

617 Frances Street – Fritz-Gosline Residence

HARC MAJOR PROJECT COA APPLICATION

TABLE OF CONTENTS

<u>I. APPLICATION</u>	<i>Page</i>	<u>IV. ADDITIONAL INFORMATION</u>	<i>Page</i>
Major Projects Application	3	Survey (O'Flynn)	26
Pre-Application Meeting, Fees & Receipt	5	Site Photos	27
Demolition Application	6	Adjacent/Context Photos	28
		Materials Specifications	
		a) A/C Unit	29
		b) Fencing	30
		c) Pool Equipment	31
		d) Porch Decking	32
		e) Porch Balusters & Railing	33
		f) Siding – front Conch, rear Cottage	34
		g) Exterior Paint Colors	35
		h) Pavers (deck, walkway, tire treads)	36
		i) Roofing	37
		j) Windows (replacement)	39
		k) Shutters	43
		l) Front Door	44
		Tree Inventory	45
		<u>V. ELEVATING STRUCTURE</u>	
		Existing 1 st Floor Height (E.C. Survey)	47
		FEMA Required Height	48
		Proposed 1 st Floor Height vs. Existing	49
		Elevation Methodology	50
<u>II. ARCHITECTURAL PLANS</u>			
Sanborn Historical Site Plan	10		
Existing Site Plan	11		
Proposed Site Plan (incl. pool & deck)	12		
Proposed Design Plan	13		
Site Data Table	14		
Demolition Plan	15		
Demolition Structures Photos	16		
Existing & Proposed Elevations	19		
Existing & Proposed Streetscape	21		
% Historical Fabric	22		
<u>III. RELOCATION</u> <i>(on current lot)</i>			
Relocation Site Plan	24		
Relocation Methodology	50		
<i>(see Elevation Methodology)</i>			

617 Frances Street – Fritz-Gosline Residence
HARC MAJOR PROJECT COA APPLICATION
TABLE OF CONTENTS

I. APPLICATION

Page

Major Projects Application	3 <i>(Appendix 1)</i>
Pre-Application Form – (fee calculation)	5 <i>(Appendix 2)</i>
Demolition Appendix	6 <i>(Appendix 3)</i>

Major Project Application

Page 1

(Appendix #1)



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 #	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:	617 Frances Street	
NAME ON DEED:	Trusts of Thomas J. Gosline & William F. Fritz	PHONE NUMBER 847-849-0013
OWNER'S MAILING ADDRESS:	595 Lincoln Avenue	EMAIL TJGosline@gmail.com
	Glencoe, IL 60022	
APPLICANT NAME:	Thomas J. Gosline & William F. Fritz	PHONE NUMBER 847-849-0013
APPLICANT'S ADDRESS:	595 Lincoln Avenue	EMAIL TJGosline@gmail.com
	Glencoe, IL 60022	
APPLICANT'S SIGNATURE:	<i>Thomas J. Gosline</i> <i>William F. Fritz</i>	DATE May 25, 2021

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.
<p>GENERAL: This property has surprised us a number of times already, not the least is that it's actually a "2 for 1" historic property. Two homes, separated by nearly 50 years were joined in an unhappy marriage. The older rear 1880's Wreckers Cottage with mortise & tenon construction, appears to have been owned and built by a noted historical figure Nicholas Matcovich for his wife Elisa, who relocated to Key West in 1876 with some of their children following a devastating hurricane at their farm on No Name Key. The front 1920's Conch House appears to have built by his son John Matcovich who moved and reoriented Elisa's Cottage, opening the lot to the north at 615 Frances. This extensive project involves the renovation and elevation of the 2 Historic Structures, and they will also be separated and moved apart to enable each to regain its appropriate and distinct historic character, with the Wrecker's Cottage reclaiming its original west-facing orientation on the lot.</p> <p>NOTE: The required Variances have been granted by the Key West Planning Department & Board.</p>
<p>MAIN BUILDING: The front 1920's Conch house interior is to be completely renovated, replacing all systems - plumbing, electric, HVAC, flooring, insulation, frame strapping, etc. The exterior will also be restored using existing materials where possible and like replacements where necessary, including siding, roofing, and porch flooring, posts and roofing. Some systems which are dilapidated or unsafe will be replace entirely, including installation of new foundation piers raised to BFE +3", and installation of approved wood impact windows. To maintain the structural integrity of the interior Dade County Pine, the existing siding will be removed & salvaged for reinstallation following the application of new cladding & tyvek barrier.</p>
<p>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</p> <p>The contemporary replacement cement & steel front porch to be removed and replaced with wood, per architectural renderings.</p>

Major Project Application

Page 2

<p>ACCESSORY STRUCTURE: The rear 1880's Wrecker's Cottage will be raised to BFE +3", returned to its original 25'x13' size, and restored on the lot to its original west-facing orientation per Sanborn Maps. The interior is to be completely renovated, replacing all systems - plumbing, electric, HVAC, flooring, insulation, frame strapping, etc. The exterior will be recreated using photos of a similar home built by the first owner Nicholas Matcovich, AS NO ORIGINAL EXTERIOR ELEMENTS SURVIVE. Proposed exterior is baton & board, roofing is shake shingle, board & baton shutters, and impact rated wood casement windows (see photo of Matcovich Cottage on No Name Key). Some historical frame construction details will be exposed/accessible as fire codes allow.</p>	
<p>ACCESSORY STRUCTURES - OTHER: A non-contributing shed will be demolished, and a non-contributing addition to the 1880's Cottage will be removed and demolished.</p>	
PAVERS:	FENCES:
Natural Thermal Blue Stone	Existing rear & side fencing to remain, front picket fence to be replaced with new 1" x 3" pressure treated white picket fence.
DECKS:	PAINTING:
Natural Thermal Blue Stone	Siding: HC-144 Palladian Blue Trim: OC-64 White Porch Ceiling: CW-585 Ewing Blue Shutters: HC-155 Newberryport Blue
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
See Site Plan, there is no Landscape Plan submission at this time. All palm trees to be removed and replaced with native/ approved trees, shrubs, etc	24' x 14' pool between structures in back yard. Equipment to be located along north side of house.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
2 ground mounted a/c compressors, pool filter, pool heater/chiller, dryer vent to rear 2nd floor, stove to vent below building.	

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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
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:			
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.

Pre-Application Form & Fees

(Appendix 2)



HARC FEE SCHEDULE (EFFECTIVE December 2, 2020 - RES. 20-233)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:		
Demolition of non-historic or non-contributing structures	\$420.00 ✓	H2
Demolition of historic or contributing structures	\$105.00 ✓	H4
Relocation of a structure on its current site	\$210.00	HA
Relocation of a structure on another site	\$210.00 ✓	HB
Request of non-contributing value	\$315.00	HC
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$157.50	HD
Mural Projects	\$157.50	HE
Outdoor Display Exception	\$105.00	HG
Outdoor Display Exception Extension	\$275.00	
	\$100.00	
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.75	HJ
Residential Owner without Homestead	\$52.50	HK
All Commercial properties	\$105.00	HL
All Fees Will Be Double for All After the Fact Projects	\$ _____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 735.00

Project Address: 617 Francis St.

Comments: let printed full architectural drawings, survey,
photos with captions, before and after street view
elevations, % of ^{new} replacing siding, all pdf's.

Date of Pre-Application Meeting: May 26, 2021 via zoom.

By Staff: Emid & Kathleen

- * revision of board & batter in elevations
- * front elevation to show footers. Material to be used between footers.
- * revision of label of elevations (north-south).

Demolition Application

Page 1

(Appendix 3)

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:	617 Frances Street
PROPERTY OWNER'S NAME:	Thomas J. Gosline & William F. Fritz
APPLICANT NAME:	Thomas J. Gosline & William F. Fritz

*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	<i>Thomas J. Gosline William F. Fritz</i>	May 25, 2021 Thomas J. Gosline & William F. Fritz	DATE AND PRINT NAME
----------------------------	---	--	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Three items are proposed for demolition:
1) Non-Contributing Accessory Structure (shed) to be demolished
2) Non-Contributing rear addition to historic 1880's Cottage to be demolished
3) Non-contributing front concrete porch floor & steps and metal railings to be removed from historic 1920's House

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.
<i>Non-Contributing Structures or Elements</i>
(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.
<i>None</i>

Demolition Application

Page 2

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<i>None</i>
(c) Has no significant character, interest, or value as part for 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.
<i>None</i>
(d) Is not the site of a historic event with significant effect upon society.
<i>None</i>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<i>None</i>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<i>None</i>
(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.
<i>Not Applicable</i>
(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.

Demolition Application

Page 3

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>None</i>
(i) Has not yielded, and is not likely to yield, information important in history.
<i>None</i>

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.
<i>None</i>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<i>None</i>
(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.
<i>None</i>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<i>None</i>

617 Frances Street – Fritz-Gosline Residence
HARC MAJOR PROJECT COA APPLICATION
TABLE OF CONTENTS

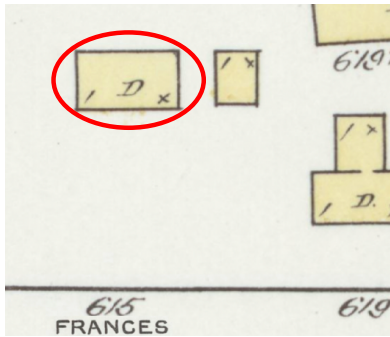
<u>II. ARCHITECTURAL PLANS</u>	Page
Sanborn Historical Site Plan	10
Existing Site Plan (Appendix 4)	11
Proposed Site Plan (Appendix 5)	12
Proposed Design Plan (Appendix 6)	13
Site Data Table (in App 5)	14
Demolition Plan	15
Demolition Structures Photos	16-18
Existing & Proposed Elevations (Appendix 7/8)	19
Existing & Proposed Streetscape (Appendix 9)	21
% Historical Fabric	22

Site Plan History

Sanborn Maps History of Structures On 617 Frances Street

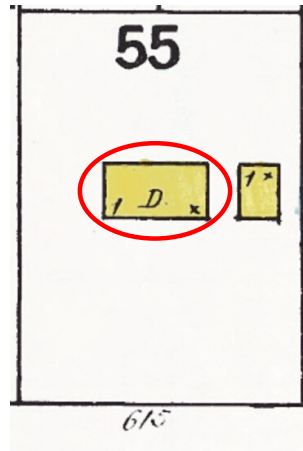
1892 Sanborn Map –
~1880's Wreckers Cottage
Street Facing West Orientation
(lot later split into 617 & 615)

