



Historic Architectural Review Commission

Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: January 29, 2019
November 20, 2019 **Postponed**

Applicant: Artibus Design

Application Number: H2019-0047

Address: #1226 South Street

Description of Work:

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

Site Facts:

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

Ordinances Cited on Review:

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

Staff Analysis:

A Certificate of Appropriateness is under review for the demolition of historic structures, including rear roof overhangs and portions of the rear wall at 1226 South Street. The applicant is also proposing demolition of the existing concrete front and rear porches as well as the existing carport structure. The applicant has submitted architectural drawings for the new proposal.

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

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

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

The following is the criteria of section 102-125:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICATION



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

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

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

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

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

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

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

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

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

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

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

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

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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);</p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p>Not applicable</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p> <p>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.</p>

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.

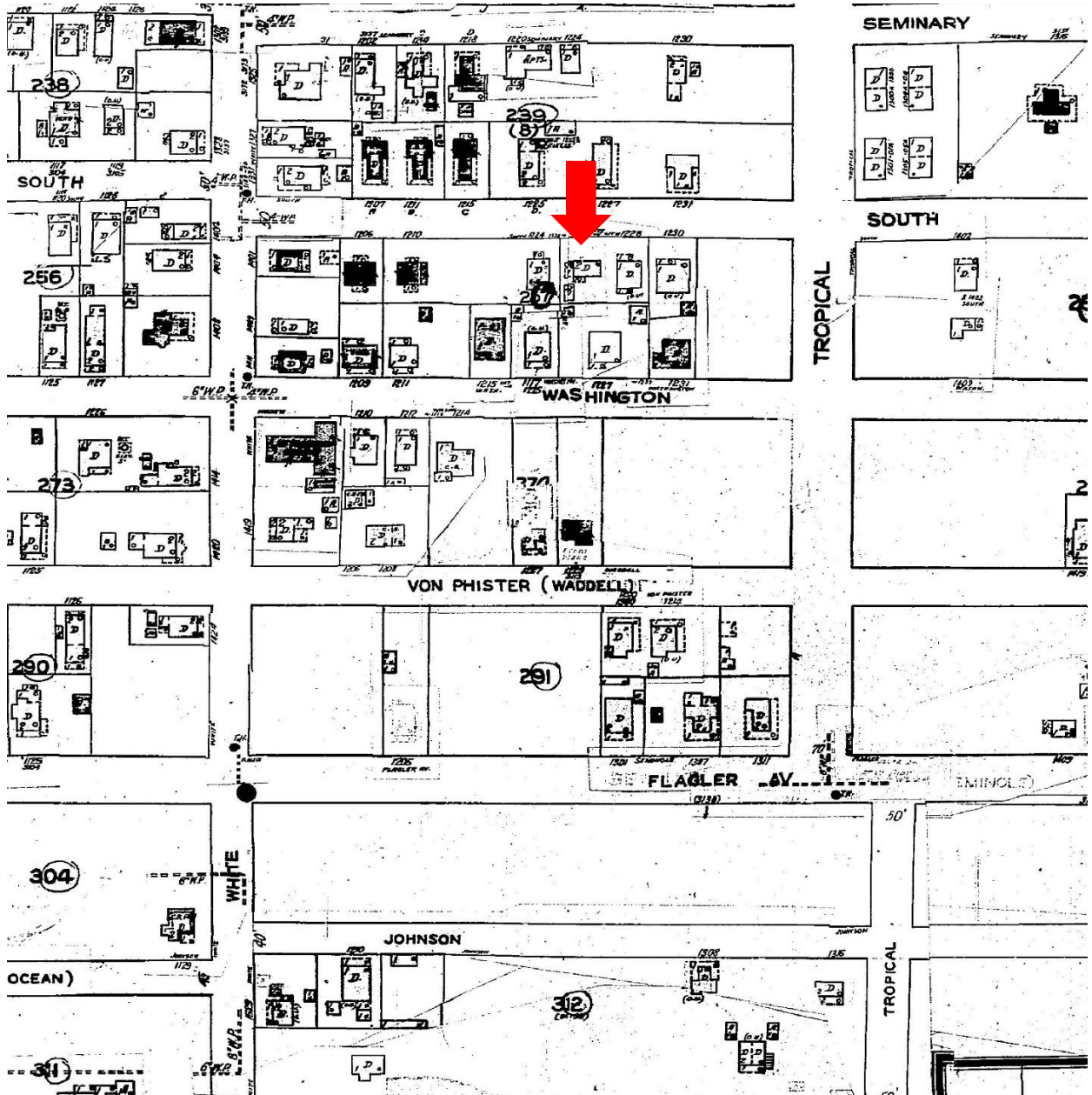
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics 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



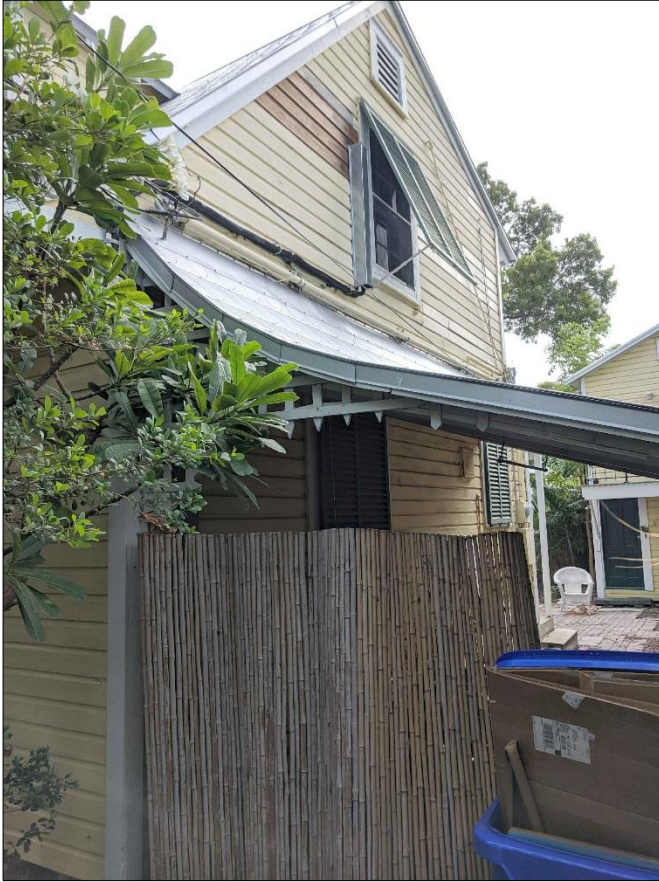
Historic Photo of 1226 South Street from 1965.



