



Staff Report for Item 8

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: Matthew Stratton

Application Number: H15-01-0594

Address: #1109 Fleming Street

Description of Work:

Demolition of carport and accessory structure with no build back.

Site Facts:

#1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. There are currently three other structures on the lot in addition to the historic eyebrow house. The two structures that are under review for demolition do not appear on the 1962 Sanborn map or in any historic photographs.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a carport and an accessory structure in the rear of the property. Neither structure is historic or visible from the street. Staff believes the structures do not meet any of the criteria listed in Sec.102-125, and therefore can be considered for demolition. As they are not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-594		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	1109 Fleming Street		# OF UNITS 2
RE # OR ALTERNATE KEY:	1005207		
NAME ON DEED:	Paul Murzyn	PHONE NUMBER	(317)496-3732
OWNER'S MAILING ADDRESS:	16213 Cherry Tree Road	EMAIL	pmurzyn@hotmail.com
	Noblesville, IN 46062		
CONTRACTOR COMPANY NAME:		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Matthew Stratton	PHONE NUMBER	(305)923-9670
ARCHITECT / ENGINEER'S ADDRESS:	1901 S. Roosevelt Blvd. 205W	EMAIL	matthew@mstrattonarchitecture.com
	Key West, FL 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMOLISH NON-HISTORIC FREESTANDING CARPORT AND NON-HISTORIC FREESTANDING PAVILION STRUCTURES

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: MATTHEW STRATTON	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Matthew Stratton</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 27 DAY OF April , 20 15 .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

23532/22863 ac
23532/7409

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: Demolish non-historic freestanding carport and non-historic freestanding pavilion structures

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Doc: KEYBLD Type: DC Draw: 1
Date: 4/27/15 53 Receipt no: 26544
2015 1000594
PT * BUILDING PERMITS-NEW
Trans number: 3047343
VM VISA/MASTERC \$100.00
Trans date: 4/27/15 Time: 10:48:26

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 HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS: <i>Sec. 102-217 (2): Demolition of non-historic structures.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

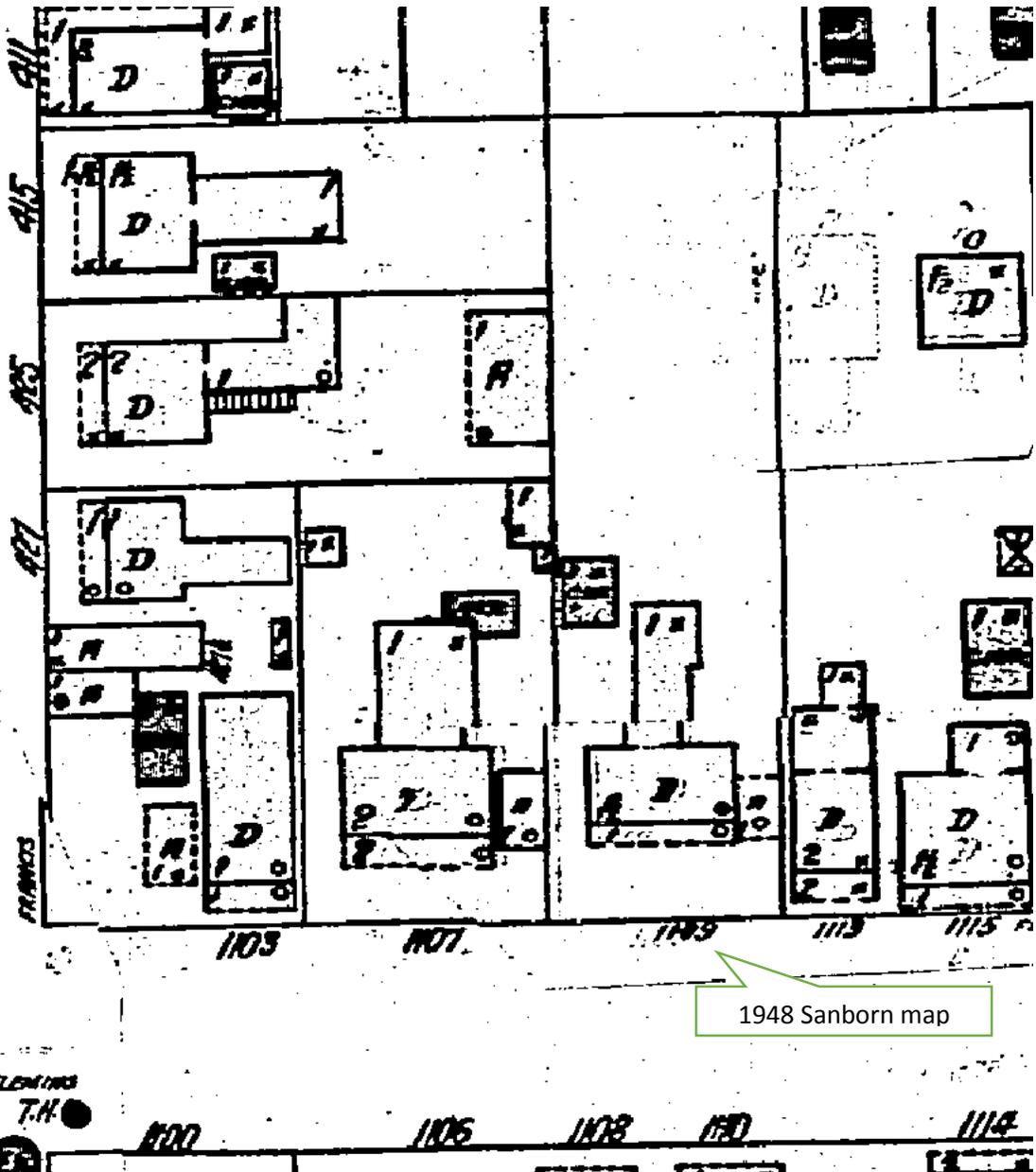
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

