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# Historic Architectural Review Commission

Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: November 20, 2019

Applicant: Artibus Design

Application Number: H2019-0047

Address: #1226 South Street

## Description of Work:

Construction of a two-story rear addition with covered rear porch housing two bedrooms, one bathroom, a kitchen, and a dining room. Construction of a front porch addition.

## Site Facts:

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

## Guidelines Cited on Review:

- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guideline 8.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 2, 5, 11, 13, 19, 22, 29.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 13 and 14.

### Staff Analysis:

A Certificate of Appropriateness is under review for a two-story, 754 square foot rear addition to the main house at 1226 South Street. The addition will house two bedrooms, one bathroom, a kitchen, and a dining room, and it will have an attached covered porch. The addition is to be a wood frame structure with cement siding, aluminum impact windows and doors, and standing seam galvanized metal roofing. The new roof will be an over-framing over the existing roof, and it will require the removal of existing roof overhangs. The height of the addition will come in at approximately 21.75 feet, which is approximately 10.2 inches lower than the highest existing ridgeline of the historic house. The project will require demolitions of portions of the rear wall in order to accommodate the addition. The proposal also includes a covered front porch with new wood stairs, which will require the removal of a set of existing (likely non-historic) concrete steps at the front of the house.

### Consistency with Cited Guidelines and SOIS:

It is staff's opinion that the proposed design is not consistent with many of the cited guidelines.

While the front porch addition meets the cited guideline for Entrances, Porches, and Doors, making the front façade more compatible with the streetscape, the two-story rear addition is inconsistent with several cited guidelines.

The addition calls for the removal of historic elements and material, and if the addition were to be removed in the future, the demolition of these historic elements will have compromised the integrity of the building form. While the addition is 10.2 inches lower than the original building height, the size and scale of the addition are out of proportion in relationship to the historic house and its surrounding context. As guideline 13 for Additions and Alterations reads, "New addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures." All three immediately adjacent structures (two at the sides and one at the rear) are listed on the property appraiser's website as one-story residences. The proportions and rhythm of the new addition are also inconsistent with those of the existing historic house.



This aerial photo shows the context of the houses surrounding 1226 South Street in terms of height.

The size, scale, and form of the proposed addition are not compatible with adjacent properties, and it is likely that the new addition will create a massing that overshadows the adjacent historic houses on each side of the property. All three immediately adjacent houses are one-story structures that were built in the 1930s/40s.

It is also staff's opinion that there are other opportunities for a more appropriately-scaled addition at the rear, making its currently proposed massing and scale unnecessary.

# APPLICATION



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

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

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

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

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

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**  
 FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

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

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

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

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

## HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

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

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

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
Not applicable
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
No distinctive characteristics of the type, period, or method of construction is represented in roof overhangs of the rear nor in existing front concrete porch.

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

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

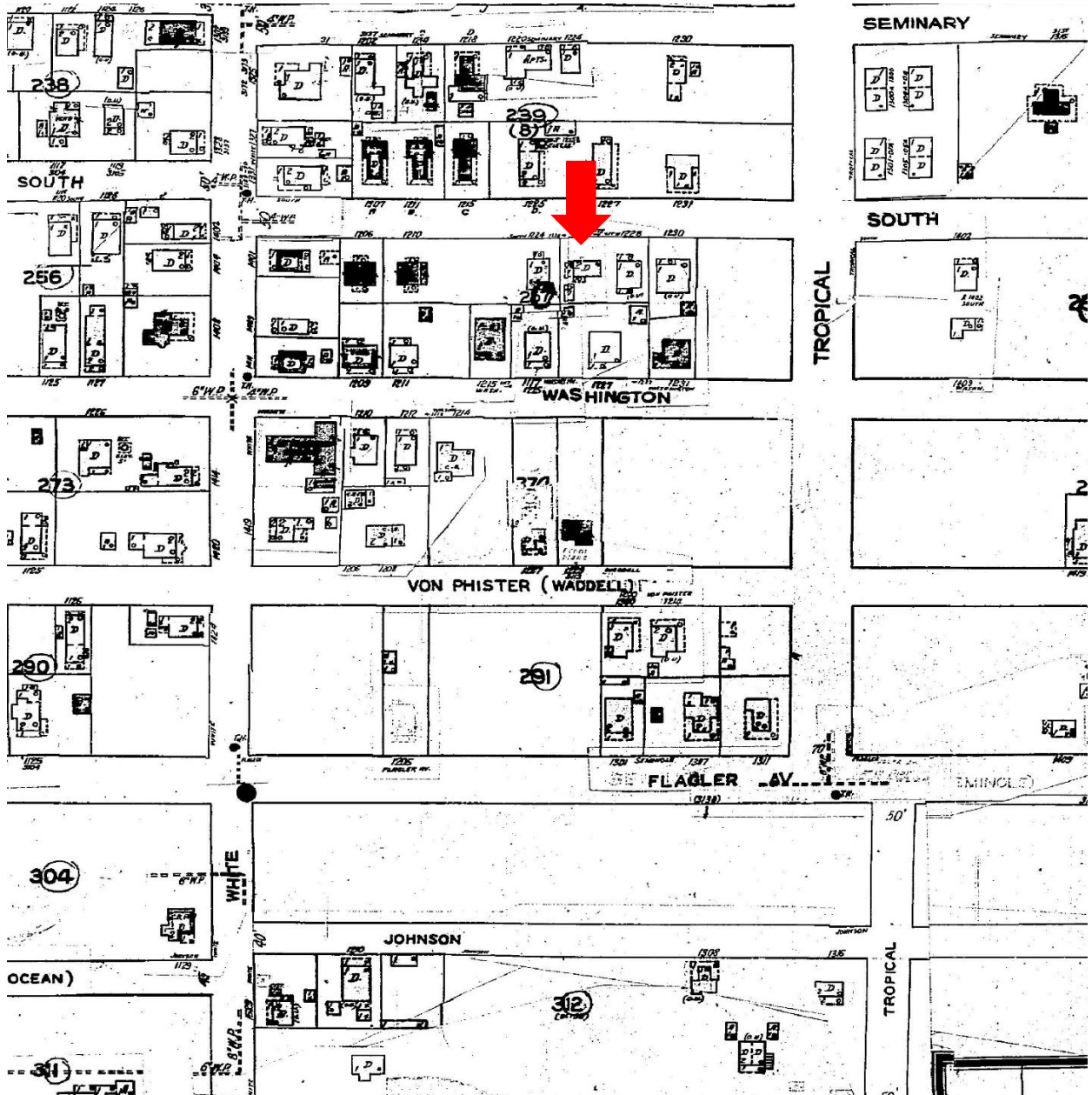


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Historic character of the district and neighborhood will not be affected by the proposed demolition.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application does not request the demolition of the historic building - only front concrete porch and parts of rear roof overhangs and rear walls. Historic landscape will not be affected by the proposed demolition activities
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

# SANBORN MAPS



# PROJECT PHOTOS



Historic Photo of 1226 South Street from 1965.