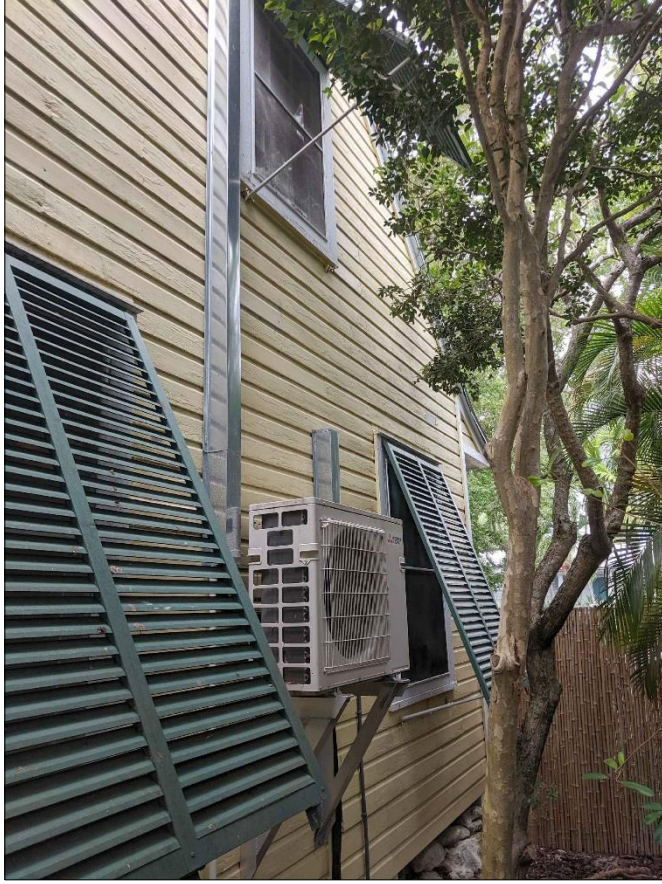
1226 South St, Existing Front Elevation.



