



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2022

Applicant: A2O Architecture

Application Number: H2022-0020

Address: 218 Simonton Street

Description of Work:

Construction of a new two-story residence on vacant lot #3. New accessory structure, swimming pool and site improvements.

Site Facts:

The site under review has been vacant since 1959, after a fire consumed a historic two-story multi-use building. On the south side of the lot there is a one -story frame structure and a commercial parking lot abuts the lot on its north side. The city recognizes one residential unit with transient rental capacity for the site. In 2020 the Planning Board approved plans for a minor development plan that requested the installation of an RV parking pad. On May 24, 2022, the Commission motioned to approve the design of the house but requested to the applicant new drawings for a fence and gates for the front of the parcel.

Guidelines Cited on Review:

- Fences and walls (pages 41-42) specific guideline 6.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 2, 5, and 6.

Staff Analysis:

The Certificate of Appropriateness under review proposes a four feet wood picket fence with sliding gate for cars and a 3' wide pedestrian gate. The applicant also reduced the paved area on the east side and introduced more trees to the front of the house. Six-foot gates are proposed on both sides of the principal building. A driveway approximately 12' wide is proposed with a brick parking area in the front of the house. There is an existing curb cut.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed revisions are in keeping with what the Commission expressed during the last meeting. Staff still opines that the design has too much pavement dedicated for cars in front of the house.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0020	REVISION #	INITIAL & DATE TK
FLOOD ZONE AE: ELG	ZONING DISTRICT HNC-1	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	218 SIMONTON ST / PARCEL: 00001111 - 000 300	
NAME ON DEED:	MARY'S BACKYARD, LLC.	PHONE NUMBER 305. 395. 2360
OWNER'S MAILING ADDRESS:	500 FLEMING ST. KEY WEST, FL 33040	EMAIL JOHN@JOHNSPOTTENWOOD.COM
APPLICANT NAME:	A20 ARCHITECTURE, LLC.	PHONE NUMBER 305. 741. 7076
APPLICANT'S ADDRESS:	3706 N. ROOSEVELT BLVD. #202 KEY WEST, FL 33040	EMAIL A20ARCHITECTURE@GMAIL.COM
APPLICANT'S SIGNATURE:		DATE 04.25.2022

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: CONSTRUCT NEW 2-STORY RESIDENCE ON VACANT LOT. RESIDENCE SHALL BE CLAD W/ 5-V CRIMP METAL ROOFING, IMPACT RATED DOORS & WINDOWS, CEMENTITIOUS SIDING & TRIM, AND ELEVATED ABOVE DESIGN FLOOD ELEVATION.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
NOT APPLICABLE

RECEIVED
APR 25 2022
BY: TK

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

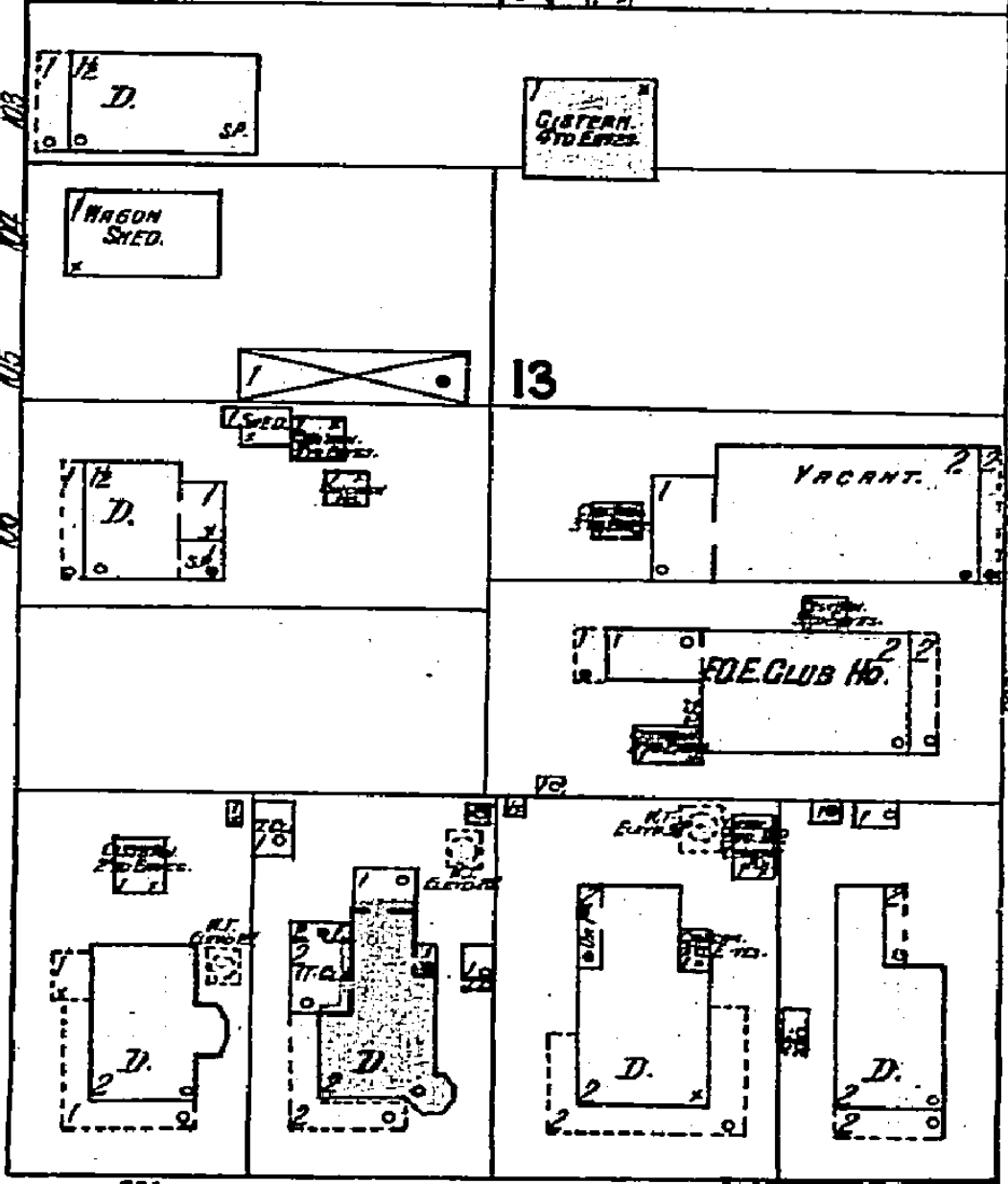
ACCESSORY STRUCTURE(S): POOL HOUSE [166.58 SF]	
PAVERS: 570 SF [BRICK]	FENCES: SIDE [PARKING LOT]:
	WOOD SLAT - REAR
	WOOD PICKET - FRONT
DECKS: PORCH [1 & 2]: 135.00 SF [TEAK AZEK]	PAINTING: BODY: B.M. - WHITEWATER [OC-70]
POOL DECK: 290.40 SF [AZEK]	TRIM: B.M. - SAME AS ABOVE
	SHUTTERS: B.M. - PURITAN GRAY [HC-164]
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	194.86 SF : HEATED
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.

SANBORN MAPS

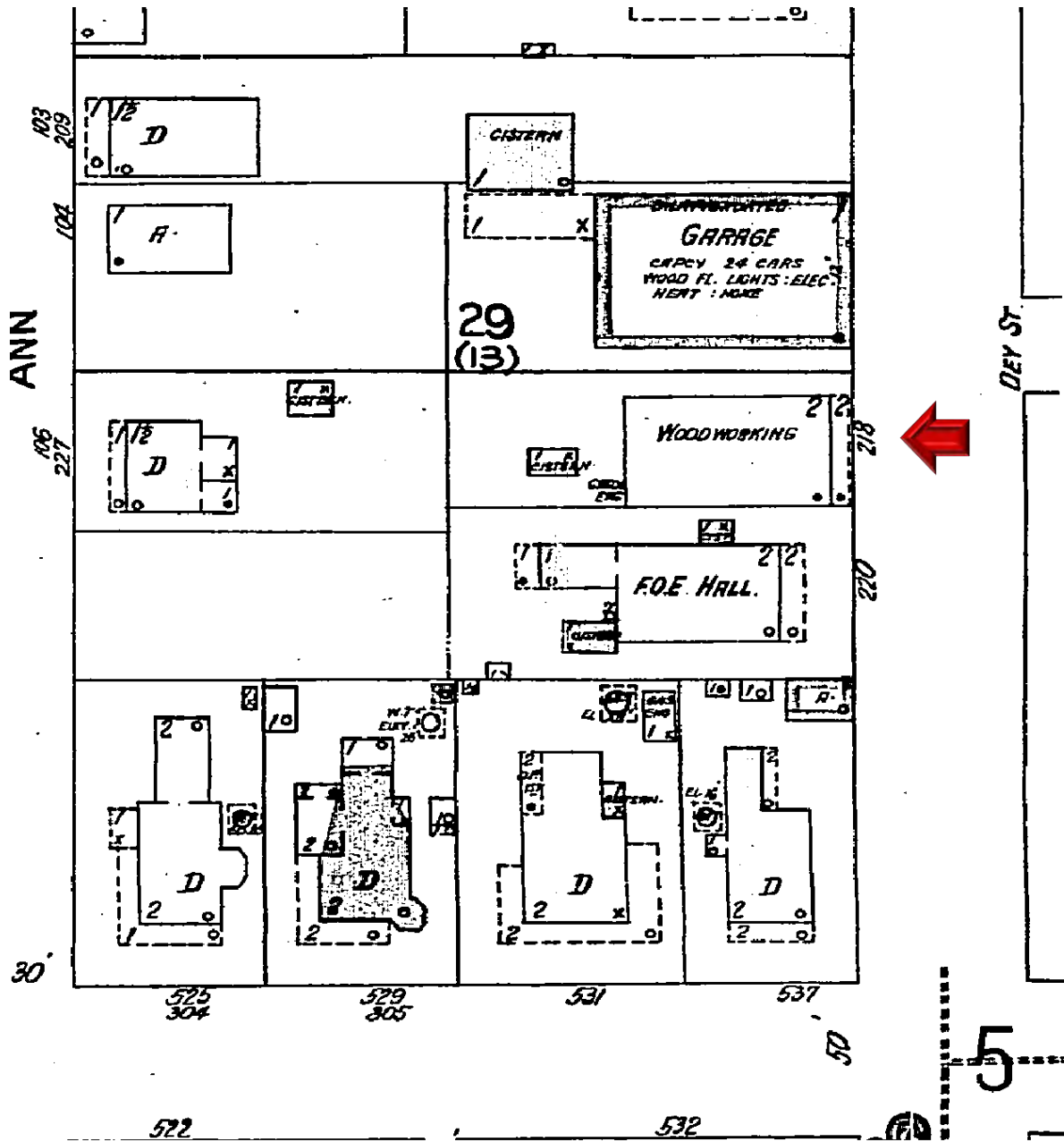
ANN BRICK PRYED.