← North

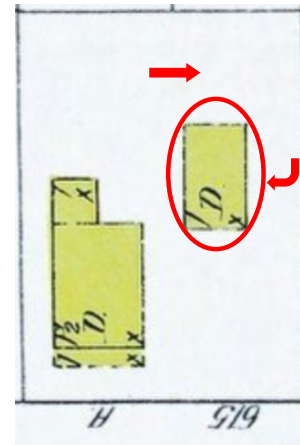


Exposed mortise & tenon construction techniques typical of the period

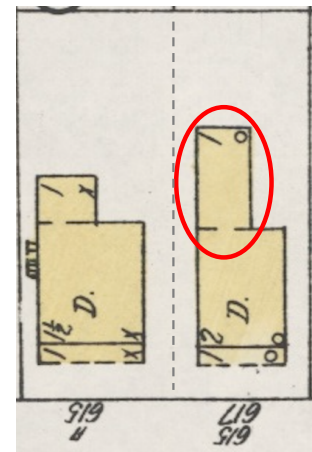
1899 Sanborn Map –
Wreckers Cottage
West-Facing Orientation
(lot later split into 617 & 615)



1912 Sanborn Map –
Wreckers Cottage Moved South
& Turned North-Facing
(new house added as 615 A)



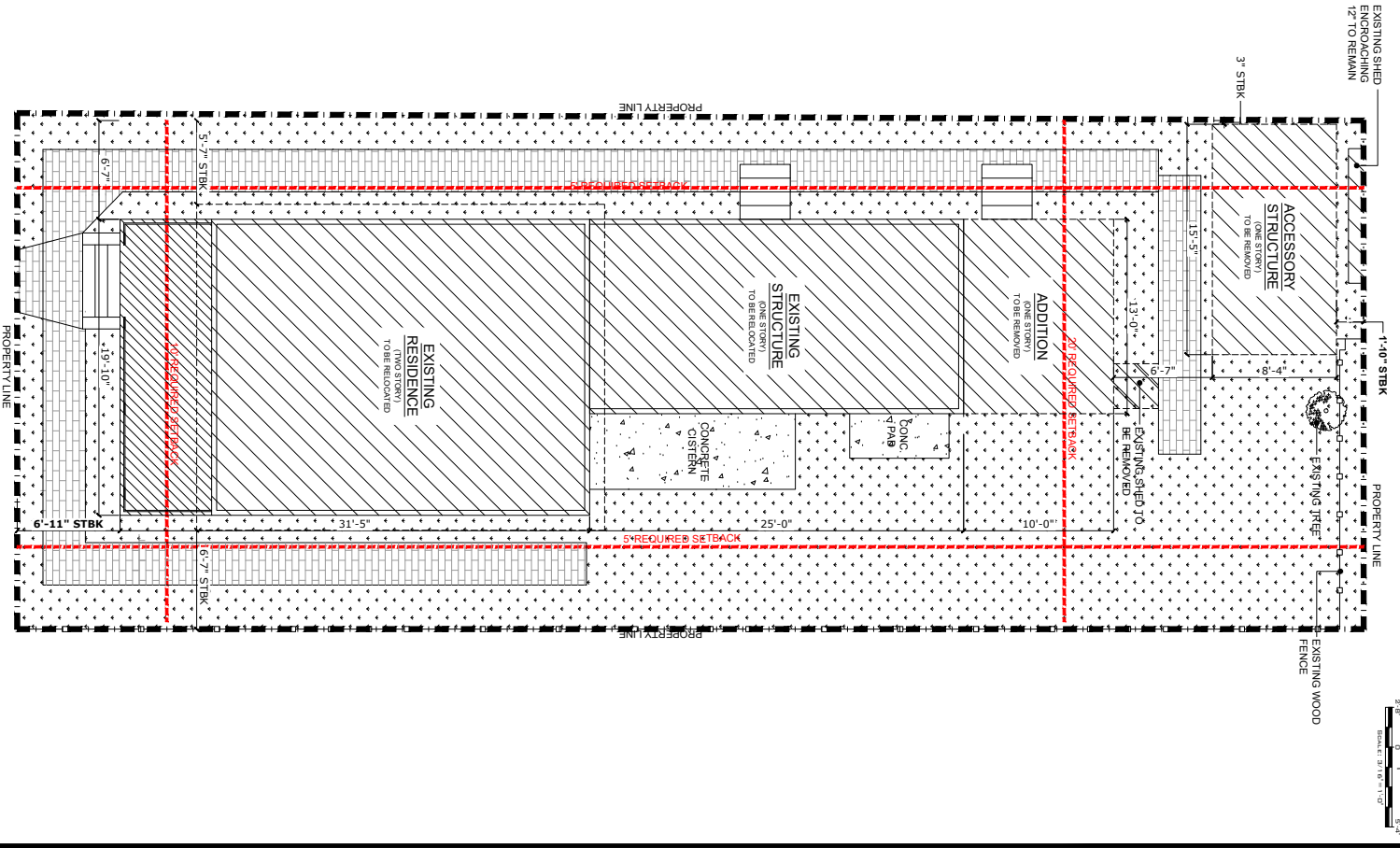
1926 Sanborn Map –
2-Story House Added West of
Cottage, obscuring from Frances
(new address 615 & 617)



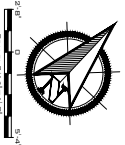
*Cottage Front Today
(North facing 4.9' from side setback)*



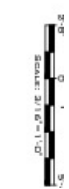
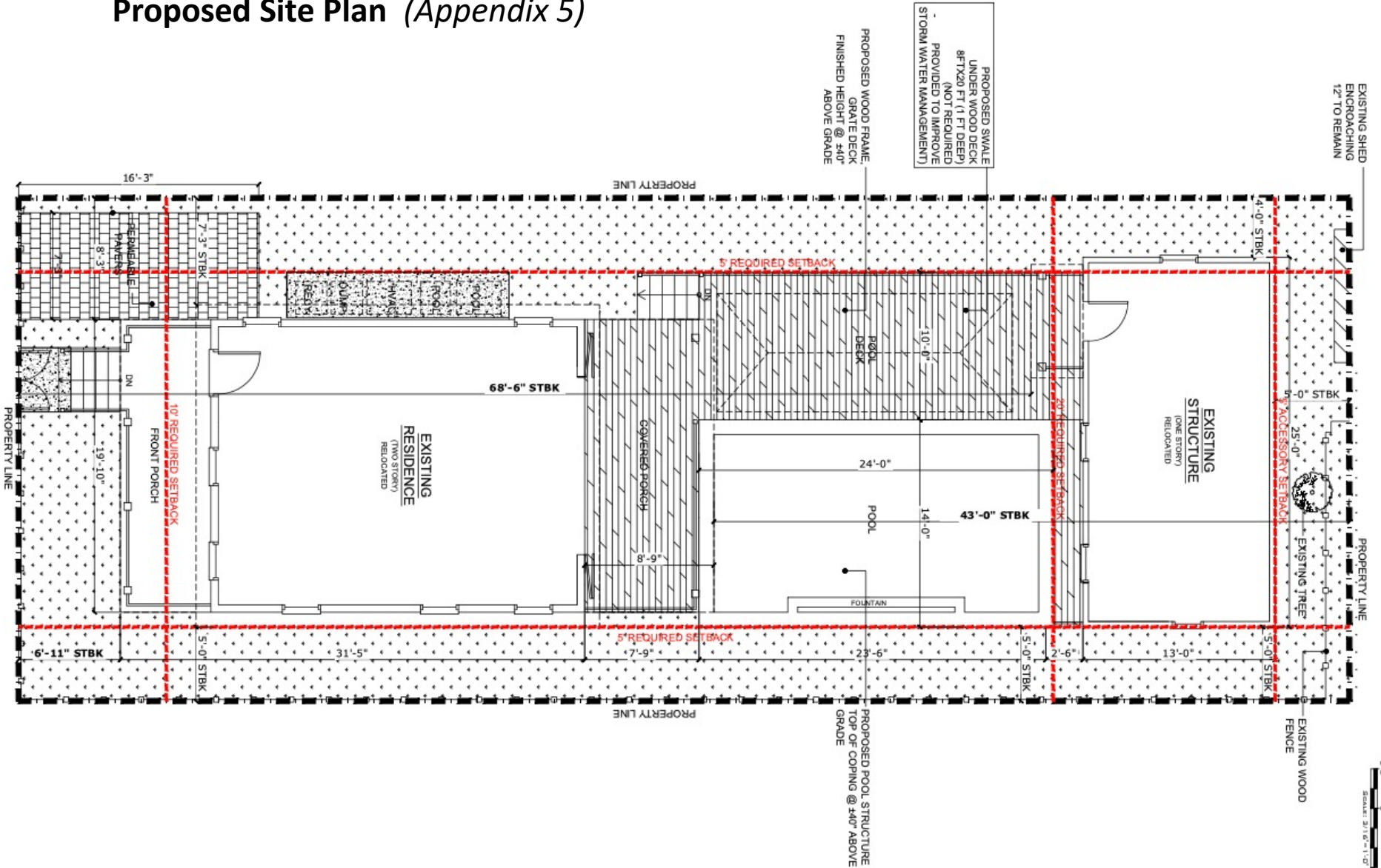
Existing Site Plan (Appendix 4)



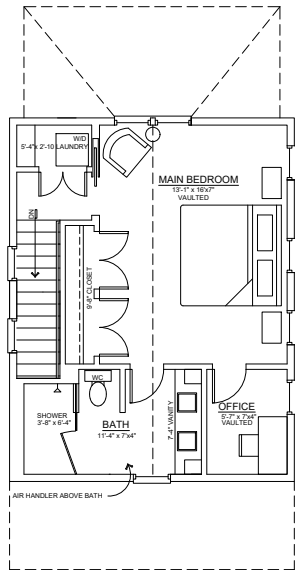
EXISTING SITE PLAN/DEMO
SCALE: 3/16"=1'-0"



