



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: March 24, 2026

Applicant: Bender & Associates

Application Number: C2026-0010

Address: 518 Elizabeth Street

Description of Work:

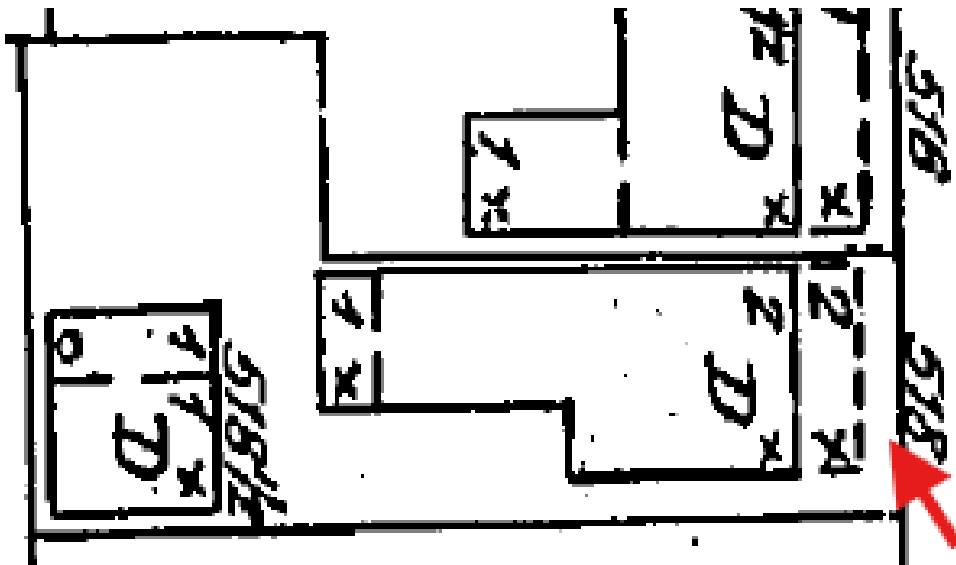
Second Reading - Demolition of rear two-story wraparound porch, partial demolition of rear walls and rear gable roof.

Site Facts:

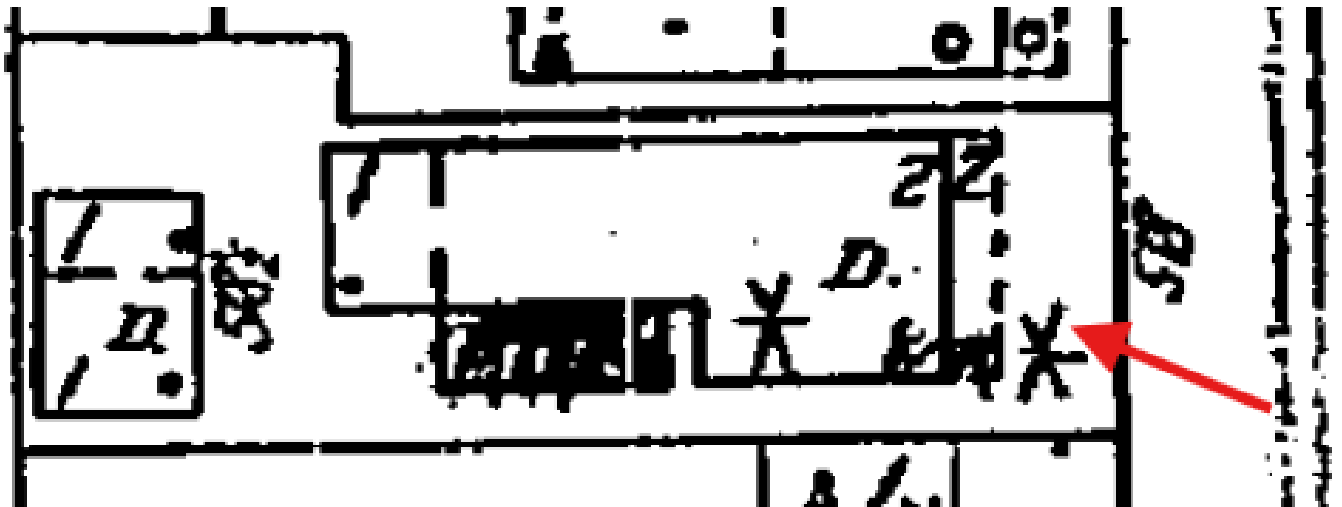
The building under review is listed as contributing and being constructed in 1924 according to the Property Appraisers website. However, it first appears in the 1892 Sanborn Map. There is a two-story rear addition with a one-story rear porch that is first visible in the 1899 Sanborn Map. In the 1975 aerial, the current two-story porch is not visible meaning it is a non-historic porch. The site contains a two-story wood frame structure. Currently the house is located within an X flood zone.



Sanborn Map of property under review 1892



Sanborn Map of property under review 1899



Sanborn Map of property under review 1962



c. 1965 historic photo of property under review



1975 aerial imagery



Rear of property under review showing current two-story porch



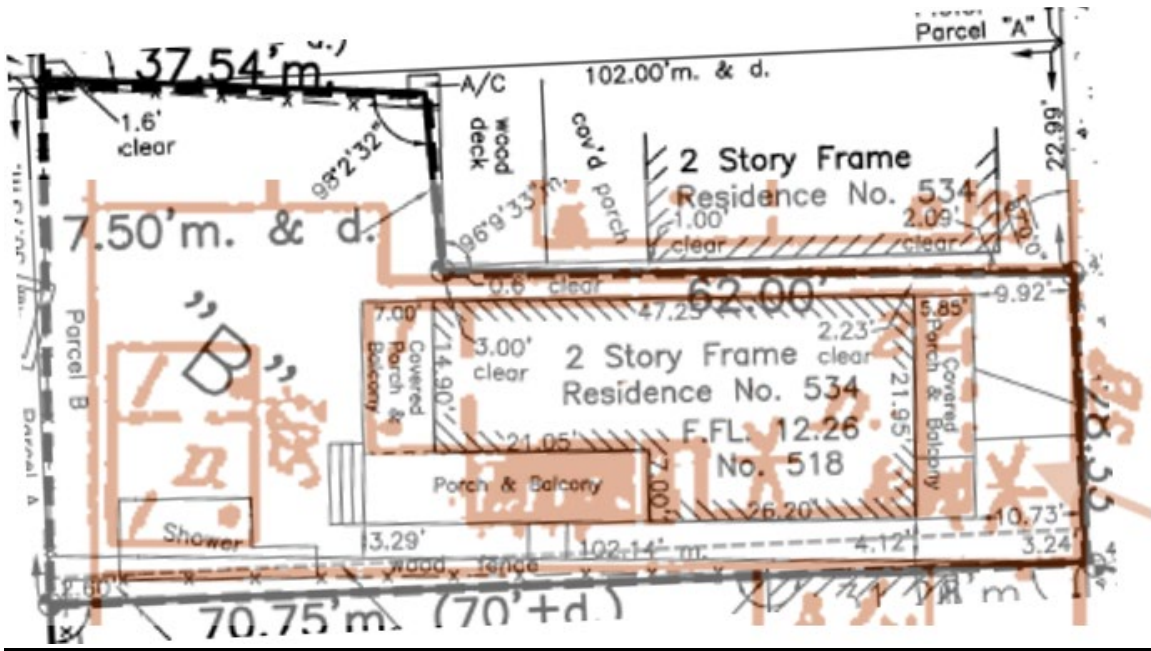
Rear second story porch of property under review.



View of rear second story porch of property under review



First floor of rear porch of property under review



1962 Sanborn Map over current survey

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 1 and 4.
- Guidelines for Windows, Storefront, Shutters, and Window Protection (pages 29a-29l), specifically guidelines A3, A4, B1, and B3.
- Guidelines for Architectural Shutters (pages 30a-30b), specifically guideline 1.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 7, and 9.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 8, 12, 14, 18, 22, 23, 24, and 25.

Ordinances Cited

- • Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

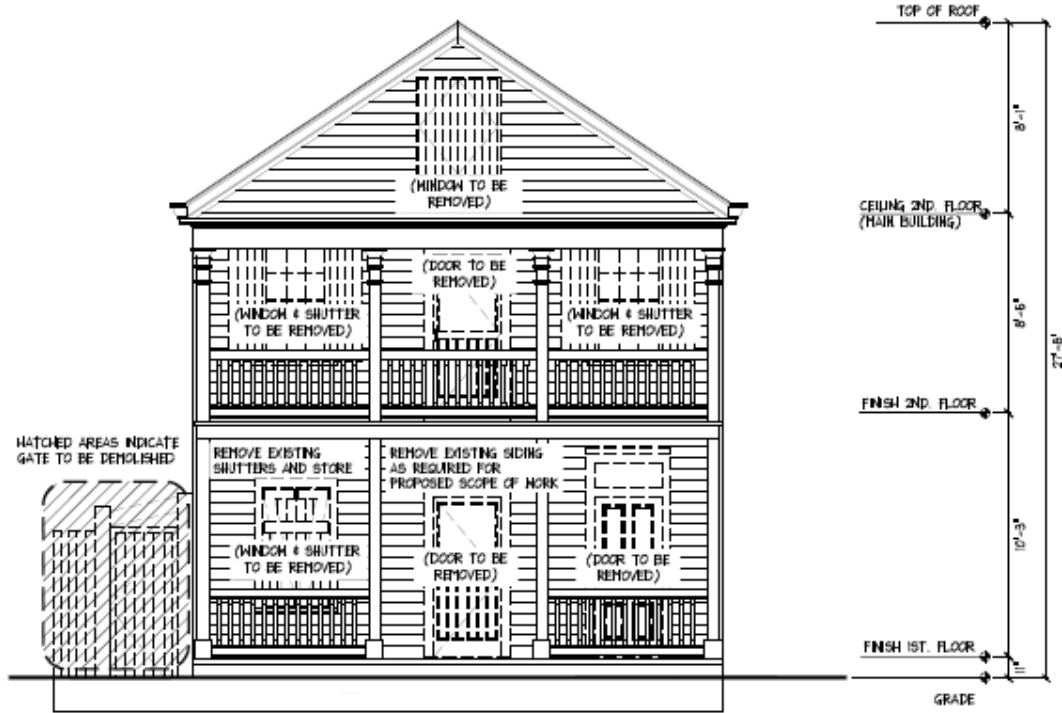
A Certificate of Appropriateness is currently under review for a new two-story covered porch in the rear of the contributing structure. The lower rear roof will be replaced and raised by 2'4" from the ceiling floor to the top of the roof. The rear porch roof will be replaced and raised to match this height. All doors on both floors of the rear elevation will be removed. 3 new sliding glass doors will be added to the first floor. 4 new sliding glass doors will be added to the second floor. All existing columns and railings will be removed. New columns and railings will be installed to replicate the existing design and materials in all locations except the first floor. The first-floor railings will be removed and will not be replaced.

Window openings and placements will be altered on both the north and south elevations. All windows on the north side elevation will be six over six. The south elevation will include mostly six over six windows with some smaller 2 over 2 and six panel windows. Sliding glass doors will be added on the south side elevation near the rear of the house.

All railings on the first and second floor of the front east elevation will be replaced in kind. All windows will be replaced in kind. The center front door will be removed and replaced with a six over six window. The other first floor door and the second story door will be replaced in kind. The front porch railings will be reconfigured so there is no railing in front of the right-side front door.

Proposed demolition includes both stories of the rear wraparound porch. This will include demolition of all railings, posts, porch decking, and the porch roof. This will also include

the second story rear and side walls that are part of the existing porch. Also, a portion of the rear roof will be demolished.



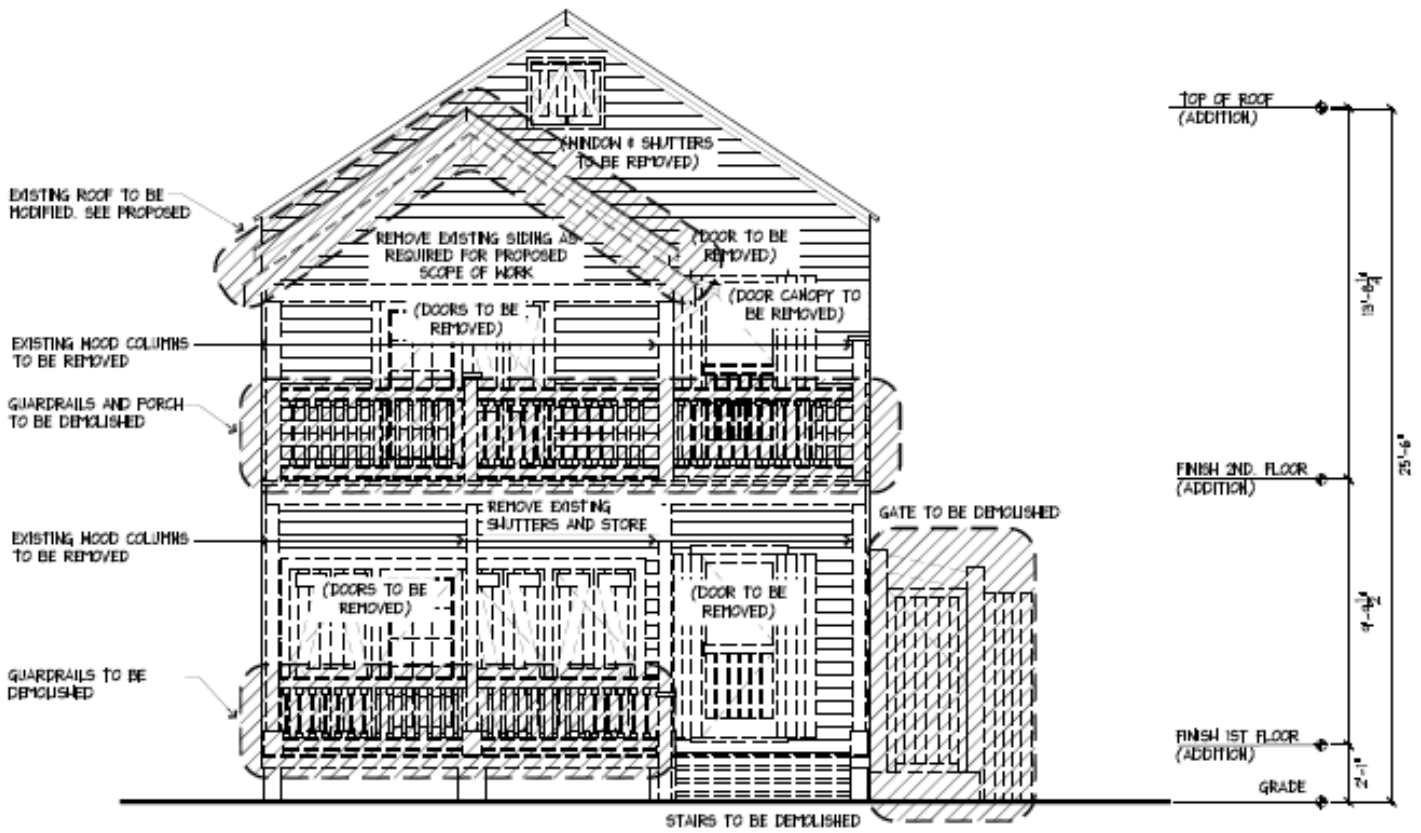
2 DEMO EXISTING EAST ELEVATION
 A.4 SCALE: 1/4" = 1'-0"