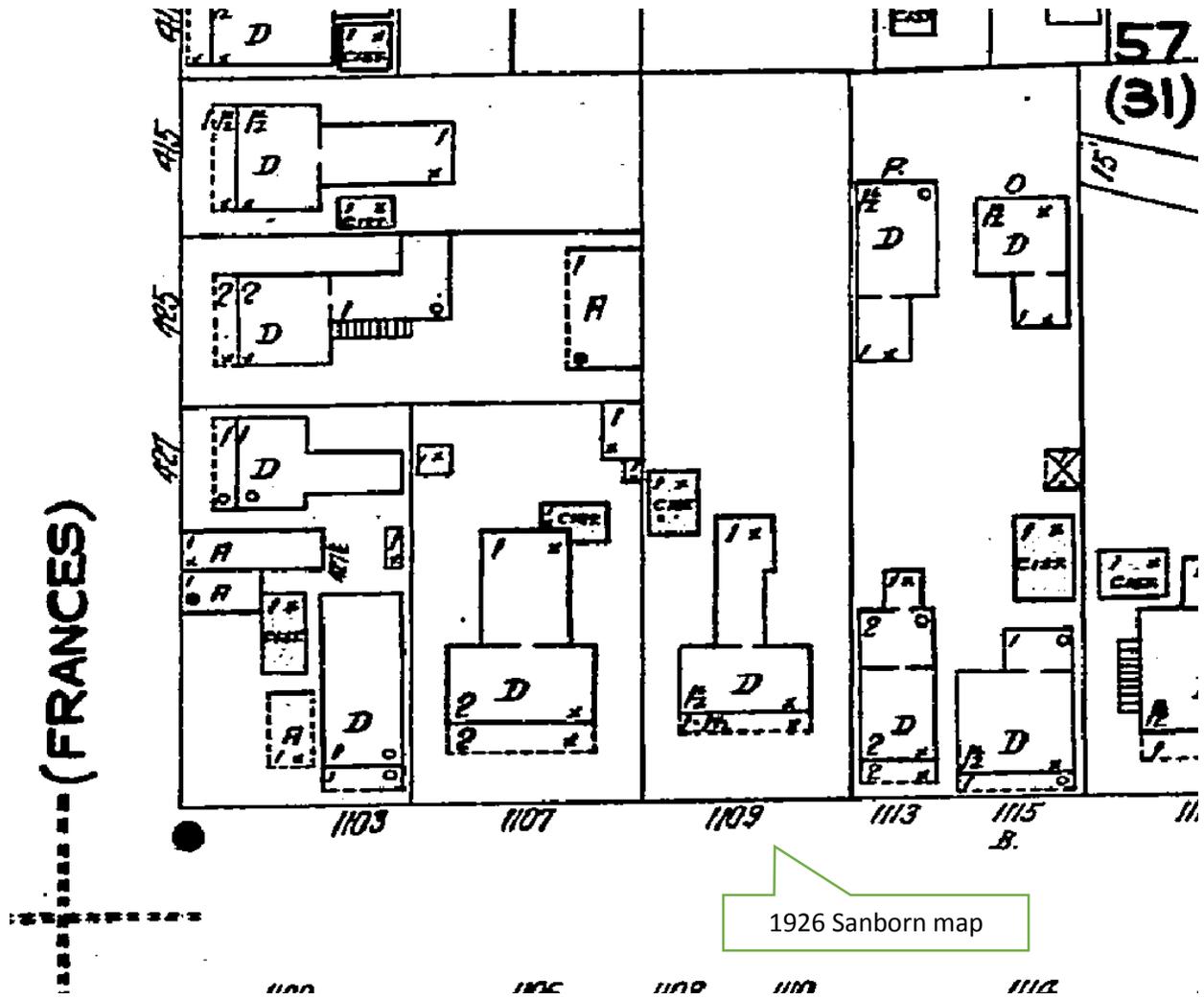
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

