

Historic Architectural Review Commission Staff Report for Item 12

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:

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.

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.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for partial demolition of rear walls of main house, cabana, and pool.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the partial demolition of main house roof, side first floor walls and removal of southwestern most porch bay railings.

Staff Analysis

The Certificate of Appropriateness proposes the partial demolition of several historic elements of the main house, roof, first floor south façade, and removal of railings. All these requests are for accommodating architectural elements for the new design. The plan also proposes the partial demolition of non-historic elements such as rear wall of the cabana and main house, and the demolition of a non-historic swimming pool.

It is staff's opinion that the request for the partial demolition or removal of historic portions of the house 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 existing south side of the roof of the main house, the existing first floor south walls of the original sawtooth and southwestern most wall under the wrap porch and porch railings, all do not qualify to be irreparable compromised by extreme deterioration.

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 south side roof of the historic house is a significant and important character-defining element of the house. The current first floor walls of the sawtooth may have non-historic siding but if the 1996 approved design was executed as stated, there should be historic fabric in the structural elements and interior walls. Staff cannot opine if the south wall behind the southwestern most porch bay is part of the historic fabric or not as we do not know if that portion was removed when the previous enclosure took place. It is clear that the railings to be removed can be historic.

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

It is staff understanding that no significant events have ever happened in the site that has 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 portions of the house in question have significant value as part of a development, heritage, or cultural record of the city. This is one of the fewest Queen Anne Revival homes found in the historic district. Its character defining elements like the wrap porch and roof configuration are unique to the style adapted to Key West.

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

Staff was not able to find the house been 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 a clear example of social, cultural, and historic heritage of the city. This house was one of the fewest beach houses that still stand in the historic district. Changes in character-defining features will alter its architectural and historic significance.

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

The house in question is a unique example of Queen Anne Revival a distinctive architectural style that was common during the turn and first two decades of the 1900's. Many of the best examples built have been lost and or altered.

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 but was historically a front beach house when it was originally built. The green side area, facing Olivia Street, gives a sense of the era this house was built on.

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 main house exemplifies a remaining architectural type in its neighborhood and does possess significant visual features. The proposed partial demolitions will affect the architectural and historical value of the house.

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

The house in question can yield important information in history.

In conclusion, staff cannot recommend the Commission to consider the demolition or removal of the discussed elements.

The plan also includes the demolition of non-historic elements, still the demolition of the current non-historic swimming pool to be replaced by the new design is a request that staff cannot recommend the Commission to consider based in staff's opinion of the proposed design. Since the other elements in question are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (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:
 - It is staff's opinion that the removal of rear walls for the cabana and house will not jeopardize the historic character of the neighborhood.
- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;
 - The cited elements, the rear cabana wall, and rear (west) wall of the main house are not historic.
- (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.

The non-historic rear walls are not significant or important in defining the historic character of the site.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in <u>section 102-62(3)</u>.

It is staff's opinion that the cabana nor the west rear wall of te house proposed to be demolish will not qualify to be contributing resources to the historic district or house in a near future.

It is staff's opinion that the Commission can review the request for partial demolition only for the cabana rear wall and rear side (west) wall of the main house.

APPLICATION

22-14979-#37.98

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 FLOODPLAIN PERMIT		BUILDING PERMIT NUMBE		INITIAL & DATE
				REVISION#
FLOOD ZONE	PANEL#	ELEV. L. FL,	SUBSTANTIAL	IMPROVEMENT NO %

BL	DG@CIT	YOFKEYWEST-FL.GOV	YES NO%	
ADDRESS OF PROPOSED PRO	OJECT:	810 EISENHOWER DR; KEY WEST, F	FL 33040 # 0F UNITS	
RE # OR ALTERNATE KEY: 00023860-000000				
NAME ON DEED:	* 1	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 向民CEIT	7767	
CONTRACTOR COMPANY NAME: CONTRACTOR'S CONTACT PERSON: ARCHITECT / ENGINEER'S NAME:		D'ASIGN SOURCE LLC	PHONE NUMBER 305-743-7130 EMAIL EPOOLE@DASIGNSOURCE.COM PHONE-NUMBER 305-998-4702	
		ERICA POOLE		
		EDWARD J GOODWIN BY:		
ARCHITECT / ENGINEER'S ADD	DRESS:	11500 OVERSEAS HWY	EMAIL EGOODWIN@DASIGNSOURCE.COM	
		MARATHON, FL 33050		
HARC: PROJECT LOCATED IN	HISTORIC	DISTRICT OR IS CONTRIBUTING: VES NO (SEE PART C FOR HARC APPLICATION.)	
DETAILED Project Description. work that is considered by the as described herein versus the aforementioned decription of w	(The app City. Shou scope of v vork shall t	SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE dicant further hereby acknowledges that the scope of ald further action be taken by the City for exceeding the work shown on the plans or other documents submitted be controlling.)	work as decribed shall be the scope of ne scope of the decription of work ted with the application, the	
5. NEW POOL & POOL DECK; 7.	NEW OUT	DOOR KITCHEN @ EXISTING CABANA; 8. NEW SHOWE	ER @ EXISTING OUTDOOR SHOWER LOCATION	
		E & PAINT ADDITIONS (SHUTTERS/WALLS/TRIM); 11. NEW DOR		
		/		
Printed name of property owner or ANTHONY A. Notary Signature as to applicant	D'A		efore me.	
Personally known or produced Official Use Only:	(as identification. $5/17/2017$	Notary Public State of Florida Cristina Tomassini My Commission FF 994724 Expires 08/11/2017	

FROJECT DETAILS TO AVO	DID DELATS / CALL-DACKS
RAGE / CARPORT DECK FENCE 6 FT. SOLID 6 FT. / TOP 2 FT 50% OF GROUND SPA / HOT TUB PRIV NSE APPLICATION AT TIME OF CITY APPLICATION NSE OF TO RECEIVING THE CITY CERTIFICATE ER TEAR OF REPAIR AND PLT. SHGLS. BUTTON SINVESTED IN ACCURATE OF DOUBLE FACE REPLACE PROJECTING AWNING HA	PEN ATE PUBLIC I. OF OCCUPANCY. WNING LT. UP TPO OTHER
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OS OF EXISTING CONDITIONS, PLANS, P	RODUCT SAMPLES, TECHNICAL DATA
ORIGINAL MATERIAL:	PROPOSED MATERIAL:
WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROOF	WOOD FRAME W/ WOOD SIDING & METAL SHINGLE ROO
WOOD/METAL 5V CRIMP ROOF	WOOD/METAL 5V CRIMP ROO
CONCRETE/PAVERS	CONCRETE/PAVERS
	OCHORETE/ AVERO
	MAIN STRUCTURE ACCES RAGE / CARPORI DECK FENCE 6 FT. SOLID 6 FT. / TOP 2 FT 50% OF GROUND SPA / HOT TUB PRIV NSE APPLICATION AT TIME OF CITY APPLICATION NESSEMBLE OF THE PROPRIED OF THE PRO

	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 H	OW MANY: INCLUDE SPEC. SHEET WITH LC	DCATIONS AND COLORS.
OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	1
	DEFERRED FOR FUTURE CONSIDER	Color Color Color Color Color
HARC MEETING DATE:	HARC MEETING DATE:	
HARO MEETING DATE.	HARCIMEETING DATE.	HARC MEETING DATE:
REASONS OR CONDITIONS:		
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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:
 - deterioration.

 NIA

(a) The existing condition of the building or structure is irrevocably compromised by extreme

OR THAT THE BUILDING OR STRUCTURE;

or historic significance in the city and is not a significant	t and distinguishable building entity
whose components may lack individual distinction.	
- Carport was added annund 2010	
- Pool was added around 1996. m	bana Not historic
- Kear addition was added in 200	8: nrea or add it ions
was either a lonce enclosed or b)	NON-HISTORIC

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

1			

characteristics of the city, state or nation, and is not associated with the life of a perso significant in the past. -HISTORIC PORTION of HOUSE UNCHANGED EXCEPT FOR COMMENTED AND COMMENTED COMME
Is not the site of a historic event with a significant effect upon society.
Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Does not portray the environment in an era of history characterized by a distinctive architectura style.
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, o architectural motif.
N/A
Does not have a unique location or singular physical characteristic which represents are established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
Has not yielded, and is not likely to yield, information important in history.

CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS APPLICATION NUMBER H-__-_-

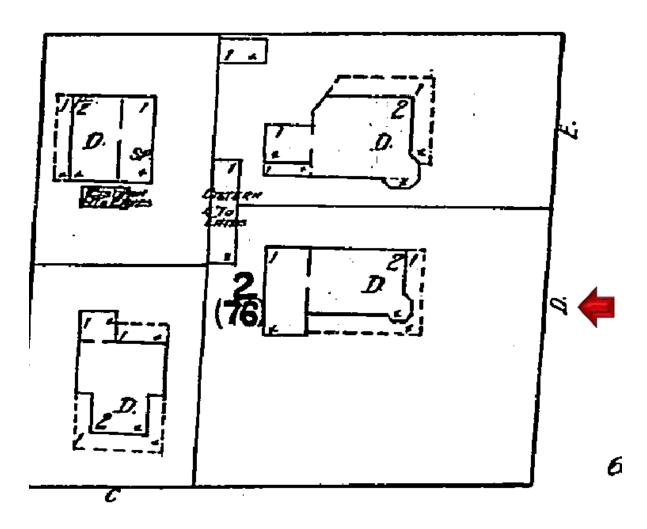


) For a contributing historic or noncontributing building or structure, a complete construction plan for the e is approved by the Historic Architectural Review Commission.
(a) A complete construction plan for the site is included in this application
Yes Number of pages and date on plans
No Reason For HARC approval only detailed CD's to Follow Commission approval iteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The ll not issue a Certificate of Appropriateness that would result in the following conditions (please review n 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.
NA
2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and
3) Removing an historic building or structure in a complex; or removing a building facade; or removing a ignificant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
adding dormer to roop op historic portion (affic) -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.
NIA

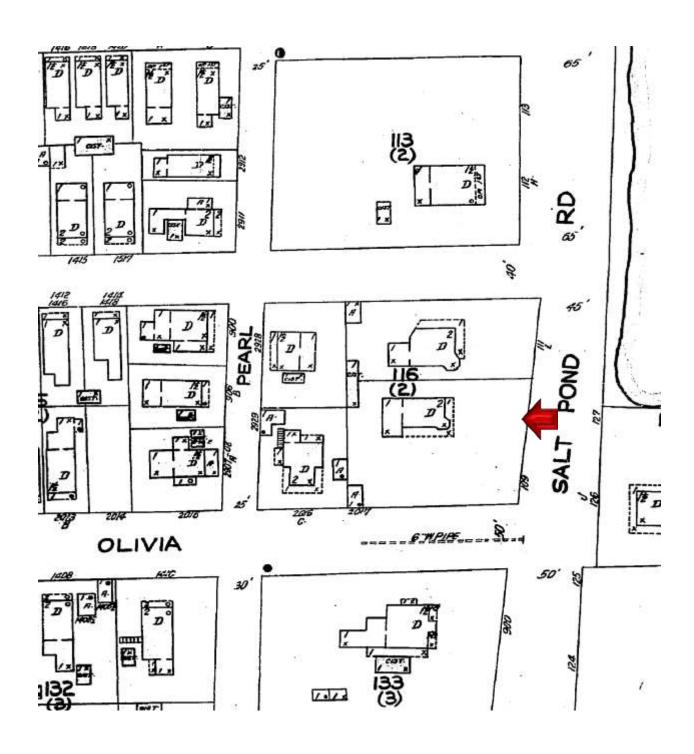
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

receiving a Certificate of Appropriateness, I realize proceeding with the work outlined above and that	the work shall conform to all applicable laws of this jurisdiction. By see that this project will require a Building Permit, approval PRIOR to there will be a final inspection required under this application. I also ificate of Appropriateness must be submitted for review.
Kung Tacker PROPERTY OWNER'S SIGNATURE:	5/10/17 KURT FAZEKAS DATE AND PRINT NAME:
OI	FFICE USE ONLY
BUIL	DING DESCRIPTION:
Contributing Year built Style Not listed Year built Comm	Listed in the NRHP Year
Reviewed by Staff on Notice of hearing posted First reading meeting date Second Reading meeting date TWO YEAR EXPIRATION DATE	Staff Comments

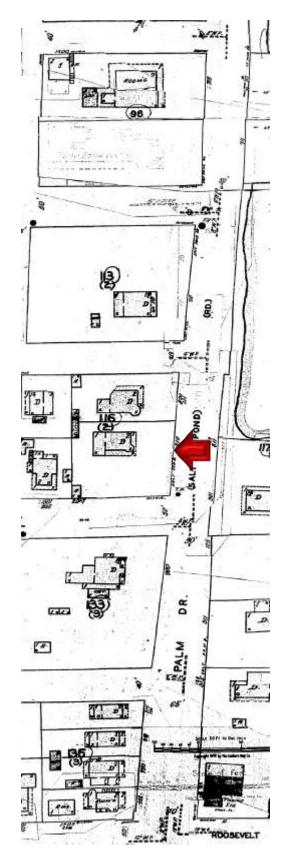




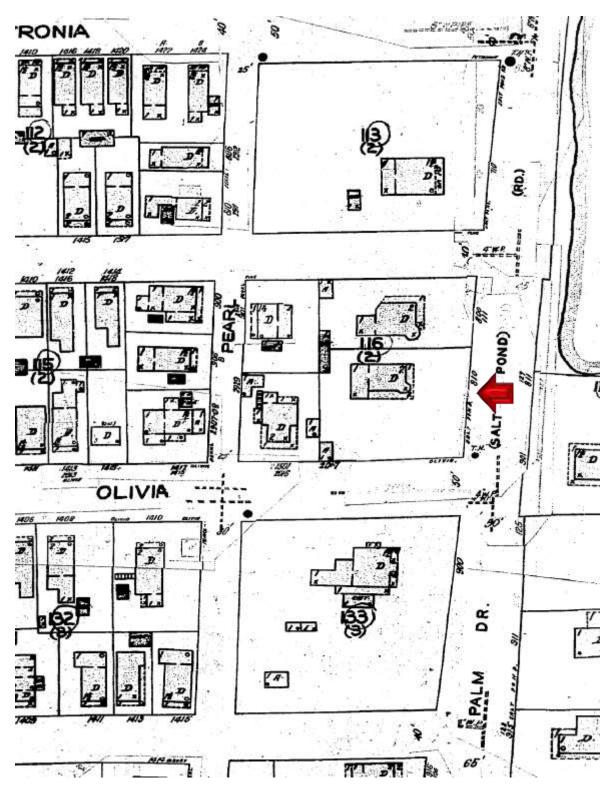
1912 Sanborn Map



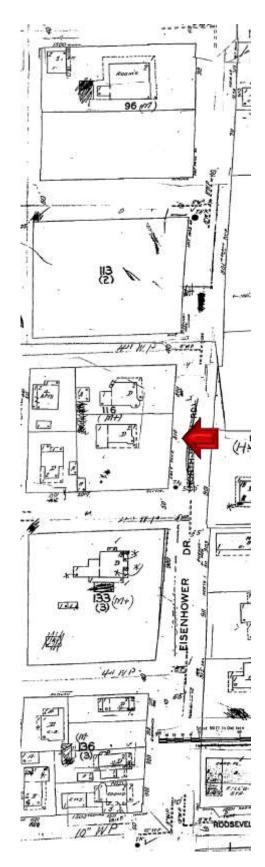
1926 Sanborn map



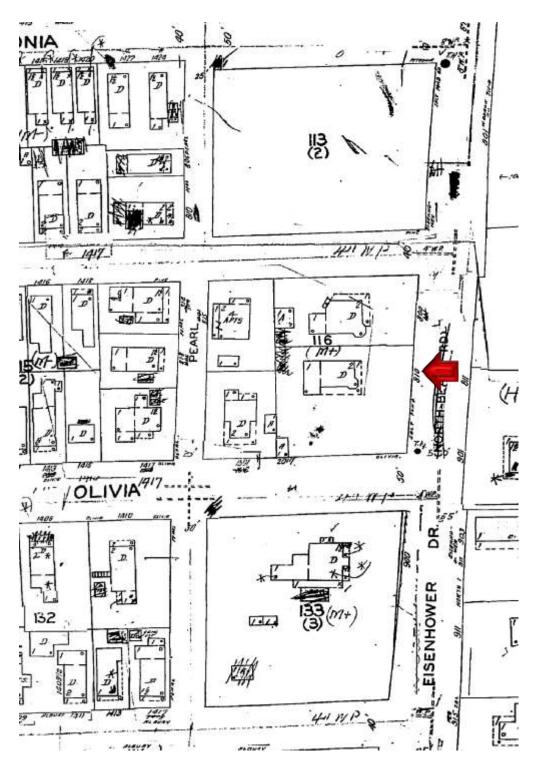
1948 Sanborn map



1948 Sanborn map



1962 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



Aerial photograph circa 1918. Monroe County Library.