Existing East Elevation



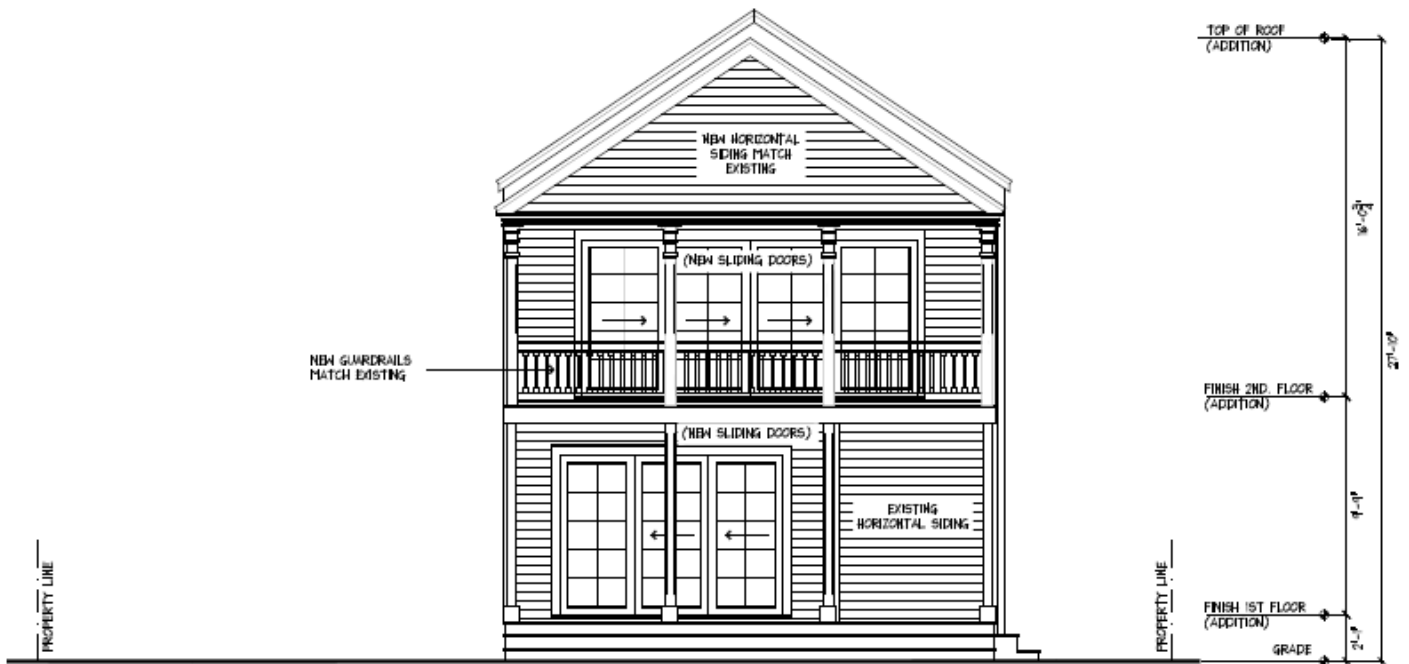
2 PROPOSED EAST ELEVATION
 A10 SCALE: 1/4" = 1'-0"

Proposed East Elevation



2 DEMO EXISTING WEST ELEVATION
 A5 SCALE: 1/4" = 1'-0"

Existing West Elevation



2 PROPOSED WEST ELEVATION
 PA SCALE: 1/4"=1'-0"

Proposed West Elevation

Consistency with Cited Guidelines:

Staff finds the design to follow some of the guidelines cited. All of the proposed window and door changes on the structure meet the applicable guidelines. All altered window openings will be on the sides and rear of the structure, which follows the window opening guidelines. However, the proposed design does not include shutters on the front of the structure. Guidelines 1 of architectural shutters states that historic shutters should be retained whenever possible. Staff would recommend adding shutters to match the existing shutters on the structure. All siding changes meet the applicable guidelines as all replacement siding will match the existing siding on the structure in kind.

The newly proposed rear roof meets some of the guidelines for roofing, additions, and new construction. The proposed rear roof meets guideline 1 of roofing as it will retain its 5 V-Crimp metal roof. However, the roof does not meet guideline 4 which states “The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.” The proposed configuration of the rear roof is 2’4” taller than the current roof, but will remain lower than the main roof. The proposed roof also extends out over the rear porch, while the existing rear porch has a lower gable roof.

The new addition will be in the rear of the structure, following guideline 6 of additions. However, guideline 11 states that “the addition shall be lower than the original building height.” The proposed rear roof will be taller than the rear roof that is currently on the structure. While the roof is taller than the current condition, staff notes that the overall massing and architectural form are generally consistent with other structures within the historic district, and all proposed materials will match the existing building.

Criteria for Demolition

It is staff’s opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR’s. The criteria for demolition of historic structures 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 understanding that elements proposed for demolition do not exhibit significant deterioration.

The following is the criteria of section 102-125:

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

The elements proposed for demolition do not exhibit significant architectural characteristics.

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

It is staff understanding that no significant events have ever happened on the site relevant 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

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

It is staff's understanding that the site is not associated with any significant event.

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

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

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

Staff believes that the existing building does not portray an era of history characterized by a 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.*

This is not the case.

- 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*

It is staff's understanding that the elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. Although the main house is historic and contributes to the historic district, the rear porch is non-historic. The rear roof element proposed to be demolished has limited historical significance and does not exhibit significant architectural detailing or distinctive craftsmanship. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	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:	518 Elizabeth St.	
NAME ON DEED:	Noah Singh	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL jivan@singhco.com
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 01.30.2026

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Renovation of principal structure.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Partial demolition of rear addition roof.

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

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: N/A
DECKS: N/A	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
See plans.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___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

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	518 Elizabeth St.
PROPERTY OWNER'S NAME:	Jiwan Noah Singh / Ann Elizabeth LLC
APPLICANT NAME:	Bender & Associates Architects

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.

<p>PROPERTY OWNER'S SIGNATURE </p>	<p style="text-align: right;"> <i>Jiwan Noah Singh</i> 2/14/26 <i>Ann Elizabeth LLC</i> DATE AND PRINT NAME </p>
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

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="padding-left: 20px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p>
<p style="padding-left: 20px;">(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>

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.

The existing rear addition roof is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) 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 existing rear addition roof 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.

(d) Is not the site of a historic event with significant effect upon society.

The existing rear addition roof is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The existing rear addition roof does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The existing rear addition roof does not portray the environment in an era of history characterized by a distinctive architectural style.

(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.

The existing rear addition roof 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.

(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.

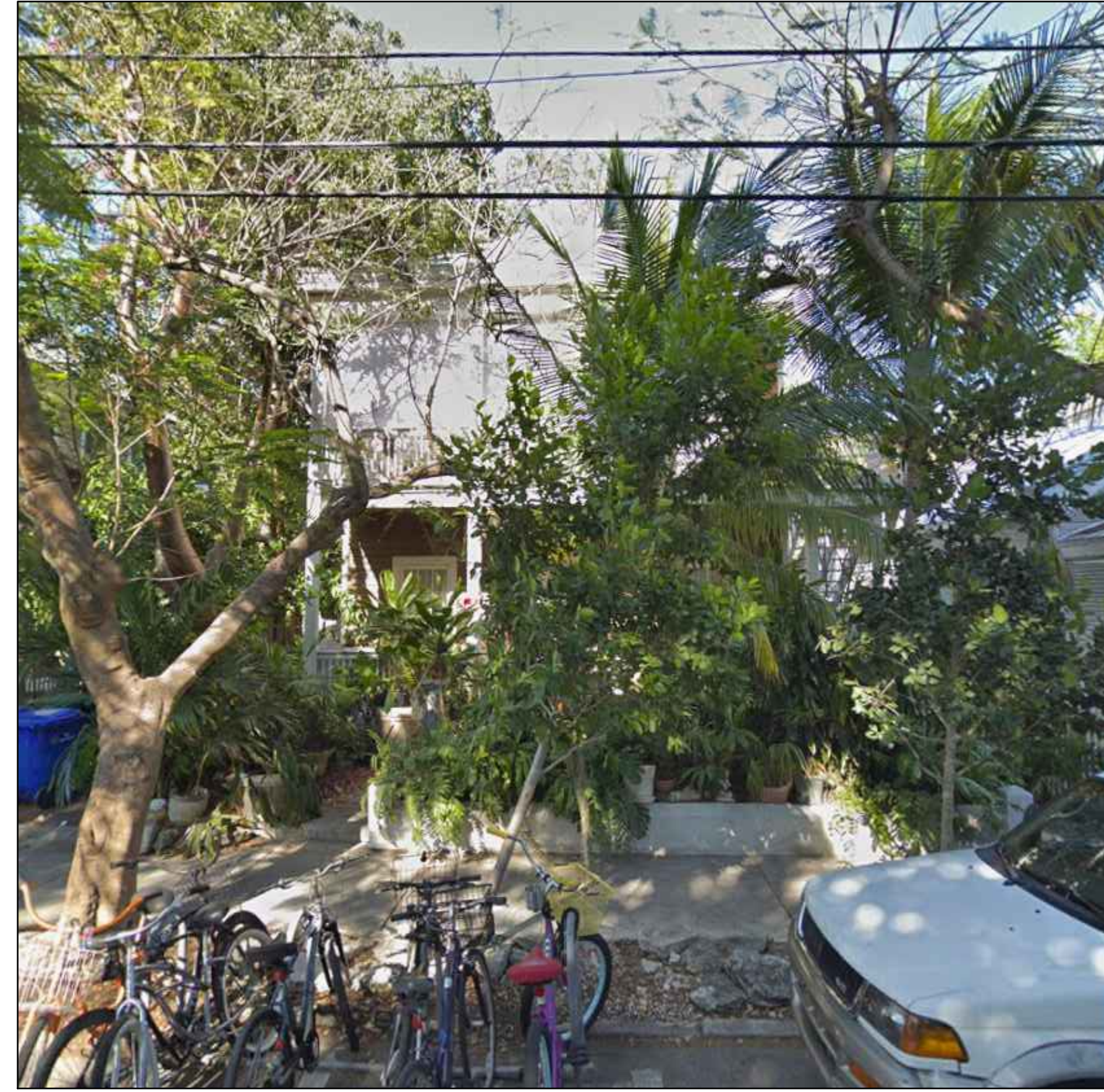
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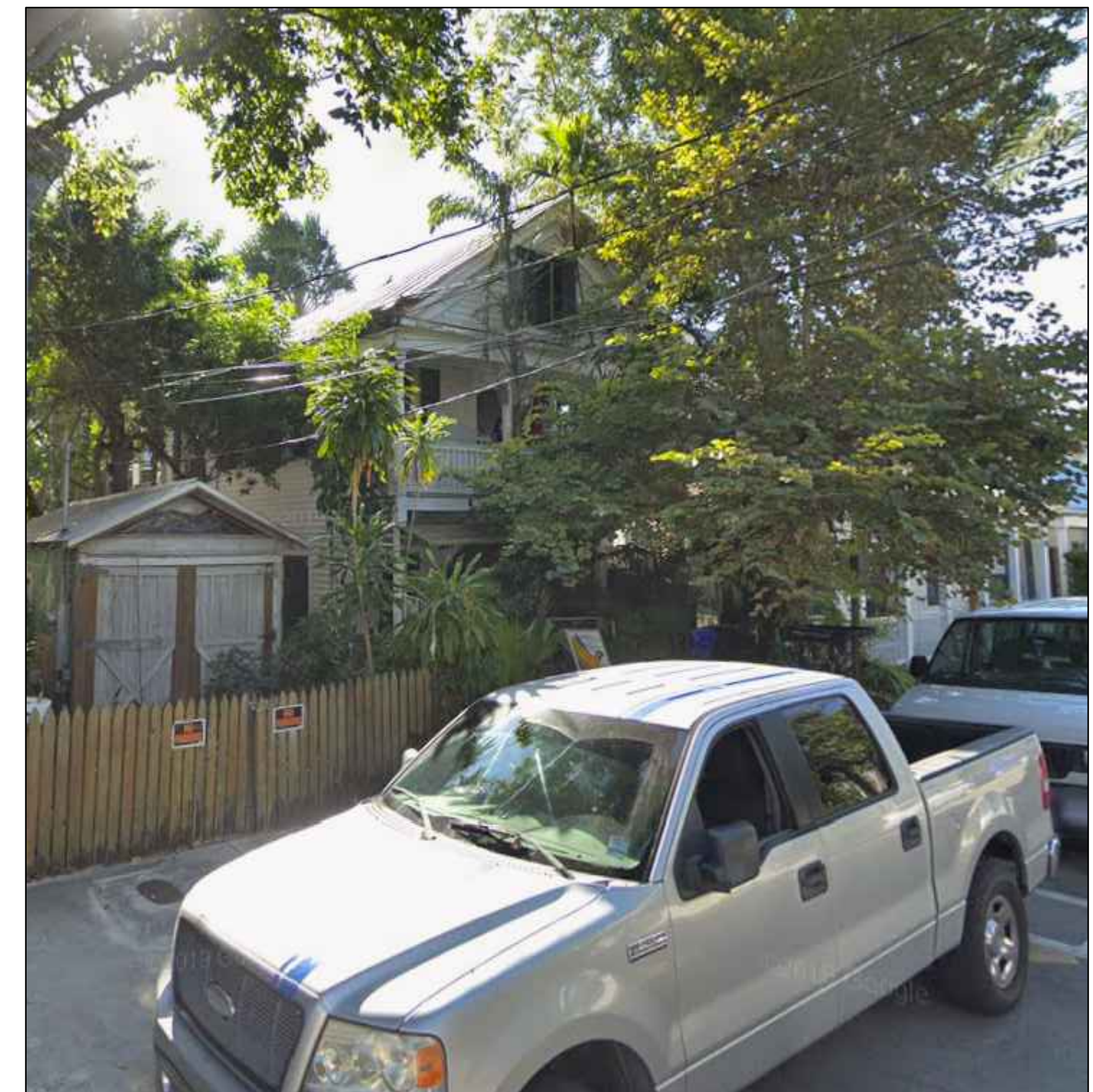
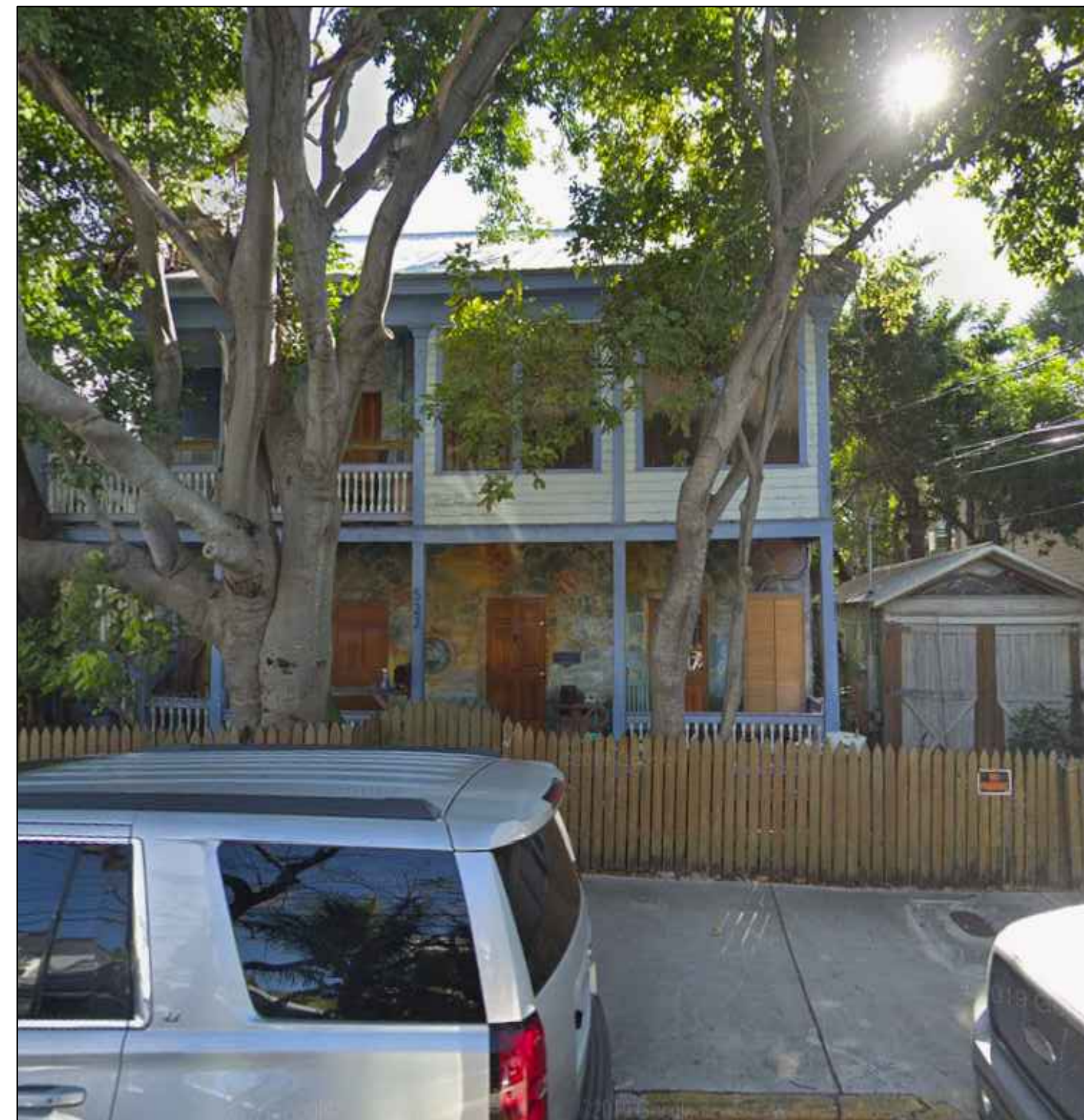
(i) Has not yielded, and is not likely to yield, information important in history,
The existing rear addition roof has not yielded, and is not likely to yield, information important in history,

