



# Historic Architectural Review Commission

## Staff Report for Item 2

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: May 20, 2020  
February 25, 2020 **Approved First Reading**  
January 29, 2020 **Postponed**  
November 20, 2019 **Postponed**

Applicant: Artibus Design

Application Number: H2019-0047

Address: #1226 South Street

### Description of Work:

Demolition of existing roof overhangs on first and second levels of the rear. Demolition of existing concrete porch. Partial demolition of rear wall for openings into new addition.

### Site Facts:

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

### Ordinances Cited on Review:

- Section 102-218, Criteria for demolitions (LDR102:15-102:16).

## Staff Analysis:

A Certificate of Appropriateness is under review for the demolition of historic structures, including rear roof overhangs and portions of the rear wall at 1226 South Street. The applicant is also proposing demolition of the existing concrete front and rear porches as well as the existing carport structure. Architectural drawings for the new proposal, as well as a first reading for demolition, were approved at the HARC meeting on February 25, 2020.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

- a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
  - 1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the roof overhangs and wall at the rear of the historic house are not irrevocably compromised by extreme deterioration. It is unlikely that the front porch, rear porch, and carport structure are original to the building.

The following is the criteria of section 102-125:

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

Staff opines that the historic entryway elements and the wall at the rear embody no significant architecture or methods of construction.

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

Staff has not found any significant events that have happened on the site that have contributed to local, state, or national history.

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

The features of the house in question do not have significant value as part of a development, heritage, or cultural characteristics of the city.

4) *Is not the site of a historic event with a significant effect upon society;*

Staff has not found that the house is associated to any significant event.

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

The portions of the house in question are not an example of cultural, political, economic, social, or historic heritage of the city.

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

The portions of the house in question are not unique examples of distinctive architectural style.

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

The house in question is not part of a park or square.

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

The rear roof overhangs, rear wall, and the front porch of the historic house do not have a unique location representative of visual features of the neighborhood, and they do not exemplify a type of architecture in the neighborhood.

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

The rear roof overhangs, rear wall, and the front porch have not yielded, and are not likely to yield, important information in history.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the second of two required readings for demolition.

# APPLICATION




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

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

HARC COA # <i>2019-0047</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

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

**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 FOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

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

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

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

## HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

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

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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);</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
Not applicable
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
No distinctive characteristics of the type, period, or method of construction is represented in roof overhangs of the rear nor in existing front concrete porch.

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

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

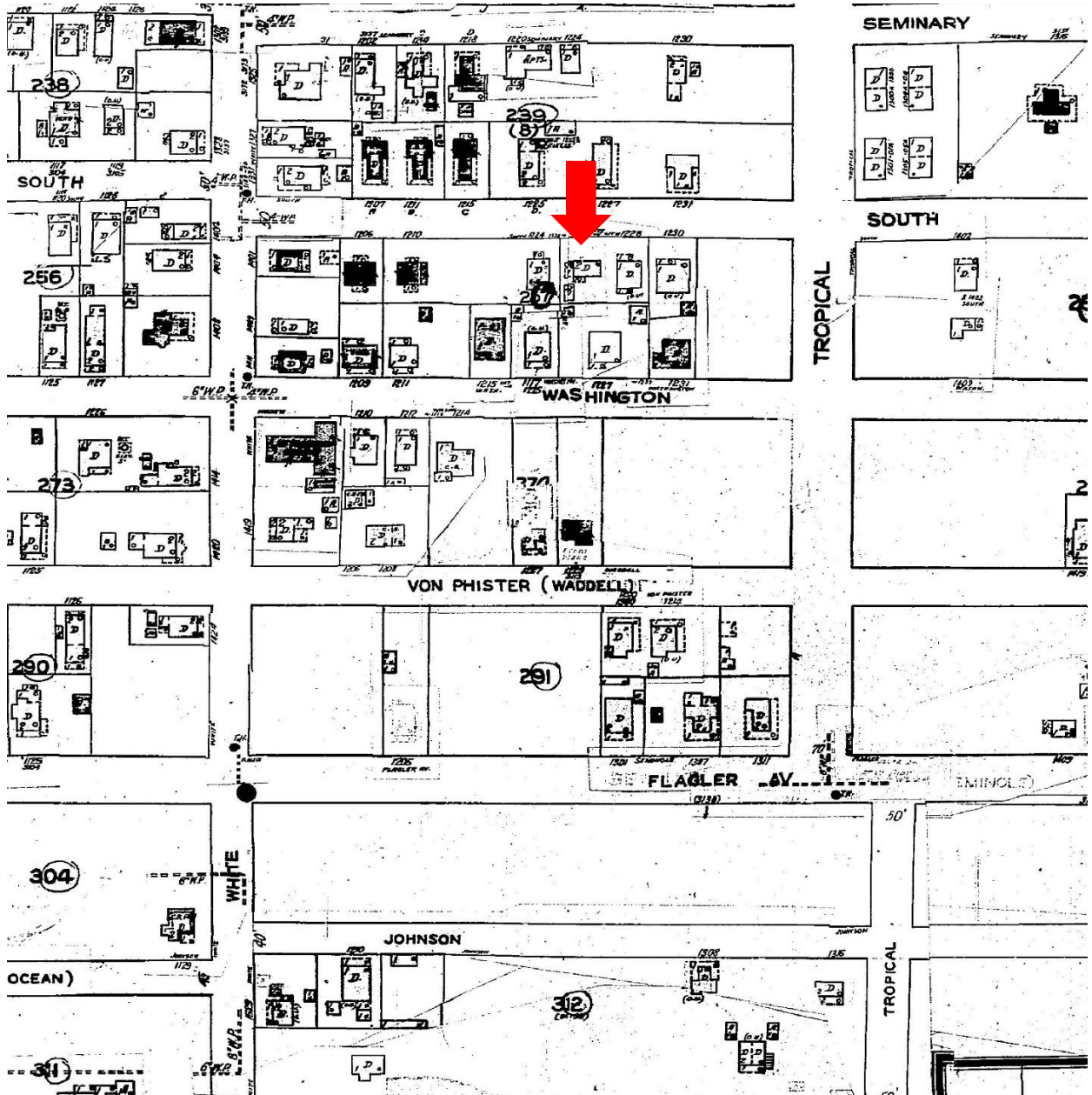


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>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);</b>
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Historic character of the district and neighborhood will not be affected by the proposed demolition.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application does not request the demolition of the historic building - only front concrete porch and parts of rear roof overhangs and rear walls. Historic landscape will not be affected by the proposed demolition activities
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

# SANBORN MAPS



# PROJECT PHOTOS



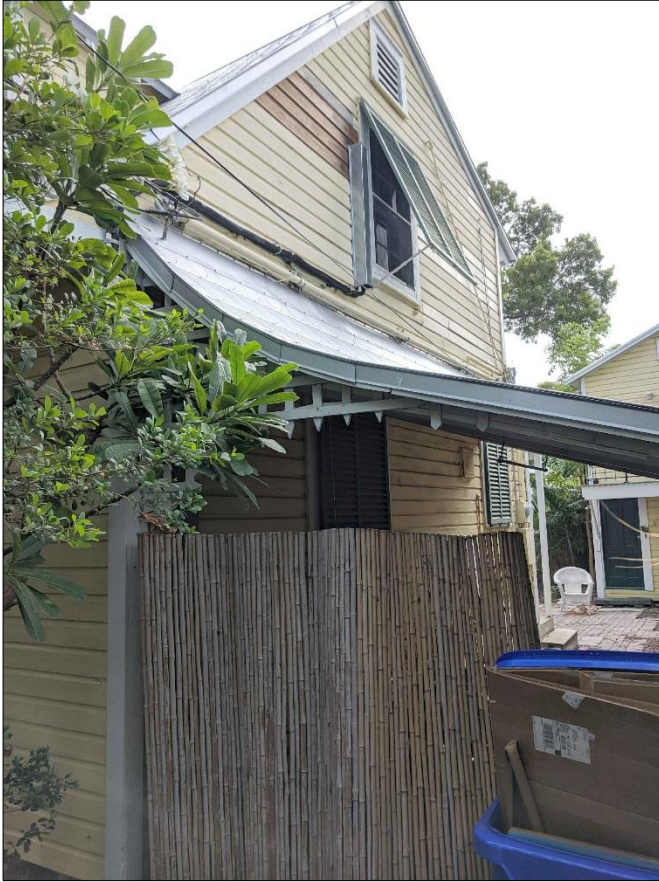
Historic Photo of 1226 South Street from 1965.



