



Staff Report for Item 13a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 26, 2016

Applicant: A2O Architecture

Application Number: H16-01-0007

Address: #1105 Washington Street

Description of Work:

New two-story frame structure and site work.

Site Facts:

The house at 1105 Washington is not a contributing resource, but it is historic as it first appears on the 1962 Sanborn map. The one-story house is a typical low style, 1950s house. The house has been altered over time, with a change in windows and doors and a change in columns for the overhang on the front of the house.

Guidelines Cited in Review:

Guidelines for New Construction (pages 36-38a), specifically guidelines 1 through 7.

Staff Analysis

This Certificate of Appropriateness proposes complete demolition of a historic structure in order to build a new two-story frame structure. Traditional in design with Greek Revival details, the new structure will utilize similar proportions, setbacks, massing, and architectural details of historic structures in the district, but will use more modern materials, such as hardiboard siding, aluminum impact windows, and v-crimp roofing. The house will have a second floor balcony on the rear. The structure will be 29 feet, 2 inches tall.

The project also proposes a wood deck, 15x10 foot pool, a pergola, and outdoor kitchen.

Consistency with Guidelines

1. The height and massing of the building is appropriate for the streetscape. Most of the neighboring structures are two-stories, and the proposed height will be comparable to its neighbors.
2. The guidelines state that, “Traditional elements are encouraged, yet the distinction between historic and contemporary should be distinct.” The plans are for a faux-Conch style house, but the surrounding architectural vocabulary is one of faux-traditional style buildings (1121 Washington, 1123 Washington, and 1124 Washington).

It is staff’s opinion that the proposed design is consistent with the guidelines for new construction and with the context of the block.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 16-01-0007		BUILDING PERMIT NUMBER 16-19		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE AE6	PANEL # 1516K	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1105 Washington Street

OF UNITS

RE # OR ALTERNATE KEY:

00038400-000100 / 9040021

NAME ON DEED:

KWRH LLC

PHONE NUMBER 843-290-8895

OWNER'S MAILING ADDRESS:

817 Duval Street, Key West

EMAIL skyfly11@gmail.com

CONTRACTOR COMPANY NAME:

BY: [Signature]
JAN 04 2016

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

A2O Architecture LLC

PHONE NUMBER 305.587.3141

ARCHITECT / ENGINEER'S ADDRESS:

P.O. Box 2699, Key West, FL 33045

EMAIL a2oarchitecture@gmail.com

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	<input type="checkbox"/> AE-6
<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

~~THE EXISTING ONE-STORY, NON-CONTRIBUTING STRUCTURE IS OUT OF SCALE WITH ITS NEIGHBORHOOD, AND DOES NOT COMPLY WITH FEMA REGULATIONS. [THIS STRUCTURE IS PROPOSED TO BE DEMOLISHED IN ITS ENTIRETY] THE PROPOSED NEW CONSTRUCTION SHALL COMPLY WITH FEMA REGULATIONS AND HISTORIC ARCHITECTURAL GUIDELINES IN RELATION TO THE HISTORIC NEIGHBORHOOD CONTEXT (HMDR). SEE PLANS FOR MORE DETAILED INFORMATION.~~
NEW CONSTRUCTION TO INCLUDE PAINTING, DECKS, SITEWORK, & NEW TWO-STORY WOOD FRAME structure.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Edward Flynn</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Edward Flynn</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

15:52:14
\$50.00
3074787
\$150.00
Type: Building Permit
Fees: 1.00
Permit: 1.00
Total: 2.00
\$998

Planning Department Approved M. Leto

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

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

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Remove existing non-contributing CBS structure and all non historic additions	CBS	
New wood frame, two story structure		Wood Frame, composite siding

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

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

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

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

Open: KEYWBLD Type: BP Drawer: 1
Date: 1/05/16 50 Receipt no: 8998
2016 1000007
PT * BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: 3074798
OK CHECK 106 \$150.00
Trans date: 1/04/16 Time: 15:52:14

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

OR THAT THE BUILDING OR STRUCTURE;

- (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.

The original existing building has been so far modified through the years, that it bears no distinctive characteristics of its type, period. The construction is a typical combination of CBS and wood frame.

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

There is no found evidence that this structure is associated with any significant contribution as noted above.

- (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 structure does not bear any significant character, interest or value to the communities, nor is it associated with any significant person.

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

No it is not.

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

It does not exemplify any of the above characteristics.

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

This structure has been so far modified from the original mass, it does not portray the distinctive architectural style of its era.

- (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.

N/A

- (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.

The structure sits in a typical historic residential neighborhood, and does not exemplify any architectural style.

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

No it has not.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 8 pages, dated 1.4.2016

No Reason _____

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.

This existing structure diminishes the character and continuity of the neighborhood. It is grossly out of scale and proportion with its surrounding buildings.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

Removal of this building, and the proposed work, will revive the open space between structures, and strengthen the relationship between the residences in the historic neighborhood.

AND

(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.

The structure has been so far modified by additions that any original, potentially historic fabric is left unimportant to the surrounding neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

This structure is listed as a non-contributing building.

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.

*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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

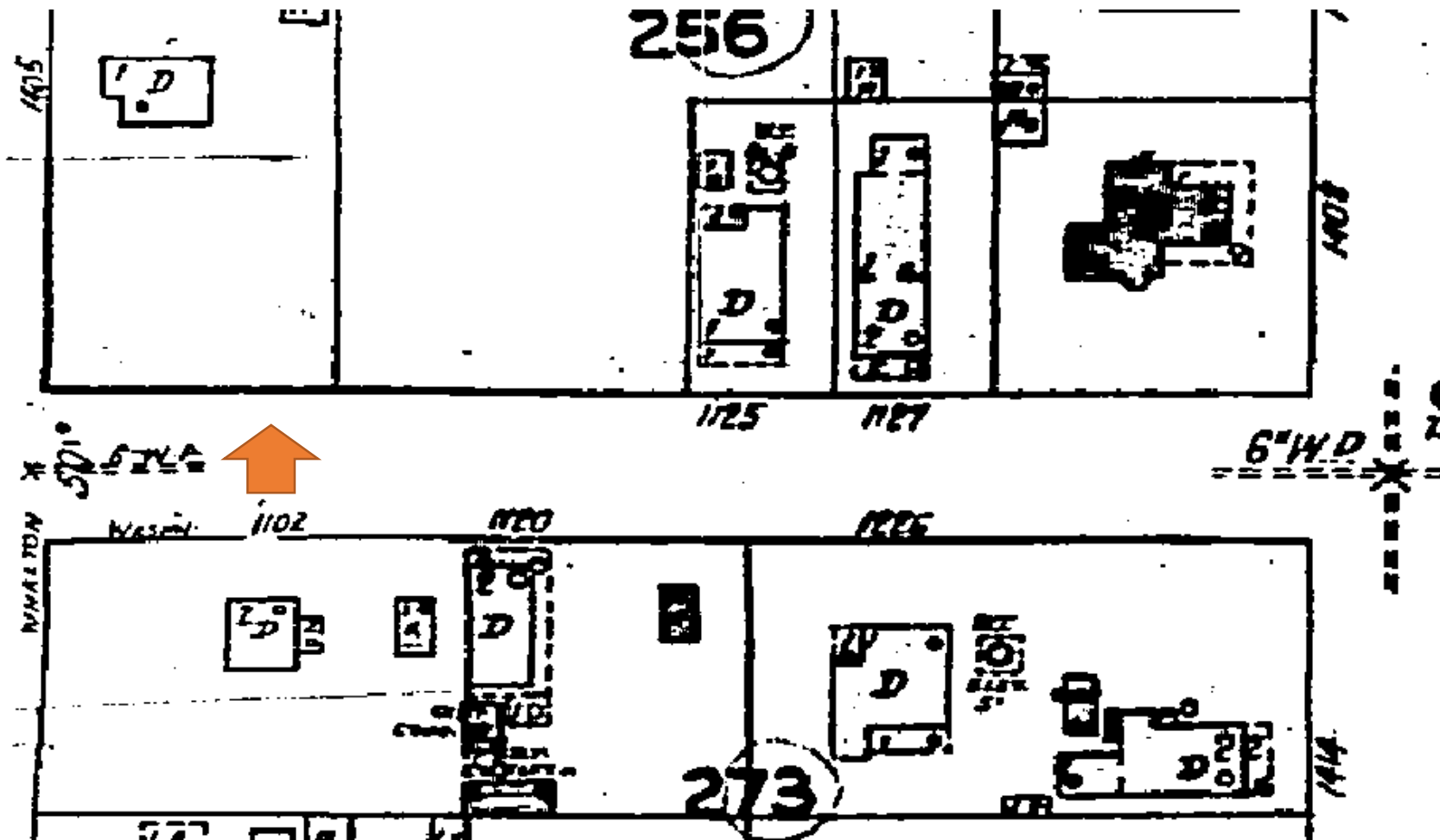
 PROPERTY OWNER'S SIGNATURE	Edward Flynn DATE AND PRINT NAME:
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OFFICE USE ONLY

