



Historic Architectural Review Commission
Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 27, 2017

Applicant: D'Asign Source, Architects

Application Number: H17-03-0017

Address: #810 Eisenhower Drive

Description of Work:

New side porch enclosure. New addition and bay windows at rear of main house. New dormers. Changes to rear and rear side fenestrations. New pool and deck and alterations to cabana.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The Queen Anne Revival house, built circa 1906, is one of the still standing beach houses on the historic Salt Pond Road or North Beach Road. It is located on the north corner of Eisenhower Dr. and Olivia Street and it is one of the most iconic houses in the area. Its wrap porch and roof configuration are emblematic character defining elements of this unique house.

The house has undergone several changes including the elevation of the historic one story rear sawtooth roof in order to build a second floor at the rear of the historic house. The Commission in 1996, under Certificate of Appropriateness 96-1468, approved this alteration. Also in that same year, the Commission approved the removal of a "*closed in section of porch and restore original porch (original post is covered up under wall & original railing parts are on site)*" as well as several other repairs. The approval was based on that the "*proposed changes will return integrity of historic character- closer to original*". On July 17, 1996, the Commission approved the current swimming pool, even

though guidelines at that time required that a pool at the side of a house is set to the rear half and screened. Other changes to the house were additions to the south and west side of the house as well as alterations to the cabana in 1999.

US Secretary of the Interior's Standards and Guidelines for Rehabilitation and Guidelines Cited in Review:

- USSOIS and Guidelines (pages 16-23), specifically Standards 1, 2, 9, 10 and Guidelines for Rehabilitation, specifically pages 16, 20, and 33;
(Page 16) Not Recommended- Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.
(Page 20) Not Recommended- Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.
(Page 33) Not Recommended- Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.
- Roofing (page 26), specifically guidelines 4 and 5.
- Dormers (page 27), specifically guideline 1 and 2.
- Windows (pages 29-30), specifically guideline 6.
- Entrances, Porches, and Doors (pages 32-33), specifically first paragraph under title, and guidelines 1 and 12.
- Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 6, 9, 13, 17, and 30.
- Decks, Patios, Hot Tubs and Pools (39-40), specifically first paragraph under title and guideline 6.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a dormer on the main house roof that will be facing south- Olivia Street. The plan also includes the enclosure of one bay of the historic wrap porch and the connection of the porch with a proposed organic in form pool deck. The plans include an addition to the rear of the house and changes of fenestrations on the rear and side of the house, some of them that are non-historic. A new swimming pool and changes to the non-historic cabana also are part of the plans.

The applicants had expressed the need to create more headroom on the actual attic of the historic house. Therefore are proposing a two-window dormer with a shed roof. The dormer will be approximately 12'-6" wide and will require the removal of more than half of that side of the roof, in order to accommodate it. The proposed dormer roof will be below the actual ridge of the main house and will extend approximately 7'-6" from the existing roof surface. The dormer will be visible from Eisenhower Drive- behind the historic turret and

will be visible from Olivia Street. The new windows will be 2 over 2 wood impact rated and the roof of the new proposed dormer will match existing which is metal shingles. Another alteration to the historic portion of the house is the enclosure of the southwestern most bay of the historic wrap porch. The applicant understands that, since the bay was enclosed at some point in time (photograph circa 1965 depicts the enclosure and description under Certificate of Appropriateness from 1996 evidences that the enclosure was going to be removed), enclosing it back is an appropriate design. Railings will need to be removed in order to enclose the bay. The proposed enclosure will be made of wood siding and will have three new wood impact windows facing south and one wood impact window facing east. The open porch bay next to the proposed enclosed bay will connect the porch to a new pool deck designed in an organic form.

The proposed design of the deck also includes a new swimming. The proposed deck will expand from the historic house to the cabana. The plan also includes changes to the cabana, which is not historic, including partial removal of the rear wall.

The plan also includes the alteration of the south façade of the original one-story sawtooth in order to accommodate two pair of sliders. The same treatment is also proposed on the second floor south façade, which is not historic.

The plan also includes a small one-story addition at the rear of the house and changes on fenestrations at the rear, which is not part of the house's historic fabric.

Consistency with Guidelines

It is staff's opinion that the proposed design is inconsistent with the cited SOIS and guidelines and many of the HARC guidelines, when reviewing the proposed dormers, porch enclosure, new swimming pool and deck, and new sliding doors to be installed on the south façade of the historic sawtooth.

Proposed dormer- The proposed dormer will alter and diminish the historic roof configuration, which is a character-defining feature of this unique Queen Anne Revival house. The proposed dormer will require removal of historic fabric, will be visible from both Eisenhower Drive and Olivia Street, and will alter the unique roof form.

Proposed enclosure of the southwestern most porch bay- As with the proposed dormer, the proposed enclosure fails the principle of protection of character defining features of a historic building. Because the bay was enclosed at some point, it does not mean that, either is appropriate nor the enclosure has acquired historic significance. In 1996, the porch was restored to its original configuration by the removal of an insensible enclosure that obscured an exterior column. Railings that were found in the site were re-installed. Staff finds the wrap porch to be a significant architectural feature of the house that should not be altered.

Proposed new swimming pool and decks- The proposed swimming pool and deck have a larger footprint than the historic house. Staff finds that the organic design clashes with the unique design of the house. The location of the swimming pool does not meet the guideline that requires all side swimming pools adjacent to right of ways to be located behind half of the site. The proposed design includes the “continuation” of the historic porch into the new organic deck and does not adjudicates boundaries between the historic fabric of a unique house and the proposed new site design.

New sliding doors for the south façade of the historic sawtooth- As mentioned before this portion of the house is part of the historic fabric of the house. Sadly, it was changed by the addition of a second floor. Nevertheless, introduction of sliders in the south façade will require the removal of almost all the south façade of this historic portion of the house.

Staff finds that the proposed changes to the non-historic cabana, the rear one-story addition, and changes in fenestrations locations for the rear and upper second floor over the historic sawtooth are in compliances with cited guidelines.

RECEIVED

FEB 21 1996



96-1291
Historic Architectural Review Commission

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Building Department, 604 Simonton Street, Key West, FL. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- To scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions) 3 sets are required for final approval and 1 set is required for conceptual approval
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC) 02-159106-96

Name of Property Owner: DOUGLAS MURRAY Phone (416) 480-0661

Permanent Home Address: 25 PLYMOUTH CRES, NORTH YORK, ONTARIO, CANADA
M2P1P3

Applicant (owner or legally designated agent): DOUGLAS MURRAY Phone: (416) 480-0661

Address of Construction: 810 EISENHOWER DRIVE

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FEB 21 1996

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): REMOVE CLOSED IN SECTION OF PORCH & RESTORE ORIGINAL PORCH (ORIGINAL POST IS COVERED UP UNDER WALL & ORIGINAL RAILING PARTS ARE ON SITE)

ON BACK SIDE OF BLDG, REMOVE MODERN AL WINDOW and ~~rest~~ restore to match original house windows.

REPAIR WINDOWS and DOORS

REPAIR DAMAGED CLAPBOARD & other minor repairs to secure and weather proof house.

For HARC Use Only

Approved

Denied

Deferred

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: BUILDING IS LISTED AS CONTRIBUTING
 PROPOSED CHANGES WILL RETURN INTEGRITY OF HISTORIC CHARACTER - CLOSER TO ORIGINAL
 RECOMMEND APPROVAL (CR)

Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

paint white / restore shutters

Date: _____

By: _____
Historic Architectural Review Commission

FEB 27 1996

HISTORICAL ARCHITECTURAL REVIEW COMMISSION

FEB 12 1996
HISTORICAL ARCHITECTURAL REVIEW COMMISSION

Handwritten initials/signature

APPLICATION FOR BUILDING PERMIT
KEY WEST BUILDING DEPARTMENT
96-1468

LOCATION OF CONSTRUCTION: 810 EISENHOWER DR DATE: April 17/94
(416) 490-0661

1. OWNER: DOUGLAS MURRAY TELEPHONE #: _____

2. ADDRESS: 25 PLYMBOURNE CRES., TORONTO, ONT., CANADA M2P 1P3

3. CONTRACTOR: SELF TELEPHONE #: _____

4. ADDRESS: _____

5. ARCH/ENG: MATTHEW FOWLER TELEPHONE #: 292-0033

6. ADDRESS: 818 CARSTEN LANE

7. RESIDENTIAL: COMMERCIAL: _____ EXISTING # OF UNITS: 1 AND # OF BEDROOMS: 3

8. SQUARE FOOTAGE OF EXISTING BUILDING(S): 1800 #

9. DIMENSIONS OF NEW BUILDING(S) OR ADDITIONS: 13' x 27'

10. TYPE OF WORK: NEW _____ REMODEL _____ REPAIR _____ ALTERATION _____ ADDITION

11. DESCRIPTION OF WORK: ADD 2ND STOREY TO EXISTING 1 STOREY
ADDITION AT REAR OF HOUSE AS PER PLANS - EXISTING ROOF
AND WINDOWS TO BE USED!

12. ESTIMATE COST OF COMPLETED WORK: \$ <u>10,000</u>	<u>15,000 JCE</u>	
ZONE: <u>HMDR</u>	FLOOD ZONE: <u>SE-4</u>	PERMIT FEE: <u>360</u>
SEWER ACCOUNT: _____	SOLID WASTE: _____	

SEC. 35.13(8) CITY OF KEY WEST CODE OF ORDINANCES: IF THE WORK DESCRIBED IN ANY BUILDING PERM HAS NOT BEGUN WITHIN NINETY (90) DAYS FROM THE DAY OF ISSUANCE OR IF THE WORK DESCRIBED IN ANY BUILDING PERMIT HAS NOT BEEN SUBSTANTIALLY COMPLETED WITHIN TWO (2) YEARS OF THE DATE OF ISSUANCE, SAID PERMIT SHALL EXPIRE AND BE CANCELLED BY THE CHIEF BUILDING OFFICIAL AND WRITTEN NOTICE THEREOF SHALL BE GIVEN TO THE PERSONS AFFECTED, TOGETHER WITH NOTICE THAT FURTHER WORK DESCRIBED IN THE CANCELLED PERMIT SHALL NOT PROCEED UNLESS AND UNTIL A NEW BUILDING PERMIT HAS BEEN OBTAINED.

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

[Signature]
OWNER OR CONTRACTOR

[Signature]
STATE CERTIFICATION OR REGISTRATION
ZONING DIRECTOR

5/2/94
DATE

BUILDING OFFICIAL

DATE

HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) PERMIT APPLICATION

- NOTES:**
1. Application review period is 14 days, except projects requiring DCA approval or special exception/variance from zoning requirements.
 2. Consult Tree Commission on tree removal.
 3. See Design Guidelines for additional information.

CERTIFICATE OF APPROPRIATENESS # 03-16072-96

NAME OF PROPERTY OWNER: DOUGLAS MURRAY PHONE: (416) 490-0661

PERMANENT HOME ADDRESS: 25 PLYMBRIDGE CRIST, Toronto, Ont., CANADA
M7P 1P3

APPLICANT: DOUGLAS MURRAY
(Owner or Legally Designated Agent)

APPLICANT'S PHONE: _____ CONTRACTORS PHONE: _____

ADDRESS OF CONSTRUCTION: 810 EISENHOWER DR.

***MINIMUM SUBMITTAL REQUIREMENTS FOR REVIEW OF HARC APPLICATION:**
Describe fully the work to be done: materials, paint colors, etc;
photographs, color chips, and sketches as required to describe the work.

***TWO SETS OF PLANS, DRAWN TO SCALE, ARE REQUIRED FOR ALTERATIONS, ADDITIONS, AND NEW BUILDINGS, TO INCLUDE:** (1) Plot Plan showing property lines, existing and proposed structures, and setbacks (dimensions), (2) Floor Plan showing proposed improvements and modifications, and (3) Exterior elevations showing materials, window/door types and relationship to existing building(s).

***PLEASE PROVIDE ADEQUATE PHOTOGRAPHS OR YOUR APPLICATION MAY NOT BE CONSIDERED.** Photos should show relationship to adjoining structures.

SUMMARY OF SCOPE OF WORK: RAISE ROOF TO MAKE 2ND STOREY ADDITION
OVER EXISTING 1 STOREY ADDITION AT REAR OF HOUSE. AS PER
APPROVAL ON MARCH 26/96 # 03-16072-96

FOR H.A.R.C. USE ONLY

PERMIT APPROVED PERMIT DENIED _____ ACTION DEFERRED _____

REASON FOR DEFERRAL: _____ NEW HEARING DATE: _____

HARC STAFF COMMENTS: _____

LIMITS OF WORK APPROVED, CONDITIONS OF APPROVAL, AND/OR SUGGESTED CHANGES, ETC: _____

DATE: _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION

3 SRM collin

BY: _____

96-2739

HISTORIC ARCHITECTURAL REVIEW COMMISSION
(HARC)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTES:

1. Application review period is normally 14 days.
2. Consult Tree Commission on tree removal.
3. See Design Guidelines for additional information, or contact Gene Burr, Historic Preservation Planner, at the City Planning Office (305/292-8178).
4. Projects requiring Site Plan Review by the Planning Board prior to Second Reading/Final Approval by HARC include the following:
 - A. Proposals with over 500 s.f. new commercial space;
 - B. Proposals with 3 or more new residential units.

CERTIFICATE OF APPROPRIATENESS # 07-16447-9U
(Assigned by HARC)

NAME OF PROPERTY OWNER: Doug Murray PHONE: _____

PERMANENT HOME ADDRESS: 810 Eisenhower Dr.

APPLICANT: South Wind Pools, Inc. PHONE: _____
(Owner or legally-designated Agent)

ADDRESS OF CONSTRUCTION: 810 Eisenhower Dr.

SUBMITTAL REQUIREMENTS:

- ___ Photographs of existing building (for repairs, rehabilitation, or expansion).
- ___ Photographs of adjoining buildings (for new building or major additions).
- ___ Drawings (drawn to scale) of proposed additions or new building (floor plan, site plan, exterior elevations). (3) sets required for final approval and (1) set for concept approval.
- ___ Illustrations of manufactured products (shutters, doors, windows, etc.) proposed, paint color chips & awning fabric sample.
- ___ Brief description of scope of work intended under this application (in blanks provided).

***PLEASE PROVIDE ADEQUATE PHOTOGRAPHS OR YOUR APPLICATION MAY NOT BE CONSIDERED. PHOTOS SHOULD SHOW RELATIONSHIP TO ADJOINING STRUCTURES.**

H
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G

APPLICANT'S SUMMARY OF SCOPE OF WORK: Swimming pool
15' x 30' no deck.

FOR H.A.R.C. USE ONLY

APPLICATION APPROVED X APPLICATION DENIED _____ ACTION DEFERRED _____

REASON FOR DEFERRAL/DENIAL: _____

NEW HEARING DATE: _____

HARC STAFF COMMENTS: Building is listed as contributing & proposed pool location is side yard 30' off of Olivia Street & under standards I have recommended pools to be located at the rear of a building but in some cases will approve the location of a pool at the side of a house, providing it is set to the rear half of setback
LIMITS OF WORK APPROVED, CONDITIONS OF APPROVAL, AND/OR SUGGESTED CHANGES, ETC.: _____

DATE: _____

BY: [Signature]
HISTORIC ARCHITECTURAL REVIEW COMMISSION

JUL 17 1996
HISTORICAL ARCHITECTURAL
REVIEW COMMISSION

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): CONSTRUCT 4' HIGH
NARROW WOOD OPEN PICKET FENCE IN FRONT OF HOUSE ON
EISENHOWER DRIVE AND 4' OPEN PICKET WOOD FENCE ON PROPERTY
LINE ON NORTH SIDE TO FRONT FACADE OF HOUSE (250'). CONSTRUCT
SOLID WOOD FENCE BETWEEN NEIGHBOURS AT SIDE AND REAR OF
PROPERTY. CONSTRUCT 6' HIGH NARROW WOOD OPEN PICKET FENCE
ON OLIVIA ST AND CORNER OF EISENHOWER DRIVE TO SCREEN
POOL. FRONT ELEVATION OF HOUSE NOT TO BE OBSTRUCTED BY FENCING

For HARC Use Only

Approved X

Denied _____

Deferred _____

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: → UNDER STANDARD 9, HAVE RECOMMENDS
4' HIGH WOOD PICKET FENCE ON CORNER

Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

Date: AUG 13 1996

By: [Signature]

Historic Architectural Review Commission
HISTORICAL ARCHITECTURAL
REVIEW COMMISSION

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SEP 07 1999

99 2651

KEY WEST BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

By ADDRESS OF CONSTRUCTION: B10 EISENHOWER DR.