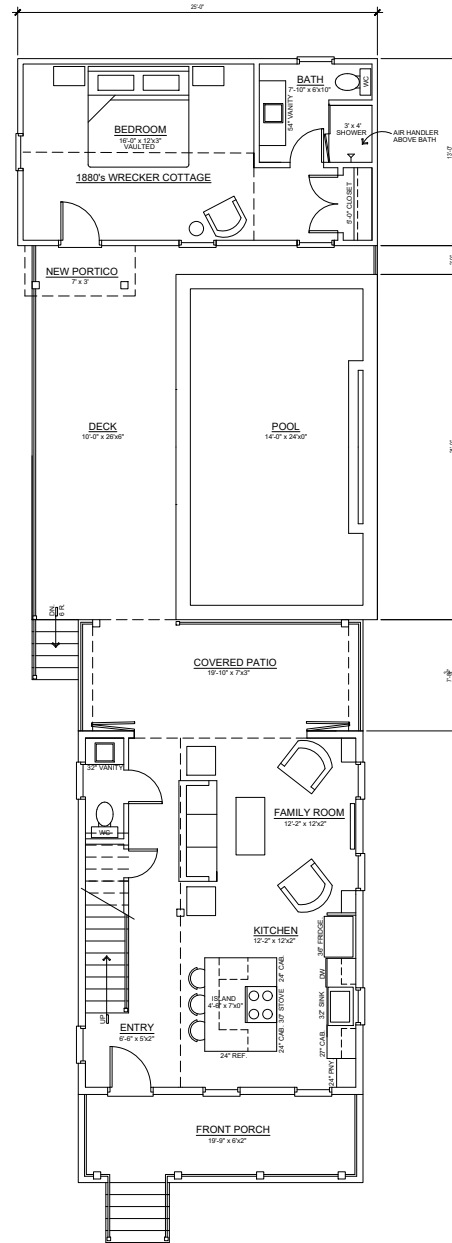
Proposed Site Plan (Appendix 5)



Proposed Design Plan (Appendix 6)



REMODELED SECOND FLOOR
SCALE: 1/4" = 1'-0"
501 SF

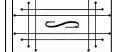


REMODELED FIRST FLOOR
SCALE: 1/4" = 1'-0"
501 SF

Project: 06/16/2021
 Date: 03-18-2021
 Drawn: JL
 Revisions:

Project	06/16/2021
Date	03-18-2021
Drawn	JL
Revisions	

JEFFREY ROBERT STEELE AIA
 architect
 42 wyn oak nashville tennessee 37205
 mobile = 615.804.1431 jeffsteelearchitect@gmail.com



Remodeling 1880's Wrecker's Cottage and a 1920's Coach House For:
FRITZ - GOSLINE RESIDENCE
 617 Francis Street
 Key West, FL

Sheet	4	of	5
Sheets			

Site Development Summary – Variances Approved May 20, 2021

SITE DATA:

TOTAL SITE AREA: 3,060 SQ.FT
 LAND USE: HHDR
 FLOOD ZONE: ZONE X

SETBACKS

FRONT:
 REQUIRED 10'-0"
 EXISTING ±6'-11"
 PROPOSED ±6'-11"

SIDE:
 REQUIRED 5'-0"
 EXISTING ±0'-3" (±5'-7")
 PROPOSED ±7'-3"

SIDE:
 REQUIRED 5'-0"
 EXISTING ±6'-7"
 PROPOSED ±5'-0"

REAR:
 REQUIRED 20'-0"
 EXISTING ±1'-10"
 PROPOSED ±43'-0"

SETBACKS - ACCESSORY

FRONT:
 REQUIRED 10'-0"
 PROPOSED 68'-6"

SIDE:
 REQUIRED 5'-0"
 PROPOSED 5'-0"

SIDE:
 REQUIRED 5'-0"
 PROPOSED 4'-0"
VARIANCE REQUIRED

REAR:
 REQUIRED 5'-0"
 PROPOSED 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (1,836 SQ.FT.)
 EXISTING 58.00% (±1,775 SQ.FT.)
 PROPOSED 48.93 (±1,497.5 SQ.FT.)

IMPROVEMENT

BUILDINGS ±1,048 SQ.FT.
 POOL ±336 SQ.FT.
 POOL EQUIPMENT ±33 SQ.FT.
 PERMEABLE PAVERS ±113 SQ.FT. @50%=± 56.5 SQ.FT.
 EXISTING SHED ±9 SQ.FT.(ENCROACHMENT)
 CONC. PAD AND STAIRS ±15 SQ.FT.

TOTAL ± 1,497.5 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (±1,530 SQ.FT.)
 EXISTING 39.38% (±1,205 SQ.FT.)
 PROPOSED 59.28% (±1,814 SQ.FT. - INCLUDING 584 SQ.FT. FOR 40' POOL DECK AND POOL)
VARIANCE REQUIRED

MINIMUM OPEN SPACE:

REQUIRED 35% (±1,071.0 SQ.FT.)
 EXISTING 38.80% (± 1,170.0 SQ.FT.)
 PROPOSED 35.35% (±1,082.0 SQ.FT.)

MAXIMUM HEIGHT:
 EXISTING 23'-9"
 PROPOSED 24'-9"

REAR SETBACK COVERAGE: < 30% (±204 SQ.FT.)
 TOTAL AREA: ±680 SQ.FT.
 RELOCATED BUILDING: ±383 SQ.FT.
 COVERED BY EXIS. SHED: ±9 SQ.FT.
 TOTAL COVERAGE: ±392 SQ.FT. (57.65%)
VARIANCE REQUIRED

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 THOMAS GOSLINE & WILLIAM FRITZ

PROJECT:
 617 FRANCES STREET

SITE:
 617 FRANCES STREET
 KEY WEST, FL 33040

TITLE:
 SITE PLAN

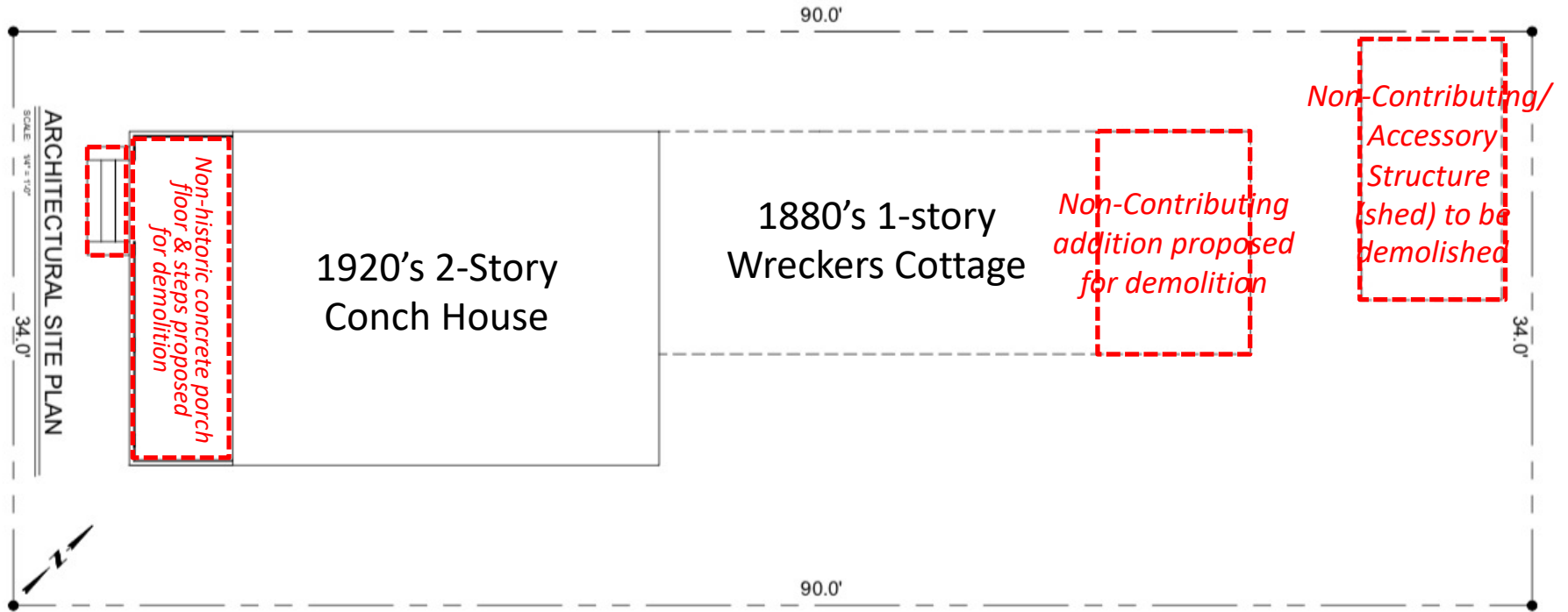
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/16/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2103-09	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
 DATE:

BOBIE MAHRTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

Demolition Plan



**PROPOSED DEMOLITION –
REAR NON-CONTRIBUTING 8' x 15' SHED**



South view.



West view.

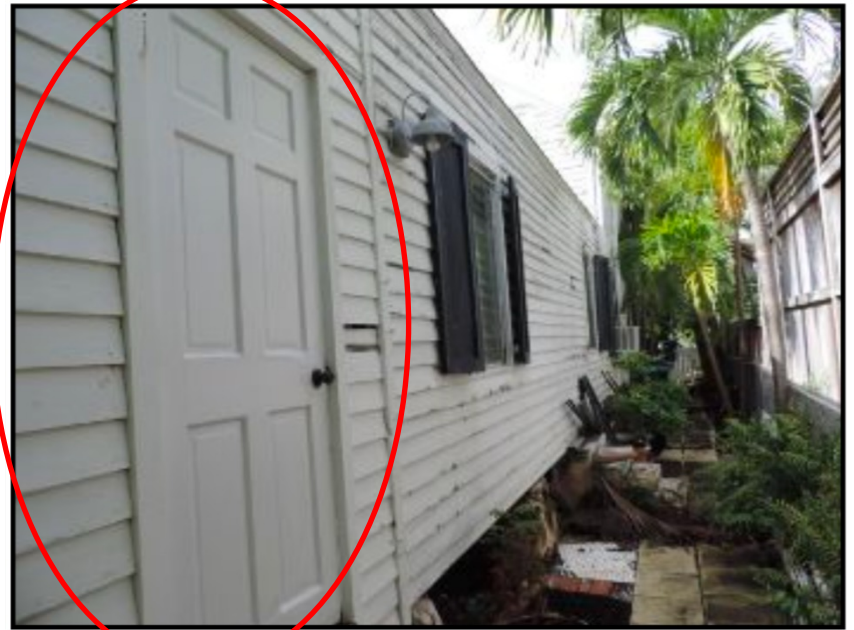


Southwest view.