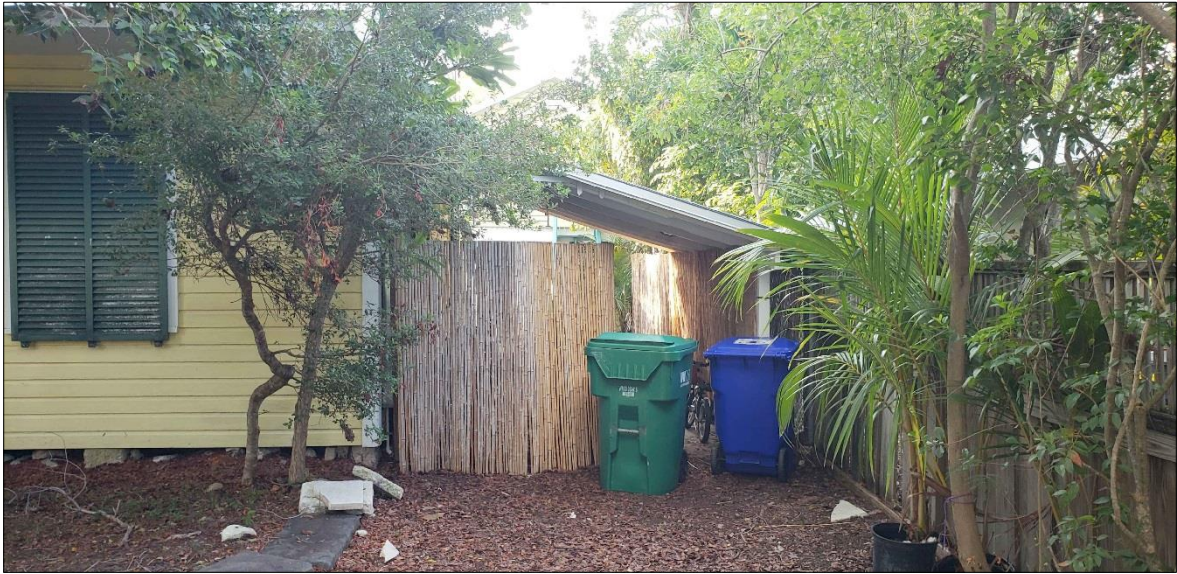
1226 South St, Existing Rear Elevation



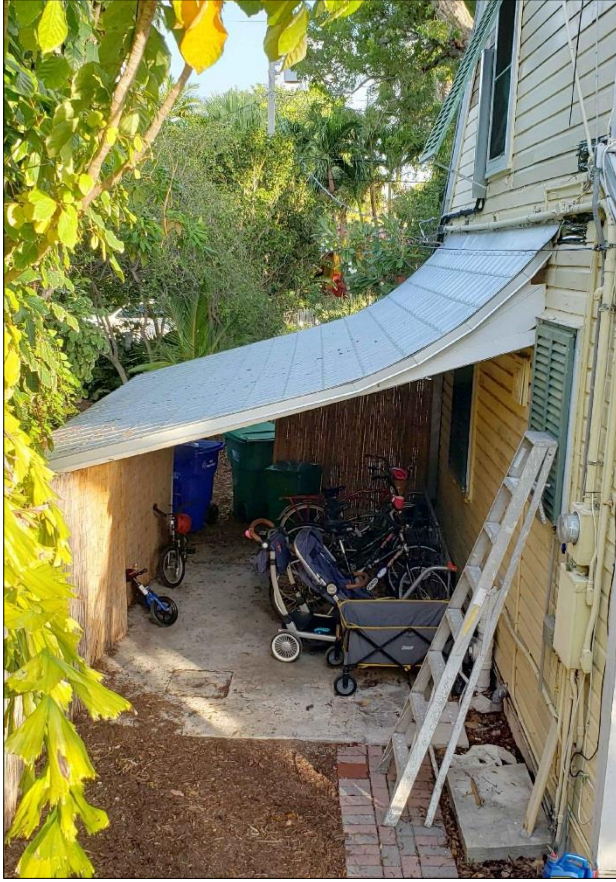
1226 South St, Existing Right Elevation



1226 South St, Existing Left Elevation



1226 South St, Carport – Front



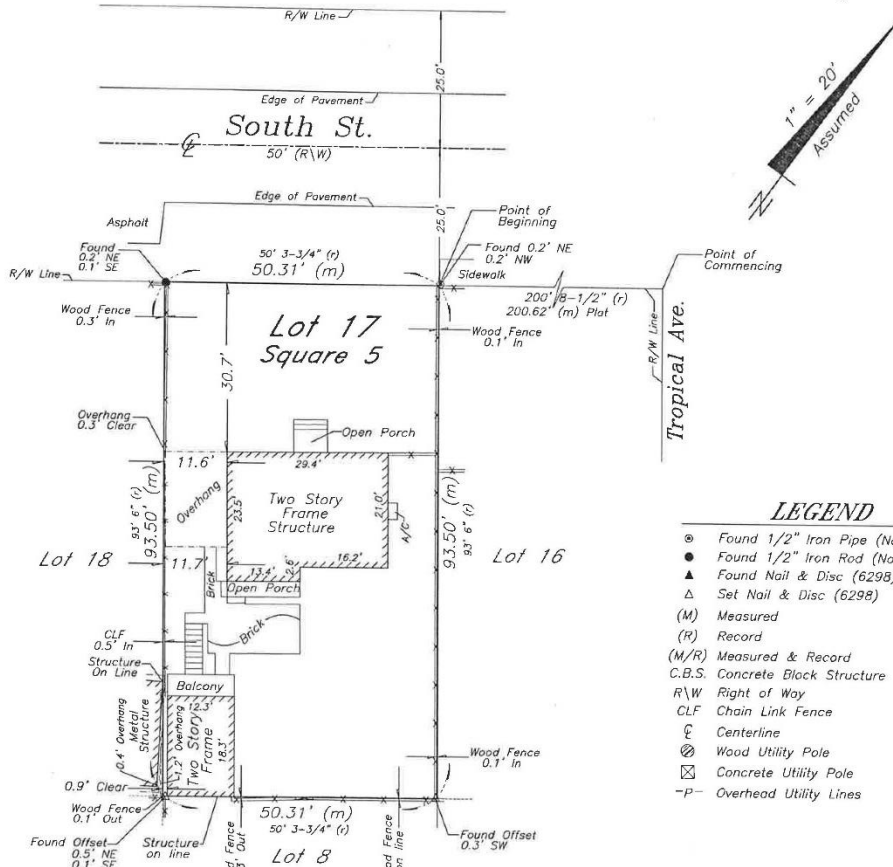
1226 South St, Carport – Rear



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**

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

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

REV: DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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

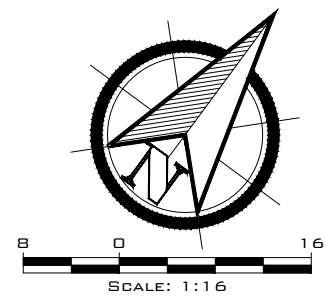
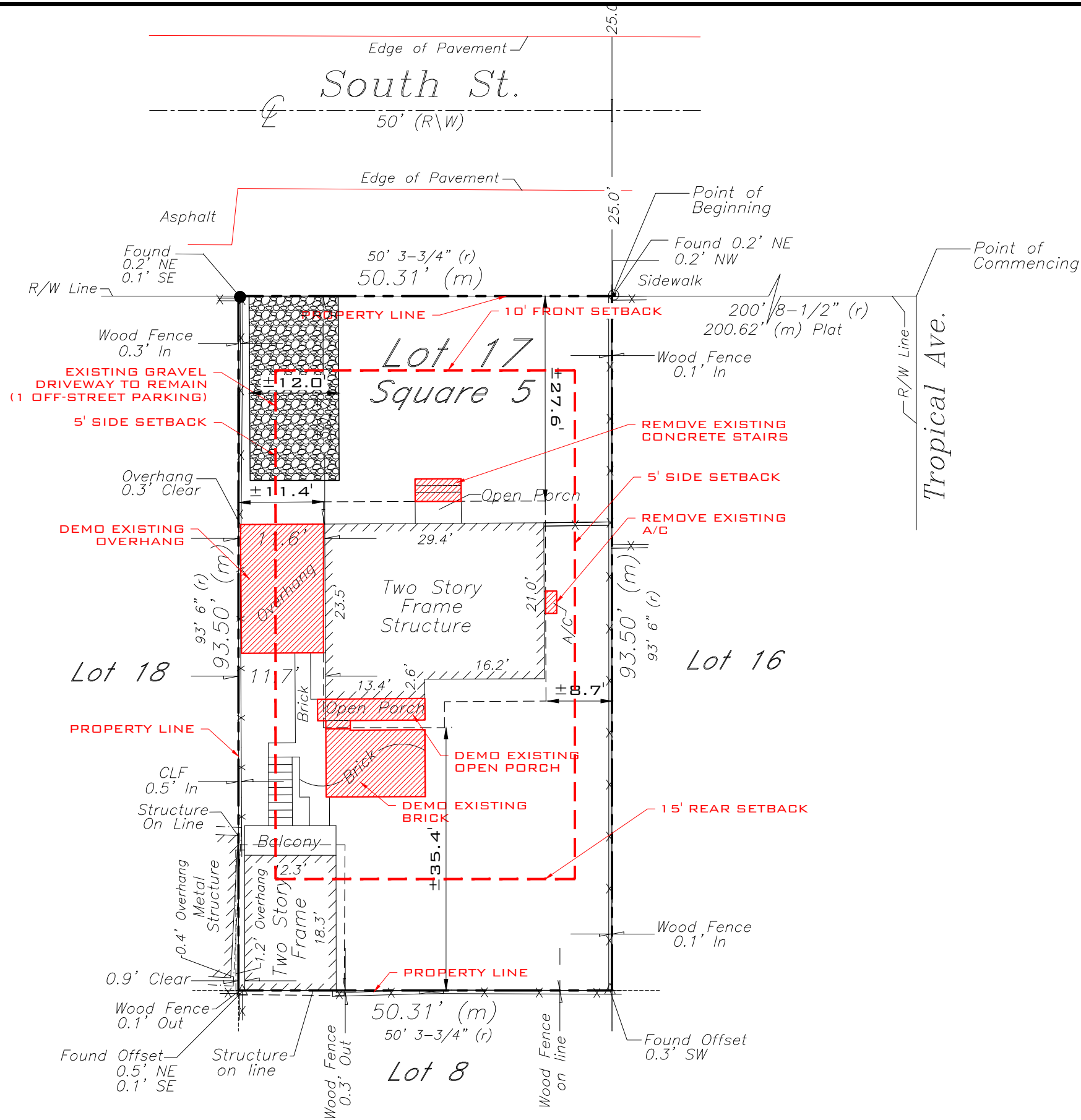
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **COVER**

SCALE AT 11x17: AS SHOWN	DATE: 11/26/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: G-100	REVISION: 1	