1226 South St, Existing Front Elevation.

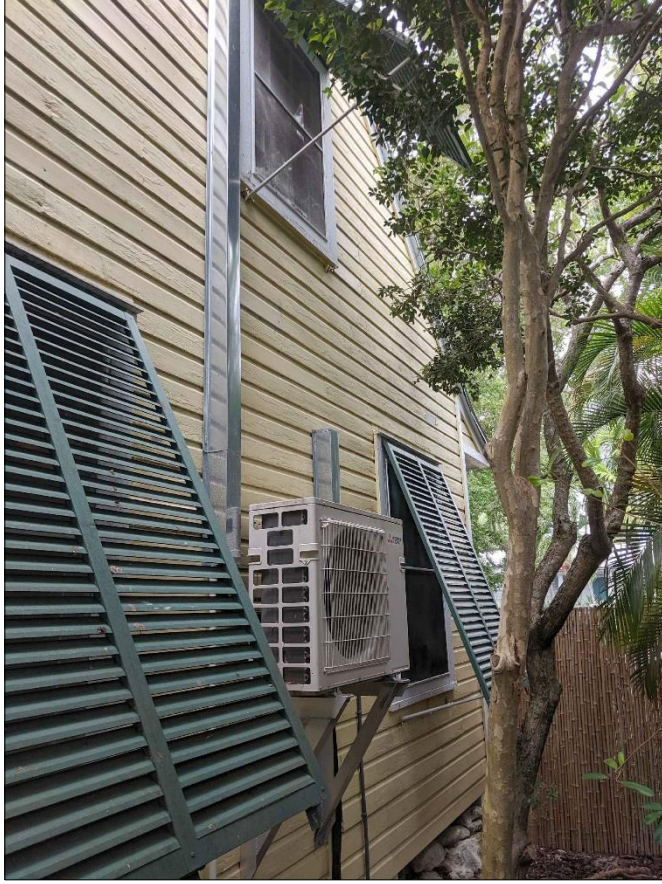


1226 South St, Existing Rear Elevation

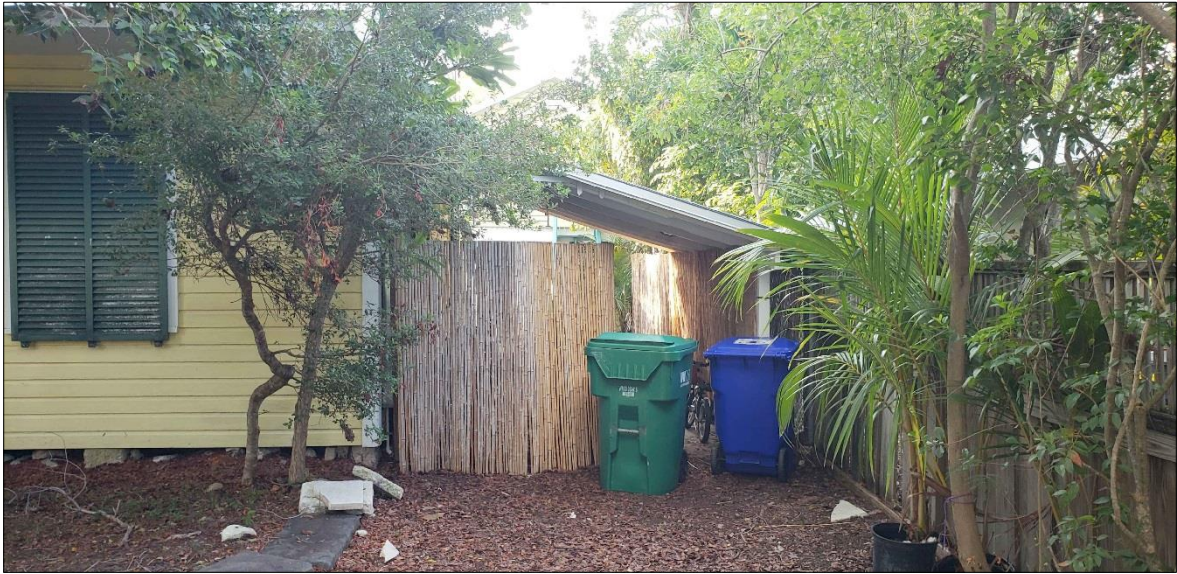


1226 South St, Existing Right Elevation

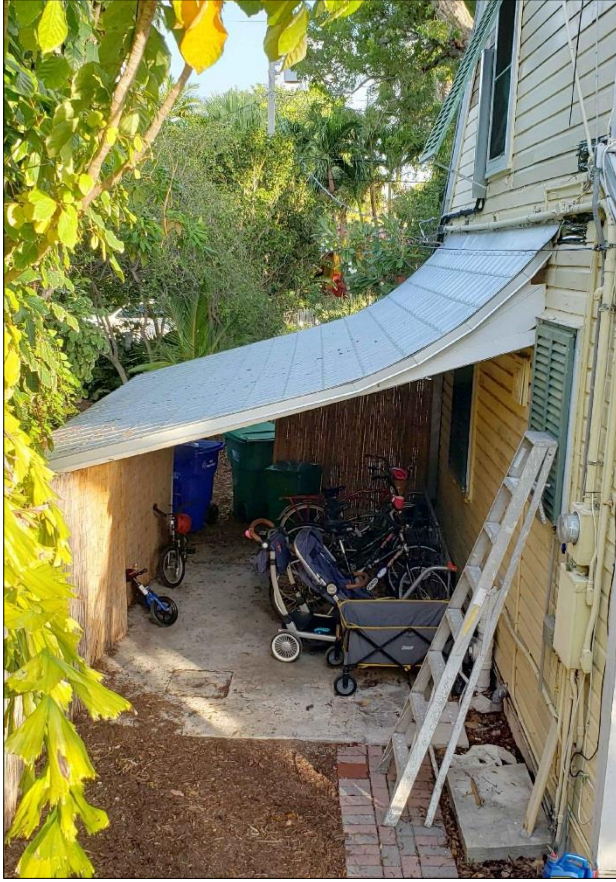




1226 South St, Existing Left Elevation



1226 South St, Carport – Front



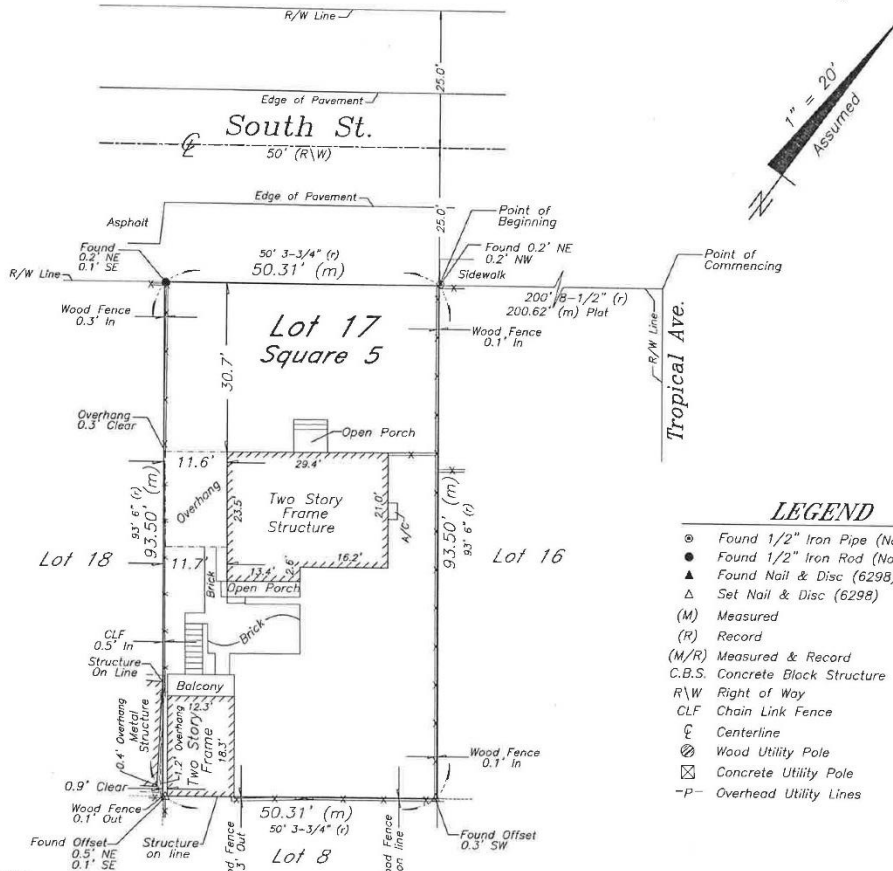
1226 South St, Carport – Rear



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

# SURVEY

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



**LEGEND**

- Found 1/2" Iron Pipe (No ID)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6295)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1226 South Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 5, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.

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