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

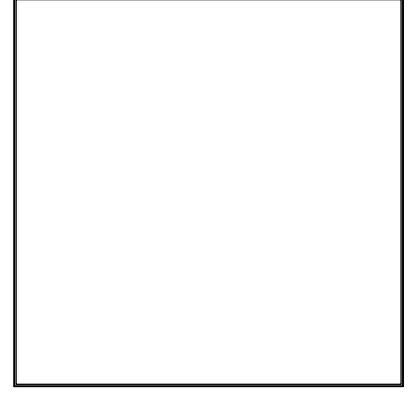
PROJECT PHOTOS



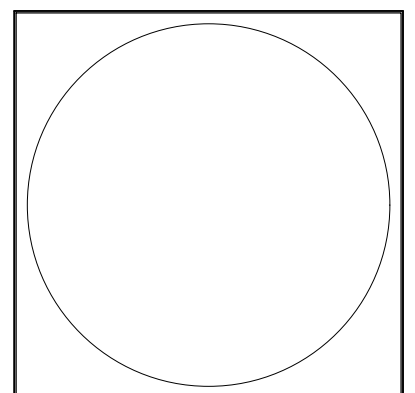
2
A11 ELIZABETH STREET VIEW - SHOWN PROJECT SITE AND ADJACENT PROPERTIES
SCALE: N.T.S.



1
A11 ELIZABETH STREET VIEW - OPPOSITE VIEW OF PROJECT SITE
SCALE: N.T.S.



518 ELIZABETH STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS p.c.

Project No. 2511
Date: 01/30/2026

A11











SURVEY

LEGAL DESCRIPTION:
 PARCEL A: O.R. 623, Page 615-620
 In the City of Key West, being a part of Lot 1 in Square 49, according to Whitehead's plan of the City delineated in February 1829, and more fully described as follows: COMMENCING on Elizabeth Street at the dividing line between Lots 1 and 2 in Square 49 and running thence along said dividing line a distance of 102 feet for a point of beginning. Continue along said dividing line a distance of 99 feet to the dividing line between Lots 1 and 4; thence along said dividing line of Lots 1 and 4 a distance of 110 feet more or less; thence at right angles in a Northeasterly direction parallel with the dividing line of Lots 1 and 2 a distance of 99 feet; thence at right angles in a Northwesterly direction parallel with the dividing line of Lots 1 and 4 a distance of 110 feet more or less, to the Point of Beginning.

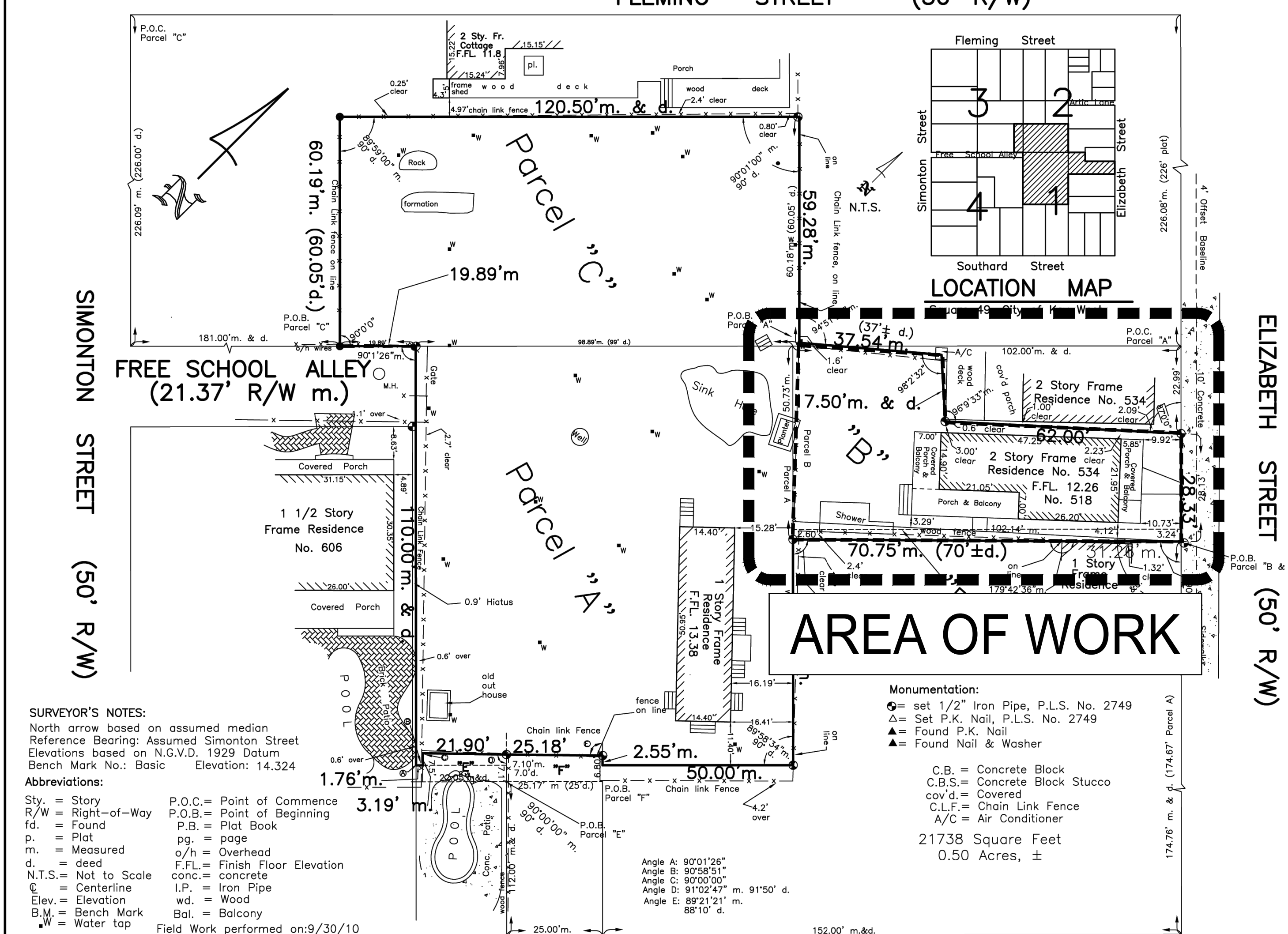
PARCEL B: O.R. 623, Page 615-620
 COMMENCING at a point on the SW'ly side of Elizabeth Street, distant 174 feet and 8 inches NW'ly from the corner of Southard and Elizabeth Street. From said point run back in a SW'ly direction forming an obtuse angle of 93 degrees with Elizabeth Street; thence at right angles in a NW'ly direction 47 feet; thence at right angles in a NE'ly direction 36 feet; thence at right angles in a SE'ly direction 19 feet; thence in a NE'ly direction to Elizabeth Street to a point which is 28 feet and 4 inches NW'ly from the starting point; thence along Elizabeth Street 28 feet and 4 inches to the point of beginning. Said parcel of land being also described by metes and bounds as actually occupied over the years AS FOLLOWS: a tract of land in a part of Square 49, according to William A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northwesterly property line of Southard Street and the Northeasterly property line of Elizabeth Street, bear North 33 degrees and 30 minutes West along the Northeasterly property line of Elizabeth Street 174.76 feet to the Point of Beginning, bear South 59 degrees and 30 minutes West for a distance of 100.78 feet to an Old Iron Pin; thence bear North 33 degrees and 30 minutes West along an old rock wall for a distance of 47.00 feet to a point; thence bear Northwesterly along an Old Wood Fence for a distance of 37.9 feet, more or less, to a point or corner of said wood fence; thence bear Southeasterly along an Old Wood Fence for a distance of 17.5 feet, more or less, to a point; thence bear North 59 degrees and 30 minutes East for a distance of 62 feet, more or less, to a point which is bearing North 33 degrees and 30 minutes East from the Point of Beginning. Thence, bear South 33 degrees and 30 minutes East for a distance of 28.33 feet, back to the Point of Beginning.

PARCEL C:
 A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 152.00 feet; thence Northwesterly and at right angles for a distance of 112 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northwesterly along the prolongation of the preceding course for a distance of 6.80 feet; thence Southwesterly and along a line deflected 88°10' to the left for a distance of 25.01 feet; thence Southeasterly and along the line deflected 91°50' to the left for a distance of 7.00 feet; thence Northeasterly and at right angles for a distance of 25.00 feet back to the POINT OF BEGINNING.

AND
 PARCEL C:
 A part of lots 2 and 3, Square 49, on the Island of Key West, according to William A. Whitehead's Map of said Island delineated in February 1829, and being more particularly described as follows:
 Commencing at the intersection of the Southeasterly property line of Fleming Street with the Northeasterly property line of Simonton Street, run thence Southeasterly along the Northeasterly property line of Simonton Street for a distance of 226 feet to the point, said point being on the dividing line of between Lots 3 and 4 in said Square 49; thence run Northwesterly along the said dividing line between Lots 3 and 4 for a distance of 181 feet to the Point of Beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeasterly along the said point of beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeasterly along the said dividing line between Lots 3 and 4 and Lots 1 and 2 for a distance of 120.50 feet to a point; thence Northwesterly at right angles 60.05 feet to a point; thence Southeasterly at right angles 120.50 feet to a point; thence Southeasterly at right angles 60.05 feet back to the Point of Beginning.

AND
 PARCEL D:
 A parcel of land on the Island of Key West, Florida and known on the Map of said Island delineated in February A.D. 1829 by William A. Whitehead as a part of Lot 1 in Square 49, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Elizabeth Street and run thence NW'ly along the SW'ly right of way line of said Elizabeth Street for a distance of 174.76 feet to the Point of Beginning; thence continue NW'ly along the SW'ly right of way line of said Elizabeth Street for a distance of 3.24 feet; thence SW'ly and at right angles for a distance of 102.00 feet; thence SE'ly and at right angles for a distance of 2.6 feet to an existing chain link fence; thence NE'ly and along said chain link fence for a distance of 72 feet to the SE'ly corner of an existing one story frame structure; thence continue NE'ly along the NW'ly face of said structure and prolongation thereof for a distance of 30 feet to the Point of Beginning.

LESS
 Parcel "E":
 A parcel of land on the Island of Key West and known as a part of Lot 1, Square 49, according to W.A. Whitehead's Map delineated in February, A.D. 1829, said parcel being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 177 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning; thence continue Northwesterly along the previously described course for a distance of 7.1 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 88°57'13" to the left and along said fence for a distance of 21.9 feet to a fence corner; thence Southeasterly and at right angles and along said fence for a distance of 7.5 feet to a point, said point being 112 feet Northwesterly of the Northwesterly right of way line of Southard Street; thence Northeasterly for a distance of 22.05 feet back to the Point of Beginning.



SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: Assumed Simonton Street
 Elevations based on N.G.S.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Abbreviations:
 Sty. = Story P.O.C. = Point of Commence
 R/W = Right-of-Way P.O.B. = Point of Beginning
 fd. = Found P.B. = Plat Book
 m. = Measured pg. = page
 p. = Plat o/h = Overhead
 d. = deed F.F.L. = Finish Floor Elevation
 N.T.S. = Not to Scale conc. = concrete
 C. = Centerline I.P. = Iron Pipe
 Elev. = Elevation wd. = Wood
 B.M. = Bench Mark Bal. = Balcony
 W = Water tap Field Work performed on: 9/30/10

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Engineer No. 36810
 State of Florida

MONUMENTATION:
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail
 ▲ = Found Nail & Washer

C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 C.L.F. = Chain Link Fence
 A/C = Air Conditioner

21738 Square Feet
 0.50 Acres, ±

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhilde1@attsouth.net
 L.B. No. 7700

REVISIONS AND/OR ADDITIONS:
 0/23/10: Review and correct L.D. and dimensions
 10/1/10: Updated loc. trees 5/1/12: Parcel "F"
 11/24/10: Add grades
 1/26/10: See 2/16/10

BOUNDARY SURVEY Den. No.: 10-317
 Scale: 1"=20' Ref. 193-37 Flood panel No. 616 K Den. By: F.H.H.
 Date: 7/12/07 201-68 Flood Zone: x Flood Elev. -

Nancy Forrester
 518 Elizabeth Street, Key West, Fl. 33040

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1 SURVEY
 S SCALE: N.T.S.