OWNER: DEAN VAN WIJENEN
TRIP HOFFMAN TELEPHONE: 4-3575

ADDRESS: B10 EISENHOWER.

CONTRACTOR: _____ TELEPHONE: _____

CONTRACTOR ADDRESS: _____

ARCHITECT/ENGINEER: DESIGNER
GUILLENMO OROZCO TELEPHONE: 292 1694

ARCHITECT/ENGINEER ADDRESS: 2006 SEIDENBERG AVE.

PROPERTY IS: RESIDENTIAL COMMERCIAL _____

EXISTING # UNITS: N/A # UNITS AFTER CONSTRUCTION: N/A

EXISTING # BEDROOMS: 3 # BEDROOMS AFTER CONSTRUCTION 3

SQUARE FOOTAGE OF EXISTING BUILDING(S): 12' x 28' = 336 SF.

DIMENSIONS OF NEW BUILDING(S) OR ADDITION: 184 SF Addition.

TYPE OF WORK: NEW _____ REMODEL REPAIR _____ ADDITION

DESCRIPTION OF WORK: ENCLOSE EXISTING GARAGE.
9 Addition to it.

ESTIMATED COST OF COMPLETED WORK (LABOR & MATERIAL): \$ 15,000⁰⁰

SEC. 35.13(6) OF THE KEY WEST CODE OF ORDINANCES: If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire; it shall be canceled by the Chief Building Official, and written notice shall be given to the persons affected.

If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be canceled by the Chief Building Official and written notice thereof shall be given to the persons affected, together with notice that further work described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

"FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

Owner or Contractor _____

State Certification/Registration _____

Plan Reviewer _____ Date _____

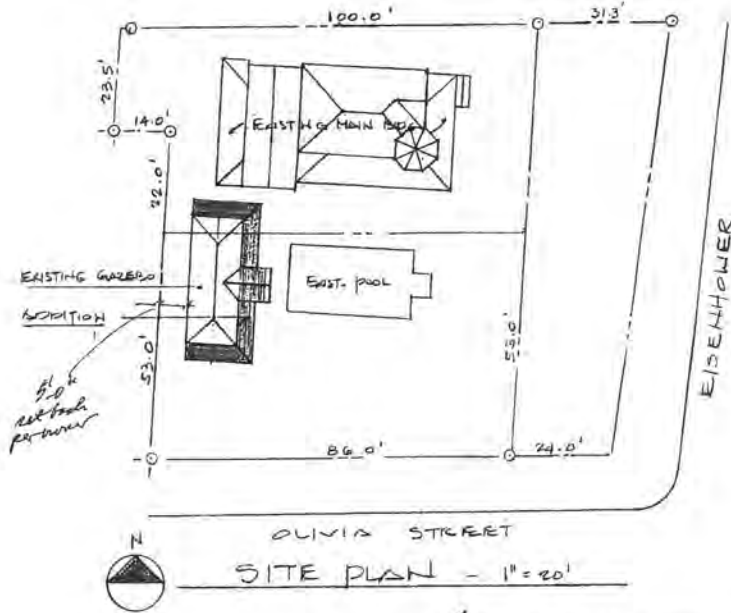
Building Official _____ Date _____

Permit Fee \$ _____

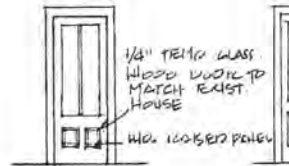
Zoning _____ Flood Zone _____ Re# _____ Assessed Value \$ _____

GENERAL NOTES

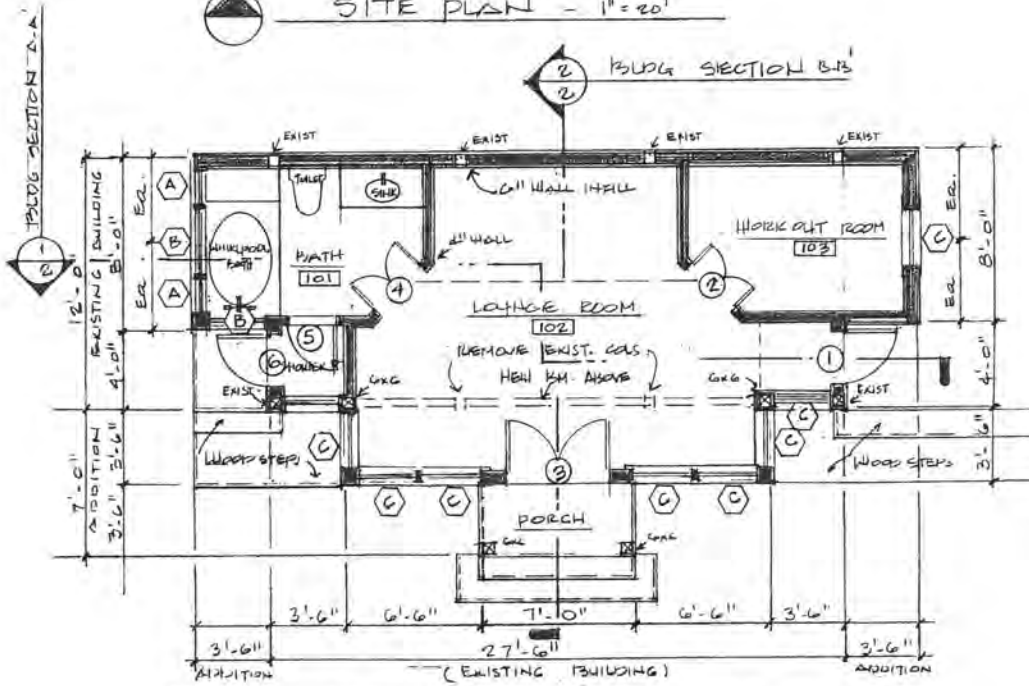
1. All work shall comply with the State applicable laws, codes and ordinance.
2. Prior to submitting a bid, verify all existing conditions. Final grading shall provide grades away from the building. Plus suitable for planting. Rock and debris occur, adhere to the most stringent requirements. All new utilities shall be underground with related trades.
3. Where discrepancies between drawing and applicable sections of code occur, dimensions shall take precedence over drawings and applicable sections of code with related trades.
4. After completion of construction remove and restore site to original condition.



OLIVIA STREET
SITE PLAN - 1" = 20'



I



POOL HOUSE FLOOR PLAN - 1/4" = 1'-0"

DOOR SCHEDULE

NO.	TYPE	SIZE			MANUFACTURER	FINISH
		W.	H.	T.		
1	I	2'-7 1/8"	7'-1 3/4"		WOOD	PA
2	II	4'-0"	7'-1 3/4"			
3	III	3'-0"	7'-1 3/4"			
4	IV	2'-0"	7'-1 3/4"			
5	V	2'-0"	6'-8"			
6	VI	2'-0"	7'-1 3/4"			

WINDOW SCHEDULE

MARK	SIZE		MANUFACTURER
	WIDTH	HT.	
A	1'-9 3/8"	4'-9 1/4"	
B	2'-9 7/8"	4'-9 1/4"	
C	2'-9 3/8"	5'-1 1/4"	



POOL HOUSE EAST ELEVATION
1/4" = 1'-0"

NORTH

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-00300017		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%

ADDRESS OF PROPOSED PROJECT:	810 EISENHOWER DR; KEY WEST, FL 33040		# OF UNITS 1
RE # OR ALTERNATE KEY:	00023860-000000		
NAME ON DEED:	FAZEKAS KURT TRUST 11/21/2012	PHONE NUMBER 317-694-1800	
OWNER'S MAILING ADDRESS:	810 EISENHOWER DR.	EMAIL 1981KURT@GMAIL.COM	
	KEY WEST, FL 33040		
CONTRACTOR COMPANY NAME:	D'ASIGN SOURCE LLC	PHONE NUMBER 305-743-7130	
CONTRACTOR'S CONTACT PERSON:	ERICA POOLE	EMAIL EPOOLE@DASIGNSOURCE.COM	
ARCHITECT / ENGINEER'S NAME:	EDWARD J GOODWIN BY: _____	PHONE NUMBER 305-998-4702	
ARCHITECT / ENGINEER'S ADDRESS:	11500 OVERSEAS HWY	EMAIL EGOODWIN@DASIGNSOURCE.COM	
	MARATHON, FL 33050		

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MAY 19 2017

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

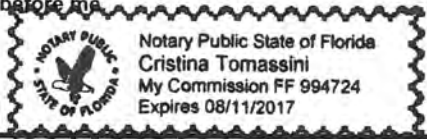
CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$ _____

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

1. REBUILD ORIGINAL SIDE PORCH ENCLOSURE; 2. NEW ADDITION @ REAR; 3. NEW IMPACT RATED WINDOWS/DOORS @ ADDITIONS; 4. CARPORT ADDITION, PAINT TO MATCH EXISTING
5. NEW POOL & POOL DECK; 7. NEW OUTDOOR KITCHEN @ EXISTING CABANA; 8. NEW SHOWER @ EXISTING OUTDOOR SHOWER LOCATION
9. NEW PAVER DECKS/PATHS; 10. REPAINT HOUSE & PAINT ADDITIONS (SHUTTERS/WALLS/TRIM); 11. NEW DORMER @ ATTIC SPACE W/ (2) IMPACT RATED WINDOWS

Printed name of property owner or licensed contractor. ANTHONY A. D'ASCANIO	Signature.
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. 	
Personally known or produced _____ as identification.	5/17/2017



2222-14979-\$37.98

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF OVER TEAR OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkissimmee-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
REAR FIRST FLOOR (NH)/3RD FLOOR LOFT DORMER	WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROOF	WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROOF
CARPORT	WOOD/METAL 5V CRIMP ROOF	WOOD/METAL 5V CRIMP ROOF
POOL	CONCRETE/PAVERS	CONCRETE/PAVERS

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Main house listed as contributing Queen Anne Revival ca. 1900.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-17-03 0017



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

OR THAT THE BUILDING OR STRUCTURE;

- (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.
 - Carport was added around 2010
 - Pool was added around 1996, no historic
 - Rear addition was added in 2008: area of additions was either a) once enclosed or b) non-historic
- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

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

- Historic portion of house unchanged except for dormer being added for attic windows less

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

N/A

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

N/A

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

N/A

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

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

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

____ Yes Number of pages and date on plans _____

No Reason For HARC approval only, detailed CD's to follow commission approval

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.

N/A

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

N/A

AND

(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.

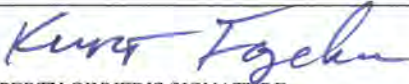
- adding dormer to roof of historic portion (attic)
- enclosing a portion of the exterior, side deck that was once enclosed
- all other work to NON-historic additions of the house/site

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

N/A

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

*I 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 there will be a final inspection 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:	5/10/17 KURT FAZEKAS DATE AND PRINT NAME:
--	--

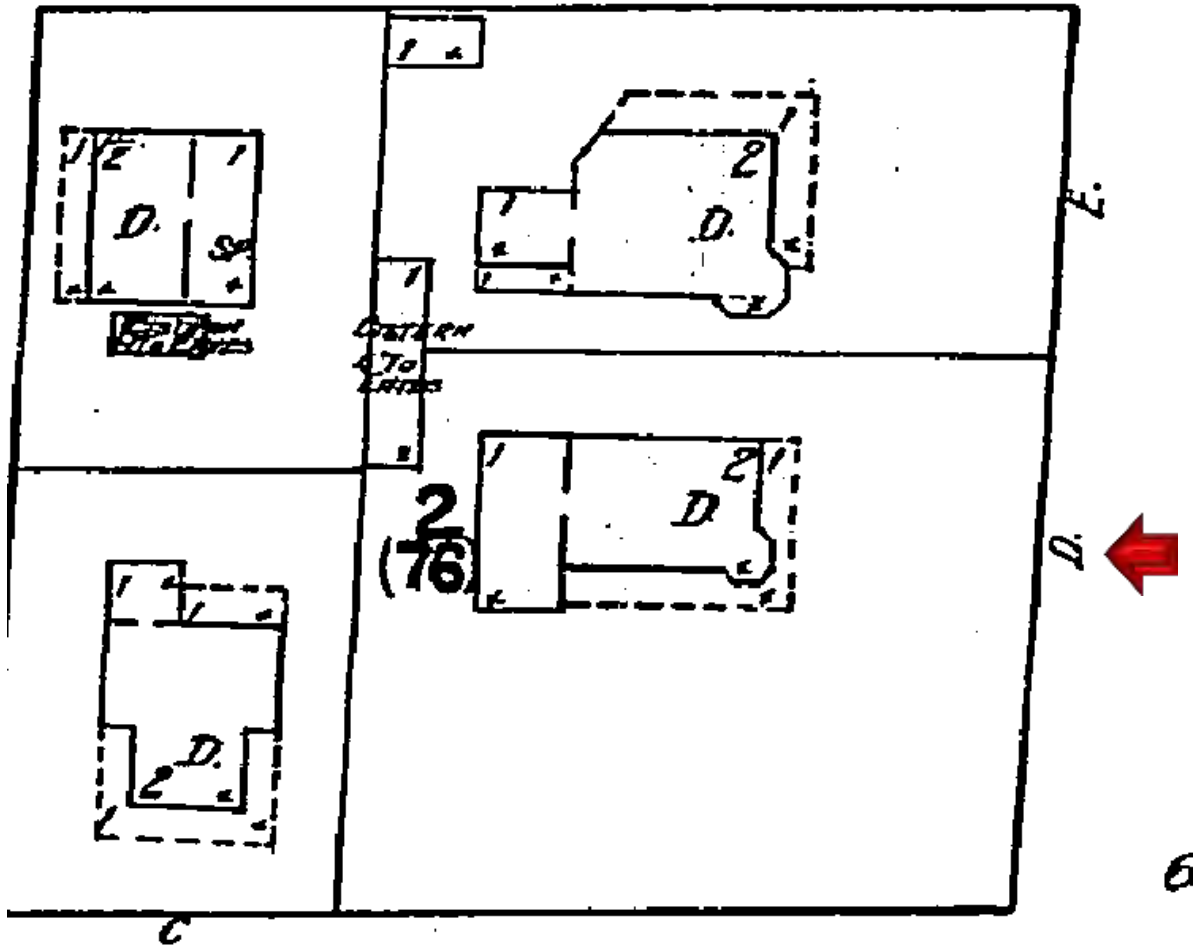
OFFICE USE ONLY

BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/>	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