1226 South St, Existing Front Elevation.

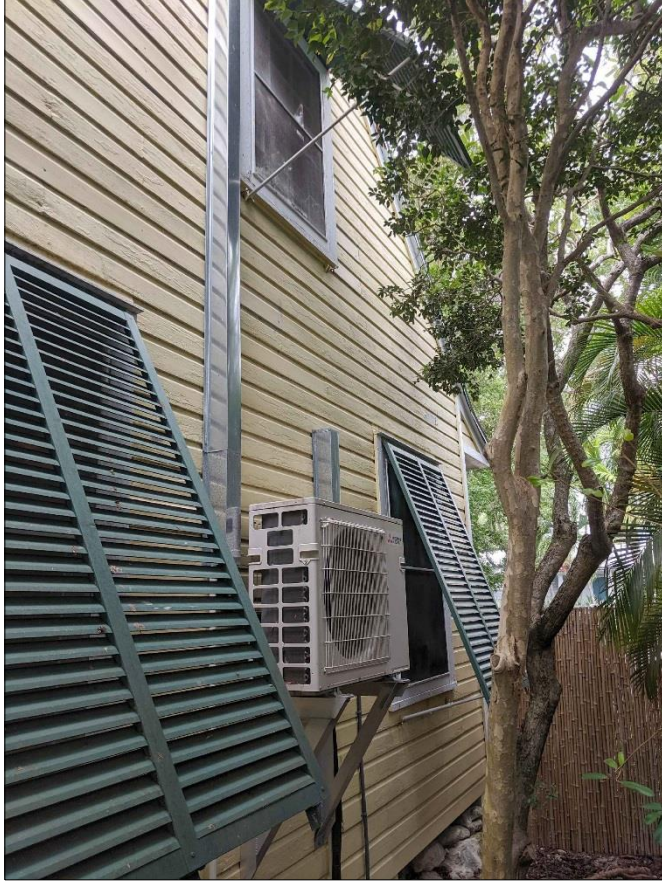


1226 South St, Existing Rear Elevation



1226 South St, Existing Right Elevation

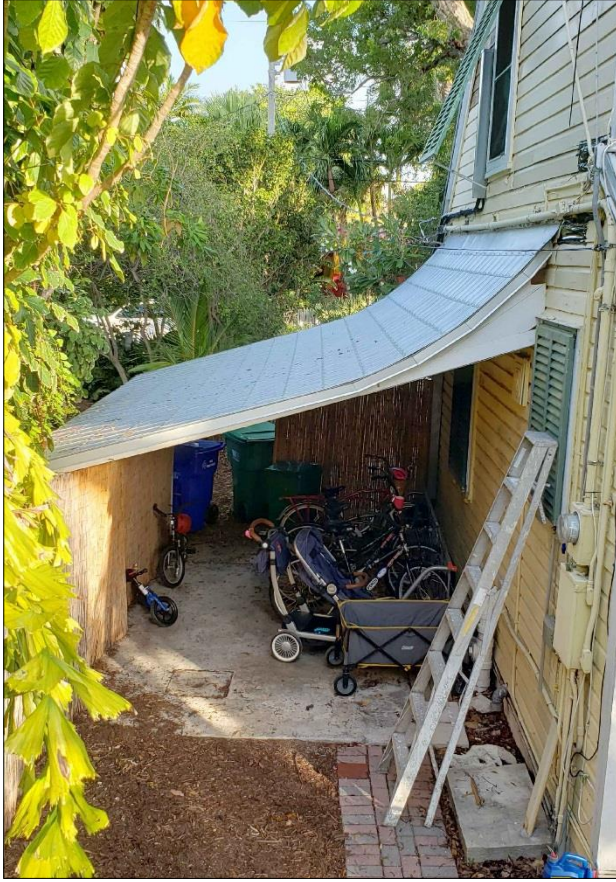




1226 South St, Existing Left Elevation



**1226 South St, Carport – Front**



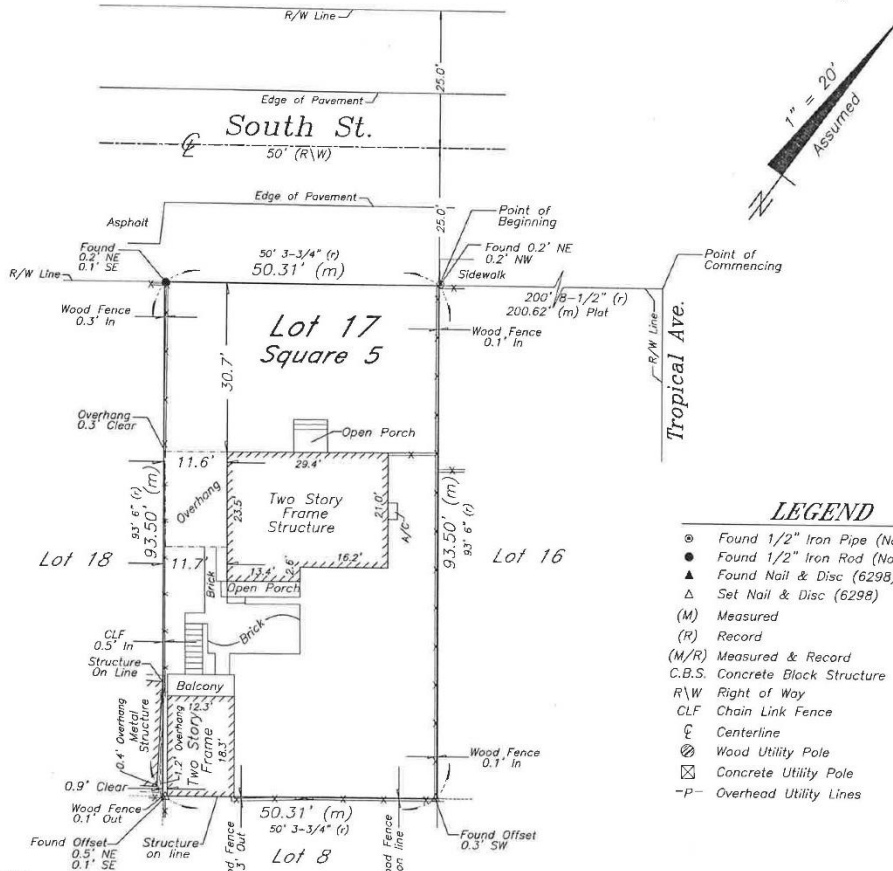
1226 South St, Carport – Rear



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

# SURVEY

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



**LEGEND**

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

**NOTES:**

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

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

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

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

J. LYNN O'FLYNN, INC.

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