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/DEMOLITION
SITE PLAN**

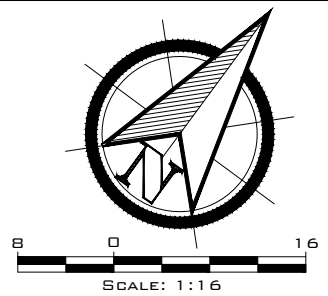
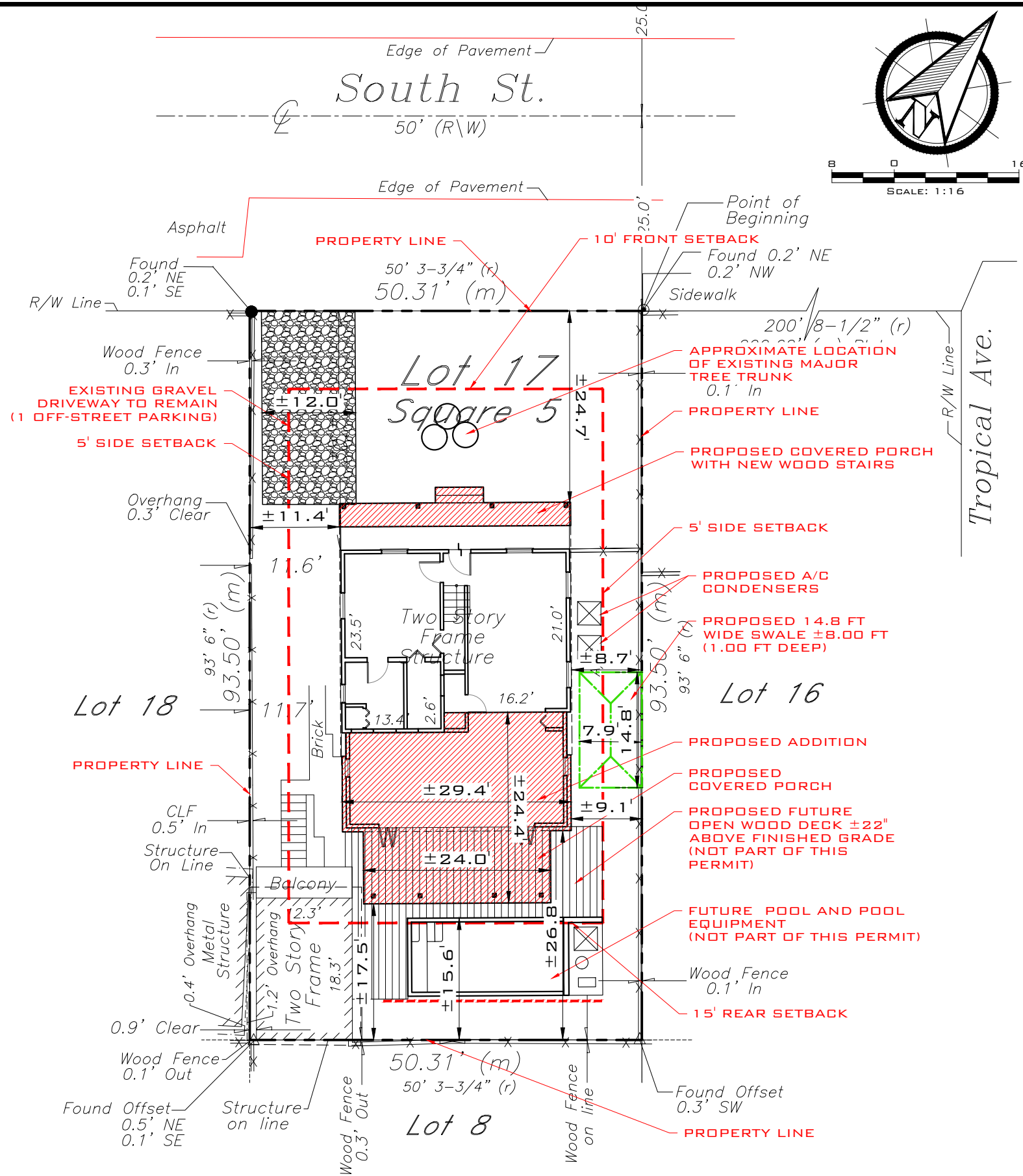
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/09/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SITE DATA:	
TOTAL SITE AREA:	±4,704.0 SQ.FT
LAND USE:	HMDR
FLOOD ZONE:	AE6
SETBACKS	
FRONT:	
REQUIRED	10 FT
EXISTING	±27.6 FT
PROPOSED	±24.7 FT
SIDE:	
REQUIRED	5 FT
EXISTING	±11.4 FT
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±8.7 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	15 FT
EXISTING	±35.4 FT
PROPOSED	±17.5 FT
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (2,822.40 SQ.FT.)
EXISTING	34.48% (±1,622.1 SQ.FT.)
PROPOSED	40.49% (±1,905.0 SQ.FT.)
MAXIMUM BUILDING COVERAGE:	
REQUIRED	40% (1,881.60 SQ.FT)
EXISTING	30.20% (±1,420.7 SQ.FT.)
PROPOSED	38.84% (±1,827.3 SQ.FT.)
OPEN SPACE MINIMUM:	
REQUIRED	35% (1,646.40 SQ.FT)
EXISTING	59.18% (±2,784.0 SQ.FT.)
PROPOSED	47.09% (±2,215.0 SQ.FT.)
MAXIMUM HEIGHT:	30 FT

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **PROPOSED SITE PLAN**

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



MONROE COUNTY

RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	1,420.70	ft ²	Sidewalks	D	201.42	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
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 ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B	-209.10	ft ²	Pool/Deck	E		ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
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
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2. Determine Percentage of Impervious Coverage on site:

1,905.00 ¹ ft² / 4,704.00 ft² = 40.50% ² % of Impervious Coverage
 Total Impervious Coverage / Total Lot Area

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

4,704.00 ft² - 0.00 ft² = 4,704.00 ³ Disturbed Area
 Total Lot Area - Native Vegetation - If no BMP enter "0"

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

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

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

4,704.00 ³ ft² X 0.083 = 4a ³ Swale Volume
 Disturbed Area

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

4,704.00 ³ ft² X 0.208 X 40.50% ² % = 4b ³ Swale Volume
 Disturbed Area % of Impervious Coverage

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

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

282.88 ^{1b} ft² X 0.083 = 0.00 ^{4c1} ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

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

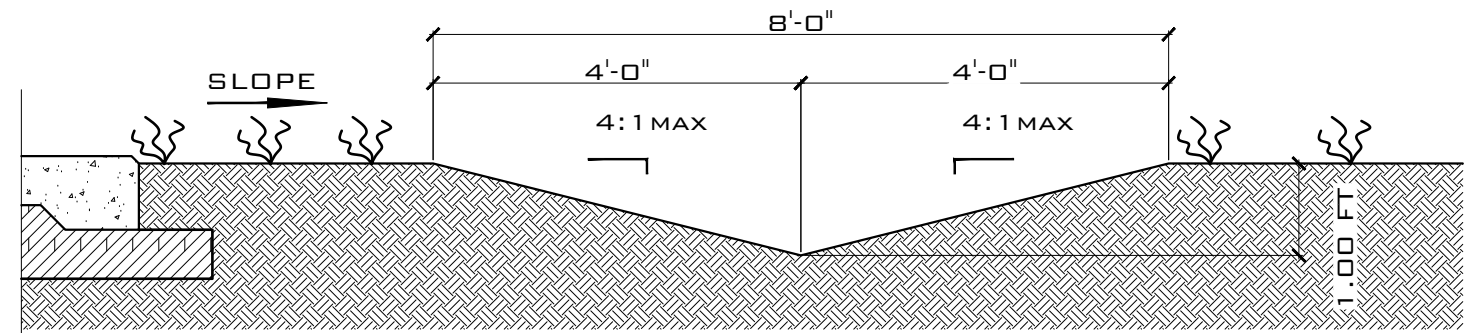
282.88 ^{1b} ft² X 0.208 = 58.84 ^{4c2} ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

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

(8.00 ft X 1.00 ft) / 2 = 4.00 ft² Cross Sectional Area**
 Width Depth

58.84 ft³ / 4.00 ft² = 14.71 ft Swale Length
 Swale Volume Cross Sectional Area

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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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 CA # 30835