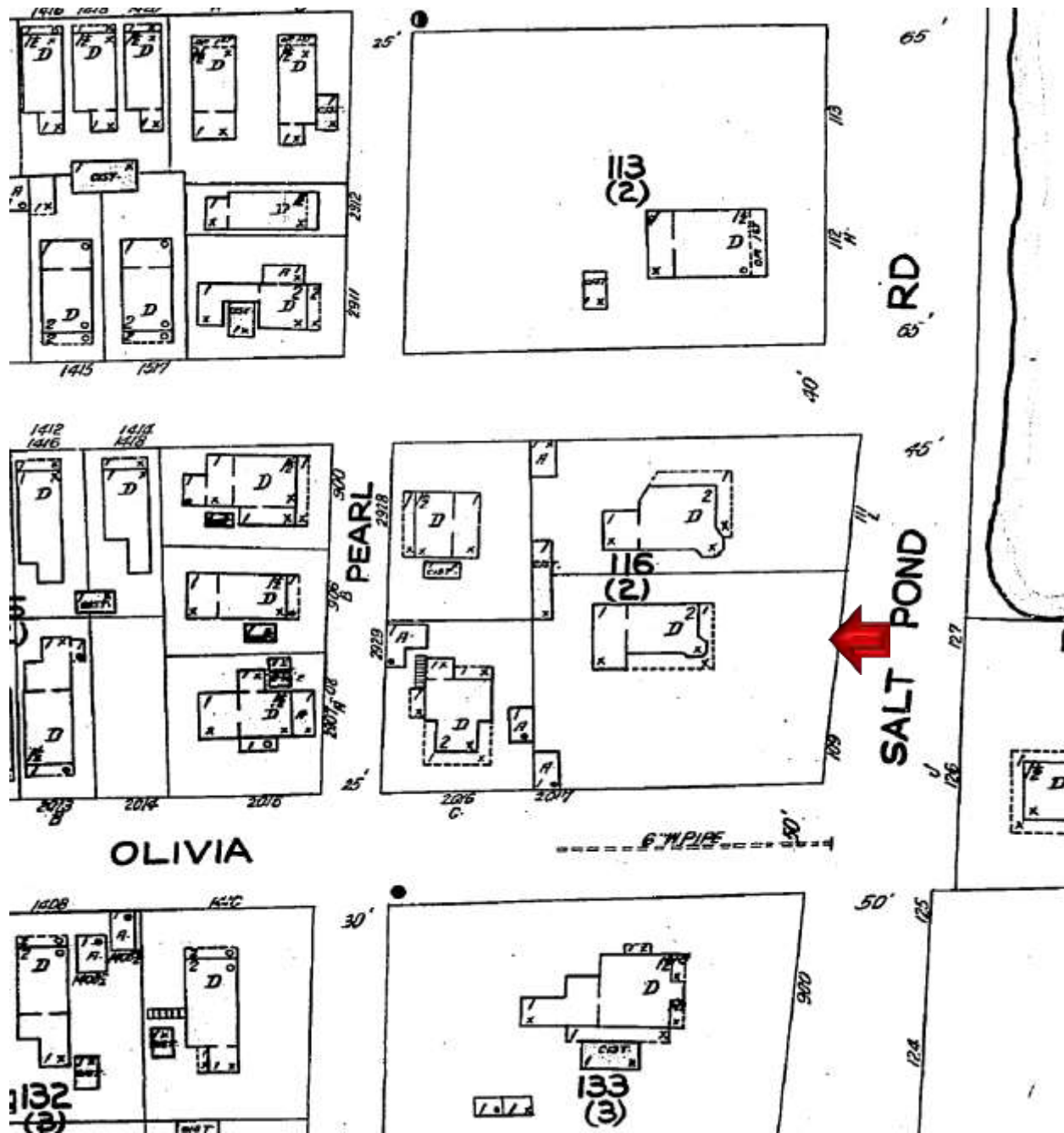
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

SANBORN MAPS





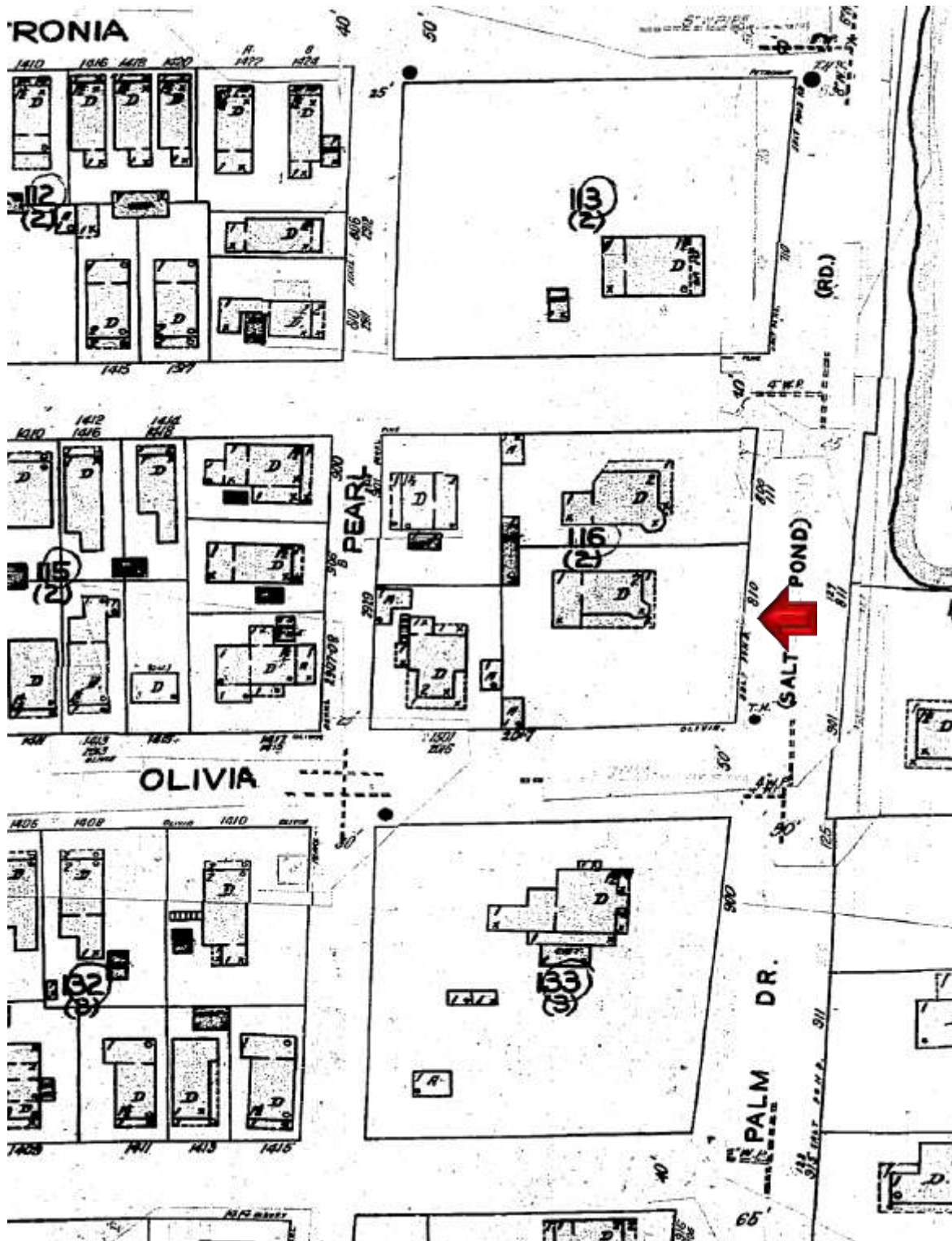
1912 Sanborn Map



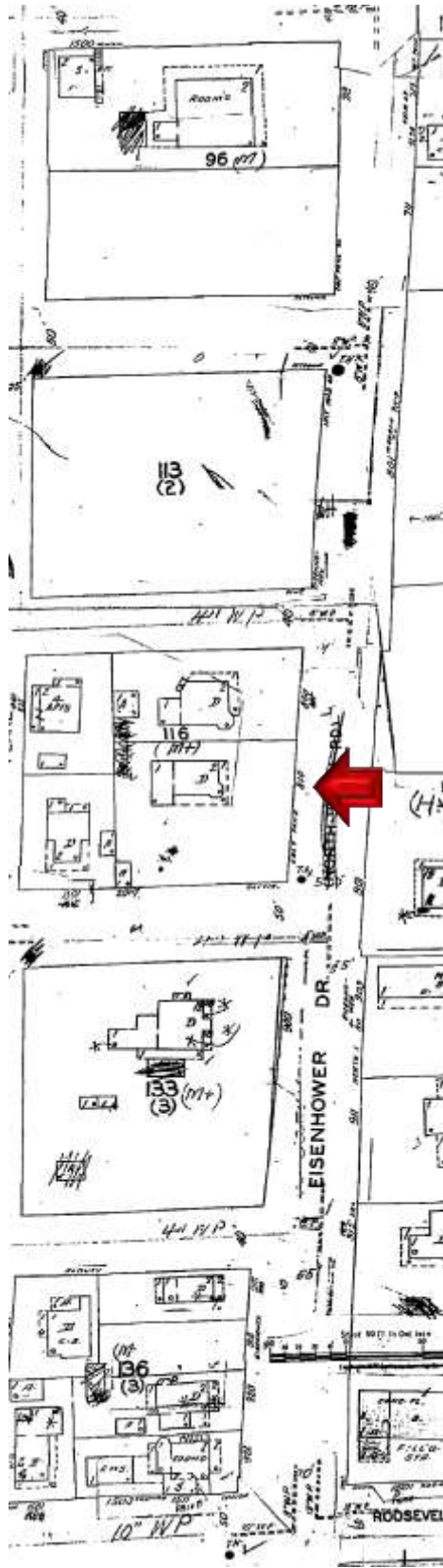
1926 Sanborn map



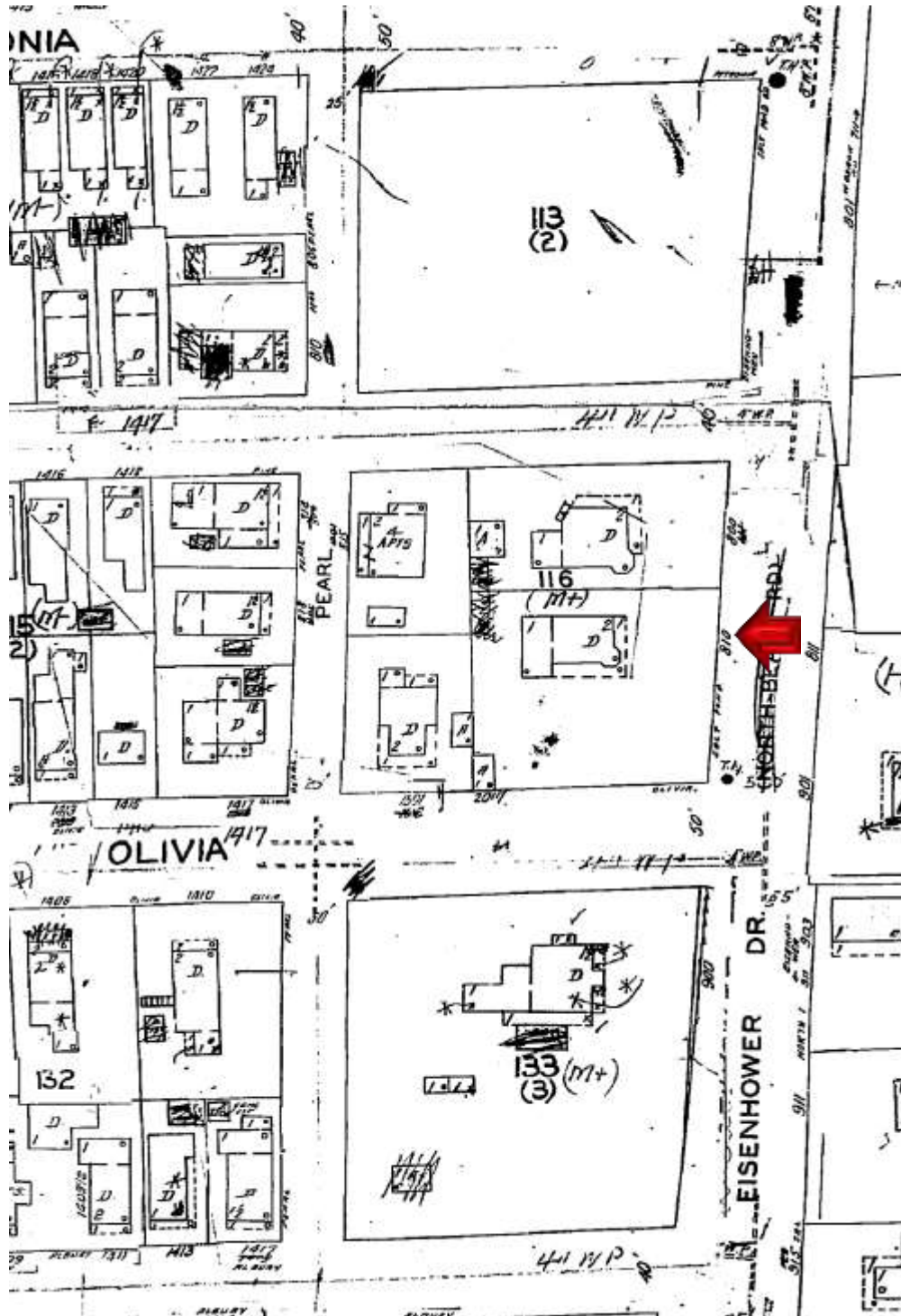
1948 Sanborn map



1948 Sanborn map



1962 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



Aerial photograph circa 1918. Monroe County Library.

↑



810 Eisenhower Drive circa 1965. Monroe County Library.↵



810 Eisenhower Drive circa 1970. Monroe County Library.



1. Key West Historic District
2. 810 Eisenhower Drive, Key West (Monroe Co.), FL
3. Michael Zimny
4. 1982
5. Florida Division of Archives, History and
Records Management
6. East Elevation
7. Photo #4 *163*

























































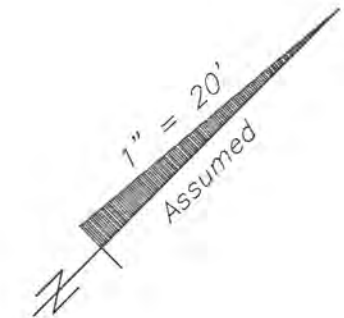
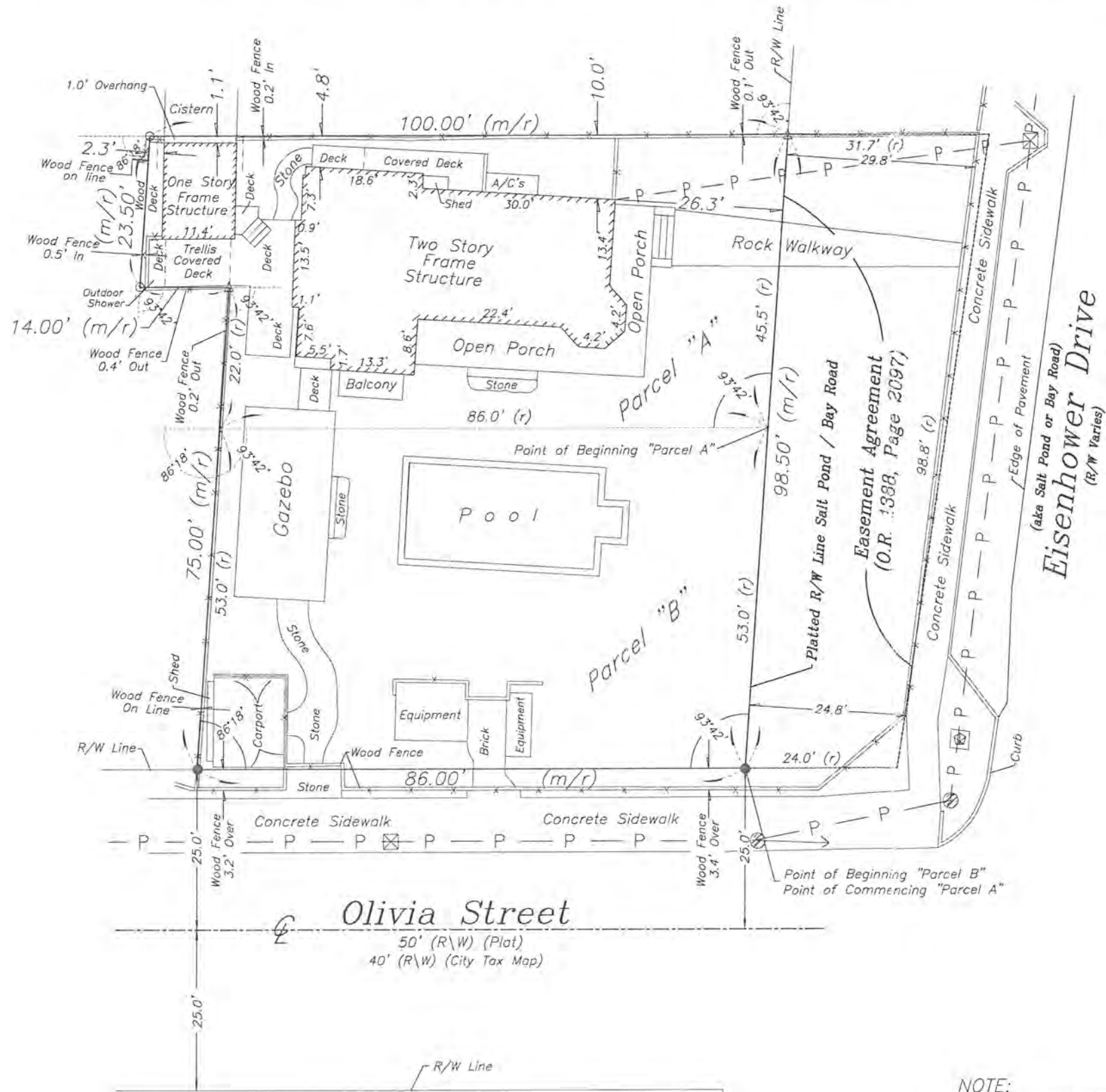