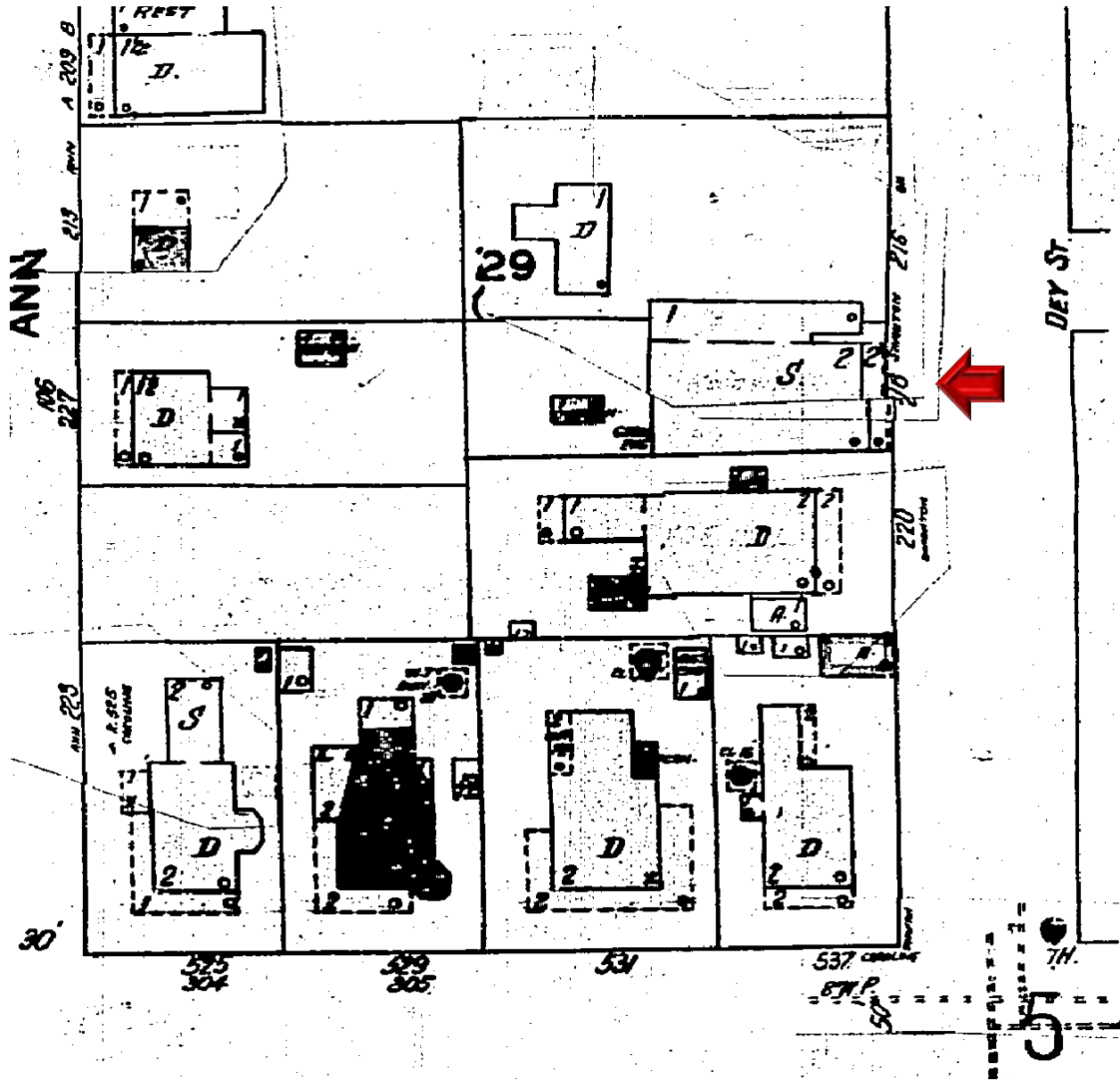
BRICK PRYED.

(220)

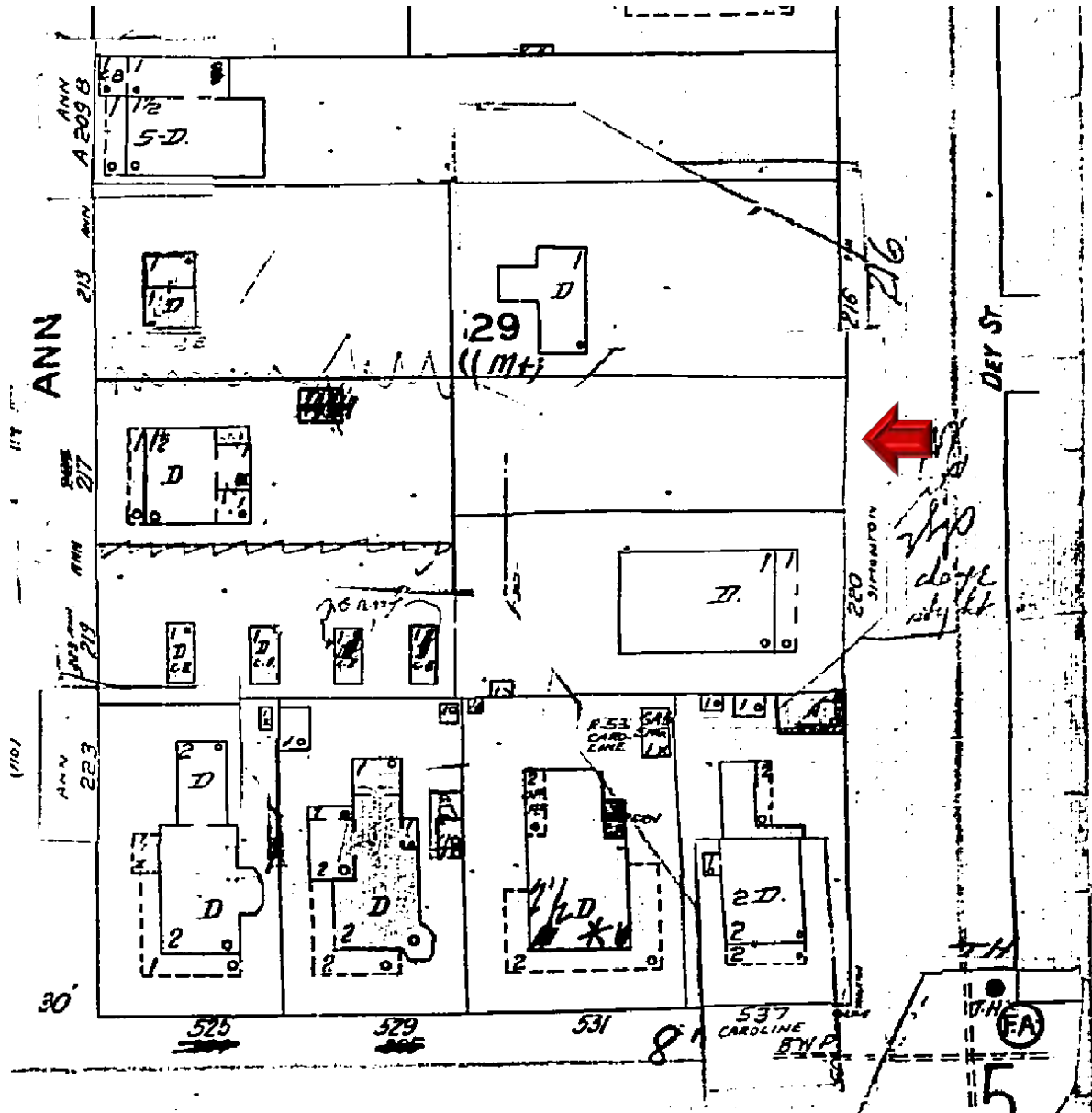
1912 Sanborn map



1926 Sanborn map

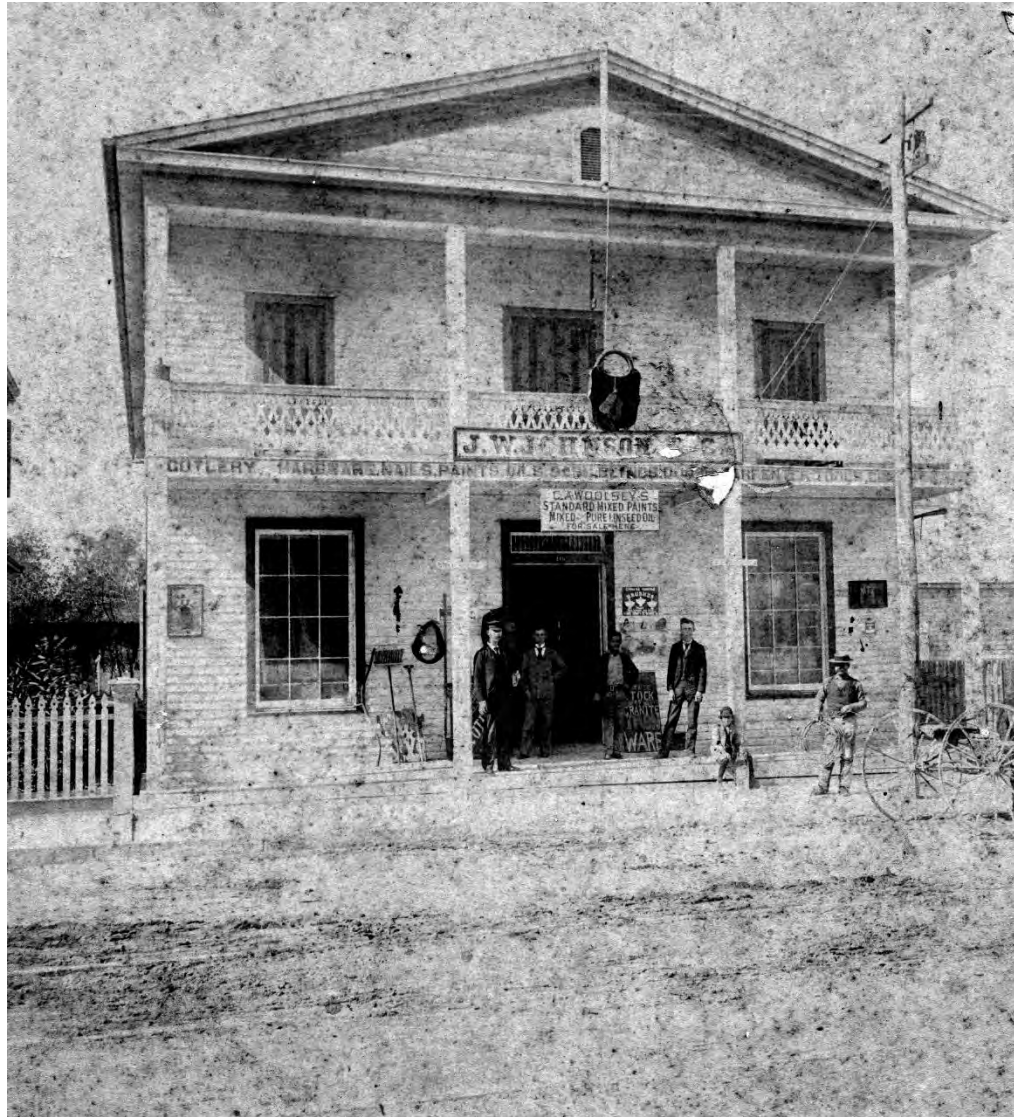


1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



218 Simonton Street circa 1890. Monroe County Library.



218 Simonton Street on October 29, 1957, after fire destroyed the two-story building that housed the Poinciana Laundry. Monroe County Library.



