

Historic Architectural Review Commission

Staff Report Item 11a

Meeting Date: March 25, 2014

Applicant: Anthony Sarno, Architect

Application Number: H14-01-0406)

Address: #1019 Flagler Avenue

Description of Work: New additions and new front porch. Renovations of existing historic house.

Building Facts: The main structure in the site is a two story masonry vernacular house listed as a contributing resource in the surveys. The house was built before 1926. The house maintained its original footprint until additions were done between 1949 and 1962. According to the Sanborn maps the house historically used to have a one story front porch. According to the Sanborn map from 1962 the original one story porch was removed and replaced by a two story front attached addition. The house has been used as a doctor's office and residence in the past years. The house is located outside of the historic district.

The historic house has a rustic, block pattern wall finish, extended overhangs and a hip roof covered with metal shingles.

Staff reviewed all photos from the Property Appraiser's records from 1964-1965 and did not find any photos of the house.

Guidelines Cited in Review: Secretary of the Interior Standards (pages 16-23), specifically Standards 1, 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the removal of front side and back additions and new replacements. For the front façade the plan proposes the removal of a two story enclosed front addition and its replacement with a one story three bay front porch with a hip roof. On the west side of the house there is a two story addition covered with a shed roof that will be replaced with a taller two story addition. The west side façade of the historic house has novelty siding over the historic walls. Towards the east side an existing one story addition will be replaced with a two story addition. On the back a one story terrace will be replaced with a one story open structure. All the new side additions will have stucco finish and metal shingles and will be setback from the front facade. Impact resistant aluminum windows are proposed in the entire house, historic main house and new additions.

Consistency with Guidelines

1. For the proposed front one story porch it seems that the scale and been a one story porch will be similar of what historically the house used to have.
2. Since the proposed additions on the side of the house will be taller than the existing additions they will cover and obscure part of the historic facades, particularly the one on the east side. This will make the project been inconsistent with the Secretary of the Interior's Standards 1, 9 and 10.
3. Although the proposed new side additions will be lower in size in relation to the main house the scale and massing of the east side addition may be too large for the existing house.
4. The project proposes the restoration of the front façade by removing a non-historic two story addition. The plans also propose partial liberation of the west historic façade by the removal of wood siding and the restitution of two fenestrations on the second floor.

It is staff's opinion that the proposed two story addition to the east side of the house may be too large in scale and massing in relation to the main historic house and will be obscuring historic fabric. The front porch as well as the side and back proposed additions more in keeping with the historic fabric and the urban context.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

02-28-2014 010406

APPLICATION # _____

OWNER'S NAME: **Lawrence Carter** DATE: **03/03/2014**

OWNER'S ADDRESS: **1019 Flagler Avenue, Key West** PHONE #: _____

APPLICANT'S NAME: **Anthony Sarno** PHONE #: **305-292-7722**

APPLICANT'S ADDRESS: **1001 Whitehead St., Key West, FL - 33040**

ADDRESS OF CONSTRUCTION: **1019 Flagler Avenue, Key West, FL-33040** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVAL OF EXISTING NON-HISTORIC ADDITIONS AND THE COMPLETE RENOVATION OF THE INTERIOR OF THE EXISTING ORIGINAL BUILDING, INCLUDING THE RAISING OF THE FIRST FLOOR TO COMPLY WITH FEMA REGULATIONS. NEW MECHANICAL, PLUMBING, AND ELECTRICAL WITH ARCHITECTURAL DESIGN AND STRUCTURAL ENGINEERING FOR NEW ADDITION.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not insure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **03/03/2014**

Applicant's Signature: 

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT

Over: **CHANGES AND DRAWING FABRIC**
Date: **3/03/14 5:36AM** Receipt no: **19341**
2014 100406

Staff Use Only

Trans number: **2995769**

Fee Due: **\$50.00**

Date: **3/03/14** Time: **10:28:53**

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as a contributing resource. Two story masonry vernacular
built before 1920.*

Guidelines for additions/ alterations/ new construction (pages 36-38a)

Ordinance for demolitions of historic structures

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

March 3, 2014

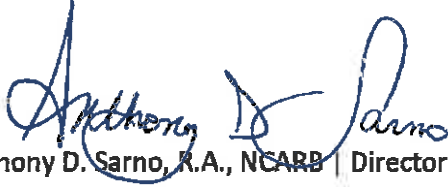
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

Re: 1019 Flagler Avenue
HARC Application – Photo Documentation

Dear Enid,

The following photographs represent the historic, current, and neighborhood conditions at 1019 Flagler Avenue.

Best regards,



Anthony D. Sarno, R.A., NCARB | Director of Key West



March 5, 2014

City of Key West
3140 Flagler Avenue
Key West, Florida 33040

Attn: Enid Torregrosa, Historic Preservation Planner – sent via email to etorregr@keywestcity.com

Re: 1019 Flagler Avenue
Clarification of Building Height

Dear Enid,

- In response to your email dated March 4, 2014 requesting clarification of the building height for the additions to 1019 Flagler Avenue, I reviewed the project with Brendon Cunningham to explain that the additions meet the 25'-0" height limits for this district.

Our approach to projects in the Keys is to note building elevations and sections based on elevation above sea level to respond to FEMA compliance requirements. We further understand illustrating compliance with building height limits is of equal importance. To accommodate this additional information, our drawings include vertical dimensions noting actual heights above crown of road.

Specific to 1019 Flagler Avenue, submitted drawings A3.1.1, A3.1.2, and A3.1.3 indicate the maximum habitable building height of 25'-0" above crown of road, which is 4" above our design; the building additions will not exceed 24'-8" above crown of road.

We trust you concur with our statements.

Best regards,

A handwritten signature in blue ink that reads "Anthony D. Sarno". The signature is fluid and cursive.

Anthony D. Sarno, R.A., NCARB | Director of Key West

Sanborn Maps

March 3, 2014

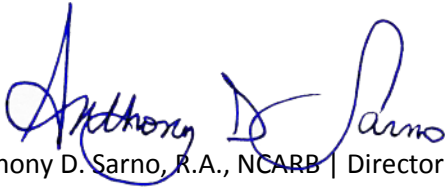
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

Re: 1019 Flagler Avenue
HARC Application – Photo Documentation

Dear Enid,

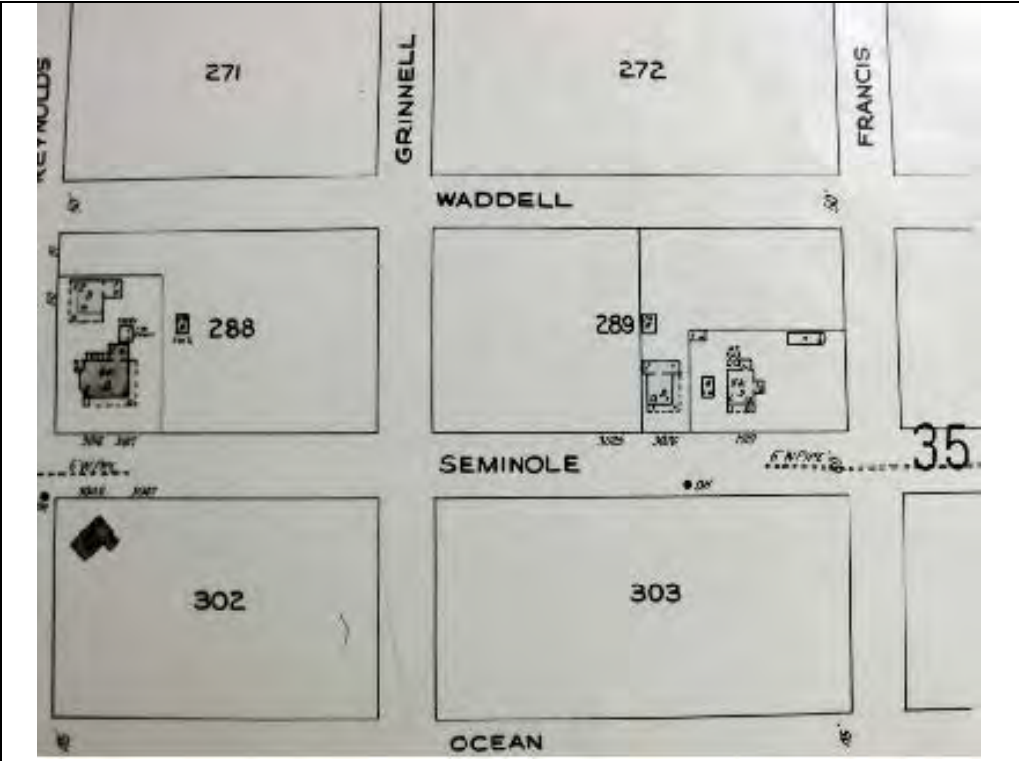
The following photographs represent the historic, current, and neighborhood conditions at 1019 Flagler Avenue.

Best regards,

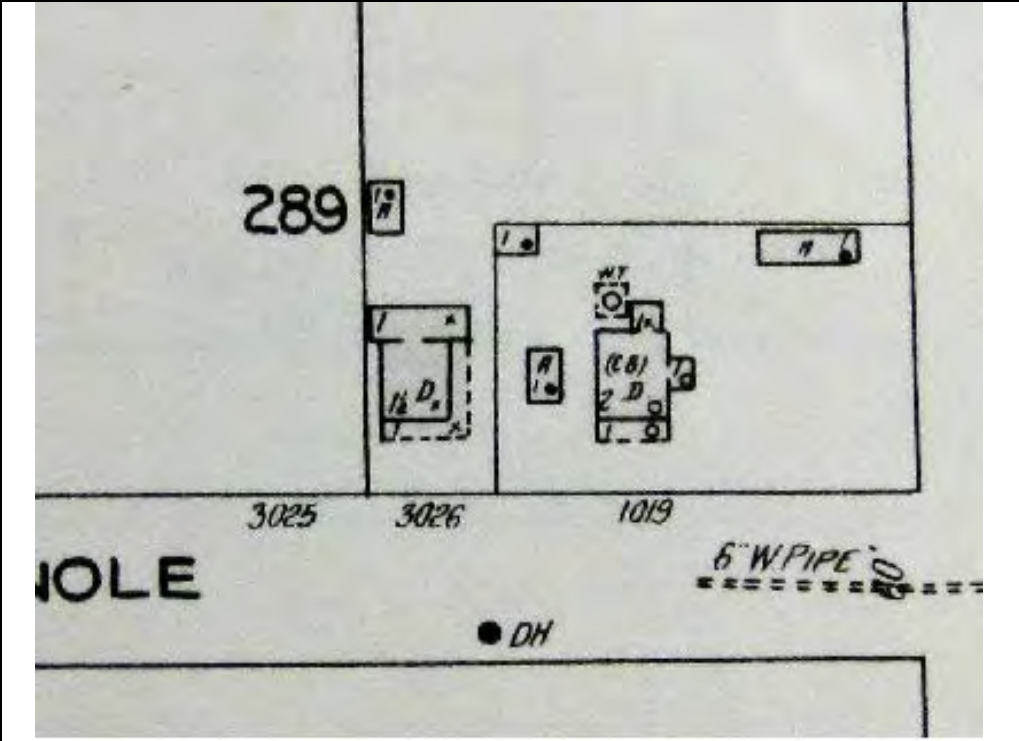


Anthony D. Sarno, R.A., NCARB | Director of Key West

Sanborn maps
1926 – 1019 Flagler Ave (Seminole)