CLIENT: MATHEW REED

PROJECT: 1226 SOUTH ST

SITE: 1226 SOUTH ST
 KEY WEST, FL 33040

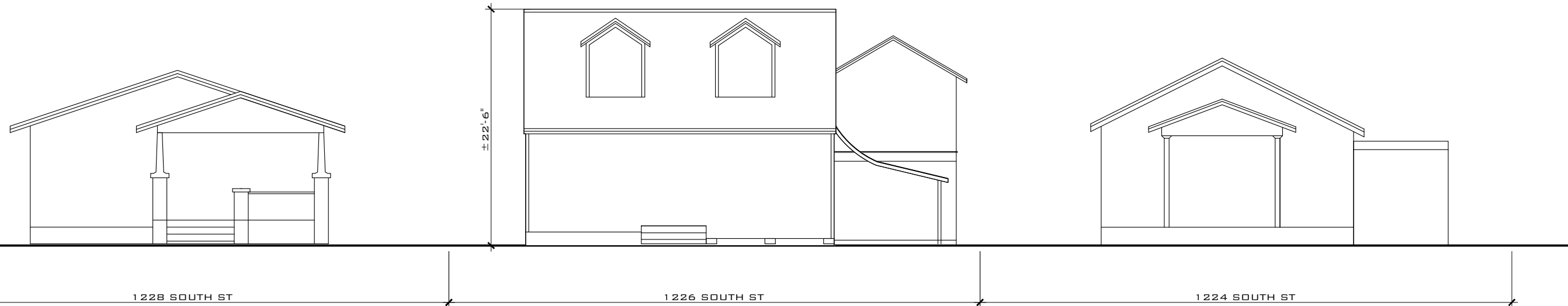
TITLE: SWALE DETAIL
 SWALE CALCS

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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

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



EXISTING STREETSCAPE (SOUTH ST)
 SCALE: 3/32" = 1'-0"



PROPOSED STREETSCAPE (SOUTH ST)
 SCALE: 3/32" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
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 CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED
 STREETSCAPES**

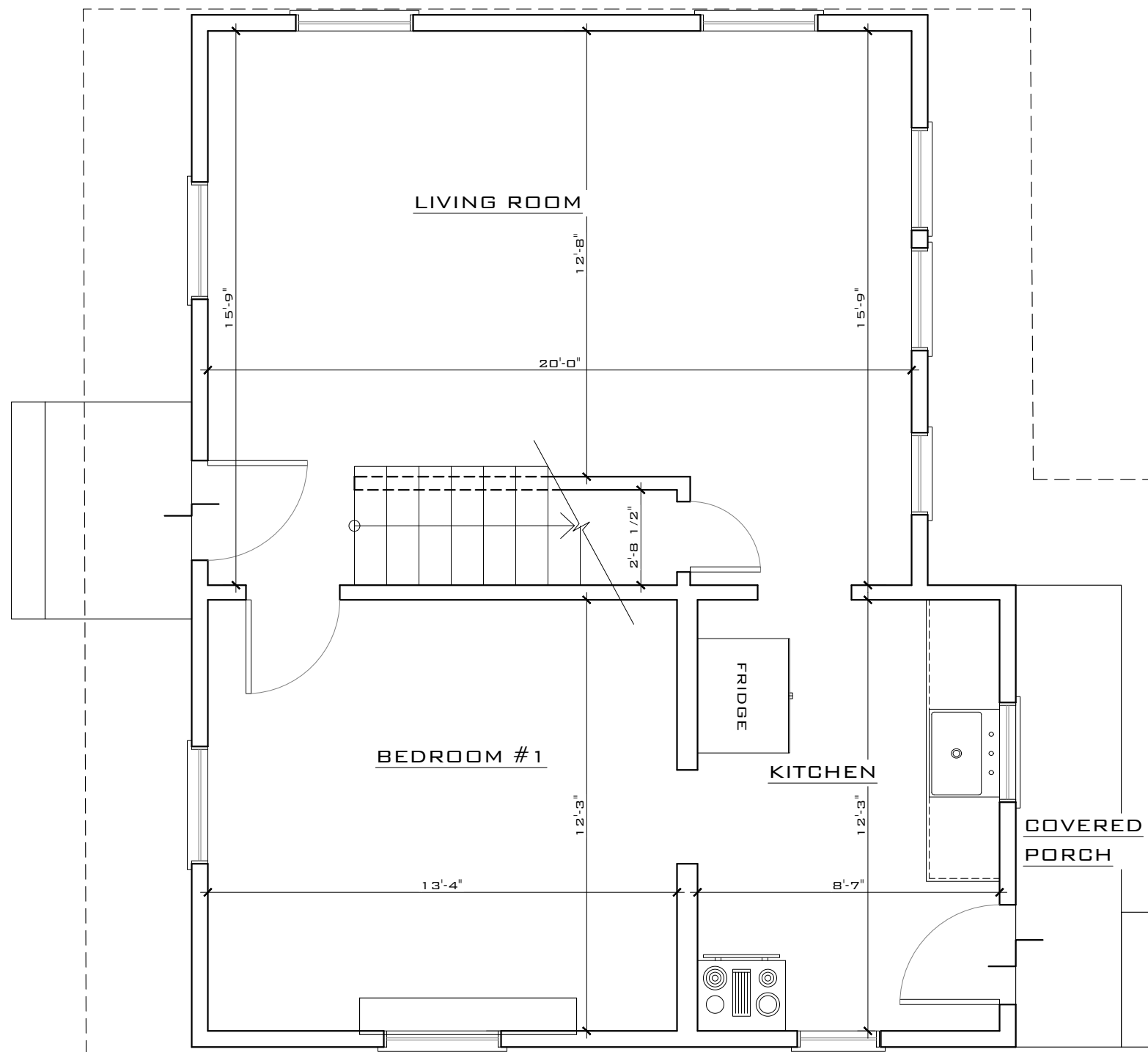
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/27/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-100	1	

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SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING FIRST FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