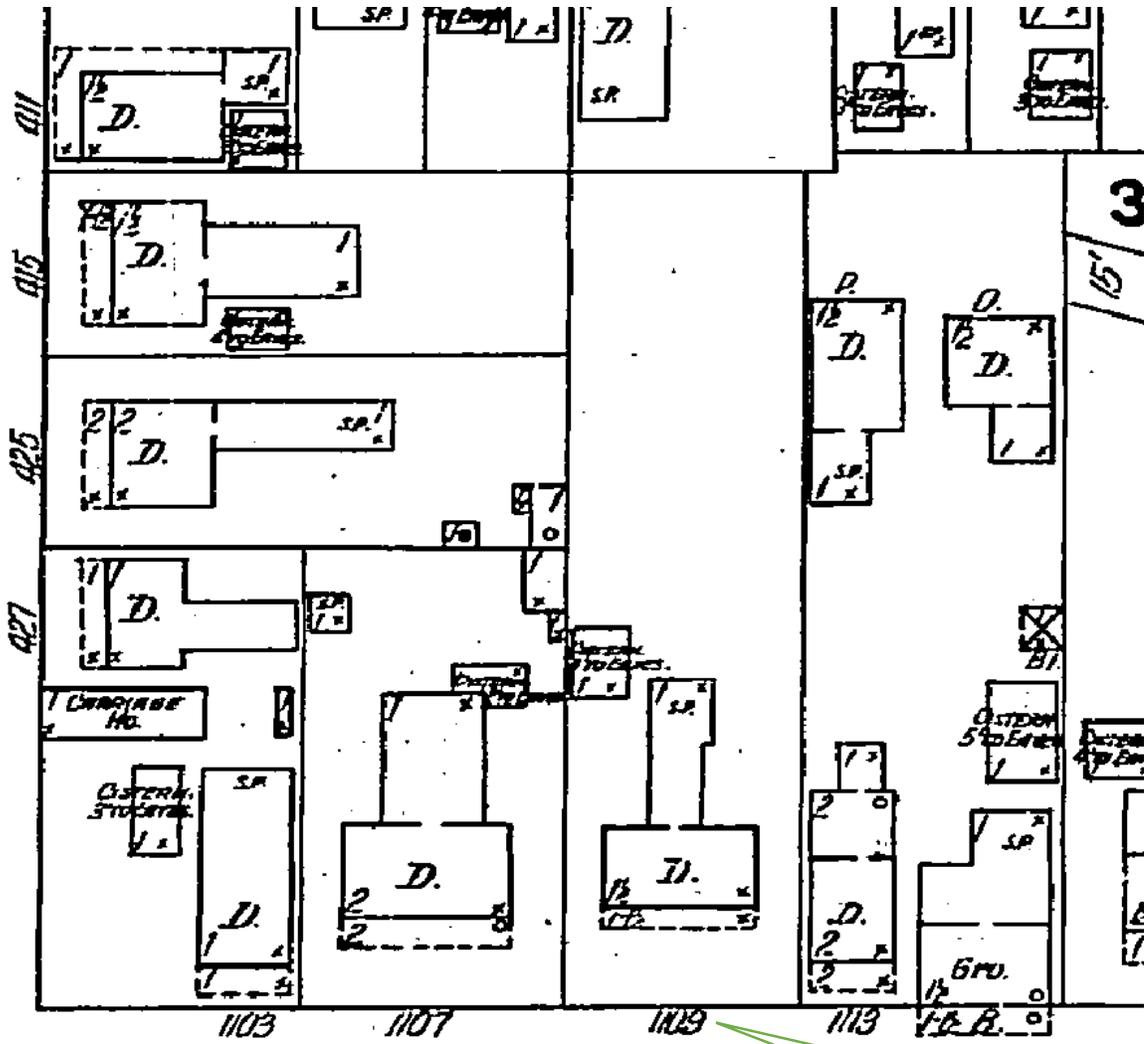
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS







ERICK PAVED.

