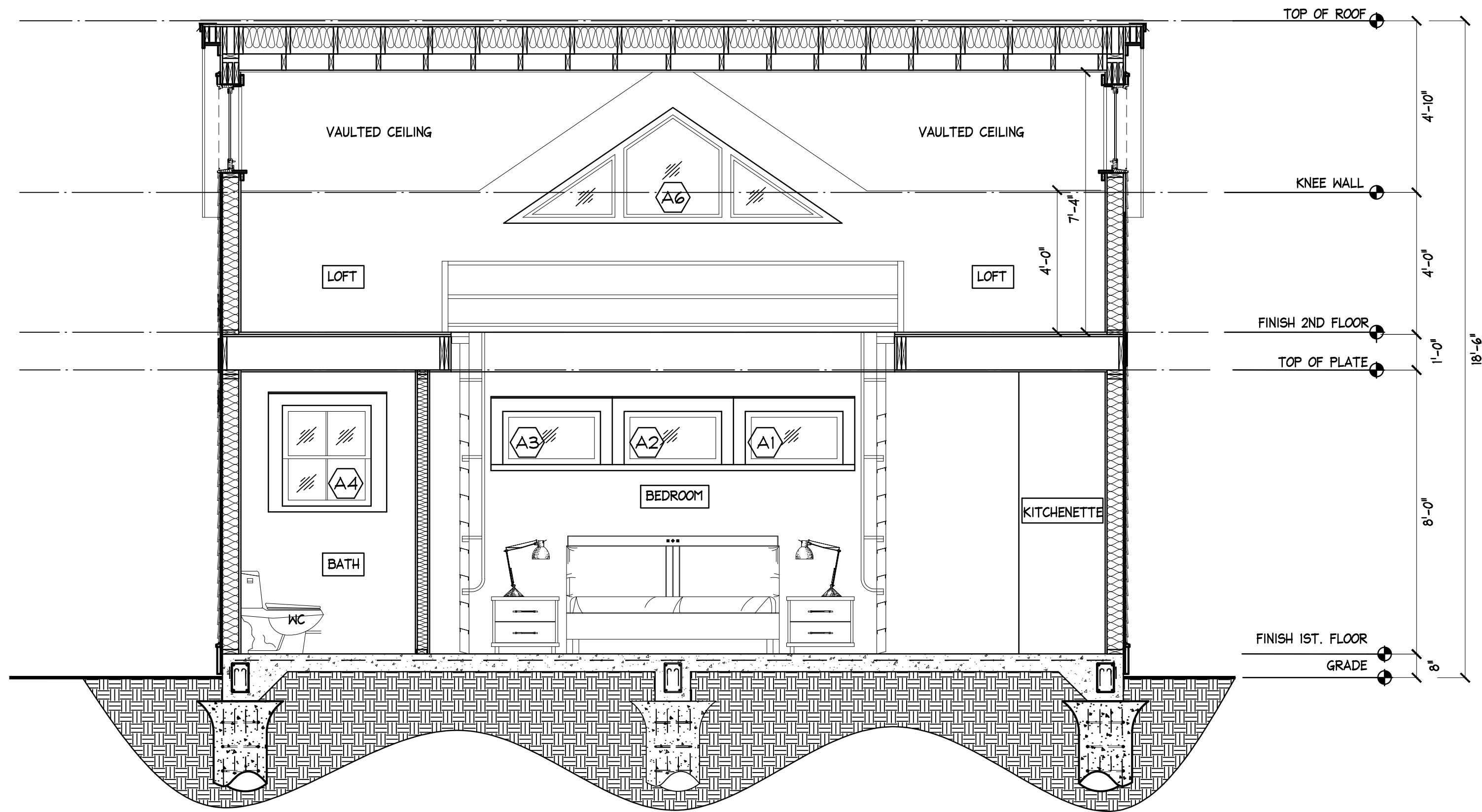
417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