June 6, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN

# CONSTRUCTION PLANS FOR 1226 SOUTH ST

SITE LOCATION



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

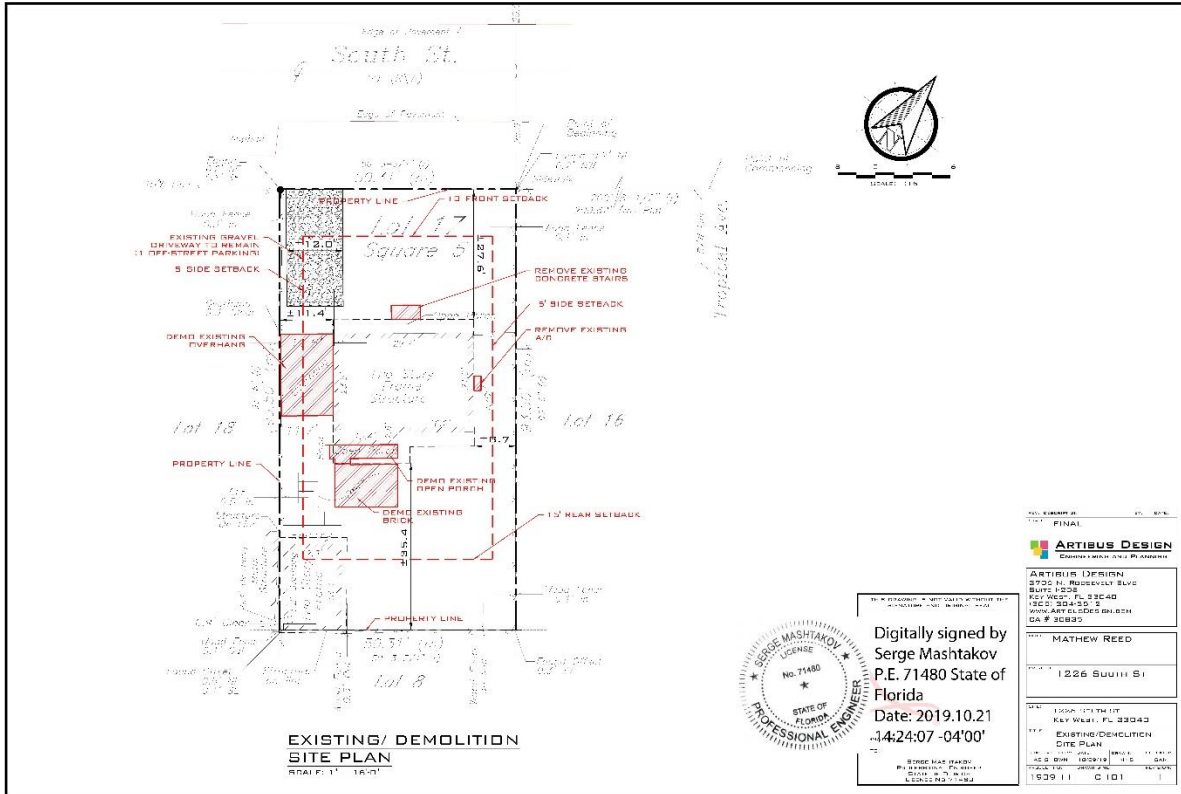
**CLIENT:**  
MATHEW REED



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Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2019.10.21  
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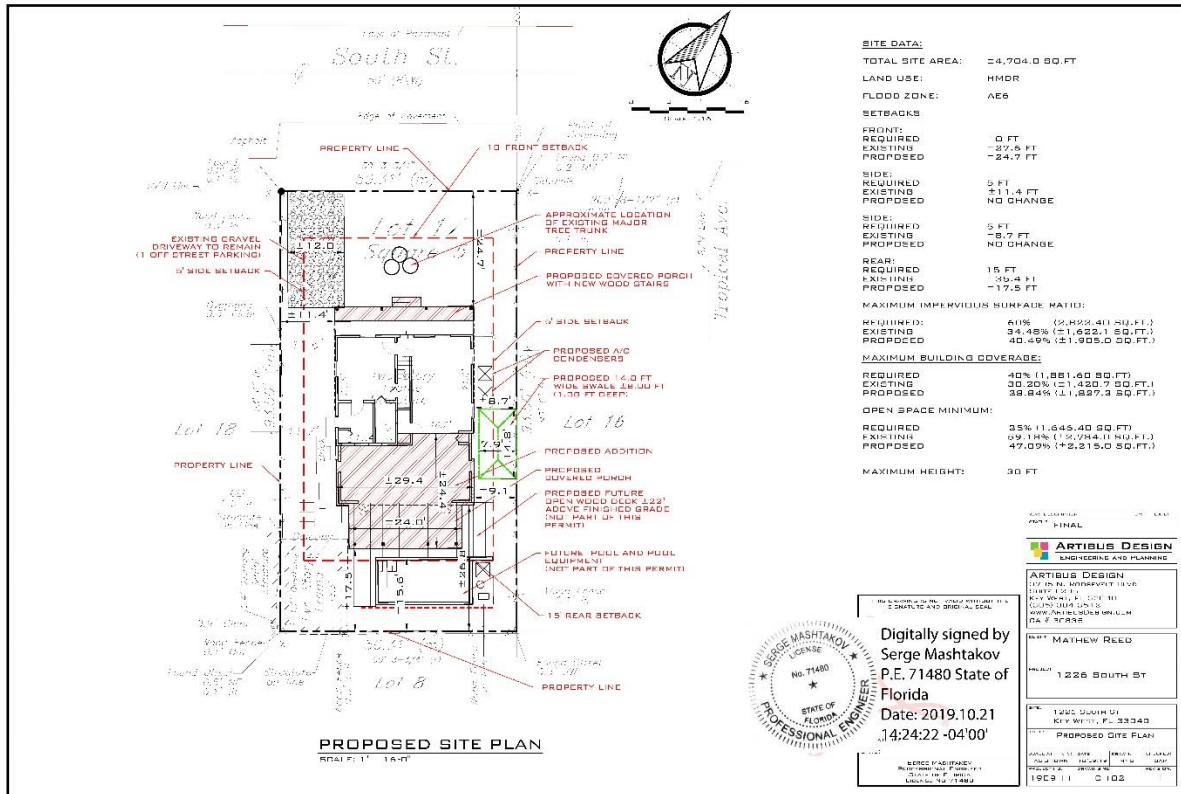
DATE: 2019.10.21	
TIME: 14:23:52	
PROJECT: FINAL	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING	
ARTIBUS DESIGN 2145 N. MILITARY BLVD SUITE 1000 KEY WEST, FL 33040 TEL: 305.291.1212 WWW.ARTIBUSDESIGN.COM PA & ARCH	
BY: MATHEW REED	
PROJECT: 1226 SOUTH ST	
JOB: 1226 SOUTH ST	
KEY WEST, FL 33040	
COVER	
DATE: 2019.10.21	SCALE: 1" = 100'
DATE: 2019.10.21	SCALE: 1" = 100'