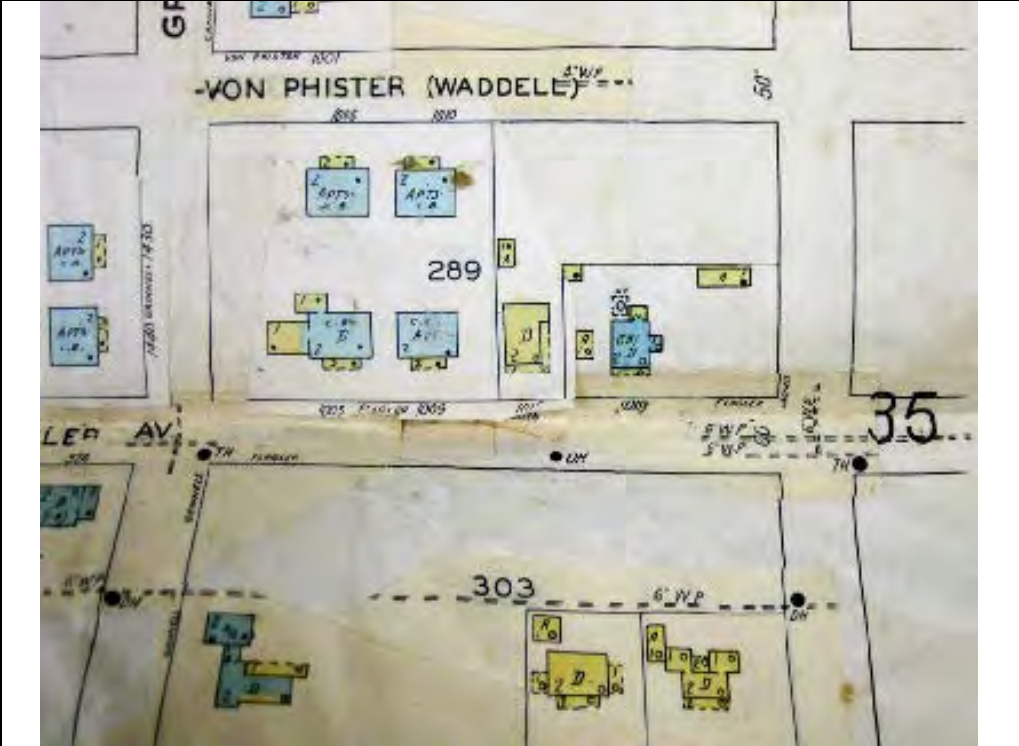


Archived Sanborn map - overall block

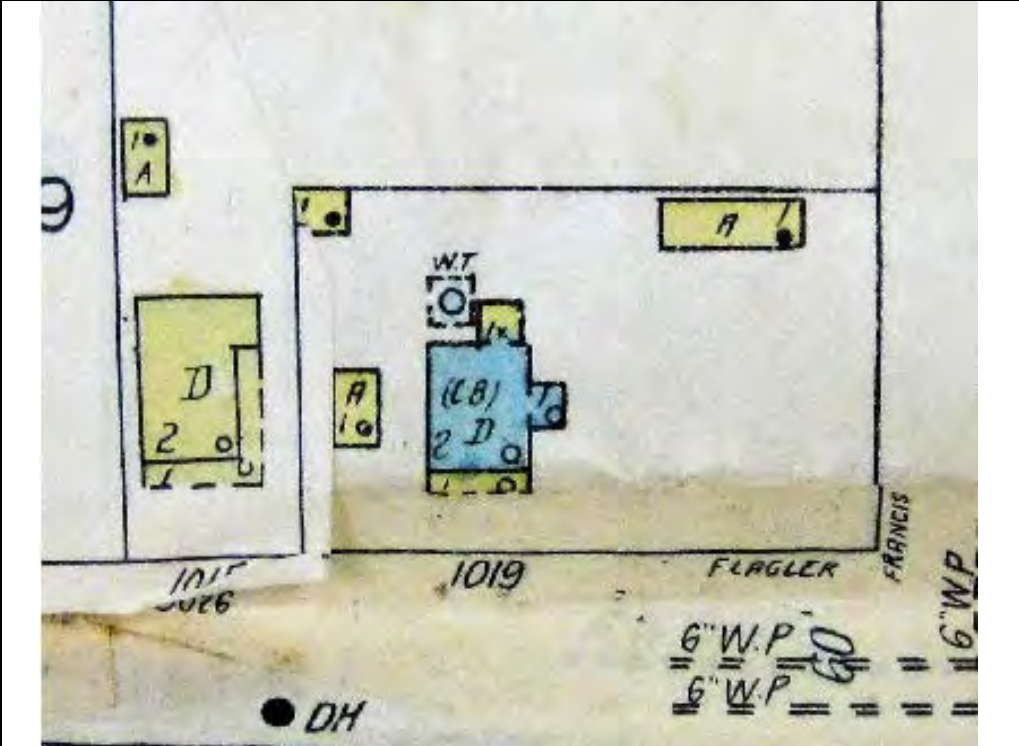


Archived Sanborn map – zoomed in

Sanborn maps
1948 – 1019 Flagler Ave

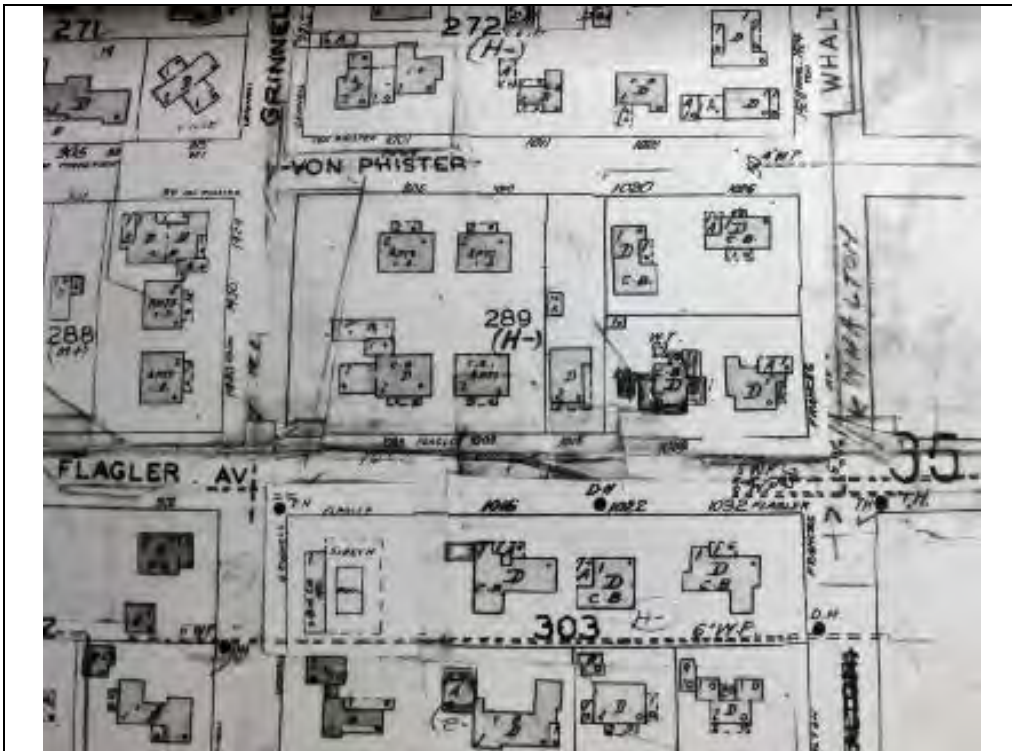


Archived Sanborn map - overall block

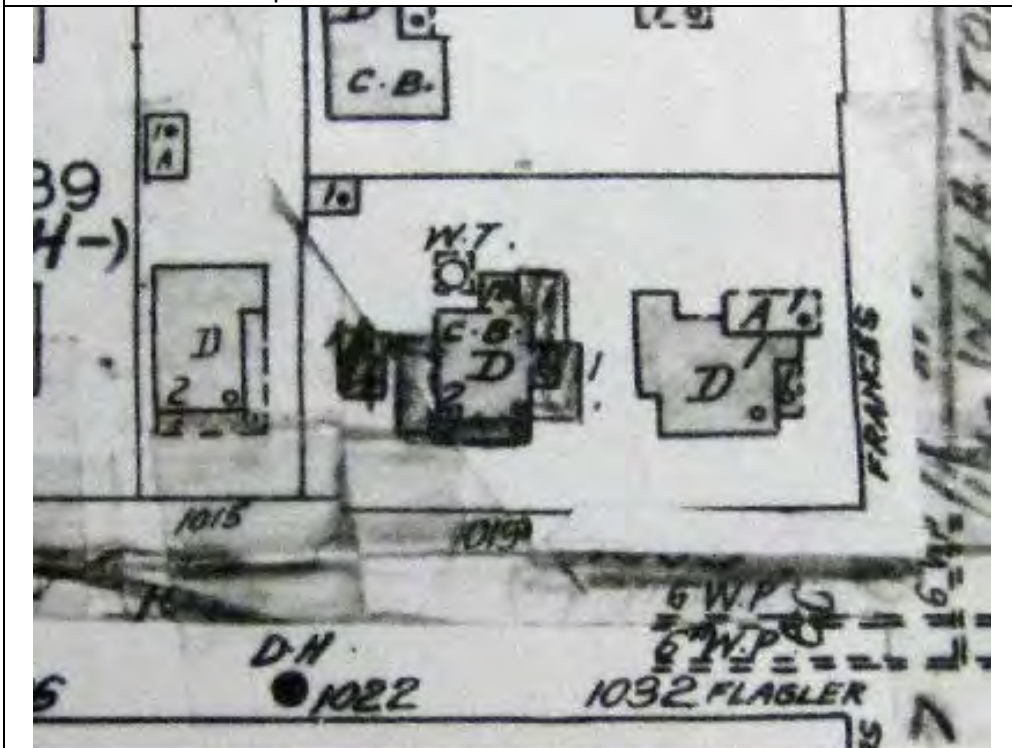


Archived Sanborn map – zoomed in

Sanborn maps
1962 – 1019 Flagler Ave



Archived Sanborn map - overall block



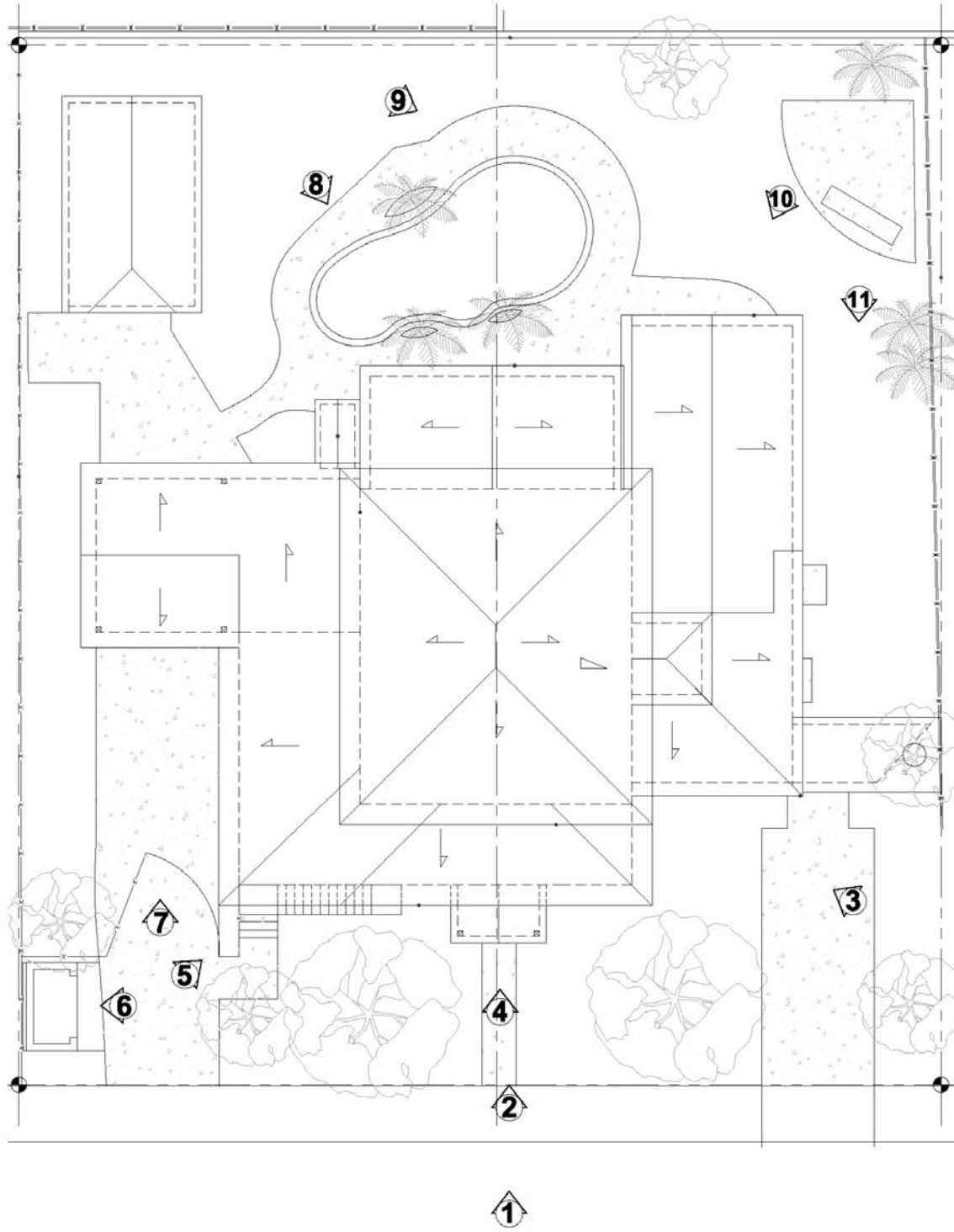
Archived Sanborn map – zoomed in

Historic Photos
(1938-1948) – 1019 Flagler Ave



Current Conditions
1019 Flagler Ave

Photograph Site Map Key





1. 1019 Flagler. View from the street.