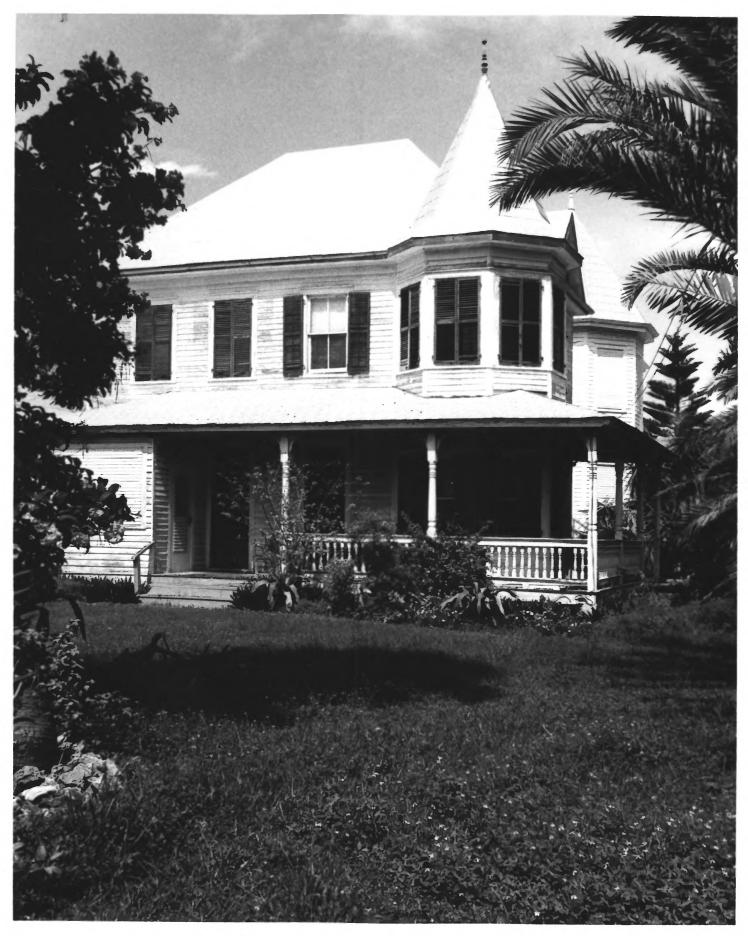




810 Eisenhower Drive circa 1965. Monroe County Library.<u>←</u>



810 Eisenhower Drive circa 1970. Monroe County Library.



Key West Historic District 2. 810 Eisenhower Drive, Key West (Monroe Co.), FL 3. Michael Zimny 4. 1982 Florida Division of Archives, History and Records Management 6. East Elevation 7. Photo #4 /63























































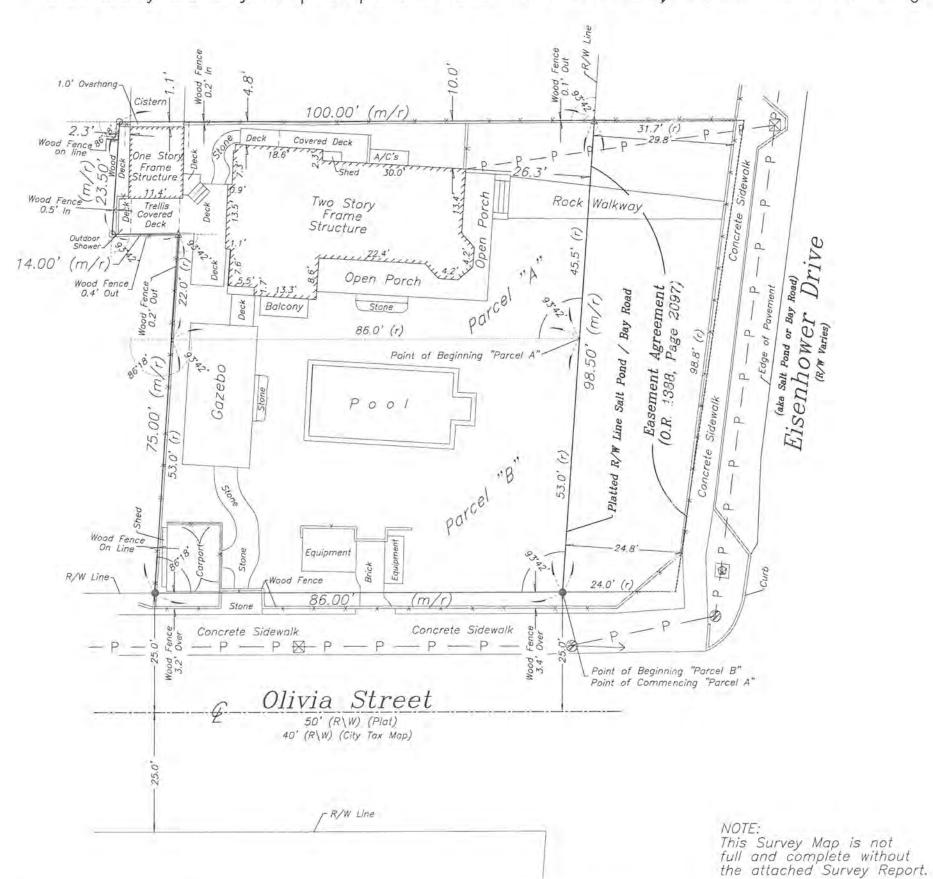


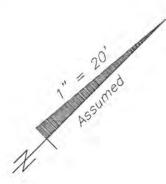






Boundary Survey Map of part of Lots 8 \$ 9 of Sq. 2, of Tract 7, Benjamin Albury's Subdivision





LEGEND

- Found 1" Iron Pipe (No ID)
- O Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- Δ 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
- -P- Overhead Utility Lines

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

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 Kay West, delineated in February A.D. 1829, by 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 Kay 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 William A. Whitehead, as part of 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 Curcuit Court, 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 Curcuit Court, 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 Curcuit Court, 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 Curcuit Court, 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 Curcuit Court, 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 Clerk of the Curcuit Court, Number Seven (7), according to 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 Curcuit Court, Number Seven (7), according to Benjamin Albury's subdivision thereof, page 389, of the records in the office of the Clerk of the Clerk of the Curcuit Court, Number Seven (7), according to Benjamin Albury's subdivision ther

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 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 I.ot 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 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 for a distance of 86.0 feet back to the Point of Beginning.

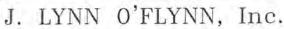
BOUNDARY SURVEY FOR: Kurt J. Fazekas; Stones & Cardenas; Old Republic National Title Insurance Company;

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. LYNNO'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