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Florida  
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DATE: 10/21/2019	TIME: 10:00 AM
PROJECT: FINAL	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING	
ARTIBUS DESIGN 2705 N. ROSSDALE BLVD SUITE 100B KEY WEST, FL 33340 TEL: 304-330-1100 WWW.ARTIBUSDESIGN.COM GA # 30892	
CLIENT: MATHEW REED	
ADDRESS: 1226 SOUTH ST	
CITY: KEY WEST, FL 33340	
PROJECT: EXISTING/DEMOLITION SITE PLAN	
SCALE: 1" = 10'-0"	
DATE: 10/21/2019	TIME: 10:00 AM
PROJECT: FINAL	
DATE: 10/21/2019	TIME: 10:00 AM



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PROJECT: FINAL	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING	
ARTIBUS DESIGN 2705 N. ROSSDALE BLVD SUITE 100B KEY WEST, FL 33340 TEL: 304-330-1100 WWW.ARTIBUSDESIGN.COM GA # 30892	
CLIENT: MATHEW REED	
ADDRESS: 1226 SOUTH ST	
CITY: KEY WEST, FL 33340	
PROJECT: PROPOSED SITE PLAN	
SCALE: 1" = 10'-0"	
DATE: 10/21/2019	TIME: 10:00 AM
PROJECT: FINAL	
DATE: 10/21/2019	TIME: 10:00 AM

**SITE DATA:**

TOTAL SITE AREA:	24,704.0 00 FT.
LAND USE:	HMDR
FLOOD ZONE:	AE6
<b>SETBACKS</b>	
FRONT:	
REQUIRED	0 FT
EXISTING	-27.5 FT
PROPOSED	-24.7 FT
SIDE:	
REQUIRED	5 FT
EXISTING	21.4 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	15 FT
EXISTING	35.4 FT
PROPOSED	-17.5 FT
<b>MAXIMUM IMPERVIOUS SURFACE RATIOS:</b>	
EXISTING:	61% (2,822.41 SQ.FT.)
EXISTING:	34.48% (1,622.1 SQ.FT.)
PROPOSED:	40.49% (1,955.0 SQ.FT.)
<b>MAXIMUM BUILDING COVERAGE:</b>	
REQUIRED:	40% (1,081.60 SQ.FT.)
EXISTING:	30.20% (1,480.7 SQ.FT.)
PROPOSED:	38.84% (1,897.8 SQ.FT.)
<b>OPEN SPACE MINIMUM:</b>	
REQUIRED:	35% (1,645.40 SQ.FT.)
EXISTING:	09.14% (1,074.0 SQ.FT.)
PROPOSED:	47.03% (2,215.0 SQ.FT.)
MAXIMUM HEIGHT:	30 FT



**MONROE COUNTY  
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

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

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

Roof/Slabs	A	1,420.70	ft <sup>2</sup>	Sidewalks	D	201.42	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) = 1,622.12 **1a**

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

Roof/Slabs	A	491.98	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	-209.10	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) = 282.88 **1b**

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = 1,905.00 **1**

**2. Determine Percentage of Impervious Coverage on site:**

1,905.00 **1** ft<sup>2</sup> / 4,704.00 ft<sup>2</sup> = 40.50% **2** % of Impervious Coverage  
Total Impervious Coverage / Total Lot Area

**3. Determine "Disturbed Area" [(114-3i)/(2) 4]**

4,704.00 **3** ft<sup>2</sup> - 0.00 ft<sup>2</sup> = 4,704.00 **3** Disturbed Area  
Total Lot Area - Native Vegetation - If no BMP enter "0"

To the purpose of this section, the term "disturbed area" includes the entire lot except that the area covered by the following best management practices (BMP) shall be excluded from the calculation of disturbed area: 1) Forested native vegetation with native trees (not acacia and live oaks) which will be retained and/or protected; 2) Forested native vegetation with native trees (not acacia and live oaks) which will be retained and/or protected; 3) Open water surfaces and wetlands (not marsh, bottomland, mangrove, or freshwater marsh); 4) All other areas which are not subject to the best management practices used for the project as designed, constructed, and maintained properly.

**4. Determine Required Swale Volume - Complete a, b, or c:**

**a. For a NEW home with less than 40% Impervious Coverage, use:**  
Disturbed Area = 4,704.00 **3** ft<sup>2</sup> X 0.083 = 392.93 **4a** ft<sup>3</sup> Swale Volume

**b. For a NEW home with 40% or greater Impervious Coverage, use:**  
Disturbed Area = 4,704.00 **3** ft<sup>2</sup> X 0.208 X 40.50% **2** % = 392.93 **4b** ft<sup>3</sup> Swale Volume

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

**1. When the total lot impervious coverage remains below 40% after the additional development:**  
Impervious Coverage PROPOSED = 282.88 **1b** ft<sup>2</sup> X 0.083 = 23.58 **4c1** ft<sup>3</sup> Added Swale Volume

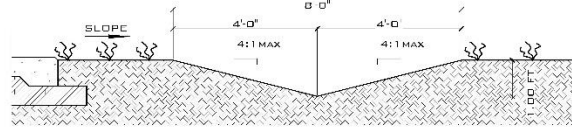
**2. When the new development increases the total lot impervious area to 40% or above:**  
Impervious Coverage PROPOSED = 282.88 **1b** ft<sup>2</sup> X 0.208 = 58.84 **4c2** ft<sup>3</sup> Added Swale Volume

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

Width = 8.00 ft X Depth = 1.00 ft / 2 = 4.00 ft<sup>2</sup> Cross Sectional Area\*\*  
Swale Volume = 58.84 ft<sup>3</sup> / 4.00 ft<sup>2</sup> = 14.71 ft Swale Length

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

Source: These formulas are derived from the criteria for Water Quality Treatment in paragraph (2)(b), 6.a. of Monroe County Code 114-6. Updated 9/9/2017