2. 1019 Flagler.



3. 1019 Flagler. View from east driveway.



4. 1019 Flagler. Existing front addition entrance.



5. 1019 Flagler. View from carport / west driveway.



6. 1019 Flagler. Trash enclosure at west driveway.



7. 1019 Flagler. Carport.



8. 1019 Flagler. Rear Elevation



9. 1019 Flagler. Back yard with pool and hardscape.



10. 1019 Flagler. Rear Elevation



11. 1019 Flagler. Side yard.



1033 Flagler Avenue



1019 Flagler Avenue



1015 Flagler Avenue



1009 Flagler Avenue

Neighborhood Conditions
Flagler Ave



1005 Flagler Avenue



1028 Flagler Avenue



1028 Flagler Avenue



1022 Flagler Avenue



1016 Flagler Avenue



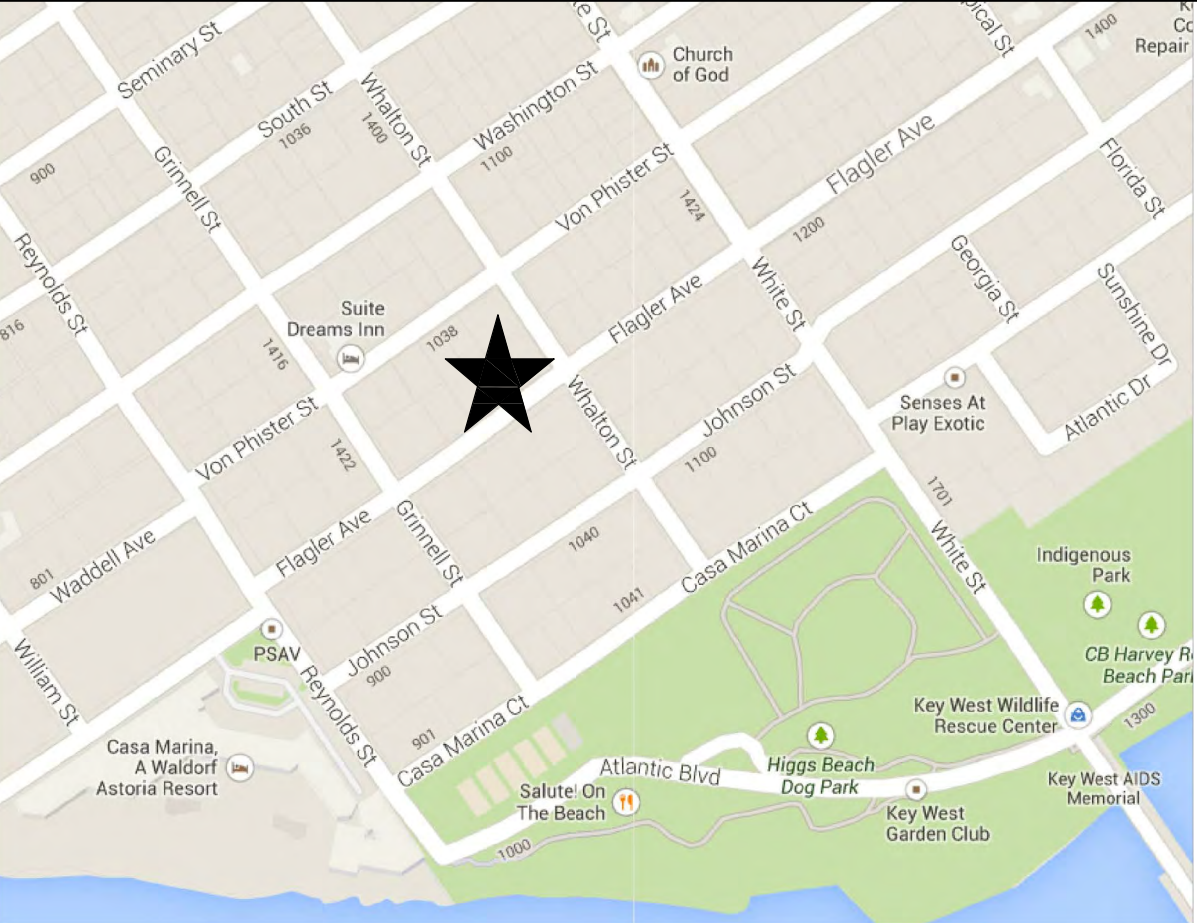
1014 Flagler Avenue

Project Photos

CARTER RESIDENCE RESIDENTIAL RENOVATION

1019 FLAGLER AVENUE , KEY WEST, FLORIDA 33040

HARC APPLICATION MARCH 3, 2014

DESIGN TEAM	DRAWING INDEX	PROJECT APPROVALS
<p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET</p> <p><u>EXISTING</u></p> <p>AE1.0.1 SURVEY - COPY AE1.1.1 EXISTING SITE PLAN AE2.1.1 EXISTING FIRST FLOOR PLAN AE2.1.2 EXISTING SECOND FLOOR PLAN AE3.1.1 EXISTING EXTERIOR ELEVATIONS</p> <p><u>DEMOLITION</u></p> <p>AD2.1.1 FIRST FLOOR DEMOLITION PLAN AD2.1.2 SECOND FLOOR DEMOLITION PLAN AD3.1.1 DEMOLITION ELEVATIONS</p>	<p>HISTORIC ARCHITECTURAL REVIEW COMMISSION SUBMITTED: MARCH 3, 2014</p>
LOCATION MAP	CODE INFORMATION	SCOPE OF WORK
 <p>PROJECT LOCATION ★</p>	<p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: AE - 6'-0"</p> <p><u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 25'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>	<p>REMOVAL OF EXISTING NON-HISTORIC ADDITIONS AND THE COMPLETE RENOVATION OF THE INTERIOR OF THE EXISTING ORIGINAL BUILDING, INCLUDING THE RAISING OF THE FIRST FLOOR TO COMPLY WITH FEMA REGULATIONS. NEW MECHANICAL, PLUMBING, AND ELECTRICAL WITH ARCHITECTURAL DESIGN AND STRUCTURAL ENGINEERING FOR NEW ADDITION.</p>

CARTER RESIDENCE
1019 FLAGLER AVENUE
HARC APPLICATION

K2M DESIGN

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AA26001059

SUBMISSIONS

January 28, 2014 - Client Review
February 20, 2014 - Client Review
March 3, 2014 - HARC Application

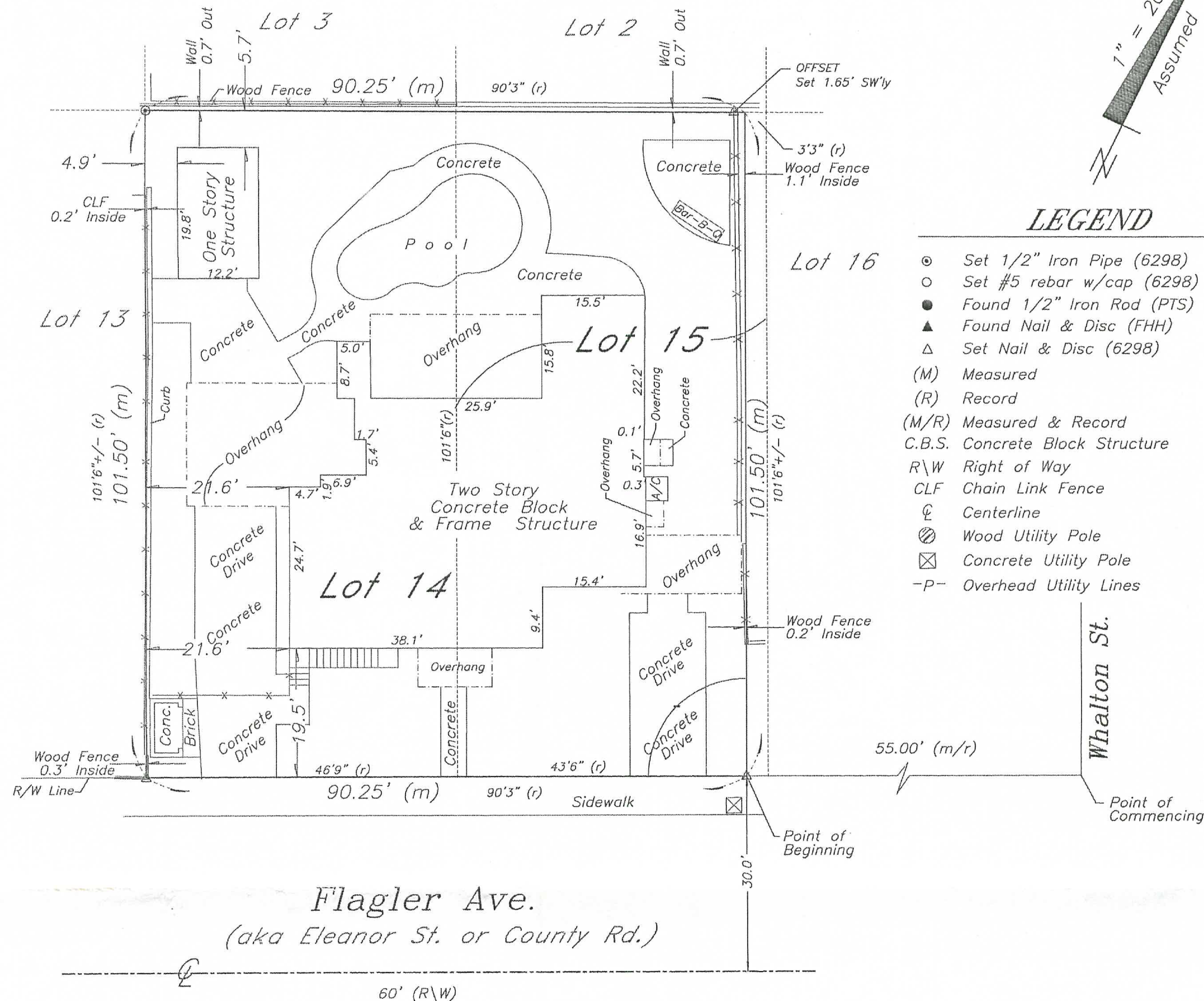
Project No. 14 009 Phase: HARC APPLICATION

COVER SHEET

A0.1.1

DATE: March 3, 2014

Boundary Survey Map of Lot 14 & part of Lot 15, Square 4, Webb Realty Company Subdivision, Island of Key West



LEGEND

- ⊙ Set 1/2" Iron Pipe (6298)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (FHH)
- △ 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

ARCHITECT:
K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting
1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-292-2162
Email: info@k2m.com
URL: www.k2m.com
URM: www.k2m.com
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Seal:

Anthony D. Sarno, License #
Expiration Date:
Consultants:

Revisions:

CARTER RESIDENCE
1019 FLAGLER STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:43 AM
Drawing Size: Project #:
14 009
Drawn By: AAG Checked By: ADS
Title: SURVEY - COPY
Sheet Number:
AE1.0.1
Date: March 3, 2014
©2014 by k2m Design, Inc.