**BOUNDARY SURVEY FOR:** Matthew Robert Reed and Colleen Catherine Reed;  
First Internet Bank of Indiana;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

June 6, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN

# CONSTRUCTION PLANS FOR 1226 SOUTH ST

SITE LOCATION



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

**CLIENT:  
MATHEW REED**

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION:	BY: DATE:
STATUS: FINAL	



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

CLIENT: **MATHEW REED**

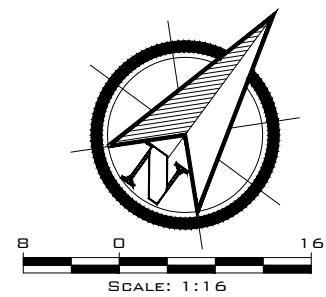
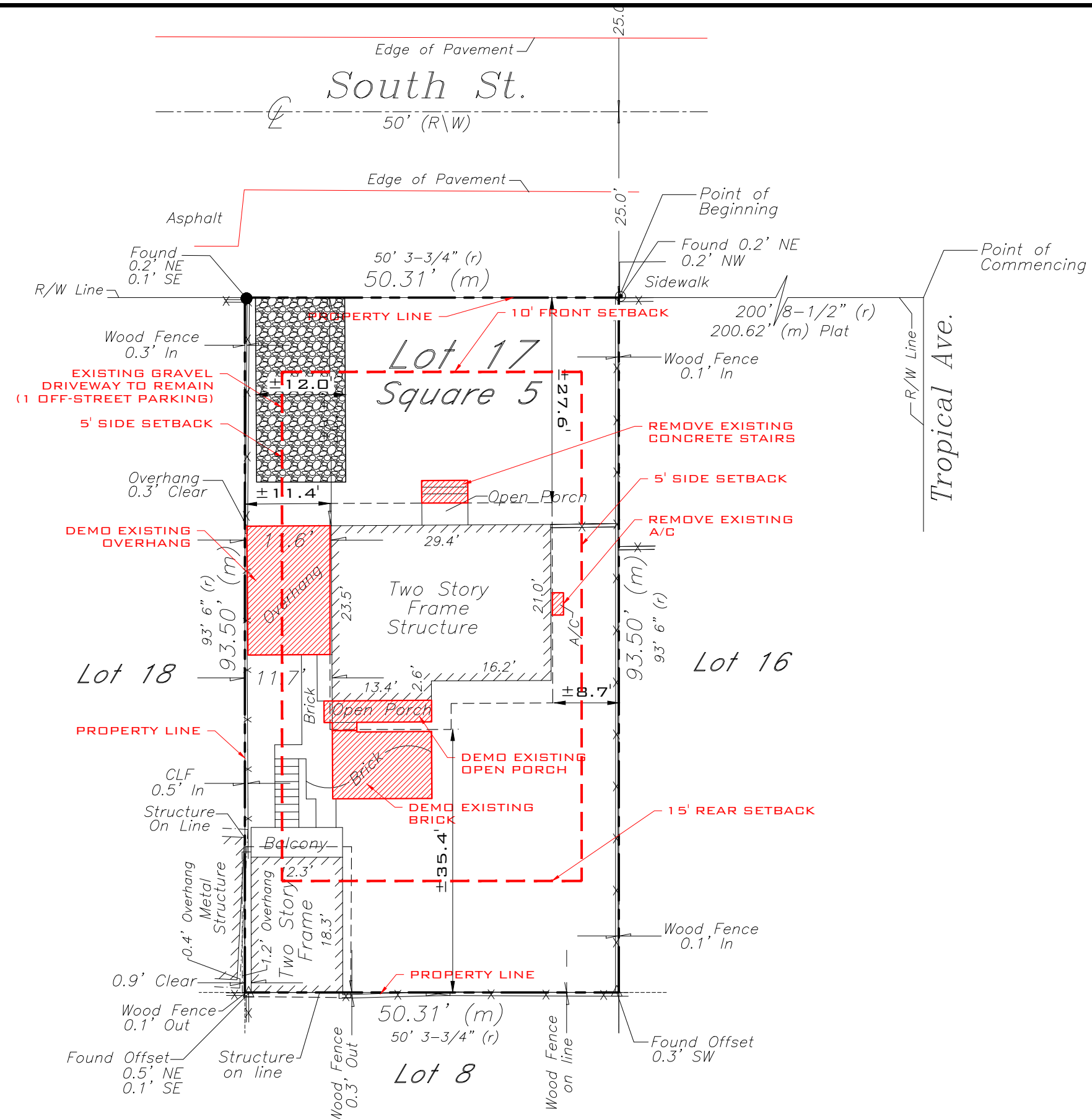
PROJECT: **1226 SOUTH ST**

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

TITLE: **COVER**

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





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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