Professional Surveyor & Mapper PSM #6298

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

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008

Expiration Date: July 31, 2015

		SEC	HON	A - PROPERTY IN	FORMATION	FOR	INSURANCE COMPANY USE
A1. Building Owner's Nan	ne Kurt Fazekas					Polic	y Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 810 Eisenhower Drive					Comp	pany NAIC Number:	
City Key West				State FL ZIP	Code 33040		
A3. Property Description (Tax Parcel #: 00023860-0							
A4. Building Use (e.g., Re A5. Latitude/Longitude: La A6. Attach at least 2 photo A7. Building Diagram Nun A8. For a building with a ca a) Square footage of b) Number of perman or enclosure(s) wit c) Total net area of fl d) Engineered flood	at. 24.5591 N Lographs of the binber 5 crawlspace or enert flood opening thin 1.0 foot about ood openings in	ong. 81.7891 W H uilding if the Certific closure(s): nclosure(s) gs in the crawlspac re adjacent grade	orizonta ate is be	al Datum: NAD 19 sing used to obtain floo A9. sq ft sq in	od insurance. For a building with a a) Square footage	of attached g anent flood o bove adjacer flood openir	parage <u>NA</u> sq ft penings in the attached garage at grade <u>NA</u> sq in the sq
	SEC	TION B - FLOOI	INSU	RANCE RATE MAI	P (FIRM) INFORM	ATION	
B1. NFIP Community Nam City of Key West	e & Community I 120168	Number	B2. C	county Name		B3. S FL	tate
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index 2/18/05	Date	B7. FIRM Pane Effective/Revised [6/5/15			D. Base Flood Elevation(s) (Zone AO, use base flood depth)
C1. Building elevations are *A new Elevation Certifi C2. Elevations – Zones A1- below according to the Benchmark Utilized: BA	based on: cate will be requ -A30, AE, AH, A building diagram	Construction Direct when construction (with BFE), VE, V1	orawings tion of th -V30, V 7. In Pu	ne building is complete (with BFE), AR, AR/A	Under Construction	• 🛛	Finished Construction VAO. Complete Items C2.a-h
Indicate elevation datur					1929 🗆 NAVD 1988	☐ Other/S	ource:
Datum used for building	j elevations mus	t be the same as th	at used	for the BFE.		Check the m	easurement used.
a) Top of bottom floor (i b) Top of the next highe c) Bottom of the lowest d) Attached garage (top e) Lowest elevation of next.	er floor horizontal struct of slab)	ural member (V Zor	nes only)	5.8 16.4 NA NA 6.0	⊠ feee ⊠ feee □ feee ⊠ feee	t meters t meters
(Describe type of equ f) Lowest adjacent (finis g) Highest adjacent (finis h) Lowest adjacent grad	shed) grade next shed) grade nex	to building (LAG) t to building (HAG)	rs, inclu	ding structural support	3.6 4.3 t 3.6	⊠ fee ⊠ fee	t meters
	SECTIO	ON D - SURVEY	OR FN	GINEER, OR ARCI	HITECT CERTIFIC	ATION	
This certification is to be signiformation. I certify that the I understand that any false Check here if commen Check here if attachmed Certifier's Name J. Lynn O'll	gned and sealed e information on statement may b ts are provided d ents.	by a land surveyor, this Certificate repri e punishable by fin	enginee esents n e or imp Were	er, or architect authorizing best efforts to interp	zed by law to certify e pret the data available S. Code, Section 10 in Section A provide Yes No	elevation e. 101.	Lan 231
Title P.S.M.		Company Name	J. Lynn	O'Flynn, Inc			100
Address 3430 Duck Avenu	ie/	City Key West		State FL	ZIP Code 33040		118.
Signature		Date 8/23/16		Telephone	(305) 296-7422		7

	sponding information from Section	n A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and 810 Eisenhower Drive	THE CONTRACTOR OF THE PRINCIPLE OF THE PARTY OF THE PRINCIPLE OF THE		Policy Number:
City Key West	State FL ZIP Cod	e 33040	Company NAIC Number:
SECTION D - SURVEY	OR, ENGINEER, OR ARCHITECT O	ERTIFICATION (C	ONTINUED)
Copy both sides of this Elevation Certificate for (1) com	nmunity official, (2) insurance agent/comp	any, and (3) building	owner.
Comments C2. e) Air Conditioner Unit		10.00 1.00 1.00 1.00 1	
Signature SECTION E – BUILDING ELEVATION INFO For Zones AO and A (without BFE), complete Items Edand C. For Items E1–E4, use natural grade, if available E1. Provide elevation information for the following an grade (HAG) and the lowest adjacent grade (LAG a) Top of bottom floor (including basement, crawl b) Top of bottom floor (including basement, crawl b) Top of bottom floor (including basement, crawl E2. For Building Diagrams 6–9 with permanent flood (elevation C2.b in the diagrams) of the building is E3. Attached garage (top of slab) is	1–E5. If the Certificate is intended to supple. Check the measurement used. In Puer d check the appropriate boxes to show with the control of	ort a LOMA or LOMF o Rico only, enter me nether the elevation is feet meters feet meters nd/or 9 (see pages 8- above or below to pelow the HAG. feet meters	R-F request, complete Sections A, B, eters. s above or below the highest adjacent above or below the HAG. above or below the LAG9 of Instructions), the next higher flow the HAG. the HAG.
5. Zone AO only: If no flood depth number is availa ordinance? Yes No Unknown. The	ble, is the top of the bottom floor elevated local official must certify this information TY OWNER (OR OWNER'S REPRE	in Section G.	
The second secon			
The property owner or owner's authorized representative Zone AO must sign here. The statements in Sections	s A, B, and E are correct to the best of my	r Zone A (without a F knowledge.	EMA-issued or community-issued BF
Property Owner's or Owner's Authorized Representative			
Address	City	State	ZIP Code
ignature	Date	Telepi	none
omments			
comments			☐ Check here if attachm
	N.G. COMMINITY INFORMATION	(OPTIONAL)	Check here if attachm
SECTIO e local official who is authorized by law or ordinance to a	N G – COMMUNITY INFORMATION	agement ordinance ca	n complete Sections A. B. C (or E), an
SECTION Be local official who is authorized by law or ordinance to a this Elevation Certificate. Complete the applicable item(s	dminister the community's floodplain man s) and sign below. Check the measuremen	agement ordinance ca t used in Items G8–G	n complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters.
SECTION Be local official who is authorized by law or ordinance to a Chis Elevation Certificate. Complete the applicable item(s	idminister the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed	agement ordinance ca t used in Items G8-G and sealed by a licen	in complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s . The information in Section C was taken from ot is authorized by law to certify elevation informa	idminister the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the	agement ordinance ca t used in Items G8–G and sealed by a licen elevation data in the	n complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.)
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a	idminister the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI	agement ordinance ca t used in Items G8–G and sealed by a licen elevation data in the MA-issued or commun	n complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.)
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is pre-	idminister the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manage	agement ordinance can be used in Items G8–G and sealed by a licent elevation data in the MA-issued or community	n complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.)
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is pre- 4. Permit Number G5. Date Perm	idminister the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manager hit Issued G6. D	agement ordinance can t used in Items G8–Grand sealed by a licen elevation data in the MA-issued or communant purposes. ate Certificate Of Cor	in complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) hity-issued BFE) or Zone AO.
SECTIO a local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is pro- 4. Permit Number G5. Date Perm This permit has been issued for: New Const	idminister the community's floodplain man b) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manage init Issued G6. D	agement ordinance can t used in Items G8–G and sealed by a licen elevation data in the MA-issued or commun ment purposes. ate Certificate Of Cor	in complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) hity-issued BFE) or Zone AO.
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is professed. Permit Number G5. Date Perm This permit has been issued for: New Const Elevation of as-built lowest floor (including basemen	idminister the community's floodplain man (s) and sign below. Check the measurement ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manager in the source and the community floodplain manager in the source of the building: G6. Diction Substantial Improvement (s) of the building: f	agement ordinance can used in Items G8–Grand sealed by a licen elevation data in the MA-issued or communent purposes. ate Certificate Of Contact	in complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) hity-issued BFE) or Zone AO.
SECTION Pelocal official who is authorized by law or ordinance to an anis Elevation Certificate. Complete the applicable item(s) The information in Section C was taken from ot is authorized by law to certify elevation information. A community official completed Section E for a the following information (Items G4—G10) is profit. Permit Number G5. Date Permit Permit Number G5. Date Per	administer the community's floodplain man s) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manage nit Issued G6. D truction Substantial Improvement at) of the building:	agement ordinance can be used in Items G8–Grand sealed by a licent elevation data in the MA-issued or community purposes. ate Certificate Of Corticate Implication in the Implication in the Market Imp	in complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) nity-issued BFE) or Zone AO. mpliance/Occupancy Issued Datum
SECTION I local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(so a list Elevation Certificate. Complete the applicable item(so a list Elevation in Section C was taken from other is authorized by law to certify elevation information A community official completed Section E for a light The following information (Items G4–G10) is present that the permit Number light G5. Date Permit Number	idminister the community's floodplain man s) and sign below. Check the measurement ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manager in the Issued G6. Description Substantial Improvement) of the building:	agement ordinance can be used in Items G8–Grand sealed by a licent elevation data in the MA-issued or community purposes. ate Certificate Of Corticate Implication in the Implication in the Market Imp	In complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) nity-issued BFE) or Zone AO. Inpliance/Occupancy Issued Datum Datum
SECTIO e local official who is authorized by law or ordinance to a his Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is pro- 4. Permit Number G5. Date Perm This permit has been issued for: Elevation of as-built lowest floor (including basement BFE or (in Zone AO) depth of flooding at the building Community's design flood elevation:	administer the community's floodplain man b) and sign below. Check the measuremen ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manage nit Issued G6. D truction Substantial Improvement t) of the building: g site: f	agement ordinance can be used in Items G8–Grand sealed by a licent elevation data in the MA-issued or community purposes. ate Certificate Of Corticate Implication in the Implication in the Market Imp	In complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) nity-issued BFE) or Zone AO. Inpliance/Occupancy Issued Datum Datum
e local official who is authorized by law or ordinance to a this Elevation Certificate. Complete the applicable item(s The information in Section C was taken from ot is authorized by law to certify elevation informa A community official completed Section E for a The following information (Items G4–G10) is pro- A. Permit Number G5. Date Perm	idminister the community's floodplain man s) and sign below. Check the measurement ther documentation that has been signed tion. (Indicate the source and date of the building located in Zone A (without a FEI ovided for community floodplain manager in the Issued G6. Detruction Substantial Improvement) of the building:	agement ordinance can be used in Items G8–Grand sealed by a licent elevation data in the MA-issued or community purposes. ate Certificate Of Corticate Implication in the Implication i	In complete Sections A, B, C (or E), an 10. In Puerto Rico only, enter meters. sed surveyor, engineer, or architect w Comments area below.) nity-issued BFE) or Zone AO. Inpliance/Occupancy Issued Datum Datum

Replaces all previous editions.