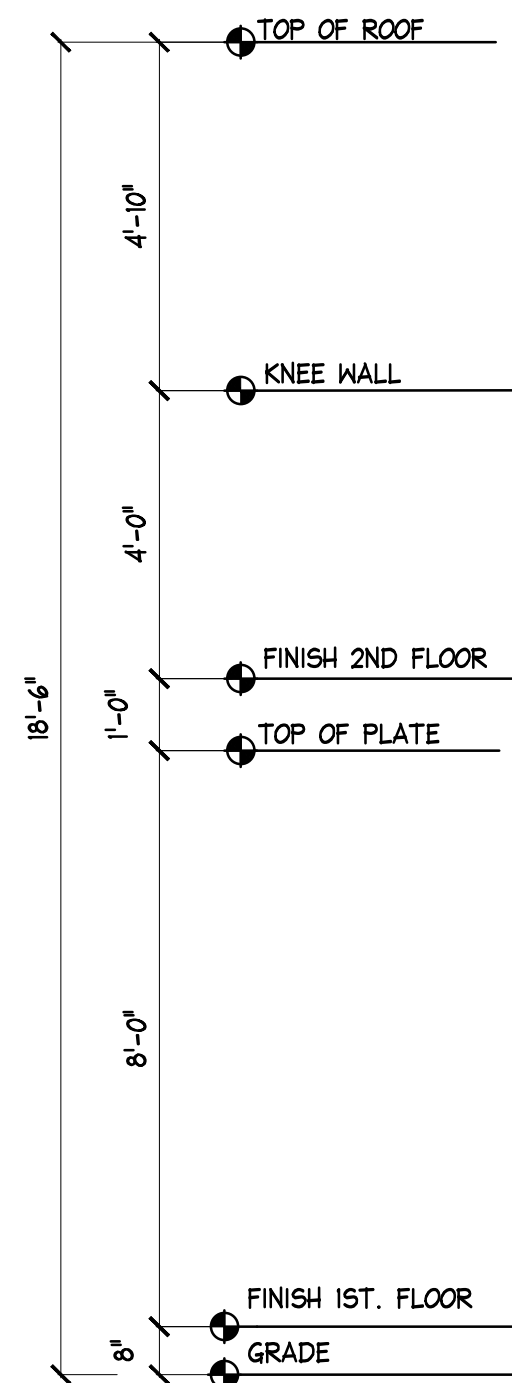
Bender & Associates
ARCHITECTS
p.a.