SURVEY

Boundary Survey Map of part of Lots 8 & 9 of Sq. 2, of Tract 7, Benjamin Albury's Subdivision

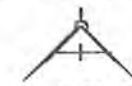


LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ 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
- ⊛ Fire Hydrant

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Boundary Survey Report of part of Lots 8 & 9 of Sq. 2, of Tract 7, Benjamin Albury's Subdivision

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: 810 Eisenhower Drive, 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: May 25, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: PARCEL "A"

A parcel of land on the Island of Key West, County of Monroe, and State of Florida, known on the map of said City of Key West, delineated in February A.D. 1829, by William A. Whitehead, as part of Tract Number Seven (7), but better known as part of Lots Numbered Eight (8) and Nine (9), of Square Number Two (2) of said Tract Number Seven (7), according to Benjamin Albury's subdivision thereof, recorded in Deed Book I, page 389, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more particularly described by metes and bounds as follows: Commencing at the W'ly corner of Olivia Street and Salt Pond or Bay Road, and running thence NW'ly along the SW'ly side of said Salt Pond or Bay Road for a distance of 53.0 feet to the Point of Beginning; thence continue NW'ly along the SW'ly boundary line of said Salt Pond or Bay Road for a distance of 45.5 feet; thence SW'ly with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 100.0 feet; thence SE'ly with a deflection angle of 86°18' to the left and parallel with the said Salt Pond or Bay Road for a distance of 23.5 feet; thence NE'ly with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 14.0 feet; thence SE'ly with a deflection angle of 93°42' to the right and parallel with the said Salt Pond or Bay Road for a distance of 22.0 feet; thence NE'ly with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 86.0 feet back to the Point of Beginning.

AND ALSO "Parcel B"

A parcel of land on the Island of Key West, County of Monroe, and State of Florida, known on the map of said City of Key West, delineated in February A.D. 1829, by William A. Whitehead, as part of Tract Number Seven (7), but better known as part of Lot number Nine (9), of Square Number Two (2) of said Tract Number seven (7), according to Benjamin Albury's Subdivision thereof, recorded in Deed Book I, page 389, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more particularly described by metes and bounds as follows: BEGIN at the W'ly corner of Olivia Street and Salt Pond or Bay Road, and running thence NW'ly along the SW'ly side of said Salt Pond or Bay Road for a distance of 53.0 feet; thence SW'ly with a deflection angle of 93°42' to the left and parallel with the said Olivia Street for a distance of 86.0 feet; thence SE'ly with a deflection angle of 86°18' to the left and parallel with the said Salt Pond or Bay Road for a distance of 53.0 feet to the NW'ly boundary line of the said Olivia Street; thence NE'ly along the NW'ly boundary line of the said Olivia Street for a distance of 86.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Kurt J. Fazekas;
Stones & Cardenas;
Old Republic National 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 1, 2016
Recertified 7/22/16

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Kurt Fazekas

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Company NAIC Number:

810 Eisenhower Drive

City Key West

State FL

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

(Tax Parcel #: 00023860-000000) (PT LTS 8 & 9, SQR 2 TR 7 KW BENJ ALBURY'S SUB DIAGRAM I-389)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5591 N Long. 81.7891 W Horizontal Datum: NAD 1927 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) NA sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA

c) Total net area of flood openings in A8.b NA sq in

d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage NA sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA

c) Total net area of flood openings in A9.b NA sq in

d) Engineered flood openings? Yes 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

FL

B4. Map/Panel Number
12087C1516

B5. Suffix
K

B6. FIRM Index Date
2/18/05

B7. FIRM Panel
Effective/Revised Date
6/5/15

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* 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. NGVD 1929 NAVD 1988 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) 5.8 feet meters

b) Top of the next higher floor 16.4 feet meters

c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters

d) Attached garage (top of slab) NA feet meters

e) Lowest elevation of machinery or equipment servicing the building 6.0 feet meters
 (Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG) 3.6 feet meters

g) Highest adjacent (finished) grade next to building (HAG) 4.3 feet meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.6 feet 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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

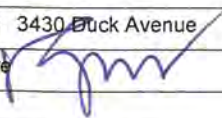
Company Name J. Lynn O'Flynn, Inc

Address 3430 Buck Avenue

City Key West

State FL

ZIP Code 33040

Signature 

Date 8/23/16

Telephone (305) 296-7422



ELEVATION CERTIFICATE, page 2

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. 810 Eisenhower Drive	Policy Number:
City Key West State FL ZIP Code 33040	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2. e) -- Air Conditioner Unit


Signature

Date 8/23/16

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

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.
810 Eisenhower Drive

Policy Number:

City Key West

State FL

ZIP Code 33040

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View

8/23/16



Rear View

8/23/16

Building Photographs

Continuation Page

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.
810 Eisenhower Drive

Policy Number:

City Key West

State FL

ZIP Code 33040

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Side View & Equipment (AC) 8/23/16



Side View

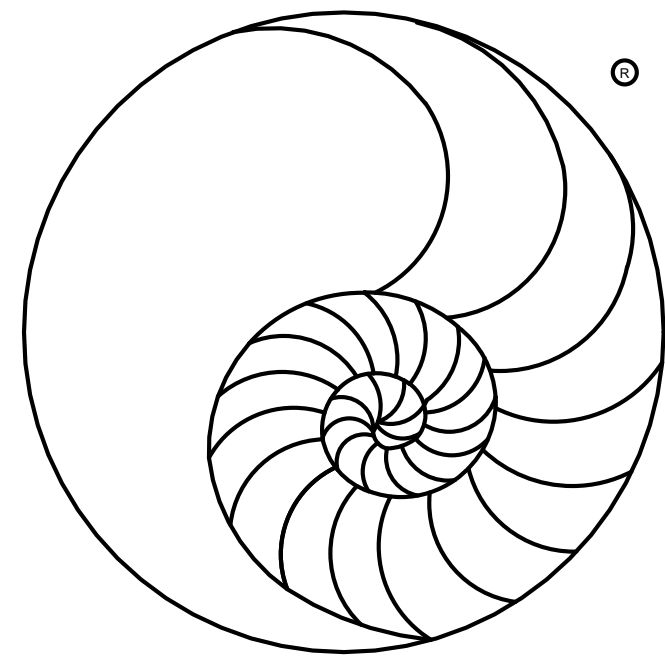
8/23/16

PROPOSED DESIGN

FAZEKAS RESIDENCE

PROJECT NO. FAZ1499A

INDEX OF DRAWINGS



D'Asign Source®
Dream. Design.

A 0.0 INDEX
A 0.1 NOTES
A 1.0 SITE PLAN EXISTING/DEMO
A 2.0 EXISTING/DEMO PLANS
A 2.3 ROOF EXISTING/DEMO
A 2.4 PROPOSED SITE/FIRST FLOOR PLAN
A 2.5 PROPOSED PLANS
A 2.6 PROPOSED ROOF PLAN

A 3.0 EXISTING ELEVATIONS
A 3.1 EXISTING ELEVATIONS
A 3.2 PROPOSED ELEVATIONS
A 3.3 PROPOSED ELEVATIONS
A 3.4 STREETScape EXISTING/PROPOSED

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF DESIGN SOURCE, LLC.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLC	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GALUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR
CONDITIONING	
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQD	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYF	TYFICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
WD	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

WIND LOAD CERTIFICATION

2014 CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED, PROFESSIONAL ARCHITECT LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

THE PILING, COLUMNS, AND STRUCTURAL SUPPORTS ARE DESIGNED AND ANCHORED SO AS TO WITHSTAND ALL APPLIED LOADS OF THE BASE FLOOD FLOW.

THE BUILDING AND EVERY PART THEREOF HAS BEEN DESIGNED TO WITHSTAND (WITHOUT ALLOWANCE FOR THE EFFECTS OF SHIELDING BY OTHER STRUCTURES), THE WIND LOADS GENERATED BY A 180 MPH BASIC WIND SPEED, IN ACCORDANCE WITH ASCE 7-10.

STANDARD DESIGN CRITERIA

WINDSPEED = 180 MPH/ASCE 7-10

FLOOR LIVE LOAD = 40 LB/SQ FT

ROOF LIVE LOAD = 20 LB/SQ FT

FLOOR DEAD LOAD = 100 LB/SQ FT

ROOF DEAD LOAD = 20 LB/SQ FT

EXPOSURE = "D"