1
AE101
COPY OF SURVEY
SCALE: NTS

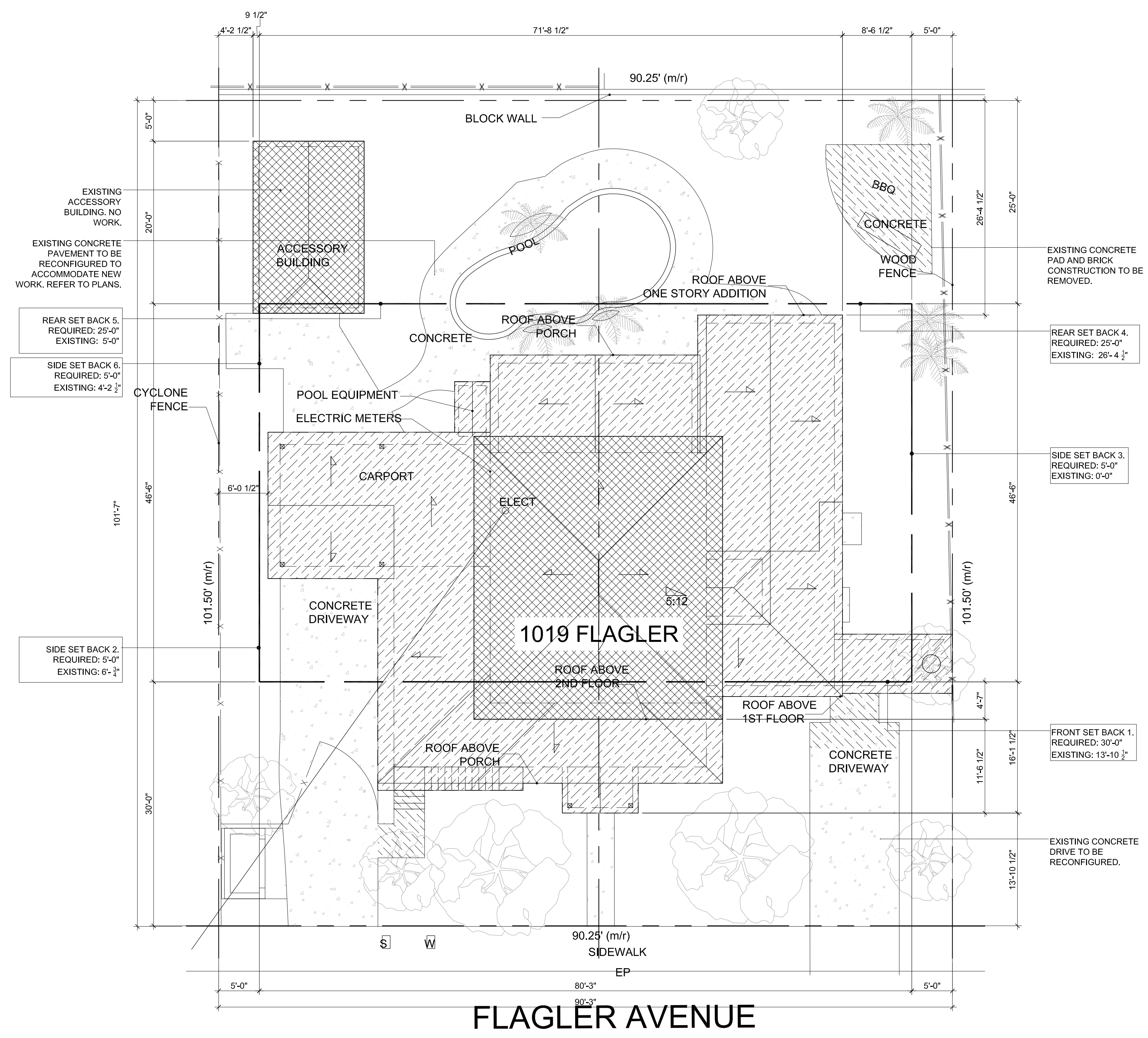
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PROJECT STATISTICS:

	CODE REQUIREMENT	EXISTING
ZONING	SF	
FLOOD ZONE	AE - 6'-0"	
SIZE OF SITE	9160 SF	
HEIGHT	25'-0" + 5'-0" NON-HABITABLE	28'-3"
SETBACK 1: FRONT	30'-0"	13'-10 1/2"
SETBACK 2: SIDE SETBACK	5'-0"	6'- 3/4"
SETBACK 3: SIDE SETBACK	5'-0"	0'-0"
SETBACK 4: REAR SETBACK	25'-0"	26'- 4 1/2"
SETBACK 5: REAR SETBACK - ACCESSORY STRUCTURE	25'-0"	5'-0"
SETBACK 6: SIDE SETBACK - ACCESSORY STRUCTURE	5'-0"	4'- 2 1/2"
FLOOR AREA RATIO	N/A	N/A
BUILDING COVERAGE	35% (3,206 SF)	38.6% (3,534.4 SF)
IMPERVIOUS SURFACE	50% (4,580 SF)	61.7% (5,650.7 SF)

SITE PLAN LEGEND

	EXISTING BUILDING COVERAGE TO REMAIN
	EXISTING BUILDING COVERAGE TO BE REMOVED SHOWN FOR REFERENCE
	CONCRETE
	CONCRETE PAD TO BE REMOVED SHOWN FOR REFERENCE



Consultants:

Revisions:

No.	Description

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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 Drawing Size | Project #:
 14 009
 Drawn By: | Checked By:
 AAG | ADS

Title:
 EXISTING SITE PLAN

Sheet Number:
AE1.1.1

Date: March 3, 2014
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EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"

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 Anthony D. Sarno, License #
 Expiration Date

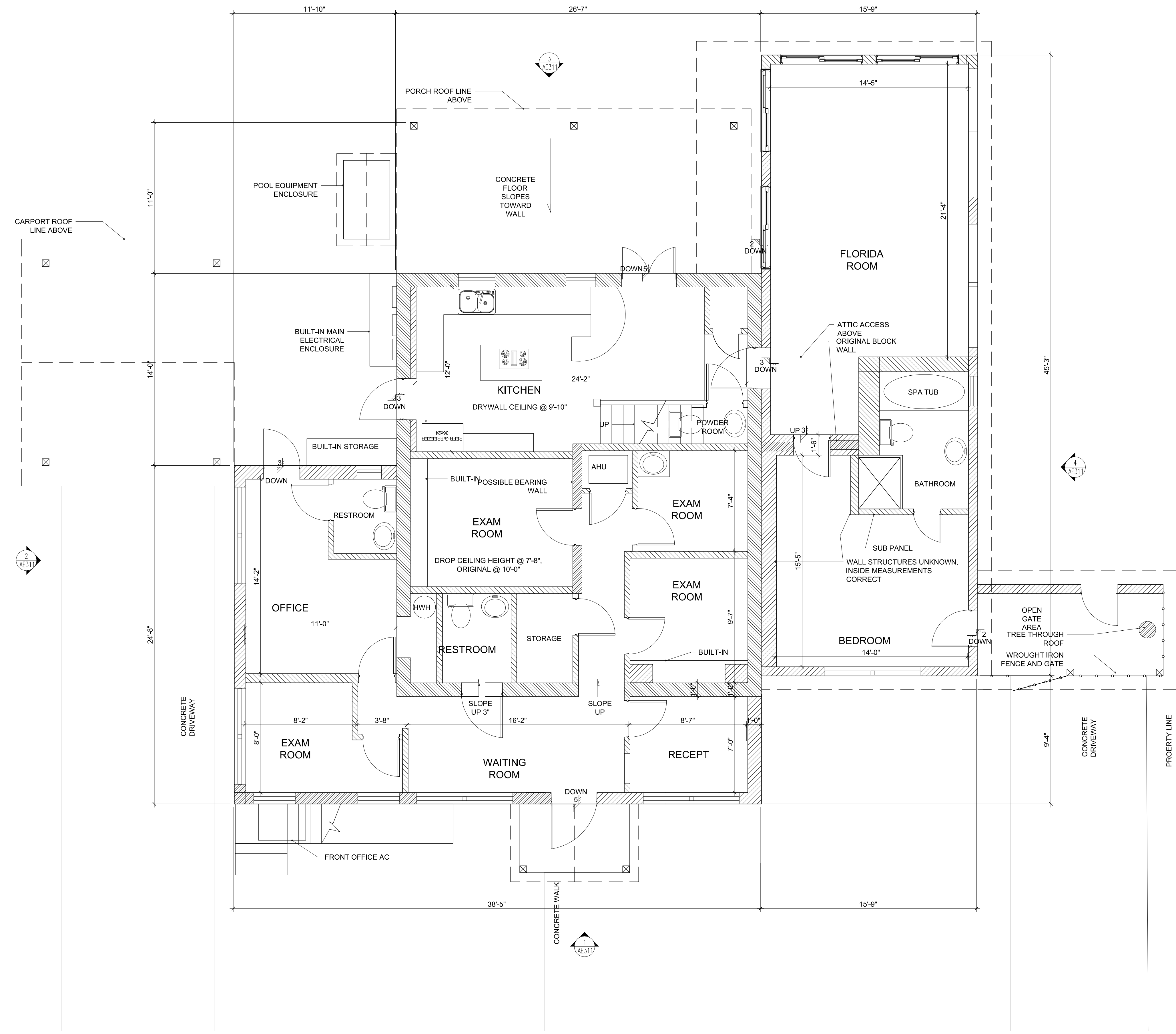
Consultants:

Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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 Title:
EXISTING FIRST FLOOR PLAN

Sheet Number:
AE2.1.1
 Date: March 3, 2014
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EXISTING FIRST FLOOR PLAN
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ARCHITECT:
K2M DESIGN
 Architecture, Interior Design,
 Procurement,
 Owner Representation,
 Specialty Consulting
 1001 Whitehead St., Unit 101
 Key West, Florida 33040
 Tel: 305-294-4011
 Fax: 305-292-2162
 Email: infokw@k2mdesign.com
 URL: www.k2mdesign.com
 URM: www.k2m.com
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Seal:

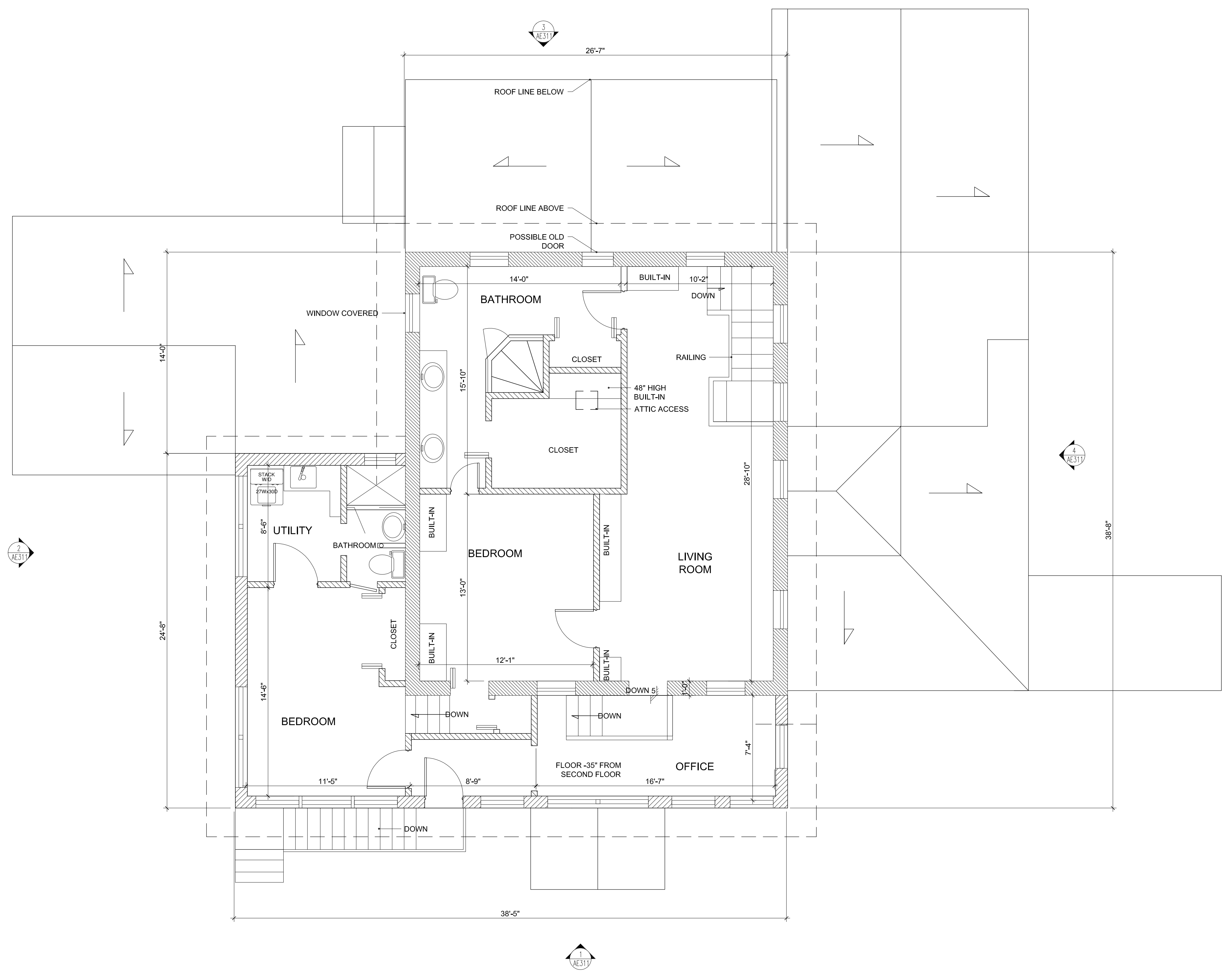
 Anthony D. Sarno, License #
 Expired Date