Project No: 202
Date: 08/15/2025

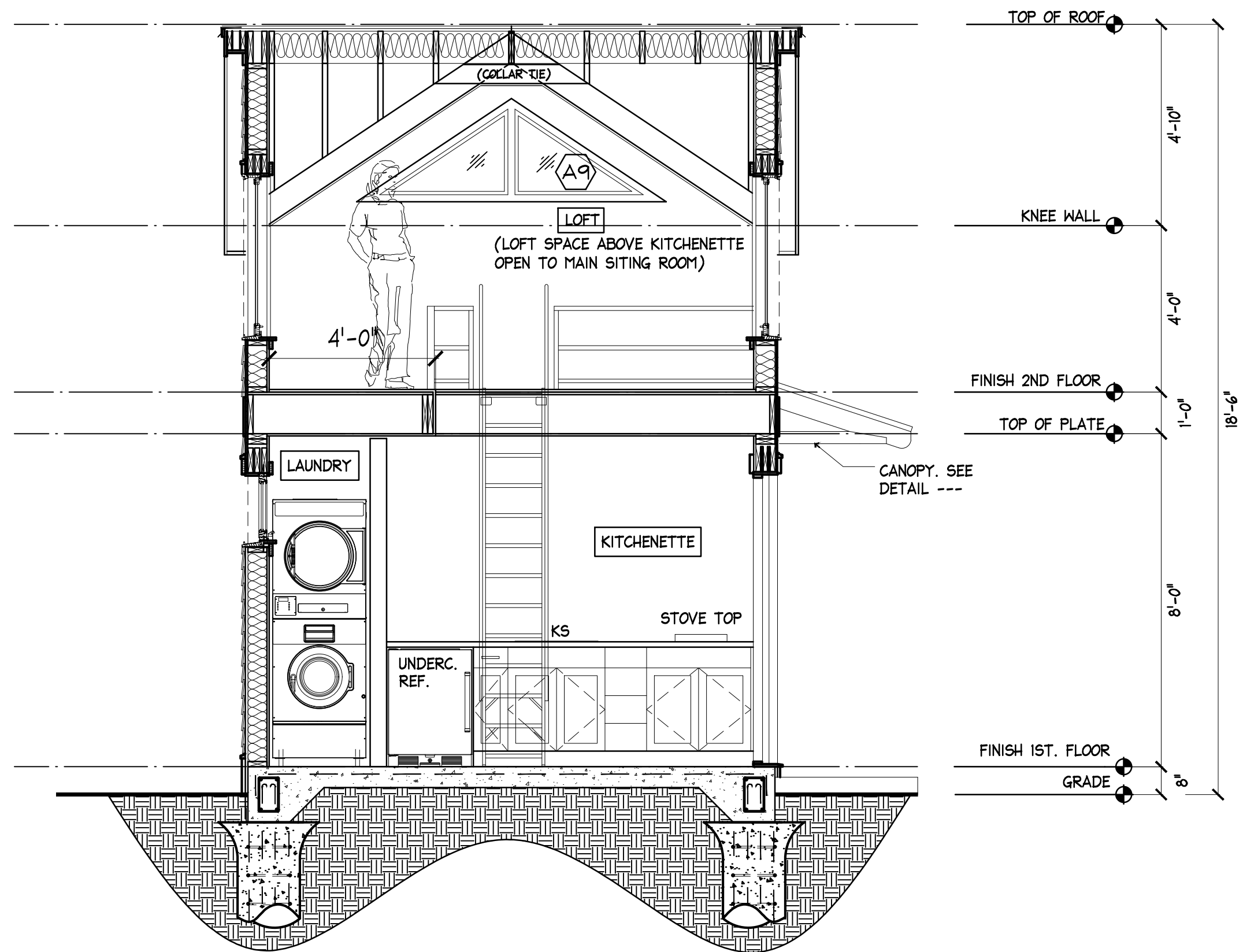
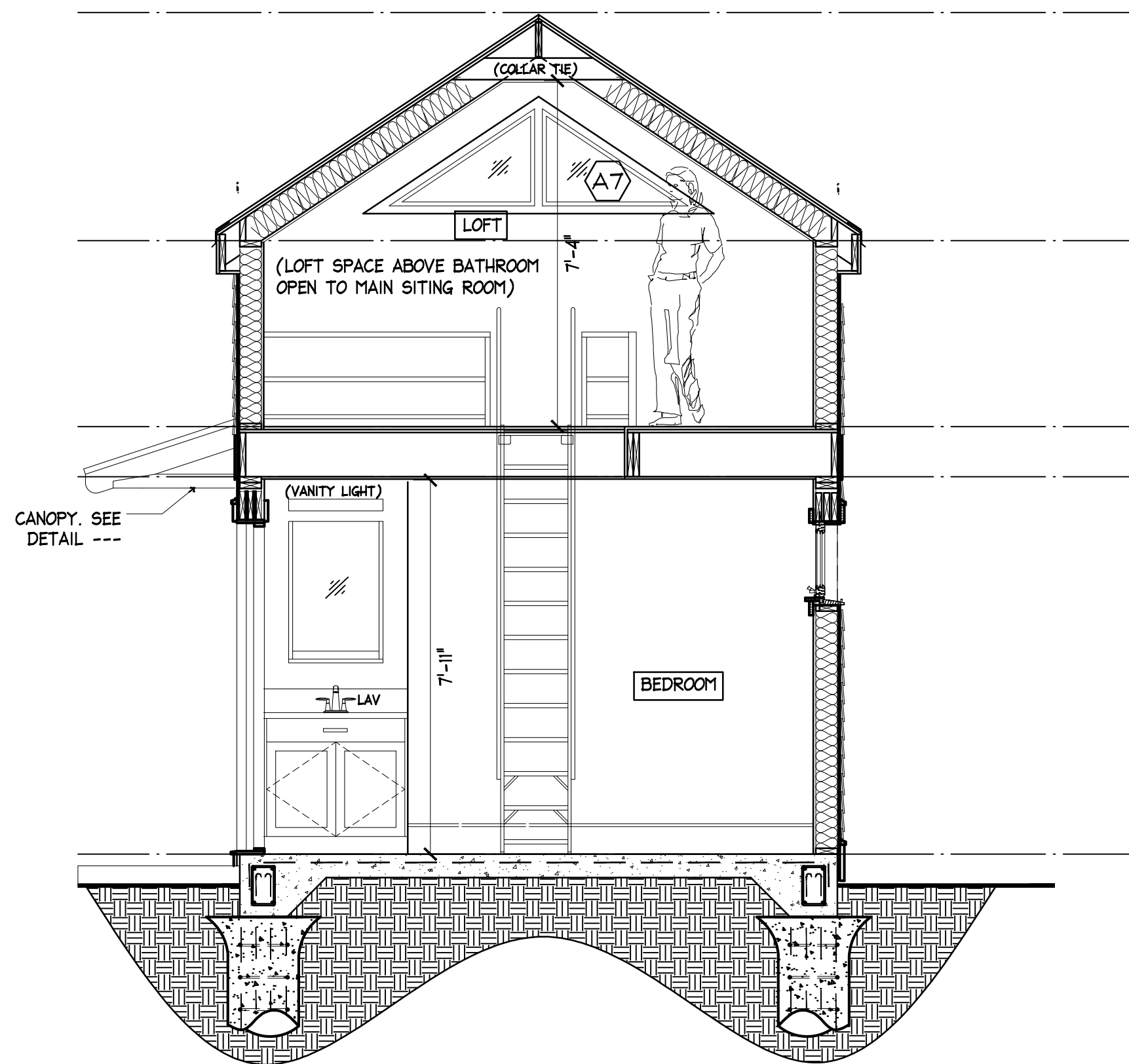
A5
OF