BUILDING RISK CATAGORY 2

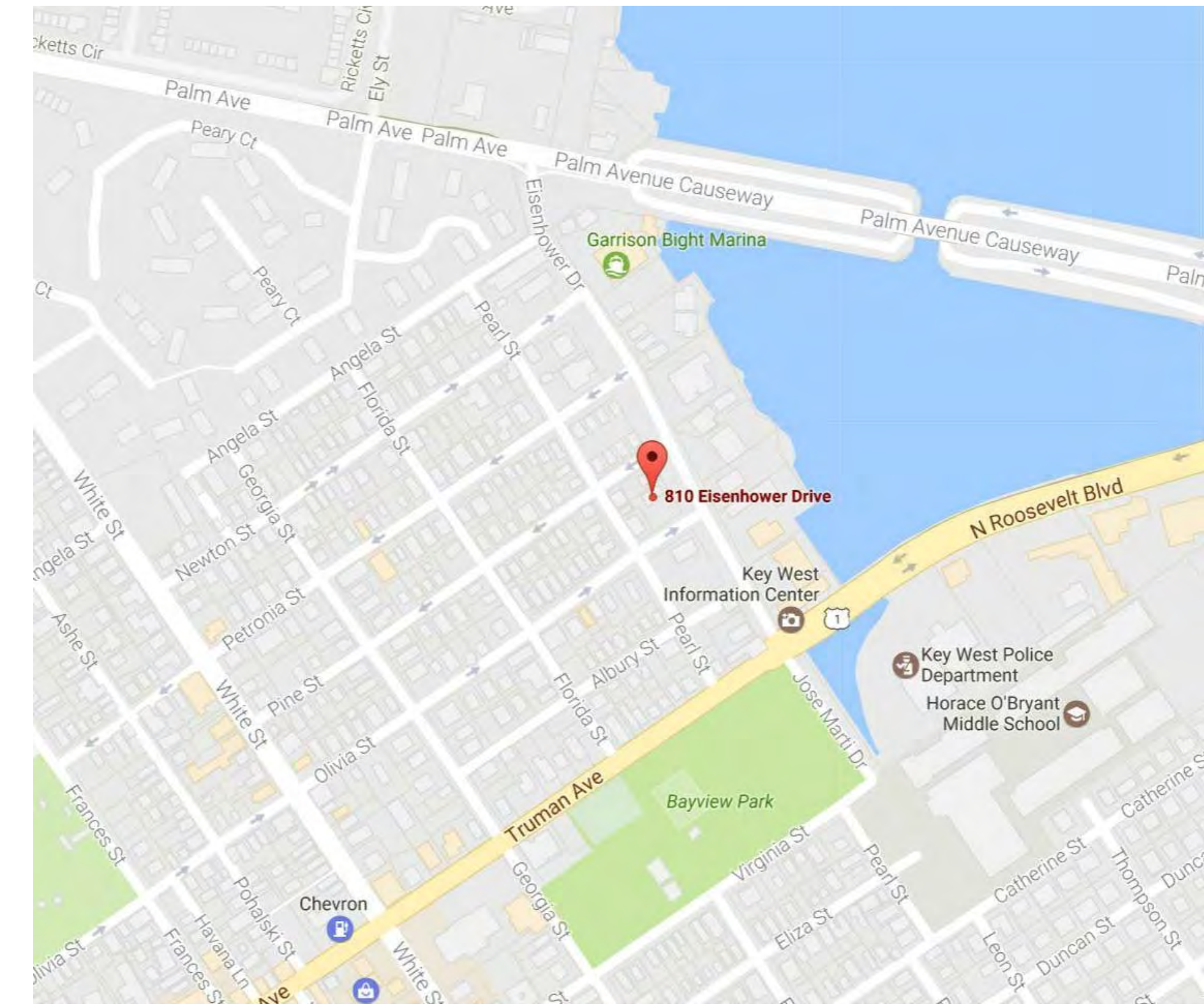
INTERNAL PRESSURE COEFFICIENT = 0.18



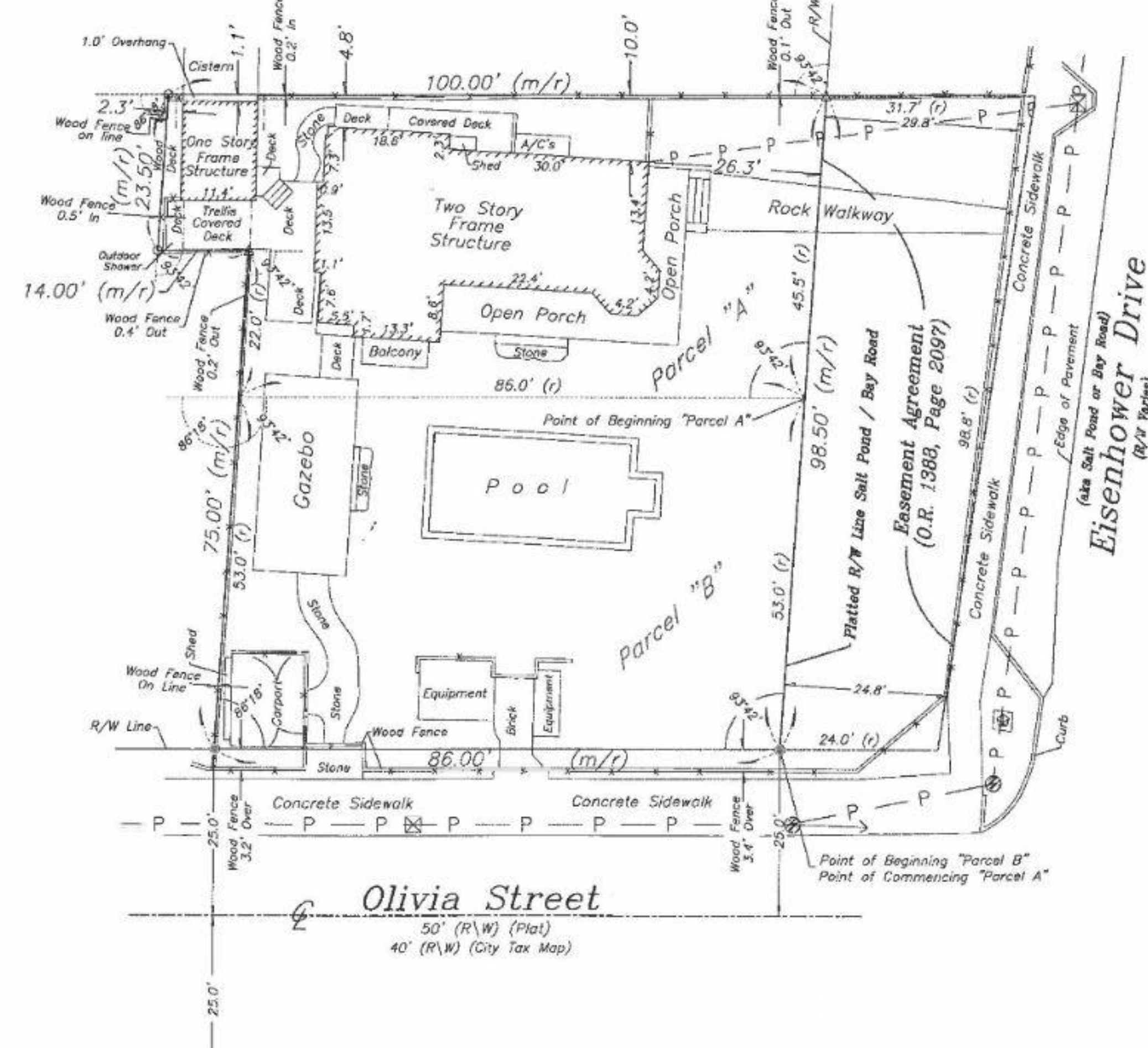
EISENHOWER DRIVE PHOTO



OLIVIA STREET PHOTO



LOCATION MAP - NTS



SURVEY - NTS

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DASIGN SOURCE, LLC
#AA 2607284

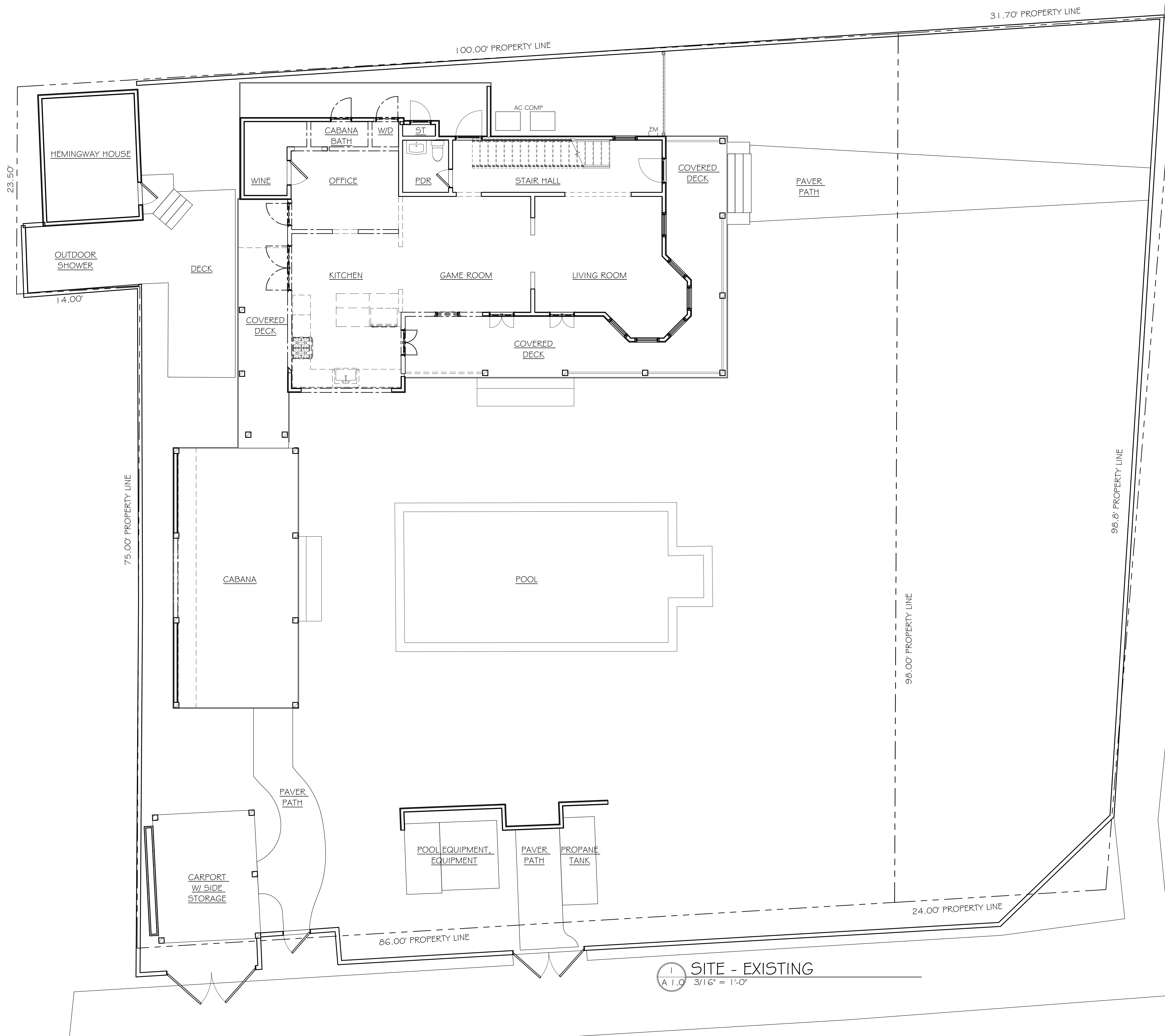
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Key West, FL 33040

SHEET NOTES

A
0.1



1 SITE - EXISTING
A 1.0 3/16" = 1'-0"

SITE DATA			
ZONING - HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
FLOOD ZONE - AE-6			
LOT SIZE - 8,800 SF			
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	40% (3,520 SF)	34% (3,016 SF)	34% (3,043 SF)
IMPERVIOUS RATIO	60% (5,280 SF)	46% (4,008 SF)	58% (5,161 SF)
OPEN SPACE	35% (3,080 SF)	54% (4,792 SF)	41% (3,639 SF)
SETBACK - FRONT	10'	45'-9 1/2"	NO CHANGE
SETBACK - SIDE	5'	> 1' (HEM HOUSE)	NO CHANGE
SETBACK - STREET SIDE	7.5'	1' (CARPORT)	NO CHANGE
SETBACK - REAR	15'	1' (CARPORT)	NO CHANGE

NOTE: NO TREE REMOVAL PER THIS PERMIT

DATE	REV.	SET DESCRIPTION
05/15/2017		HARC APPROVAL SET

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#AR 97386
DASIGN SOURCE, L.L.C.
#AA 2600284

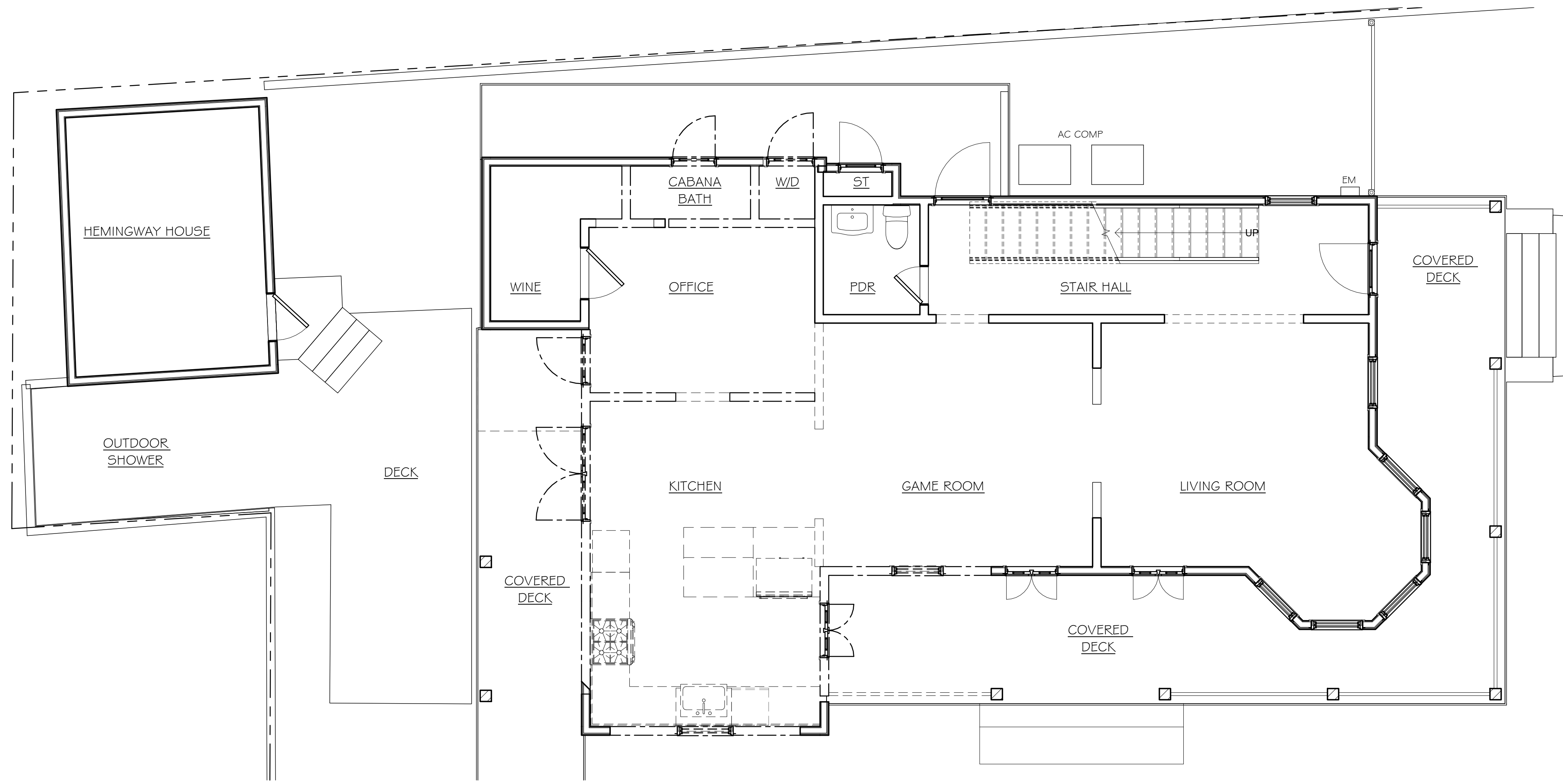
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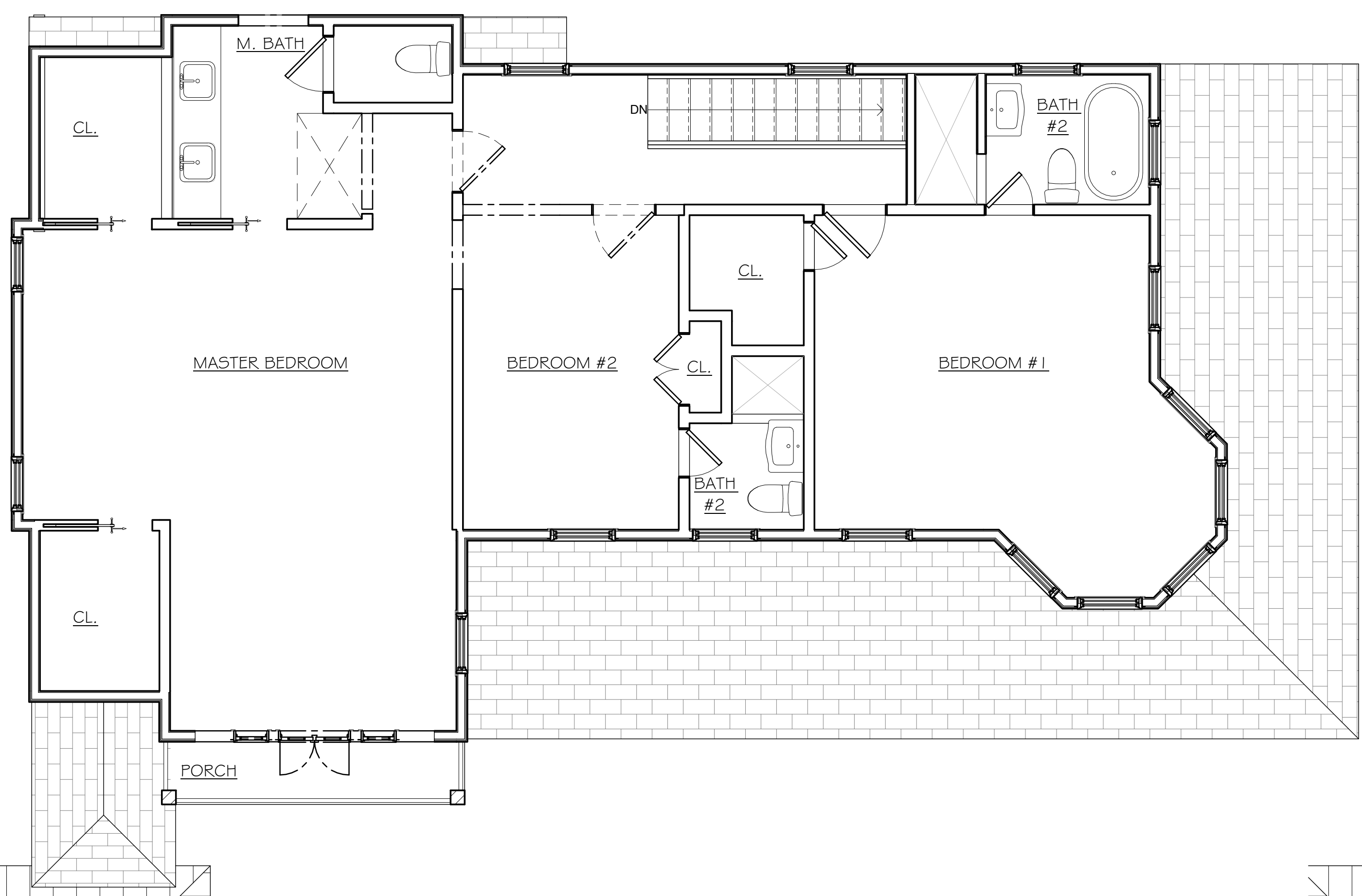
APPROVED BY: EGOODWIN
DRAWN BY: EPOOLE
PROJECT: FAZ1498A