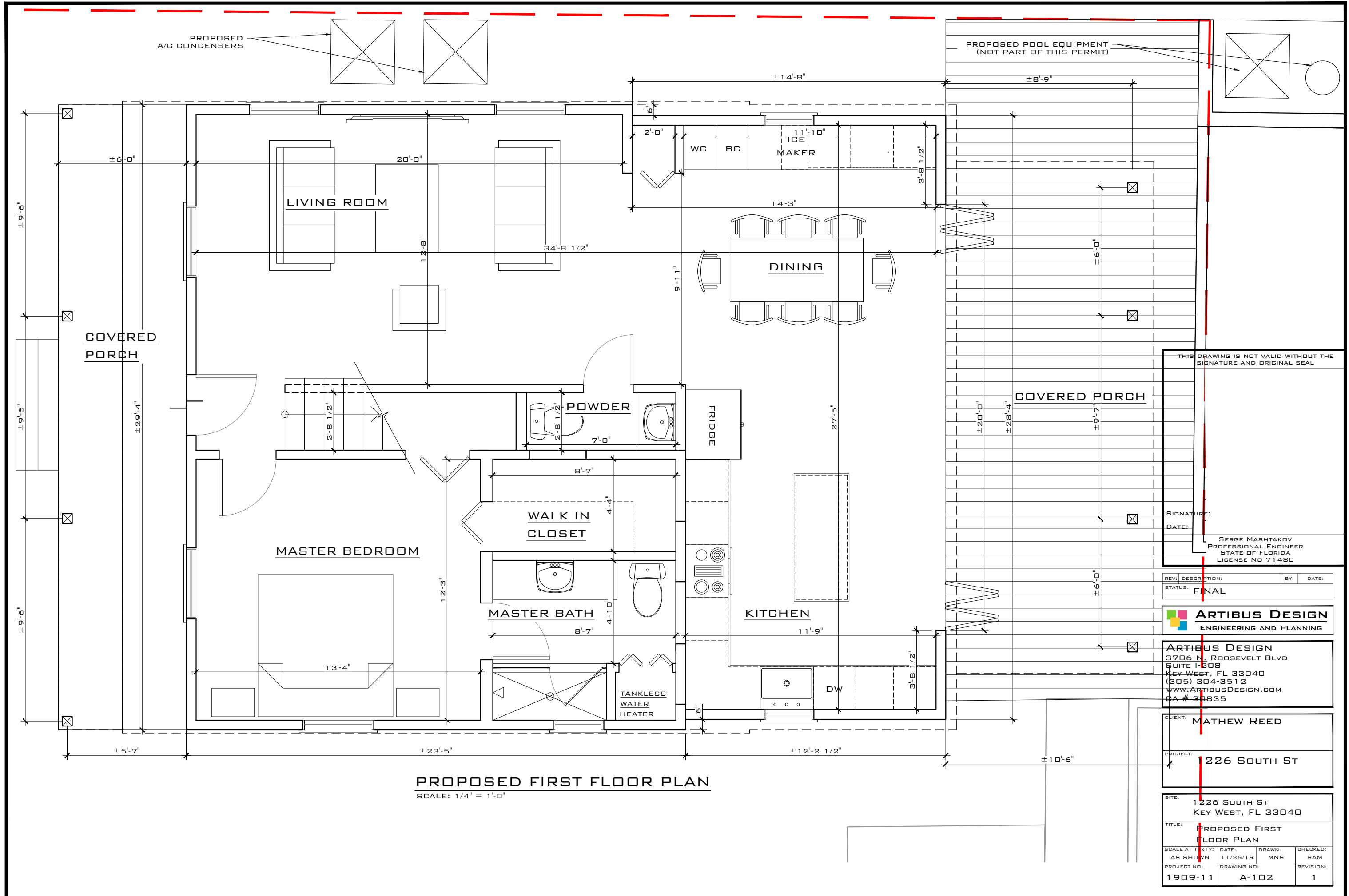


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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: 1226 SOUTH ST KEY WEST, FL 33040			
TITLE: EXISTING FIRST FLOOR PLAN			
SCALE AT 11x17: AS SHOWN	DATE: 11/26/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: A-101	REVISION:	1



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: _____

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

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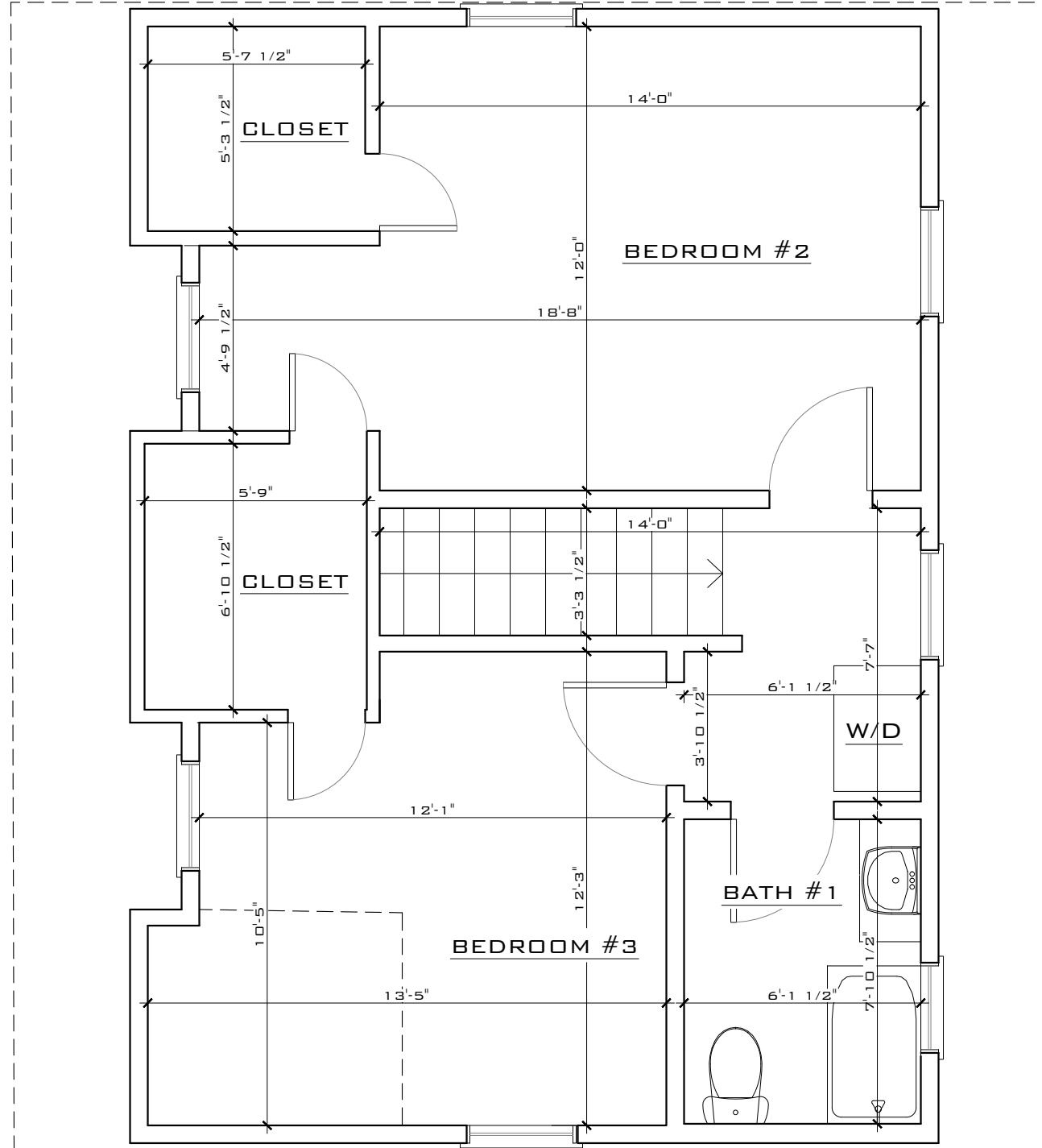
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **PROPOSED FIRST FLOOR PLAN**