201 Simonton St.



219 Simonton St.



221 Simonton St.



601 Caroline St.



537 Caroline St.



220 Simonton St.



218 Simonton St.



218 Simonton St.



218 Simonton St. – Rear looking toward 537 Caroline



Lots 4-7 Simonton St.

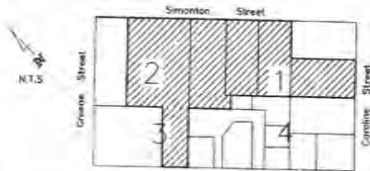


540 Greene St.

SURVEY

MARY SPOTTSWOOD'S BACKYARD

A SUBDIVISION OF PART OF SQUARE 13 OF
WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST
Section 34, Township 67 South, Range 25 East
KEY WEST MONROE COUNTY FLORIDA



LOCATION MAP
Square 13, City of Key West

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That Spottswood Partners, Ltd., a Florida Corporation, owner of the land shown herein as Mary Spottswood's Backyard, a Subdivision being a portion of Section 34, Township 67 South, Range 25 East, in the City of Key West, Monroe County, Florida, also being a part of Square 13, of William A. Whitehead's Map of the City of Key West, admitted in February 1829 and being more particularly as follows: West, admitted in February 1829 and being more particularly as follows: Commence at the intersection of the Southeastly Right-of-Way Line of Greene Street and the Southwestly Right-of-Way Line of Simonton Street; thence in a Southeastly direction along the said Southeastly Right-of-Way Line of Simonton Street for 50.00 feet to the Point of Beginning; thence continue in a Southeastly direction along the said Southeastly Right-of-Way Line of Simonton Street for 255.83 feet; thence at a right angle and in a Southwestly direction for 22.25 feet; thence at a right angle and in a Northwestly direction for 0.61 feet; thence at a right angle and in a Southwestly direction for 34.00 feet; thence at a right angle and in a Southwestly direction for 22.25 feet; thence at a right angle and in a Northwestly direction for 0.60 feet; thence at a right angle and in a Southwestly direction for 75.08 feet to the Northwestly Right-of-Way Line of Caroline Street; thence at a right angle and in a Southwestly direction along the said Northwestly Right-of-Way Line of Caroline Street for 189.94 feet; thence at a right angle and in a Southwestly direction for 19.78 feet; thence at a right angle and in a Northwestly direction for 67.84 feet; thence at a right angle and in a Southwestly direction for 33.25 feet to the Northwestly Right-of-Way Line of Ann Street; thence at a right angle and in a Northwestly direction along the said Northwestly Right-of-Way Line of Ann Street for 40.00 feet; thence at a right angle and in a Northwestly direction for 93.25 feet; thence at a right angle and in a Northwestly direction for 0.55 feet; thence at a right angle and in a Northwestly direction for 132.75 feet to the said Southwestly Right-of-Way Line of Simonton Street and the Point of Beginning. Containing 41,402 square feet or 0.95 acres, more or less.

Frederick H. Hildebrandt
Engineer Surveyor
3152 Northside Drive
Key West, Florida
April 2005



ACKNOWLEDGMENT:
State of Florida)
County of Monroe)

Before me personally appeared Robert Spottswood, as Vice President of Spottswood Partners, Inc. General Partner of Spottswood Partners, Ltd. and Spottswood Partners II, Ltd. to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged

In and before me that he and she executed such instrument of their free act and deed.

My Commission expires 10-25-09
Commission # 00356569

IN WITNESS WHEREOF: Robert Spottswood, Vice President
has signed his hand and seal, this 26th day of June A.D. 2005

(Witness) Robert Spottswood, Vice President

SURVEYOR'S NOTES:

- Denotes Permanent Reference Monument, P.L.S. No. 2748
- Denotes Permanent Control Point, P.L.S. No. 2749
- Denotes 1/2" IP, P.L.S. No. 2749 set
- North arrow and bearings based and derived from Florida East Zone, State Plane Coordinate System 1982.
- Bench Mark - Basic, Elev. 14.324
- Denotes existing elevation, based on M.S.L., N.C.V.D. 1915 datum

Abbreviations:

- Sty = Story
R/W = Right-of-Way
Hg. = Height
P = Point
M = Measured
M.H.W. = Mean High Water
O.R. = Official Record
N.T.S. = Not to Scale
E = Elevation
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
- o/n = Overhead
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Structure
cov'd = Covered
P. = Pool of Intersection
wd. = wood
w.m. = Water Meter
St. = Staircase
A/C = Air Conditioner

ACKNOWLEDGMENT:

I HEREBY CERTIFY that the attached plat entitled "MARY SPOTTSWOOD'S BACKYARD" is a true and correct representation of the lands as recently surveyed and plotted under my responsible supervision, that the same data agree with the plat complies with the correct requirements of Chapter 177, Laws of the State of Florida, A.D. 1921, that the permanent reference monuments were set in accordance with Section 177.091 (7) of said Chapter 177 and further that the permanent control points shall be set within one year from the date this plat is recorded in accordance with Section 177.091 (8) of said Chapter 177.

FREDERICK H. HILDEBRANDT, P.E., P.L.S.
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida
Date: 6/26/05

APPROVAL OF THE CLERK OF THE CIRCUIT COURT

This plat was approved by the Registrar of the City of Key West, Florida, on the 26th day of August, 2005, and was filed for Record in Plat Book 7, Page _____ of the Public Records of Monroe County, Florida.

Donny L. Kallala, Clerk of the Circuit Court

Cheryl L. Smith, Clerk

ANN STREET (30' R/W)

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in validity by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat but may be found in the public records of this county.

The purpose of this plat is to dedicate 8 residential lots.

Plat reviewed & approved by: J. Lynn O'Flynn, Inc.
P.L.S. No. 6296
State of Florida
Date: 6-21-05
J. Lynn O'Flynn

APPROVAL OF CITY OF KEY WEST ZONING OFFICIAL

This Plat meets the requirements of the City of Key West Land Development Regulations as Codified June 10, 2002.

By: [Signature] Date: 8-1-05
Director of Planning

APPROVAL OF CITY OF KEY WEST COMMISSION

This Plat meets the requirements of the City of Key West Commission per Statute 177.071 (1).

By: [Signature] Date: 8/02/05
Mayor

APPROVAL OF CITY OF KEY WEST ENGINEER

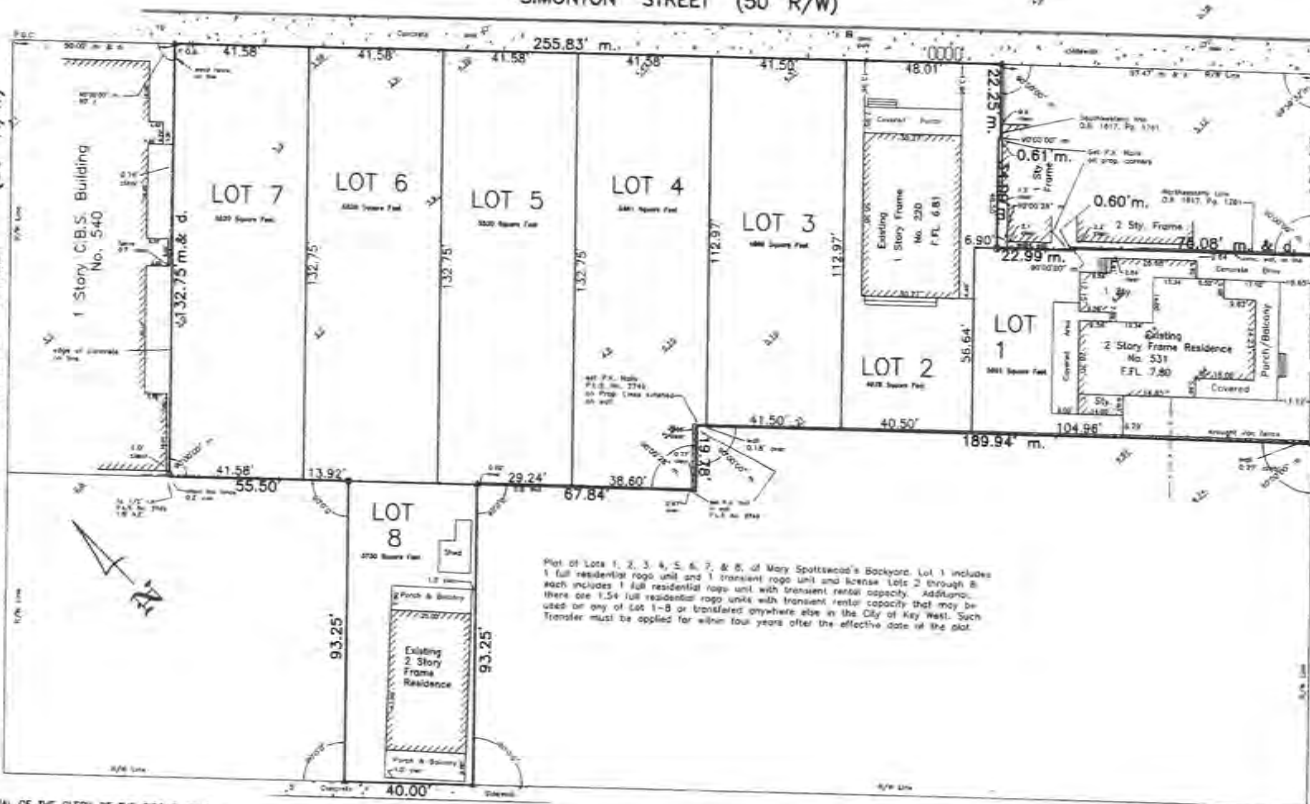
This Plat meets the requirements of the City of Key West Attorney