3 PROPOSED LONGITUDINAL SECTION
A6 SCALE: 3/8" = 1'-0"



2 PROPOSED CROSS SECTION
A6 SCALE: 3/8" = 1'-0"



1 PROPOSED CROSS SECTION
A6 SCALE: 3/8" = 1'-0"

417 SIMONTON ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 202
Date: 08/15/2025

A6

OF



6 VIEW FROM STREET (EXISTING WEST ELEVATION)
A7 SCALE: N.T.S.



5 VIEW FROM NEIGHBORING PROPERTY (EXISTING NORTH ELEVATION)
A7 SCALE: N.T.S.



4 VIEW FROM INSIDE OF PROPERTY (EXISTING NORTH ELEVATION)
A7 SCALE: N.T.S.



3 VIEW FROM SIMONTON STREET (CONTEXT)
A7 SCALE: N.T.S.

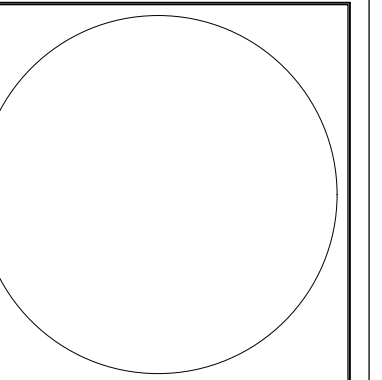


2 VIEW FROM INSIDE OF PROPERTY (EXISTING WEST ELEVATION)
A7 SCALE: N.T.S.



1 VIEW OF REAR PROPERTY LINE & POOL WALL
A7 SCALE: N.T.S.

417 SIMONTON ST.
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2022
Date: 08/15/2025

A7
OF

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 27, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW DWELLING UNIT TO REPLACE EXISTING DWELLING UNIT AT REAR. DEMOLITION OF EXISTING DWELLING UNIT AT REAR.

#417 SIMONTON STREET

Applicant – Bender & Associates Architects Application #C2025-0078

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANA ALVAREZ, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
417 SIMONTON ST. on the
22 day of JANUARY, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JANUARY 27, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #C2025-0078.

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

Signed Name of Affiant:

Ana Alvarez
Date: 01/22/2026
Address: 410 Angela St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 22 day of January, 2026.