**PROPOSED DEMOLITION –
REAR NON-CONTRIBUTING 10' x 13' ADDITION**



Southeast view.



North view.



Demolition Areas

Overhead view. (from south)

Note – Pergola structure was removed by prior owner.

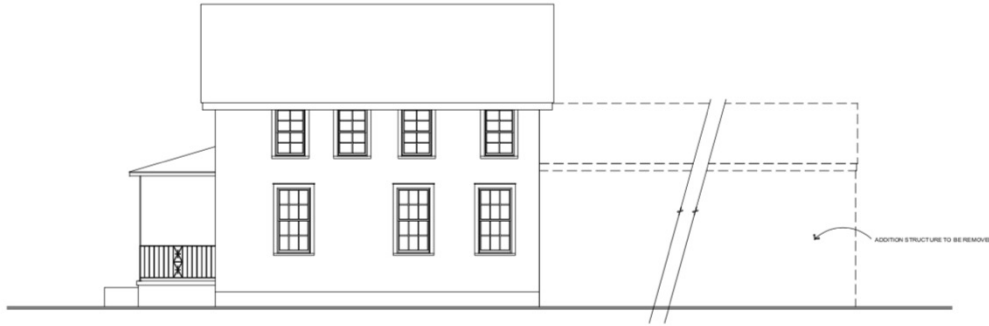
**PROPOSED DEMOLITION –
FRONT CONCRETE BLOCK PORCH & STEEL RAILS**



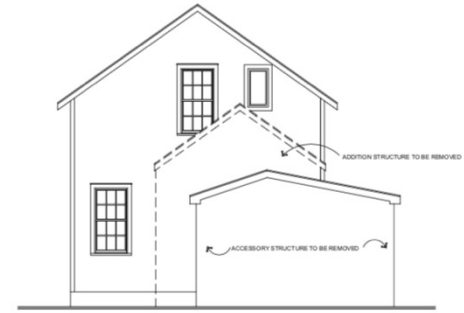
To be replaced with historically representative wood posts, balusters, and porch decking. Porch roof to be repaired/restored as needed.



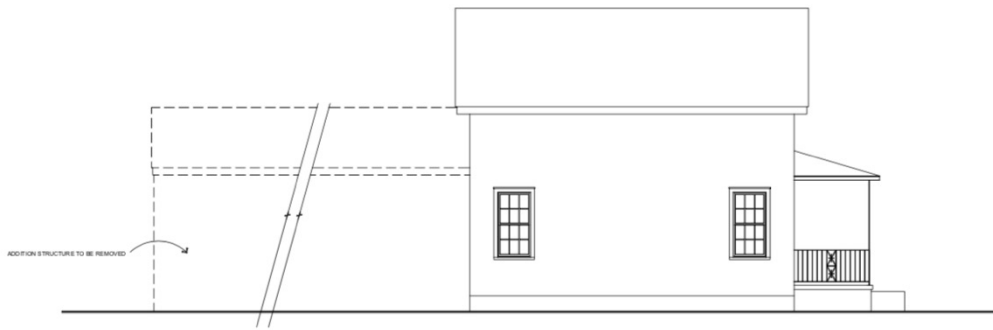
Existing Elevations (Appendix 7)



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



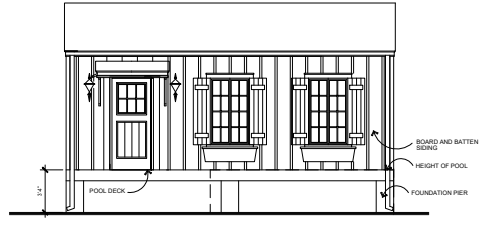
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



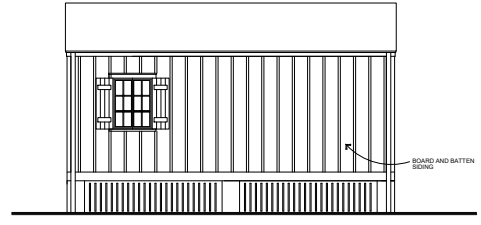
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project: <i>Mobile Fritz</i> Date: <i>11/23/2010</i> Drawn: <i>[Signature]</i> Revisions:	
JEFFREY ROBERT STEELE AIA <i>architect</i> 42 wyn oak nashville tennessee 37205 mobile = 615.594.1431 jeff@rcarchitect@gmail.com	
Remodeling And Addition For: GOSLINE FRITZ RESIDENCE 617 Francis Street Key West, FL	
Sheet 2	Of 4 Sheets

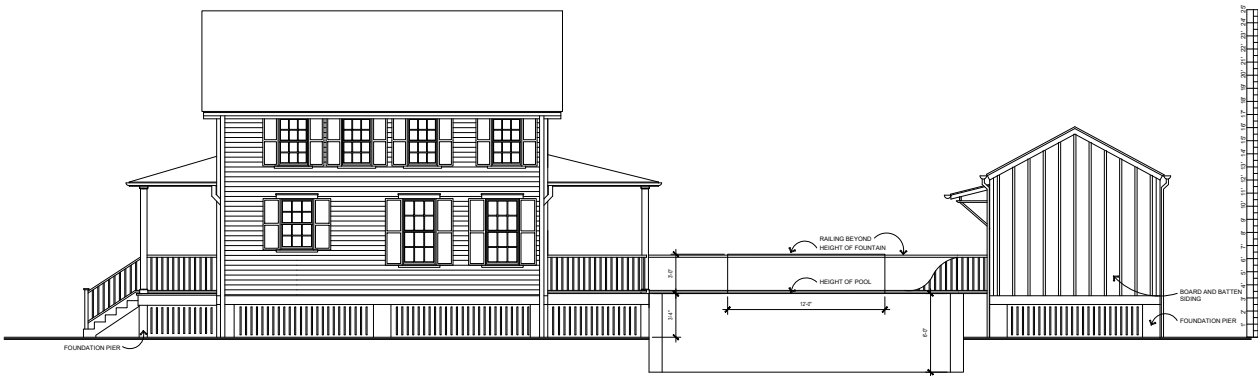
Proposed Elevations (Appendix 8)



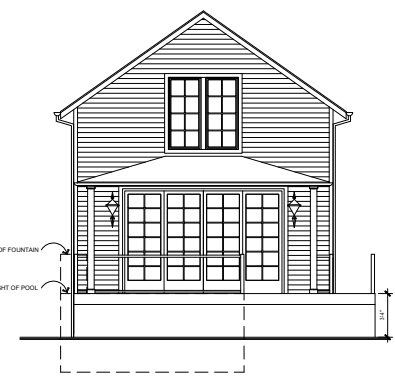
REMODELED WEST ELEVATION
SCALE: 1/4" = 1'-0"
1889'S WRECKER COTTAGE



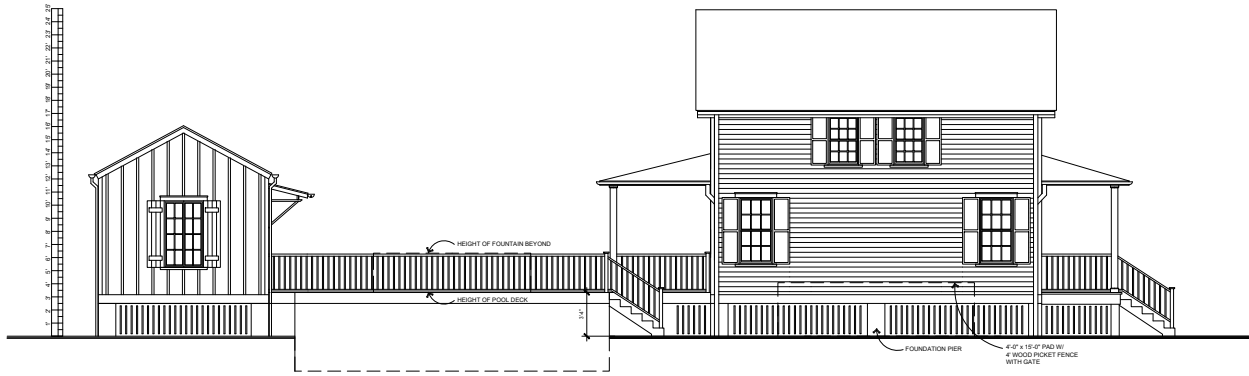
REMODELED EAST ELEVATION
SCALE: 1/4" = 1'-0"
1889'S WRECKER COTTAGE



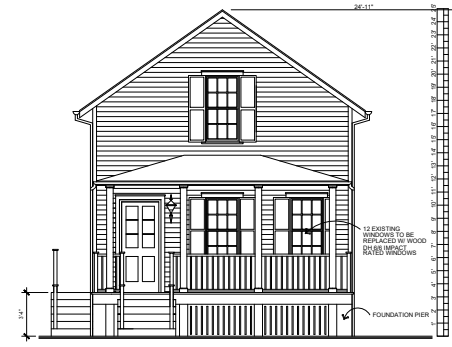
REMODELED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



REMODELED EAST ELEVATION
SCALE: 1/4" = 1'-0"



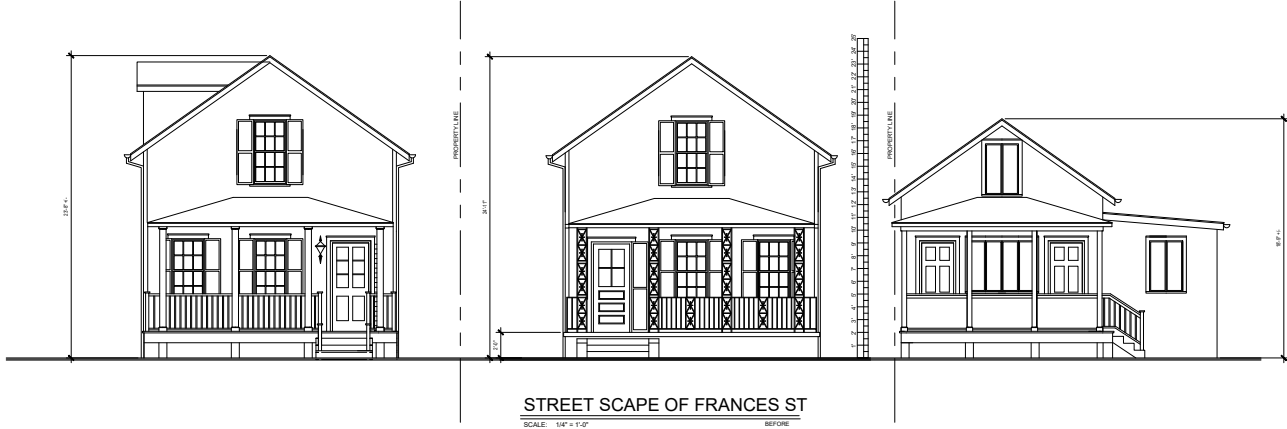
REMODELED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



REMODELED WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project: Conch Arts Date: 06-20-2020 Drawn: JRC Revisions:	
JEFFREY ROBERT STEELE AIA architect 42 wyn oak nashville tennessee 37205 mobile = 615.894.1431 jeff@jeffsteeleinc.com	
Remodeling 1889's Wrecker's Cottage and a 1920's Conch House For: FRITZ - GOSLINE RESIDENCE 617 Francis Street Key West, FL	
Sheet	Of
5	5
Sheets	

Existing & Proposed Streetscape (Appendix 9)



% Historical Fabric

To maintain the interior Dade County pine, this project proposes to strengthen the structure to code requirements by recladding the exterior, among other corrective measures. Existing historical siding on the Conch house will be removed, stored on site, stripped of loose paint, and reinstalled. Due to condition and a lack of proper maintenance, some siding will need replacement with new wood as needed. Historic siding will be massed toward the front of the Conch house, with replacement boards used toward the rear of the structure.

Based on a preliminary assessment, the **% Historical Siding Fabric to maintained is estimated at 75%+** on the 1920's two-story Conch House.

Note that no historic exterior fabric remains on the rear 1-story cottage, which was stripped of exterior elements during a late 20th century addition. As such, this structure is proposed to be entirely reclad in its original board & batten material, per architectural drawings.

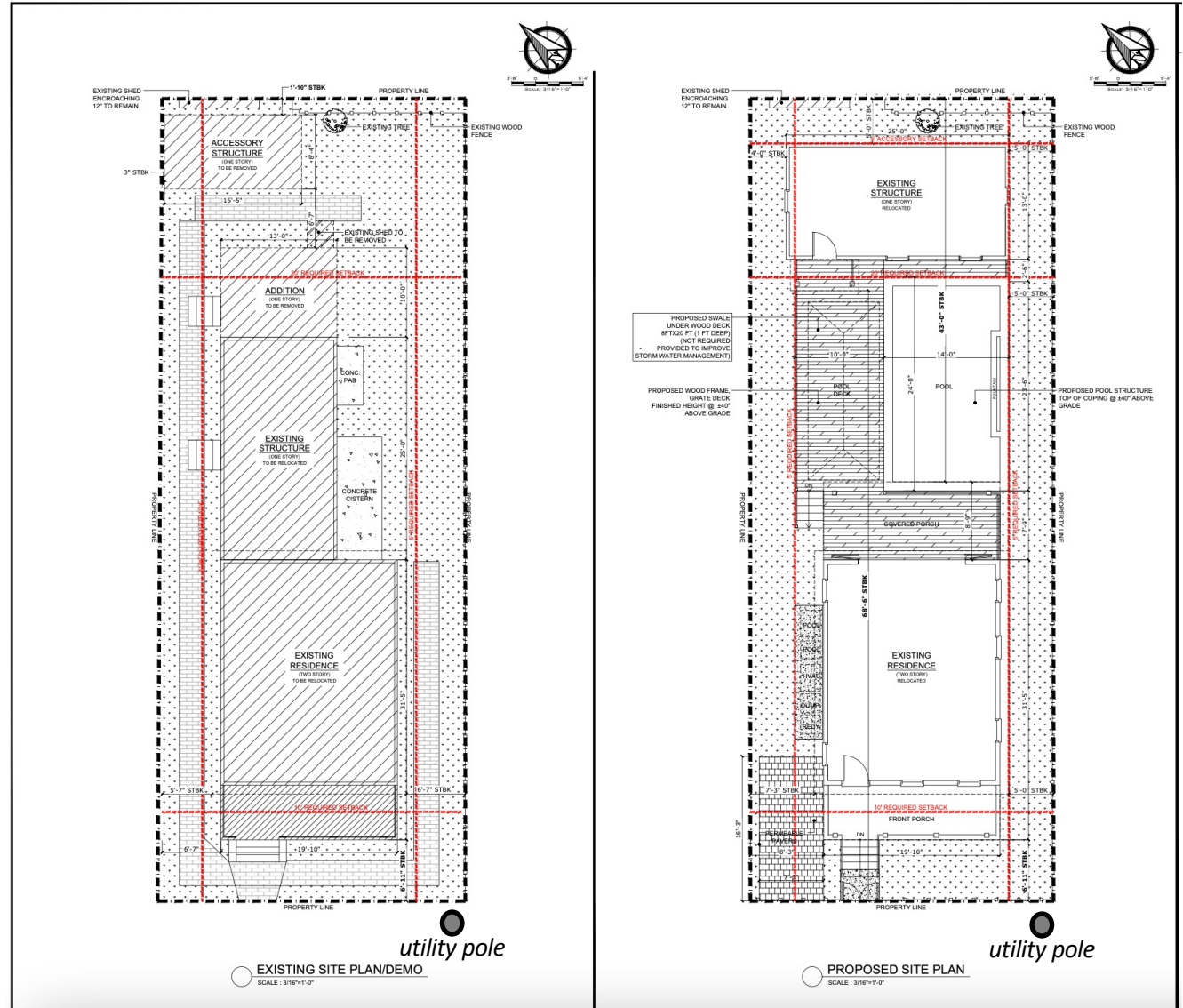


617 Frances Street – Fritz-Gosline Residence
HARC MAJOR PROJECT COA APPLICATION
TABLE OF CONTENTS

<u>III. RELOCATION</u> <i>(on current lot)</i>	Page
Relocation Site Plan	24
Relocation Methodology <i>(see Elevation Methodology, page 50)</i>	

Relocation Site Plan

- Front structure is raised to comply with new FEMA BFE elevation +15 inches (12" requirement + a 3" cushion) AND moved 18 inches south to create side yard parking area for EV vehicle port. *(south parking is not an option due to utility pole location)*
- Rear structure is moved to east and reoriented to original west placement AND raised to BFE +15".



617 Frances Street – Fritz-Gosline Residence

HARC MAJOR PROJECT COA APPLICATION

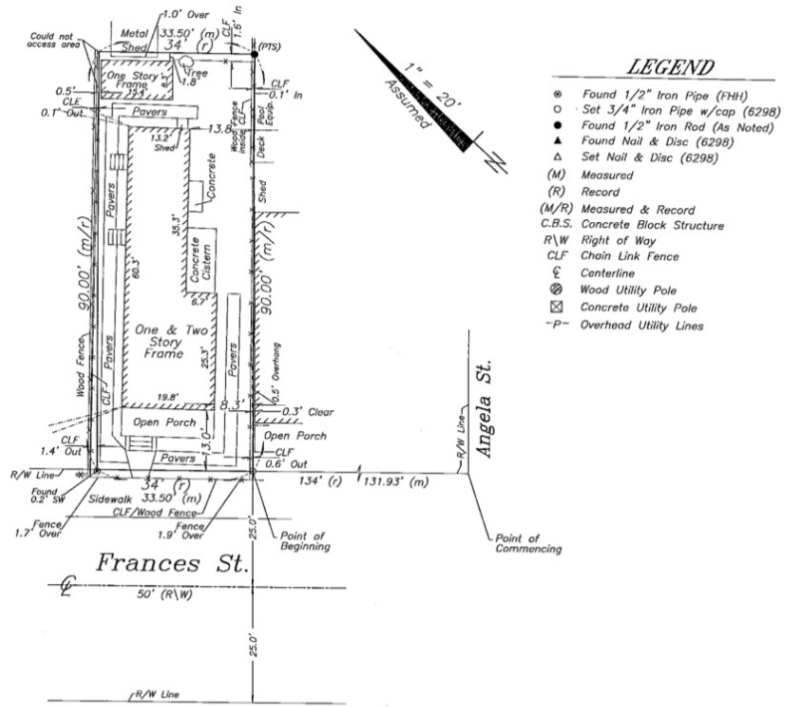
TABLE OF CONTENTS

<u>IV. ADDITIONAL INFORMATION</u>	Page
Survey of 617 Frances (<i>Appendix 10</i>)	26
Site Photos	27
Adjacent/Context Photos	28
Materials Specifications	
<i>a) A/C Units</i>	29
<i>b) Fencing</i>	30
<i>c) Pool Equipment</i>	31
<i>d) Porch Decking</i>	32
<i>e) Porch Balusters & Railing</i>	33
<i>f) Siding – historic, new addition</i>	34
<i>g) Exterior Paint Colors</i>	35
<i>h) Pavers (deck, walkway, tire treads)</i>	36
<i>i) Roofing</i>	37
<i>j) Windows (restoration, new/replacement)</i>	39-42
<i>k) Shutters</i>	43
<i>l) Front Door</i>	44
Tree Inventory	45

Appendix copies are identical, but shown in full size resolution)

Sealed Survey – 10/20/2020
 (original hardcopy provided,
 also in Appendix 10)

Boundary Survey Map of of part of Lot 4,
 Square 55, Island of Key West



LEGEND

- Found 1/2" Iron Pipe (FHI)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 617 Frances Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: October 18, 2020
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Part of Lot 4, Square 55, but better known as part of Lot 4 according to a plan of the said Square 55, a diagram of which is recorded in Book "T", Pages 36-37, Monroe County Records.
COMMENCING at a point distant from the corner of Frances and Angela Street, on the said Frances Street, One Hundred Thirty-four (134) feet; and running thence along Frances Street in a Northwesterly direction Thirty-four (34) feet; thence at right angles in a Northeasterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Thirty-four (34) feet; thence at right angles in a Southwesterly direction Ninety (90) feet, back to the Point of Beginning on Frances Street.

BOUNDARY SURVEY FOR: Thomas J. Gosline as Trustee of the Thomas J. Gosline 2012 Revocable Trust;
 William F. Fritz as Trustee of the William F. Fritz 2012 Revocable Trust;
 Spottswood, Spottswood, & Sterling, PLLC; Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298

THIS SURVEY
 IS NOT
 ASSIGNABLE

October 20, 2020

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Site Photos



West view – Frances Street



West view – utility pole obstruction



East view (rear).



East view (cistern).



South view.



North view.



North view.

Adjacent Context Photos – Frances & Ashe Streets

*Photos show prevalence of rear & side additions and both conforming/non-conforming setbacks.
(No setback variances are sought for this project.)*



615 Frances



617 Frances



623 Frances



Materials Specifications –

- a) A/C Units: American Standard ground-mounted compressor, situated on concrete pad along north side front structure and located behind fencing – per site plan drawing.

Front Conch House A/C Unit



**AccuComfort™ Variable Speed
Platinum 20 Air Conditioner**

4A7V0024A

2

Tonnage

30" × 41" × 33"

Dimensions

217lbs

Shipping Weight

Rear Cottage A/C Unit



**Silver 16 Low Profile Air
Conditioner**

4A7L6018A

1.5

Tonnage

18000

Capacity

14.75" × 36.75" × 40"

Dimensions

165lbs

Shipping Weight

Materials Specifications –

b) Fencing: 1" x 3" P.T. Pickets / 2"x4" Rails (on edge) with Redwood posts Caps.

Height to match neighboring fences, but less than 48"

Painted white to match neighboring fence color.

Sample Design



Materials Specifications – c) Pool Equipment

Proposed Equipment:

Pentair for the pumps, filter and salt system, and Aquacal for the heat pump.

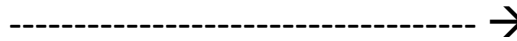
Equipment to be located along north side of front structure, conforming to required setbacks.

1. Filter pump, Pentair model 340038
1HP superflo pump



2. Filter, Pentair model 160317 clean
and clear 150 sqft cartridge filter.

3. Pentair ICHLOR I 30 Salt Chlorine
Generator



4. Aquacal SQR 120 Heater/Chiller
34" x 34" x 44"



5. Waterfall pump, Pentair model
340038 1HP superflo pump.

Materials Specifications –

d) Porch Decking: *5/4" x 4" T&G Pressure Treated Decking, painted gray.*



Example finished floor style



Materials Specifications –

e) Porch Balusters & Railing: Designed to complement historical but NOT replicate it.



Materials Specifications –

- f) Siding: 1920's Structure – *1/2" x 6" Pressure Treated Siding, as needed for repair.*
 1880's Structure – *Baton & Board Cement Board*

1920's Structure Siding Repairs



1880's Structure Batten & Board Replicating



L > R are Dr. David Fairchild, Mrs. Mirian Fairchild, William J. Krome, Nicholas Matcovich and Samuel Hamilton. Photographer was James Hare of Colliers magazine February 29, 1912

HardiePanel®
 Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, S	
Size	4 ft x 8 ft 4 ft x 9 ft
Prime Pcs/Pallet	50
ColorPlus Pcs/Pallet	50
Pcs/Sq	3.2 2.8

SELECT CEDARMILL®

Size	4 ft x 8 ft	4 ft x 9 ft
STATEMENT COLLECTION™		
DREAM COLLECTION™	✓	
PRIME	✓	✓

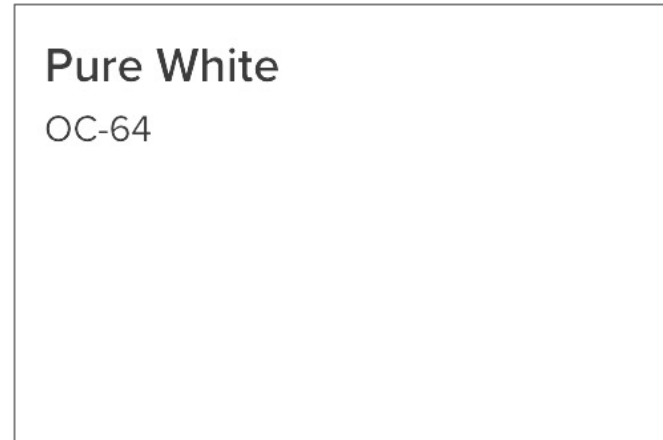


Materials Specifications –
g) Exterior Paint Colors & Locations *(Benjamin Moore Color Palette)*

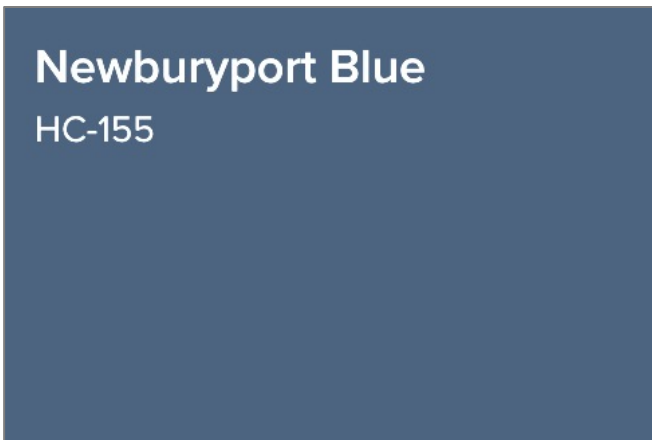
SIDING – HC 144



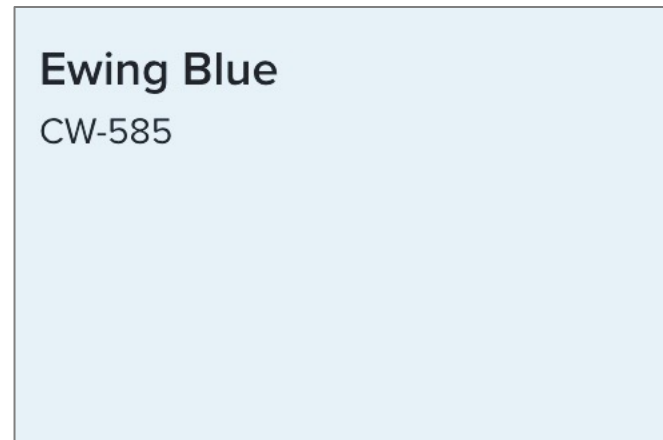
TRIM – OC 64



SHUTTERS – HC 155



PORCH CEILING – CW 585



Materials Specifications

h) Pavers – Deck, Rear Porch & Path Areas: Thermal Blue Stone laid on permeable grate (*no mortar*)

Proposed construction technique is wood joists strung across concrete piers, with silca-style open grating (pictured below) laid in an alternating brick pattern for horizontal strength. Note that the stone pavers are not mortared to allow rain water to flow freely between stones.



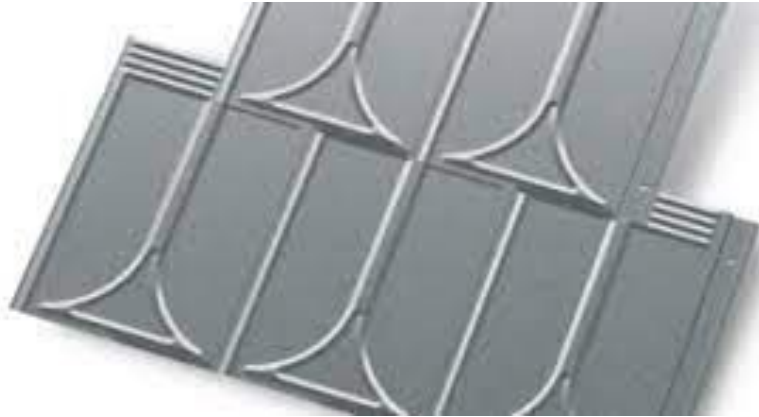
Silca grate on a traditional wood frame



Materials Specifications –

i) Roofing for Front House: *Berridge Victorian Metal Shingles* to replace existing

REPLACEMENT



COLOR – GRAY (reco?)



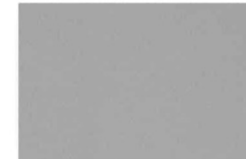
Cityscape



Prewathered



Zinc-Cote™



Lead-Cote™

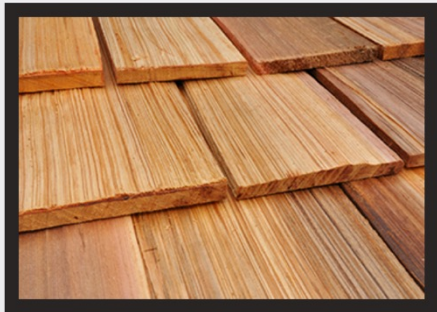
EXISTING



Materials Specifications –

i. con't) Roofing for Rear Cottage: *Watkins Fire Rated Shake Shingles (or similar)* - replicating appearance of likely original cottage roofing

Class B Rated Roof: Class B rated shakes or shingles are placed over a minimum 1/2" solid sheathing or placed over spaced sheathing, same as untreated products.



PREMIUM GRADE CEDAR SHAKE

Same manufacturing specs as Regular Grade Shakes, however, only 100% edge grain wood is used. Premium grade shakes exceeds the national industry standard.

Recommended Use: For walls and roofs 4:12 pitch and steeper and where a premium quality product is needed or desired.



FSR
FIRE SMART
ROOFING
TM
FIRE RETARDANT

Pressure treated cedar roofing is treated with a superior fire retardant, which is pressure impregnated into the inner cells of the wood, resulting in a permanently fire resistant product.

Also available as a "C"

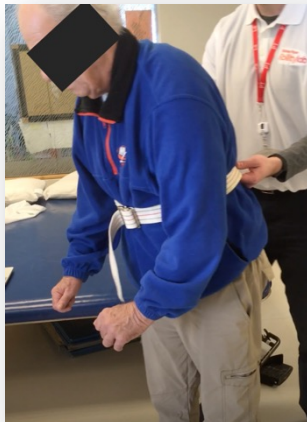
Materials Specifications –

j) Windows – PROPOSED REPLACEMENT

All historic windows in the front structure are severely compromised, suffering from water damage, extensive dry rot, termite damage and alterations, . Restoration is NOT recommended for 3 reasons:

1. **COST: Restoration Cost Exceeds Replacement.** Restoration of existing windows is estimated at **+\$24,000** for the surviving 12 historic windows, ranging from \$1,500 to \$2,500 per window – and this cost may go higher. In contrast, in-kind style/materials replacement windows would cost approx. \$12,000 installed.
2. **HISTORIC FABRIC LOSS: 65% - 90% Replacement Is Required.** The extensive damage to wood components **has compromised window structural integrity**, which must be restored via extensive use of replacement wood, estimated to range between 65% and 90% of historical wood fabric. Additionally, original hardware and many mechanical components (latches, handles, weights, chains) have been removed by prior owners, and multiple panes of glass are cracked or scratched. The result of any "restoration" attempt would defeat the point of maintaining original historic fabric and argues to *"a condition beyond reasonable repair"* – an allowed basis for historic window replacement. Additionally the Florida Dept. of State - Division of Historic Resources (p21) provides guidance that *"Windows that are in good condition should be retained"* - - yet these windows DO NOT MEET that criteria by any stretch (see next page).
3. **SAFETY: ADA Accommodation is Requested for "Passive" Impact Protection.** Replacement wood impact-rated windows are requested for protection of a seriously handicapped individual and his medical caregiver who will be occupying the residence four to six months each year. This occupant and his caregiver are unable to close shutters, oversee the installation of hurricane protection devices, and/or relocate from premises in a hurried manner for a sudden evacuation.

Homeowner's Father

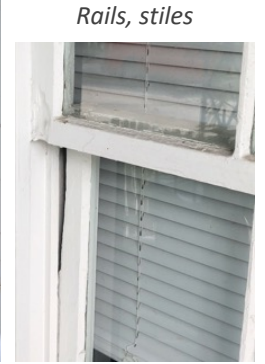


Per Project Architect & Contractor (licensed professionals):

"The deferred maintenance on the historic structure did enormous damage to the existing windows, both exterior and interior. The frames are no longer structural or rigid, counter weights and many original elements have been removed, the muntins and glass are frequently cracked, broken and / or missing, the frames are no longer tied to the building. It is our opinion that there is not sufficient salvageable historical fabric remaining with structural integrity to attempt restoration, and therefore windows should be replaced."

Materials Specifications – Window Conditions Con't.

First Floor Examples



Second Floor Examples



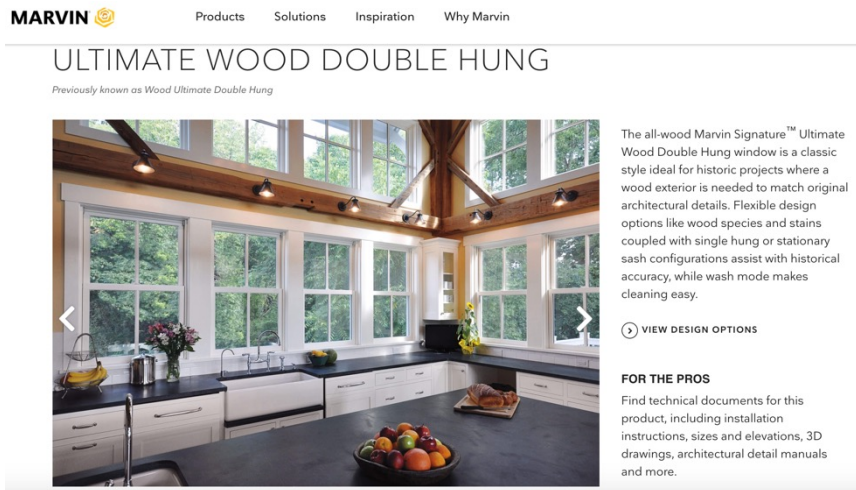
Materials Specifications –


j) Windows Con't.: Replacement Wood Impact Windows

All windows are proposed to be replaced with similar appearing 6-over-6 wood windows in the 1920's Conch Structure that are impact resistant. The rear Cottage will use casement style windows to replicate the look of open air windows & shutters used in the original structure (see next page).

NOTE: See architect drawings for actual appearance, below are manufacturer reference specs only.


While Marvin windows are listed, we are happy to use the preferred manufacturer.



MARVIN  Products Solutions Inspiration Why Marvin

ULTIMATE WOOD DOUBLE HUNG

Previously known as Wood Ultimate Double Hung



The all-wood Marvin Signature™ Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

[VIEW DESIGN OPTIONS](#)

FOR THE PROS
Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

Front Conch House: West, North, South Elevations



Features of the Ultimate Double Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification

All Cottage & East Facing (rear) of Conch House



Features of the Coastline Casement Window

- Available in widths up to 6 feet and heights up to 7 feet. Max of 18.5 square feet
- Fixed, or non-operational casements available
- Standard multi-point locks add an additional layer of security
- Eleven colors and wood grain finishes to choose from
- Custom color possibilities provide exceptional design flexibility
- Combine with round top or transom windows
- Impact glass provides more noise reduction than standard glass
- Energy saving Low-E glass coatings, tinting, and insulated glass options
- Withstands flying debris caused by hurricane force winds

Materials Specifications

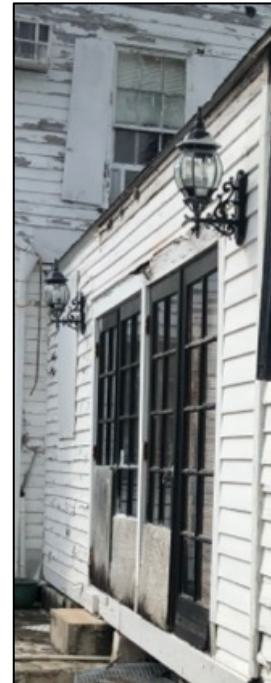
j) Windows Con't.: 1880's Cottage – Replacement (*no surviving historic*)

No original windows survive in the historic cottage. Photos from the era picturing the first owner in a similar structure he built suggest open or inward casement-style windows may have been originally used. As such, wood casement windows with impact glass are proposed, allowing the window to disappear when opened.

HISTORIC EXAMPLE



EXISTING COTTAGE



NEW

Coastline

Marvin Coastline, previously known as SIW, combines a beautiful aesthetic, design flexibility, and a rigorous impact performance to help fulfill even the most ambitious visions for coastal homes and storefronts. Coastline windows and doors are available in expansive sizes allowing you to leverage stunning panoramic views. And if your home is ever threatened by a severe storm or hurricane, you can rest easy knowing that even your largest Coastline window or door will provide unsurpassed protection. Available in select southeast coastal regions, Coastline meets the most stringent building codes in the State of Florida, which includes Miami-Dade County.

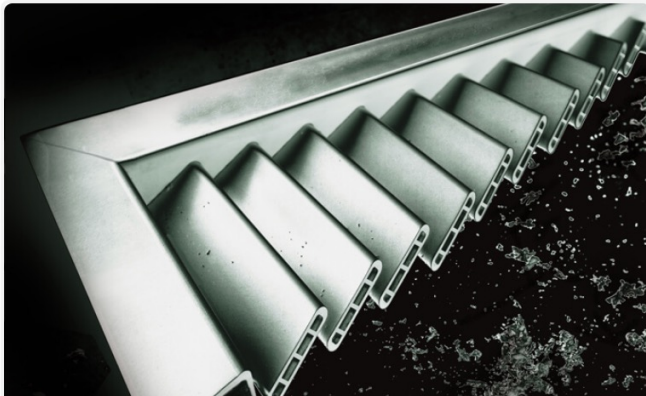


Materials Specifications –

k) Shutters: Proposed Timberlane Resilience Impact Shutters

Existing shutters and hardware have all been replaced over the years, resulting in multiple designs, styles and function. All shutters on any historic non-impact windows are proposed to be replaced with aluminum impact-rated shutters (Miami-Dad HVHZ Category 5 rated). *These identical shutters were also installed on 405 Frances Street.*

NOTE: Conforming wood replacement shutters would be used if impact rated wood windows are allowed to be installed.



Resilience Shutters

Aluminum Shutter Material

Specifically crafted to resemble the look of traditional shutters while offering the trusted strength of aluminum, our Resilience Shutters are designed to complement any home or commercial property. Available in both hurricane-rated and decorative profile options.

Traditionally Designed Shutters with the Added Strength of Aluminum

Our Resilience Shutters allow for a traditional look with the strength and durability of aluminum. Resilience Shutters offer the latest in styling and design to complement any home or commercial property. This shutter material comes in either standard or hurricane-rated options.

With an available 10-year warranty against defects and workmanship as well as a 5-year warranty on factory-applied finishes, Timberlane ensures the expectations of your Resilience Shutters are met.

- ✓ Available in hurricane-rated and standard profile options
- ✓ Provides a traditional look with the added protection of Aluminum
- ✓ Ideal solution for those interested in Bermuda Shutters
- ✓ Preferred choice for those looking for a hurricane-rated shutter

405 Frances Street Installation



Materials Specifications –

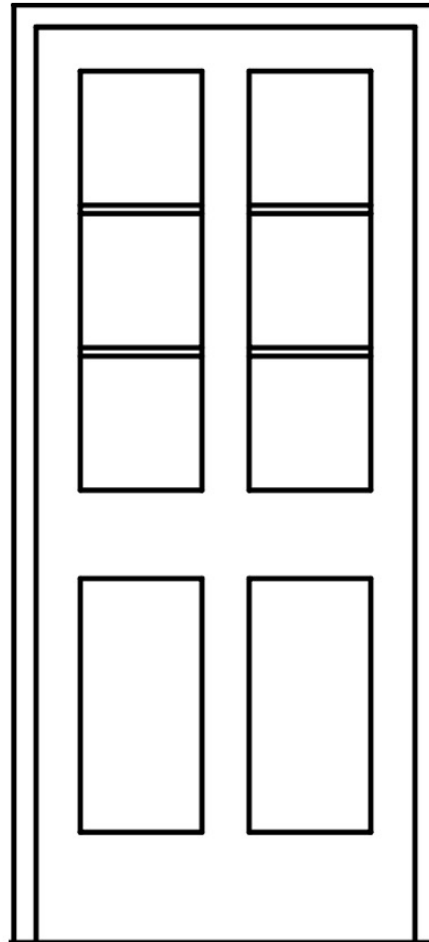
1) Front Door: Custom impact rated paneled wood with glass panes (*per architectural drawing*)

Existing front door and hardware is not original, based on frame indications of replacement hinges & catch. Proposal is to replace with half glazed wood impact resistant door in similar historic style.