By: [Signature] Date: 8/1/05
Robert Flowers, City Engineer

APPROVAL OF CITY OF KEY WEST ATTORNEY

This Plat meets the requirements of the City of Key West Attorney

By: [Signature] Date: August 1, 2005
Robert Spottswood, City Attorney

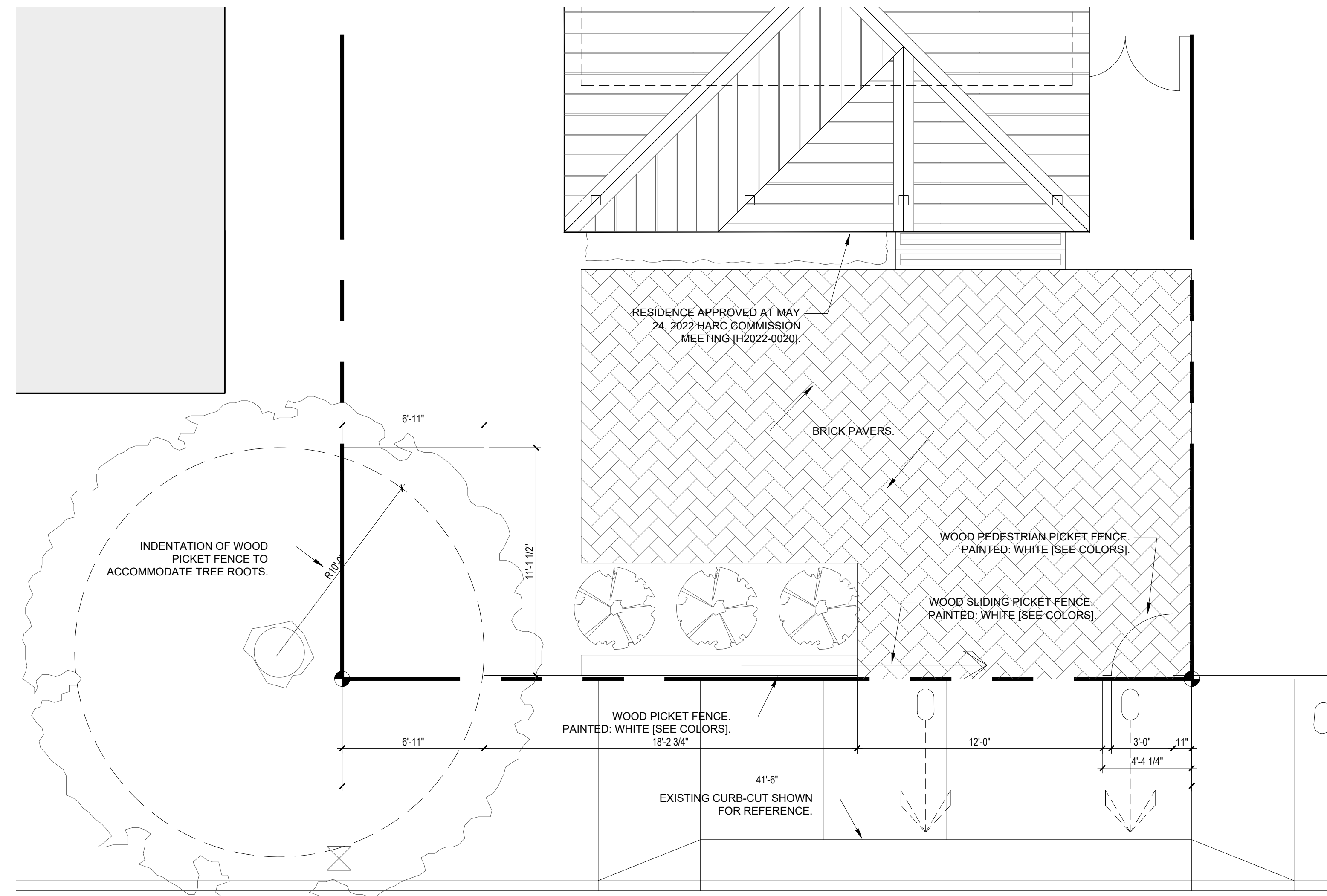


SIMONTON STREET (50' R/W)

GREENE STREET (50' R/W)

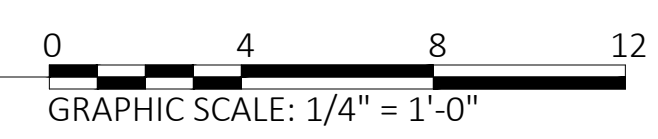
Plat of Lots 1, 2, 3, 4, 5, 6, 7, & 8, of Mary Spottswood's Backyard. Lot 1 includes 1 full residential room unit and 1 transient room unit with transient rental capacity. Lots 2 through 8 each include 1 full residential room unit with transient rental capacity. Additionally, there are 1.54 full residential room units with transient rental capacity that may be used on any of lots 1-8 or translated anywhere else in the City of Key West. Such transfer must be applied for within four years after the effective date of the plat.

REVISED PLANS

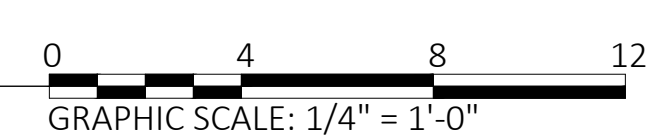


SIMONTON STREET

2 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



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



<p>A2O ARCHITECTURE</p> <p>P: 302.741.7474 F: 302.741.7474 WWW.A2OARCHITECTURE.COM PROF REG. A.S. 00000007 STATE FL. REGISTERED IN DIVISION 202, 47 WEST FL. 3040</p>	ARCHITECT:	CONSULTANTS:	<p>SPOTSWOOD RESIDENCE</p> <p>NEW RESIDENTIAL CONSTRUCTION</p> <p>218 SIMONTON STREET KEY WEST, FLORIDA 33040</p>	<p>SUBMISSIONS:</p> <p>APPROVALS:</p>	<p>TITLE: PROPOSED FENCE ELEVATION & SITE PLAN</p> <p>PROJECT #: 21.21</p>
	<p>SHEET: A4.7</p> <p>JUNE 03, 2022</p> <p>© 2022 BY A2O ARCHITECTURE, LLC</p>				

APPROVED PLANS

218 SIMONTON ST.

KEY WEST, FLORIDA 33040
 NEW RESIDENTIAL CONSTRUCTION
 PARCEL: 00001111-000300

HARC SUBMISSION



P. 202 (FL) 027
 F. 202 (FL) 027
 218 SIMONTON STREET
 KEY WEST, FLORIDA 33040
 JOHN.FLOOR@A2OARCH.COM
 202.247.1200

ARCHITECT:

CONSULTANTS:

SPOTSWOOD RESIDENCE
**NEW RESIDENTIAL
 CONSTRUCTION**
 218 SIMONTON STREET
 KEY WEST, FLORIDA 33040

SUBMISSIONS:

COVER, SCOPE OF
 WORK, COPY OF
 SURVEY

G7.0

APRIL 25, 2022
 © 2022 BY A2O ARCHITECTURE, LLC

SCOPE OF WORK

- CONSTRUCT NEW 2-STORY RESIDENTIAL STRUCTURE AND ACCESSORY STRUCTURE ON VACANT LOT.

SHEET INDEX

GENERAL	COVER, SCOPE OF WORK, COPY OF SURVEY
G1.0	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.1	EXISTING & PROPOSED SITE PLAN & DATA TABLE
A1.2	PROPOSED SITE MASSING
A1.3	PROPOSED NEIGHBORHOOD MASSING ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

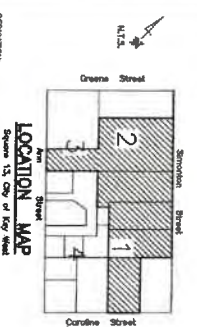
CODE INFORMATION

APPLICABLE CODES
 CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
 HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
 ZONE - AE 6



2 LOCATION MAP
 SCALE: NOT TO SCALE

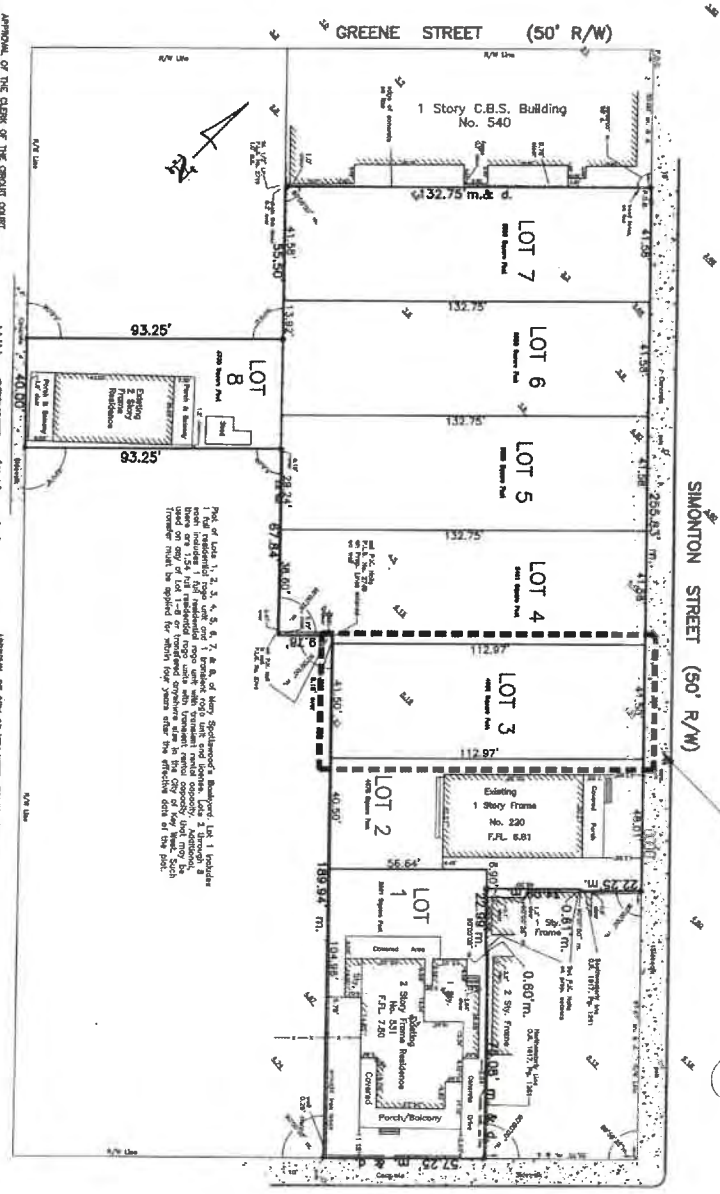


1 LOCATION MAP
 SCALE: NOT TO SCALE

MARY SPOTTSWOOD'S BACKYARD

A SUBDIVISION OF PART OF SQUARE 13 OF
 WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST
 Section 34, Township 67 South, Range 25 East
 KEY WEST MONROE COUNTY FLORIDA

Frederick H. Hildebrandt
 Engineer
 3152 Northside Drive
 Key West, Florida
 April 2005



1 COPY OF SURVEY
 SCALE: NOT TO SCALE

ACKNOWLEDGMENT: I, Robert H. Hildebrandt, Engineer, do hereby certify that I am the author of the above described plat and that I am a duly licensed Professional Engineer in the State of Florida, License No. 15427, and that I am a duly licensed Professional Surveyor in the State of Florida, License No. 15427, and that I am a duly licensed Professional Engineer in the State of Florida, License No. 15427, and that I am a duly licensed Professional Surveyor in the State of Florida, License No. 15427.