518 ELIZABETH STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No. 2511
 Date: 01/30/2006

S

PROPOSED DESIGN

518 ELIZABETH ST.

Key West Florida 33040

HARC PERMIT

<p>SITE MAP - KEY WEST</p> <p style="text-align: center;">Not to Scale</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: 518 ELIZABETH ST. ARCHITECT'S PROJECT No.: 2511</p> <p>CONTACT: Noah Singh Address: 518 Elizabeth St. Key West Florida, 33040</p> <p>Tel: -- Email: --</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Catalina Alvarez</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2023 EDITION FLORIDA BUILDING CODE - Existing 2023 EDITION FLORIDA BUILDING CODE - Residential 2023 EDITION FLORIDA BUILDING CODE - Plumbing 2023 EDITION FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION FLORIDA BUILDING CODE - Mechanical 2023 EDITION FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION NATIONAL ELECTRICAL CODE 2023 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION NFPA 1 2023 EDITION This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. 																																																																																																																																																																															
<p>FLORIDA ADMINISTRATIVE CODE</p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>																																																																																																																																																																																	
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TITLE</p> <p>1/4" = 1'-0" DRAWING SCALE</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. & IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSUM WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p>	<p>SHEET INDEX</p> <table border="1"> <tr><td>C</td><td>COVER</td></tr> <tr><td>S</td><td>SURVEY</td></tr> <tr><td>A1</td><td>DEMO EXISTING SITE PLAN</td></tr> <tr><td>A2</td><td>DEMO EXISTING FIRST FLOOR PLAN</td></tr> <tr><td>A3</td><td>DEMO EXISTING SECOND & ATTIC FLOOR PLAN</td></tr> <tr><td>A4</td><td>DEMO EXISTING EAST & SOUTH ELEVATIONS</td></tr> <tr><td>A5</td><td>DEMO EXISTING WEST & NORTH ELEVATIONS</td></tr> <tr><td>A6</td><td>PROPOSED SITE PLAN</td></tr> <tr><td>A7</td><td>PROPOSED FIRST FLOOR PLAN</td></tr> <tr><td>A8</td><td>PROPOSED SECOND FLOOR PLAN</td></tr> <tr><td>A9</td><td>PROPOSED WEST & SOUTH ELEVATION</td></tr> <tr><td>A10</td><td>PROPOSED EAST & NORTH ELEVATION</td></tr> <tr><td>A11</td><td>EXISTING PHOTOS OF THE SITE.</td></tr> </table>	C	COVER	S	SURVEY	A1	DEMO EXISTING SITE PLAN	A2	DEMO EXISTING FIRST FLOOR PLAN	A3	DEMO EXISTING SECOND & ATTIC FLOOR PLAN	A4	DEMO EXISTING EAST & SOUTH ELEVATIONS	A5	DEMO EXISTING WEST & NORTH ELEVATIONS	A6	PROPOSED SITE PLAN	A7	PROPOSED FIRST FLOOR PLAN	A8	PROPOSED SECOND FLOOR PLAN	A9	PROPOSED WEST & SOUTH ELEVATION	A10	PROPOSED EAST & NORTH ELEVATION	A11	EXISTING PHOTOS OF THE SITE.
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518 ELIZABETH STREET
KEY WEST, FLORIDA

410 Angela Street
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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.A.

Project No. 2511
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 01/30/2026

C

LEGAL DESCRIPTION:
 PARCEL A: O.R. 623, Page 615-620
 In the City of Key West, being a part of Lot 1 in Square 49, according to Whitehead's plan of the City delineated in February 1829, and more fully described as follows: COMMENCING on Elizabeth Street at the dividing line between Lots 1 and 2 in Square 49 and running thence along said dividing line a distance of 102 feet for a point of beginning. Continue along said dividing line a distance of 99 feet to the dividing line between Lots 1 and 4; thence along said dividing line of Lots 1 and 4 a distance of 110 feet more or less; thence at right angles in a Northeasterly direction parallel with the dividing line of Lots 1 and 2 a distance of 99 feet; thence at right angles in a Northwesterly direction parallel with the dividing line of Lots 1 and 4 a distance of 110 feet more or less, to the Point of Beginning.

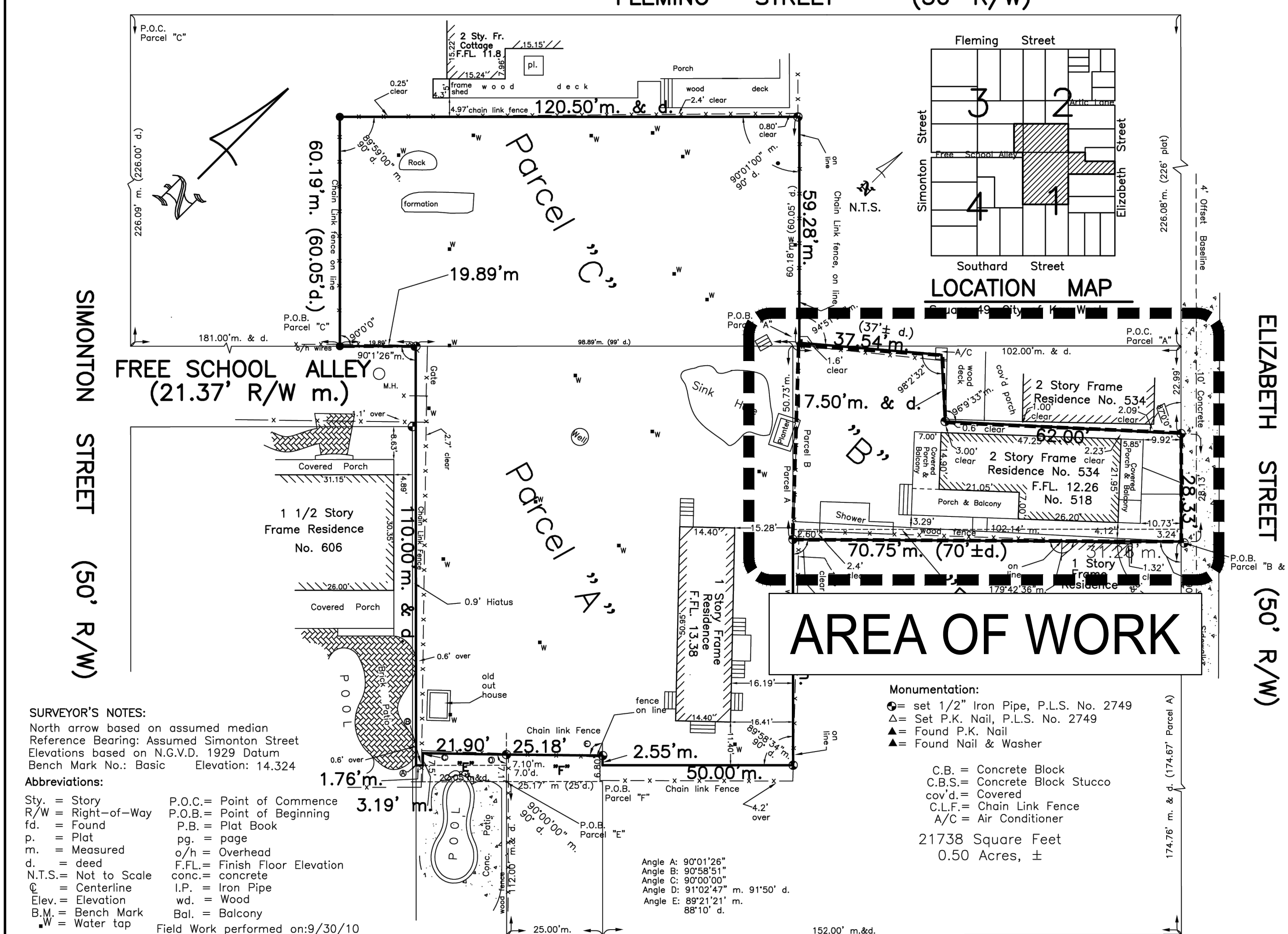
PARCEL B: O.R. 623, Page 615-620
 COMMENCING at a point on the SW'ly side of Elizabeth Street, distant 174 feet and 8 inches NW'ly from the corner of Southard and Elizabeth Street. From said point run back in a SW'ly direction forming an obtuse angle of 93 degrees with Elizabeth Street; thence at right angles in a NW'ly direction 47 feet; thence at right angles in a NE'ly direction 36 feet; thence at right angles in a SE'ly direction 19 feet; thence in a NE'ly direction to Elizabeth Street to a point which is 28 feet and 4 inches NW'ly from the starting point; thence along Elizabeth Street 28 feet and 4 inches to the point of beginning. Said parcel of land being also described by metes and bounds as actually occupied over the years AS FOLLOWS: a tract of land in a part of Square 49, according to William A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northwesterly property line of Southard Street and the Northeasterly property line of Elizabeth Street, bear North 33 degrees and 30 minutes West along the Northeasterly property line of Elizabeth Street 174.76 feet to the Point of Beginning, bear South 59 degrees and 30 minutes West for a distance of 100.78 feet to an Old Iron Pin; thence bear North 33 degrees and 30 minutes West along an old rock wall for a distance of 47.00 feet to a point; thence bear Northwesterly along an Old Wood Fence for a distance of 37.9 feet, more or less, to a point or corner of said wood fence; thence bear Southeasterly along an Old Wood Fence for a distance of 17.5 feet, more or less, to a point; thence bear North 59 degrees and 30 minutes East for a distance of 62 feet, more or less, to a point which is bearing North 33 degrees and 30 minutes East for a distance of 28.33 feet, back to the Point of Beginning.

PARCEL C:
 A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 152.00 feet; thence Northwesterly and at right angles for a distance of 112 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northwesterly along the prolongation of the preceding course for a distance of 6.80 feet; thence Southwesterly and along a line deflected 88°10' to the left for a distance of 25.01 feet; thence Southeasterly and along the line deflected 91°50' to the left for a distance of 7.00 feet; thence Northeasterly and at right angles for a distance of 25.00 feet back to the POINT OF BEGINNING.

AND
 PARCEL C:
 A part of lots 2 and 3, Square 49, on the Island of Key West, according to William A. Whitehead's Map of said Island delineated in February 1829, and being more particularly described as follows:
 Commencing at the intersection of the Southeasterly property line of Fleming Street with the Northeasterly property line of Simonton Street, run thence Southeasterly along the Northeasterly property line of Simonton Street for a distance of 226 feet to the point, said point being on the dividing line of between Lots 3 and 4 in said Square 49; thence run Northwesterly along the said dividing line between Lots 3 and 4 for a distance of 181 feet to the Point of Beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeasterly along the said point of beginning of the metes and bounds description of the parcel or strip of land herein described; from said point of beginning, continue Northeasterly along the said dividing line between Lots 3 and 4 and Lots 1 and 2 for a distance of 120.50 feet to a point; thence Northwesterly at right angles 60.05 feet to a point; thence Southwesterly at right angles 120.50 feet to a point; thence Southeasterly at right angles 60.05 feet back to the Point of Beginning.

AND
 PARCEL D:
 A parcel of land on the Island of Key West, Florida and known on the Map of said Island delineated in February A.D. 1829 by William A. Whitehead as a part of Lot 1 in Square 49, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Elizabeth Street and run thence NW'ly along the SW'ly right of way line of said Elizabeth Street for a distance of 174.76 feet to the Point of Beginning; thence continue NW'ly along the SW'ly right of way line of said Elizabeth Street for a distance of 3.24 feet; thence SW'ly and at right angles for a distance of 102.00 feet; thence SE'ly and at right angles for a distance of 2.6 feet to an existing chain link fence; thence NE'ly and along said chain link fence for a distance of 72 feet to the SE'ly corner of an existing one story frame structure; thence continue NE'ly along the NW'ly face of said structure and prolongation thereof for a distance of 30 feet to the Point of Beginning.

LESS
 Parcel "E":
 A parcel of land on the Island of Key West and known as a part of Lot 1, Square 49, according to W.A. Whitehead's Map delineated in February, A.D. 1829, said parcel being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 177 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning; thence continue Northwesterly along the previously described course for a distance of 7.1 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 88°57'13" to the left and along said fence for a distance of 21.9 feet to a fence corner; thence Southeasterly and at right angles and along said fence for a distance of 7.5 feet to a point, said point being 112 feet Northwesterly of the Northwesterly right of way line of Southard Street; thence Northeasterly for a distance of 22.05 feet back to the Point of Beginning.



SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: Assumed Simonton Street
 Elevations based on N.G.S.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Abbreviations:
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 m. = Measured
 d. = deed
 p. = Plat
 pg. = page
 o/h = Overhead
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 W = Water tap
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
 F.F.L. = Finish Floor Elevation
 I.P. = Iron Pipe
 wd. = Wood
 Bal. = Balcony
 Field Work performed on: 9/30/10

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Engineer No. 36810
 State of Florida

MONUMENTATION:
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail
 ▲ = Found Nail & Washer

C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 C.L.F. = Chain Link Fence
 A/C = Air Conditioner

21738 Square Feet
 0.50 Acres, ±

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhilde1@flsouth.net
 L.B. No. 7700

REVISIONS AND/OR ADDITIONS:
 0/23/10: Review and correct L.D. and dimensions
 10/1/10: Updated loc. trees
 5/1/12: Parcel "F"
 11/24/10: Add grades
 1/20/11: Add grades

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1 SURVEY
 S SCALE: N.T.S.

518 ELIZABETH STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No. 2511
 Date: 01/30/2006

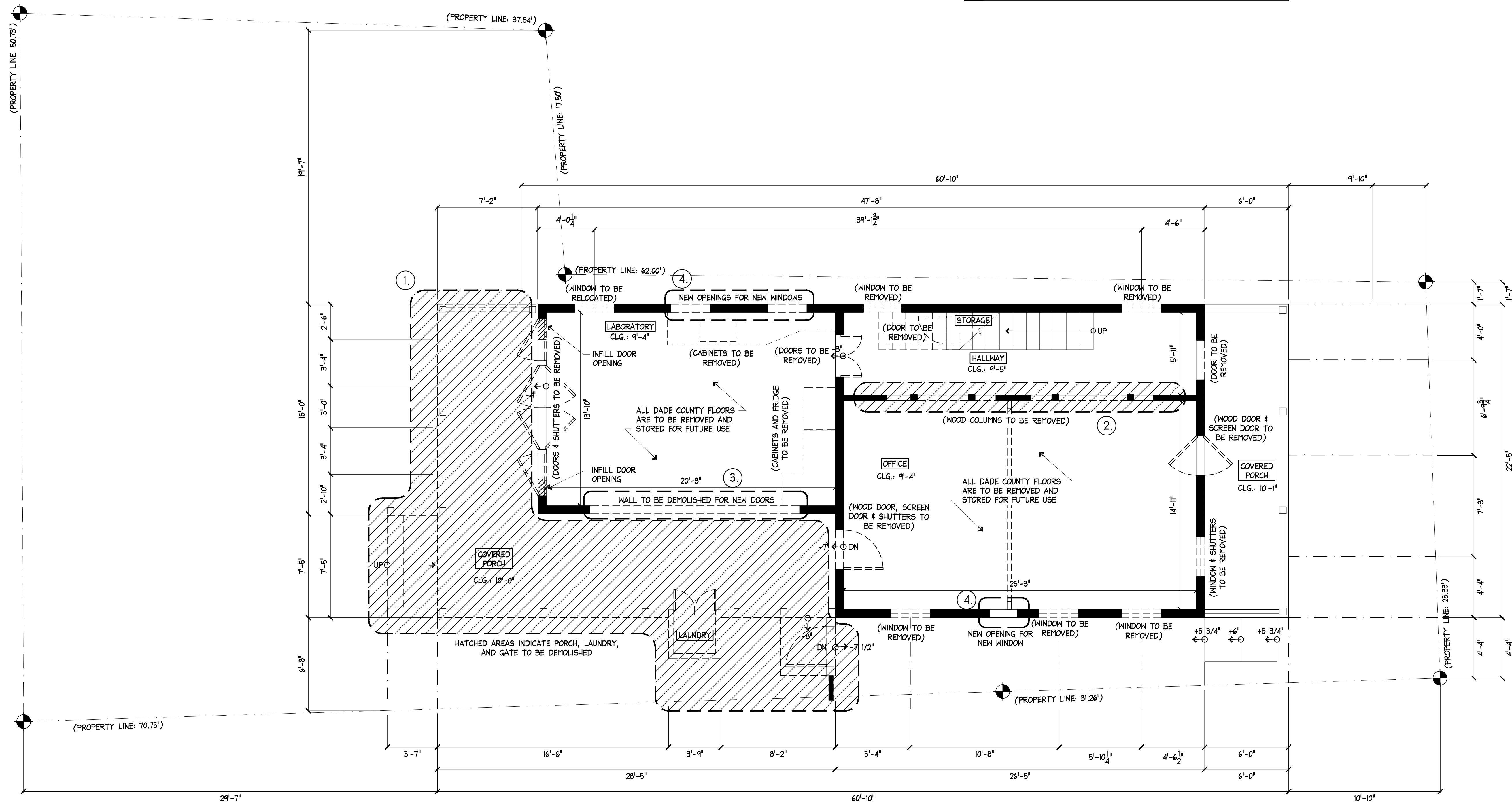
S

DEMOLITION GENERAL NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE, AND ALSO AFTERWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.

CODED DEMOLITION NOTES

1. FIRST FLOOR: EXISTING WOOD DECK, LAUNDRY AND GATE TO BE DEMOLISHED. GUARDRAILS TO BE REMOVED.
2. EXISTING WOOD COLUMNS TO BE REMOVED. WALLS TO BE DEMOLISHED.
3. EXISTING WALL TO BE DEMOLISHED FOR NEW DOORS.
4. EXISTING WALLS TO BE DEMOLISHED FOR NEW OPENINGS AND NEW WINDOWS.
5. SECOND FLOOR: EXISTING WOOD DECK TO BE DEMOLISHED. EXISTING ROOF AT PORCH AREA TO BE DEMOLISHED. GUARDRAILS TO BE REMOVED. WALLS, DOORS AND WINDOW TO BE REMOVED.
6. EXISTING SPIRAL STAIR AT SECOND FLOOR TO BE REMOVED.
7. SECOND FLOOR BATHROOM: EXISTING BATHROOM FIXTURES AND ACCESSORIES TO BE REMOVED. WINDOWS AND SHUTTERS TO BE REMOVED.
8. EXISTING WALL TO BE DEMOLISHED. DOOR TO BE REMOVED.
9. ATTIC: WOOD BRIDGE AND WOOD STRUCTURE TO BE DEMOLISHED. EXISTING EXTERIOR WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH NEW. SEE PROPOSED PLAN.



1 DEMO EXISTING FIRST FLOOR
A2 SCALE: 1/4"=1'-0"



518 ELIZABETH STREET
KEY WEST, FLORIDA

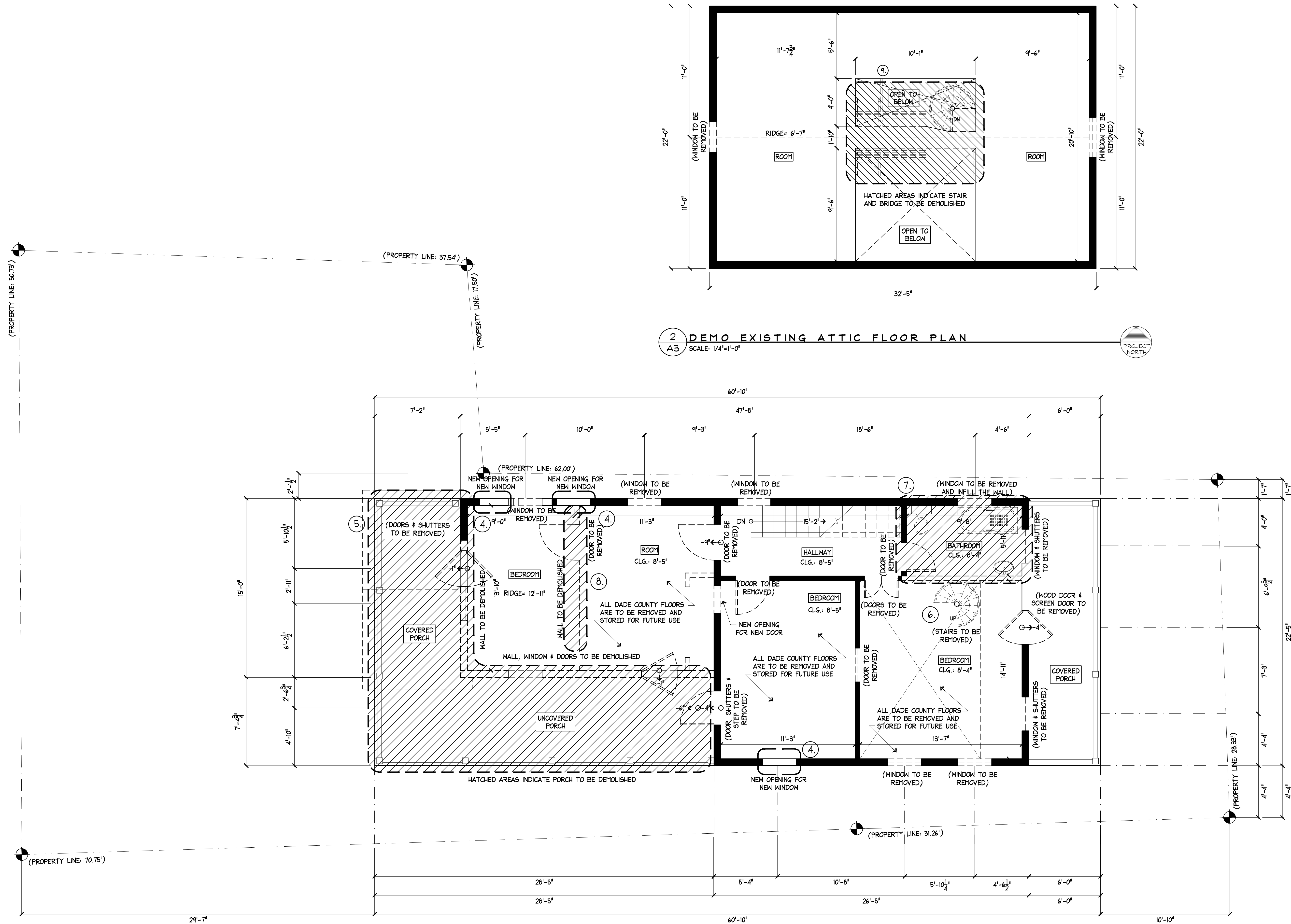
410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 2511

Date: 01/30/2026

A2



1 DEMO EXISTING SECOND FLOOR
 A3 SCALE: 1/4"=1'-0"

2 DEMO EXISTING ATTIC FLOOR PLAN
 A3 SCALE: 1/4"=1'-0"

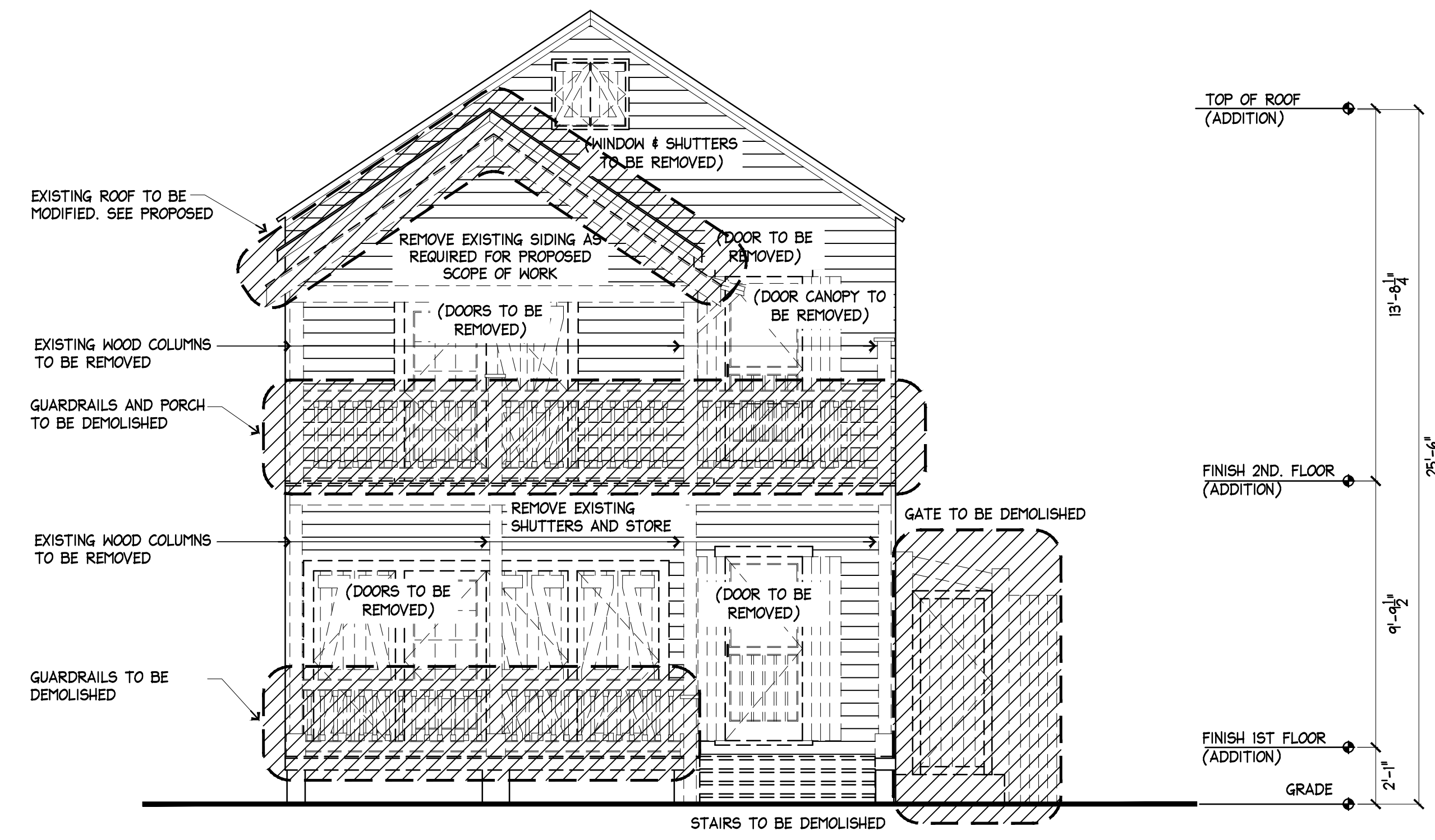
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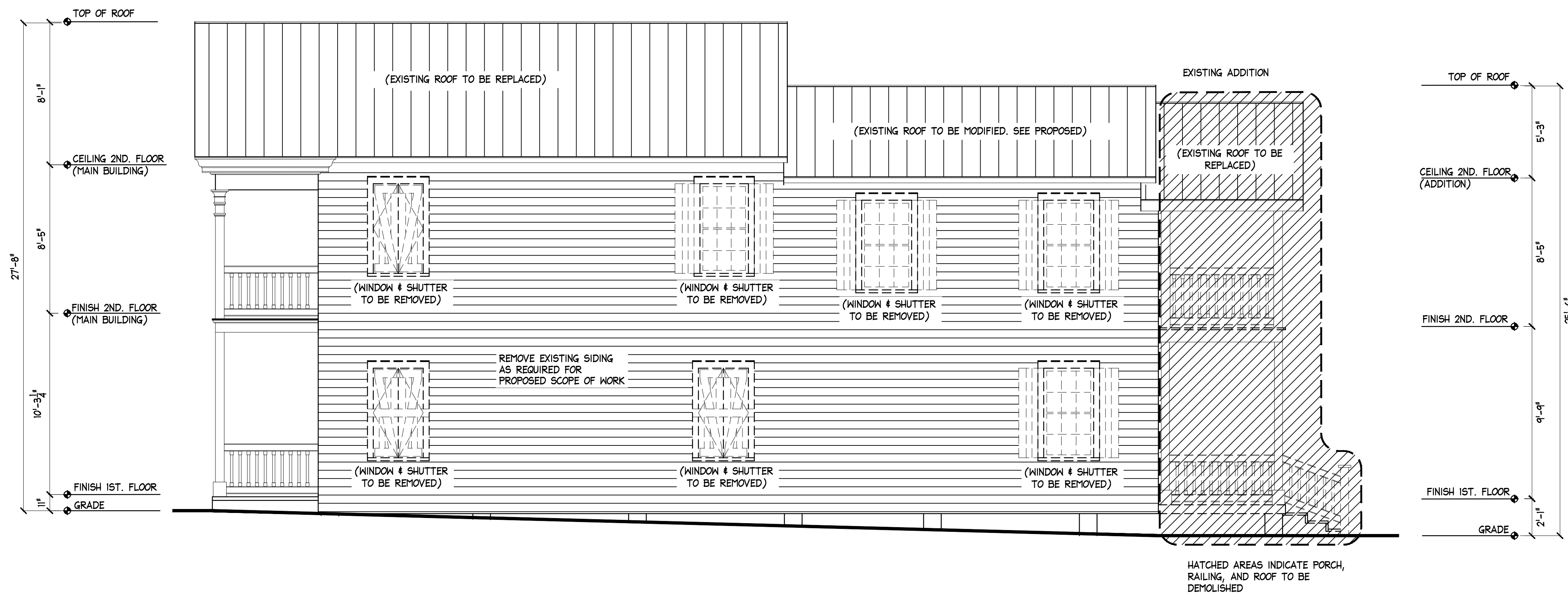
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 p.c.

Project No. 2511
 Date: 01/30/2026

A3



2 DEMO EXISTING WEST ELEVATION
 A5 SCALE: 1/4"=1'-0"



1 DEMO EXISTING NORTH ELEVATION
 A5 SCALE: 1/4"=1'-0"

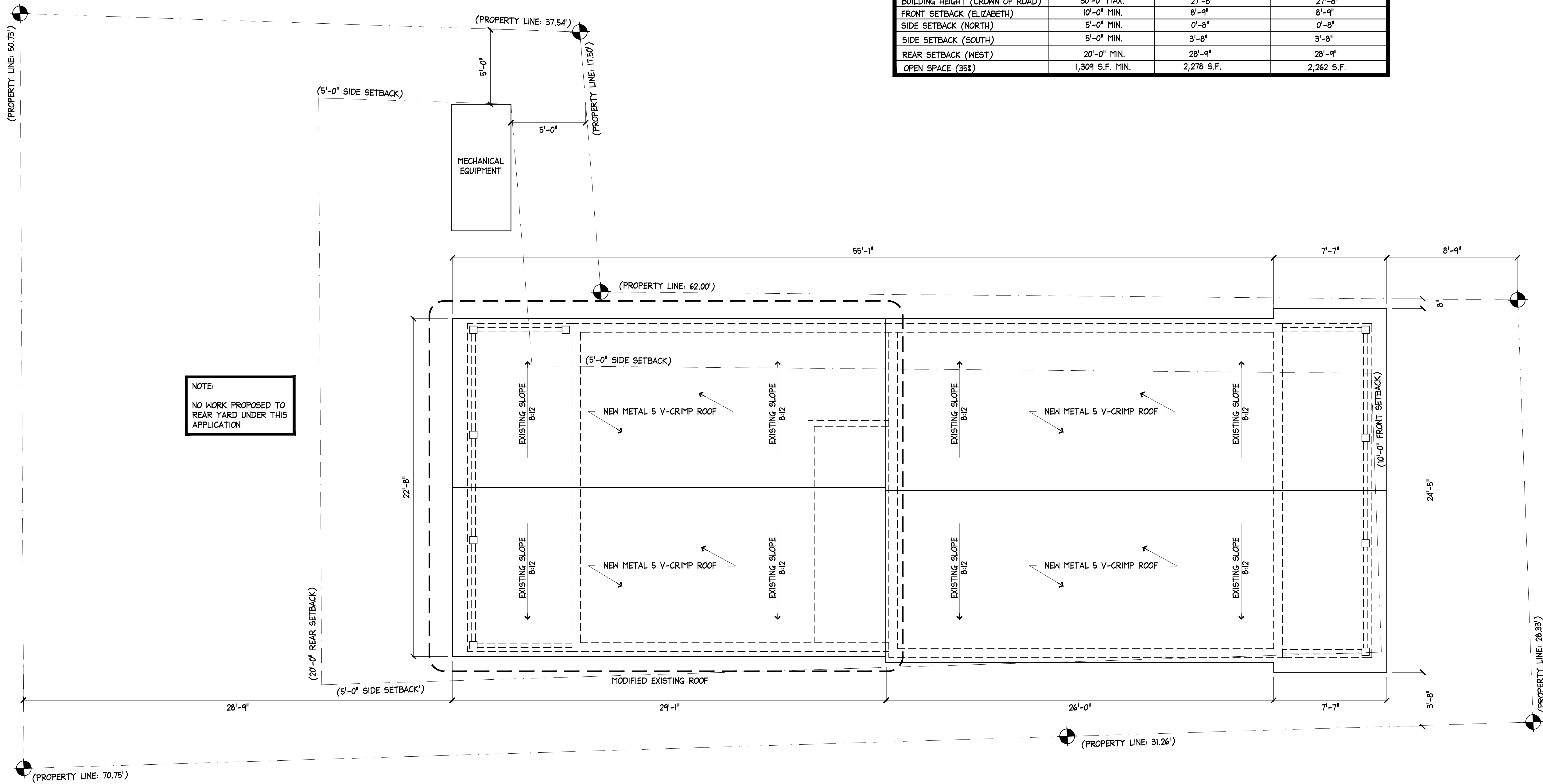
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A5



PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X' NGVD29 TO FLOOD MAP CHANGE 'AE-9' NAVD88		
ZONING DESIGNATION	HHDR		
LOT SIZE	3,739 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 3,739 S.F. X 50%	1,870 S.F. MAX.	1,461 S.F.	1,443 S.F.
IMPERVIOUS SURFACE 3,739 S.F. X 60%	2,243 S.F. MAX.	134 S.F.	168 S.F.
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	27'-8"	27'-8"
FRONT SETBACK (ELIZABETH)	10'-0" MIN.	0'-9"	0'-9"
SIDE SETBACK (NORTH)	5'-0" MIN.	0'-8"	0'-8"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-8"	3'-8"
REAR SETBACK (WEST)	20'-0" MIN.	28'-9"	28'-9"
OPEN SPACE (35%)	1,309 S.F. MIN.	2,278 S.F.	2,262 S.F.

NOTE:
NO WORK PROPOSED TO
REAR YARD UNDER THIS
APPLICATION



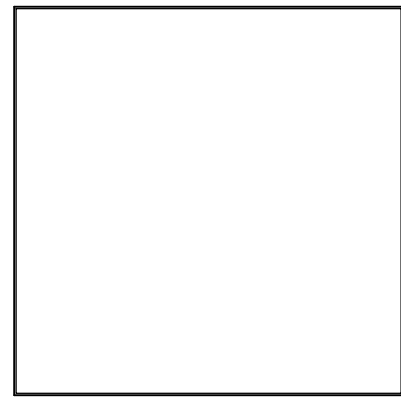
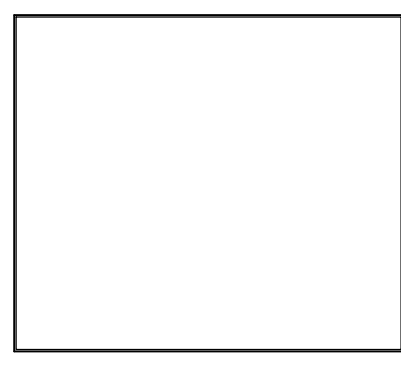
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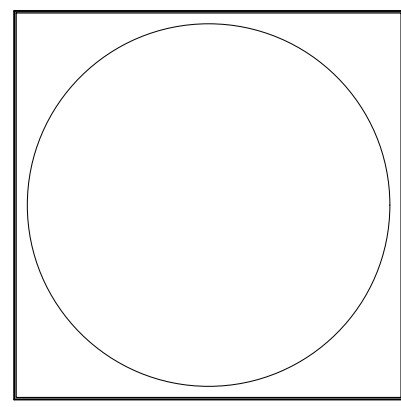
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A6



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KEY WEST, FLORIDA

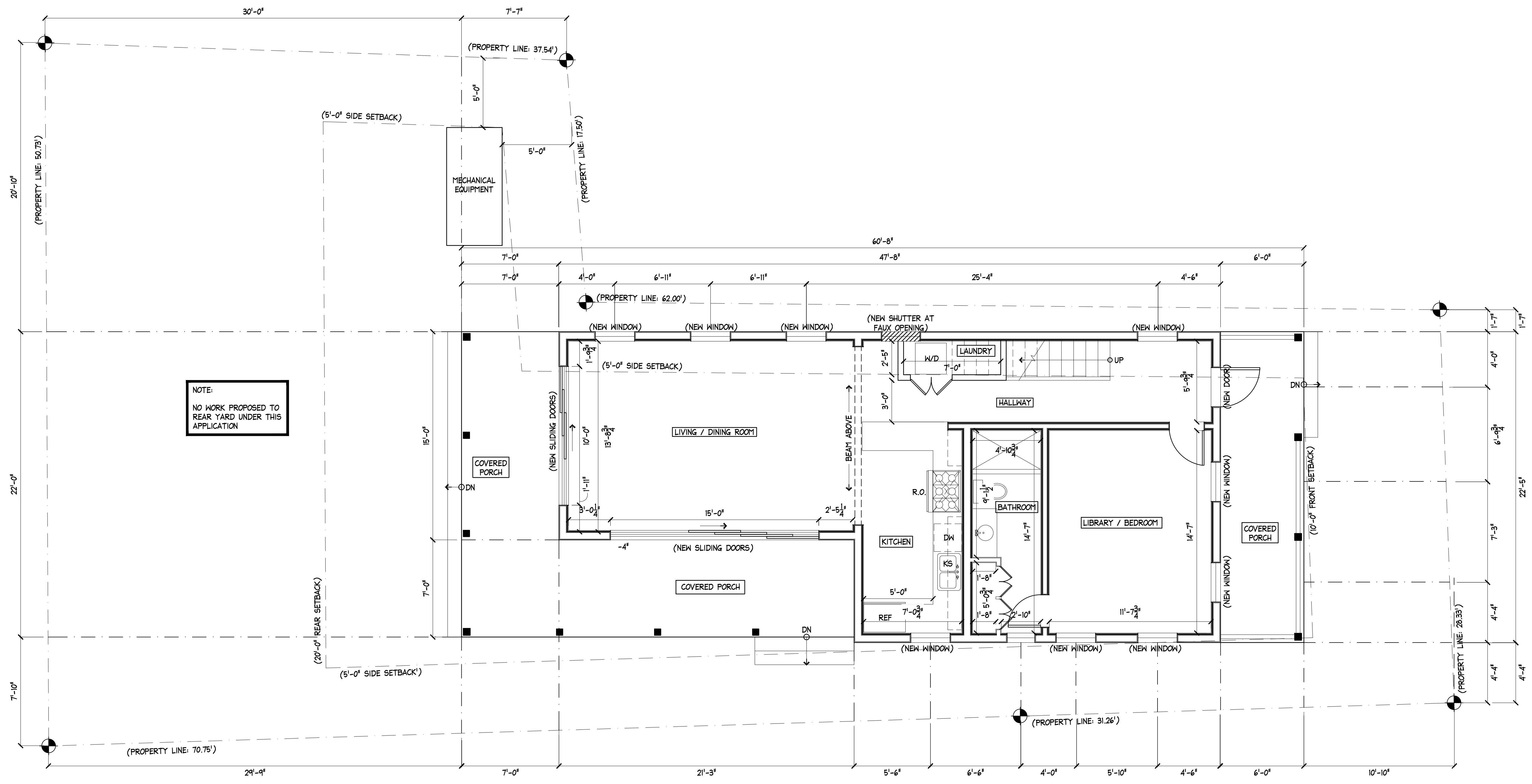


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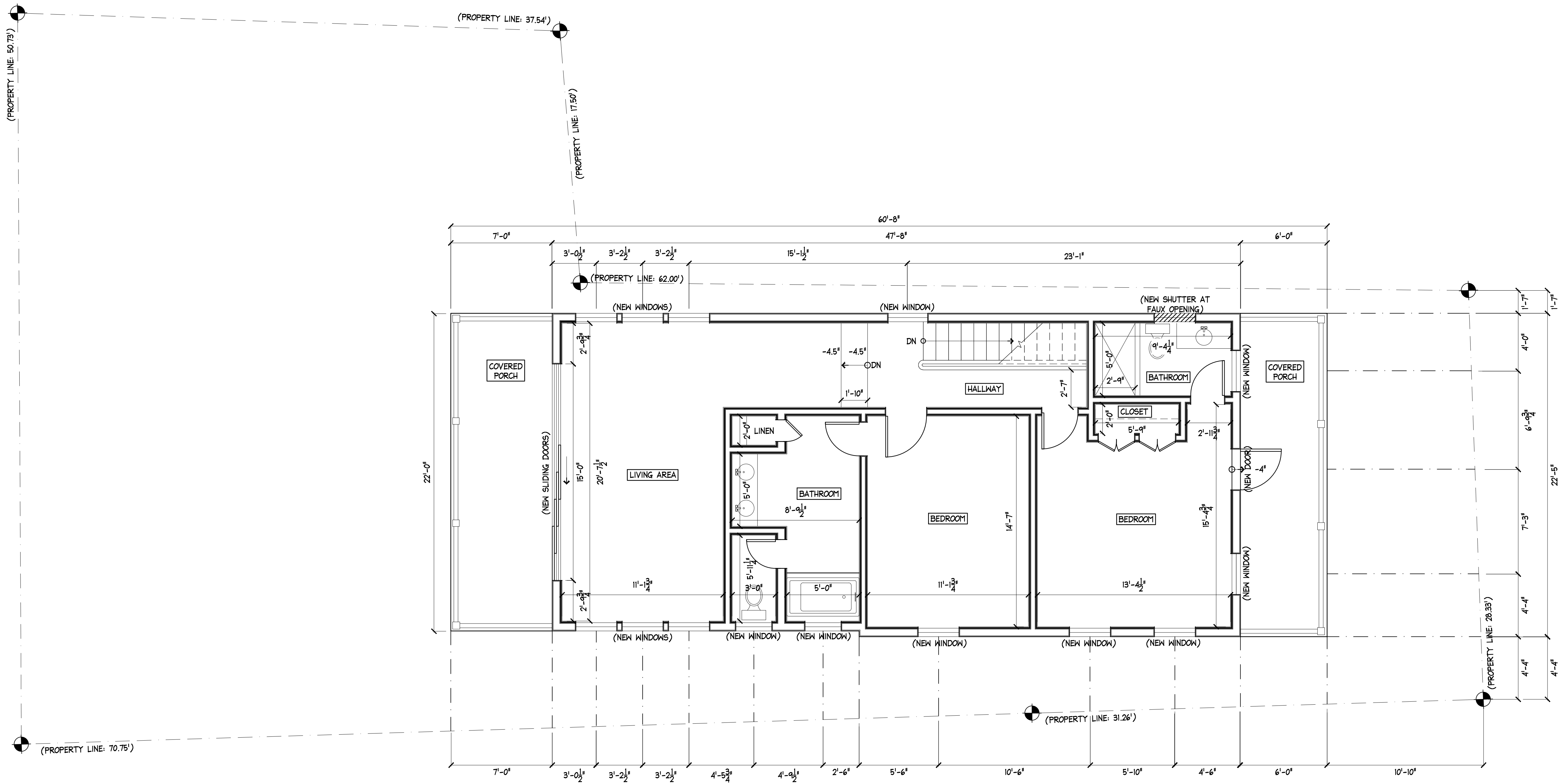
Project No. 2511
Date: 01/30/2026

A7



1 PROPOSED FIRST FLOOR PLAN
A7 SCALE: 1/4"=1'-0"





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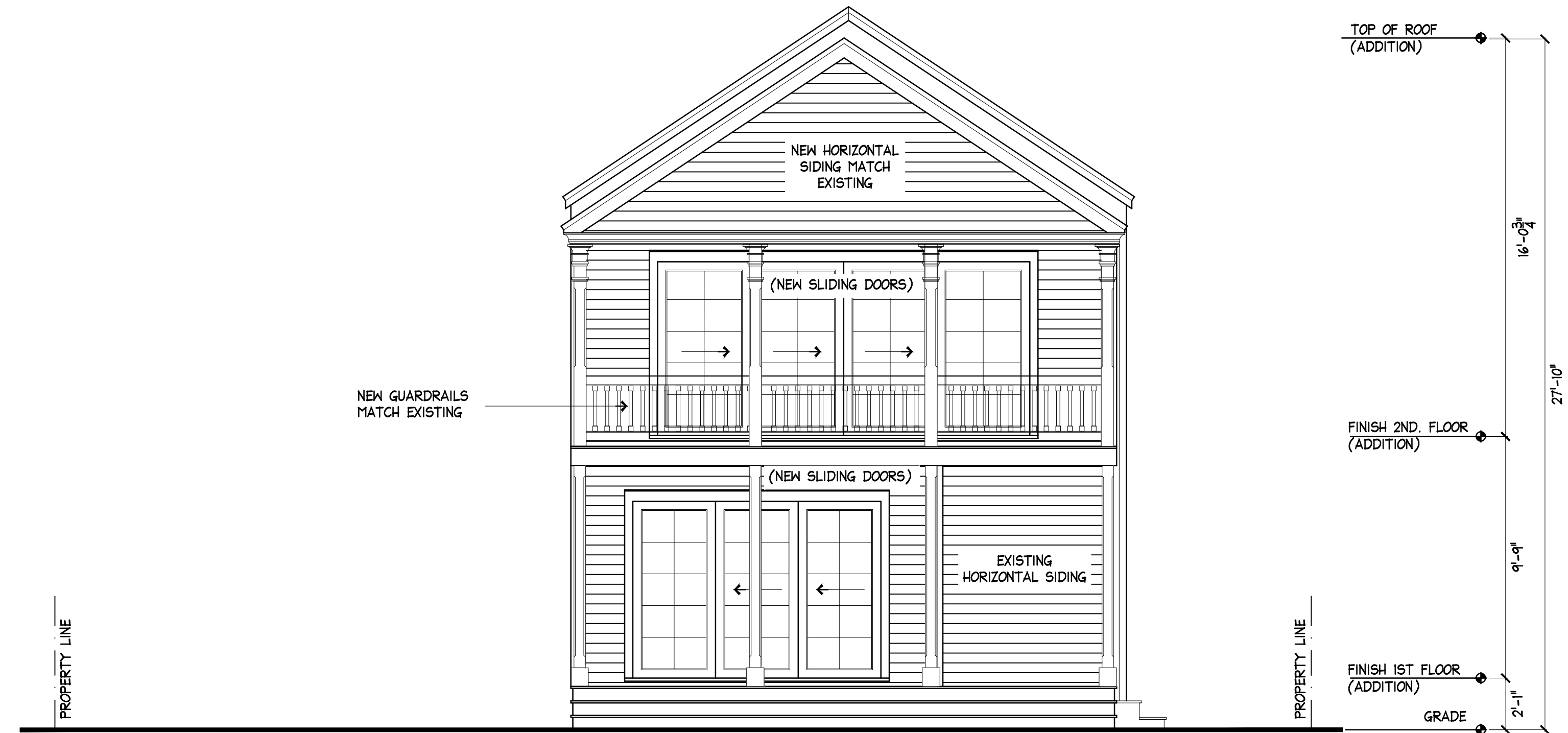
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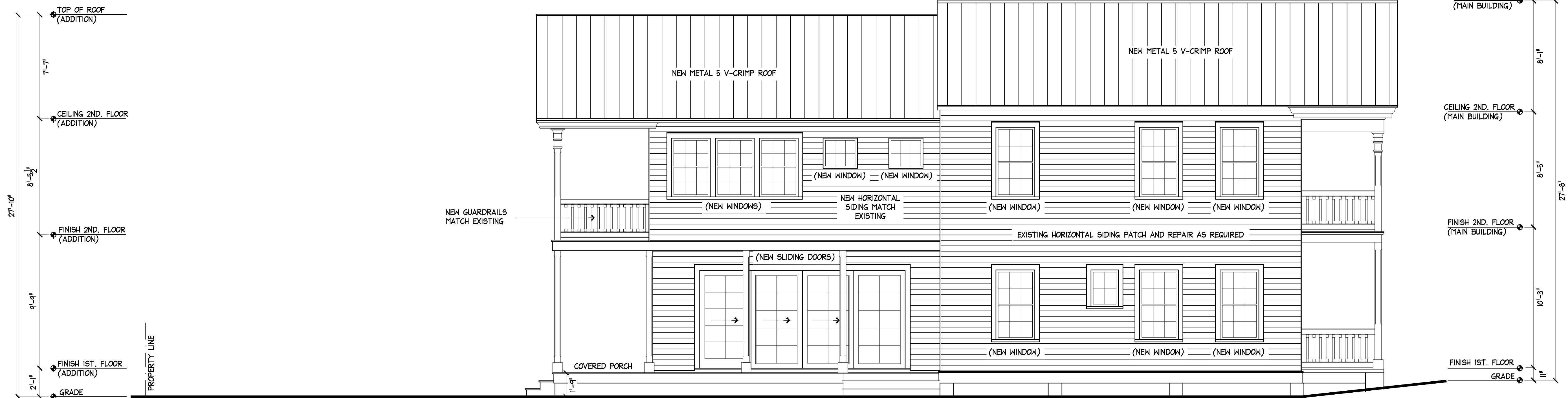
A8

GENERAL ELEVATION NOTES

1. EXISTING EXTERIOR LAP SIDING IS TO REMAIN. SAND, PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR PAINT. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH HISTORIC SIDING. ALL NEW SIDING TO MATCH HISTORIC SIDING. ALL SIDING PAINTED WHITE.
2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM AT HISTORIC HOUSE IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
3. ALL NEW WINDOWS ARE TO BE WOOD IMPACT RESISTANT WINDOWS. MATCH EXISTING WOOD WINDOW MUNTIN STYLE. ALL EXTERIOR SINGLE DOORS ARE TO BE WOOD. ALL EXTERIOR SLIDING DOORS ARE TO BE ALUMINUM. ALL WINDOWS AND DOORS TO BE PAINTED WHITE.
4. AT NEW EXTERIOR WALLS (SECOND FLOOR OF ADDITION) ALL EXTERIOR SIDING IS TO BE LAP SIDING. MATCH EXISTING LAP SIDING AT HISTORIC HOUSE. CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM ARE TO BE WOOD. MATCH EXISTING AT HISTORIC HOUSE. (PAINTED WHITE).
5. ALL ROOFING AT HISTORIC HOUSE AND ADDITION IS TO BE METAL 5V CRIMP GALVALUME.



2 PROPOSED WEST ELEVATION
A9 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A9 SCALE: 1/4"=1'-0"

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Project No. 2511

Date: 01/30/2026

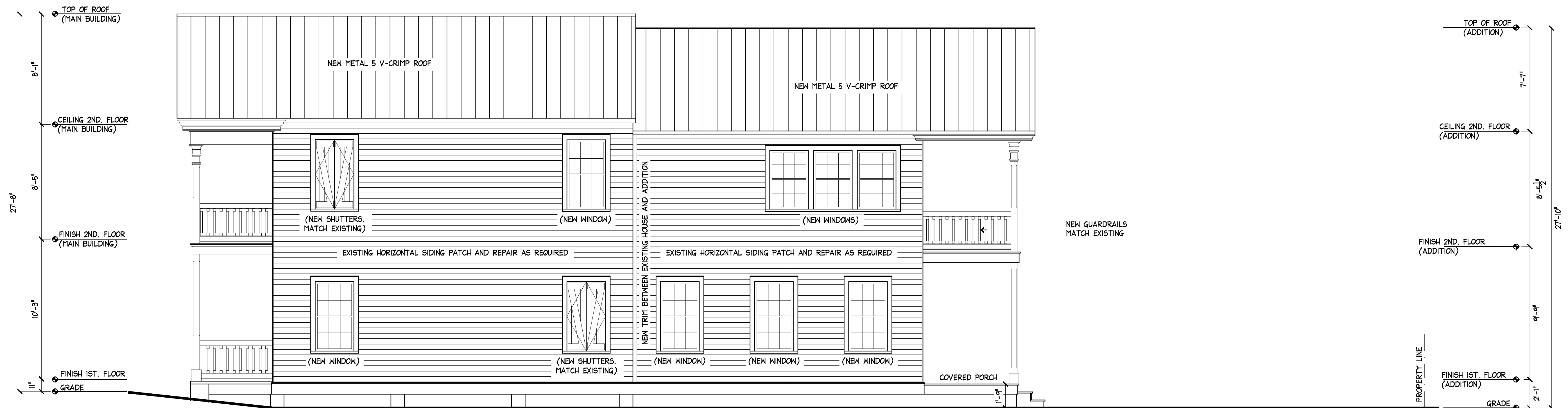
A9

GENERAL ELEVATION NOTES

1. EXISTING EXTERIOR LAP SIDING IS TO REMAIN. SAND, PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR PAINT. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH HISTORIC SIDING. ALL NEW SIDING TO MATCH HISTORIC SIDING. ALL SIDING PAINTED WHITE.
2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM AT HISTORIC HOUSE IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
3. ALL NEW WINDOWS ARE TO BE WOOD IMPACT RESISTANT WINDOWS. MATCH EXISTING WOOD WINDOW MUNTIN STYLE. ALL EXTERIOR SINGLE DOORS ARE TO BE WOOD. ALL EXTERIOR SLIDING DOORS ARE TO BE ALUMINUM. ALL WINDOWS AND DOORS TO BE PAINTED WHITE.
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5. ALL ROOFING AT HISTORIC HOUSE AND ADDITION IS TO BE METAL 5V CRIMP GALVALUME.



2 PROPOSED EAST ELEVATION
A10 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A10 SCALE: 1/4"=1'-0"

518 ELIZABETH STREET
KEY WEST, FLORIDA

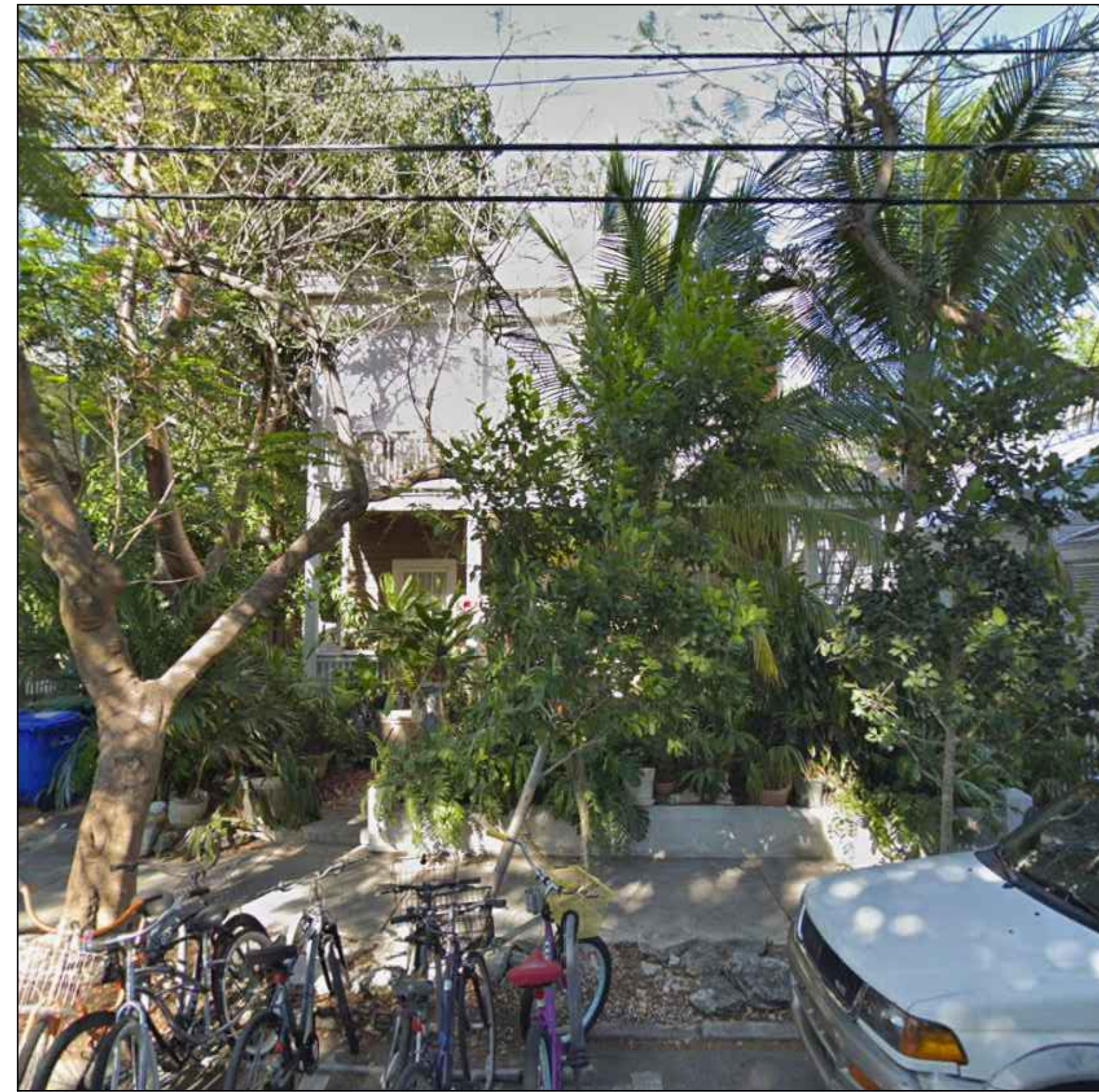
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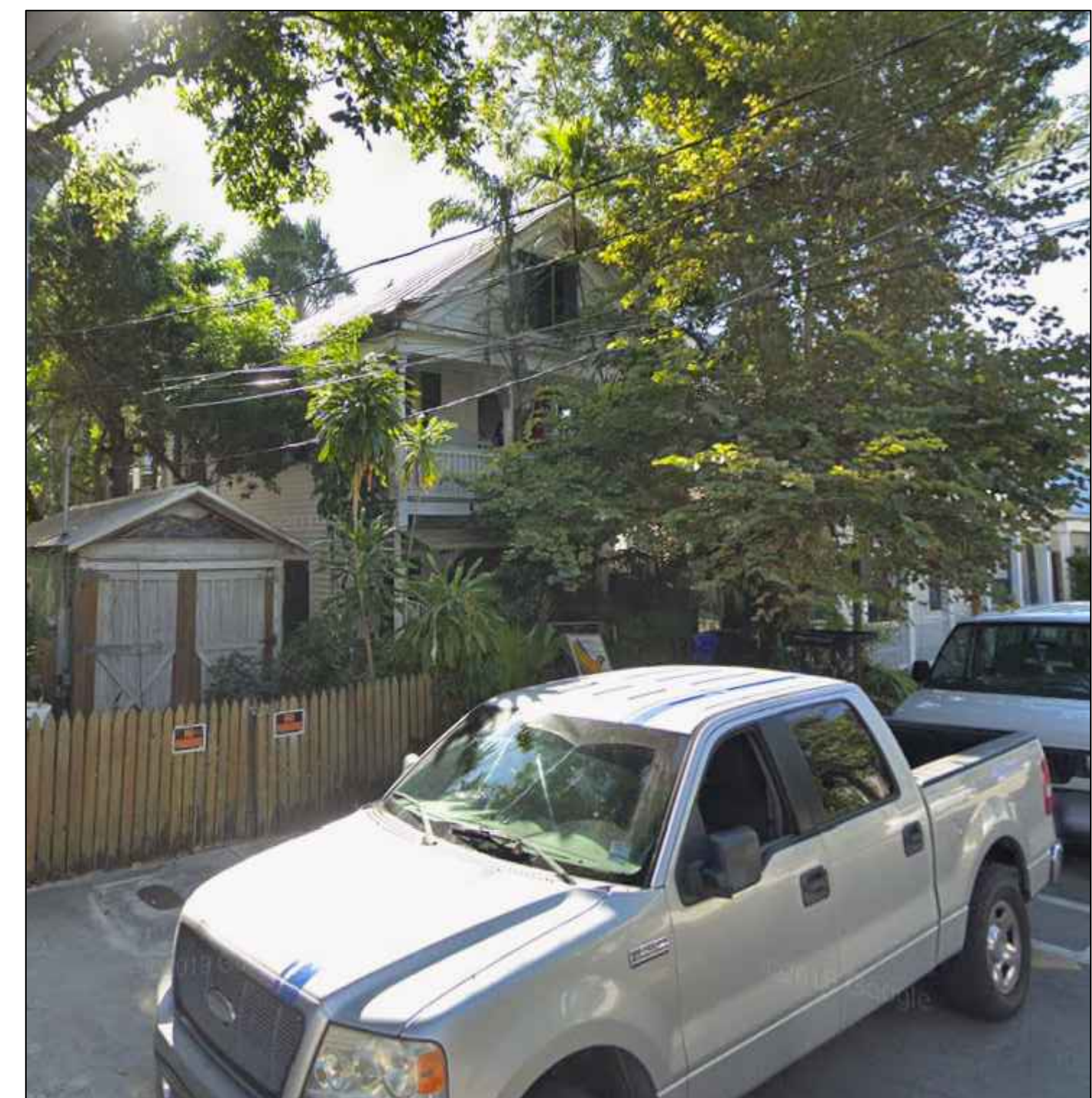
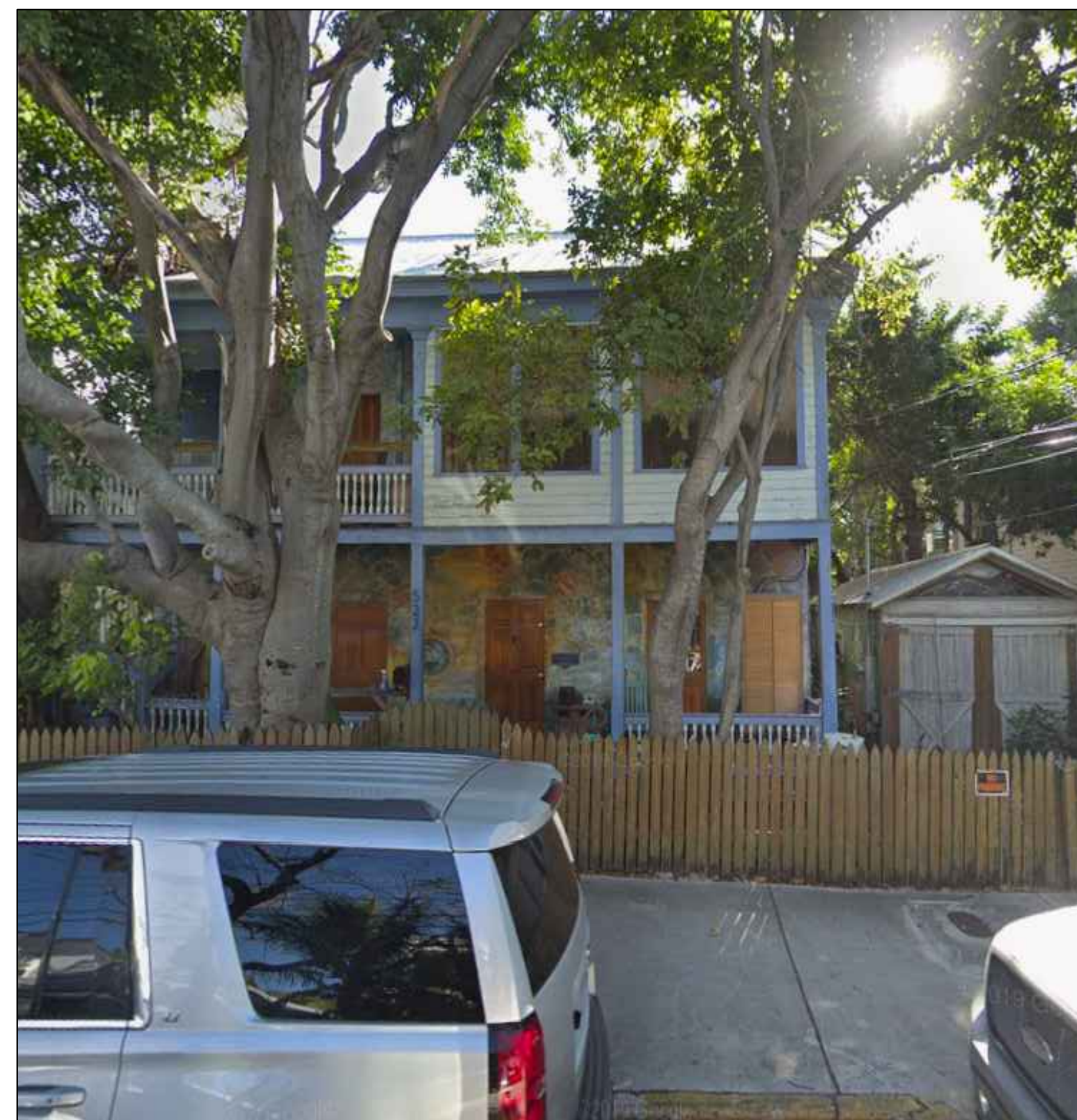
Project No. 2511

Date: 01/30/2026

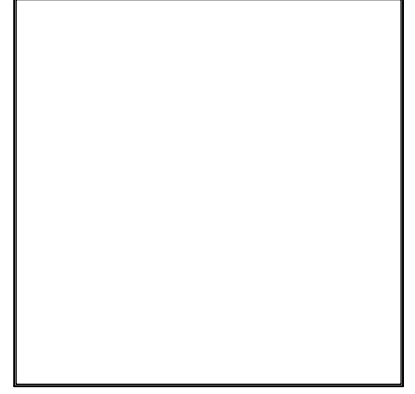
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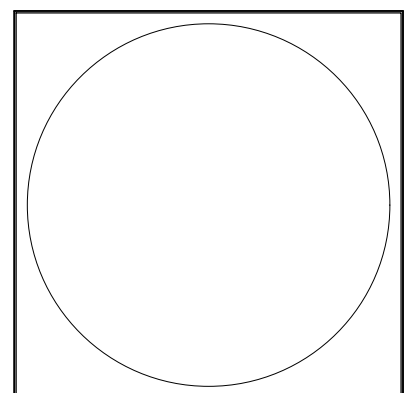
2
A11 ELIZABETH STREET VIEW - SHOWN PROJECT SITE AND ADJACENT PROPERTIES
SCALE: N.T.S.



1
A11 ELIZABETH STREET VIEW - OPPOSITE VIEW OF PROJECT SITE
SCALE: N.T.S.



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Project No. 2511
Date: 01/30/2026

A11

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. February 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE AND NEW TWO-STORY COVERED PORCH IN THE REAR. DEMOLITION OF REAR TWO-STORY WRAPAROUND PORCH, PARTIAL DEMOLITION OF REAR WALLS AND REAR GABLE ROOF.

#518 ELIZABETH STREET

Applicant –Bender & Associates Architects Application #C2026-0010

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
ANA ALVAREZ _____, 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:
_____ 518 ELIZABETH ST. _____ on the
13th day of FEBRUARY, 2026.

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 FEBRUARY 24, 2026.

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 C2026-0010.

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

Signed Name of Affiant:

Date: 02/13/2026
Address: 410 Angela Ct.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 13 day of February, 2026.

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

NOTARY PUBLIC

Sign Name: _____
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida



Public Meeting Notice

PRIVATE



72R



Public Meeting Notice



HARD WASTE

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00008950-000000
Account# 1009211
Property ID 1009211
Millage Group 10KW
Location Address 518 ELIZABETH St, KEY WEST
Legal Description KW PT LT 1 SQR 49 OR463-649/50 OR549-1063/64 OR623-615/17 OR623-618/20 OR1192-1573 OR1367-338 OR1367-340 OR2570-2307/09 OR2571-664/65 OR2830-1607/10
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

SINGH BUSINESS TRUST V 11/4/2014
 PO Box 144745
 Coral Gables FL 33114

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$282,167	\$280,131	\$263,226	\$270,747
+ Market Misc Value	\$3,279	\$2,254	\$2,351	\$2,449
+ Market Land Value	\$1,415,812	\$1,408,906	\$1,180,994	\$915,098
= Just Market Value	\$1,701,258	\$1,691,291	\$1,446,571	\$1,188,294
= Total Assessed Value	\$1,344,504	\$1,222,276	\$1,111,160	\$1,010,145
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,701,258	\$1,691,291	\$1,446,571	\$1,188,294

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,408,906	\$280,131	\$2,254	\$1,691,291	\$1,222,276	\$0	\$1,691,291	\$0
2023	\$1,180,994	\$263,226	\$2,351	\$1,446,571	\$1,111,160	\$0	\$1,446,571	\$0
2022	\$915,098	\$270,747	\$2,449	\$1,188,294	\$1,010,145	\$0	\$1,188,294	\$0
2021	\$676,827	\$238,941	\$2,546	\$918,314	\$918,314	\$0	\$918,314	\$0
2020	\$671,647	\$186,571	\$2,643	\$860,861	\$860,861	\$0	\$860,861	\$0
2019	\$707,906	\$189,844	\$2,740	\$900,490	\$897,584	\$0	\$900,490	\$0
2018	\$623,303	\$189,844	\$2,838	\$815,985	\$815,985	\$0	\$815,985	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,880.00	Square Foot	0	102

Buildings

Building ID	642	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2001
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3362	Roof Type	GABLE/HIP
Finished Sq Ft	1760	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	280	Bedrooms	4
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	132	0	0
FAT	FINISHED ATTIC	704	0	0
FLA	FLOOR LIV AREA	1,760	1,760	0
OPF	OP PRCH FIN LL	333	0	0
OUF	OP PRCH FIN UL	433	0	0
TOTAL		3,362	1,760	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1988	1989	0 x 0	1	2 UT	2
FENCES	2012	2013	0 x 0	1	660 SF	2

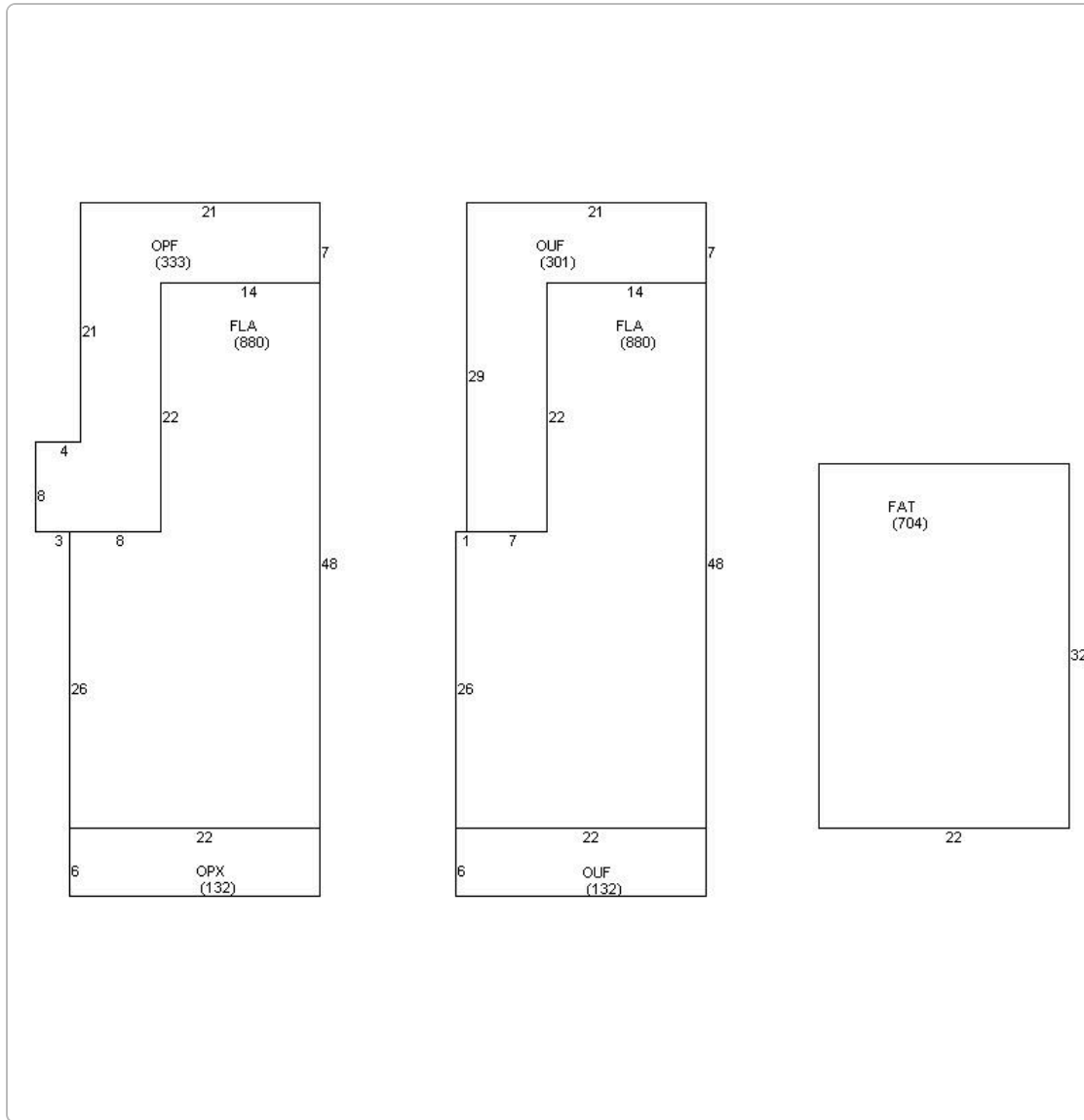
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/15/2016	\$175,000	Warranty Deed	2103326	2830	1607	14 - Unqualified	Improved	ANN ELIZABETH LLC	
5/21/2012	\$100	Warranty Deed		2571	664	11 - Unqualified	Improved		
4/15/2012	\$425,000	Warranty Deed		2570	2307	30 - Unqualified	Improved		
2/1/1969	\$12,500	Conversion Code		TIFI	ON	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
21-0210	02/19/2021	Completed	\$5,800	Residential	REPAIR FRONTR DECK. REPLACING DECK BOARDS, RAILING AND MICELLANEOUS WOOD AS PER EXISTING
12-0449	02/09/2012	Completed	\$4,400		75lf, 6'H WOOD GATE & PICKET FENCE, 35lf X 6 SHADOW BOX FENCE
05-0167	01/26/2005	Completed	\$2,000		INSTALL NEW V-CRIMP ROOF
04-3888	01/05/2005	Completed	\$6,000		EMERGENCY REPAIR OF PORCHES
04-3497	11/15/2004	Completed	\$2,000		REPAIR FRONT PORCH COLUMNS
0103678	11/16/2001	Completed	\$5,500		INTERIOR MODIFICATIONS
0001122	05/01/2000	Completed	\$1,500		BATHROOM REPAIRS
A950050	01/01/1995	Completed	\$20		18 FT X 6 FT FENCE

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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