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P.E. 71480 State of  
Florida  
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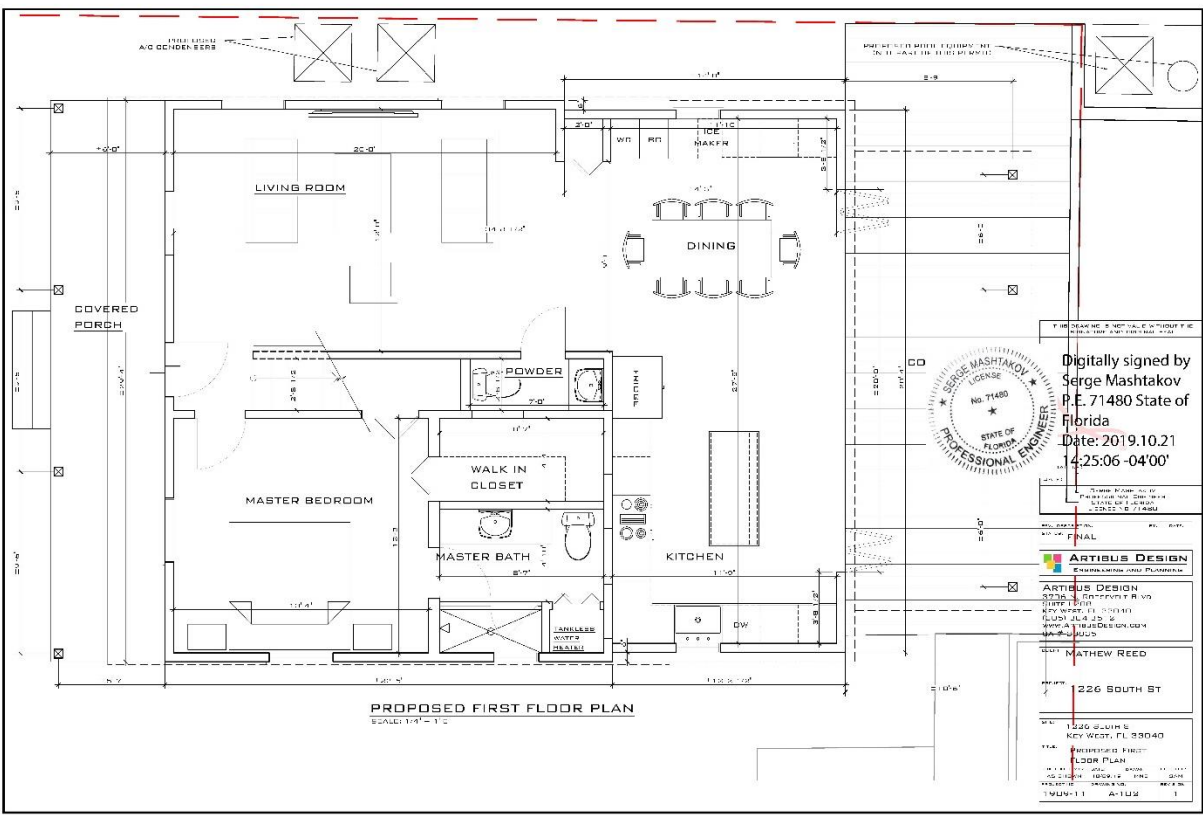
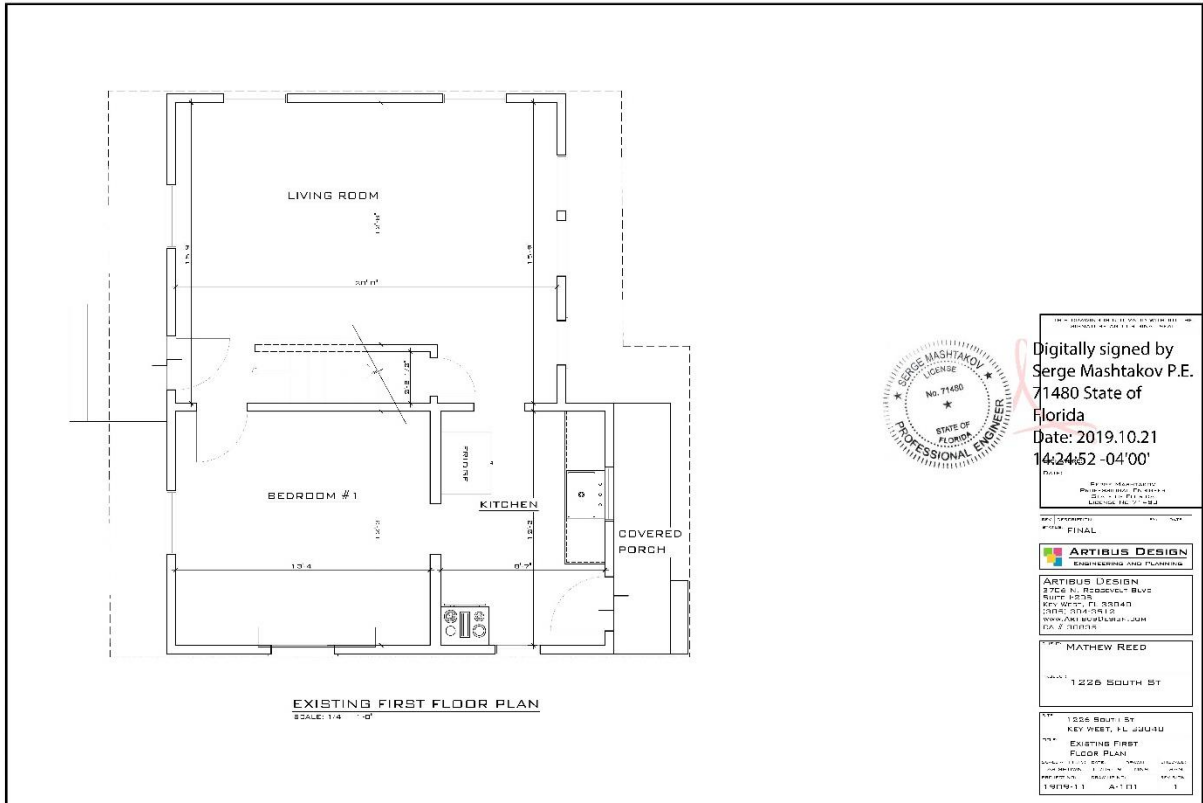
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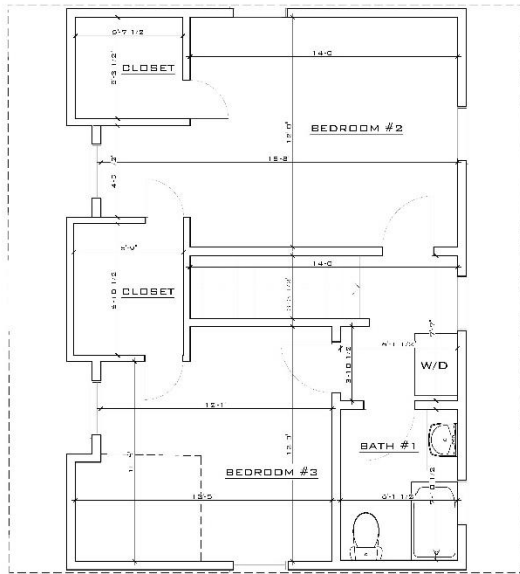
**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3075 N. UNIVERSITY BLVD  
SUITE 200  
NEWPORT NEWS, VA 23602  
TEL: 757-246-1100  
WWW.ARTIBUSDESIGN.COM  
EA # 30335

MATHEW REED  
1226 SOUTH ST

1226 SOUTH ST  
NEWPORT NEWS, VA 23602  
SWALE DESIGN  
SCALE: 1" = 10'-0"  
DATE: 10/21/2019 4:24:37 PM  
STATE OF FLORIDA  
1979-11 P-113