SHEET
SITE PLAN EXISTING/DEMO

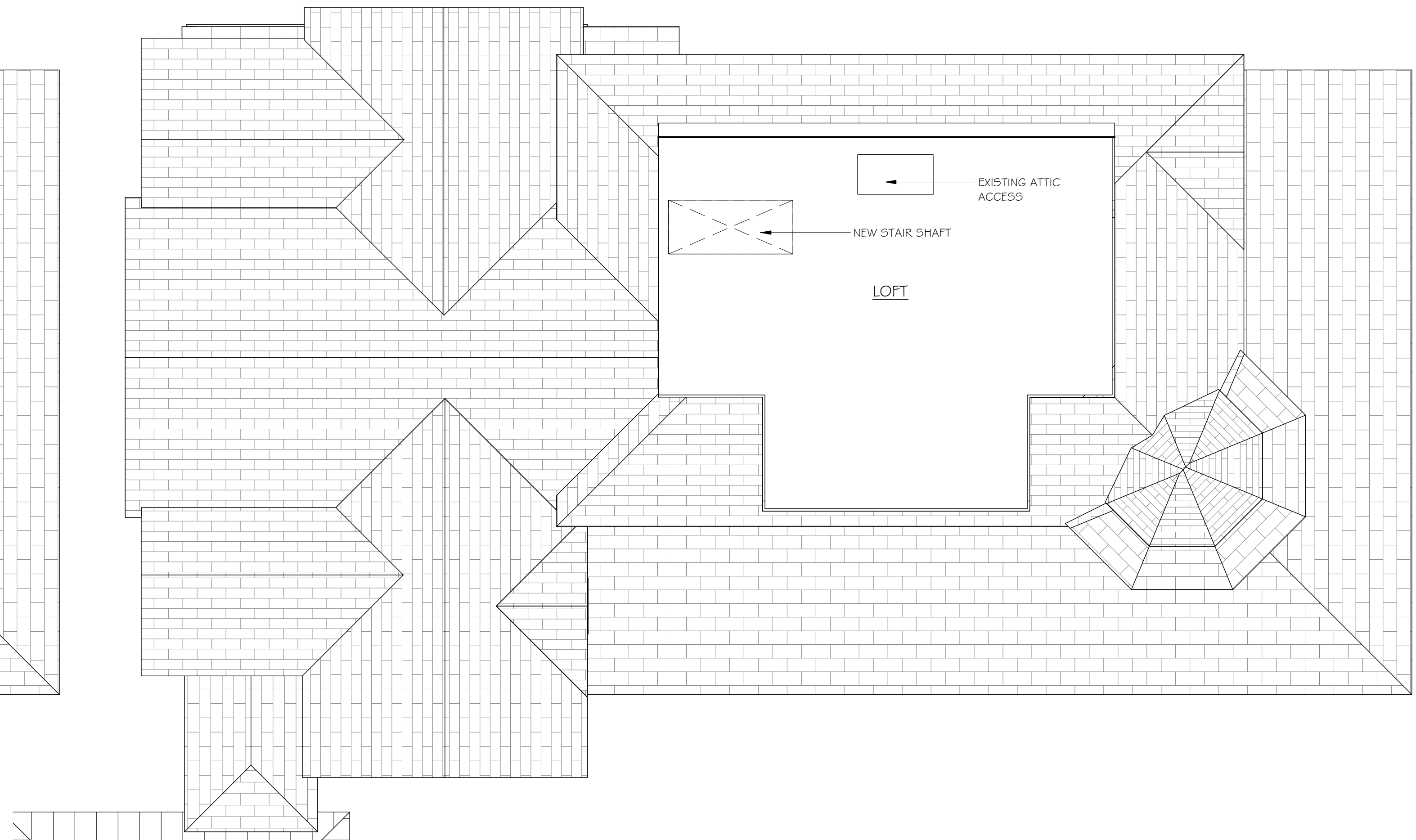
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1.0



1 EXISTING/DEMO - FIRST FLOOR
A 2.0 1/4" = 1'-0"



2 EXISTING/DEMO - SECOND FLOOR
A 2.0 1/4" = 1'-0"



3 EXISTING/DEMO - LOFT
A 2.0 1/4" = 1'-0"

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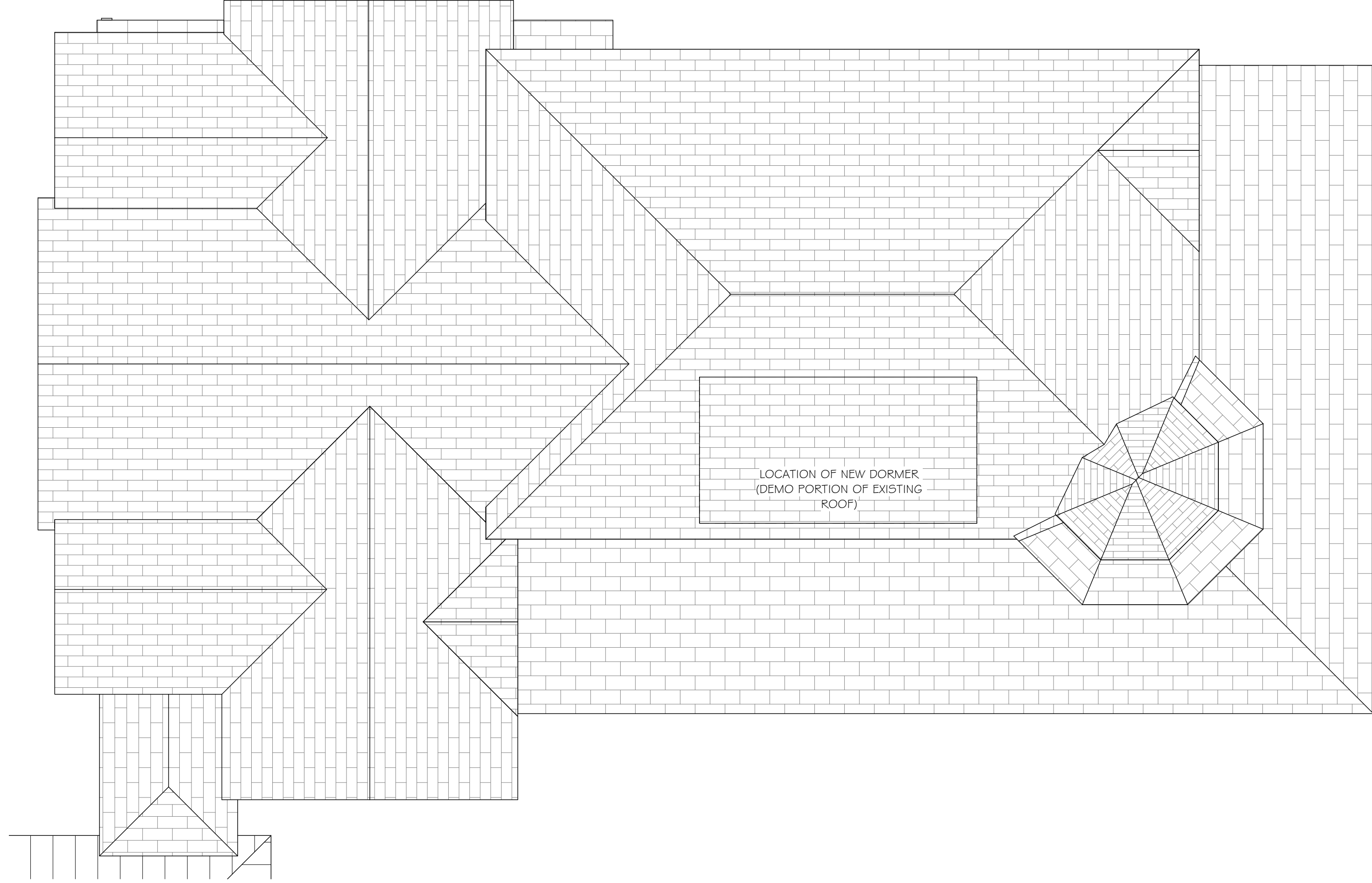
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PROJECT: FAZ1489A
DRAWN BY: EPOOLE
APPROVED: EGOODWIN

SHEET: EXISTING/DEMO PLANS

A
2.0

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1
A 2.3

EXISTING/DEMO - ROOF PLAN

1/4" = 1'-0"

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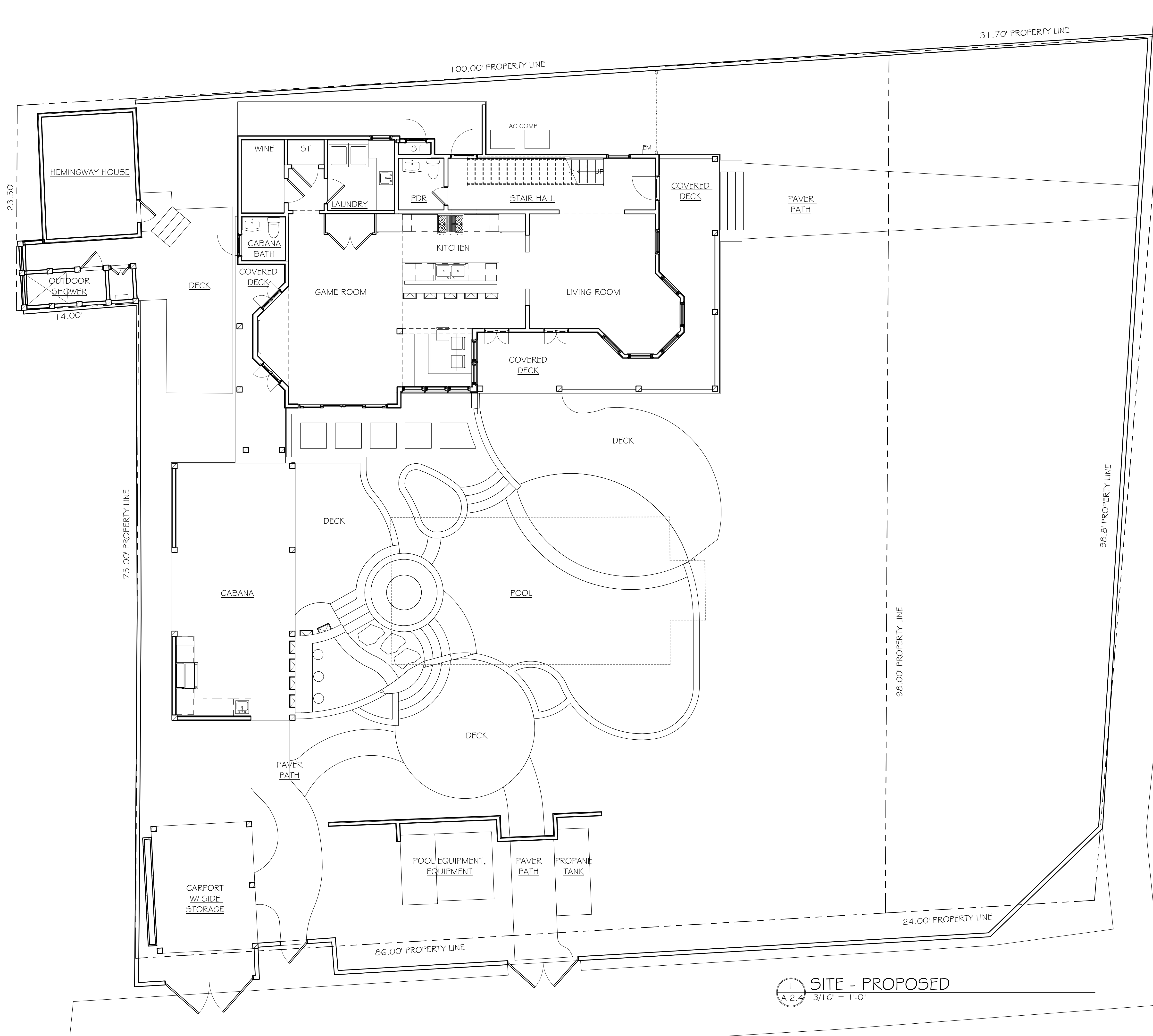
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PROJECT: FAZ1488A
DRAWN BY: EPOOLE
APPROVED BY: EGOODWIN

SHEET
ROOF EXISTING/DEMO

A
2.3



1 SITE - PROPOSED
A 2.4 3/16" = 1'-0"

SITE DATA

ZONING - HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
FLOOD ZONE - AE-G			
LOT SIZE - 8,800 SF			
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	40% (3,520 SF)	34% (3,016 SF)	34% (3,043 SF)
IMPERVIOUS RATIO	60% (5,280 SF)	46% (4,008 SF)	58% (5,161 SF)
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SETBACK - SIDE	5'	> 1' (HEM HOUSE)	NO CHANGE
SETBACK - STREET SIDE	7.5'	1' (CARPORT)	NO CHANGE
SETBACK - REAR	15'	1' (CARPORT)	NO CHANGE

NOTE: NO TREE REMOVAL PER THIS PERMIT

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#AR 97886
DASIGN SOURCE, L.L.C.
#AA 26801284

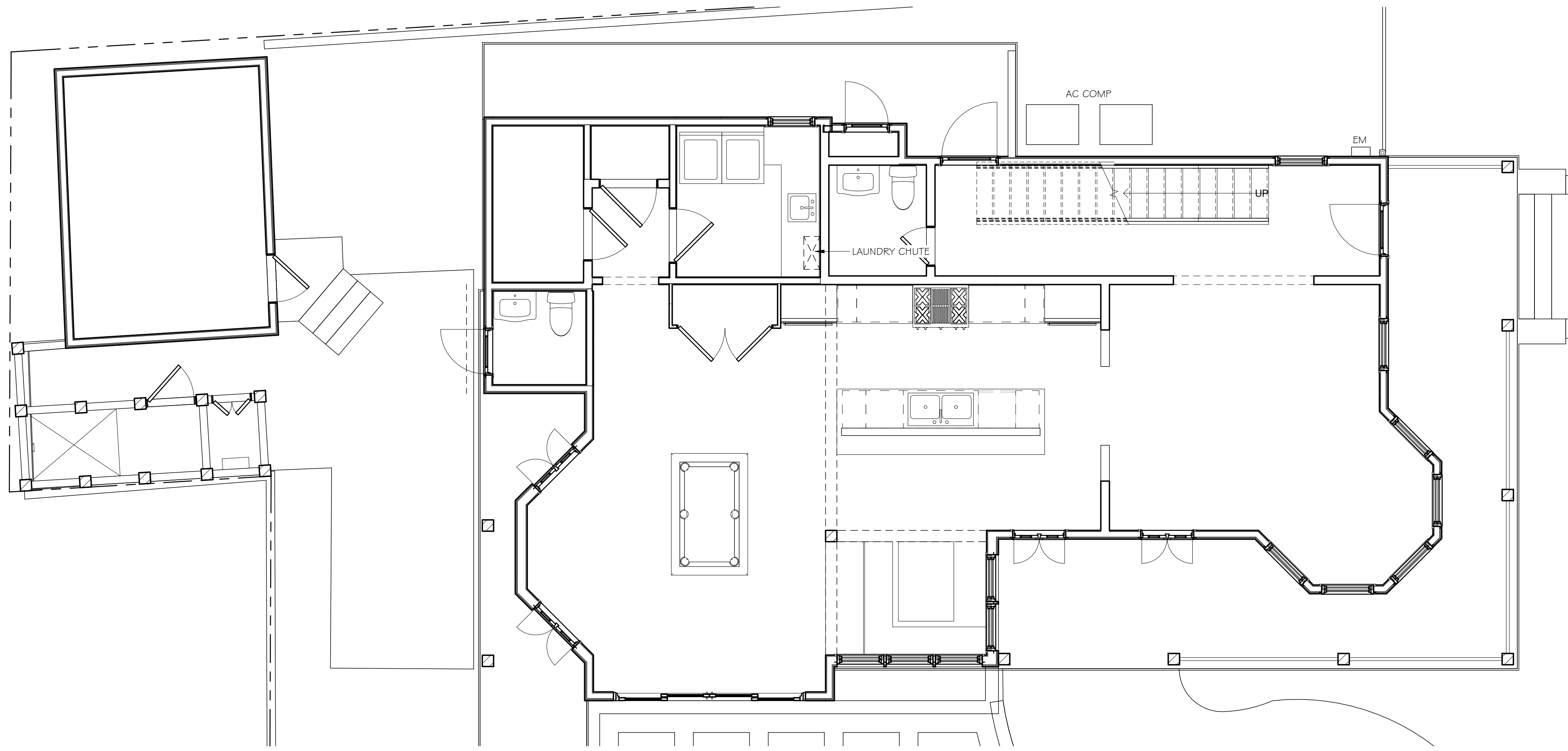
DATE: REV. SET DESCRIPTION
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SHEET PROPOSED SITE/FIRST FLOOR PLAN