APPROVALS:

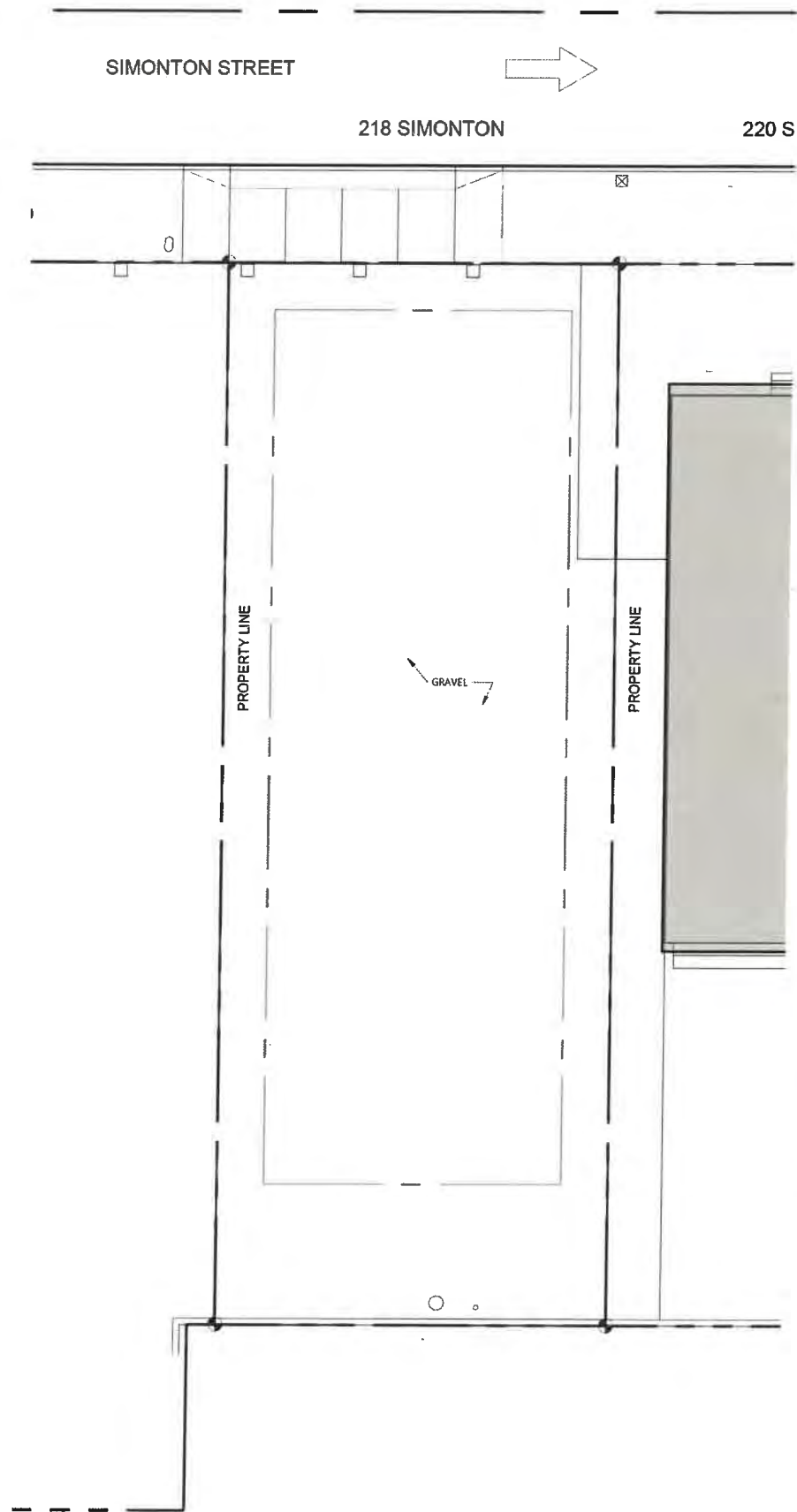
APPROVAL OF CITY OF KEY WEST ZONING OFFICIAL:
 [Signature]

APPROVAL OF CITY OF KEY WEST COMMISSIONER:
 [Signature]

APPROVAL OF CITY OF KEY WEST ATTORNEY:
 [Signature]

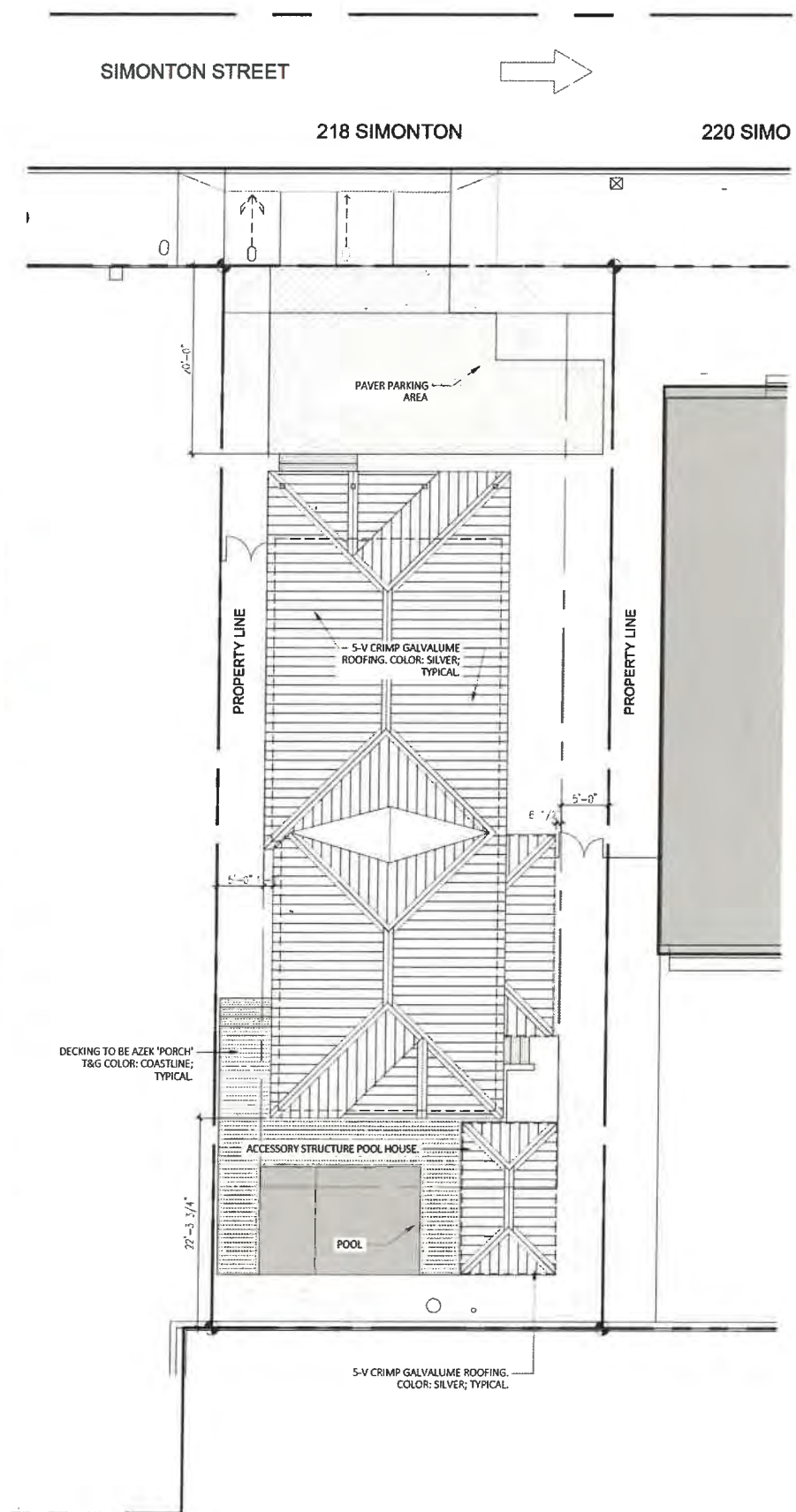
PLAT BOOK 7 PAGE 75

1598962



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/8" = 1'-0"

PROJECT SITE DATA				
218 SIMONTON STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00001111-000300				
ZONING DISTRICT	HNC-1 [HISTORIC NEIGHBORHOOD COMMERCIAL]			
FLOOD ZONE	AE-6			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	4,688.26 SF	NO CHANGE	N/A
HEIGHT				
PRIMARY	35'-0"	N/A	31'-3 1/2"	COMPLIES
SETBACKS				
FRONT YARD	5'-0"	N/A	20'-0"	COMPLIES
SIDE YARD 1	5'-0"	N/A	5'-0"	COMPLIES
SIDE YARD 2	5'-0"	N/A	5'-6.5"	COMPLIES
REAR YARD	15'-0"	N/A	22'-4"	COMPLIES
POOL SIDE YARD	5'-0"	N/A	5'-0"	COMPLIES
ACCESSORY / REAR YARD	5'-0"	N/A	5'-0"	COMPLIES
BUILDING COVERAGE	50.0% MAX [2,344.13 SF]	N/A	40.61% [1,903.92 SF]	COMPLIES
IMPERVIOUS COVERAGE	60.0% MAX [2,812.96 SF]	N/A	57.89% [2,713.99 SF]	COMPLIES
SITE OPEN SPACE	35% MIN [1,640.89 SF]	N/A	35.07% [1,644.17 SF]	COMPLIES
FRONT YARD OPEN SPACE [AREA: 207.50 SF]	50% MIN [103.75 SF]	N/A	45.78% [95.00 SF]	COMPLIES
ACCESSORY IN REAR YARD [AREA: 472.56 SF]	30% MAX. [141.77 SF]	N/A	20.25% [95.67 SF]	COMPLIES



2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/8" = 1'-0"

A2O
ARCHITECTURE

ARCHITECT: A2O ARCHITECTURE, P.A.
 LICENSE NO. AP1000
 EXPIRES 12/31/2023

CONSULTANTS:

NEW RESIDENTIAL CONSTRUCTION

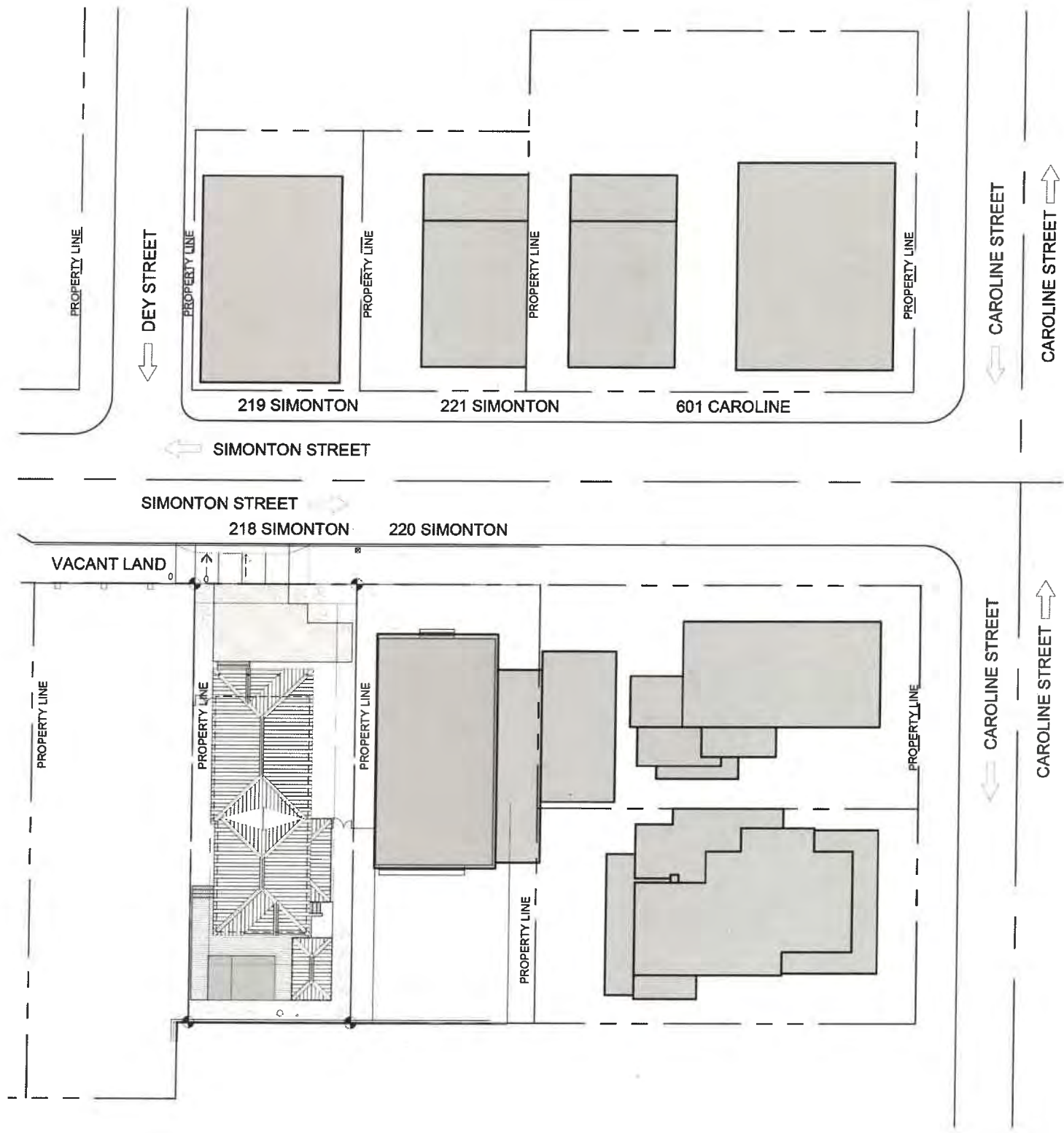
SPOTSWOOD RESIDENCE
 218 SIMONTON STREET
 KEY WEST, FLORIDA 33040

SUBMISSIONS: APPROVALS:

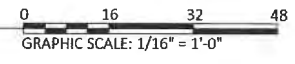
TITLE: EXISTING & PROPOSED SITE PLANS & DATA TABLE
 PROJECT #: 21.21

SHEET: **A7.7**

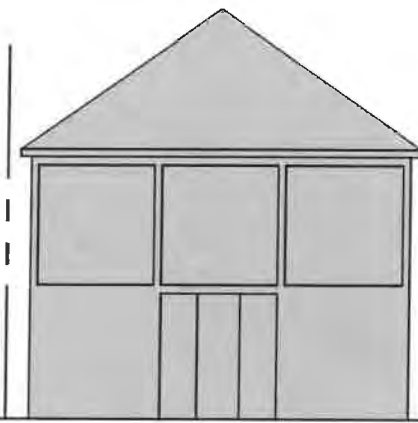
APRIL 25, 2022
 © 2022 BY A2O ARCHITECTURE, LLC



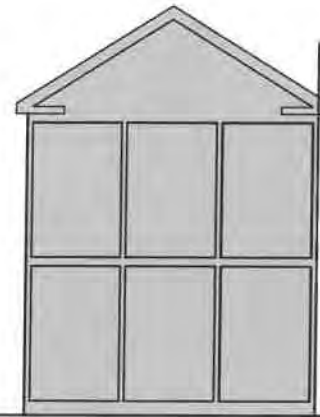
1 PROPOSED SITE MASSING
SCALE: 1/16" = 1'-0"



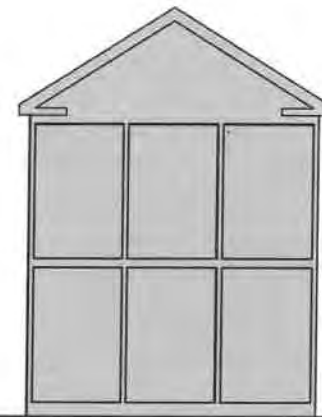
SHEET: A7.2	TITLE: PROPOSED SITE MASSING	SUBMISSIONS:	SPOTSWOOD RESIDENCE NEW RESIDENTIAL CONSTRUCTION 218 SIMONTON STREET KEY WEST, FLORIDA 33040		CONSULTANTS:	ARCHITECT: A2O ARCHITECTURE ALLEN A. ORSON, L.A. 1000 W. PALM BEACH BLVD. SUITE 202, WEST PALM BEACH, FL 33411
	PROJECT #: 21.21	APPROVALS:				
APRIL 25, 2022 © 2022 BY A2O ARCHITECTURE, LLC						



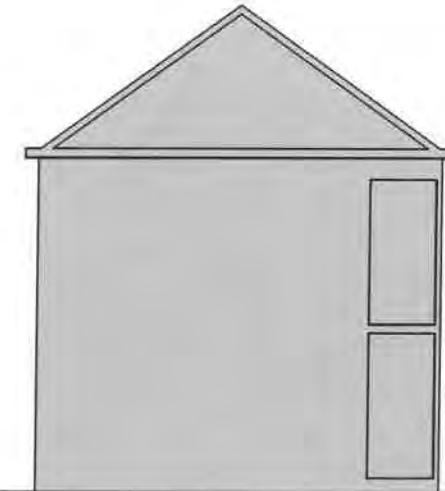
219 SIMONTON



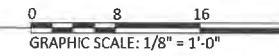
221 SIMONTON



601 CAROLINE

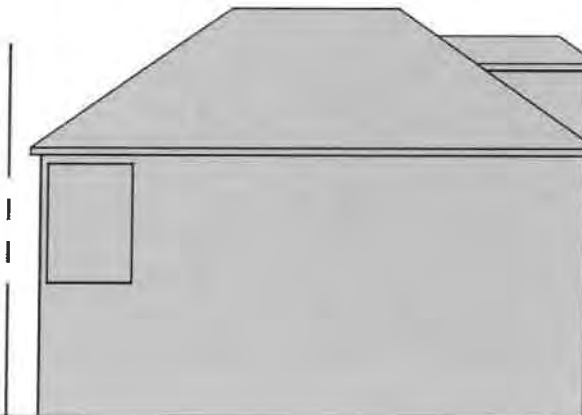


3 PROPOSED NEIGHBORHOOD MASSING - SIMONTON ST. / EAST
SCALE: 1/8"=1'-0"



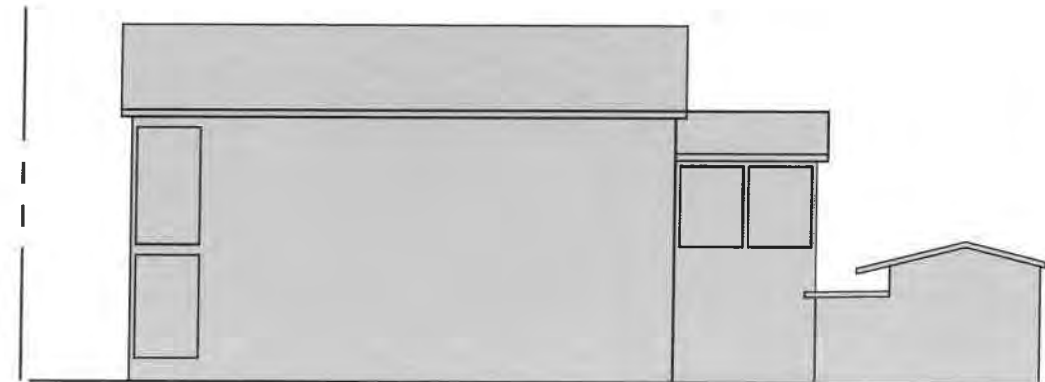
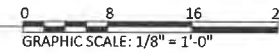
218 SIMONTON

SIMONTON STREET

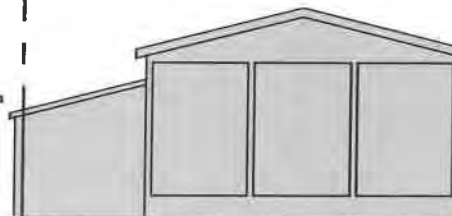


219 SIMONTON

2 PROPOSED NEIGHBORHOOD MASSING - SIDE / SOUTH
SCALE: 1/8"=1'-0"



537 CAROLINE

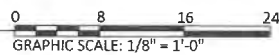


220 SIMONTON



218 SIMONTON

1 PROPOSED NEIGHBORHOOD MASSING - SIMONTON ST. / WEST
SCALE: 1/8"=1'-0"



A2O ARCHITECTURE

ARCHITECT:

CONSULTANTS:

SPOTTSWOOD RESIDENCE
NEW RESIDENTIAL
CONSTRUCTION
218 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

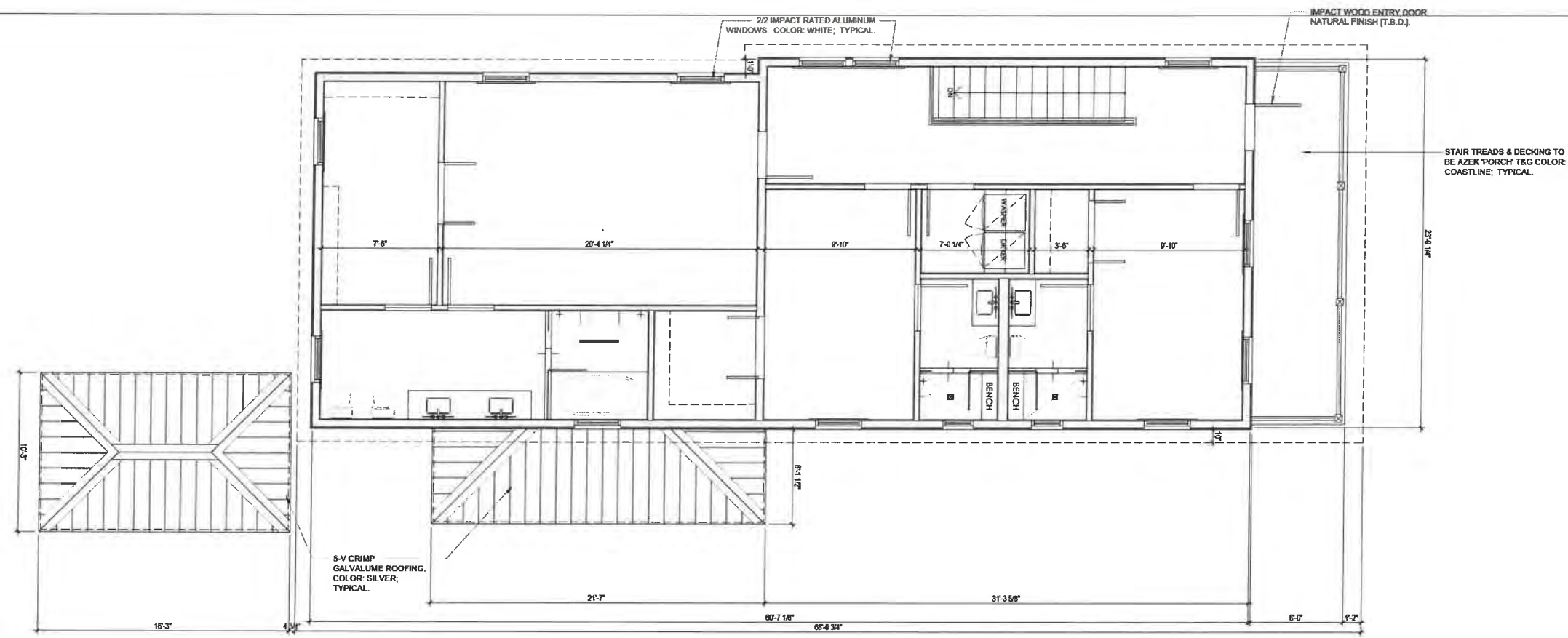
TITLE: PROPOSED
NEIGHBORHOOD
MASSING
ELEVATIONS