By (Print name of Affiant) Ana Alvarez who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Caitlin Dempsey
Comm.: HH 458193
Expires: Oct. 19, 2027
Notary Public - State of Florida



Public
Meeting
Notice

Public Meeting Notice

NEW DWELLING UNIT TO REPLACE EXISTING DWELLING UNIT AT REAR. DEMOLITION OF EXISTING DWELLING UNIT AT REAR.

817 SIMMONS STREET

Applicant - Bender & Associates Architects Application #2017-00000000

It is requested that you attend the public meeting on the above project. The meeting will be held on the date and time listed below. The purpose of the meeting is to provide an opportunity for the public to provide input on the project. The meeting will be held at the address listed below. The meeting will be held at the address listed below. The meeting will be held at the address listed below.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00006330-000000
 Account# 1006556
 Property ID 1006556
 Millage Group 10KW
 Location Address 417 SIMONTON St, KEY WEST
 Legal Description KW PT LOT 4 SQR 36 OR292-220/21 OR522-5 OR525-957 OR2447-1013 OR2455-1992/93 OR3098-0101
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

417 SIMONTON LLC
 800 Market St
 Chattanooga TN 37402

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$587,592	\$584,512	\$549,998	\$438,714
+ Market Misc Value	\$6,462	\$4,918	\$4,918	\$4,918
+ Market Land Value	\$887,655	\$887,655	\$815,859	\$617,877
= Just Market Value	\$1,481,709	\$1,477,085	\$1,370,775	\$1,061,509
= Total Assessed Value	\$1,481,709	\$1,399,763	\$1,272,512	\$1,061,509
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,481,709	\$1,477,085	\$1,370,775	\$1,061,509

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$887,655	\$584,512	\$4,918	\$1,477,085	\$1,399,763	\$0	\$1,477,085	\$0
2023	\$815,859	\$549,998	\$4,918	\$1,370,775	\$1,272,512	\$0	\$1,370,775	\$0
2022	\$617,877	\$438,714	\$4,918	\$1,061,509	\$1,061,509	\$0	\$1,061,509	\$0
2021	\$468,484	\$350,450	\$4,918	\$823,852	\$823,852	\$0	\$823,852	\$0
2020	\$429,323	\$409,646	\$4,918	\$843,887	\$527,407	\$25,000	\$504,716	\$314,171
2019	\$419,170	\$332,037	\$4,918	\$756,125	\$504,737	\$25,000	\$479,737	\$251,388
2018	\$478,602	\$337,028	\$4,918	\$820,548	\$502,419	\$25,000	\$485,245	\$310,303

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
MULTI-FAMILY SUPERIOR (08SD)	4,422.00	Square Foot	44	100.5

Buildings

Building ID	419	Exterior Walls	ABOVE AVERAGE WOOD		
Style	2 STORY ELEV FOUNDATION	Year Built	1933		
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2001		
Building Name		Foundation	CONCR FTR		
Gross Sq Ft	3246	Roof Type	IRR/CUSTOM		
Finished Sq Ft	2022	Roof Coverage	METAL		
Stories	3 Floor	Flooring Type	SFT/HD WD		
Condition	AVERAGE	Heating Type	NONE with 0% NONE		
Perimeter	286	Bedrooms	3		
Functional Obs	0	Full Bathrooms	4		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	31	Grade	600		
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
FAT	FINISHED ATTIC	960	0	128	
FLA	FLOOR LIV AREA	2,022	2,022	268	
OPF	OP PRCH FIN LL	264	0	112	
TOTAL		3,246	2,022	508	