SCALE AT 1 X 1:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-102	1	



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

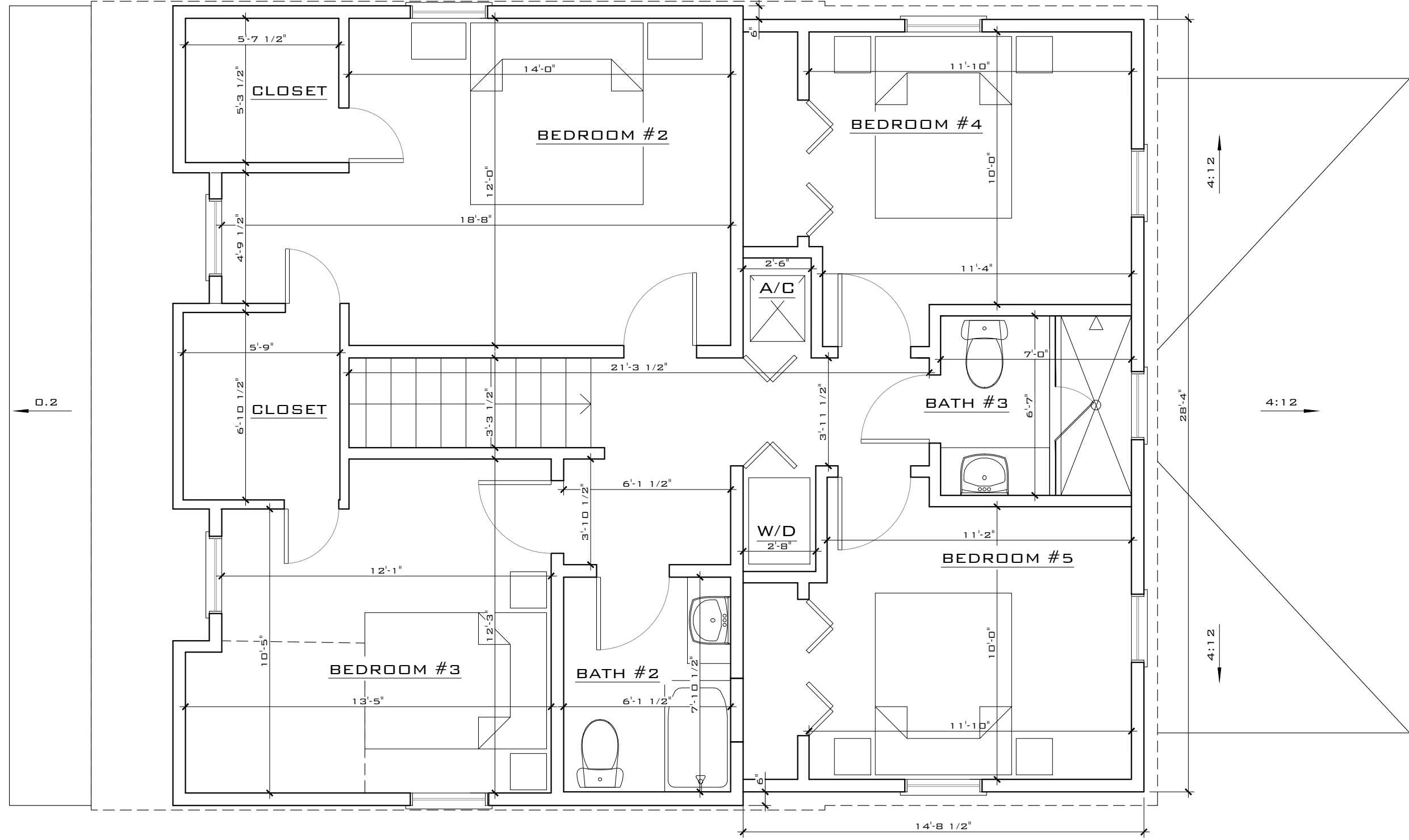


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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

SITE: 1226 SOUTH ST KEY WEST, FL 33040			
TITLE: EXISTING SECOND FLOOR PLAN			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-103	1	



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **PROPOSED SECOND FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-104	1	



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED
FRONT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-105	1	



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED
RIGHT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-106	1	



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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SUITE 1-208
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CA # 30835

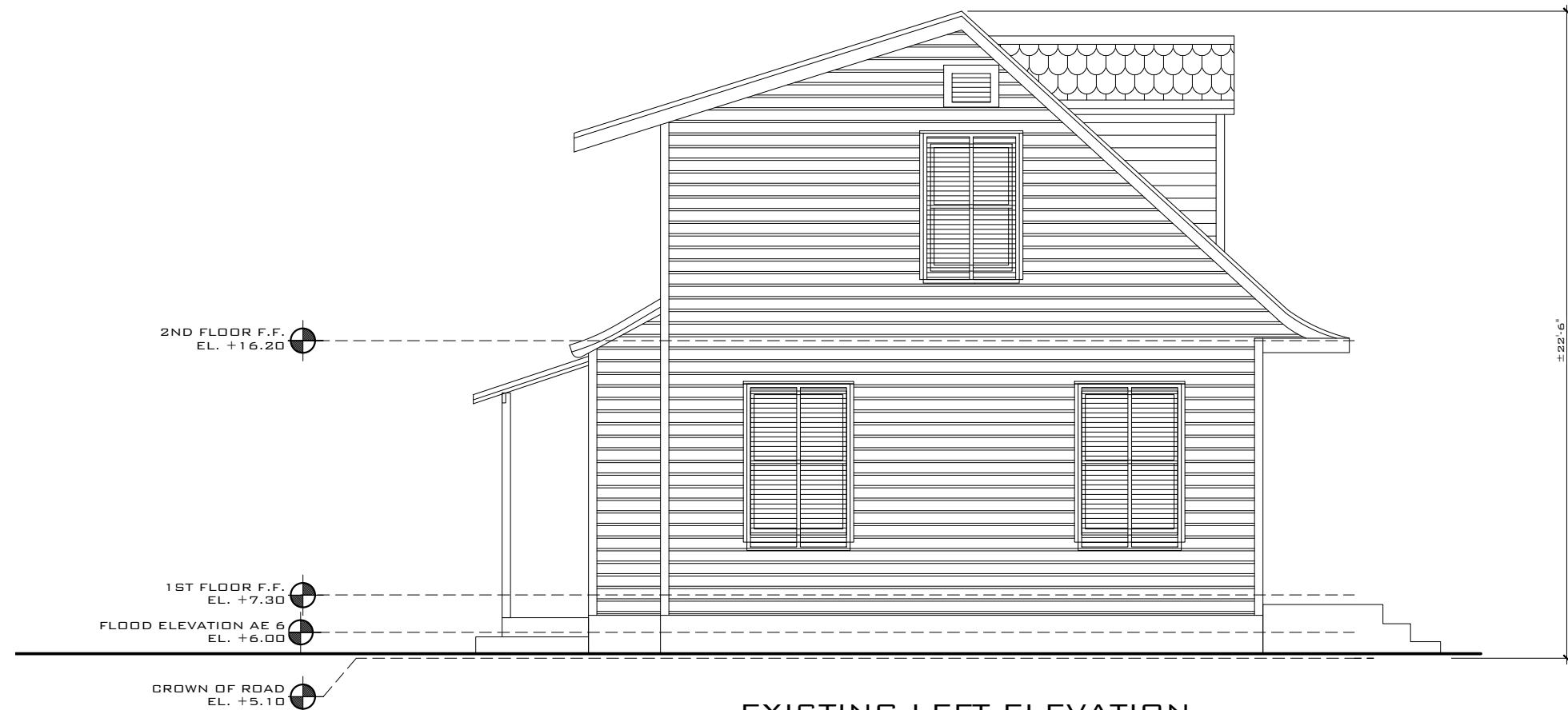
CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED
REAR ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 11/26/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1909-11	DRAWING NO: A-107	REVISION: 1	