PROJECT #: 21.21

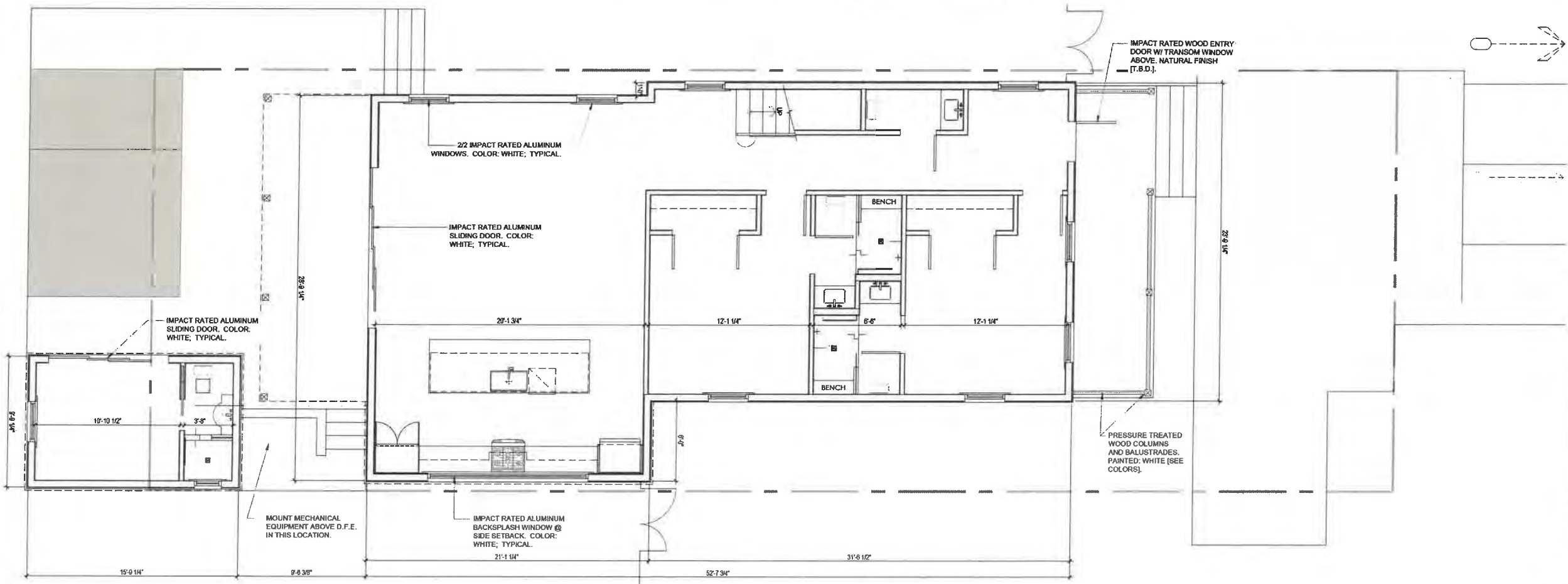
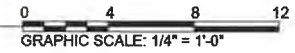
SHEET: A7.3

APRIL 25, 2022

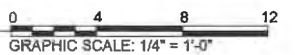
© 2022 BY A2O ARCHITECTURE, LLC



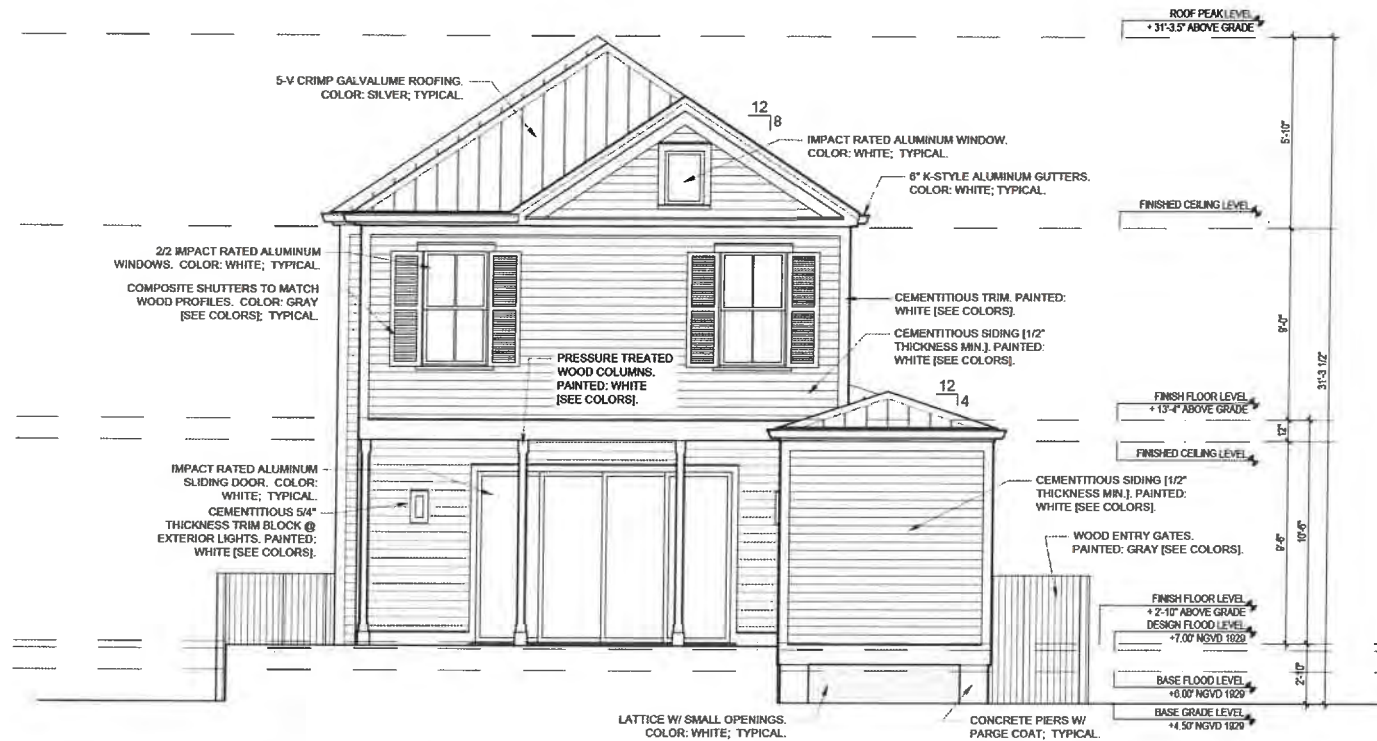
FLOOR PLAN 2
SCALE: 1/4" = 1'-0"



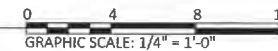
FLOOR PLAN 1
SCALE: 1/4" = 1'-0"



 <small>A2O ARCHITECTURE, P.A. 218 SIMONTON STREET KEY WEST, FLORIDA 33040 TEL: 305.857.1339 WWW.A2OARCHITECTURE.COM</small>	ARCHITECT:
	CONSULTANTS:
NEW RESIDENTIAL CONSTRUCTION SPOTSWOOD RESIDENCE 218 SIMONTON STREET KEY WEST, FLORIDA 33040	
TITLE:	APPROVALS:
PROPOSED FLOOR PLANS	SUBMISSIONS:
A2.7	PROJECT #: 21.21
SHEET: APRIL 25, 2022 <small>© 2022 BY A2O ARCHITECTURE, LLC DRAWING FILE: SPOTSWOOD/SCALE DRAWINGS</small>	

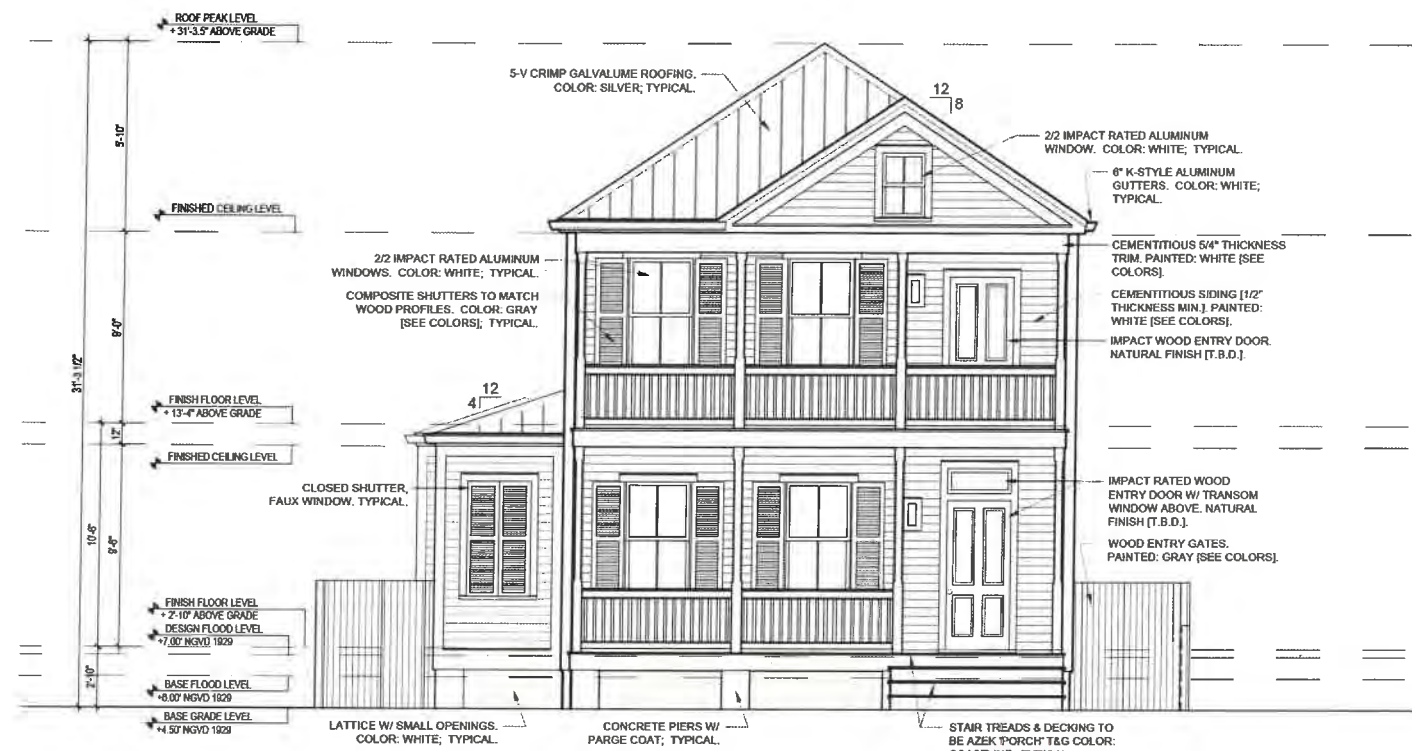


2 PROPOSED WEST / REAR ELEVATION
SCALE: 1/4"=1'-0"

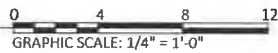


COLOR SELECTIONS:

	SHUTTERS: Benjamin Moore - Puritan Gray [HC-164]
	SIDING & TRIM: Benjamin Moore - Whitewater Bay [OC-70]
	FRONT DOOR: Finished Wood, T.B.D.