FEMA Form 086-0-33 (7/12)

ELEVATION CERTIFICATE, page 3

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

ELEVATION CERTIFICATE, page 4

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.

Policy Number:

City Key West

810 Eisenhower Drive

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



A 0.0	INDEX
A O. I	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
^ ^ C	

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/PROPOS

GENERAL NOTES

- I. 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 D'ASIGN 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.
- I I. 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

ABOVE FINISHED FLOOR AIR HANDLING UNIT AUDIO VISUAL BOTTOM OF CENTERLINE CLG CMU CEILING CONCRETE MASONRY UNIT CO CONC CLEAN OUT CONCRETE DRYER DIAMETER DTLS DETAILS DISHWASHER ELECTRICAL METER FLORIDA BUILDING CODE FIRE EXTINGUISHER CABINET **GAUGE** GALLON GROUND FLOOR IMPACT GYPSUM WALL BOARD GWB HVAC HEATING, VENTILATION, \$ AIR CONDITIONING LOWEST HORIZONTAL MEMBER LHM MAX MAXIMUM MEP MECHANICAL, ELECTRICAL, PLUMBING MINIMUM NOT IN CONTRACT NOT TO SCALE NTS ON CENTER POUNDS PER SQUARE INCH PRESSURE TREATED REFLECTED CEILING PLAN REFERENCE REFRIGERATOR REQ'D REQUIRED ROUGH OPENING STEEL THICK TOP OF TOP OF PILE TOW TOP OF WALL TYPICAL UNLESS OTHERWISE NOTES U.N.O. VENT TO ROOF VTR WASHER WATER CLOSET WOOD WASHER/DRYER WATERPROOF

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 PILINGS, 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