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

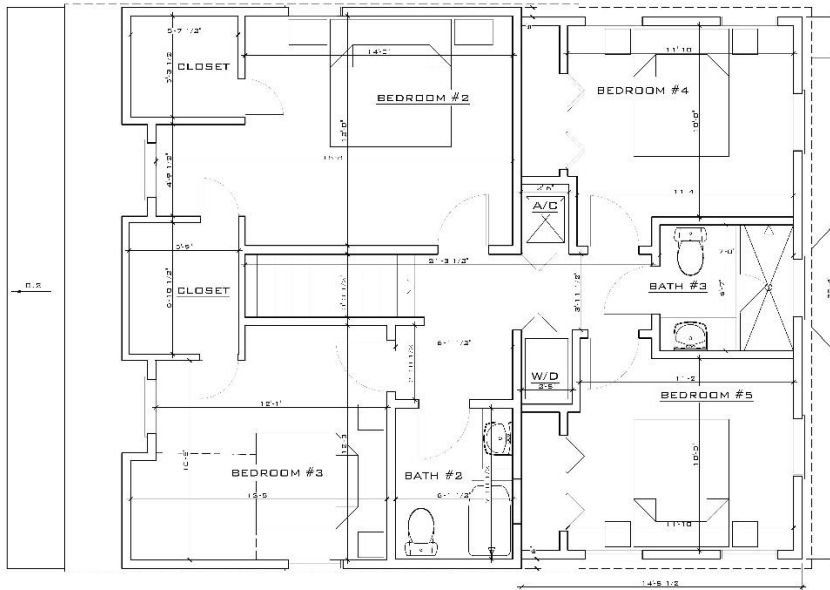


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Serge Mashtakov P.E.  
71480 State of Florida  
Date: 2019.10.21  
14:25:22 -04'00'

PROJECT: 1226 SOUTH ST  
SITE: 1226 SOUTH ST  
KEY WEST, FL 33040  
TYPE: EXISTING RESIDENTIAL  
FLOOR PLAN  
DATE: 2019.10.21  
SCALE: 1/4" = 1'-0"

**ARTIBUS DESIGN**  
ENGINEERS AND PLANNERS  
2570 N. UNIVERSITY BLVD  
SUITE 1200  
KEY WEST, FL 33040  
WWW.ARTIBUSDESIGN.COM  
FL # 15005

**MATHEW REED**  
1226 SOUTH ST  
KEY WEST, FL 33040



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

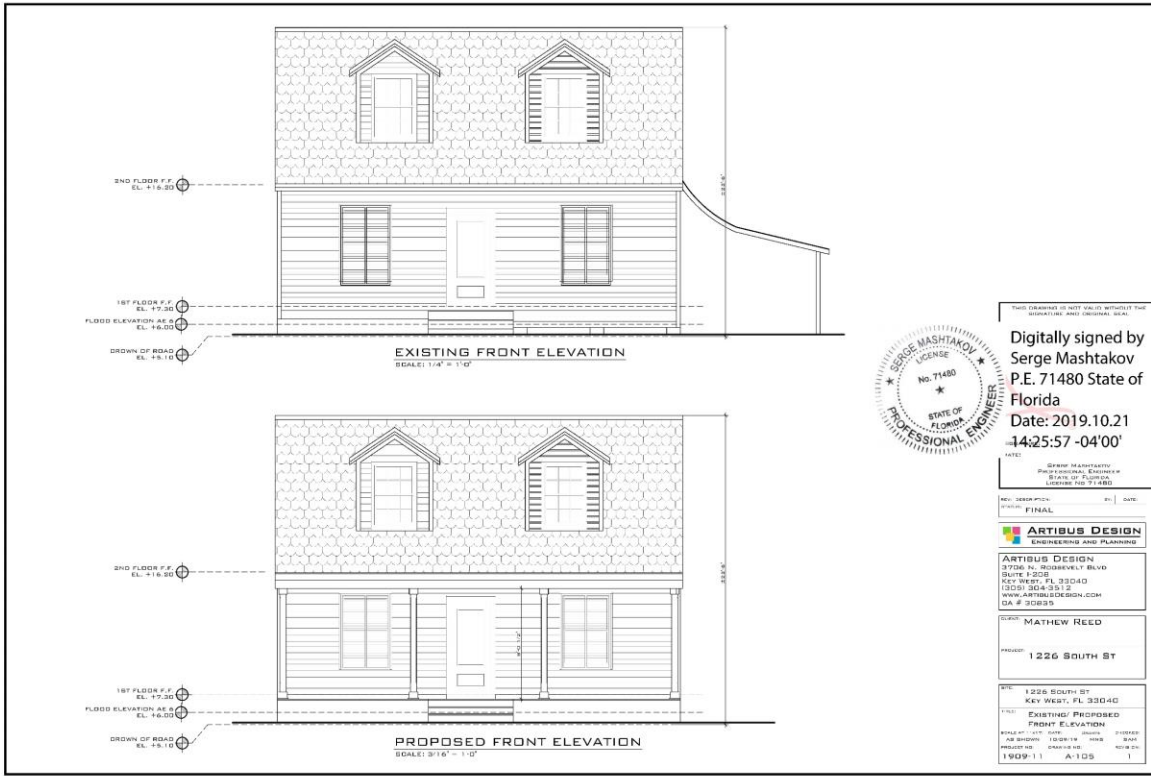


Digitally signed by  
Serge Mashtakov P.E.  
71480 State of Florida  
Date: 2019.10.21  
14:25:38 -04'00'

PROJECT: 1226 SOUTH ST  
SITE: 1226 SOUTH ST  
KEY WEST, FL 33040  
TYPE: PROPOSED RESIDENTIAL  
FLOOR PLAN  
DATE: 2019.10.21  
SCALE: 1/4" = 1'-0"

**ARTIBUS DESIGN**  
ENGINEERS AND PLANNERS  
2570 N. UNIVERSITY BLVD  
SUITE 1200  
KEY WEST, FL 33040  
WWW.ARTIBUSDESIGN.COM  
FL # 15005