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



A2O ARCHITECTURE
 2100 W. UNIVERSITY BLVD. SUITE 200, WEST PALM BEACH, FL 33411
 TEL: 561.833.1111 | FAX: 561.833.1112 | WWW.A2OARCHITECTURE.COM

ARCHITECT: _____
 CONSULTANTS: _____

SPOTTSWOOD RESIDENCE
NEW RESIDENTIAL CONSTRUCTION
 218 SIMONTON STREET
 KEY WEST, FLORIDA 33040

SUBMISSIONS: _____ APPROVALS: _____

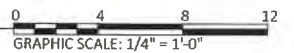
TITLE: **PROPOSED EXTERIOR ELEVATIONS** PROJECT #: 21.21

SHEET: **A3.7**

APRIL 25, 2022
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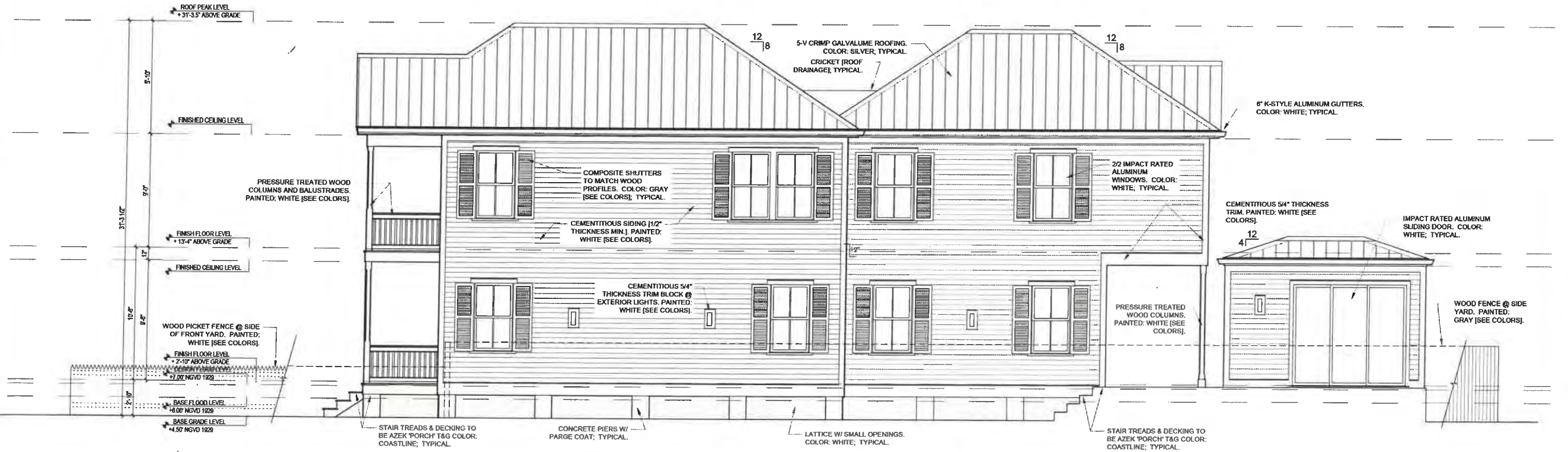


2 PROPOSED SOUTH / SIDE ELEVATION
SCALE: 1/4"=1'-0"

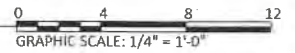


COLOR SELECTIONS:

SHUTTERS: Benjamin Moore - Puritan Gray [HC-164]
SIDING & TRIM: Benjamin Moore - Whitewater Bay [OC-70]
FRONT DOOR: Finished Wood, T.B.D.



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



A2O ARCHITECTURE
ARCHITECT

CONSULTANTS:

NEW RESIDENTIAL CONSTRUCTION
SPOTSWOOD RESIDENCE
218 SIMONTON STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS: APPROVALS:

TITLE: **PROPOSED EXTERIOR ELEVATIONS**

PROJECT #: 21.21

SHEET: **A3.2**

APRIL 25, 2022
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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON VACANT LOT #3.

#218 SIMONTON STREET

Applicant – A2O Architecture Application #H2022-0020

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 ANTONIO A. OSBORN, JR., 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: 218 SIMONTON ST., KEY WEST, FL 33040 on the 16TH day of MAY, 20 22.

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 MAY 24TH, 20 22.

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 # H2022-0020.

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

Signed Name of Affiant: [Signature]

Date: 05.17.2022

Address: 3106 N. ROOSEVELT BLVD. #202

City: KEY WEST, FL

State, Zip: FLORIDA, 33040

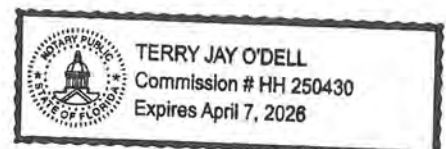
The forgoing instrument was acknowledged before me on this 17 day of May, 20 22.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026



Public Meeting Notice

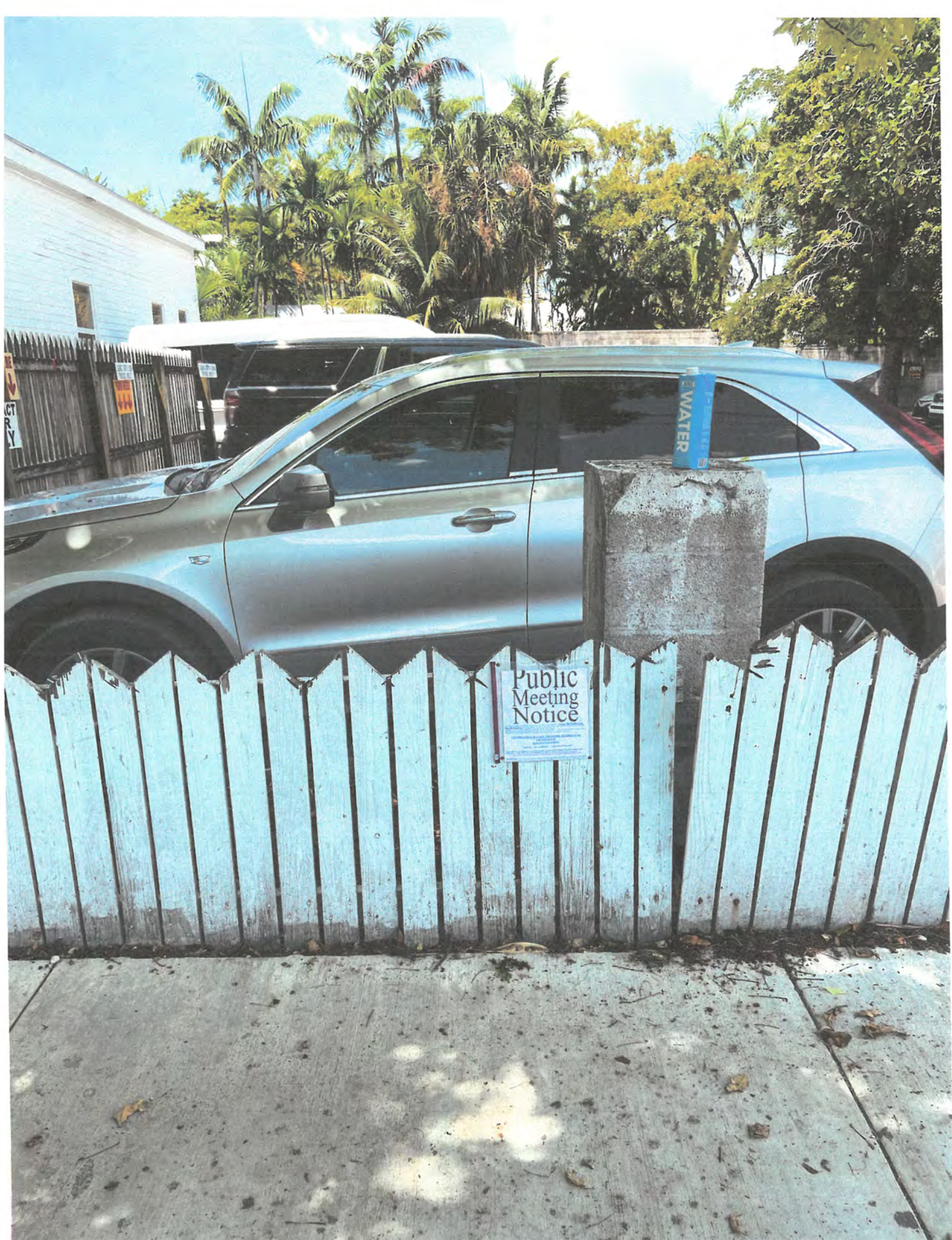
The Historic Architectural Review Commission will hold a public meeting at 2:00 P.M. May 24, 2022 at City Hall, 100 State Street, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast Channel 77, AT&T U-Verse channel 99, or type this link into your browser: <http://keywest.ty.granicus.com/MediaPlayer.php?pubid=1&embed=1> If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON
VACANT LOT #3,
#218 SIMONTON STREET**

Applicant - A2O Architecture Application #H2022-0020

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.com. **THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HAVE 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 305-809-3973 or 305-809-3974 for more information or visit our website at www.cityofkeywest.com.



Public Meeting Notice

WATER



PARK HERE
↓ ↓ ↓
COMPACT
CAR
ONLY

Public
Meeting
Notice

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 00001111-000300
 Account# 9085151
 Property ID 9085151
 Millage Group 10KW
 Location Address VACANT LAN SIMONTON St, KEY WEST
 Legal Description LOT 3 MARY SPOTTSWOOD'S BACKYARD PB7-75 OR2718-357
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class PARKING LOT (2800)
 Subdivision MARY SPOTTSWOOD'S BACKYARD
 Sec/Twp/Rng 06/68/25
 Affordable HousingNo



9085151 VACANT LAND SIMONTON ST 01/16/15

Owner

MARY'S BACKYARD LLC
 500 Fleming St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$980,001	\$837,455	\$810,728	\$810,728
= Just Market Value	\$980,001	\$837,455	\$810,728	\$810,728
= Total Assessed Value	\$921,200	\$837,455	\$810,728	\$810,728
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$980,001	\$837,455	\$810,728	\$810,728

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2800)	4,689.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/23/2014	\$547,000	Warranty Deed		2718	357	30 - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

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

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[Version 2.3.82](#)