1912 Sanborn map

SURVEY

MAP OF BOUNDARY SURVEY



LOCATION MAP - M13
 SEC. 06 T11 S05 R12E



ASSUMED

BEFORE BASE:
 1. EARNINGS ARE BASED
 ON A RECORD DATE ASSUMED
 ALONG THE CENTRAL LINE OF
 PLANNING STREET.

ALL VALUES DETECTED
 ARE SO CORRECTED UNLESS
 OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN
 U.S. CUSTOMARY UNIT.

PERMITS:
 1103 PLANNING STREET
 WEST, FL 33043

COMMUNITY MAP: 100-08
 MAP NO.: 12087C-13 161
 MAP DATE: 02-18-05
 FLOOR ZONE: AE
 BASE ELEVATION: 6 & 7



LEGAL DESCRIPTION -

PROJECT PHOTOS





**1109 FLEMING STREET
KEY WEST, FL 33040**

HARC

**DEMOLISH NON-HISTORIC PAVILION STRUCTURE
BETWEEN MAIN HOUSE AND GUEST HOUSE**

AND

**DEMOLISH NON-HISTORIC CARPORT STRUCTURE
OFF STICKNEY LANE AT REAR**

**EXISTING GUEST
HOUSE AT REAR**

**CARPORT OFF
STICKNEY LANE
(DEMOLISH)**

**NEIGHBOR'S HOUSE
ON STICKNEY LANE**



**PAVILION
STRUCTURE
(DEMOLISH)**

**VIEW LOOKING NORTH TOWARDS REAR OF PROPERTY
FROM BACK OF MAIN HOUSE**



SIDE VIEW OF PAVILION



**MAIN HOUSE
AT FRONT**

**GUEST HOUSE
AT REAR**

**PAVILION
(DEMOLISH)**

**VIEW LOOKING SOUTH TOWARDS FRONT OF PROPERTY
FROM BESIDE REAR GUEST HOUSE**



REAR VIEW OF PAVILION

**MAIN HOUSE REAR GUEST HOUSE PAVILION
(DEMOLISH)**



**VIEW OF PAVILION FROM
EAST SIDE OF MAIN HOUSE**

**GUEST
HOUSE**

**NEIGHBOR
TO REAR**

**CARPORT
(DEMOLISH)**

**NEIGHBOR'S HOUSE
ON STICKNEY LANE**



**VIEW OF CARPORT LOOKING NORTH
(FROM PAVILION)**



SIDE VIEW OF CARPORT

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF CARPORT AND ACCESSORY STRUCTURE
WITH NO BUILD BACK.**

FOR- #1109 FLEMING STREET

Applicant – Matthew Stratton

Application # H15-01-0594

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

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

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1005207 Parcel ID: 00005020-000000

Ownership Details

Mailing Address:

MURZYN PAUL
1109 FLEMING ST
KEY WEST, FL 33040-6909

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

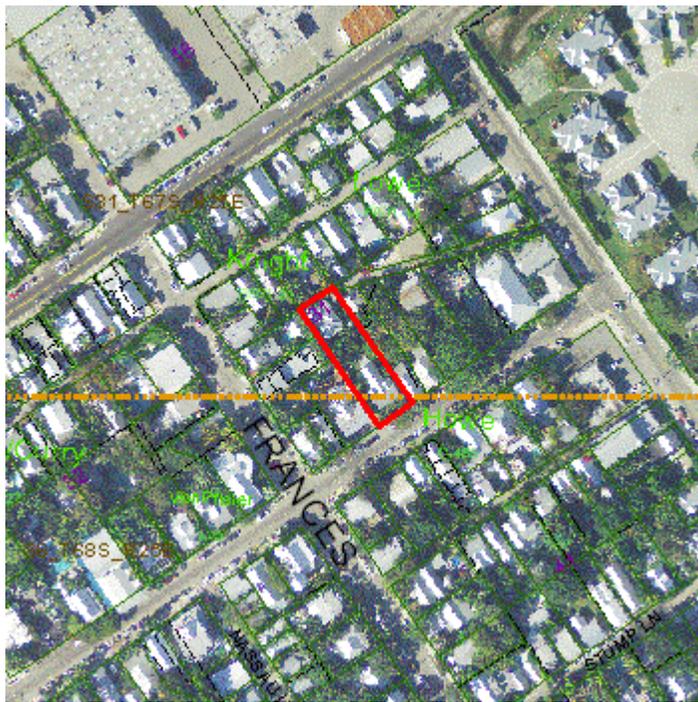
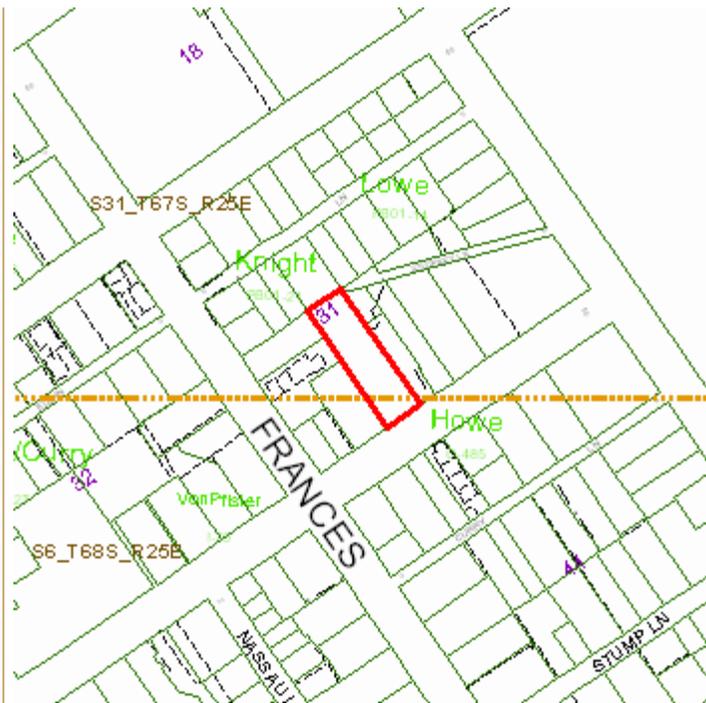
Affordable Housing: No

Section-Township-Range: 31-67-25

Property Location: 1109 FLEMING ST KEY WEST

Legal Description: KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114 AND 79-115 OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	170	8,722.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 3407
Year Built: 1925

Building 0 Details

Building Type R1
Effective Age 7
Year Built 2007
Functional Obs 0

Condition G
Perimeter 214
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 5
Grnd Floor Area 1,365

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type
Heat 1
Heat Src 1

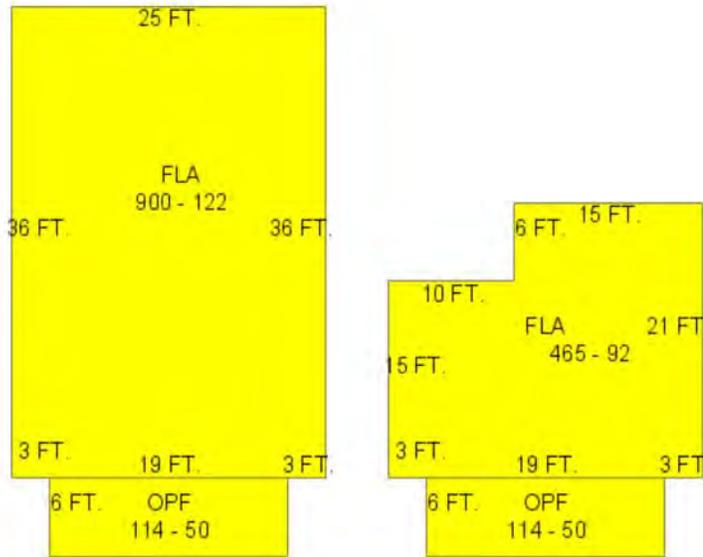
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	2007				114
0	OPF		1	2007				114
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			900
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			465

Building 1 Details

Building Type R1
Effective Age 29
Year Built 1925
Functional Obs 0

Condition G
Perimeter 316
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 34
Grnd Floor Area 2,042