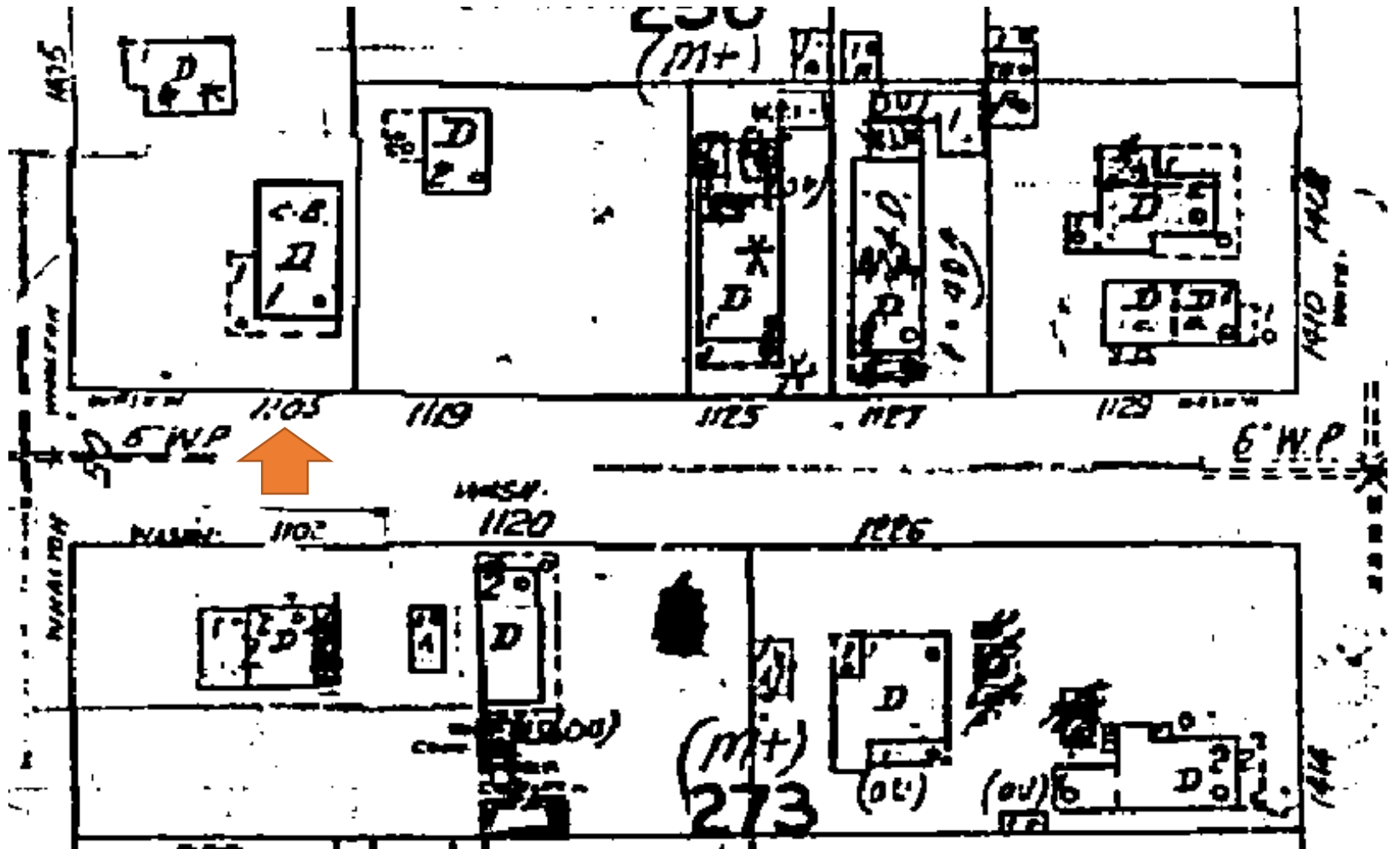
BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photo, c.1965. Monroe County Public Library.

1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1409 Walton Street



1105 Washington Street

1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1119 Washington Street (Large two story residence at rear)



1121 Washington Street

1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1123 Washington Street



1124 Washington Street

1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1120 Washington Street



1102 Washington Street

1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1105 WASHINGTON STREET, KEY WEST
SITE CONTEXT FOR HARC SUBMISSION



1105 Washington - FRONT



1105 Washington - REAR

PROPOSED DESIGN

RESIDENTIAL CONSTRUCTION

Monroe County, Florida
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE

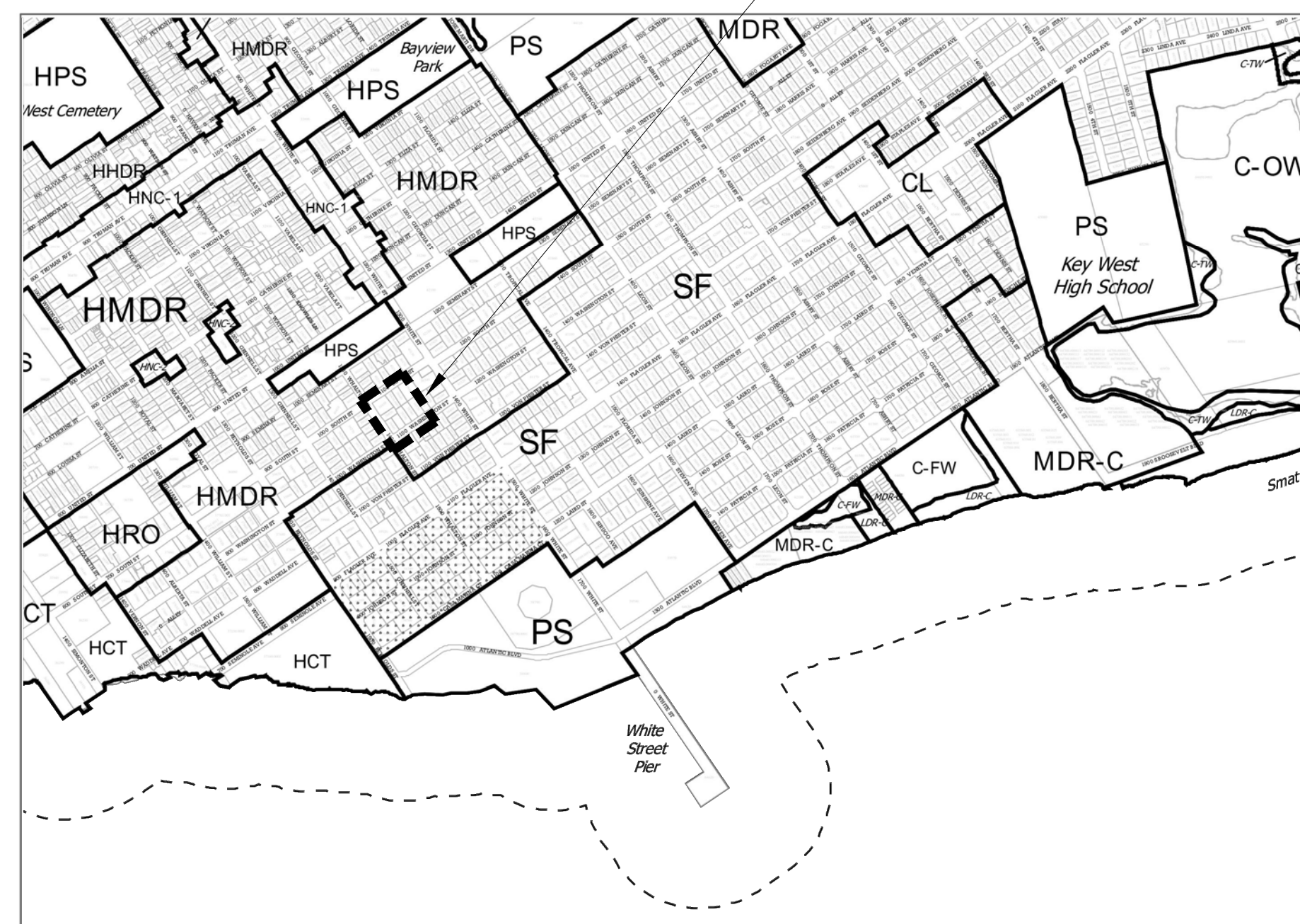


THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,202
Date: 10/8/2015

3 AERIAL VIEW
SCALE: NOT TO SCALE

[PROJECT SITE]
Historic Medium Density Residential District



ZONING MAP OF THE CITY OF KEY WEST
PLATE 3 OF 8.

Not official version. Please contact the Planning Department or City Clerk for the official version.

0 500 1,000 1,500
FEET

2 CITY OF KEY WEST ZONING MAP

HARC SUBMISSION

PROJECT ADDRESS: 1105 WASHINGTON STREET, KEY WEST, FLORIDA, 33040

SCOPE OF WORK

THE EXISTING ONE-STORY, NON-CONTRIBUTING STRUCTURE IS OUT OF SCALE WITH ITS NEIGHBORHOOD, AND DOES NOT COMPLY WITH FEMA REGULATIONS. THIS STRUCTURE IS PROPOSED TO BE DEMOLISHED IN ITS ENTIRETY. THE PROPOSED NEW CONSTRUCTION SHALL COMPLY WITH FEMA REGULATIONS AND HISTORIC ARCHITECTURAL GUIDELINES IN RELATION TO THE HISTORIC NEIGHBORHOOD CONTEXT.