Building ID	420	Exterior Walls	WD FRAME		
Style	1 STORY ELEV FOUNDATION	Year Built	1965		
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2008		
Building Name		Foundation	CONCR FTR		
Gross Sq Ft	504	Roof Type	IRR/CUSTOM		
Finished Sq Ft	504	Roof Coverage	WOOD SHINGLE		
Stories	1 Floor	Flooring Type	SFT/HD WD		
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC with 0% NONE		
Perimeter	100	Bedrooms	1		
Functional Obs	0	Full Bathrooms	1		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	22	Grade	450		
Interior Walls	DRYWALL	Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	504	504	0	
TOTAL		504	504	0	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1978	1979	0 x 0	1	3 UT	1
WALL AIR COND	1979	1980	0 x 0	1	3 UT	3
BRICK PATIO	1979	1980	0 x 0	1	436 SF	2
WALL AIR COND	1980	1981	0 x 0	1	1 UT	2
FENCES	1983	1984	6 x 57	1	342 SF	2
CONC PATIO	1985	1986	0 x 0	1	218 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/11/2021	\$1,300,000	Warranty Deed	2320138	3098	0101	01 - Qualified	Improved		
2/24/2010	\$100	Warranty Deed		2455	1992	11 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2267	08/04/2023	Active	\$3,300	Residential	Bond pool install 100 amp sub panel, one low voltage transformer, one light, one heater, two motors, one timer, one GFI receptacle,
23-1952	07/28/2023	Completed	\$3,800	Residential	Upgrade electrical service to rear cottage from 100amp to 150, run 2-in pvc pipe and install one feed throw combo run 2/0 conductors underground ect.
23-1807	06/22/2023	Active	\$7,500	Residential	REPLACE EXISTING 6' FENCE WITH NEW PICKETS, 4' FENCE IN FRONT
BLD2023-1258	05/15/2023	Active	\$110,000	Residential	NEW 9'6' x 15' SWIMMING POOL w/ 7'2" x 19'6" WATERFALL WALL AND NEW POOL EQUIPMENT
22-0948	01/10/2023	Canceled	\$0	Residential	REMOVE EXISTING REAR PORCH, EXPLORATORY DEMO IN MAIN HOUSE PRE-APPROVED BY HARC
22-3514	01/10/2023	Active	\$20,800	Residential	Remove 14.5SQ existing roofing and replace with a new Metal Shingle roofing system. Install 2SQ Metal Shingle roofing to newly constructed back porch
22-3691	01/10/2023	Completed	\$0	Residential	INSTALL (2) NEW RHEEM 16 SEER SYSTEMS. (1) 3-TON AIR HANDLER MODEL RH1T3621
22-3252	11/07/2022	Active	\$15,500	Residential	3 TOILETS, 2 SHOWERS, 3 LAVS, 1, 1 WASHER BOX, 1 WATER HEATER
22-1207	09/26/2022	Active	\$125,000	Residential	NEW REAR PORCH, NEW KITCHEN HARC pre-approved NOC RECIEVED 6/28/22 HARC
22-2332	09/26/2022	Completed	\$15,000	Residential	WIRED UP INGLE FLAMILY RESIDENCE-NEW CENTRAL A/C. KITCHEN APPLIANCES, METER CONNECTED TO SMOKE DETECTORS. INSTALL 200 AMP WITH 2" RISE AND 30# WIRE INSTALL 42 CIRCUIT PANEL INDOOR WITH 200 AMP FEED THEM OUTSIDE