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: **MATHEW REED**

PROJECT: **1226 SOUTH ST**

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

TITLE: **EXISTING/ PROPOSED
LEFT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1909-11	A-108	1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 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.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1226 South Street, Key West FL on the 19th day of January, 2020.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on January 29, 2020.

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

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

Colleen Reed
Date: 1/21/2020
Address: 1226 South
City: Key West, FL
State, Zip: 33040

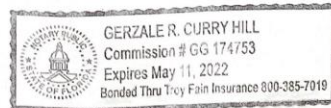
The forgoing instrument was acknowledged before me on this 21 day of January, 2020.

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

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)
My Commission Expires: _____





Public Meeting Notice

6EF 9671



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **TUE JANUARY 23, 2022** at **1226 13th 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 PERSONS, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCHES, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCHES, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCHES, ONE BATHROOM, A KITCHEN, AND A DINING ROOM.**
- THE ADDITION OF MODIFIED EXISTING ROOF OVERLAP ON FIRST AND SECOND LEVELS OF THE REAR. DEMOLITION OF EXISTING ONE-LEVEL PORCH. PARTIAL DEMOLITION OF REAR WALL FOR OPENINGS INTO NEW ADDITION.**

1226 13TH STREET

Applicant - Artisan Design Application #20210-0647

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 DuSable Street, call 305-850-3973 or visit our website at www.keywest.gov.
FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE: [WWW.KEYWEST.GOV](http://www.keywest.gov)

With appropriate notice of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the ADA office at 305-850-3973 for more information. If you are unable to attend the public hearing, you may request a written copy of the application materials by contacting the Planning Department at 305-850-3973 or visit the website at www.keywest.gov.

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
TOTAL		1,256	1,044	0

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
TOTAL		528	216	0

Yard Items

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

Sales

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

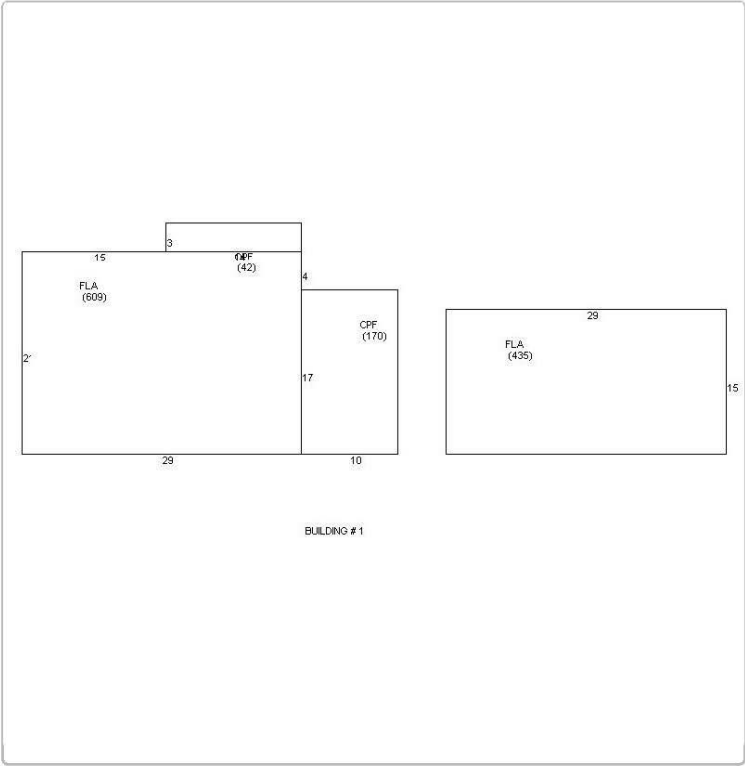
Permits

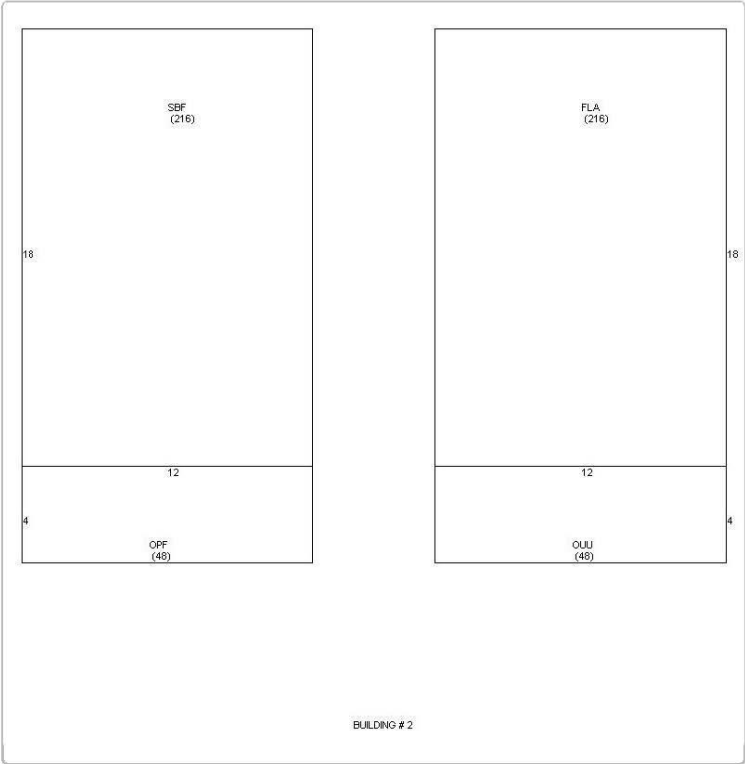
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4755	12/14/2016	5/8/2017	\$15,000	Residential	REPLACE 10SQRS OF METAL SHINGLE ROOFING
03-3487	10/8/2003	12/29/2003	\$1,500		SEWER LATERAL
B940290	1/1/1994	12/1/1994	\$4,550		BAHAMASHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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