SHEET INDEX

- A1.0 COVER
- A1.1 EXISTING PLANS
- A1.2 PROPOSED SITE PLAN
- A2.1 PROPOSED FLOOR PLANS
- A3.1 EXISTING STREET-SCAPE
- A3.2 PROPOSED STREET-SCAPE
- A3.3 PROPOSED EXTERIOR ELEVATIONS
- A3.4 PROPOSED EXTERIOR ELEVATIONS
- SITE CONTEXT PHOTOS

ARCHITECT:

CONSULTANTS:

KWRH, LLC

RESIDENTIAL NEW CONSTRUCTION

1105 WASHINGTON STREET, KEY WEST, FLORIDA 33040

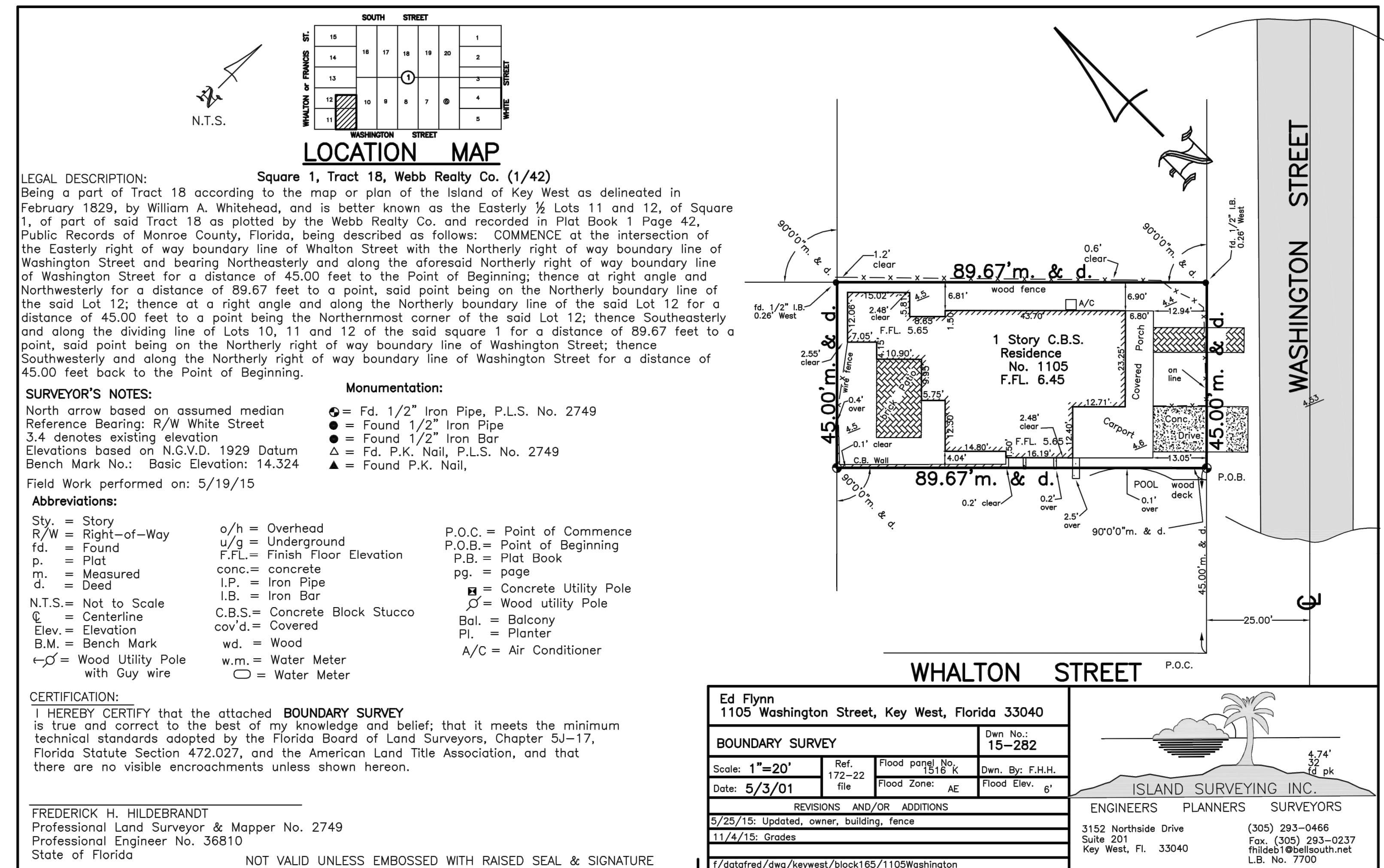
SUBMISSION / REVISIONS:

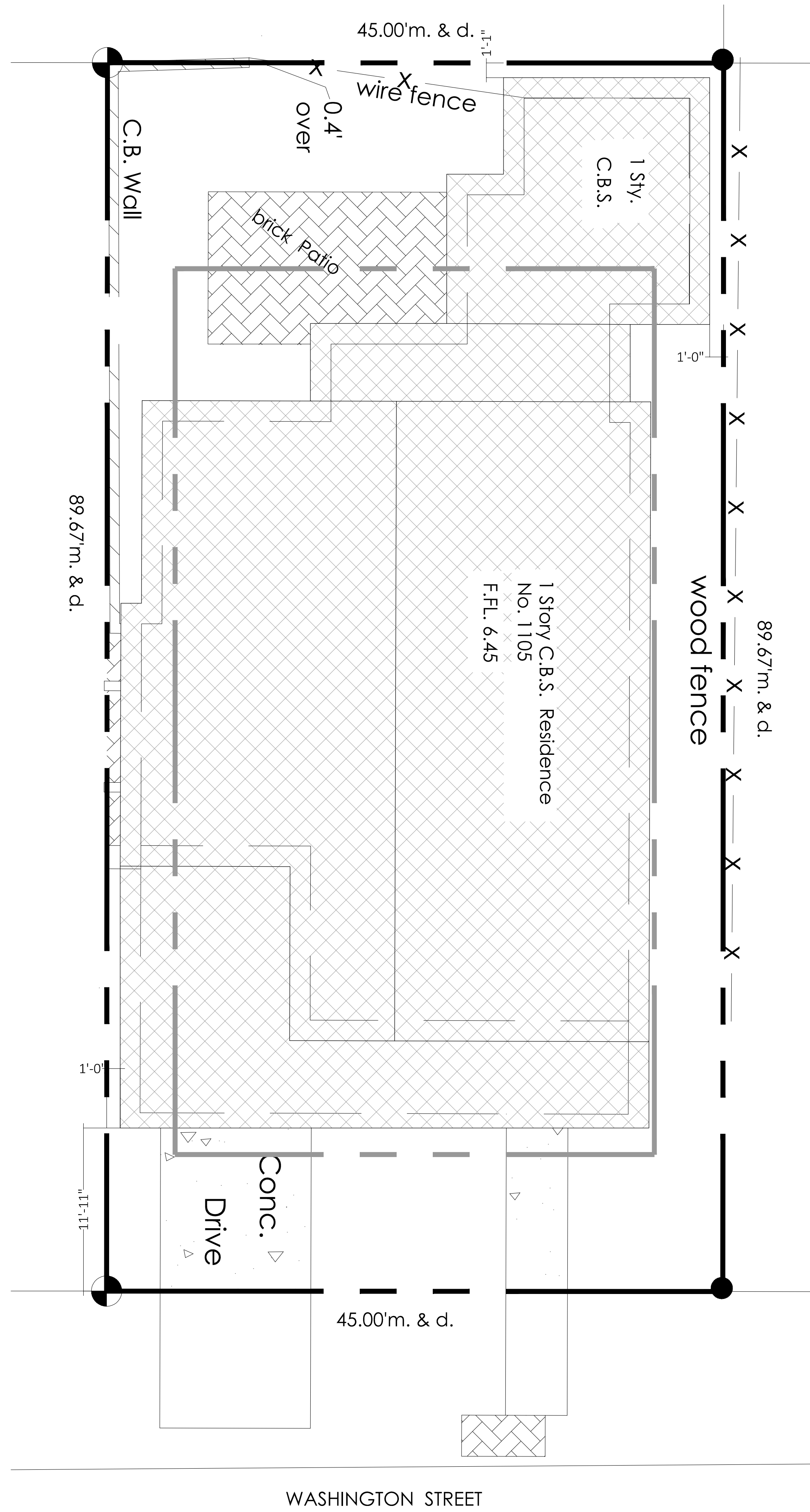
TITLE: COVER

SHEET: A1.0

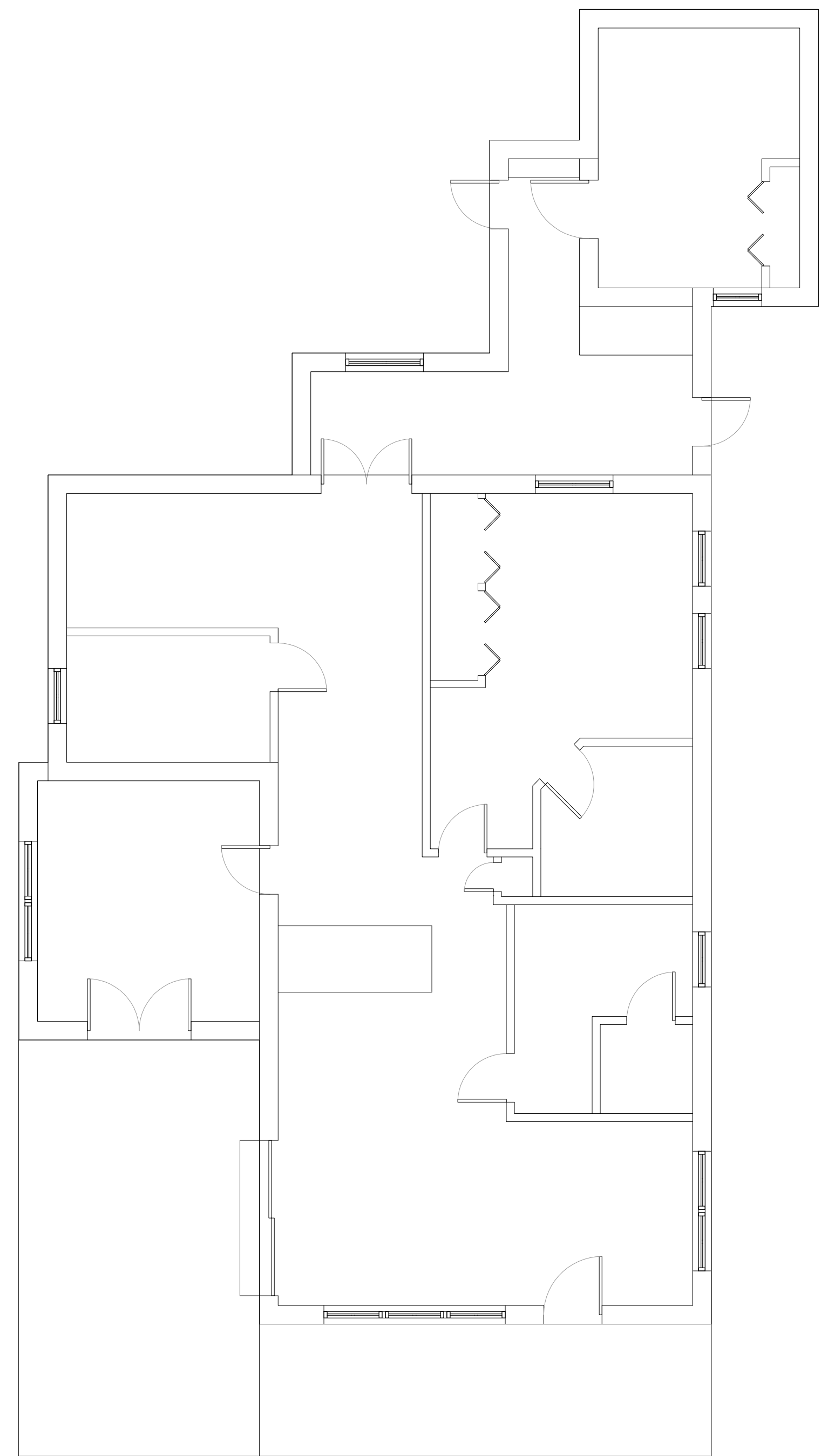
PROJECT #: 15.26

JANUARY 4, 2016

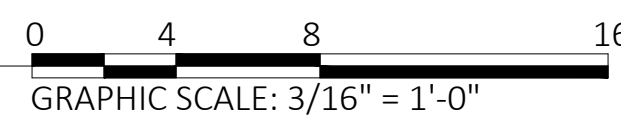




1 EXISTING / DEMO SITE PLAN
SCALE: 3/16" = 1'-0"



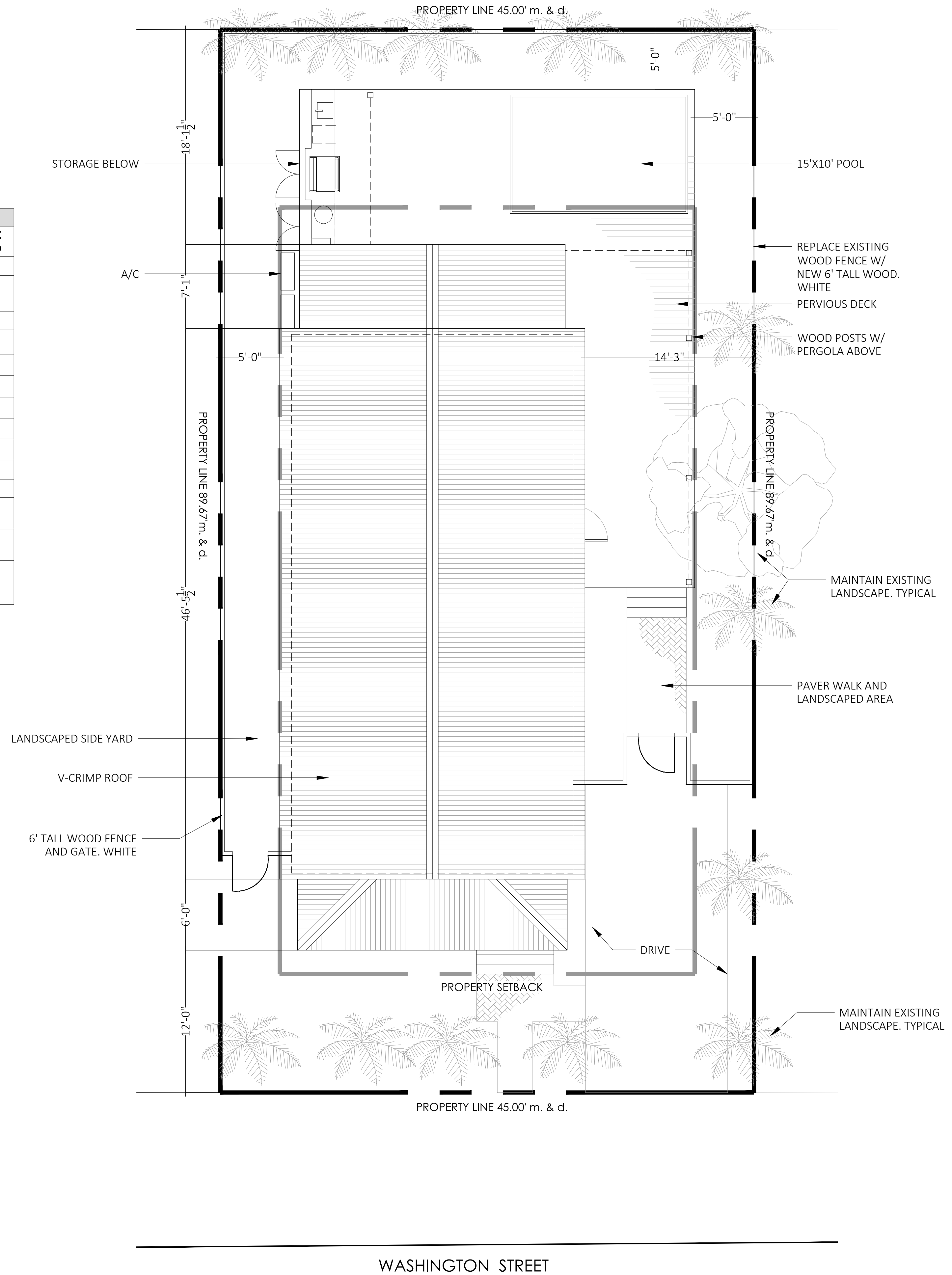
2 EXISTING / DEMO FLOOR PLAN
SCALE: 3/16" = 1'-0"



THE PROJECT PROPOSES TO DEMOLISH THE ENTIRE EXISTING STRUCTURE AND REMOVE ALL SITE WORK. EXISTING LANDSCAPE TO BE PROTECTED, AND/OR REPLACED AS REQUIRED.

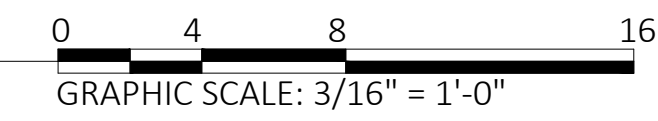
SHEET: A1.1	TITLE: EXISTING PLANS PROJECT #: 15.26	SUBMISSION / REVISIONS: <small>0.04.2016 - FINAL SUBMISSION</small>	CONSULTANTS: KWRH LLC RESIDENTIAL NEW CONSTRUCTION 1105 WASHINGTON STREET, KEY WEST, FLORIDA 33040	ARCHITECT: <small>ALBERTA A. GARRIDO, R.A. LICENSE NO. 68983</small>	A20 ARCHITECTURE <small>P.O. BOX 2099, KEY WEST, FL, 33040 PH: 305.854.1100 URL: WWW.A20ARCHITECTURE.COM PROF. REG. ADDRESS</small>
	JANUARY 4, 2016 <small>SHOWS SEE 2005 I DOWNS SCALE DRAWING: PROJECT: 2.02016.15.26</small>				

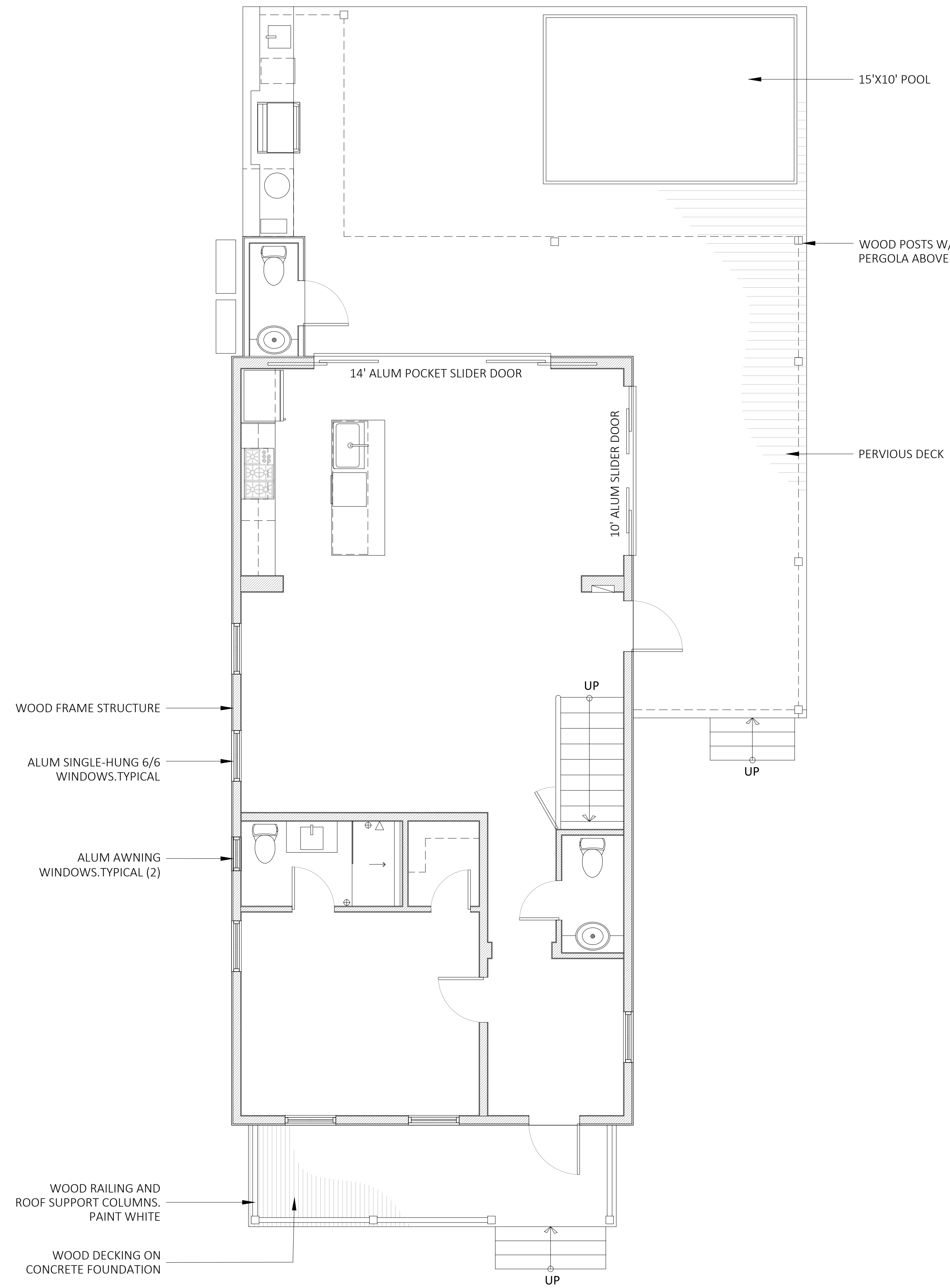
SITE DATA				
CODE:	EXISTING	PROPOSED	VARIANCE REQUESTED	
ZONING DISTRICT	HMDR			
LOT SIZE	4,000 SF Min	4,035 SF		
SETBACKS:				
FRONT SETBACK	10'	11'-11"	12'-0"	No
SIDE SETBACK 1	5'	1'-0"	5'-0"	No
SIDE SETBACK 2	5'	1'-0"	14'-3"	No
REAR SETBACK	15'	1'-1"	18'-1 1/2"	No
FAR	1.0 Max	.43	.53	No
HEIGHT	30' Max	+/-12'	29'-2"	No
BUILDING COVERAGE	40% (1,614 SF)	61.7% (2,487.6 SF)	37% (1,491.6 SF)	No
IMPERVIOUS COVERAGE	60% (2,421 SF)	70.7% (2,851.3 SF)	52.4% (2,113.7 SF)	No
NOTE: IMPERVIOUS COVER INCLUDES: BUILDING COVERAGE, POOL, CONCRETE AND BRICK WORK OUTSIDE OF ROOF OVERHANG. PERVIOUS WOOD DECK IS + 28" ABOVE GRADE, THEREFOR NOT INCLUDED IN BUILDING COVER.				



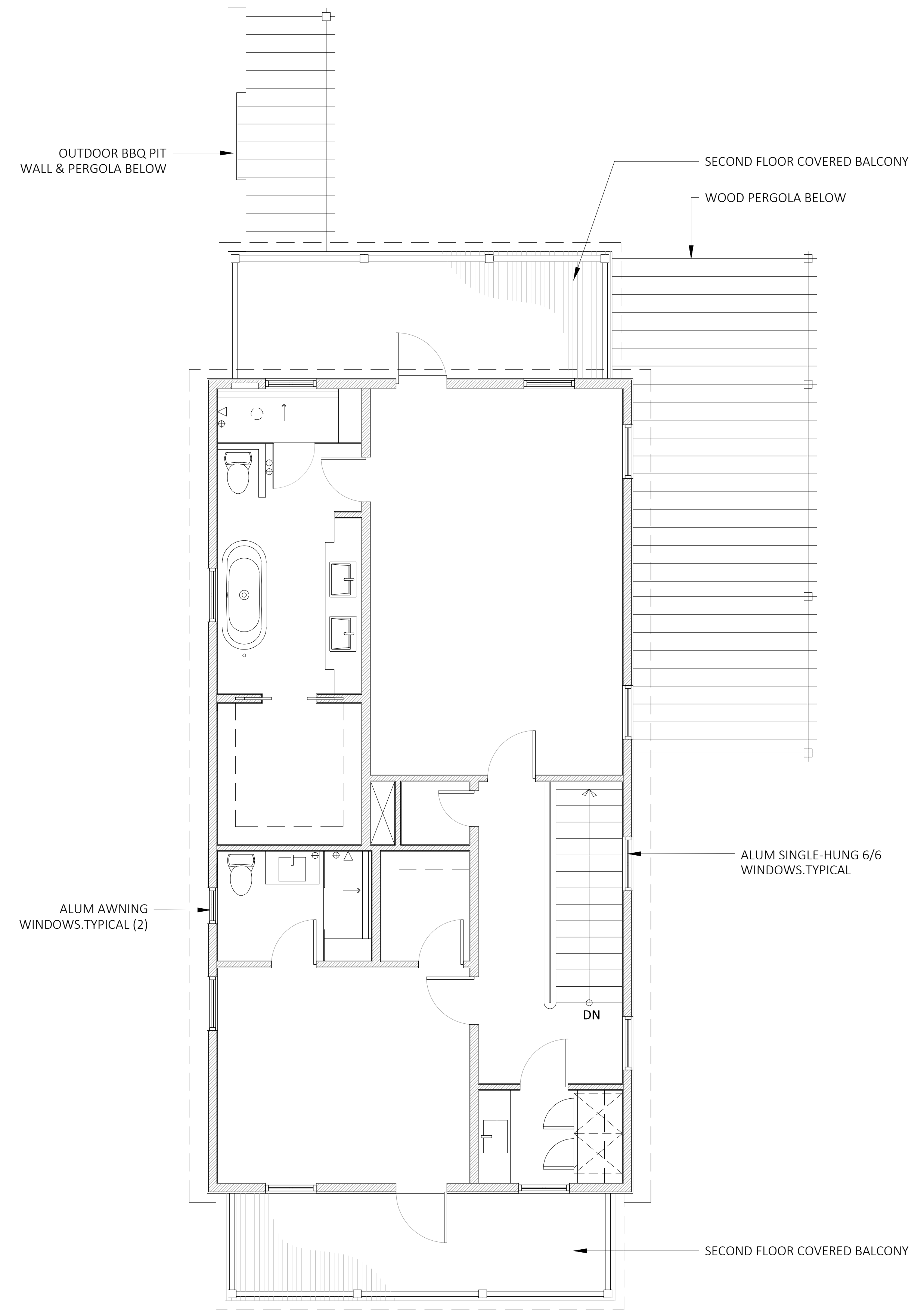
3 PROPOSED SITE PLAN

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

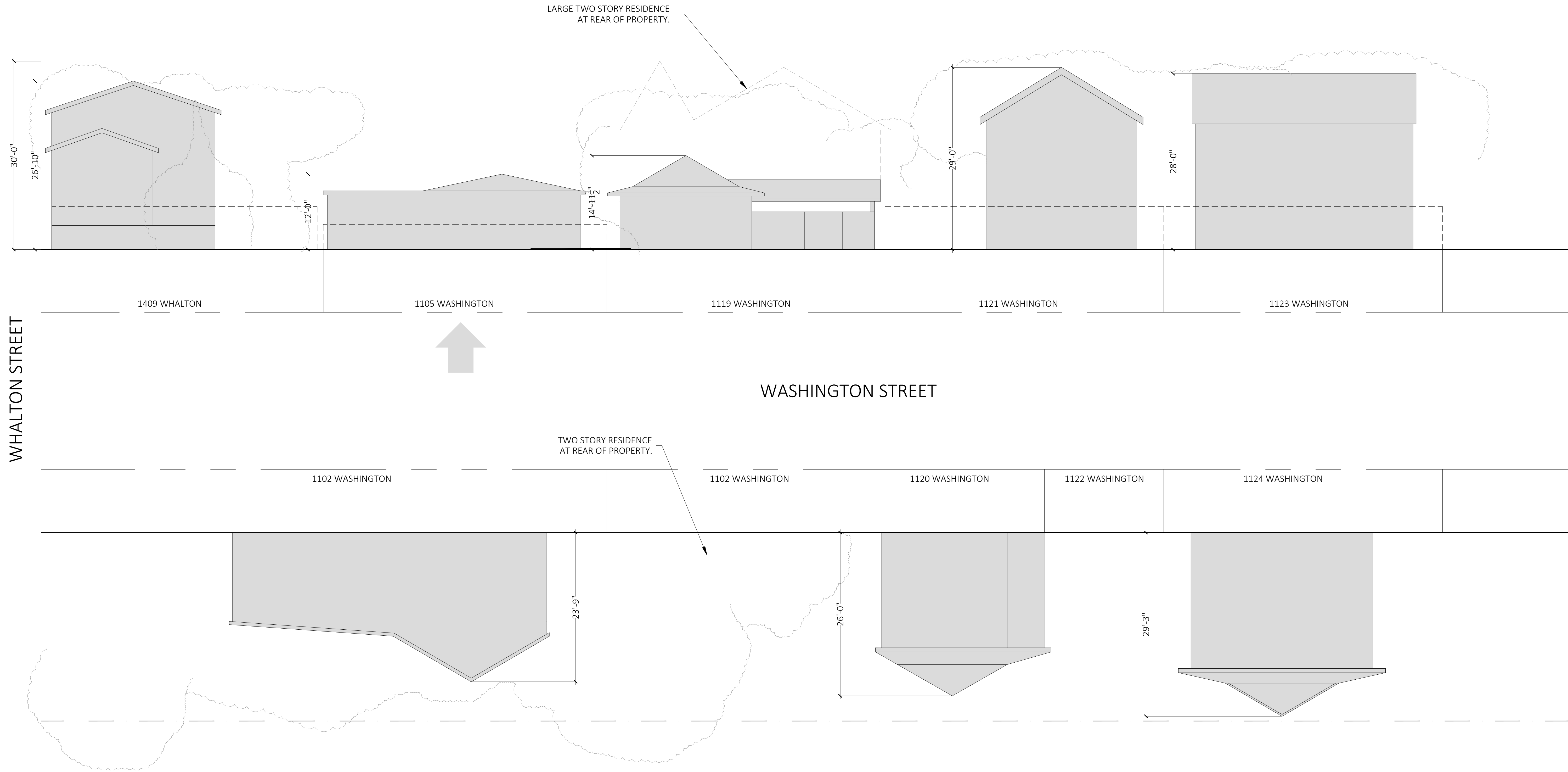




1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

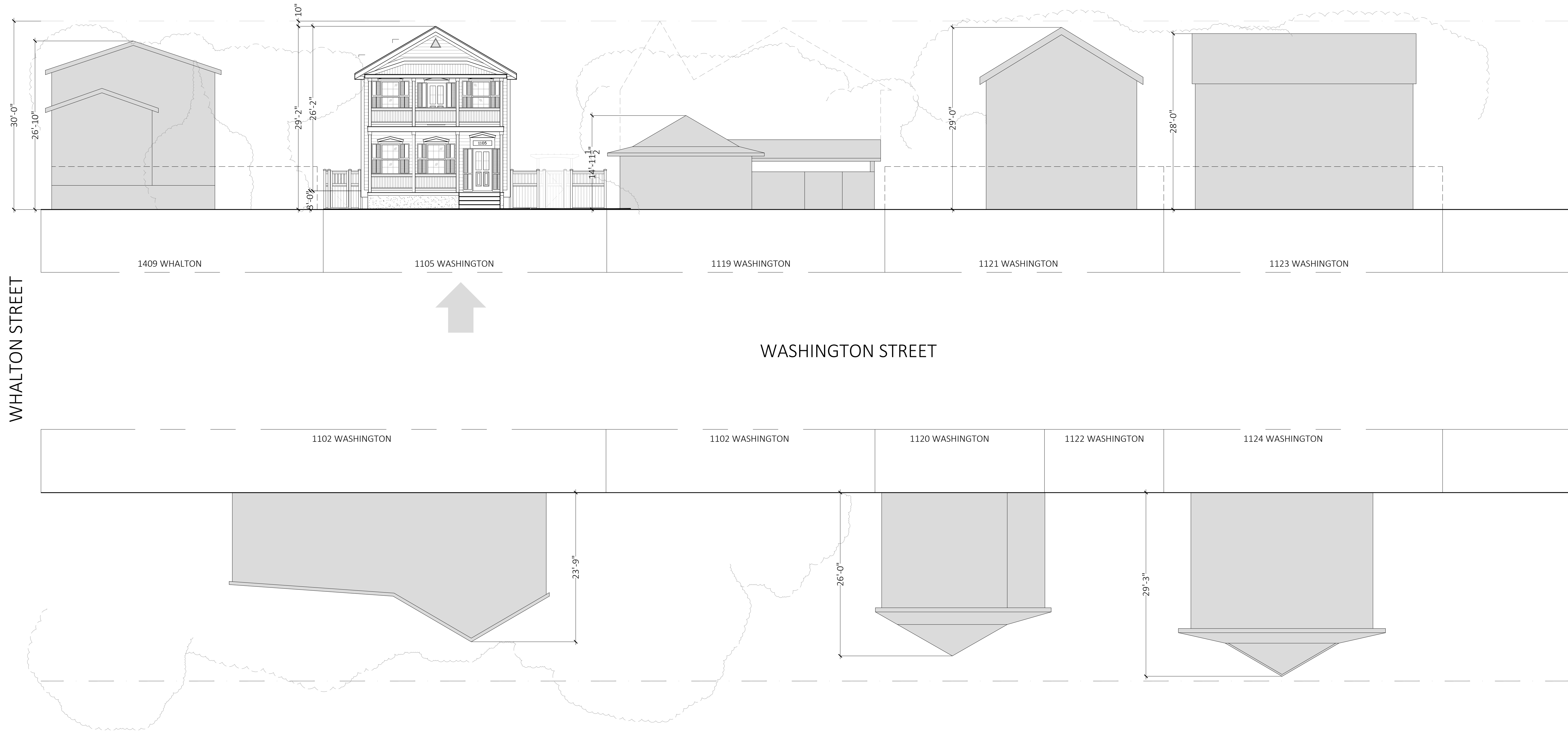


2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING STREET ELEVATION
ROUGH SCALE: 1/8"=1'-0"

SHEET: A3.1	TITLE: EXISTING STREET-SCAPE PROJECT #: 15.26	SUBMISSION / REVISIONS: 01.04.2016 - ARCHITECT SUBMISSION	CONSULTANTS: KWRH LLC RESIDENTIAL NEW CONSTRUCTION 1105 WASHINGTON STREET, KEY WEST, FLORIDA 33040	ARCHITECT: ALEXIA A. GAMBINO, R.A. LICENSE NO. 68980 EXPIRATION DATE: 02/28/17	A20 ARCHITECTURE <small>P.O. BOX 2009, KEY WEST, FL, 33040 PH: 305-854-1100 FAX: 305-854-1101 URL: WWW.A20ARCHITECTURE.COM PROF. REG. ADDRESS</small>
	JANUARY 4, 2016				

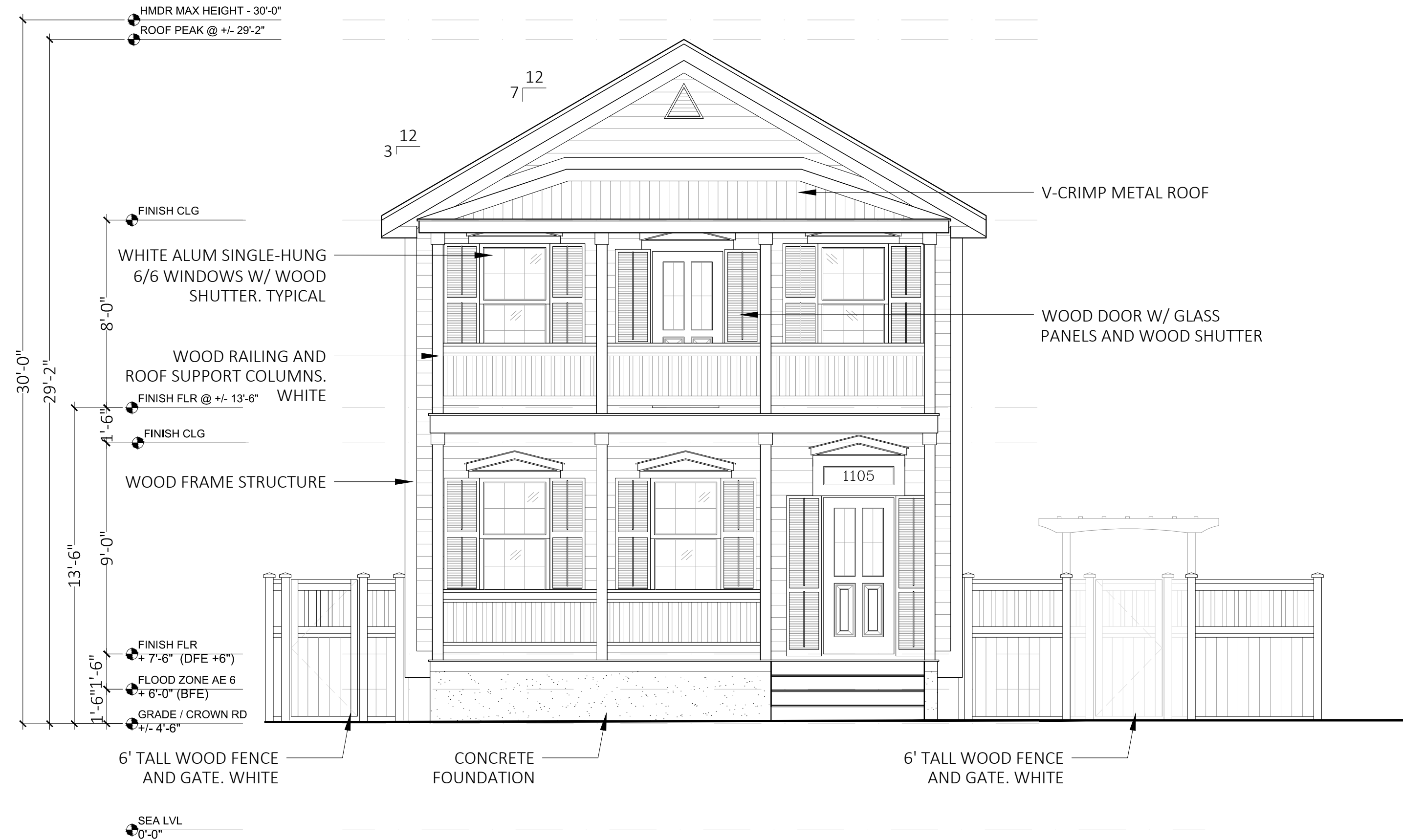
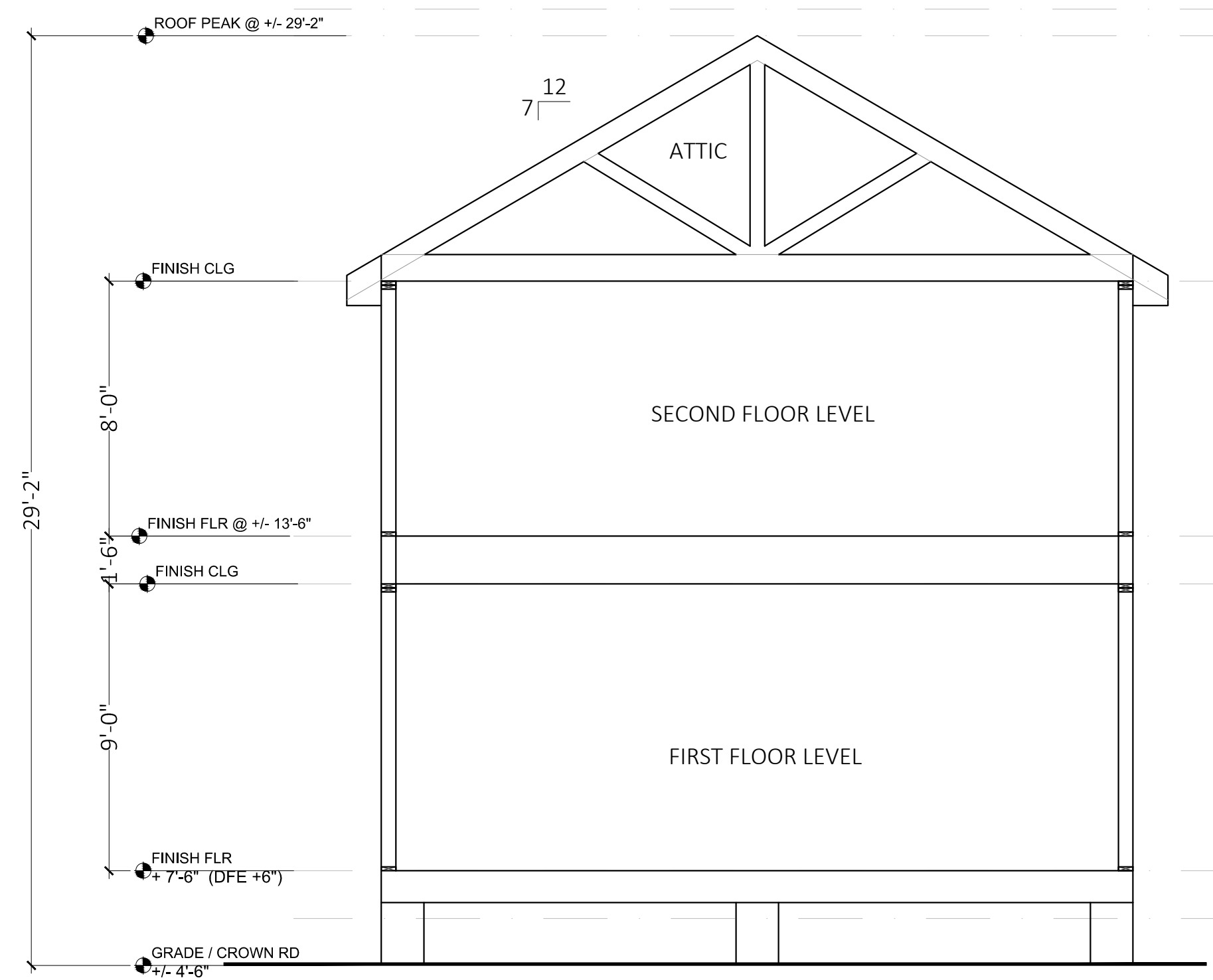


WHALTON STREET

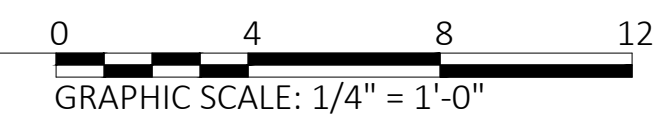
WASHINGTON STREET

1 PROPOSED STREET ELEVATION
ROUGH SCALE: 1/8"=1'-0"

SHEET: A3.2	TITLE: PROPOSED STREET-SCAPE PROJECT #: 15.26	SUBMISSION / REVISIONS: 01.04.2016 - INITIAL SUBMISSION	CONSULTANTS: ARCHITECT: KWRH LLC	ARCHITECTURE A20 ARCHITECTURE P.O. BOX 2009, KEY WEST, FL 33040 PH: 305-854-1100 WWW.A20ARCHITECTURE.COM P&P REF: A20000002
	RESIDENTIAL NEW CONSTRUCTION 1105 WASHINGTON STREET, KEY WEST, FLORIDA 33040			
JANUARY 4, 2016		DRAWING SIZE: 36"X48" DWG FILE: DRAWING: 15.01016.01 PLOT DATE: 01/04/2016		



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



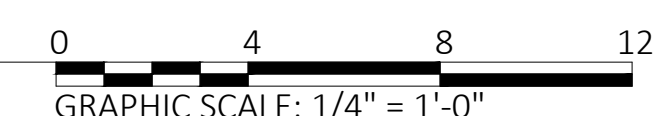
3 BUILDING EXTERIOR CONSTRUCTION DIAGRAM

- NOTES:
- | | |
|-------------------------|-----------------------|
| 1. SIDING MATERIAL: | COMPOSITE HARDI-PLANK |
| 2. SIDING COLOR: | COPEN BLUE SW 0068 |
| 3. TRIM COLOR: | WHITE |
| 4. SHUTTER MATERIAL: | WOOD |
| 5. SHUTTER COLOR: | HALE NAVY HC-154 |
| 6. DOOR MATERIAL: | WOOD |
| 7. DOOR COLOR: | HALE NAVY HC-154 |
| 8. PORCH CEILING COLOR: | QUENCH BLUE SW 6785 |

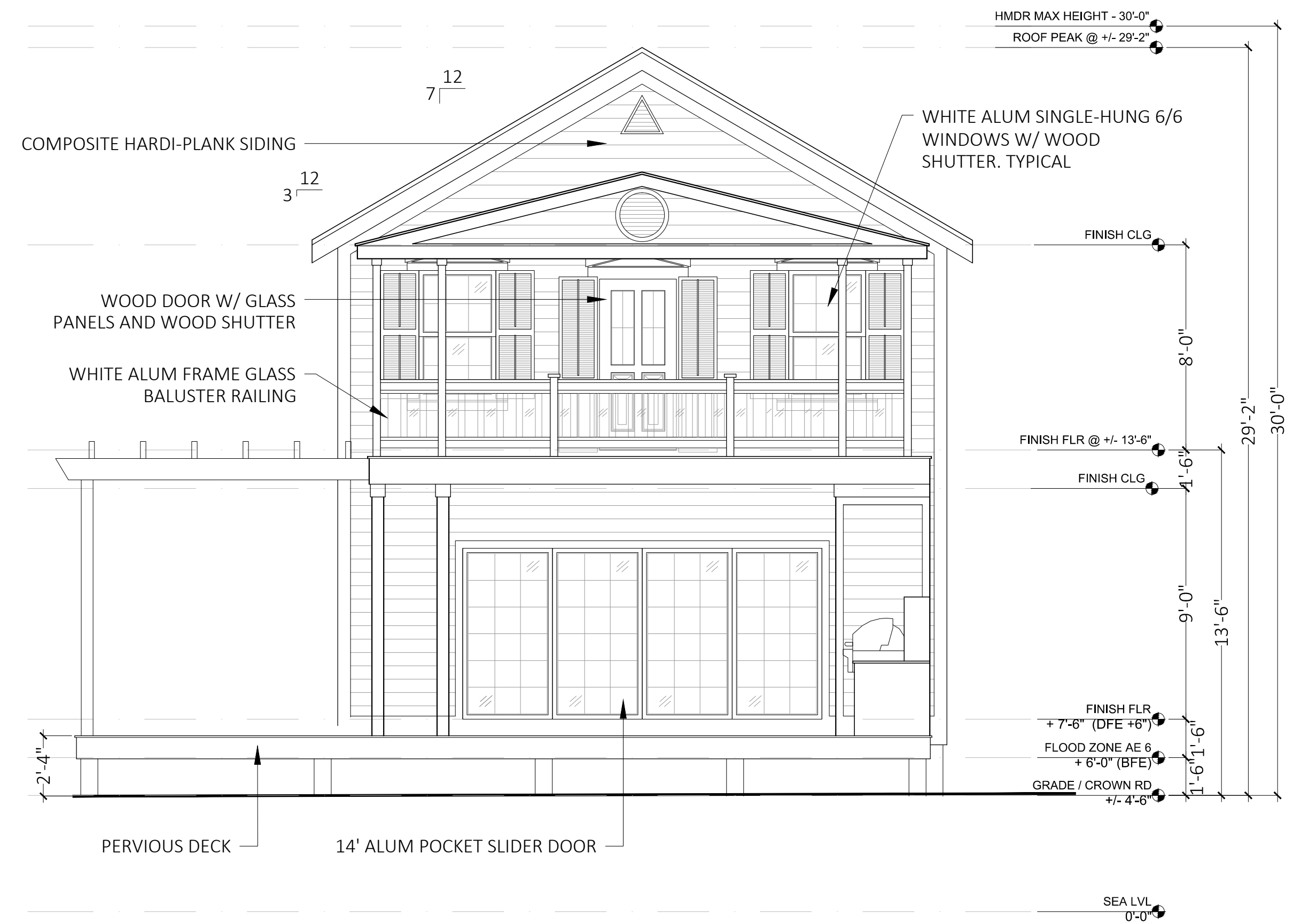
WOOD POSTS W/ PERGOLA
LOUVERED P.T. WOOD ENCLOSURE



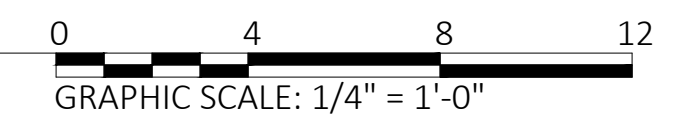
2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



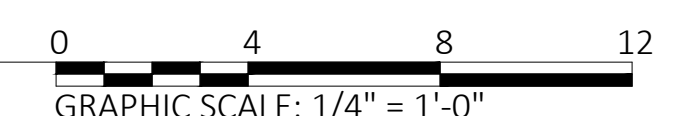
- NOTES:
- | | |
|-------------------------|-----------------------|
| 1. SIDING MATERIAL: | COMPOSITE HARDI-PLANK |
| 2. SIDING COLOR: | COPEN BLUE SW 0068 |
| 3. TRIM COLOR: | WHITE |
| 4. SHUTTER MATERIAL: | WOOD |
| 5. SHUTTER COLOR: | HALE NAVY HC-154 |
| 6. DOOR MATERIAL: | WOOD |
| 7. DOOR COLOR: | HALE NAVY HC-154 |
| 8. PORCH CEILING COLOR: | QUENCH BLUE SW 6785 |



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



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





SIDING



SHUTTERS
+
DOORS



PORCH
CEILING

NOTICING

Public Meeting Notice

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

NEW TWO-STORY FRAME BUILDING. SITE WORK. DEMOLITION OF HISTORIC, NON-CONTRIBUTING CBS STRUCTURE.