Consultants:

 Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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 MB1
 Title:
EXISTING SECOND FLOOR PLAN
 Sheet Number:
AE2.1.2
 Date: March 3, 2014
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EXISTING SECOND FLOOR PLAN
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Anthony D. Sarno, License #
 Expire Date

Consultants:

Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 28-Feb-14

Drawing Size | Project #:
 14 009

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 CAP | MBI

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Sheet Number:

AE3.1.1

Date: March 3, 2014

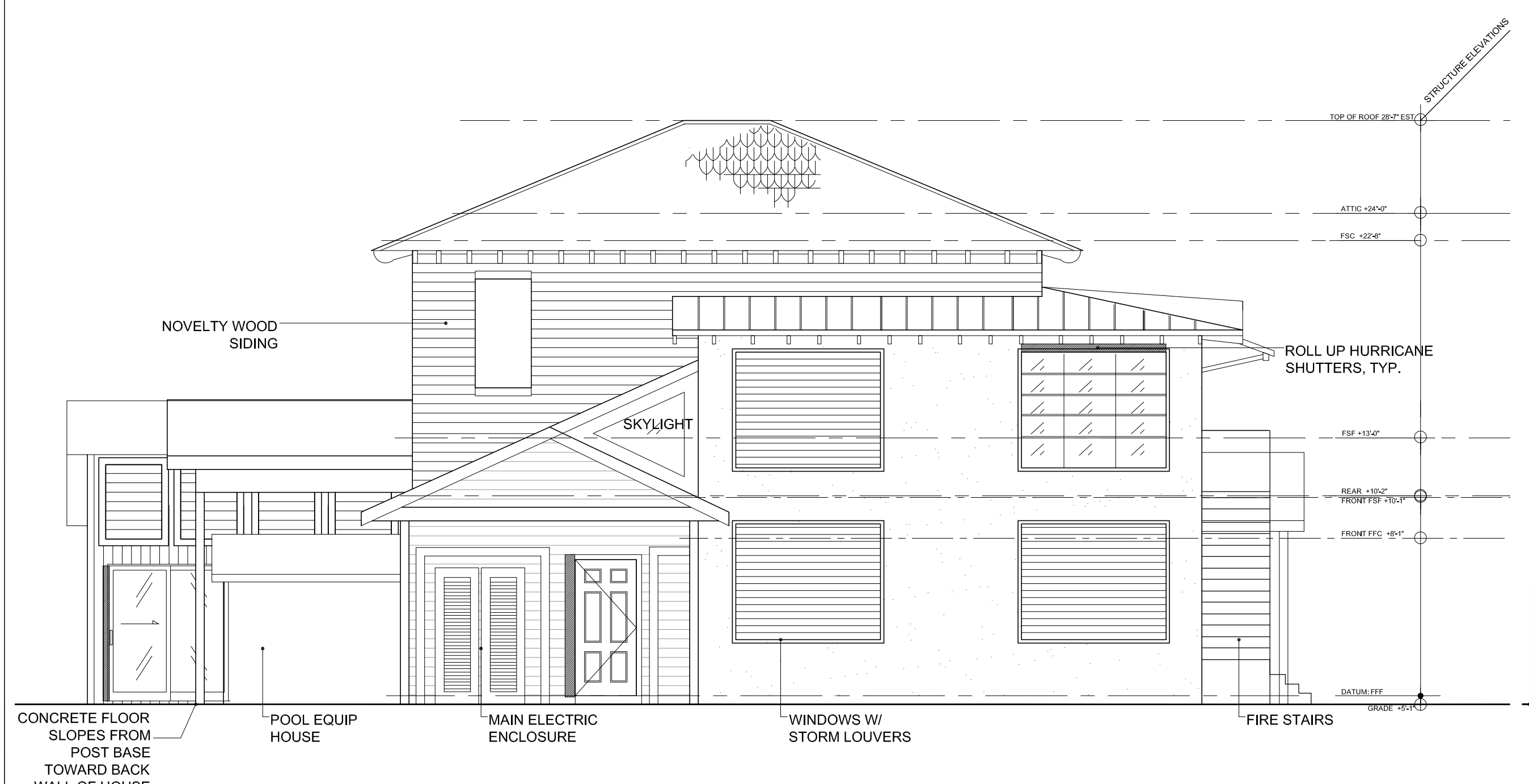
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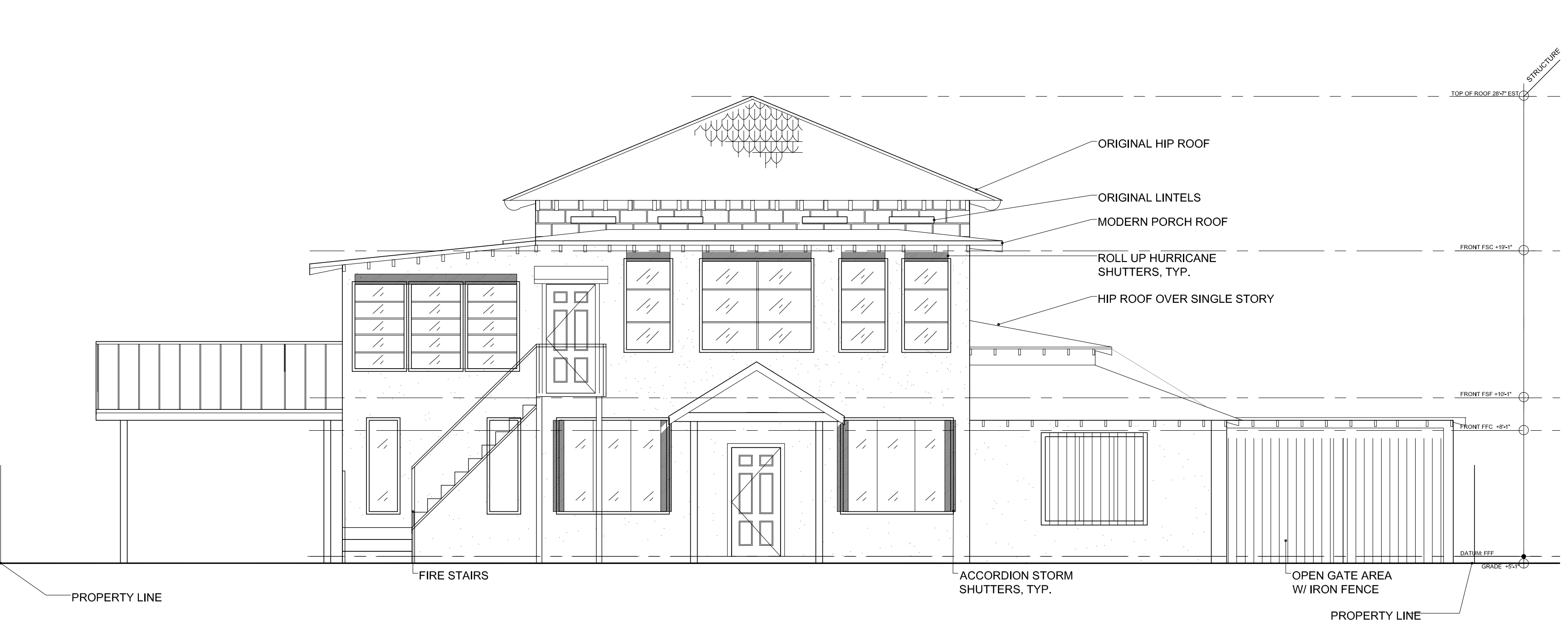
3 REAR ELEVATION
 SCALE: 3/16"=1'-0"



4 RIGHT ELEVATION
 SCALE: 3/16"=1'-0"



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



1 FRONT (FLAGLER) ELEVATION
 SCALE: 3/16"=1'-0"

Seal:

Anthony D. Sarno, License #
Expiration Date

Consultants:

Revisions:

NO.	DATE	DESCRIPTION

CARTER RESIDENCE
1019 FLAGLER STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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Drawing Size: Project #: 14 009

Drawn By: AAG Checked By: ADS

Title:

FIRST FLOOR DEMOLITION PLAN

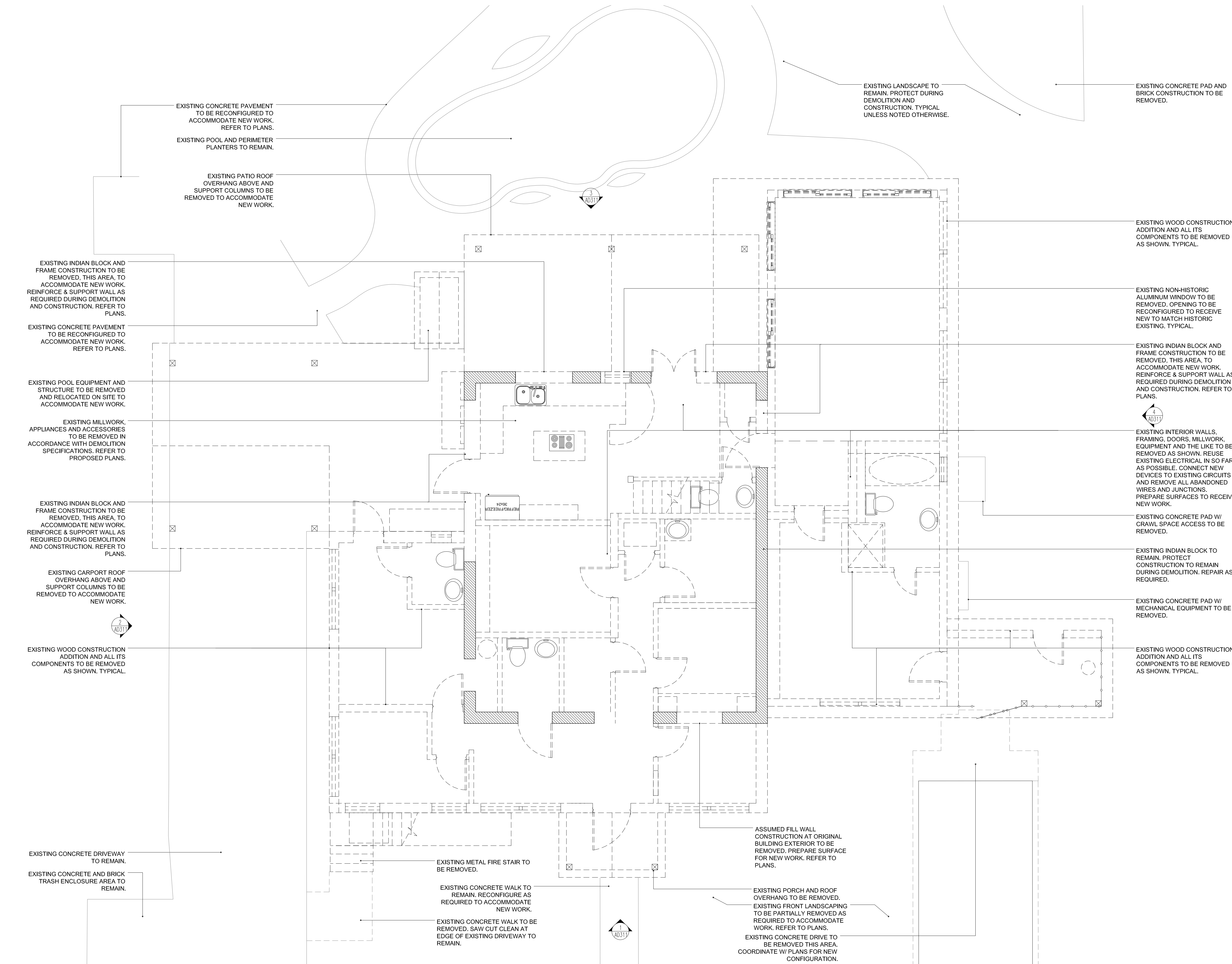
Sheet Number:

AD2.1.1

Date: March 3, 2014

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AD2.1.1
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

INDICATES CONSTRUCTION TO REMAIN

Seal:

Anthony D. Sarno, License #
Expiration Date

Consultants:

Revisions:

CARTER RESIDENCE
1019 FLAGLER STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:40 AM

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Title:

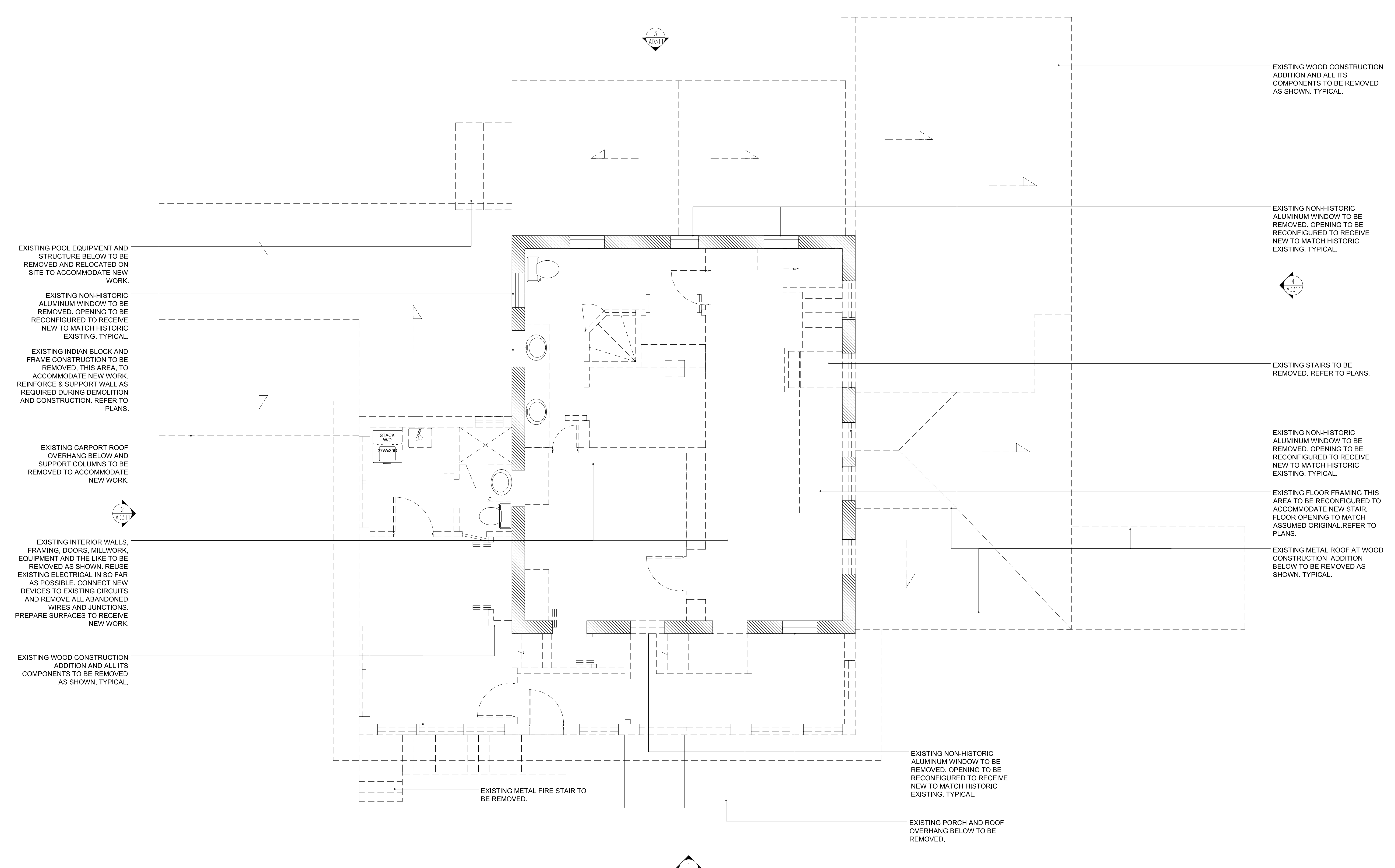
SECOND FLOOR DEMOLITION PLAN

Sheet Number:

AD2.1.2

Date: March 3, 2014

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EXISTING POOL EQUIPMENT AND STRUCTURE BELOW TO BE REMOVED AND RELOCATED ON SITE TO ACCOMMODATE NEW WORK.

EXISTING NON-HISTORIC ALUMINUM WINDOW TO BE REMOVED. OPENING TO BE RECONFIGURED TO RECEIVE NEW TO MATCH HISTORIC EXISTING. TYPICAL.

EXISTING INDIAN BLOCK AND FRAME CONSTRUCTION TO BE REMOVED. THIS AREA, TO ACCOMMODATE NEW WORK, REINFORCE & SUPPORT WALL AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. REFER TO PLANS.

EXISTING CARPORT ROOF OVERHANG BELOW AND SUPPORT COLUMNS TO BE REMOVED TO ACCOMMODATE NEW WORK.

EXISTING INTERIOR WALLS, FRAMING, DOORS, MILLWORK, EQUIPMENT AND THE LIKE TO BE REMOVED AS SHOWN. REUSE EXISTING ELECTRICAL IN SO FAR AS POSSIBLE. CONNECT NEW DEVICES TO EXISTING CIRCUITS AND REMOVE ALL ABANDONED WIRES AND JUNCTIONS. PREPARE SURFACES TO RECEIVE NEW WORK.

EXISTING WOOD CONSTRUCTION ADDITION AND ALL ITS COMPONENTS TO BE REMOVED AS SHOWN. TYPICAL.

EXISTING WOOD CONSTRUCTION ADDITION AND ALL ITS COMPONENTS TO BE REMOVED AS SHOWN. TYPICAL.

EXISTING NON-HISTORIC ALUMINUM WINDOW TO BE REMOVED. OPENING TO BE RECONFIGURED TO RECEIVE NEW TO MATCH HISTORIC EXISTING. TYPICAL.

EXISTING STAIRS TO BE REMOVED. REFER TO PLANS.

EXISTING NON-HISTORIC ALUMINUM WINDOW TO BE REMOVED. OPENING TO BE RECONFIGURED TO RECEIVE NEW TO MATCH HISTORIC EXISTING. TYPICAL.

EXISTING FLOOR FRAMING THIS AREA TO BE RECONFIGURED TO ACCOMMODATE NEW STAIR. FLOOR OPENING TO MATCH ASSUMED ORIGINAL. REFER TO PLANS.

EXISTING METAL ROOF AT WOOD CONSTRUCTION ADDITION BELOW TO BE REMOVED AS SHOWN. TYPICAL.

EXISTING NON-HISTORIC ALUMINUM WINDOW TO BE REMOVED. OPENING TO BE RECONFIGURED TO RECEIVE NEW TO MATCH HISTORIC EXISTING. TYPICAL.

EXISTING PORCH AND ROOF OVERHANG BELOW TO BE REMOVED.

EXISTING METAL FIRE STAIR TO BE REMOVED.

 INDICATES CONSTRUCTION TO REMAIN

1
AD212 **SECOND FLOOR DEMOLITION PLAN**

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

Seal:
 Anthony D. Sarno, License #
 Expiration Date

Consultants:

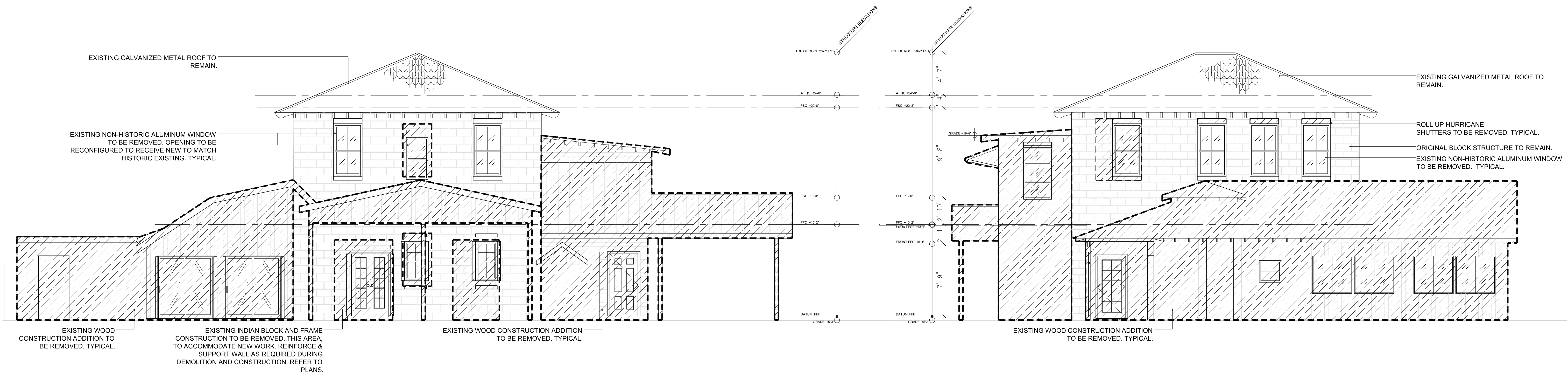
Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 26-Feb-14
 Drawing Size | Project #:
 14 009
 Drawn By: | Checked By:
 AAG | ADS

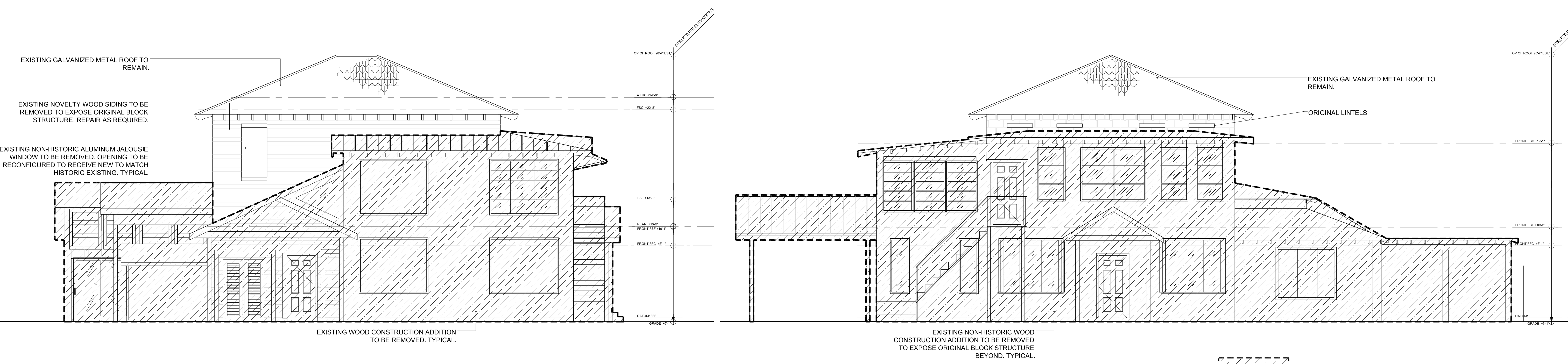
Title:
DEMOLITION ELEVATIONS

Sheet Number:
AD3.1.1
 Date: March 3, 2014
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3 REAR ELEVATION
 SCALE: 3/16"=1'-0"