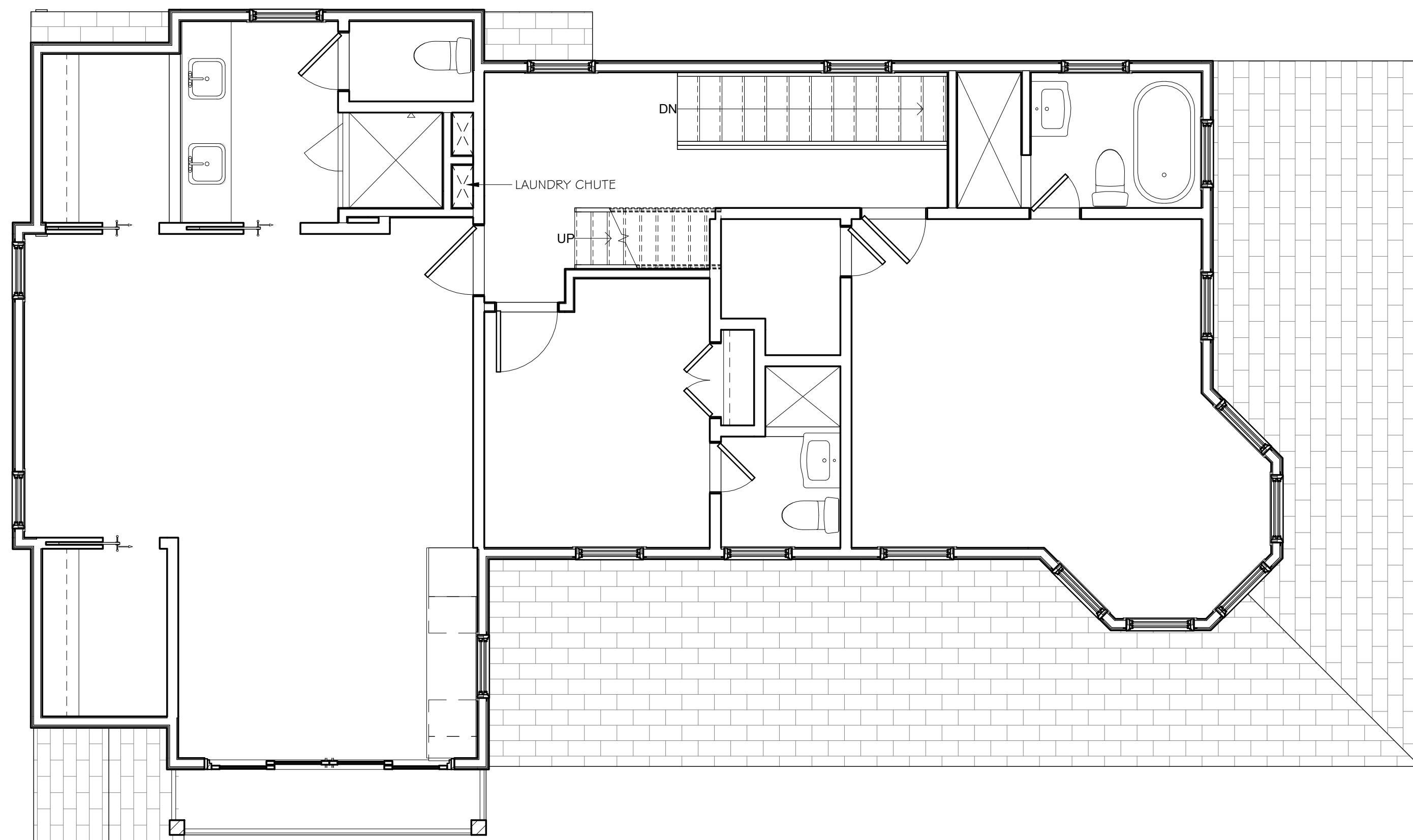
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2.4

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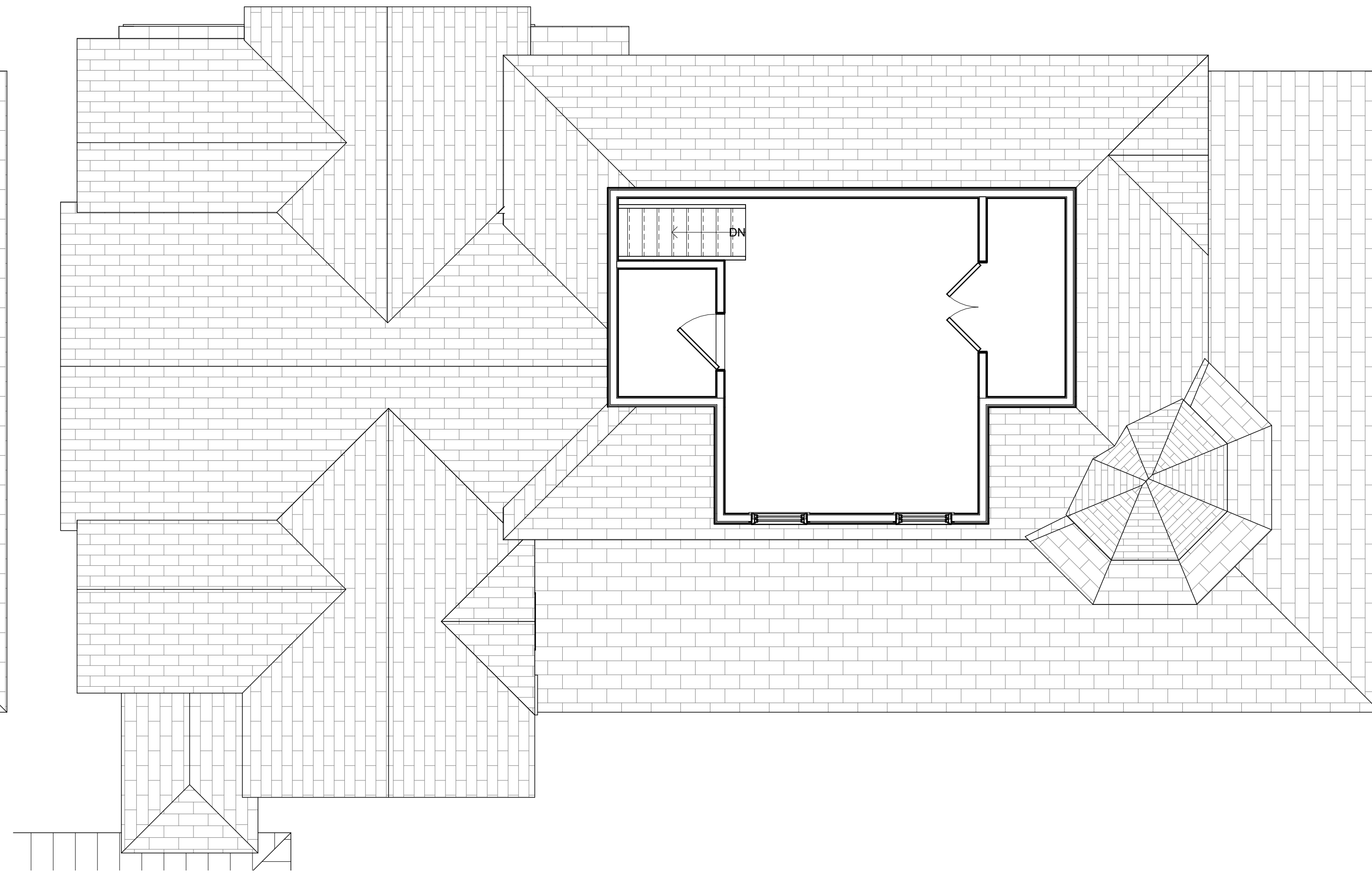
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3 PROPOSED - FIRST FLOOR PLAN
A 2.5 1/4" = 1'-0"



1 PROPOSED - SECOND FLOOR
A 2.5 1/4" = 1'-0"

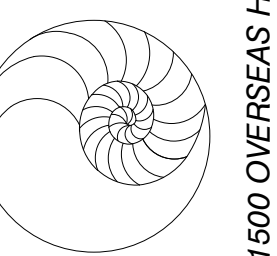


2 PROPOSED - LOFT PLAN
A 2.5 1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION
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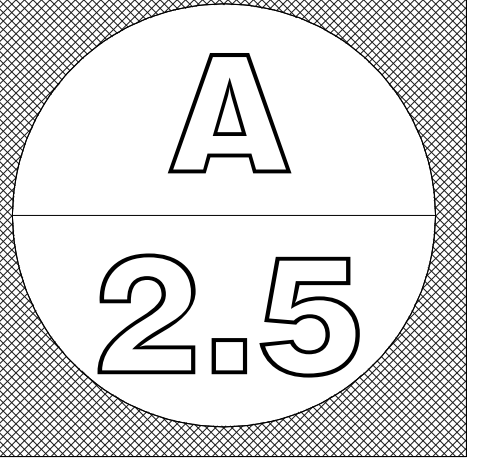


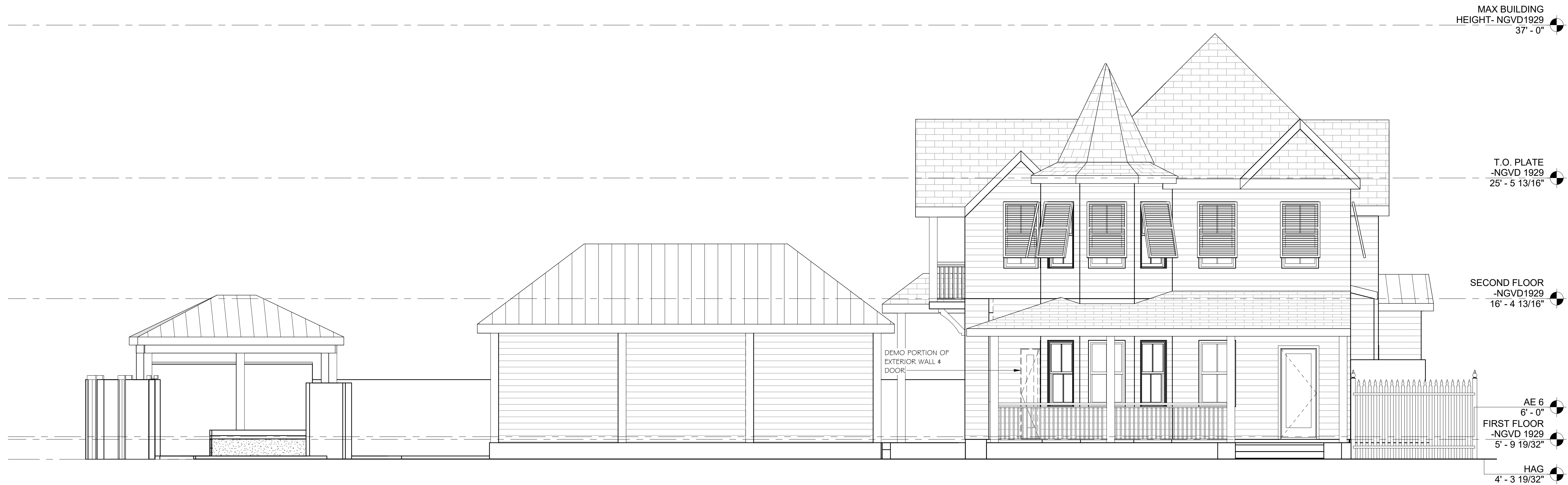
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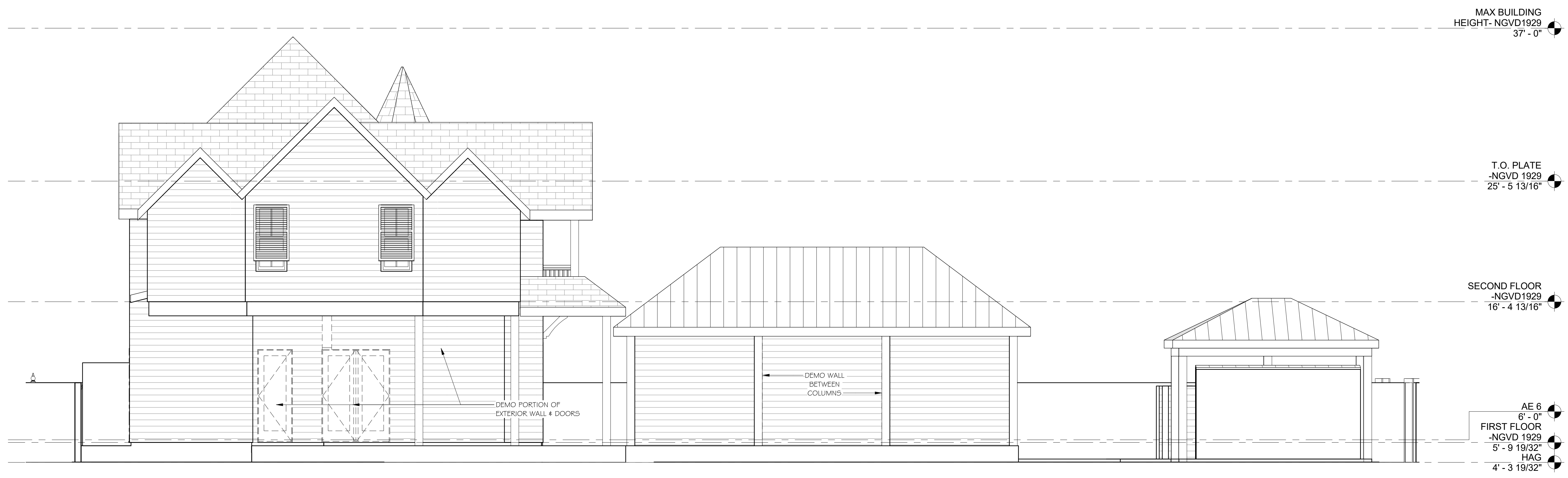
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SHEET PROPOSED PLANS





1 FRONT ELEVATION - EXISTING/DEMO
A 3.0 1/4" = 1'-0"



2 REAR ELEVATION - EXISTING/DEMO
A 3.0 1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION
05/15/2017		HARC APPROVAL SET

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SHEET
EXISTING ELEVATIONS

A

3.0

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2 SIDE ELEVATION A - EXISTING/DEMO
A 3.1 1/4" = 1'-0"



1 SIDE ELEVATION B - EXISTING/DEMO
A 3.1 1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION
05.15.2017		HARC APPROVAL SET