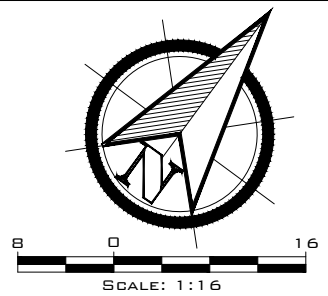
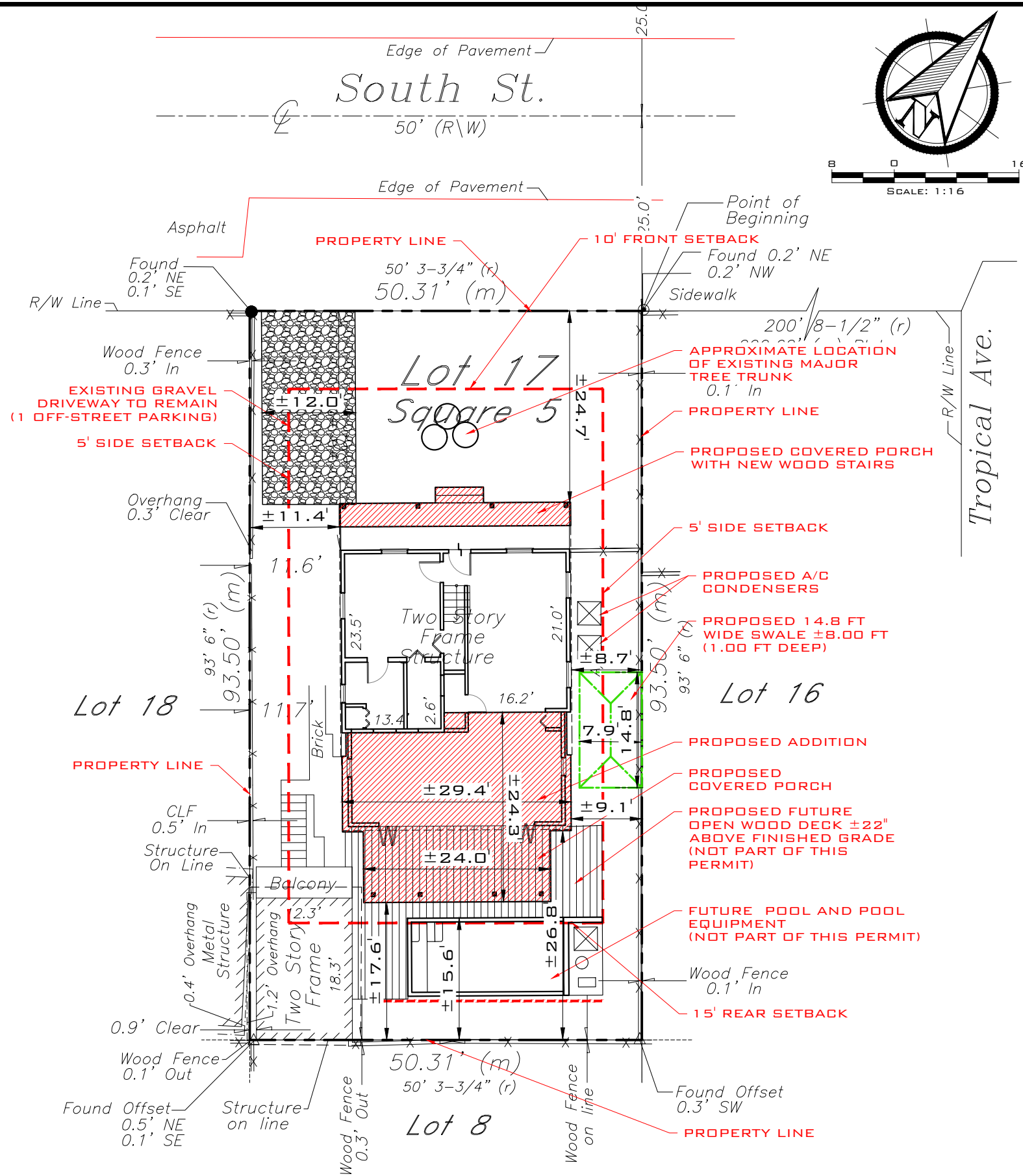
SITE: **1226 SOUTH ST  
KEY WEST, FL 33040**

TITLE: **EXISTING/DEMOLITION  
SITE PLAN**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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



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

**SITE DATA:**

TOTAL SITE AREA: ±4,704.0 SQ.FT

LAND USE: HMDR

FLOOD ZONE: AE6

**SETBACKS**

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

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

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

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

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

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

**MAXIMUM BUILDING COVERAGE:**

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

**OPEN SPACE MINIMUM:**

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

**MAXIMUM HEIGHT:** 30 FT

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **PROPOSED SITE PLAN**

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



## MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

### 1. Determine Total Impervious Coverage on site:

#### a. Determine Impervious Coverage EXISTING prior to new improvement:

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

#### b. Determine NEW Impervious Coverage PROPOSED with improvement:

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

<b>Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)</b>							1,905.00	<b>1</b>
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### 2. Determine Percentage of Impervious Coverage on site:

$$\frac{1,905.00 \text{ ft}^2}{4,704.00 \text{ ft}^2} = 40.50\% \text{ \% of Impervious Coverage}$$

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

$$4,704.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 4,704.00 \text{ ft}^2 \text{ Disturbed Area}$$

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

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

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

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

$$4,704.00 \text{ ft}^2 \times 0.083 = 4a \text{ ft}^3 \text{ Swale Volume}$$

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

$$4,704.00 \text{ ft}^2 \times 0.208 \times 40.50\% = 4b \text{ ft}^3 \text{ Swale Volume}$$

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

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

$$282.88 \text{ ft}^2 \times 0.083 = 0.00 \text{ ft}^3 \text{ Added Swale Volume}$$

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

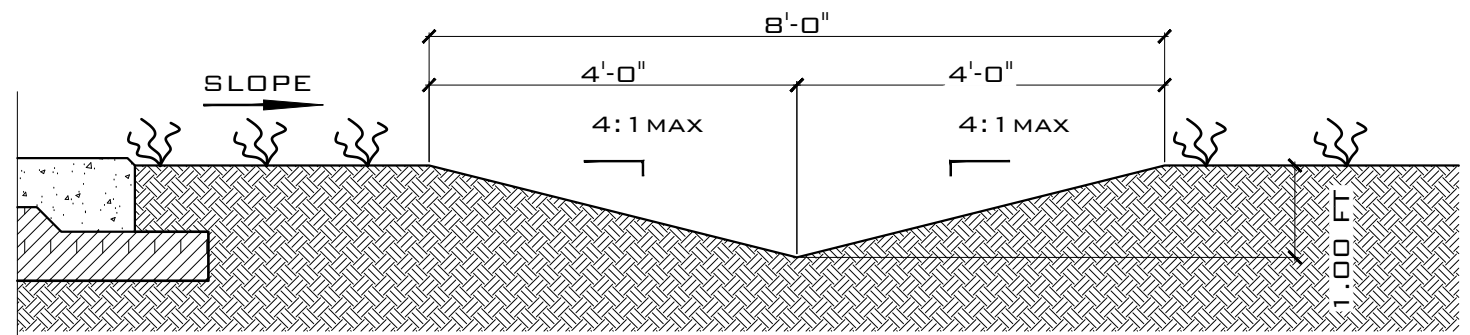
$$282.88 \text{ ft}^2 \times 0.208 = 58.84 \text{ ft}^3 \text{ Added Swale Volume}$$

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

$$\left( \frac{8.00 \text{ ft} \times 1.00 \text{ ft}}{2} \right) = 4.00 \text{ ft}^2 \text{ Cross Sectional Area**}$$

$$\frac{58.84 \text{ ft}^3}{4.00 \text{ ft}^2} = 14.71 \text{ ft} \text{ Swale Length}$$

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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT: MATHEW REED