4 RIGHT ELEVATION
 SCALE: 3/16"=1'-0"



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

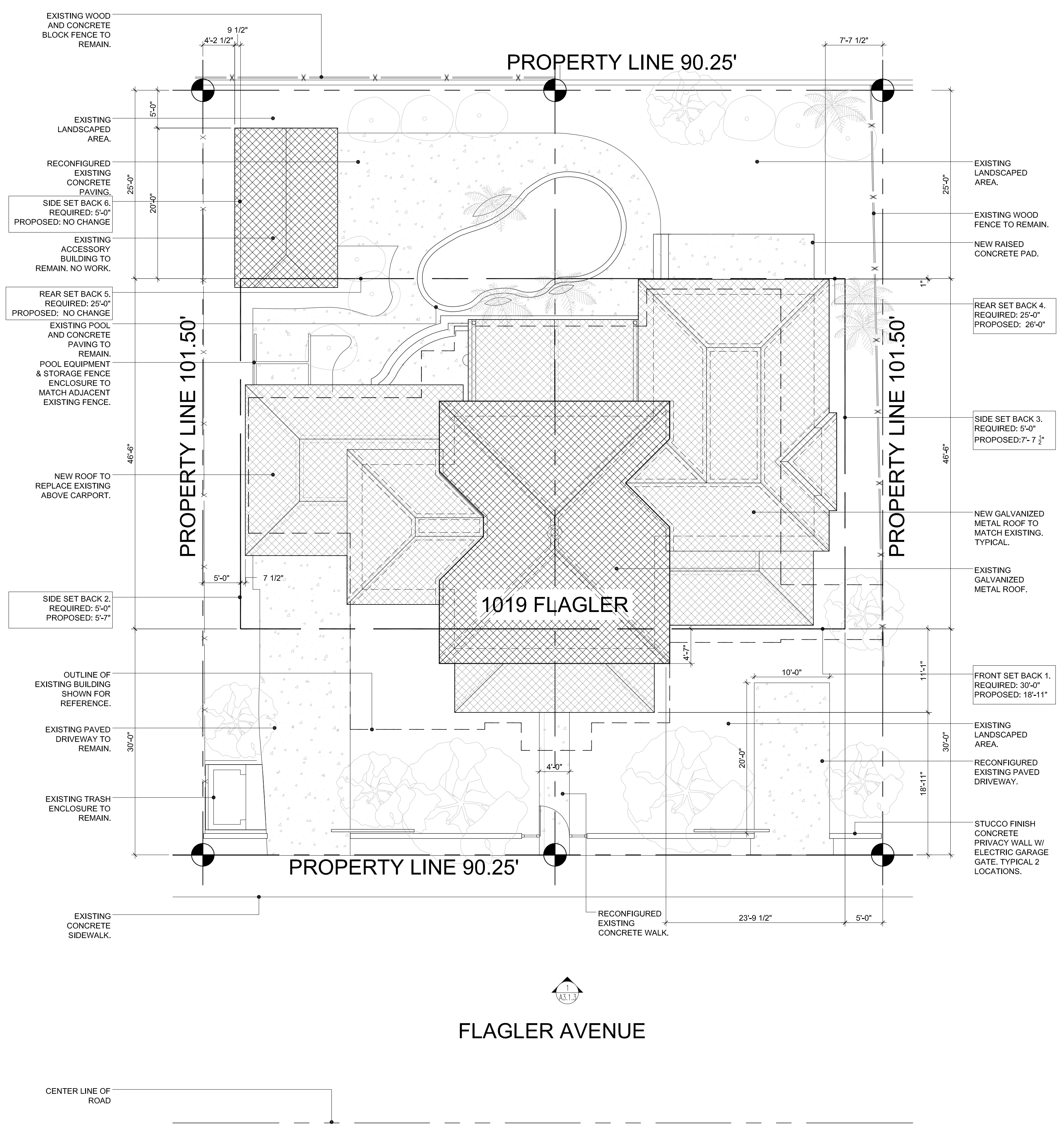
1 FRONT (FLAGLER) ELEVATION
 SCALE: 3/16"=1'-0"

INDICATES AREA OF DEMO WORK FOR HARC APPROVAL

V:\000\3014\14-009 - 1019 Flagler - Carter Residence\Drawings\Arch\AD311.dwg, 2/26/2014, 10:40 AM, scale: 1/16" = 1'-0", c:\open_gmso

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	SF			
FLOOD ZONE	AE - 6'-0"			
SIZE OF SITE	9160 SF			
HEIGHT	25'-0" + 5'-0" NON-HABITABLE	28'-3"	28'-3"	NO CHANGE
SETBACK 1: FRONT	30'-0"	13'-10 1/2"	18'-11"	IMPROVING
SETBACK 2: SIDE SETBACK	5'-0"	6'-3 1/2"	6'-3 1/2"	IMPROVING
SETBACK 3: SIDE SETBACK	5'-0"	0'-0"	7'-7 1/2"	IMPROVING
SETBACK 4: REAR SETBACK	25'-0"	26'-4 1/2"	26'-0"	NO VARIANCE
SETBACK 5: REAR SETBACK - ACCESSORY STRUCTURE	25'-0"	5'-0"	5'-0"	NO CHANGE
SETBACK 6: SIDE SETBACK - ACCESSORY STRUCTURE	5'-0"	4'-2 1/2"	4'-2 1/2"	NO CHANGE
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
BUILDING COVERAGE	35% (3,206 SF)	38.6 % (3,534.4 SF)	37.9 % (3,473 SF)	IMPROVING
IMPERVIOUS SURFACE	50% (4,580 SF)	61.7 % (5,650.7 SF)	61.6% (5,644.2 SF)	IMPROVING

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING BUILDING COVERAGE TO REMAIN
	EXISTING BUILDING FOOTPRINT TO BE REMOVED
	CONCRETE



I:\Users\A11\OneDrive - Carter Residence\Drawings\A1.1.dwg, 2/28/2014 12:27 PM, scale: 1/8" = 1'-0", sheet: 1 of 1

Seal:
 Anthony D. Sarno, License #
 Expire Date

Consultants:

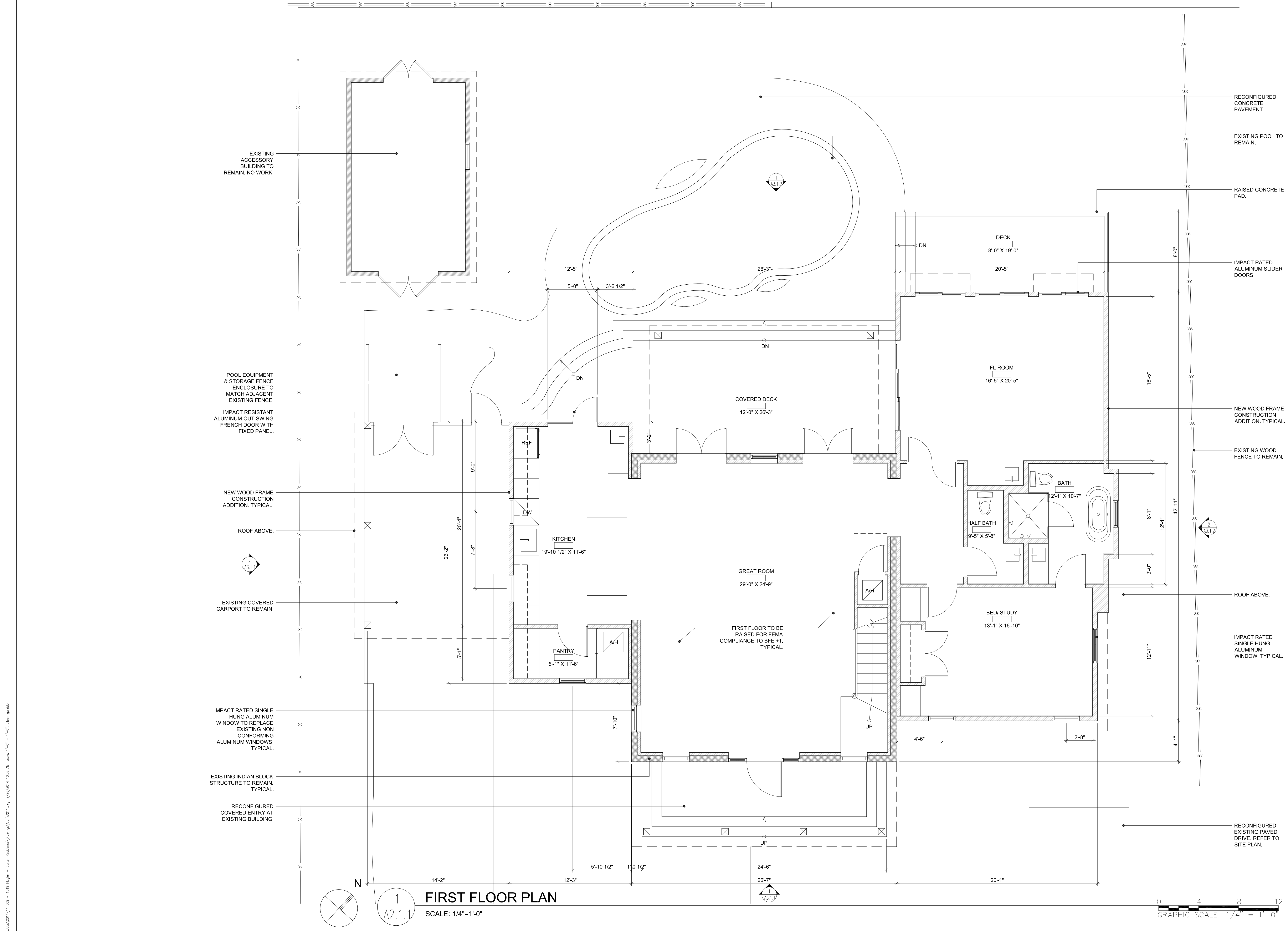
Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:38 AM
 Drawing Size: 24x36 | Project #: 14 009
 Drawn By: AAG | Checked By: ADS

Title:
FIRST FLOOR PLAN

Sheet Number:
A2.1.1
 Date: March 3, 2014
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Seal:

 Anthony D. Sarno, License #
 Expire Date

Consultants:

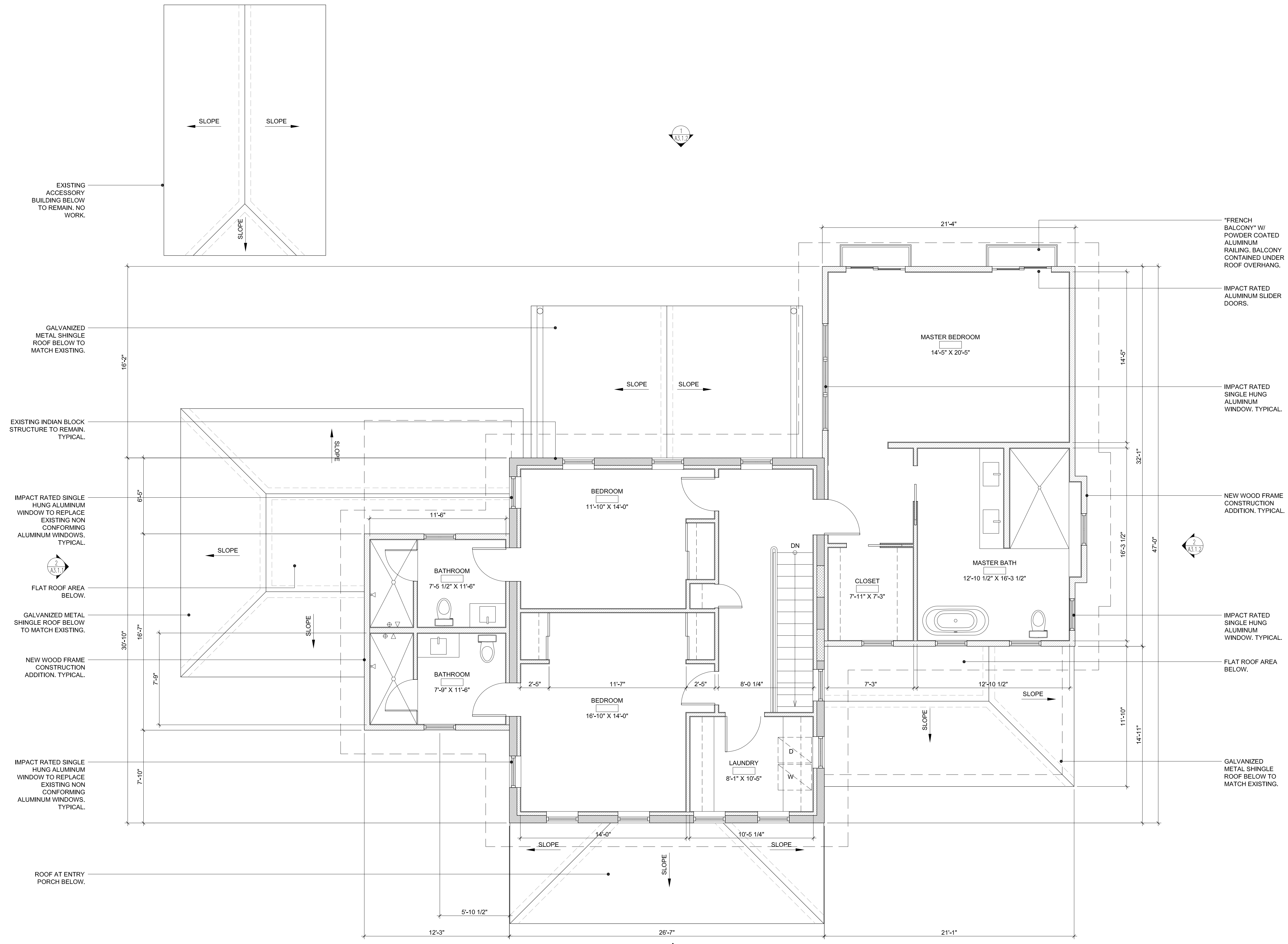
Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/28/2014 12:29 PM
 Drawing Size: 24x36 | Project #: 14 009
 Drawn By: AAG | Checked By: ADS