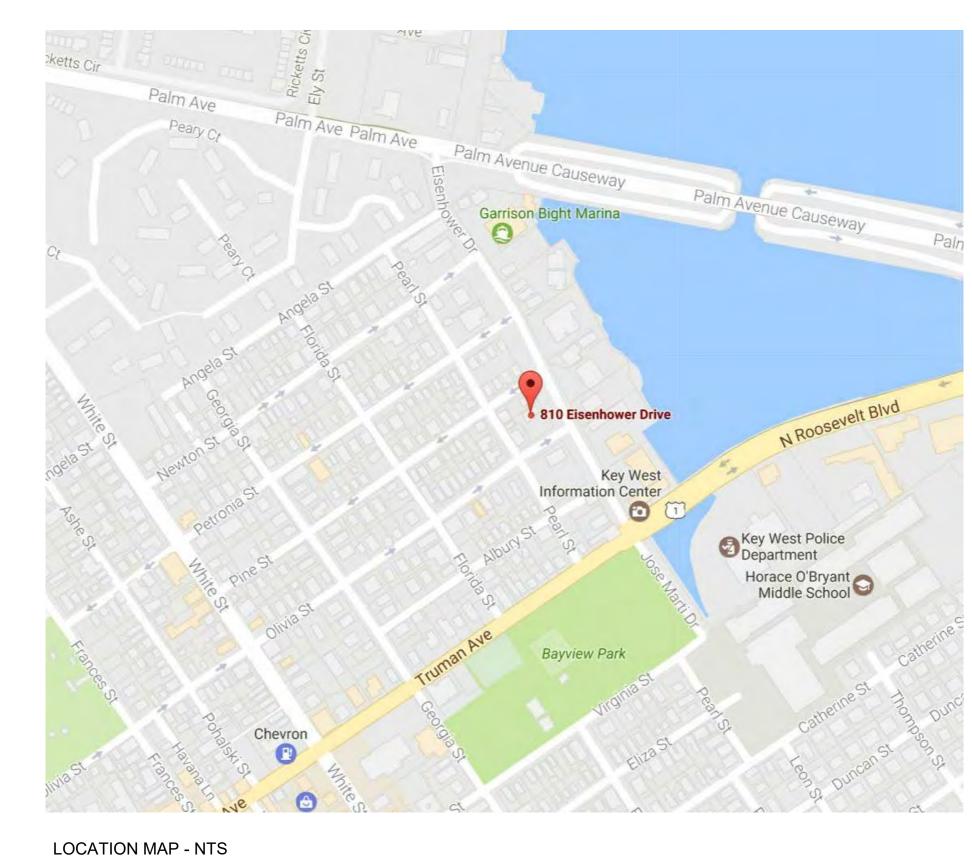
INTERNAL PRESSURE COEFFICIENT = 0.18

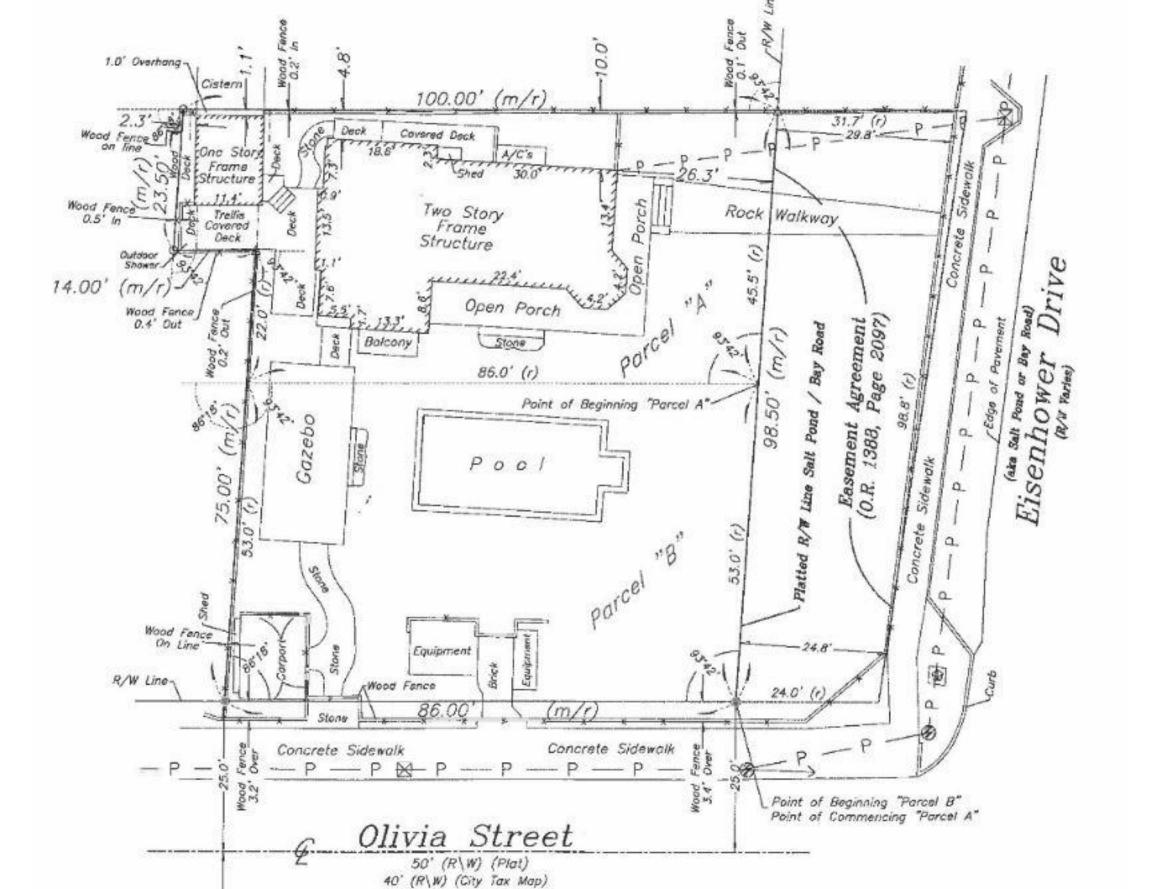


EISENHOWER DRIVE PHOTO

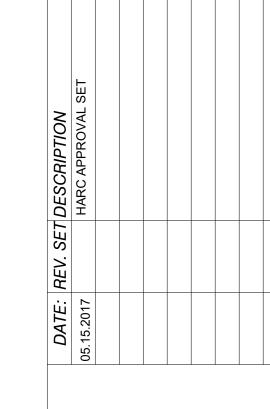


OLIVIA STREET PHOTO





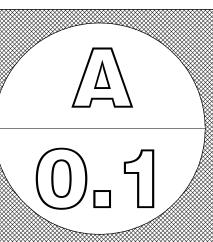
SURVEY - NTS

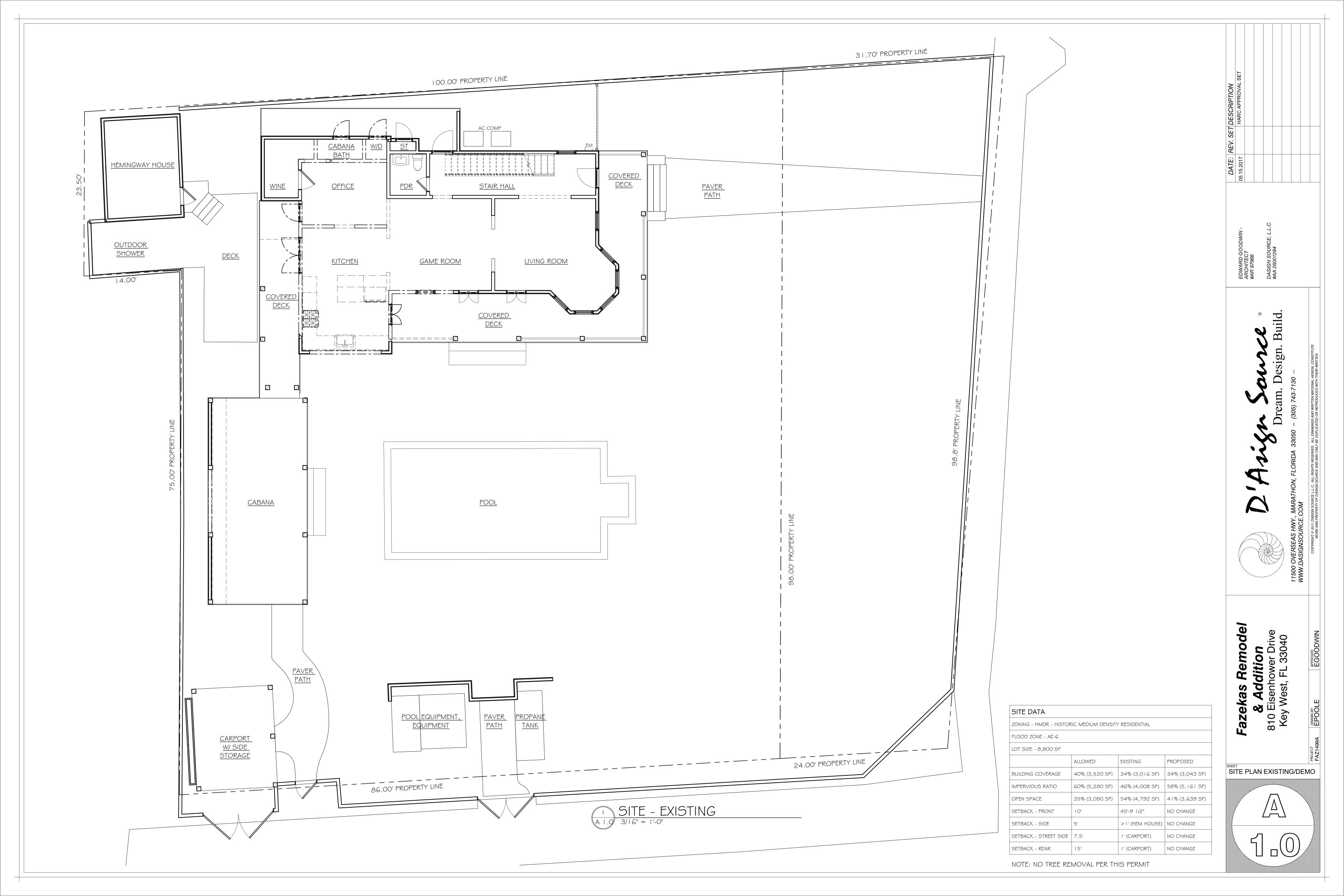


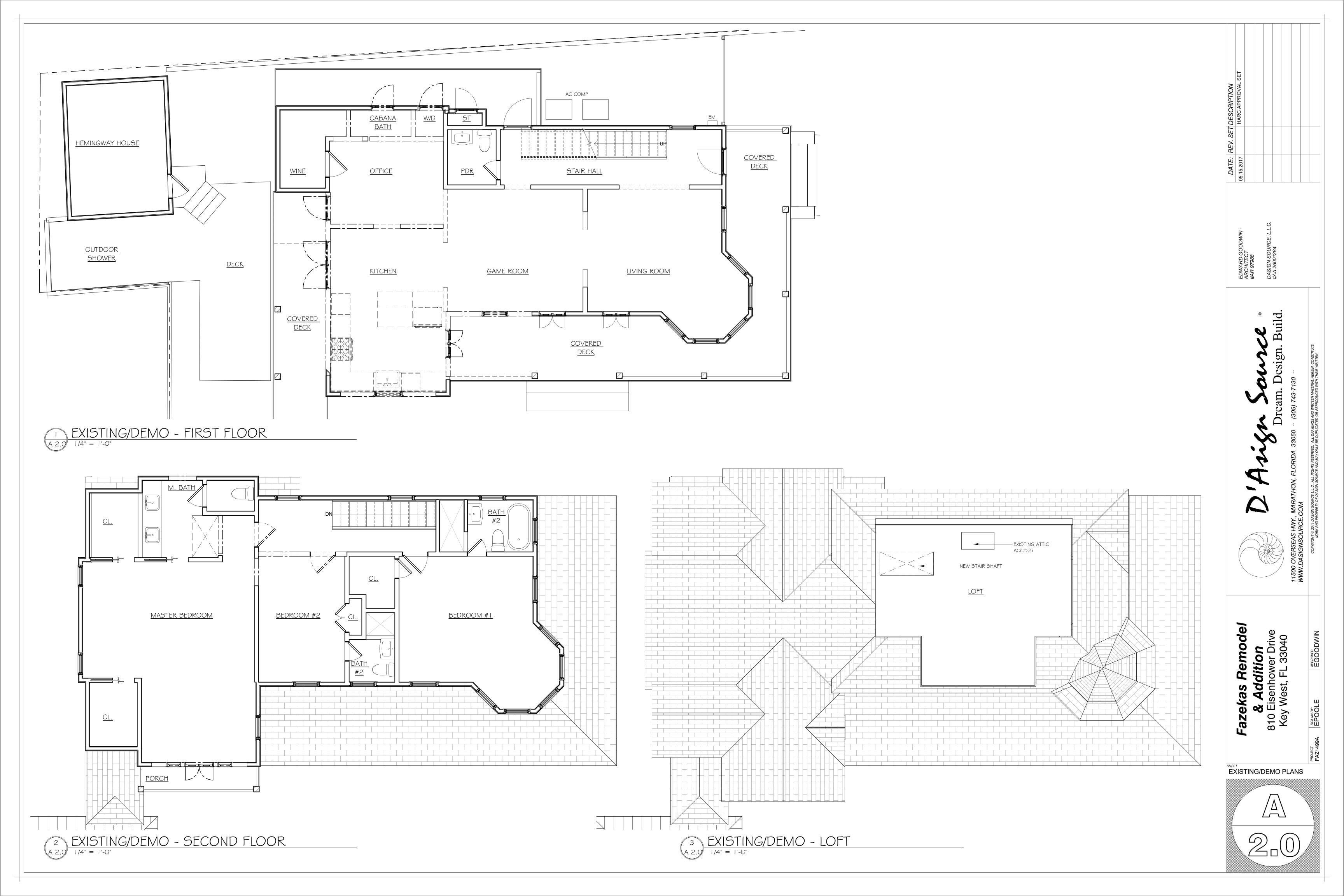
Remodel & Addition
Eisenhower Drive
y West, FL 33040

Fazekas

NOTES





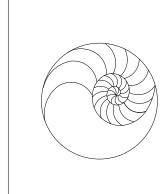


LOCATION OF NEW DORMER

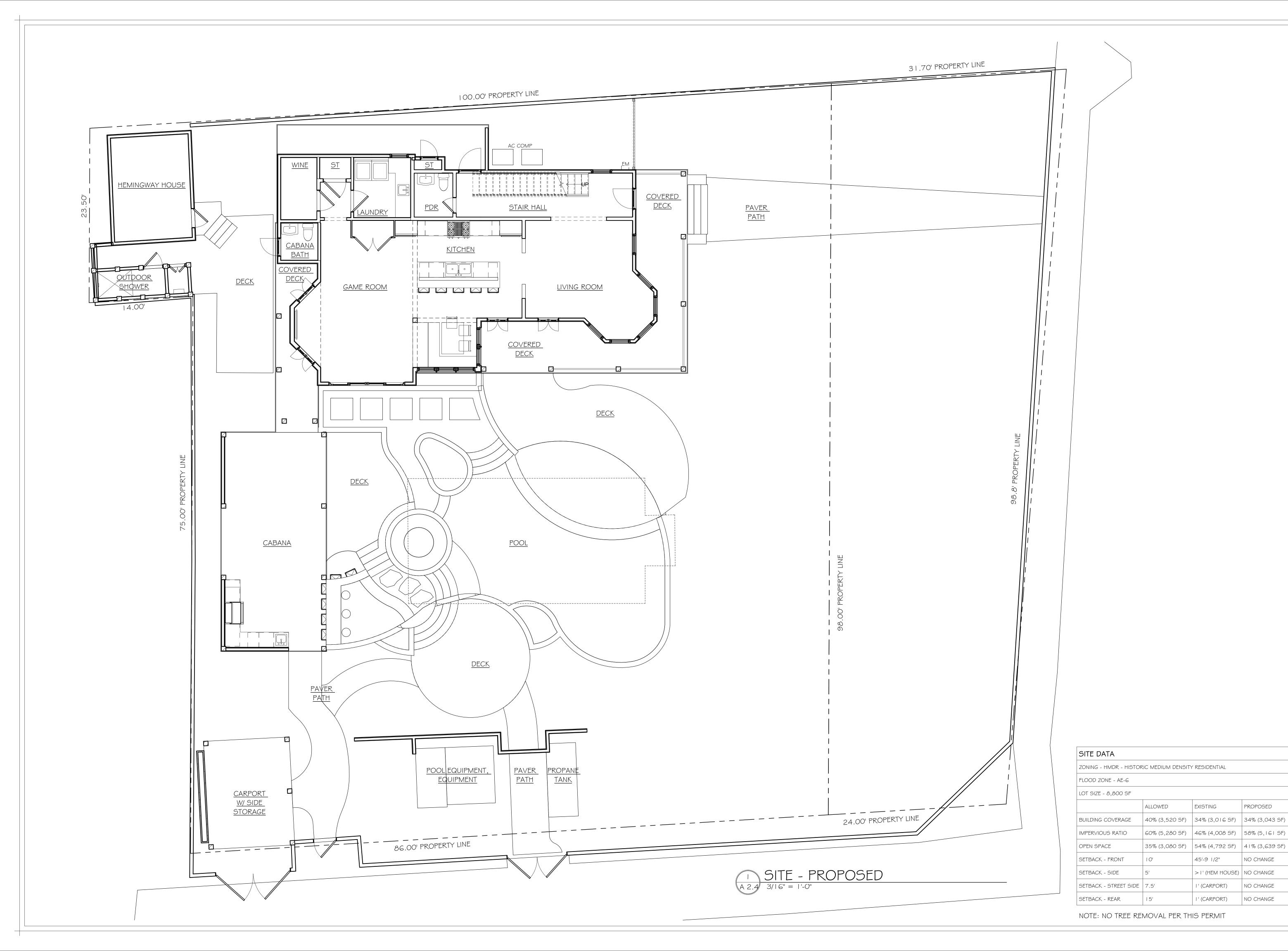
(DEMO PORTION OF EXISTING -EXISTING/DEMO - ROOF PLAN

| A 2.3 | 1/4" = 1'-0"

> Fazekas Remodel
> & Addition
> 810 Eisenhower Drive
> Key West, FL 33040 ROOF EXISTING/DEMO



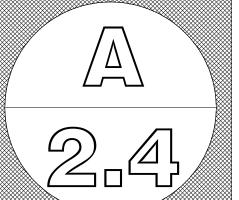


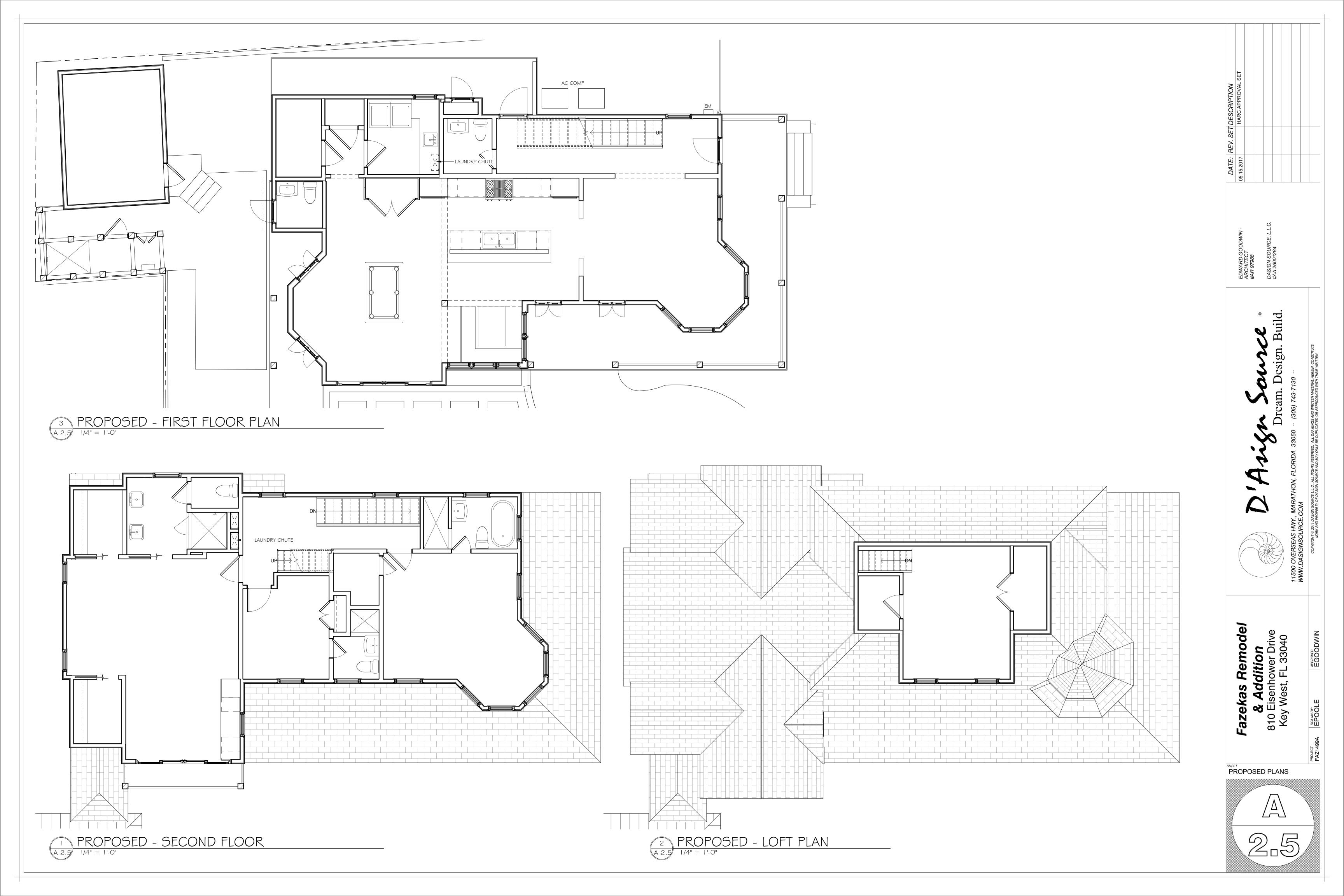


Fazekas Remodel

& Addition
810 Eisenhower Drive
Key West, FL 33040

PROPOSED SITE/FIRST FLOOR PLAN





PROPOSED - ROOF PLAN

A 2.9 1/4" = 1'-0"

PROPOSED ROOF PLAN

Fazekas Remodel
& Addition
810 Eisenhower Drive
Key West, FL 33040

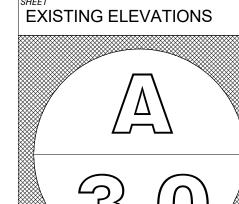


EDWARD GOO ARCHITECT #AR 97988 DASIGN SOUI



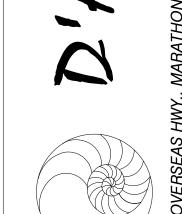
Le Build.

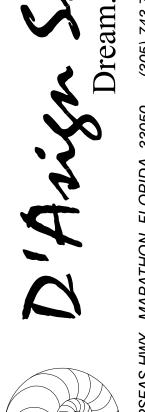
Faze EXISTING ELEVATION











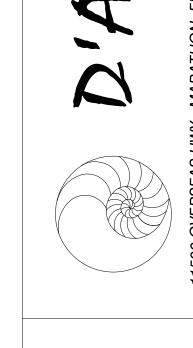
Build.

Fazekas Remodel
& Addition
810 Eisenhower Drive
Key West, FL 33040 EXISTING ELEVATIONS





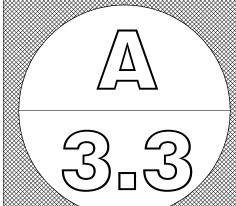




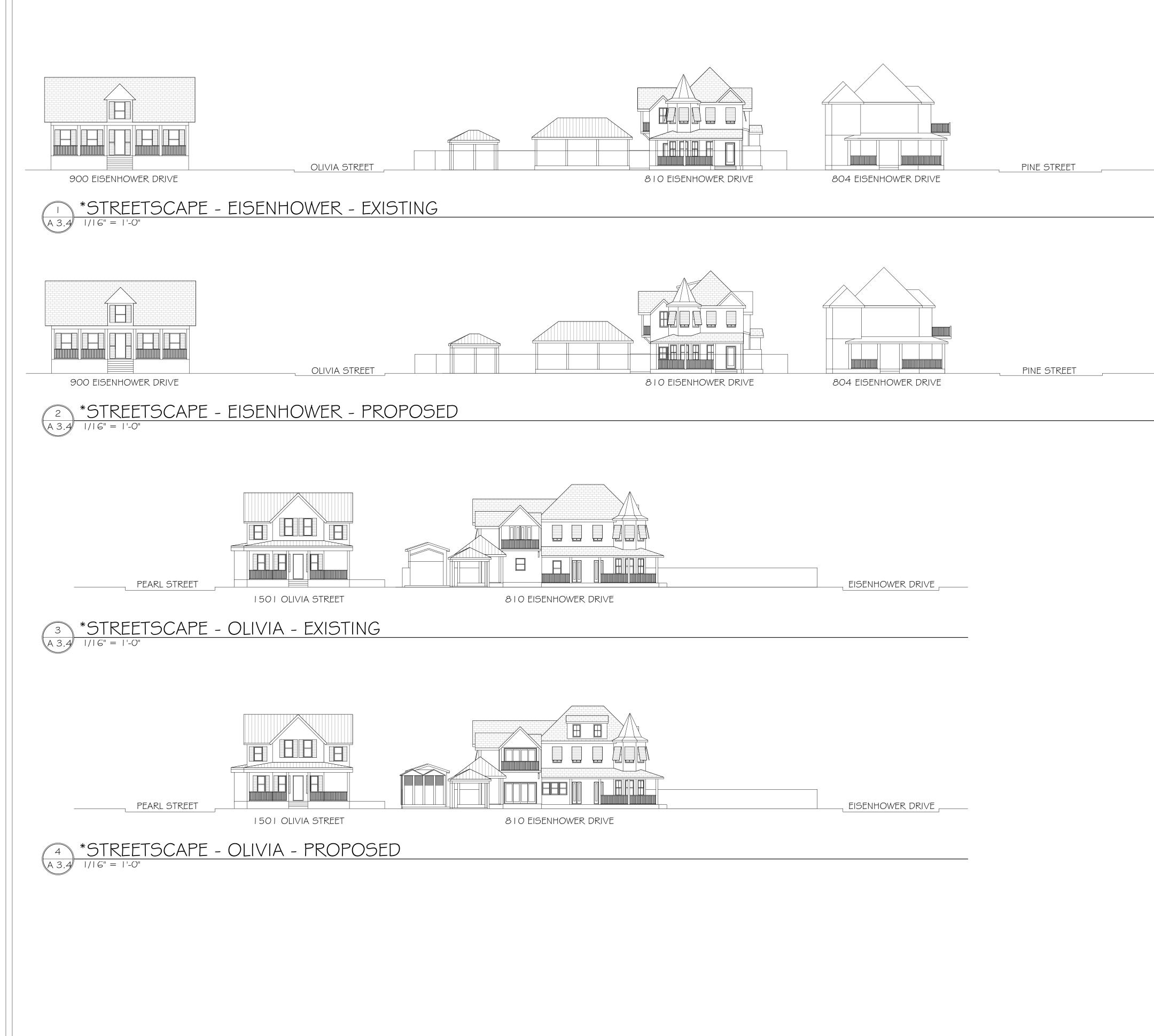
Build.

Fazekas Remodel
& Addition
810 Eisenhower Drive
Key West, FL 33040

PROPOSED ELEVATIONS



SIDE ELEVATION B - PROPOSED





THE MEADOWS DRIVEWAY/PARKING

1513 PINE STREET



Hall Sam Build.

THON, FLORIDA 33050 - (305) 743-7130 --



ive 40 11500 OVE

Fazekas Remodel
& Addition
810 Eisenhower Drive
Key West, FL 33040

PROJECT DRAWN BY

3,4,

STREETSCAPE EXISTING/PROPOSEL

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 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 20 17 . 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: E_P_I_ Date: 6/22/17 Address: 810 EISENhower City: Key West State, Zip: <u>Fi. 33040</u> The forgoing instrument was acknowledged before me on this 22nd day of June , 20 17 . 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: Carabamur Print Name: Notary Public - State of Florida (seal)

My Commission Expires: 12 22 20



PROPERTY APPRAISER INFORMATION

QPublic.net Monroe County, FL

Summary

Parcel ID 00023860-000000
Account # 1024660
Property ID 1024660
Millage Group 10KW

Location 8

810 EISENHOWER Dr, KEY WEST

Address Legal Description

KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 8 AND PT LOT 9 SQR 2 TR 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 Property Class

Property Class Subdivision

rty Class SINGLE FAMILY RESID (0100)

Sec/Twp/Rng Affordable

05/68/25

6284

Housing

No



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 (015D)	8,800.00	Square Foot	0	0	

Buildings

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

Y	ard	Iten	15

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

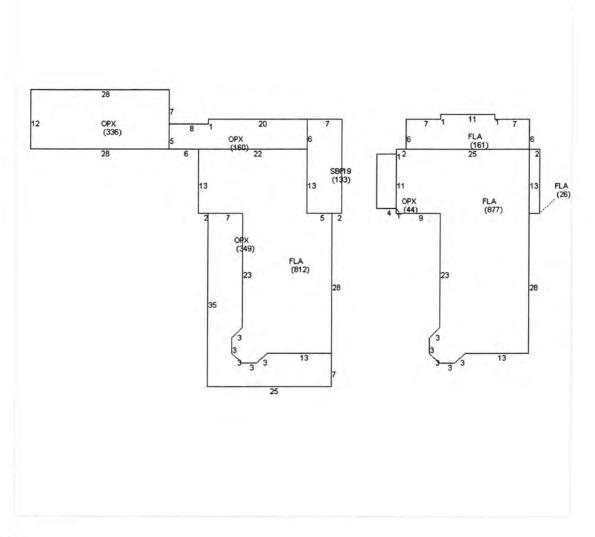
Sales

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 ≑
10-237	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
990234	7/7/1999	11/2/1999	\$2,000	Residential	RENOVATIONS/FENCE
960420	10/1/1996	12/1/1996	\$400	Residential	ELECTRIC
960338	8/1/1996	12/1/1996	\$6,000	Residential	FENCE
960273	7/1/1996	12/1/1996	\$6,500	Residential	RENOVATIONS
960278	7/1/1996	12/1/1996	\$6,500	Residential	MECHANICAL
960273	6/1/1996	12/1/1996	\$18,000		POOL
960197	5/1/1996	12/1/1996	\$5,000	Residential	ELECTRIC
960201	5/1/1996	12/1/1996	\$6,000	Residential	PLUMBING
960146	4/1/1996	12/1/1996	\$1	Residential	RENOVATIONS
960128	3/1/1996	12/1/1996	\$3,431	Residential	ROOF
960129	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.