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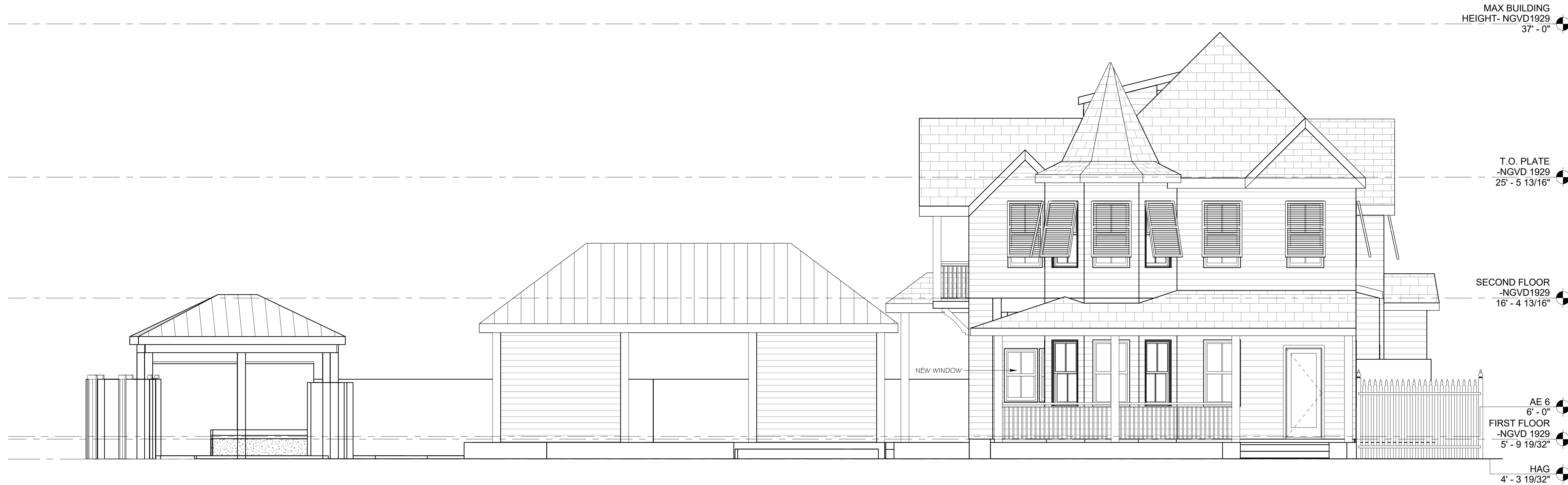
SHEET
EXISTING ELEVATIONS

A
3.1

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PROJECT: FAZ1498A
 DRAWN BY: EPOOLE
 APPROVED: EGOODWIN

NOTES:
 ALL NEW SIDING TO MATCH EXISTING
 NEW ROOFING TO BE MATCH EXISTING
 ALL FRAMING (ROOF/WALLS/FLOORS) TO BE WOOD
 ALL NEW WINDOWS & DOORS TO BE IMPACT RATED, HISTORIC, WOOD



1 FRONT ELEVATION - PROPOSED
 A 3.2 1/4" = 1'-0"

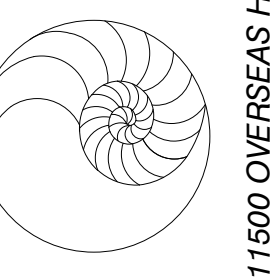


2 REAR ELEVATION - PROPOSED
 A 3.2 1/4" = 1'-0"

DATE	REV. SET DESCRIPTION
05.15.2017	HARC APPROVAL SET

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PROPOSED ELEVATIONS

A
 3.2

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PROJECT: FAZ1498A
 DRAWN BY: EPOOLE
 APPROVED: EGOODWIN

NOTES:
 ALL NEW SIDING TO MATCH EXISTING
 NEW ROOFING TO BE MATCH EXISTING
 ALL FRAMING (ROOF/WALLS/FLOORS) TO BE WOOD
 ALL NEW WINDOWS & DOORS TO BE IMPACT RATED



2 SIDE ELEVATION A - PROPOSED
 A 3.3 1/4" = 1'-0"

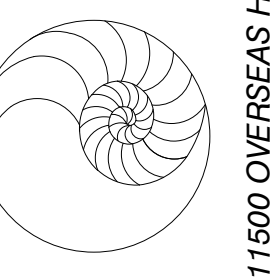


1 SIDE ELEVATION B - PROPOSED
 A 3.3 1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION
05.15.2017		HARC APPROVAL SET

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SHEET PROPOSED ELEVATIONS

A
3.3

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PROJECT: FAZ1489A
 DRAWN BY: EPOOLE
 APPROVED: EGOODWIN



1
A 3.4 *STREETSCAPE - EISENHOWER - EXISTING
1/16" = 1'-0"



2
A 3.4 *STREETSCAPE - EISENHOWER - PROPOSED
1/16" = 1'-0"



3
A 3.4 *STREETSCAPE - OLIVIA - EXISTING
1/16" = 1'-0"



4
A 3.4 *STREETSCAPE - OLIVIA - PROPOSED
1/16" = 1'-0"

DATE	REV.	SET DESCRIPTION
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EDWARD GOODWIN
ARCHITECT
#AR 97988

DASIGN SOURCE, L.L.C.
#AR 16807284

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Key West, FL 33040

DESIGNED BY: EPOOLE
DRAWN BY: EGOODWIN

SHEET
STREETSCAPE EXISTING/PROPOSED

A
3.4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 27, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SIDE PORCH ENCLOSURE. NEW ADDITION AND BAY WINDOWS AT REAR OF MAIN HOUSE. NEW DORMERS. CHANGES TO REAR AND REAR SIDE FENESTRATIONS. NEW POOL AND DECK AND ALTERATIONS TO CABANA. PARTIAL DEMOLITION OF MAIN ROOF AT SOUTH SIDE. PARTIAL DEMOLITION OF REAR AND REAR SIDE OF MAIN HOUSE AT FIRST FLOOR LEVEL. PARTIAL DEMOLITION OF EAST WALL OF CABANA. DEMOLITION OF EXISTING POOL. REMOVAL OF RAILING PANEL ON SOUTH PORCH.

810 EISENHOWER DRIVE

Applicant – D’Asign Source Application #17-03-017

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Erica Poole, 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: 810 Eisenhower on the 22 day of JUNE, 2017.

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 JUNE 27, 2017.

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 17-03-017.

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

Signed Name of Affiant:

Erica Poole

Date: 6/22/17

Address: 810 Eisenhower

City: Key West

State, Zip: FL, 33040

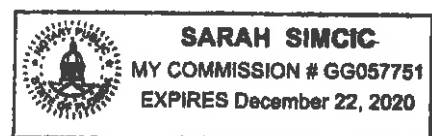
The forgoing instrument was acknowledged before me on this 22nd day of June, 2017.

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

NOTARY PUBLIC

Sign Name: Sarah Simcic
Print Name: Sarah Simcic

Notary Public - State of Florida (seal)
My Commission Expires: 12/22/20





810
EISENHOWER

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00023860-000000
 Account # 1024660
 Property ID 1024660
 Millage Group 10KW
 Location 810 EISENHOWER Dr , KEY WEST
 Address
 Legal KW BENJ ALBURY S SUBD DIAGRAM I-389 PT LOT 8 AND PT LOT 9 SQR 2 TR
 Description 7 H3-48 OR1235-777D/C OR1235-769/71D/C OR1235-775/76
 OR1388-2097/2102(RES NO 96-21) OR1390-948/49 OR1390-950/51
 OR1585-576/577R/S OR2288-1149/51 OR2601-1546/59F/J OR2794-795/96
 OR2807-1183/84
 (Note: Not to be used on legal documents)
 Neighborhood 6284
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1024660 810 EISENHOWER DR 08/16/16

Owner

FAZEKAS KURT TRUST 11/21/2012
 810 Eisenhower Dr
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$319,816	\$314,512	\$343,368	\$349,031
+ Market Misc Value	\$45,912	\$40,014	\$35,908	\$36,974
+ Market Land Value	\$1,213,500	\$1,023,034	\$994,717	\$932,378
= Just Market Value	\$1,579,228	\$1,377,560	\$1,373,993	\$1,318,383
= Total Assessed Value	\$1,020,342	\$1,013,249	\$1,005,207	\$990,352
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$995,342	\$988,249	\$980,207	\$965,352

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	8,800.00	Square Foot	0	0

Buildings

Building ID	1839	Exterior Walls	CUSTOM	
Style		Year Built	1929	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	2898	Roof Type	IRR/CUSTOM	
Finished Sq Ft	1876	Roof Coverage	METAL	
Stories	4 Floor	Flooring Type	CERM/CLAY TILE	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	311	Bedrooms	4	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	2	
Depreciation %	8	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	889	0	0
FLA	FLOOR LIV AREA	1,876	1,876	0
SBF	UTIL FIN BLK	133	0	0
TOTAL		2,898	1,876	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1995	1996	1	434 SF	3
UTILITY BLDG	1959	1960	1	150 SF	3
FENCES	1995	1996	1	180 SF	2
CARPORT	2010	2011	1	240 SF	4
WOOD DECK	2010	2011	1	316 SF	4
FENCES	1995	1996	-1	1392 SF	2
PATIO	2010	2011	1	340 SF	4

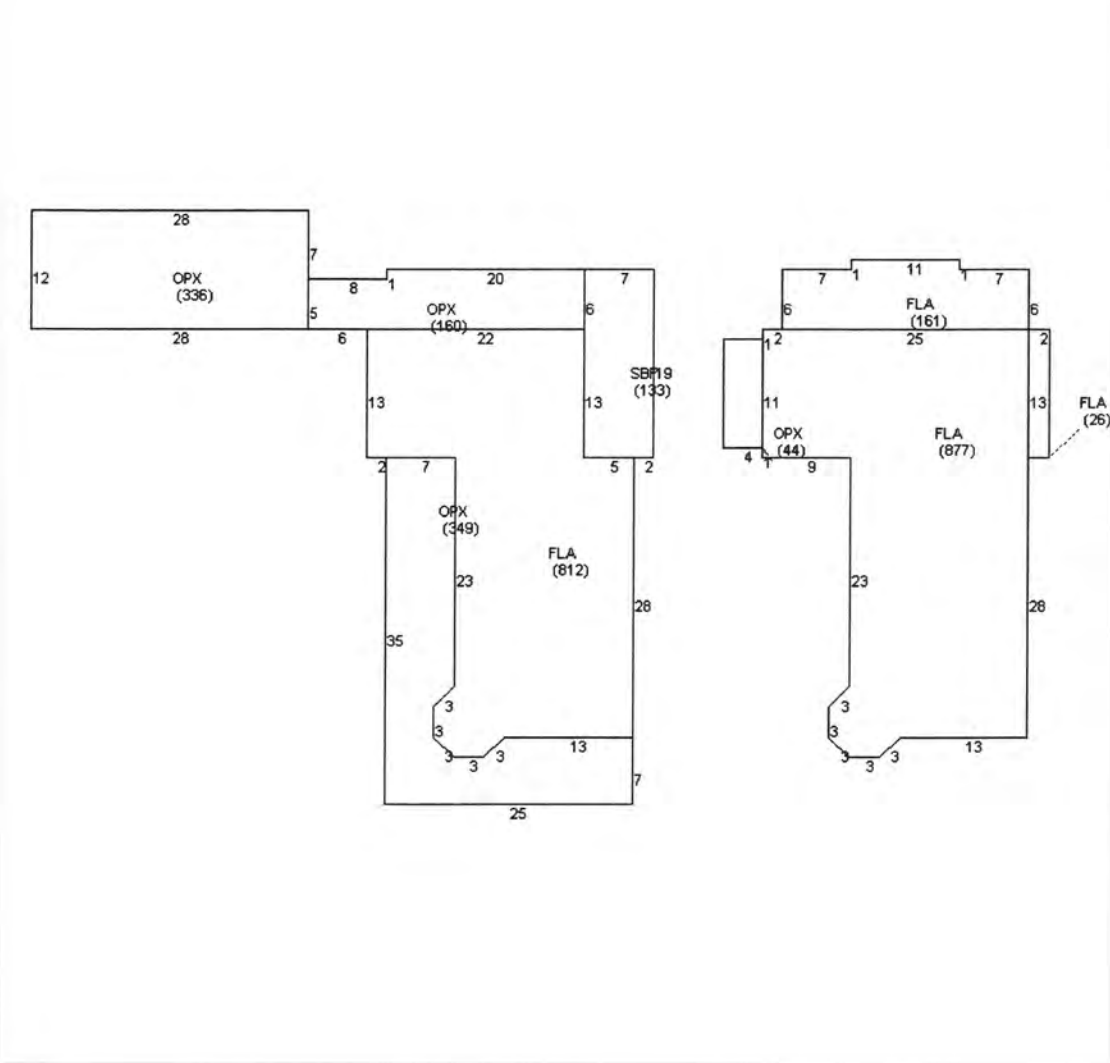
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/21/2016	\$2,680,000	Warranty Deed		2807	1183	02 - Qualified	Improved
4/21/2016	\$100	Quit Claim Deed		2794	795	11 - Unqualified	Improved
4/16/2007	\$2,700,000	Warranty Deed		2288	1149	O - Unqualified	Improved
6/30/1999	\$710,000	Warranty Deed		1585	0576	M - Unqualified	Improved
2/1/1996	\$350,000	Warranty Deed		1390	0948	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-2371	7/21/2010	1/27/2011	\$1,000		165sf OF 30lb ROOF FELT & VCRIMP
10-2273	7/19/2010	1/27/2011	\$5,000		NEW CARPORT 16x15
10-0519	2/24/2010	1/27/2011	\$4,000		MODIFY EXISTIN WALKWAY REPOUR WIDEN OVER EXISTING ALSO RECOVER WITH CORAL ROCK STONE 125sf AND ADD 45sf NEW TO FRONT. ALSO SMALL WALKWAY BETWEEN DECKS 30sf IN BACK OF PARCEL
09-1213	4/29/2009	1/27/2011	\$5,250		INSTALL 3 TON AC WITH 4 OPENINGS
09-1114	4/22/2009	1/27/2011	\$15,604		INSTALL 1200sf 12 SQRS OF 24G GALV VICTORIAN METAL SHINGLE ROOF
08-4588	12/24/2008	1/27/2011	\$10,000		ADD HARC APPROVED 8'H(2) UTILITY SHED & SDECK, REPLACE 2 WINDOWS, REPLACE ROOF ASSEMBLY OVER BEDROOM ADDITION, REMOVE WINDOW ON N SIDE AND REPLACE W/DOOR.
08-3501	9/30/2008	1/27/2011	\$8,000		INSTALL 30KW GENERATOR ON EXISTING CONCRETE STAND
08-3500	9/23/2008	1/27/2011	\$2,500		PERFORM ELECTRICAL FOR ADDITION ADD SMOKE DETECTORS
08-3361	9/15/2008	1/27/2011	\$15,000		ROUGH & SET: 3 LAVS, 2 TOILETS, ON WH, 1 WATER FILTER
08-2806	8/7/2008	1/27/2011	\$1,300		INSTALL 1 TOUCH READ DEDUCT METER & 2 HOSE BIBBS
07-5411	12/28/2007	1/27/2011	\$1,000	Residential	DEMO BRIDGE DECK FROM EXISTING REAR PORCH TO COTTAGE
07-5412	12/28/2007	1/27/2011	\$825,002	Residential	BUILD 2 SMALL ADDITIONS TO EXISTING SHED. BUILD REAR DECKS** REVISION TO INCLUDE 211sf 2ND FLR BEDROOM ADDITION AND 17sf 1ST FLR ADDITION
03-3962	11/17/2003	1/22/2004	\$7,500	Residential	REPAIR METAL SHINGLES
9902344	7/7/1999	11/2/1999	\$2,000	Residential	RENOVATIONS/FENCE
9604209	10/1/1996	12/1/1996	\$400	Residential	ELECTRIC
9603381	8/1/1996	12/1/1996	\$6,000	Residential	FENCE
9602732	7/1/1996	12/1/1996	\$6,500	Residential	RENOVATIONS
9602782	7/1/1996	12/1/1996	\$6,500	Residential	MECHANICAL
9602739	6/1/1996	12/1/1996	\$18,000		POOL
9601972	5/1/1996	12/1/1996	\$5,000	Residential	ELECTRIC
9602012	5/1/1996	12/1/1996	\$6,000	Residential	PLUMBING
9601468	4/1/1996	12/1/1996	\$1	Residential	RENOVATIONS
9601284	3/1/1996	12/1/1996	\$3,431	Residential	ROOF
9601291	3/1/1996	12/1/1996	\$1,500	Residential	RENOVATIONS

Sketches (click to enlarge)



Photos



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