Title:
SECOND FLOOR PLAN

Sheet Number:
A2.1.2
 Date: March 3, 2014
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N
 1
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

Seal:

Anthony D. Sanso, License #
Exp. 12/31/16

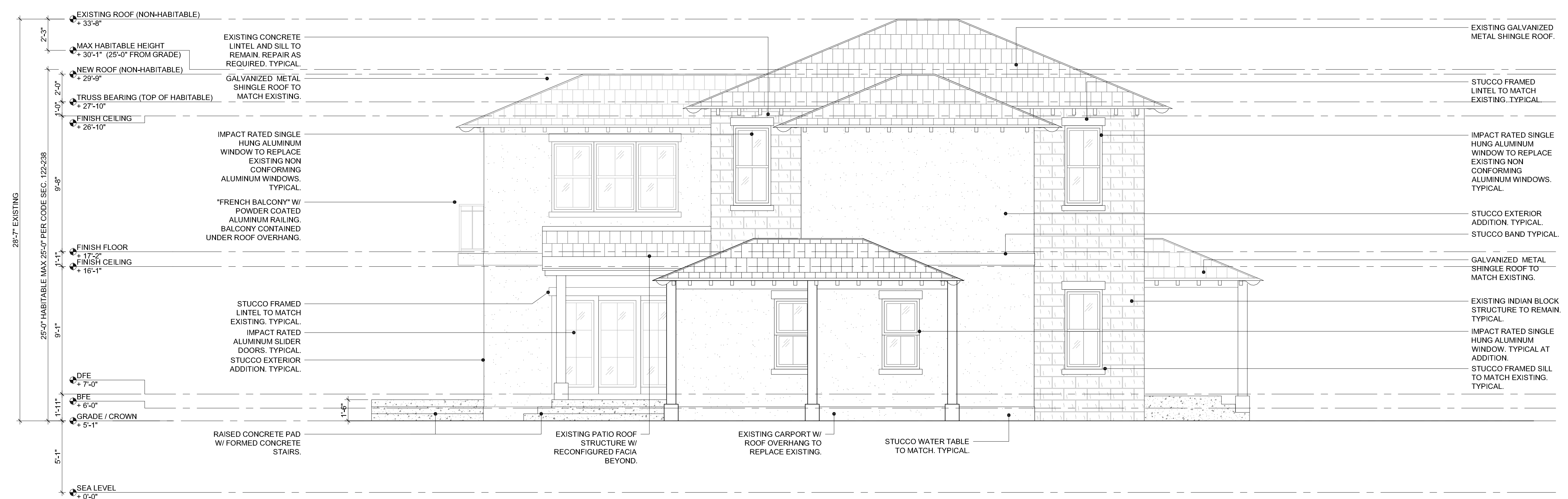
Consultants:

Revisions:

CARTER RESIDENCE
1019 FLAGLER STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:39 AM
Drawing Size: 24x36 | Project #: 14 009
Drawn By: AAG | Checked By: ADS

Title: EXTERIOR ELEVATIONS
Sheet Number: **A3.1.1**
Date: March 3, 2014
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2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FROM FLAGLER AVENUE)
SCALE: 1/4" = 1'-0"



Seal:

Anthony D. Sanso, License #
Expire Date

Consultants:

Revisions:



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



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



CARTER RESIDENCE
1019 FLAGLER STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:39 AM

Drawing Size 24x36	Project #: 14 009
Drawn By: AAG	Checked By: ADS

Title:
EXTERIOR ELEVATIONS

Sheet Number:

A3.1.2

Date: March 3, 2014
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Seal:

 Anthony D. Sarno, License #
 Expired Date
 Consultants:

 Revisions:

CARTER RESIDENCE
 1019 FLAGLER STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/26/2014 10:39 AM
 Drawing Size: 24x36 Project #: 14 009
 Drawn By: AAG Checked By: ADS

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A3.1.3
 Date: March 3, 2014
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1
 A3.1.3
SOUTH ELEVATION - STREET VIEW
 SCALE: 1/4" = 1'-0"



Proposed Plans

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 25, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITIONS AND NEW FRONT PORCH. RENOVATIONS OF EXISTING HISTORIC HOUSE. DEMOLITION OF NON-HISTORIC ADDITIONS AND NON-HISTORIC ENTRY PORCH AND STAIRS.

FOR: 1019 FLAGLER AVENUE

Applicant-Anthony Sarno

Application # H14-01-0406

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Anthony D. Sarno, 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: 1019 FLAGLER AVE, Key West, FL 33040 on the 20 day of MARCH, 2014.

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 MARCH 25, 2014.

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 H14-01-0906

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

Signed Name of Affiant:

ASJ
Date: 3/20/14
Address: 1001 Whitchard St
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20th day of March, 2014.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9 & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1039691 Parcel ID: 00038950-000000

Ownership Details

Mailing Address:
BRANSFORD GROUP LLC
PO BOX 906
KEY WEST, FL 33041-0906

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1019 FLAGLER AVE KEY WEST
Subdivision: The Webb Realty Co
Legal Description: ALL LOT 14 PT LOT 15 SQR 4 TR 18 KW WEBB REALTY CO SUB PB1-42 G74-300/01 OR471-646/47 OR583-520 OR678-810/11 OR2169-329/32 OR2442-1078/79 OR2610-446/47 OR2669-382/83

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	90	102	9,160.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3256
 Year Built: 1938

Building 1 Details

Building Type
 Effective Age 18
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 366
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 3,256

Inclusions:

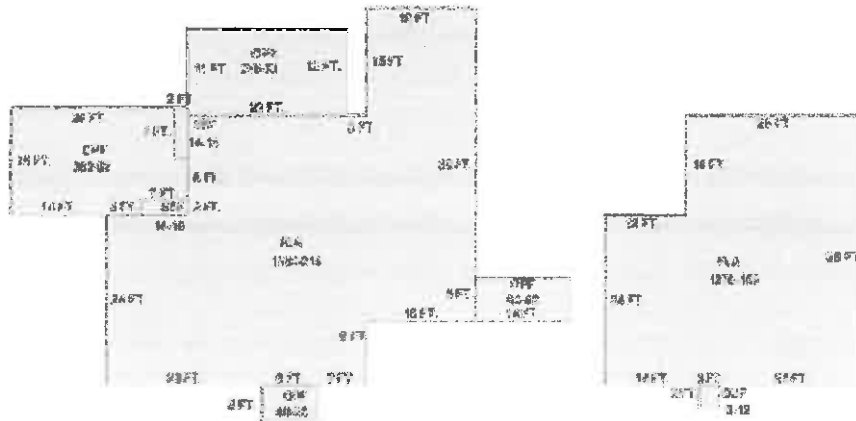
Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	16	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1996					84
1	FLA		1	1989	N	Y			1,980
2	CPF		1	1989					362
3	SBF		1	1989					14
4	SBF		1	1989					14
5	OPX		1	1989					276
6	OPF		1	1999					40
8	FLA		1	1989	N	Y			1,276
9	OUF		1	1999					9

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4799	OFF BLDG-1 STY-B	50	N	N
	4800	APTS-A	50	N	N
	4801	CPF	100	N	N
	4802	SBF	100	N	N
	4803	SBF	100	N	N

4804	OPX	100	N	N
4805	APTS-A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1296	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	392 SF	28	14	1979	1980	3	50
2	FN2:FENCES	330 SF	0	0	1979	1980	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1981	1982	3	20
4	AC2:WALL AIR COND	1 UT	0	0	1980	1981	2	20
5	GR2:GARAGE	240 SF	0	0	1961	1962	3	60
6	PT3:PATIO	619 SF	0	0	1979	1980	2	50
7	FN3:WROUGHT IRON	238 SF	0	0	1993	1994	2	60
8	UB2:UTILITY BLDG	45 SF	9	5	1994	1995	4	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-4144	11/21/2012	01/14/2014	2,450	Commercial	REPAIR DAMAGED SOFFITT PLYWOOD AT DRIVE WAY EAVES. REPLACE 8 SHEETS PLY SIDING AT REAR SIDE OF BUILDING REPLACE APPROX 50' OF WOOD, REPAIR DAMAGED CONCRETE BLOCK TO SPOTS
1 12-4214	11/29/2012	01/14/2014	4,490	Residential	MAINTENANCE AND PAINT THE UPPER V-METAL SHINGLE ROOF AT THE LOWER V-CRIMP METAL ROOF
1 B933419	12/01/1993	12/01/1994	10,900	Commercial	INSTALL SHUTTERS
1 B941097	04/01/1993	12/01/1994	1,000	Commercial	REPAIR GARAGE DOORS
1 B954084	11/01/1995	12/01/1995	4,000	Commercial	PAINT BUILDING
1 9602311	06/01/1996	11/01/1996	8,000	Commercial	RENOVATIONS
1 9602615	06/01/1996	11/01/1996	2,000	Commercial	PLUMBING
1 9602678	07/01/1996	11/01/1996	1,200	Commercial	ROOF
1 9602763	07/01/1996	11/01/1996	2,500	Commercial	ELECTRIC
1 9803887	12/08/1998	12/31/1998	1,000	Commercial	REPLACE FRONT OVERHANG
1 9900996	03/22/1999	08/06/1999	5,000	Commercial	NEW CEILING
1 9901083	04/01/1999	08/06/1999	250	Commercial	ELECTRICAL
1 01-1179	06/26/2002	08/20/2002	1,500	Commercial	FLOOR TILE WK.
1 05-5555	12/07/2005	08/30/2006	6,983	Commercial	HURRICANE REPAIRS INSTALL COOLEY C-3 WHITE PVC ROOFING TO UPER PORCH

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	348,976	20,827	386,918	756,721	625,772	25,000	626,280
2012	348,976	20,919	232,151	602,046	602,046	25,000	577,046
2011	363,124	21,009	232,151	616,284	616,284	25,000	591,284
2010	433,621	21,076	216,644	671,341	671,341	25,000	646,341
2009	433,621	21,858	802,274	1,257,753	1,257,753	0	1,257,753
2008	433,621	22,641	858,686	1,314,948	1,314,948	0	1,314,948
2007	309,377	19,864	1,007,600	1,336,841	1,336,841	0	1,336,841
2006	309,377	20,494	349,896	700,000	700,000	0	700,000
2005	334,608	21,123	595,400	571,765	571,765	0	571,765
2004	342,199	21,727	458,000	571,765	571,765	0	571,765
2003	342,199	22,355	201,520	571,765	571,765	0	571,765
2002	320,033	22,985	201,520	544,538	544,538	0	544,538
2001	320,033	23,588	201,520	545,141	545,141	0	545,141
2000	320,022	10,978	201,520	532,520	532,520	0	532,520
1999	320,018	11,245	201,520	532,783	532,783	0	532,783
1998	213,345	11,498	201,520	426,363	426,363	0	426,363
1997	213,345	11,863	183,200	408,408	408,408	0	408,408
1996	174,421	12,192	183,200	369,813	369,813	0	369,813
1995	160,935	11,868	183,200	356,003	356,003	0	356,003
1994	160,935	10,792	183,200	354,927	354,927	0	354,927
1993	160,935	11,109	183,200	355,244	355,244	0	355,244
1992	160,935	11,485	183,200	355,620	355,620	0	355,620
1991	160,935	11,864	183,200	355,999	355,999	0	355,999
1990	160,935	12,205	139,690	312,830	312,830	0	312,830
1989	160,935	12,584	137,400	310,919	310,919	0	310,919
1988	139,180	9,727	114,500	263,407	263,407	0	263,407
1987	136,642	9,983	68,393	215,018	215,018	0	215,018
1986	130,025	10,240	65,897	206,162	206,162	0	206,162
1985	117,438	10,241	39,658	167,337	167,337	0	167,337
1984	73,468	10,439	39,658	123,565	123,565	0	123,565
1983	73,468	10,632	39,658	123,758	123,758	0	123,758
1982	61,327	10,826	37,271	109,424	109,424	0	109,424

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/23/2014	2669 / 382	900,000	WD	01
1/17/2013	2610 / 446	0	WD	11

11/30/2009	2442 / 1078	625,000	WD	01
2/1/1976	678 / 810	51,300	00	Q

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176