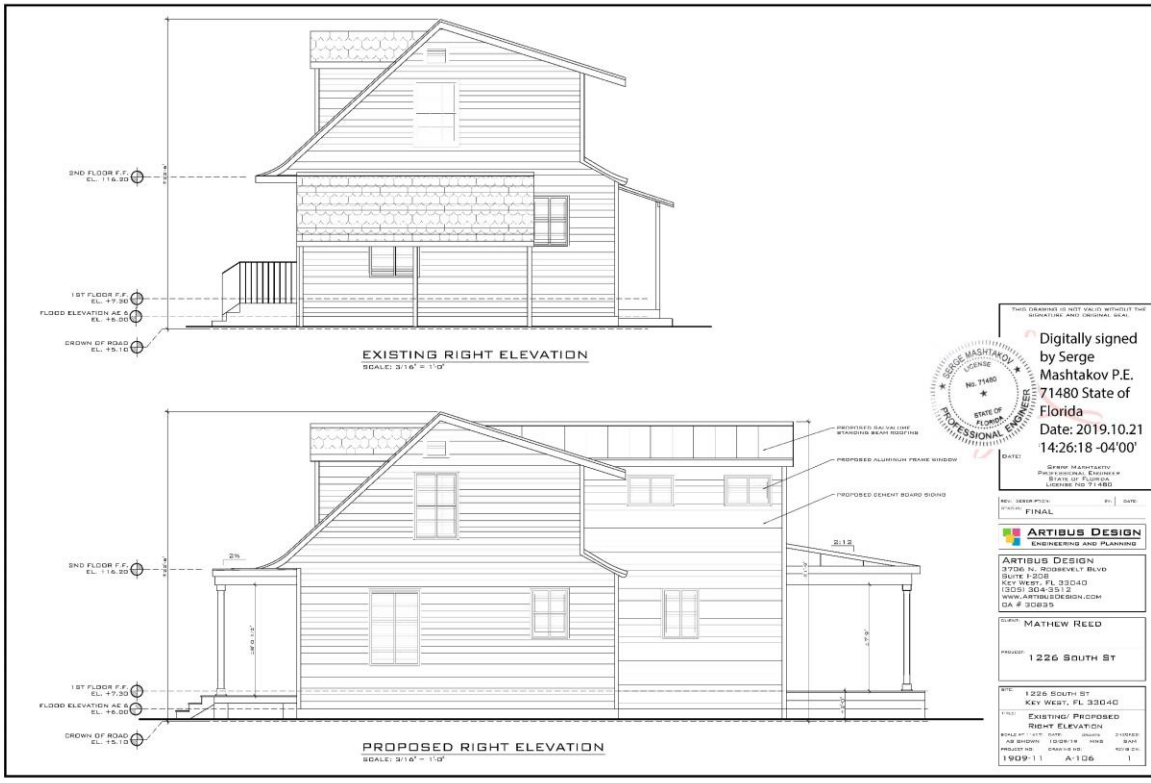
**MATHEW REED**  
1226 SOUTH ST  
KEY WEST, FL 33040



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2019.10.21  
14:25:57 -04'00'

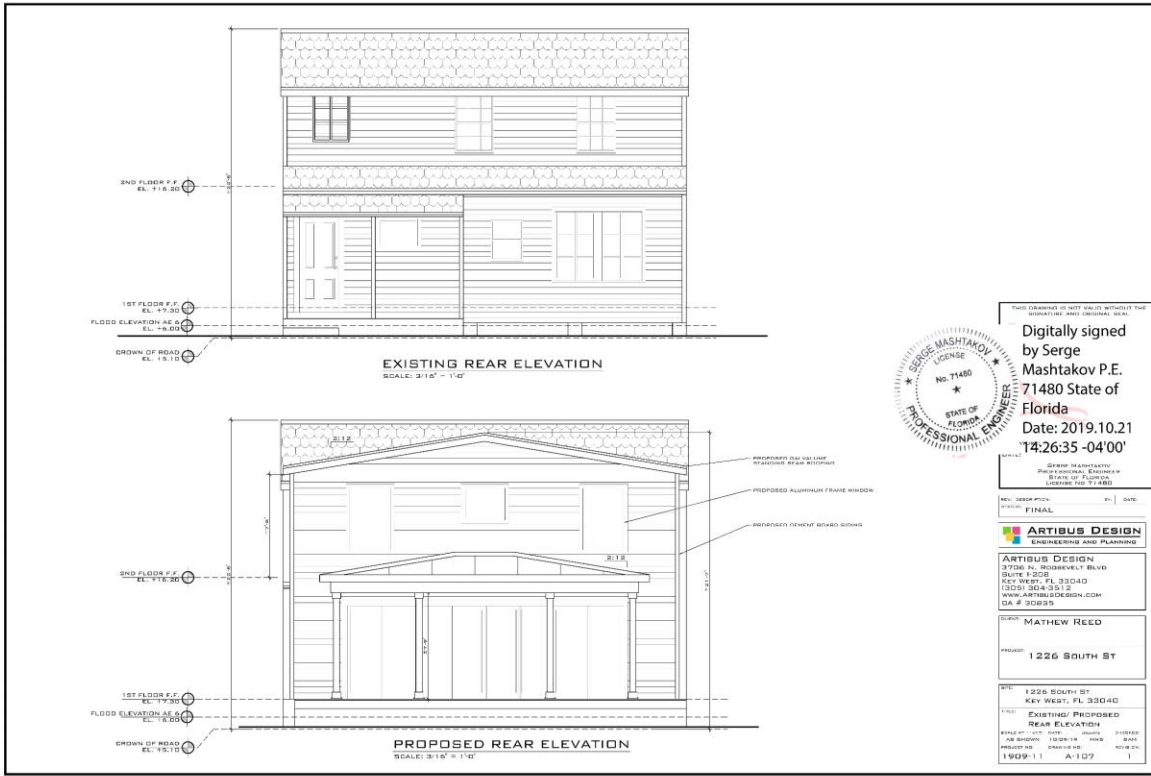
DATE:	2019.10.21	SCALE:	AS SHOWN	DATE:	2019.10.21
NO.:	2019-001	BY:	SM	DATE:	2019.10.21
STATUS:	FINAL				
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING					
<b>ARTIBUS DESIGN</b> 3750 N. ROCKWELL BLVD SUITE 1200 KEY WEST, FL 33040 PHONE: 305.264.3312 WWW.ARTIBUSDESIGN.COM DA # 30835					
CLIENT: <b>MATHEW REED</b>					
PROJECT: <b>1226 SOUTH ST</b>					
SITE: <b>1226 SOUTH ST KEY WEST, FL 33040</b>					
TITLE: <b>EXISTING/ PROPOSED FRONT ELEVATION</b>					
SCALE:	AS SHOWN	TITLE:	EXISTING/ PROPOSED	DATE:	2019.10.21
PROJECT NO.:	2019-001	NO.:	1		
1909:11	A-105				



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed by  
Serge Mashtakov P.E.  
71480 State of  
Florida  
Date: 2019.10.21  
14:26:18 -04'00'

DATE:	2019.10.21	SCALE:	AS SHOWN	DATE:	2019.10.21
NO.:	2019-001	BY:	SM	DATE:	2019.10.21
STATUS:	FINAL				
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING					
<b>ARTIBUS DESIGN</b> 3750 N. ROCKWELL BLVD SUITE 1200 KEY WEST, FL 33040 PHONE: 305.264.3312 WWW.ARTIBUSDESIGN.COM DA # 30835					
CLIENT: <b>MATHEW REED</b>					
PROJECT: <b>1226 SOUTH ST</b>					
SITE: <b>1226 SOUTH ST KEY WEST, FL 33040</b>					
TITLE: <b>EXISTING/ PROPOSED RIGHT ELEVATION</b>					
SCALE:	AS SHOWN	TITLE:	EXISTING/ PROPOSED	DATE:	2019.10.21
PROJECT NO.:	2019-001	NO.:	1		
1909:11	A-106				