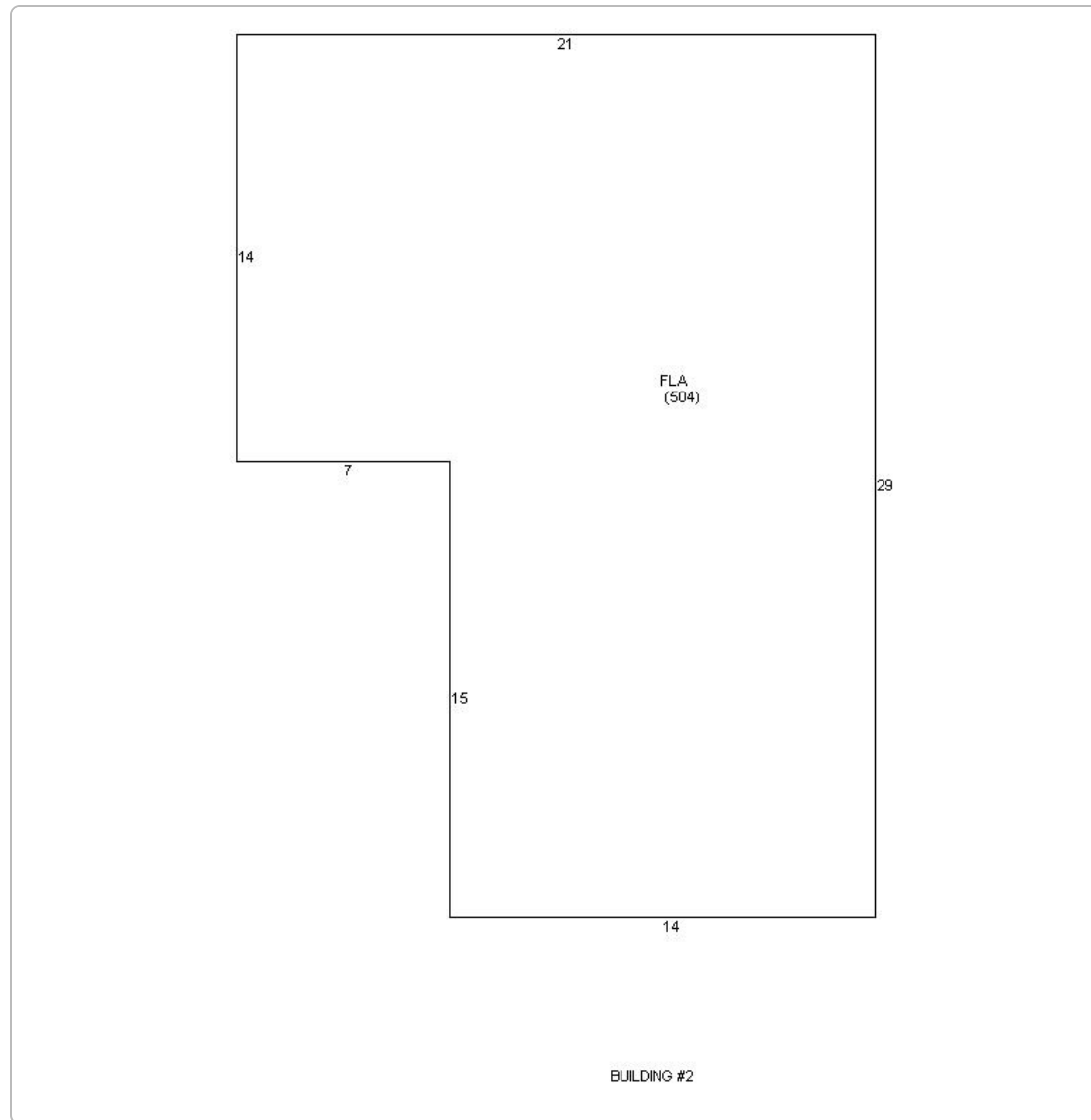
Number	Date Issued	Status	Amount	Permit Type	Notes
08-492	02/26/2008	Completed	\$3,500		INSTALL 1600SF METAL SHINGLES
07-5010	11/09/2007	Completed	\$5,000		REMOVE AND REPLACE 700 SF OF V-CRIMP ROOF ON GUEST HOUSE
03-2870	08/20/2003	Completed	\$10,000		SHUTTERS,TRELLIS,SIDING
03-1875	05/27/2003	Completed	\$1,100		GUTTERS, PAINT ROOF
02-3218	12/04/2002	Completed	\$1,300		REPLACE RAILING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

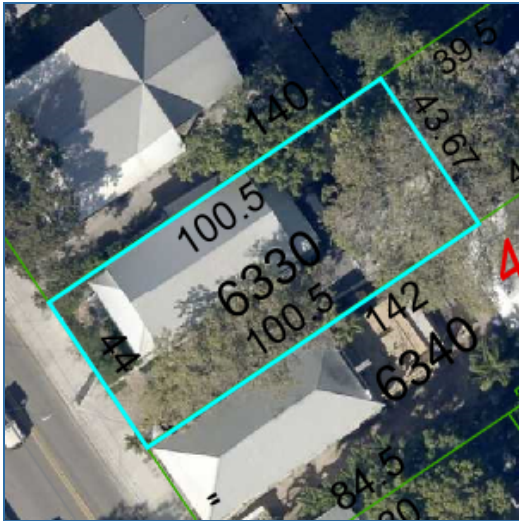




Photos



Map



TRIM Notice

[2025 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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/28/2025, 2:39:26 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL