



Historic Architectural Review Commission

Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: February 25, 2020
January 29, 2020 **Postponed**
November 20, 2019 **Postponed**

Applicant: Artibus Design

Application Number: H2019-0047

Address: #1226 South Street

Description of Work:

Construction of a two-story rear addition with covered rear porch housing two bedrooms, one bathroom, a kitchen, and a dining room. Construction of a front porch addition.

Site Facts:

The site under review is a lot containing a main residence and a rear accessory unit. The property is listed as historic, non-contributing to the Key West Historic District. Both existing buildings are listed on the property appraiser's website as two-story, frame vernacular structures that were built circa 1943.

Guidelines Cited on Review:

- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guideline 8.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 2, 5, 11, 13, 19, 22, 29.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 13 and 14.

Staff Analysis:

This application for a two-story, 754 square foot rear addition to the main house at 1226 South Street was postponed at the last Historical Architectural Review Commission meeting held on January 29, 2020, due to a split vote. The addition is to house two bedrooms, one bathroom, a kitchen, and a dining room, and it will have an attached covered porch. The addition is to be a wood frame structure with cement siding, aluminum impact windows and doors, and standing seam galvanized metal roofing. The new roof will be an over-framing over the existing roof, and it will require the removal of existing roof overhangs. The height of the addition will come in at approximately 22 feet 2 inches, which is 4 inches lower than the highest existing ridgeline of the historic house. The project will require demolitions of portions of the rear wall in order to accommodate the addition. The proposal also includes a covered front porch with new wood stairs, which will require the removal of a set of existing (likely non-historic) concrete steps at the front of the house. Since this project was last seen in January, some minor changes have been made to the design. First, the width of the addition has been reduced from 28 feet 4 inches to 27 feet 10 inches, enlarging the hypens on either side of the addition from 6 to 9 inches. Second, the depth of the addition has been reduced by 2 inches. Third, the roof pitch of the addition has been increased from 4:12 to 5:12.

Consistency with Cited Guidelines and SOIS:

Though some minor changes were made to the design, it is still staff's opinion that the proposed design is not consistent with many of the cited guidelines.

While the front porch addition meets the cited guideline for Entrances, Porches, and Doors, making the front façade more compatible with the streetscape, the two-story rear addition is inconsistent with several cited guidelines.

The addition calls for the removal of historic elements and material, and if the addition were to be removed in the future, the demolition of these historic elements will have compromised the integrity of the building form. While the addition is 4 inches lower than the original building height, the size and scale of the addition are out of proportion in relationship to the historic house and its surrounding context. As guideline 13 for Additions and Alterations reads, "New addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures." All three immediately adjacent structures (two at the sides and one at the rear) are listed on the property appraiser's website as one-story residences. Although the use of a side gable roof form is an improvement on the previously proposed design, the proportions and massing of the new addition are still seen as inconsistent with those of the existing historic house.



This aerial photo shows the context of the houses surrounding 1226 South Street in terms of height.

The size, scale, and form of the proposed addition are not compatible with adjacent properties, and it is likely that the new addition will create a massing that overshadows the adjacent historic houses on each side of the property. All three immediately adjacent houses are one-story structures that were built in the 1930s/40s.

It is also staff's opinion that there are other opportunities for a more appropriately-scaled addition at the rear, making its currently proposed massing and scale unnecessary.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS
 \$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

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

HARC COA # 2019-0047	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:	1226 South St	
NAME ON DEED:	Mathew R Reed, Colleen C Reed	PHONE NUMBER (850) 316-7932
OWNER'S MAILING ADDRESS:	1226 South St	EMAIL matt.r.reed06@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3706 N. Roosevelt Blvd, Suite i-208	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:		DATE 10/21/2019

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:	Proposed two story rear addition 14.7 ft deep, 28.33ft wide with covered rear porch housing Two bedrooms, one bathroom, kitchen and dining room. Height of the addition +/- 21.75 ft. Aproximate gross area of addition is 754 sq.ft. conditioned. Woodframe construction with cement siding aluminum impact windows and doors, standing seam galvanized metal roofing. Front porch addition.
MAIN BUILDING:	Interior remodel of first story with rearrangements to master bedroom, closet and bathroom.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Demo existing roof overhangs on first and second levels of the rear. Demo existing concrete porch. Demo parts of rear wall for new openings into addition.

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

ACCESSORY STRUCTURE(S): No changes proposed.	
PAVERS:	FENCES:
DECKS: Proposed wood frame deck covered and open, +/- 25 inches above grade	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1 300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1226 South St
PROPERTY OWNER'S NAME:	Mathew R Reed, Colleen C Reed
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*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	Colleen Reed 10/21/19 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo existing roof overhangs on first and second levels of the rear. Demo existing concrete porch.
Demo parts of rear wall for new openings into addition.

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.
Not applicable
(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.
No distinctive characteristics of the type, period, or method of construction is represented in roof overhangs of the rear nor in existing front concrete porch.

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.

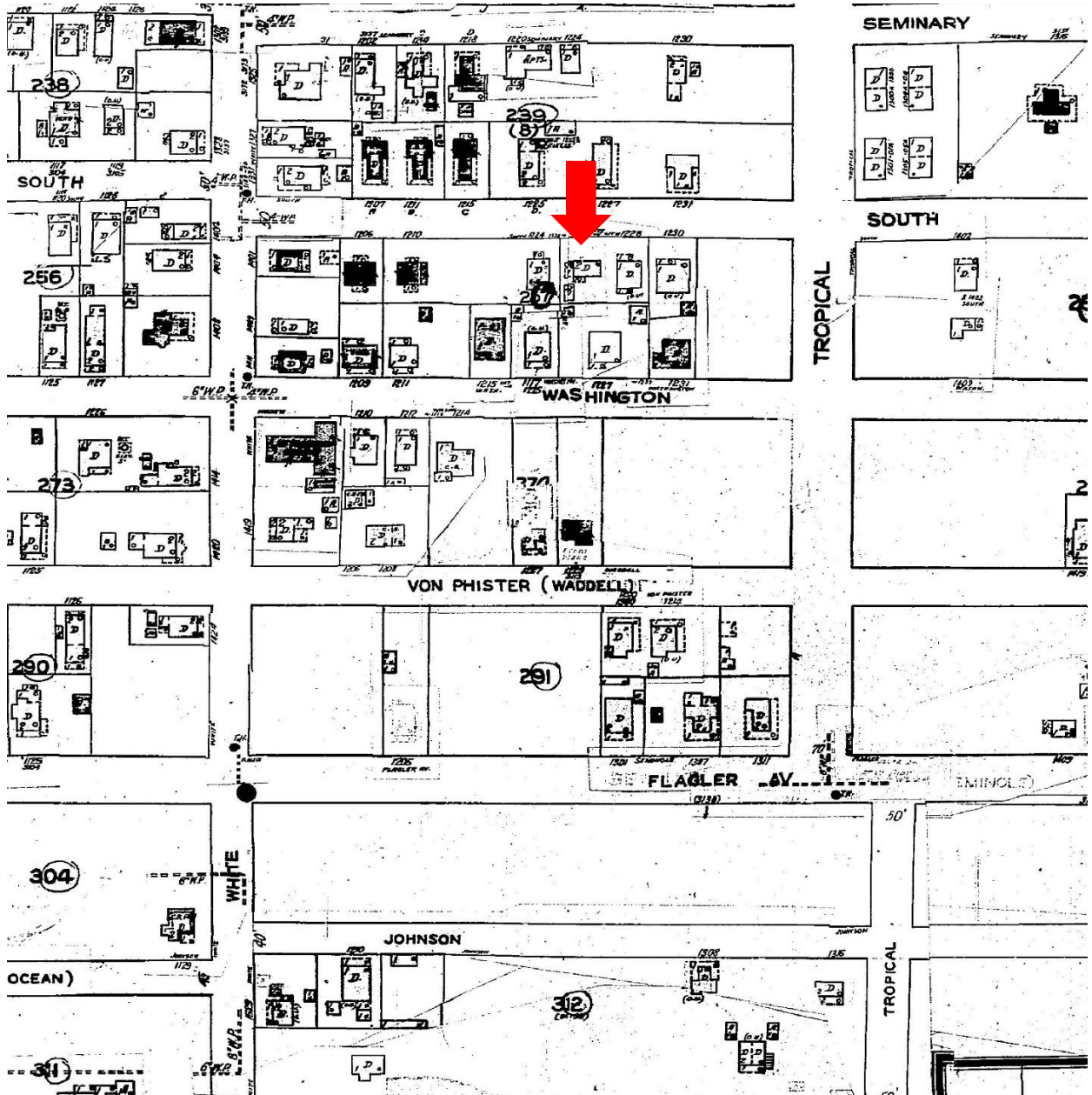
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
No significatn character, interest, or value is affected by the proposed demolition.
(d) Is not the site of a historic event with significant effect upon society.
Property is not the site of a historic event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
No distinctive architectural style is represented in rear roof overhangs nor in front porch.
(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.
Not part of the above.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

Not a unique location.
(i) Has not yielded, and is not likely to yield, information important in history.
No historic information is yielded.

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.
Historic character of the district and neighborhood will not be affected by the proposed demolition.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application does not request the demolition of the historic building - only front concrete porch and parts of rear roof overhangs and rear walls. Historic landscape will not be affected by the proposed demolition activities
(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.
Not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

SANBORN MAPS



PROJECT PHOTOS



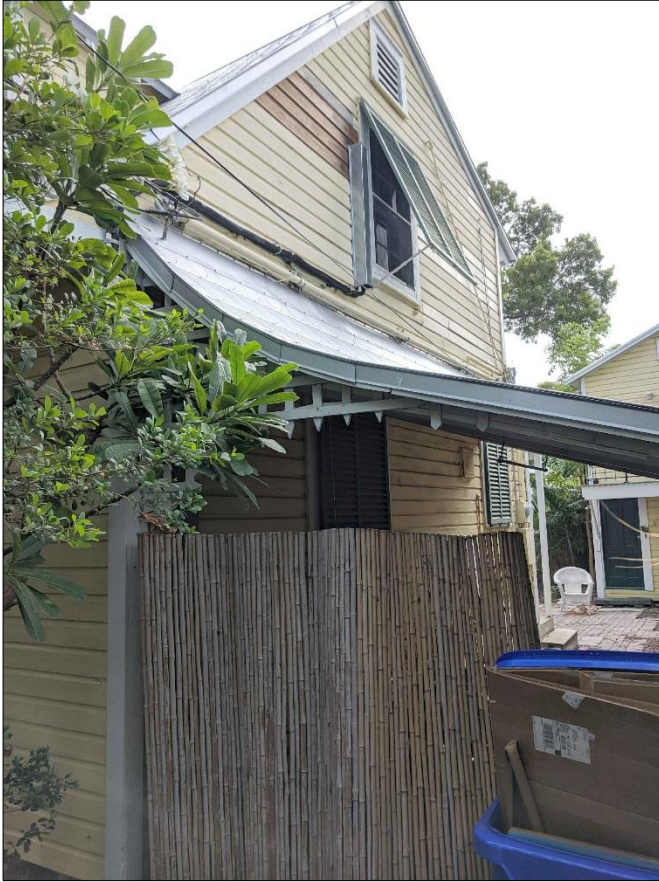
Historic Photo of 1226 South Street from 1965.



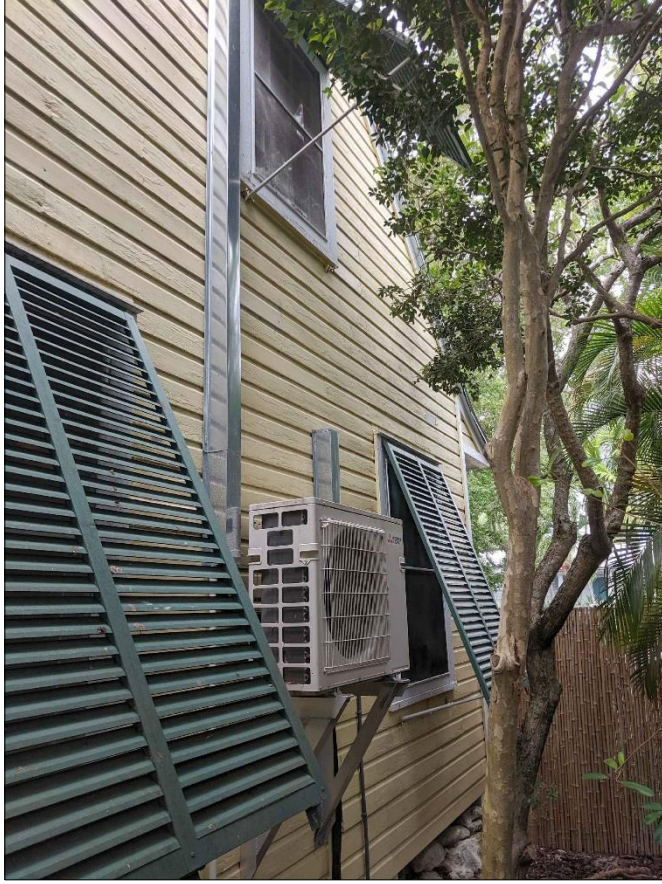
1226 South St, Existing Front Elevation.



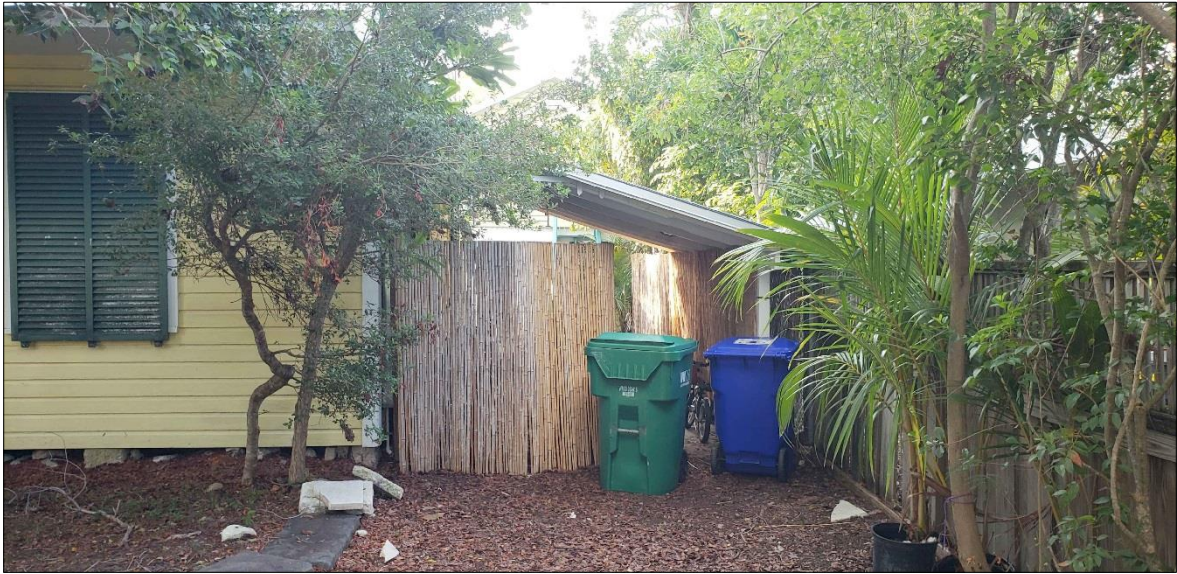
1226 South St, Existing Rear Elevation



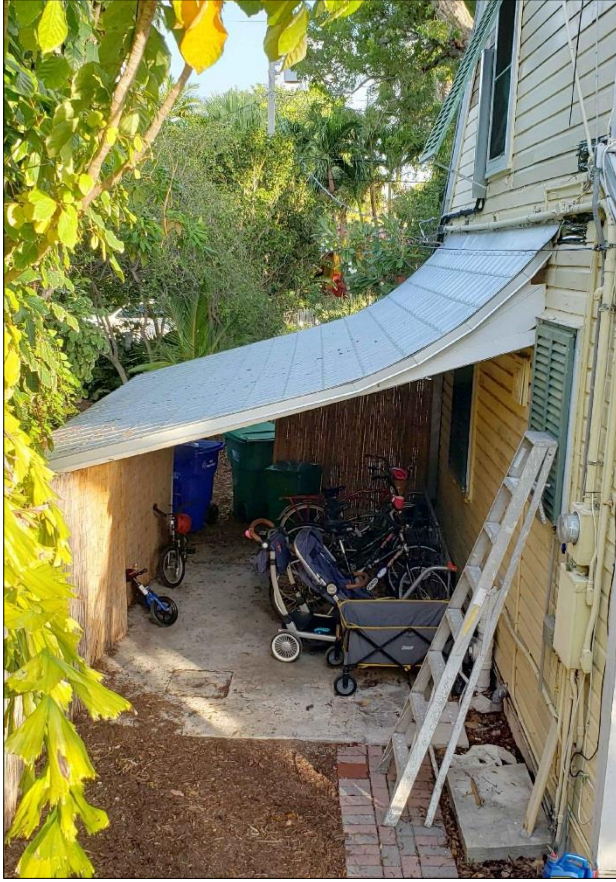
1226 South St, Existing Right Elevation



1226 South St, Existing Left Elevation



1226 South St, Carport – Front



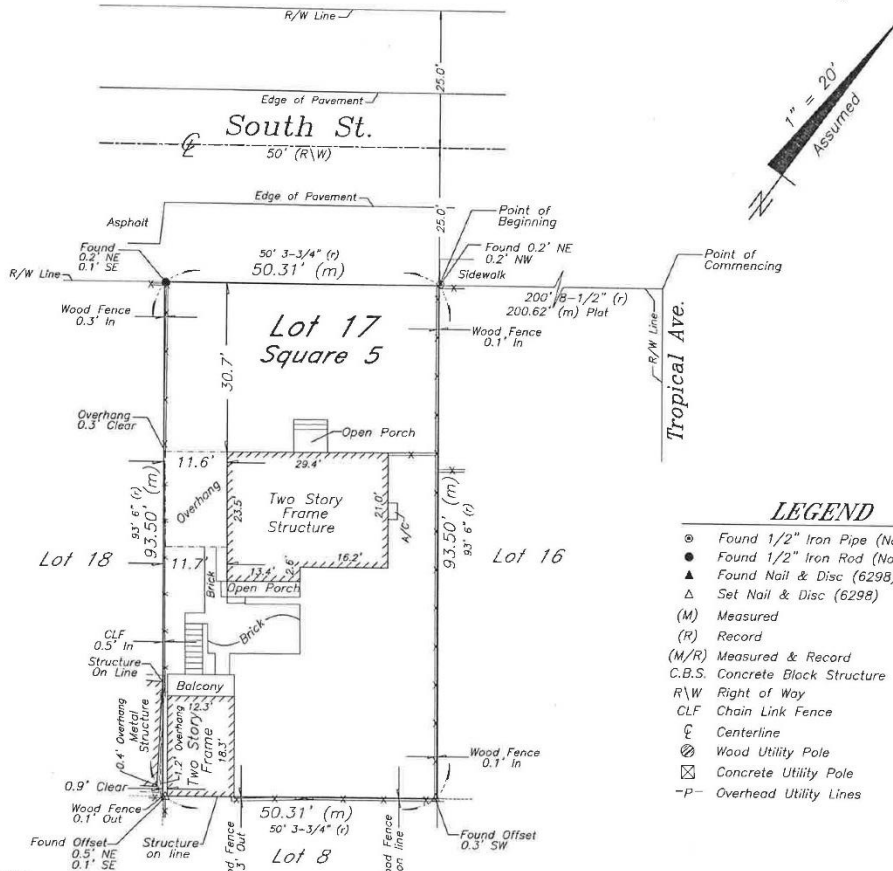
1226 South St, Carport – Rear



1226 South St, Existing Cottage in Rear Right Corner of the property

SURVEY

Boundary Survey Map of Lot 17, Square 5, Tract 19,
TROPICAL BUILDING & INVESTMENT COMPANY, Island of Key West



LEGEND

- Found 1/2" Iron Pipe (No ID)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6295)
- ▲ 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: 1226 South 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: June 5, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known as Lot 17, in Square 5 of Tract 19, according to a diagram of Tract 19 made by William A. Gwynn and filed by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County Records: Commencing at a point on South Street 200 feet, 8-1/2 inches from the corner of Tropical Avenue and South Street, and running thence along South Street in a Southwesterly direction 50 feet, 3-3/4 inches; thence Southeasterly 93 feet and 6 inches; thence at right angles in a Northeasterly direction 50 feet, 3-3/4 inches; thence in a Northwesterly direction 93 feet and 6 inches to the place of beginning on South Street.

BOUNDARY SURVEY FOR: Matthew Robert Reed and Colleen Catherine Reed;
First Internet Bank of Indiana;
Spottswood, 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

June 6, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 1226 SOUTH ST

SITE LOCATION



**PROJECT LOCATION:
1226 SOUTH ST
KEY WEST, FL 33040**

**CLIENT:
MATHEW REED**

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV: DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

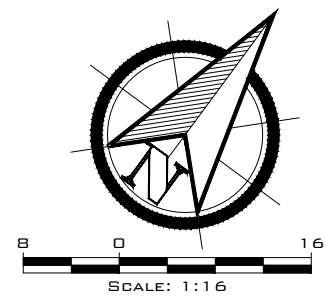
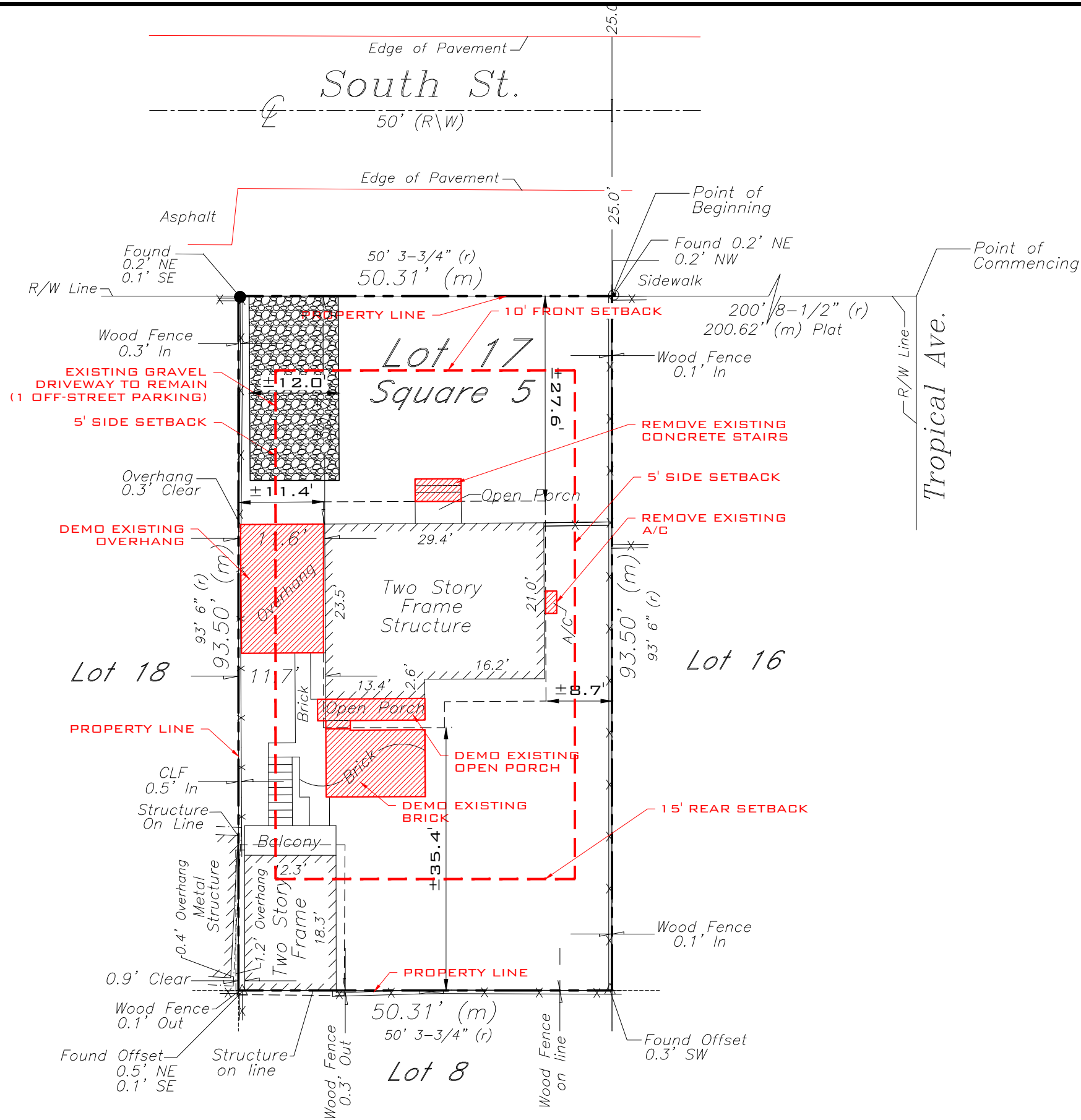
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **COVER**

SCALE AT 11x17: AS SHOWN	DATE: 02/03/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: G-100	REVISION: 1	



**EXISTING/ DEMOLITION
SITE PLAN**
SCALE: 1" = 16'-0"

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **EXISTING/DEMOLITION
SITE PLAN**

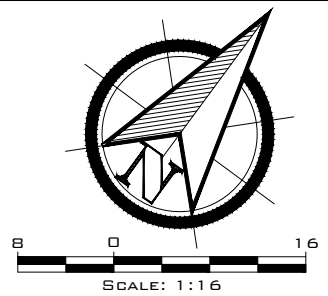
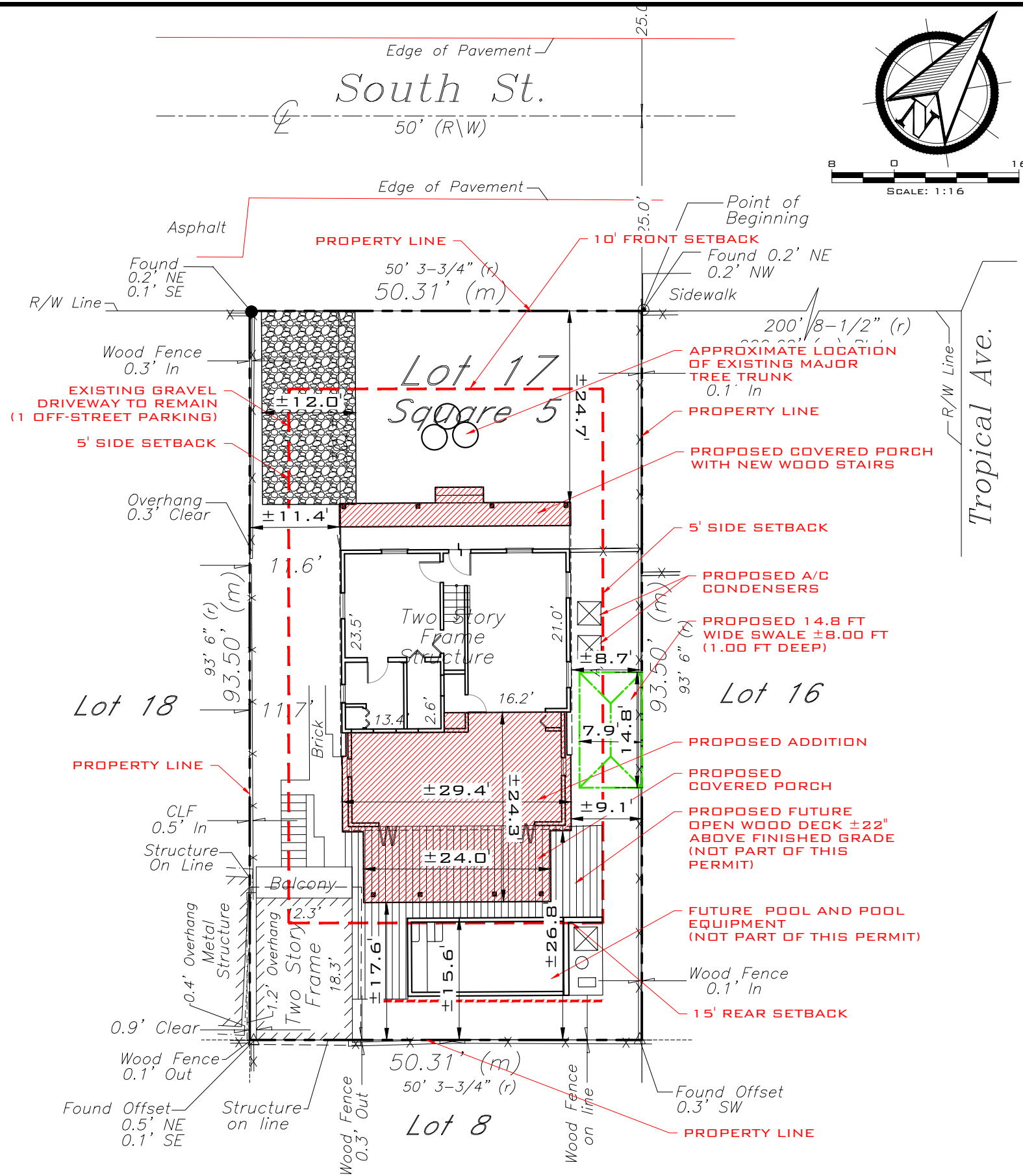
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/09/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SITE DATA:

TOTAL SITE AREA: ±4,704.0 SQ.FT

LAND USE: HMDR

FLOOD ZONE: AE6

SETBACKS

FRONT:
 REQUIRED 10 FT
 EXISTING ±27.6 FT
 PROPOSED ±24.7 FT

SIDE:
 REQUIRED 5 FT
 EXISTING ±11.4 FT
 PROPOSED NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±8.7 FT
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15 FT
 EXISTING ±35.4 FT
 PROPOSED ±17.6 FT

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,822.40 SQ.FT.)
 EXISTING 34.48% (±1,622.1 SQ.FT.)
 PROPOSED 40.28% (±1,895.0 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,881.60 SQ.FT.)
 EXISTING 30.20% (±1,420.7 SQ.FT.)
 PROPOSED 38.63% (±1,817.3 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (1,646.40 SQ.FT.)
 EXISTING 59.18% (±2,784.0 SQ.FT.)
 PROPOSED 47.09% (±2,215.0 SQ.FT.)

MAXIMUM HEIGHT: 30 FT

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
 KEY WEST, FL 33040**

TITLE: **PROPOSED SITE PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/09/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	C-102	1	



MONROE COUNTY

RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	1,420.70	ft ²	Sidewalks	D	201.42	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
Impervious Coverage EXISTING prior to improvement(A + B + C + D + E + F)							1,622.12	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	491.98	ft ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B	-209.10	ft ²	Pool/Deck	E		ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							282.88	1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)							1,905.00	1
---	--	--	--	--	--	--	----------	----------

2. Determine Percentage of Impervious Coverage on site:

1,905.00 ¹ ft² / 4,704.00 ft² = 40.50% ² % of Impervious Coverage
 Total Impervious Coverage / Total Lot Area

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

4,704.00 ft² - 0.00 ft² = 4,704.00 ³ Disturbed Area

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

4,704.00 ³ ft² X 0.083 = 4a ³ Swale Volume
 Disturbed Area

b. For a NEW home with 40% or greater Impervious Coverage, use:

4,704.00 ³ ft² X 0.208 X 40.50% ² % = 4b ³ Swale Volume
 Disturbed Area % of Impervious Coverage

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

282.88 ^{1b} ft² X 0.083 = 0.00 ^{4c1} ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

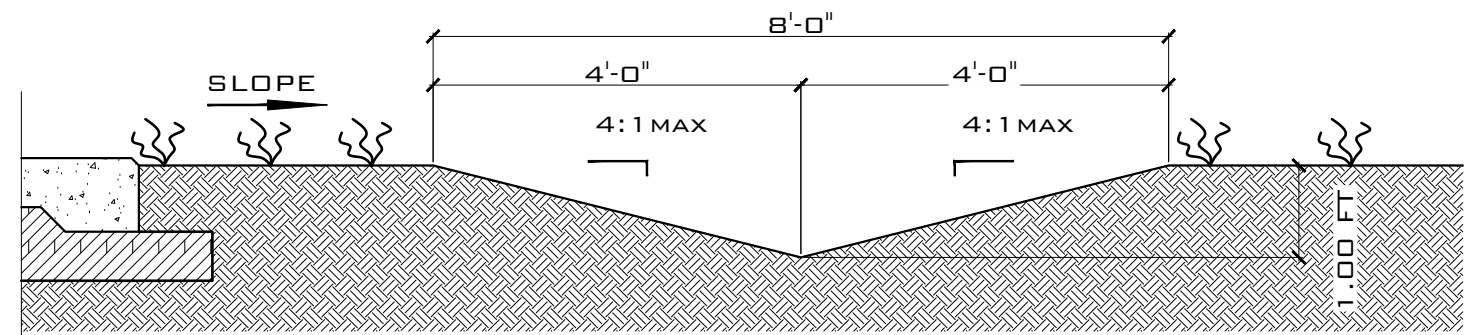
282.88 ^{1b} ft² X 0.208 = 58.84 ^{4c2} ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

(8.00 ft X 1.00 ft) / 2 = 4.00 ft² Cross Sectional Area**
 Width Depth

58.84 ft³ / 4.00 ft² = 14.71 ft Swale Length
 Swale Volume Cross Sectional Area

Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)



TYPICAL 8'-0" FT SWALE DETAIL
 SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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 KEY WEST, FL 33040
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 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: MATHEW REED

PROJECT: 1226 SOUTH ST

SITE: 1226 SOUTH ST
 KEY WEST, FL 33040

TITLE: SWALE DETAIL
 SWALE CALCS

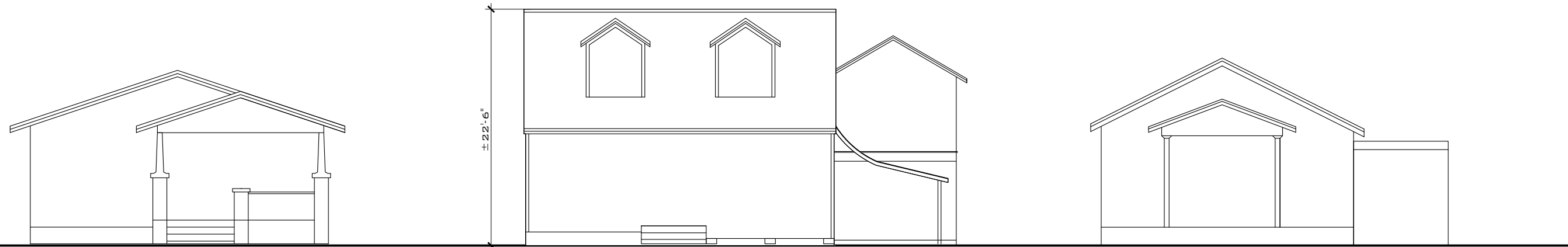
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/09/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	C-103	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: _____

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3. Updated 9/5/2012



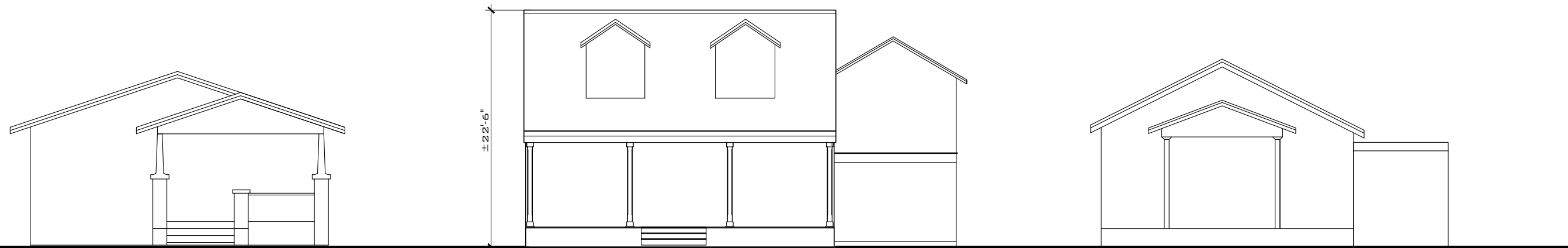
1228 SOUTH ST

1226 SOUTH ST

1224 SOUTH ST

EXISTING STREETSCAPE (SOUTH ST)

SCALE: 3/32" = 1'-0"



1228 SOUTH ST

1226 SOUTH ST

1224 SOUTH ST

PROPOSED STREETSCAPE (SOUTH ST)

SCALE: 3/32" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		
STATUS:			



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
 KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED
 STREETSCAPES**

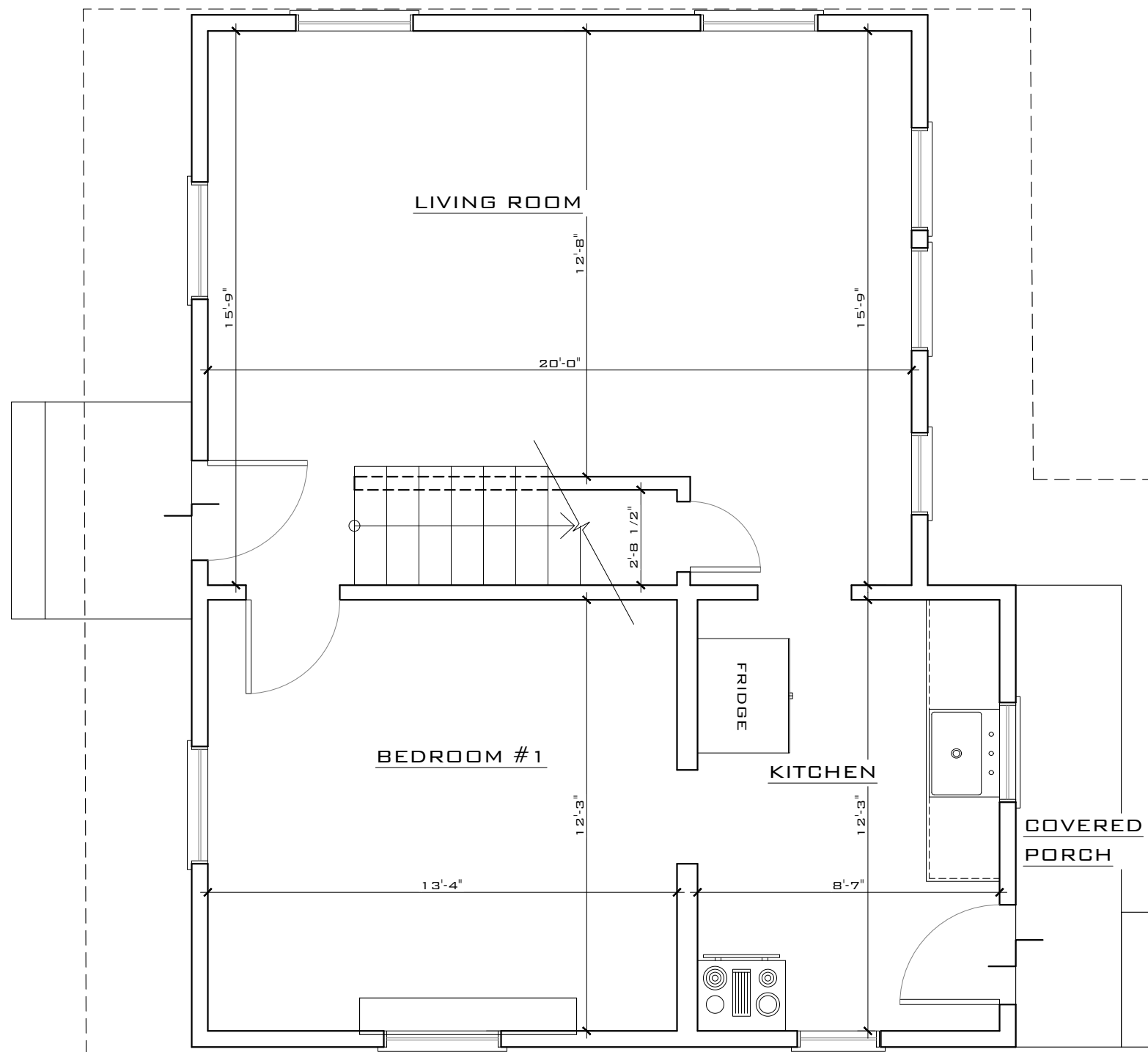
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/27/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-100	1	

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SIGNATURE:

DATE:

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING FIRST FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

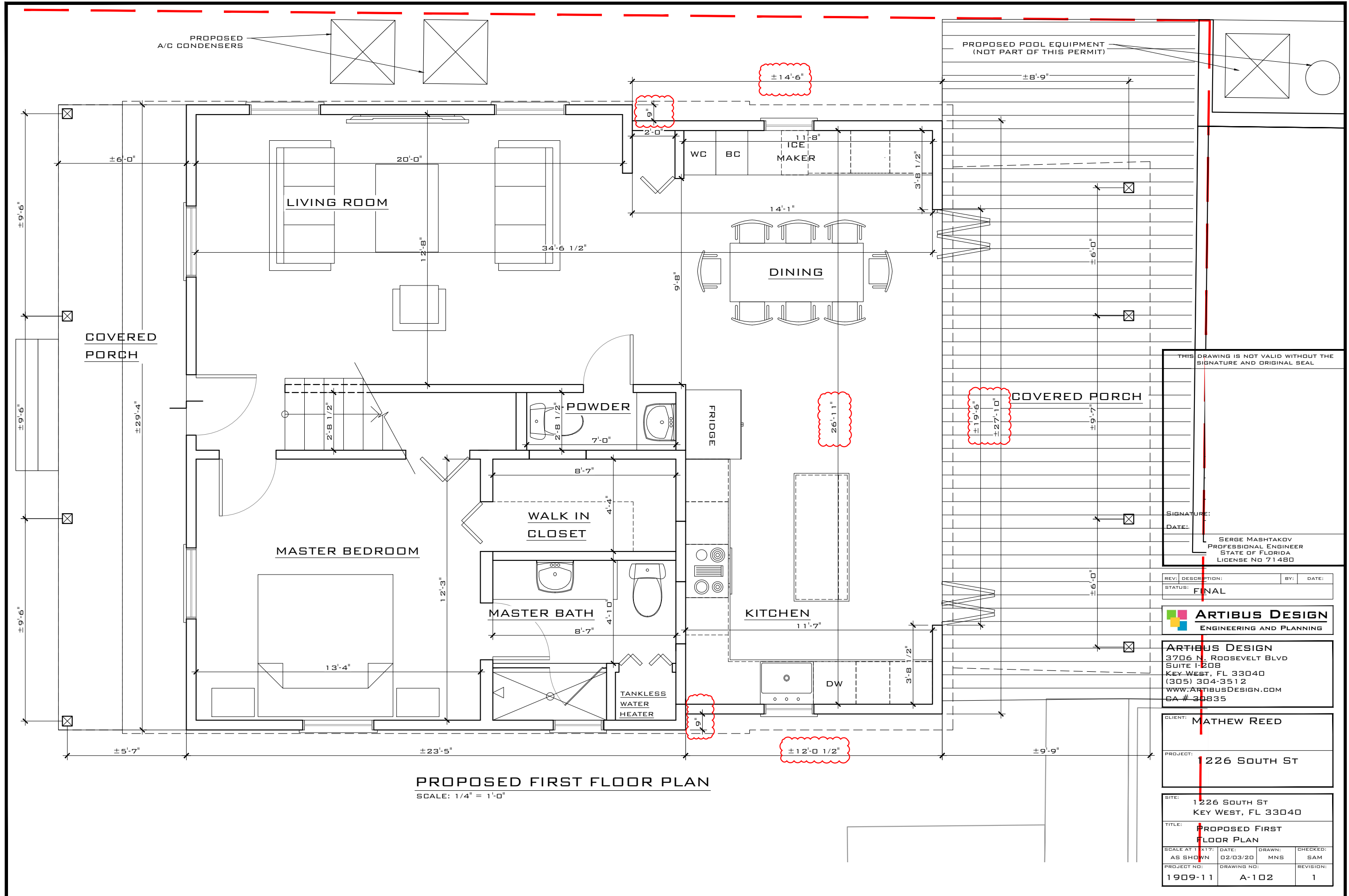


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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: 1226 SOUTH ST KEY WEST, FL 33040			
TITLE: EXISTING FIRST FLOOR PLAN			
SCALE AT 11x17: AS SHOWN	DATE: 02/03/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: A-101	REVISION: 1	



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

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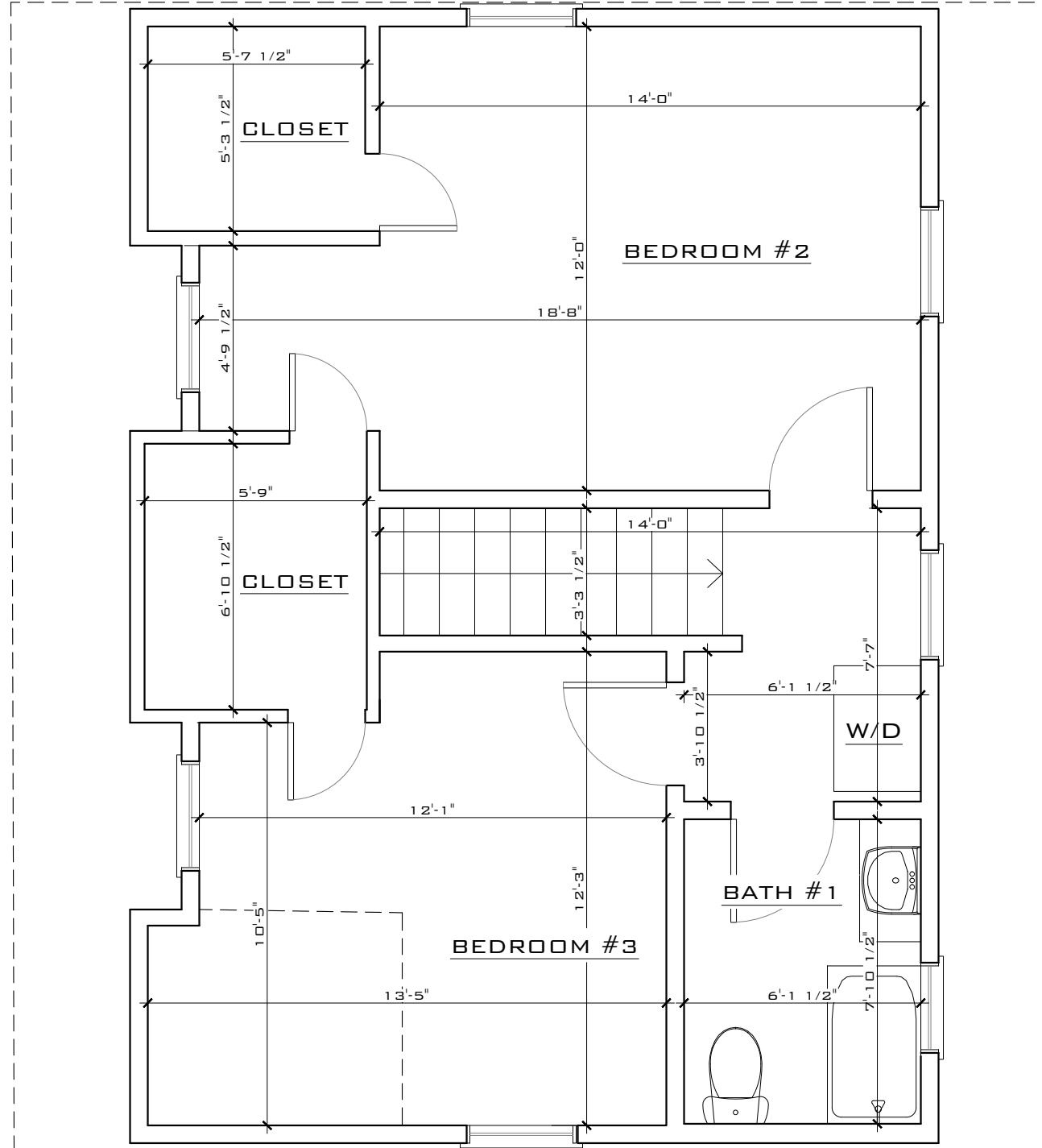
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **PROPOSED FIRST FLOOR PLAN**

SCALE AT 1/4" = 1'-0"	DATE: 02/03/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: A-102	REVISION:	1



EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

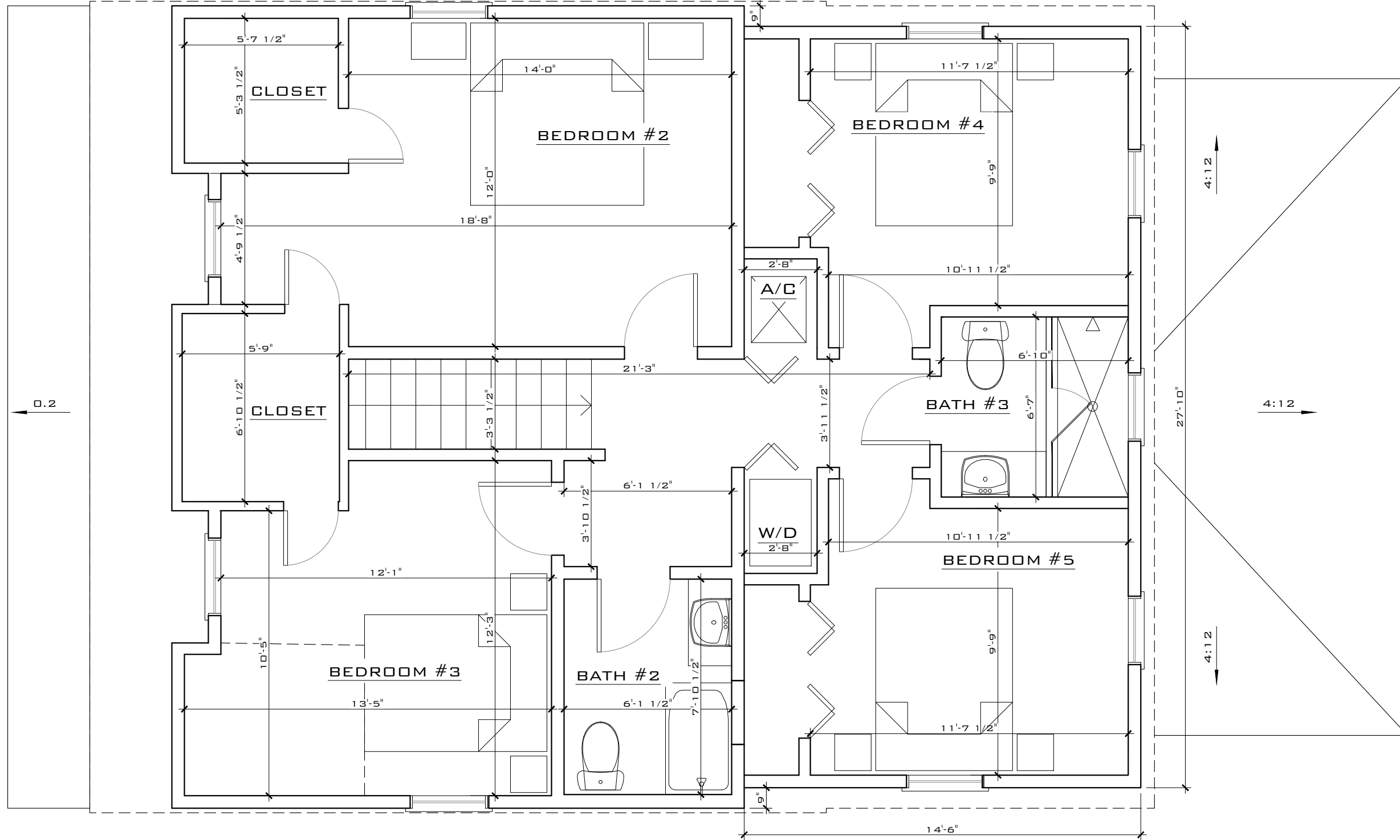


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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: 1226 SOUTH ST KEY WEST, FL 33040			
TITLE: EXISTING SECOND FLOOR PLAN			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-103	1	



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: 1226 SOUTH ST KEY WEST, FL 33040			
TITLE: PROPOSED SECOND FLOOR PLAN			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-104	1	



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED
FRONT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-105	1	



EXISTING RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED
RIGHT ELEVATION**

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-106	1	



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

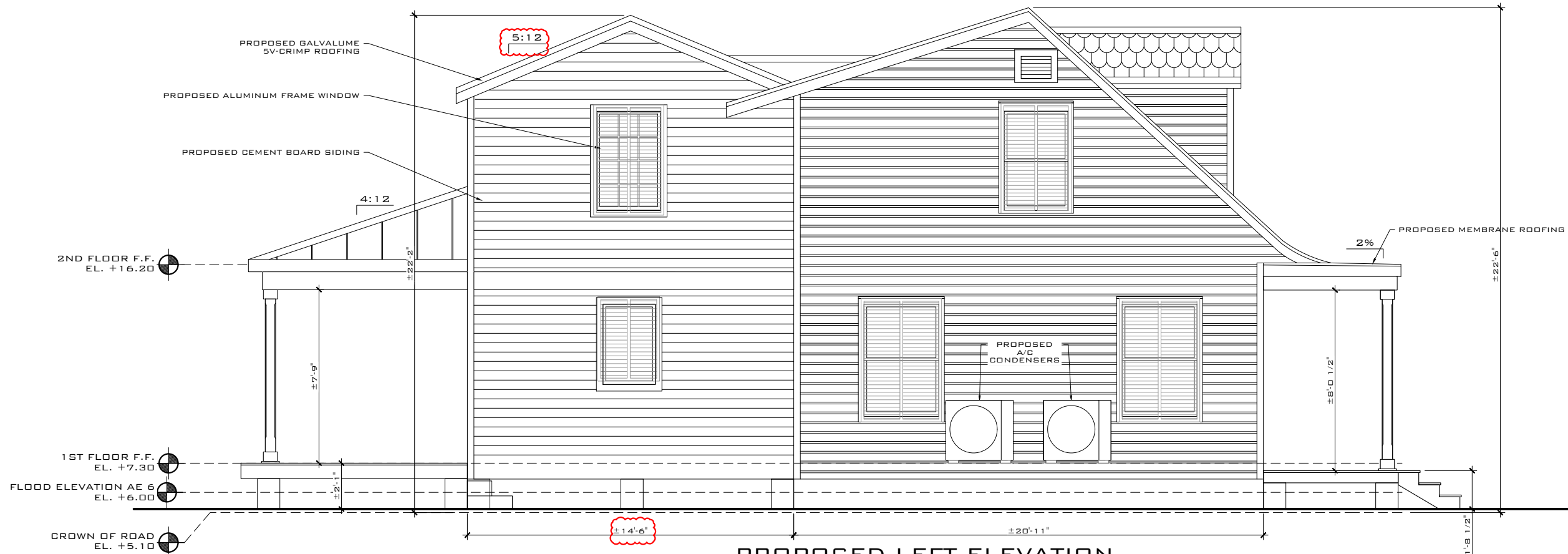
SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED
REAR ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-107	1	



EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: **1226 SOUTH ST
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED
LEFT ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 02/03/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: A-108	REVISION: 1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 25, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY REAR ADDITION WITH COVERED REAR PORCH HOUSING TWO BEDROOMS, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCH ADDITION. DEMOLITION OF EXISTING ROOF OVERHANGS ON FIRST AND SECOND LEVELS OF THE REAR. DEMOLITION OF EXISTING CONCRETE PORCH. PARTIAL DEMOLITION OF REAR WALL FOR OPENINGS INTO NEW ADDITION.

#1226 SOUTH STREET

Applicant – Artibus Design Application #H2019-0047

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 Colleen Reed, 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:
12200 South St, KW FL on the
19 day of FEB, 2020.

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 FEB 25, 2020.

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 _____.

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

Signed Name of Affiant:

Colleen Reed
Date: 2/20/2020
Address: 12200 South Street
City: KW
State, Zip: FL 33040

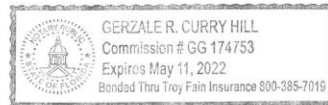
The forgoing instrument was acknowledged before me on this 20th day of Feb, 2020.

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

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)
My Commission Expires: _____





Public Meeting Notice

1234

GEF 1867

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00041470-000000
 Account# 1042145
 Property ID 1042145
 Millage Group 10KW
 Location 1226 SOUTH ST, KEYWEST
 Address
 Legal Description KWTROPICAL BLDG AND INVESTMENT CO SUB LOT 17 SQR 5 TR 19 PB1-34 B OF W C-213 E1-480 OR404-1099/1100 OR1675-1507/09 CR2765-69D/C DR2765-54/57 OR2765-58/60 OR2971-1550
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision Tropical Building and Investment Co
 Sec/Typ/Rng 05/68/25
 Affordable No
 Housing



Owner

REED MATHEW ROBERT REED COLLEEN CATHERINE
 120 Battersea Rd 120 Battersea Rd
 Ocean City NJ 08226 Ocean City NJ 08226

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$224,473	\$221,671	\$224,328	\$194,167
+ Market Misc Value	\$5,826	\$1,617	\$1,617	\$1,617
+ Market Land Value	\$316,673	\$328,668	\$326,269	\$364,189
= Just Market Value	\$546,972	\$551,956	\$552,214	\$559,973
= Total Assessed Value	\$546,972	\$551,956	\$552,214	\$559,973
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$546,972	\$551,956	\$552,214	\$559,973

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	4,704.00	Square Foot	50.3	93.5

Buildings

Building ID	3246	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	Effective Year Built	2005
Gross Sq Ft	1256	Foundation	WD CONC PADS
Finished Sq Ft	1044	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	188	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	16	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	170	0	0
FLA	FLOOR LIV AREA	1,044	1,044	0
OPP	OP PRCH FIN LL	42	0	0
TOTAL		1,256	1,044	0

Building ID	3247	Exterior Walls	WD FRAME with 100% ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	Effective Year Built	1998
Gross Sq Ft	528	Foundation	WD CONC PADS
Finished Sq Ft	216	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND

Perimeter	60	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	216	216	0
OUU	OP PR UNFIN UL	48	0	0
OPF	OP PRCH FIN LL	48	0	0
SBF	UTIL FIN BLK	216	0	0
TOTAL		528	216	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1984	1985	1	564 SF	2
FENCES	1989	1990	1	120 SF	2
WALL AIR COND	1989	1990	1	2 UT	1
AIR COND	2018	Roll Year	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/17/2019	\$770,000	Warranty Deed	2226002	2971	1550	01 - Qualified	Improved
8/26/2015	\$745,000	Warranty Deed		2765	54	30 - Unqualified	Improved
8/25/2015	\$100	Warranty Deed		2765	58	11 - Unqualified	Improved

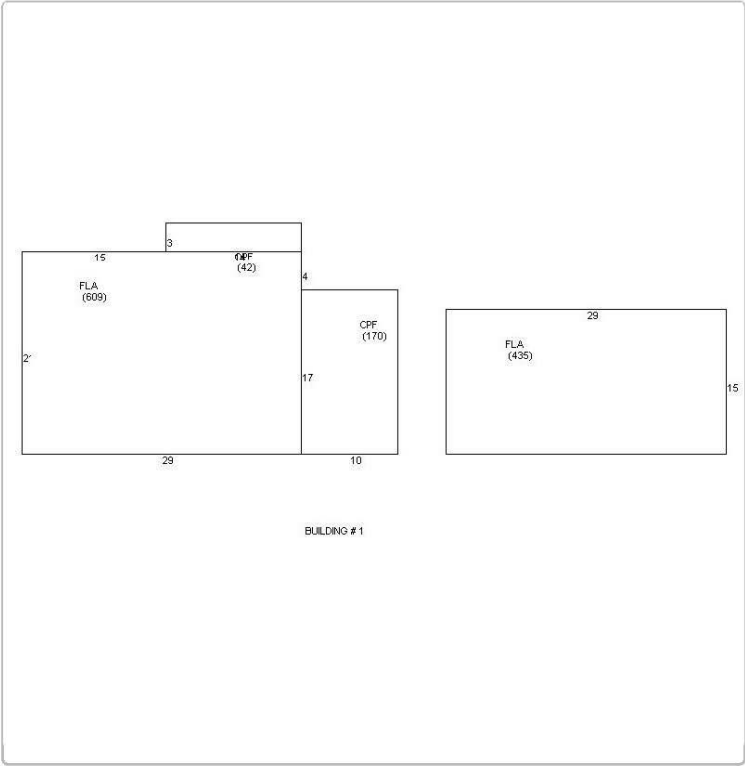
Permits

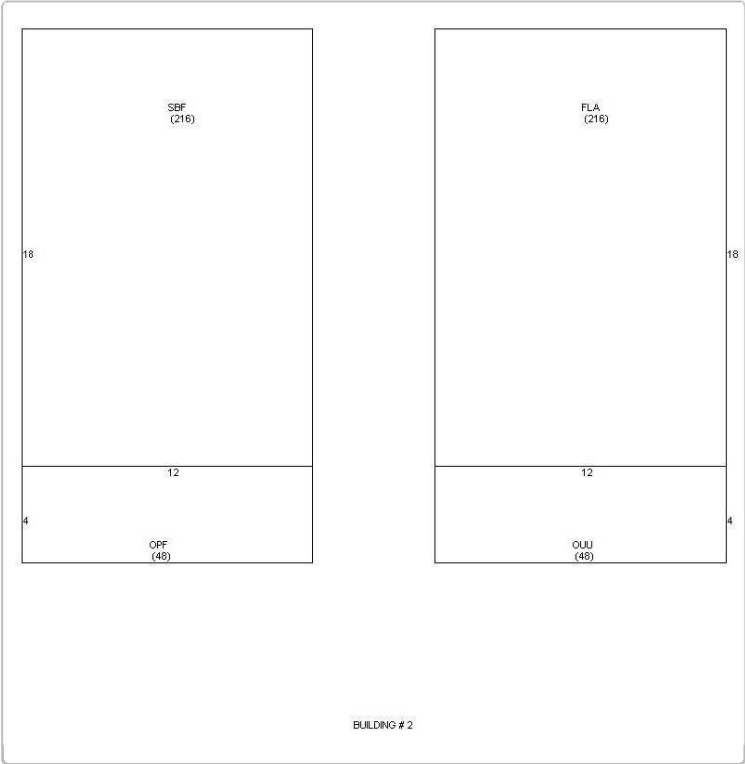
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4755	12/14/2016	5/8/2017	\$15,000	Residential	REPLACE 10SQRS OF METAL SHINGLE ROOFING
03-3487	10/8/2003	12/29/2003	\$1,500		SEWER LATERAL
B940290	1/1/1994	12/1/1994	\$4,550		BAHAMASHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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 and GDPR Privacy Notice apply.

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