Digitally signed by Serge Mashtakov P.E. 71480 State of Florida Date: 2019.10.21 14:26:35 -04'00'

DATE:	2019.10.21	BY:	DATE:
NO.:	2019-101	BY:	DATE:
STATUS:	FINAL	BY:	DATE:
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
<b>ARTIBUS DESIGN</b> 3756 N. ROCKVELL BLVD SUITE 1208 KEY WEST, FL 33040 (305) 864-3312 WWW.ARTIBUSDESIGN.COM (CA # 30835)			
CLIENT:	MATHEW REED	PROJECT:	1226 SOUTH ST
NO.:	1226 SOUTH ST	KEY WEST, FL 33040	
TITLE:	EXISTING/ PROPOSED REAR ELEVATION	DATE:	2019.10.21
SCALE:	3/16" = 1'-0"	BY:	DATE:
PROJECT NO.:	2019-101	NO.:	1909-11
		A-107	1



Digitally signed by Serge Mashtakov P.E. 71480 State of Florida Date: 2019.10.21 14:26:51 -04'00'

DATE:	2019.10.21	BY:	DATE:
NO.:	2019-101	BY:	DATE:
STATUS:	FINAL	BY:	DATE:
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
<b>ARTIBUS DESIGN</b> 3756 N. ROCKVELL BLVD SUITE 1208 KEY WEST, FL 33040 (305) 864-3312 WWW.ARTIBUSDESIGN.COM (CA # 30835)			
CLIENT:	MATHEW REED	PROJECT:	1226 SOUTH ST
NO.:	1226 SOUTH ST	KEY WEST, FL 33040	
TITLE:	EXISTING/ PROPOSED LEFT ELEVATION	DATE:	2019.10.21
SCALE:	3/16" = 1'-0"	BY:	DATE:
PROJECT NO.:	2019-101	NO.:	1909-11
		A-108	1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., November 20, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY REAR ADDITION WITH COVERED REAR PORCH HOUSING TWO BEDROOMS, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCH ADDITION. DEMOLITION OF EXISTING ROOF OVERHANGS ON FIRST AND SECOND LEVELS OF THE REAR. DEMOLITION OF EXISTING CONCRETE PORCH. PARTIAL DEMOLITION OF REAR WALL FOR OPENINGS INTO NEW ADDITION.**

**#1226 SOUTH STREET**

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

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

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

**Summary**

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



**Owner**

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

**Valuation**

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

**Land**

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

**Buildings**

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

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

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

**Yard Items**

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

**Sales**

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

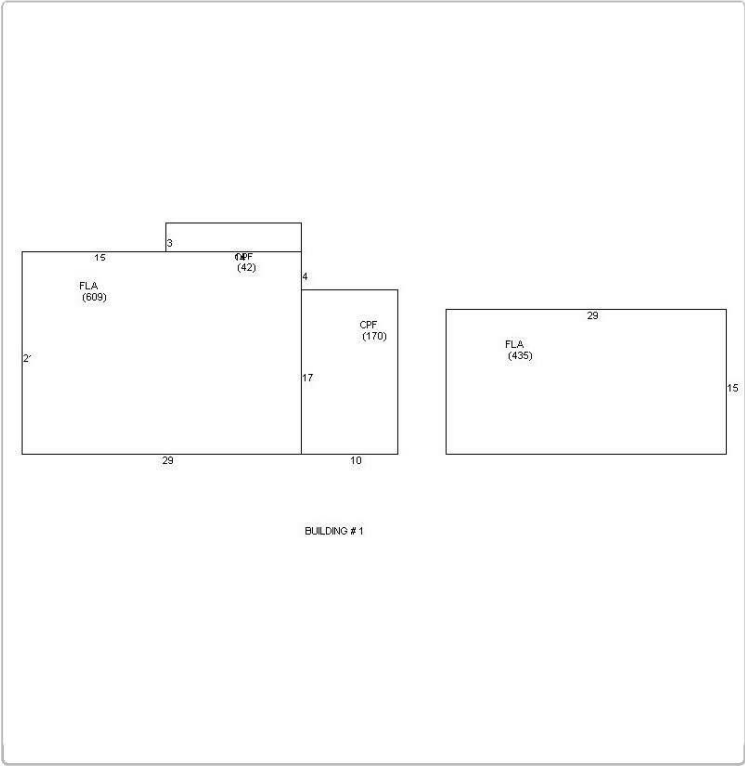
**Permits**

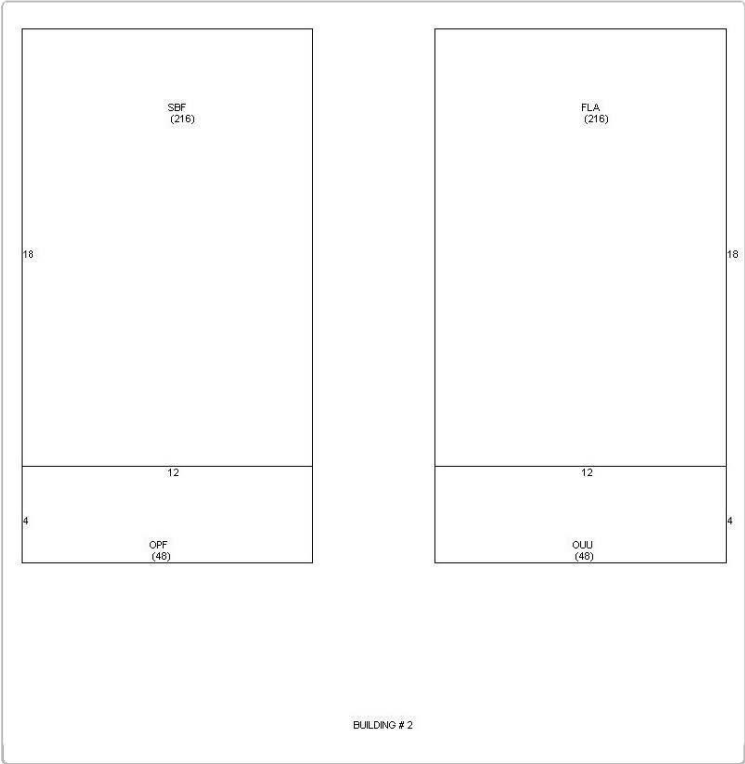
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4755	12/14/2016	5/8/2017	\$15,000	Residential	REPLACE 10SQRS OF METAL SHINGLE ROOFING
03-3487	10/8/2003	12/29/2003	\$1,500		SEWER LATERAL
B940290	1/1/1994	12/1/1994	\$4,550		BAHAMASHUTTERS

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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Version 2.3.20