PROJECT: 1226 SOUTH ST

SITE: 1226 SOUTH ST  
KEY WEST, FL 33040

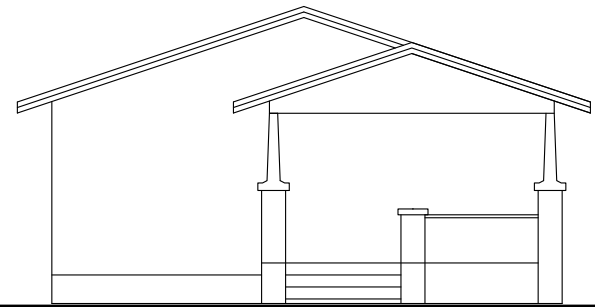
TITLE: SWALE DETAIL  
SWALE CALCS

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

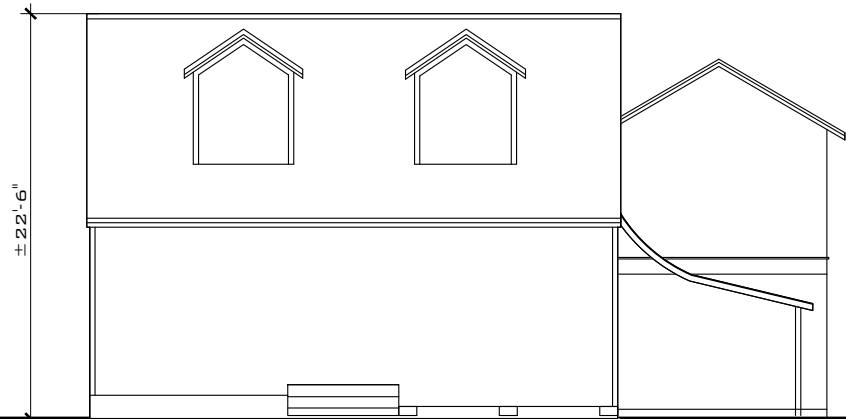
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

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

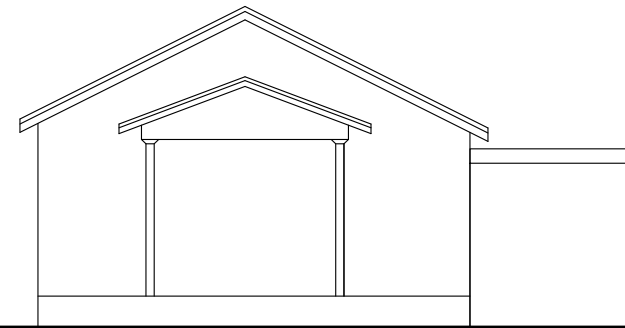
Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.  
Updated 9/5/2012



1228 SOUTH ST



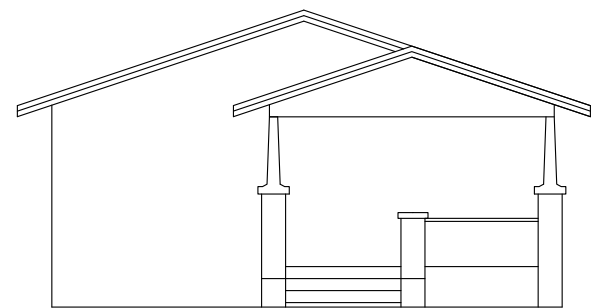
1226 SOUTH ST



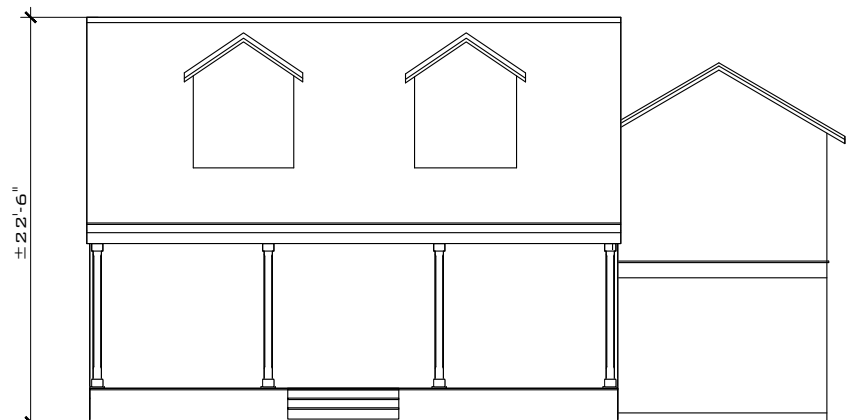
1224 SOUTH ST

**EXISTING STREETSCAPE (SOUTH ST)**

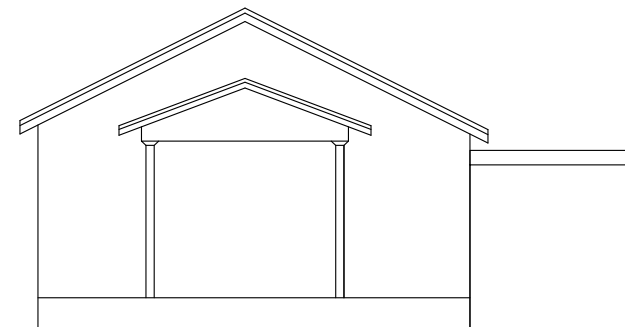
SCALE: 3/32" = 1'-0"



1228 SOUTH ST



1226 SOUTH ST



1224 SOUTH ST

**PROPOSED STREETSCAPE (SOUTH ST)**

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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED  
 STREETSCAPES**

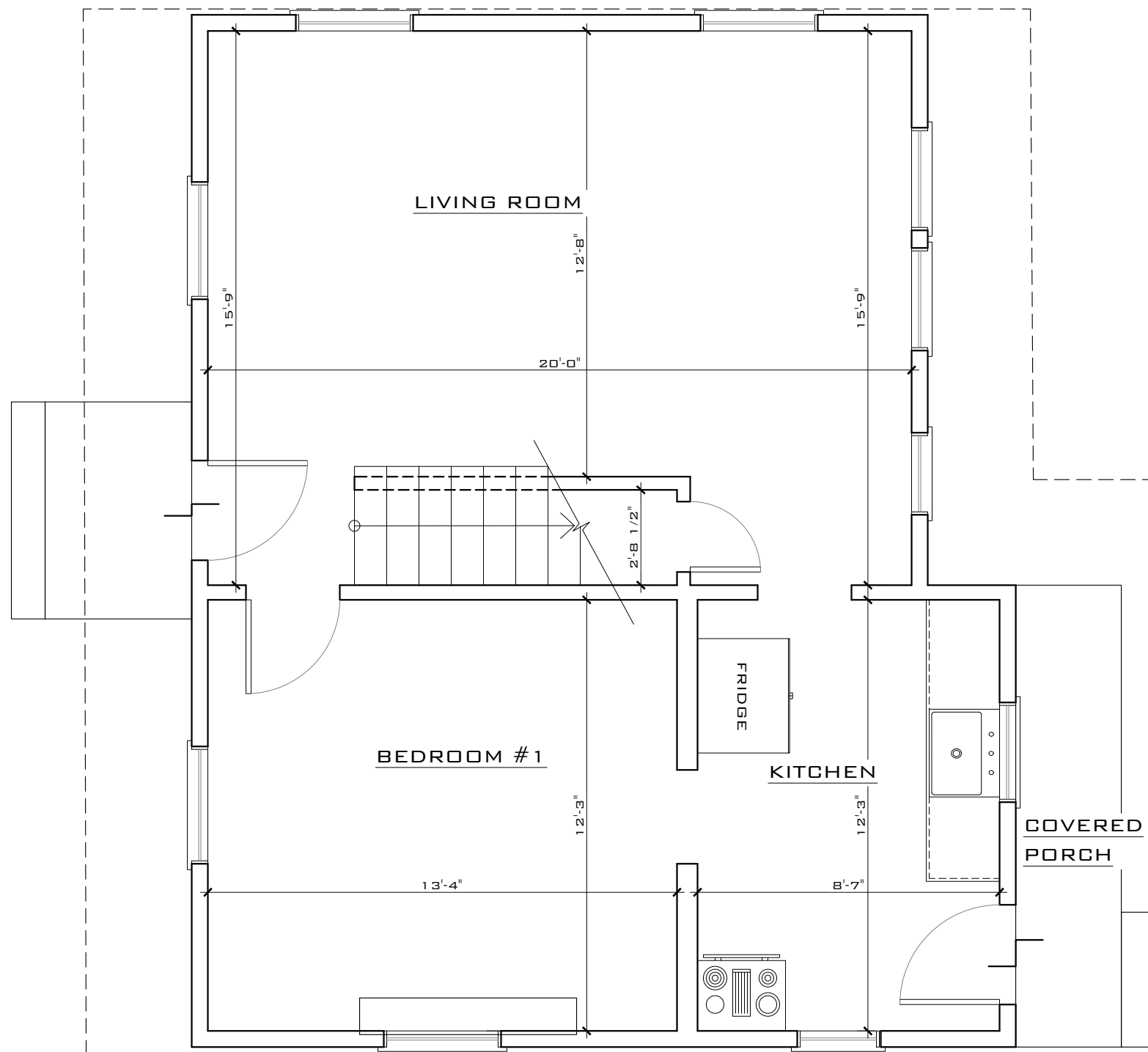
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/27/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-100	1	

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SIGNATURE:

DATE:

**SERGE MASHTAKOV**  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**EXISTING FIRST FLOOR PLAN**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

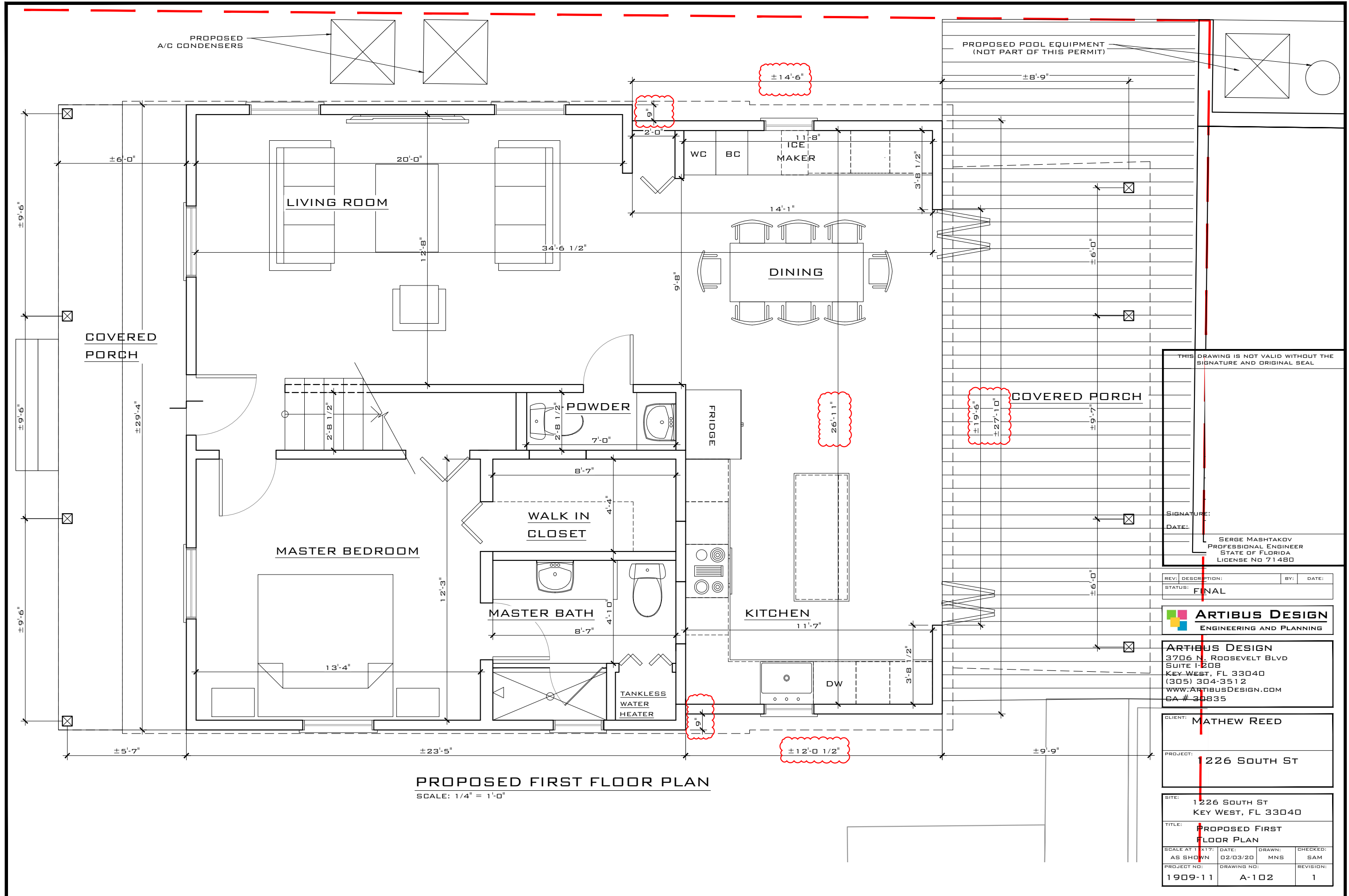


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SUITE 1-208  
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CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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SUITE 1-208  
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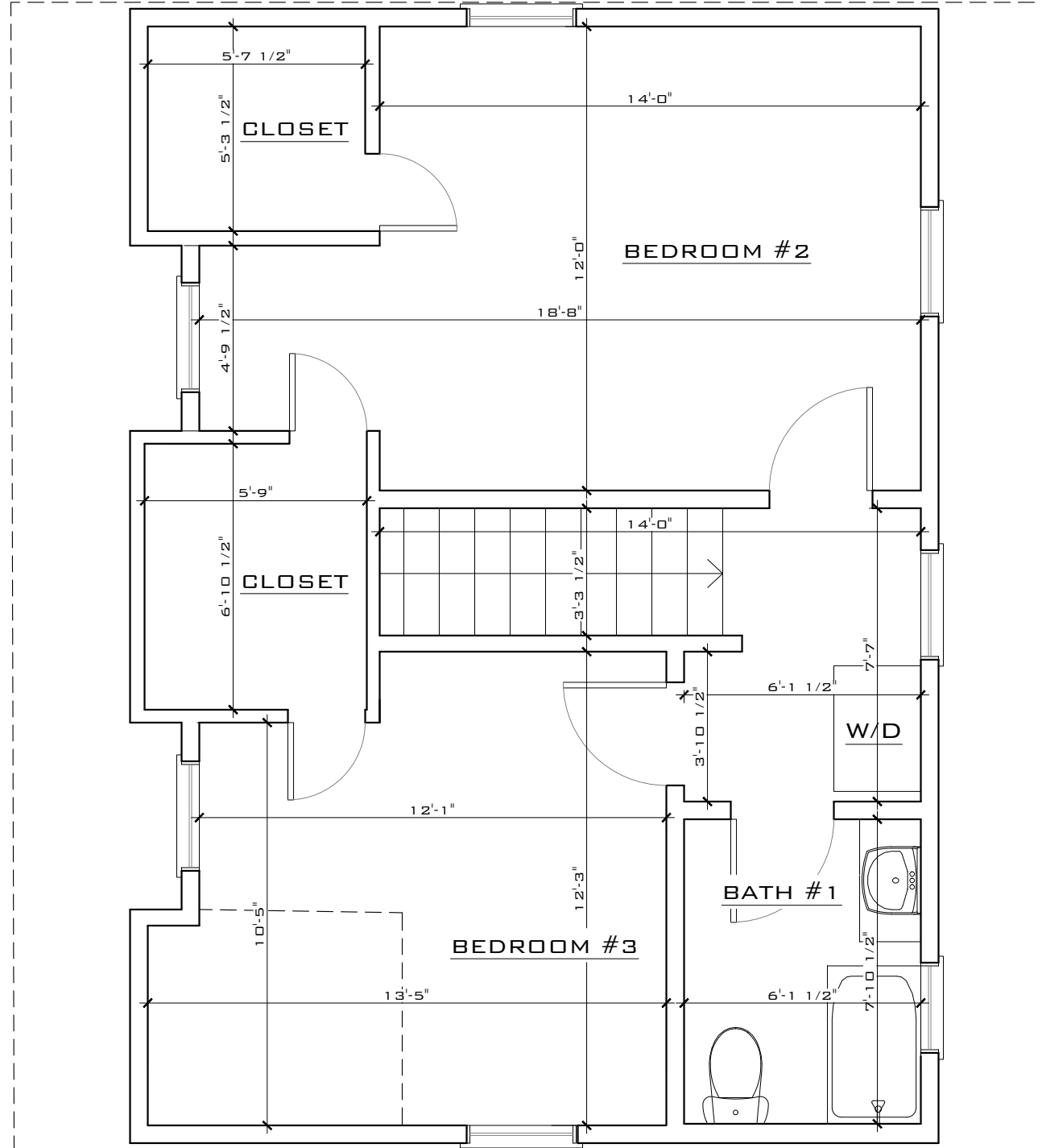
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **PROPOSED FIRST FLOOR PLAN**

SCALE AT 1 X 1:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/03/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-102	1	



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE No 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

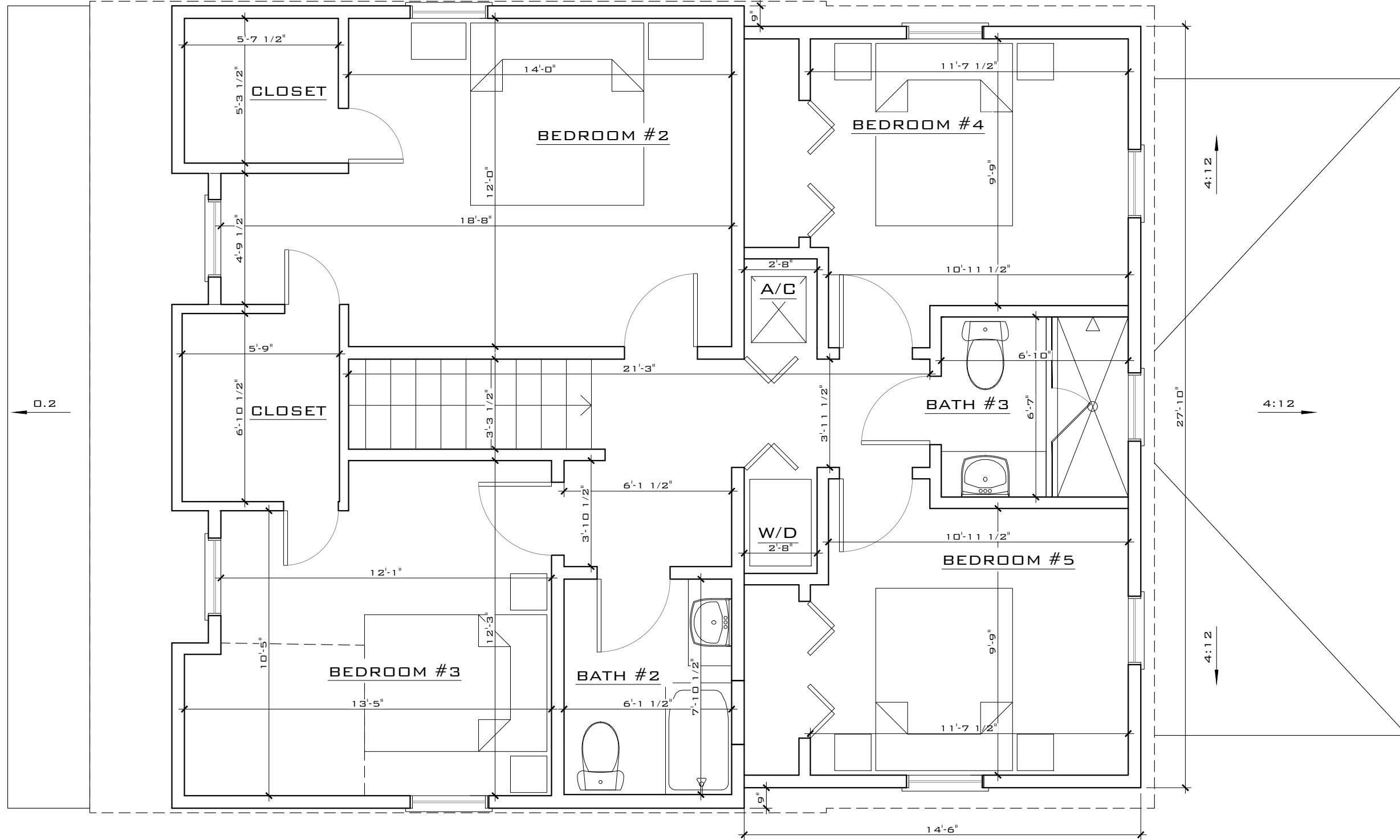


**ARTIBUS DESIGN**  
 3706 N. ROOSEVELT BLVD  
 SUITE 1-208  
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 CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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





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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
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CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED  
FRONT ELEVATION**

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



**EXISTING RIGHT ELEVATION**

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



**PROPOSED RIGHT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED  
RIGHT ELEVATION**

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



**EXISTING REAR ELEVATION**

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



**PROPOSED REAR ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

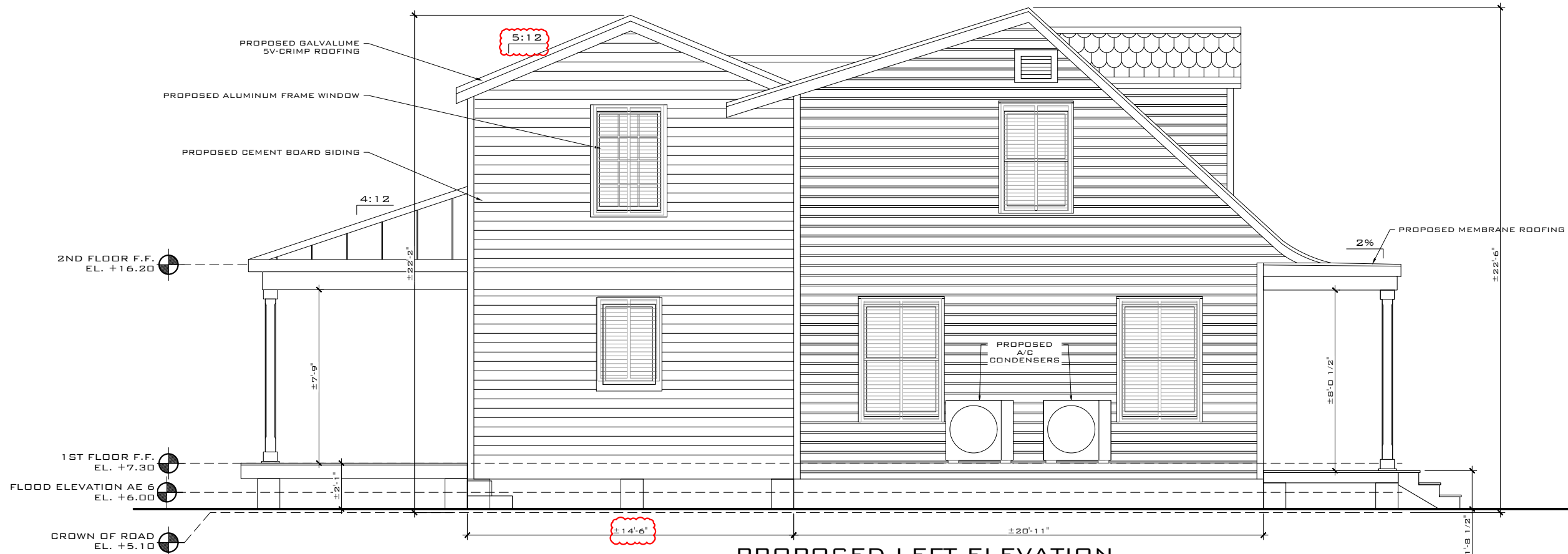
SITE: **1226 SOUTH ST  
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED  
REAR ELEVATION**

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



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED  
LEFT ELEVATION**

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. 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](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

**DEMOLITION OF EXISTING ROOF OVERHANGS ON FIRST AND SECOND LEVELS OF THE REAR. DEMOLITION OF EXISTING CONCRETE PORCH. PARTIAL DEMOLITION OF REAR WALL FOR OPENINGS INTO ADDITION.**

**#1226 SOUTH STREET**

**Applicant – Artibus Design    Application #H2019-0047**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
1220e South St, KW FL on the 12<sup>th</sup> day of May, 2020.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 20, 2020.

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

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

Colleen Reed  
**Date:** 5/12/2020

**Address:** 1220e South

**City:** KW

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 12<sup>th</sup> day of May, 2020.

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

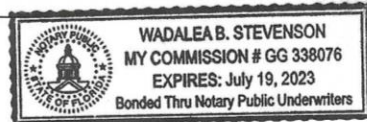
## NOTARY PUBLIC

Sign Name: Wadalea B. Stevenson

Print Name: Wadalea B. Stevenson

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





Public Meeting Notice

DEF 467



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

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

**Summary**

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



**Owner**

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

**Valuation**

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

**Land**

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

**Buildings**

Building ID	3246	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1943	
Building Type	S.F.R. - R1 / R1	Effective Year Built	2005	
Gross Sq Ft	1256	Foundation	WD CONC PADS	
Finished Sq Ft	1044	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC S/B GRND	
Perimeter	188	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	16	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	550	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	170	0	0
FLA	FLOOR LIV AREA	1,044	1,044	0
OPP	OP PRCH FIN LL	42	0	0
<b>TOTAL</b>		<b>1,256</b>	<b>1,044</b>	<b>0</b>
Building ID	3247	Exterior Walls	WD FRAME with 100% ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1943	
Building Type	S.F.R. - R1 / R1	Effective Year Built	1998	
Gross Sq Ft	528	Foundation	WD CONC PADS	
Finished Sq Ft	216	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC S/B GRND	

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

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

**Yard Items**

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

**Sales**

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

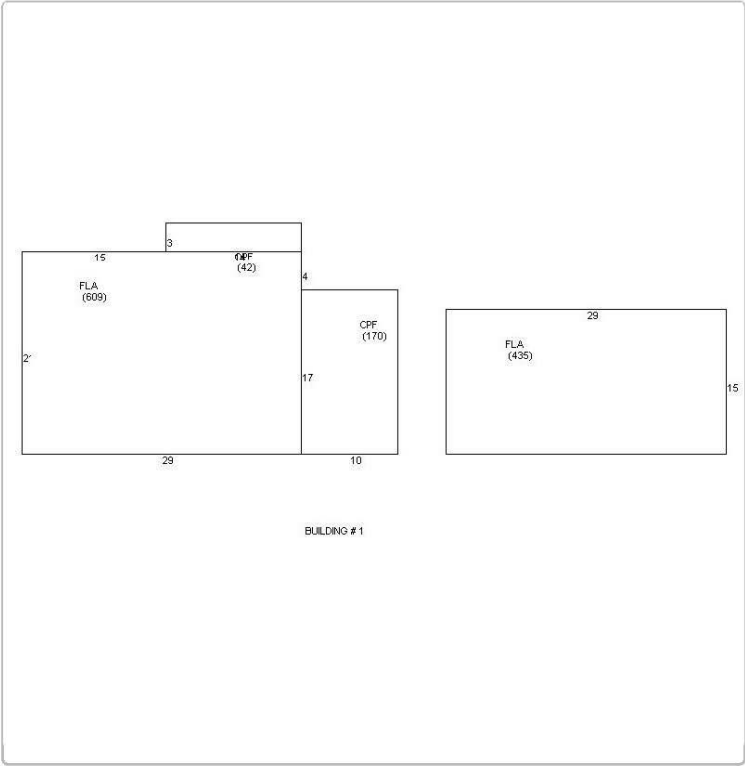
**Permits**

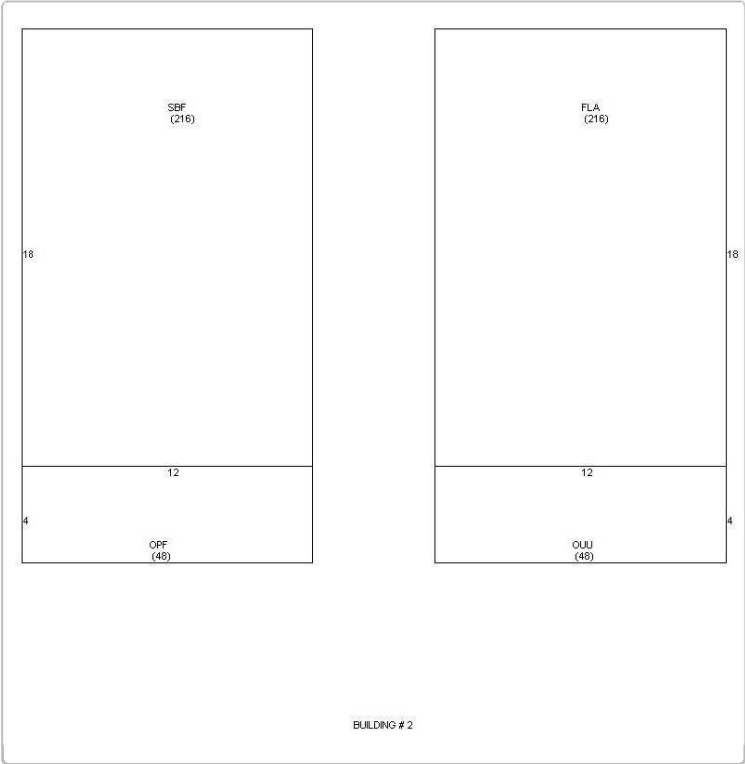
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4755	12/14/2016	5/8/2017	\$15,000	Residential	REPLACE 10SQRS OF METAL SHINGLE ROOFING
03-3487	10/8/2003	12/29/2003	\$1,500		SEWER LATERAL
B940290	1/1/1994	12/1/1994	\$4,550		BAHAMASHUTTERS

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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