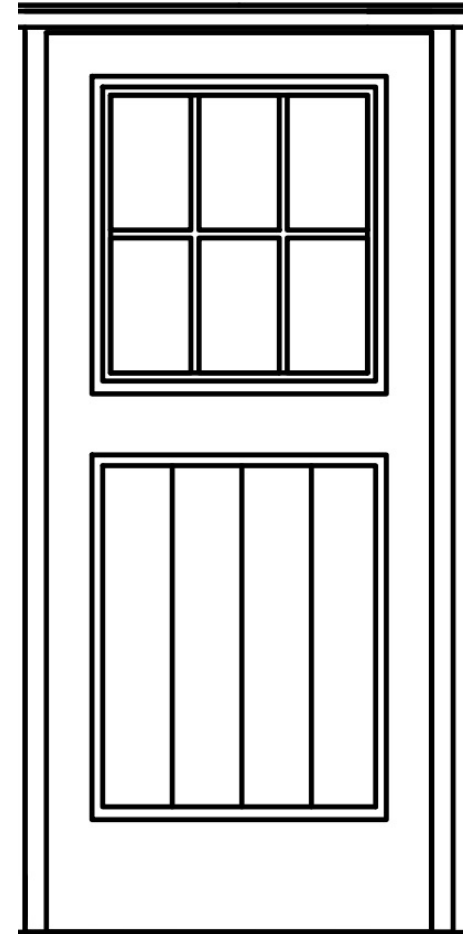
Existing Replacement Front Door



PROPOSED:
Conch House Front Door

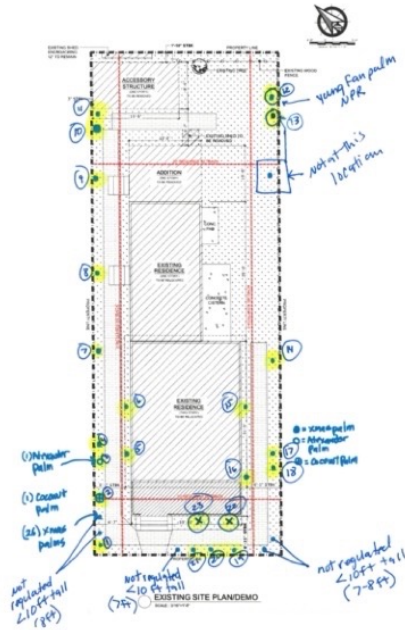


PROPOSED:
Cottage Front Door



Existing Trees

(26 Christmas Palms, 1 Coconut Palm, 1 Alexander Palm)



- 1- Xmas palm - single
 - 2- Coconut palm - single
 - 3- Alexander palm - single
 - 4- X-mas palm - single
 - 5- X-mas palm - double
 - 6- X-mas palm - double
 - 7- X-mas palm - double
 - 8- X-mas palm - single
 - 9- X-mas palm - single
 - 10- X-mas palm - 4P trunks
 - 11- X-mas palm - double
 - 12- X-mas palm - double
 - 13- X-mas palm - single (using location on plan)
 - 14- X-mas palm - single
 - 15- X-mas palm - single
 - 16- X-mas palm - single
 - 17- X-mas palm - double
 - 18- X-mas palm - single
 - 19- X-mas palm - 4P trunks
 - 20- X-mas palm - double
 - 21- X-mas palm - triple
 - 22- X-mas palm - single (not on plan)
 - 23- X-mas palm - single (not on plan)
- 3-16-21
Xmas Jkh

WEST



NORTH



NORTH



SOUTH



EAST



617 Frances Street – Fritz-Gosline Residence

HARC MAJOR PROJECT COA APPLICATION

TABLE OF CONTENTS

<u>V. ELEVATING STRUCTURE</u>	<i>Page</i>
Existing 1 st Floor Height (<i>Appendix 11 - E.C.</i>)	47
FEMA Required Height	48
Proposed 1 st Floor Height	49
Elevation Methodology	50

Existing Building Elevation (2020 EC; O'Flynn Survey) (Appendix 11)

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name THOMAS J. GOSLINE & WILLIAM F. FRITZ		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 617 FRANCES STREET		Company NAIC Number:	
City KEY WEST	State Florida	ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00010430-000000) (KW PT LOT 4 SQR 55)			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL			
A5. Latitude/Longitude: Lat. 24.5566 N Long. -81.7945 W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 5			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s) N/A sq ft			
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A			
c) Total net area of flood openings in A8.b N/A sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
A9. For a building with an attached garage:			
a) Square footage of attached garage N/A sq ft			
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A			
c) Total net area of flood openings in A9.b N/A sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168		B2. County Name MONROE	
		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/Revised Date 02-18-2005
		B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:			
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 1 of 6

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE			
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 617 FRANCES STREET		Policy Number:			
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number		
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: BASIC Vertical Datum: 1929					
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: Datum used for building elevations must be the same as that used for the BFE.					
Check the measurement used.					
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		9.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
b) Top of the next higher floor		19.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
c) Bottom of the lowest horizontal structural member (V Zones only)		N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters		
d) Attached garage (top of slab)		N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters		
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)		7.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
f) Lowest adjacent (finished) grade next to building (LAG)		6.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
g) Highest adjacent (finished) grade next to building (HAG)		6.9	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		6.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.					
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.					
Certifier's Name J. LYNN O'FLYNN		License Number 6298			
Title P.S.M.		Place Seal Here			
Company Name J. LYNN O'FLYNN, INC.					
Address 3430 DUCK AVENUE					
City KEY WEST	State Florida			ZIP Code 33040	
Signature	Date 10-19-2020	Telephone (305) 296-7422	Ext.		
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.					
Comments (including type of equipment and location, per C2(e), if applicable)					
C2. e) - WATER HEATER					
LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH					

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 2 of 6

FEMA Conforming Required Height *(per Scott Fraser, Floodplain Administrator)*

Note that all foundation piers require replacement, and we are proposing to move the original structure approximately 2' south (the current street setback will not be changed) to create off-street parking in the north side yard for an electric vehicle.



Scott Fraser <sfraser@cityofkeywest-fl.gov>

Rick Bird; tjgosline@gmail.com; wfritz@d125.org

Thursday, November 12, 2020 at 2:28 PM

[Show Details](#)

Under the proposed new FEMA flood maps, the first finished floor of this building would be at exactly +8-ft NAVD in an 8-foot flood zone (Base Flood Elevation of +8-ft NAVD). Thus, the building would be at the new flood level. It was the Elevation Certificate measurement conversion calculations (sent earlier) that showed such. The conversions were necessary, because the current and proposed FEMA flood maps are based upon different vertical datums (NGVD-29 -> NAVD-88).

Given that this is a Contributing Historic Structure, the 50% rule requiring elevation to the Base Flood Elevation plus one-foot wouldn't apply; unless 50% or more of the foundation is replaced or the building is moved.

If a new addition to this structure is contemplated, and the cost of that addition, along with the cost of any renovations to the existing historic structure, meets or exceeds 50% of the value of the existing building, then elevation of the new addition (yes, only the addition) would be required (resulting split level). In which case, voluntary elevation of the existing historic structure may be worth considering; HARC approval would be necessary.

Scott

Scott Fraser, CFM - Floodplain Administrator

T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood

Scott Fraser Elevation Conversion Calculations

Location: 617 Frances St.					Conversion factor
	BFE-29	0	BFE-88	8	-1.342
Elevation Certificate Conversions - NGVD-1929 vs NAVD-1988					
	NGVD-1929		NAVD - 1988		
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	9.3	feet	8.0	feet	
b) Top of the next higher floor	19.0	feet	17.7	feet	
c) Bottom of the lowest horizontal structural member (V Zones only)		feet	-1.3	feet	
d) Attached garage (top of slab)		feet	-1.3	feet	
e) Lowest elevation of machinery or equipment servicing the building	7.1	feet	5.8	feet	
f) Lowest adjacent (finished) grade next to building (LAG)	6.5	feet	5.2	feet	Grade vs BFE -2.8
g) Highest adjacent (finished) grade next to building (HAG)	6.9	feet	5.6	feet	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support.	6.5	feet	5.2	feet	
	Grade	5.2	vs FFF	8.0	2.8

Proposed Building Elevation



STREET SCAPE OF FRANCES ST

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

BEFORE

EXISTING

Existing Elevation: At BFE of 8.0 feet
 Elevation Above Grade: 24"
 Existing Structure Height: 23' 7"
 Allowed Structure Height: 30'



STREET SCAPE OF FRANCES ST

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

PROPOSED

PROPOSED

Proposed Elevation: BFE + 1' 3" (15")
 Elevation Above Grade: 40"
 Proposed Structure Height: 24' 11"
 Allowed Structure Height: 30'



LaRue House Movers & Sons Inc.
315 South Vermont Ave
Green Cove Springs Florida 32043
904-284-3317

Email laruehousemovers@bellsouth.net

With over 65 years of combined experience between LaRue brothers Louie and Larry in the business of house moving, we have acquired a unique skill of moving and raising brick, block, and slab buildings weighing hundreds of tons. You can put your trust in LaRue House Movers & Sons Inc. We specialize in house- building moving & raising, Foundation repair, Underpinning, Pressure Grouting, Slab jacking Heavy Hauling, rigging, Large Boat, barge moving & all types of shoring. serving Florida, Georgia & beyond. State certified building contractor & foundation contractor. We provide personal service and exceptional quality. We have been a family business for over 60 years. Our unparalleled service, ingenuity, can do attitude, competitive prices, and overall value are why our loyal customers won't go anywhere else. We are positive we can prepare a plan for your project as we have for many satisfied customers in the past. We look forward to serving you!