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

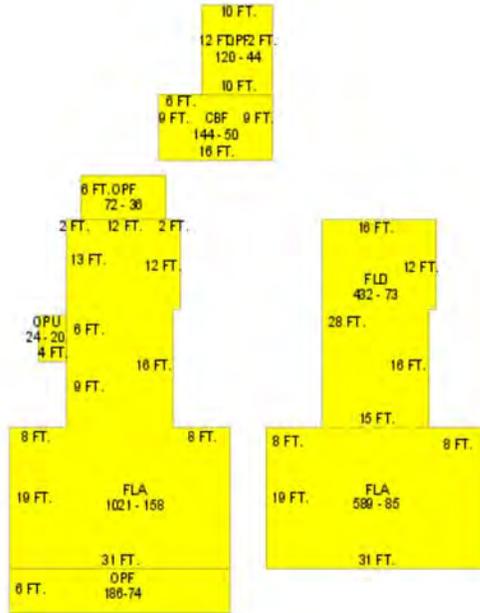
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	2003				72
0	<u>OPF</u>		1	1949				120
0	<u>CBF</u>	1:WD FRAME	1	1949				144
0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1924	Y			589
1	<u>OPF</u>		1	1924	N Y	0.00	0.00	186
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1924	N Y	0.00	0.00	1,021

4	<u>OPU</u>		1	2003	N	Y	0.00	0.00	24
5	<u>FLD</u>	12:ABOVE AVERAGE WOOD	1	2003	N	Y	0.00	0.00	432

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	CA2:CARPORT	121 SF	11	11	2007	2007	2	50
1	FN2:FENCES	200 SF	0	0	1983	1984	2	30
2	PT3:PATIO	359 SF	0	0	1979	1980	2	50

Appraiser Notes

TPP 8686382 - MICHAEL C COPPOLA JR INC.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	00-1007	04/26/2000	10/09/2001	8,000		REPAIR/REPLACE KITCHEN/BA
	03-0345	10/06/2003	11/25/2003	71,425		ADDITION BACK OF HOUSE

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
2014	611,122	760	359,597	971,479	641,501	0	971,479
2013	621,122	760	334,509	956,391	583,183	0	956,391
2012	575,709	760	181,220	757,689	530,167	0	757,689
2011	578,808	760	250,920	830,488	481,970	0	830,488
2010	258,963	760	178,432	438,155	438,155	0	438,155
2009	287,980	784	531,327	820,091	820,091	0	820,091
2008	265,604	808	850,000	1,116,412	1,116,412	0	1,116,412
2007	342,516	832	1,402,500	1,745,848	1,745,848	0	1,745,848
2006	573,074	856	807,500	1,381,430	1,381,430	0	1,381,430
2005	594,252	880	637,500	1,232,632	726,155	25,000	701,155
2004	333,582	904	595,000	929,486	655,004	25,000	630,004
2003	258,619	928	297,500	557,047	488,028	25,000	463,028
2002	247,719	952	297,500	546,171	477,135	25,000	452,135
2001	148,475	997	297,500	446,972	446,972	25,000	421,972
2000	166,097	798	161,500	328,395	258,217	50,000	208,217
1999	158,153	795	161,500	320,448	251,429	50,000	201,429

1998	133,600	699	161,500	295,799	247,470	50,000	197,470
1997	122,767	673	144,500	267,940	243,334	50,000	193,334
1996	97,492	555	144,500	242,546	236,247	50,000	186,247
1995	93,881	555	144,500	238,936	230,485	50,000	180,485
1994	79,438	488	144,500	224,426	224,426	50,000	174,426
1993	79,438	506	144,500	224,444	224,444	50,000	174,444
1992	77,498	522	144,500	222,521	222,521	50,000	172,521
1991	77,498	542	144,500	222,541	222,541	50,000	172,541
1990	61,238	559	112,625	174,422	174,422	26,000	148,422
1989	52,107	524	110,500	163,131	163,131	26,000	137,131
1988	44,699	396	93,500	138,595	138,595	26,000	112,595
1987	44,261	407	63,325	107,993	107,993	26,000	81,993
1986	44,493	418	61,200	106,111	106,111	26,000	80,111
1985	43,441	432	34,595	78,468	78,468	26,000	52,468
1984	40,478	140	34,595	75,213	75,213	26,000	49,213
1983	40,478	140	34,595	75,213	75,213	26,000	49,213
1982	41,326	140	34,595	76,061	76,061	26,000	50,061

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
12/16/2014	2717 / 1772	1,300,600	<u>WD</u>	<u>12</u>
7/28/2014	2696 / 472	100	<u>CT</u>	<u>12</u>
3/24/2000	1624 / 1837	500,000	<u>WD</u>	<u>Q</u>

This page has been visited 91,101 times.

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