FOR- #1105 WASHINGTON STREET

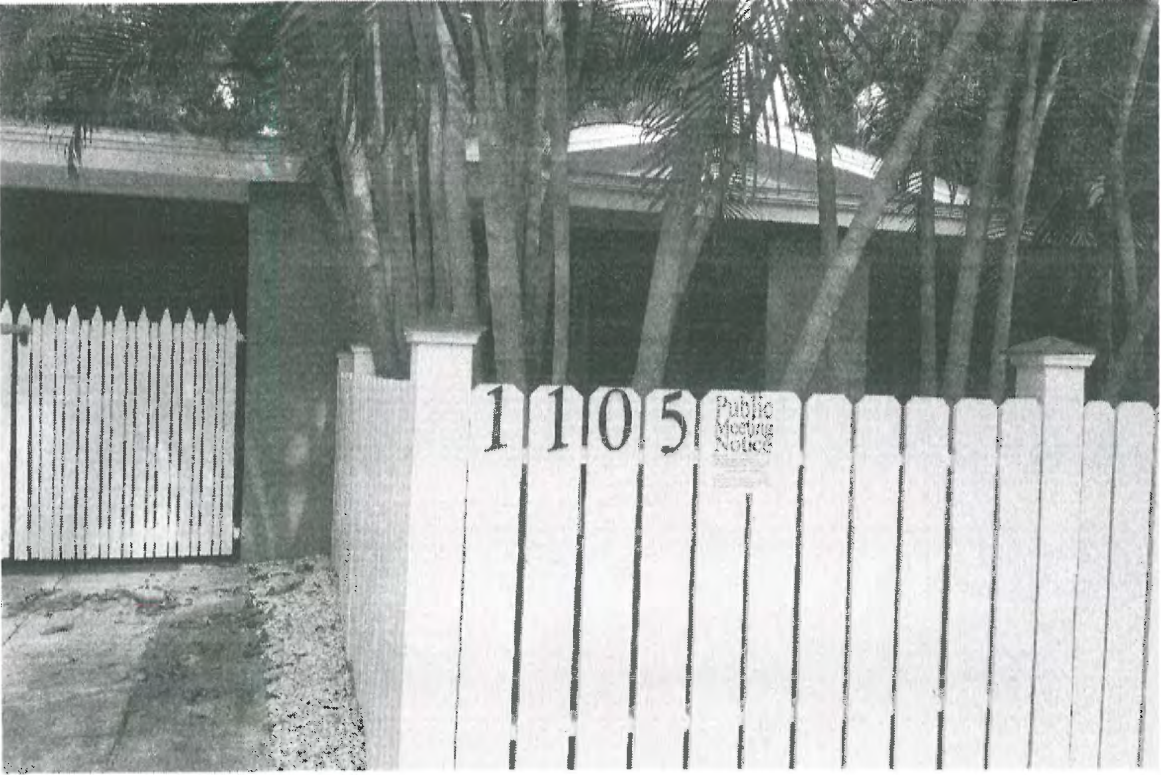
Applicant – A2O Architecture

Application #H16-01-0007

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 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 305-809-3731 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 _____
Aileen Garrido, 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:
1105 Washington Street on
the 21 day of January, 2016.

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
Jan. 26, 2016.

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:

Aileen Garrido
Date: 1-21-2016
Address: PO Box 2699
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of
January, 2016.

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

NOTARY PUBLIC

Sign Name: Maria G. Ratcliff
Print Name: Maria G. Ratcliff
Notary Public - State of Florida (seal)
My Commission Expires: March 22, 2019



PROPERTY APPRAISER INFORMATION

Monroe County Property Record Card (021)

Alternate Key: 9040021

Roll Year 2016

Effective Date: 1/22/2016 10:11:15 AM

Run: 01/22/2016 10:11 AM

KWRH LLC
 817 DUVAL ST
 KEY WEST FL 33040-7405

Parcel 00038400-000100-05-68-25 Nbhd 6131
 Alt Key 9040021 Mill Group 10KW
 Affordable Housing No PC 0100
 FEMA Injunction ALL
 Inspect Date Jun 10, 2015 Next Review
 Business Name
 Physical Addr 1105 WASHINGTON ST, KEY WEST

Associated Names

Name	DBA	Role
KWRH LLC,		Owner

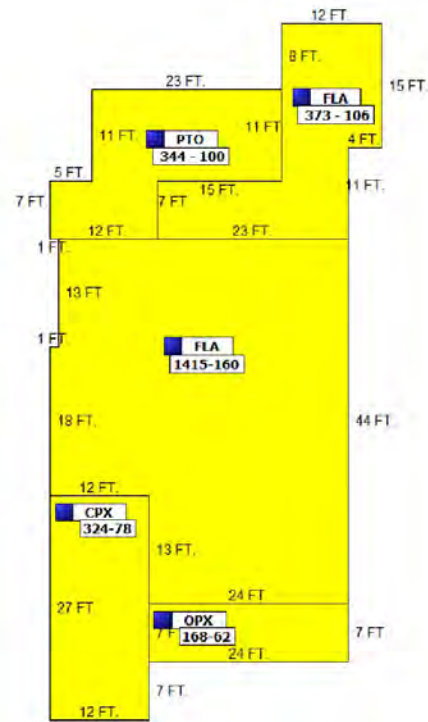
Legal Description

PT LOTS 11 - 12 SQR 1 TR 18 KW WEBB REALTY CO SUB PB1-42 G30-333 G46-197 OR531-185/86 OR621-229 OR865-2166 OR900-1725 OR969-1341 OR971-1129 OR1054-1681/82 OR1054-1683/84 OR1878-1989/90 OR1908-1286/88 OR2280-1085/1086 OR2712/410/11C/T OR2741-943/46

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
106371	010D	45	90	No	4,035.15	SF	0.00		1.00	1.00	1.00	1.05		N		
															Total Just Value	

Building Sketch 35647



Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	266	Functional Obs	0.00
Effective Age	13	Condition	G	Depreciation %	0.13	Economic Obs	0.00
Grnd Floor Area	1,788	Quality Grade	500	Year Built	1960	Special Arch	0

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

Roof Type	2	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	5	Bedrooms	3
Extra Features:	2 Fix Bath	1	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	1	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	0	13:CUSTOM	1	2014		Y			373	006	0.00
FLA	1	5:C.B.S.	1	1990	N	Y	0.00	0.00	1,415	000	0.00
CPX	2	0:	1	1990	N	N	0.00	0.00	324	001	0.00
OPX	3	0:	1	1990	N	N	0.00	0.00	168	002	0.00

Monroe County Property Record Card (021)

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Roll Year 2016

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PTO 6 0: 1 1964 N N 0.00 0.00 344 005 0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
4	AC2:WALL AIR COND	1	UT	0.00	0	0	1990	1991	2	20		
3	FN2:FENCES	270	SF	0.00	54	5	1984	1985	4	30		
2	PT3:PATIO	240	SF	0.00	24	10	1964	1965	2	50		
1	PT5:TILE PATIO	95	SF	0.00	21	5	1964	1965	1	50		
Total Depreciated Value												

Appraiser Notes

2009-05-09 \$750,000 3/2.5 ADDITIONAL BONUS ROOM WITH SEPARATE ENTRANCE TO BE USED AS A BEDROOM, OFFICE OR WORKOUT ROOM. MASTER BR HAS RAINFOREST SAUNA BATHROOM WITH JACUZZI. HOME HAS WHOLE HOUSE GENERATOR AND A CENTRAL VACUUM SYSTEM.

2015-06-09 MLS \$795,000 4/2.5 LOCATED IN HEART OF CASA MARINA DISTRICT, THIS CBS SINGLE FAMILY HAS SEEN A TRUE TRANSFORMATION. WITH 4 BEDROOMS AND 2.5 BATHS, SPACIOUS LIVING AND DINING AREA. FRESHLY PAINTED INSIDE AND OUT, NEW KITCHEN APPLIANCES, GRANITE COUNTERTOPS, ALL NEW LIGHT FIXTURES, METAL ROOF. PLENTY OF ROOMS FOR A POOL IN THE REAR AND OFF STREET PARKING AND A CARPORT. CALL LISTING AGENT FOR SHOWING TODAY.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07-5289	Dec 7 2007 12:00AM	Dec 19 2008 12:00AM	1,200	Residential	1X6 LOUVERED FENCE 15 X 28, 28" LONG 15' WIDE
	03-3797	Nov 4 2003 12:00AM	Dec 31 2003 12:00AM	8,000	Residential	NEW METAL ROOF
	03-3723	Nov 3 2003 12:00AM	Dec 31 2003 12:00AM	3,300	Residential	REPLACE SOFFIT/FACIA
	05-0602	Feb 24 2005 12:00AM	Dec 16 2005 12:00AM	10,670	Residential	STUCCO CENENTIOUS SURFACES

Monroe County Property Record Card (021)

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Roll Year 2016

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Run: 01/22/2016 10:11 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2015F	C	454,947	0	247,334	2,464	704,745	704,745	0	N	704,745
2014F	C	330,622	0	147,473	2,240	480,335	418,007	0	N	480,335
2013F	C	253,512	0	149,655	2,240	405,407	380,007	0	N	405,407
2012F	C	185,891	0	157,330	2,240	345,461	345,461	0	N	345,461
2011F	C	232,386	0	159,249	2,240	393,875	393,875	0	N	393,875
2010F	C	384,409	0	161,167	2,240	547,816	547,816	0	N	547,816
2009F	C	521,087	0	175,792	2,240	699,119	601,972	0	N	699,119
2008F	C	383,339	0	161,669	2,240	547,248	547,248	0	N	547,248
2007F	C	443,867	0	219,916	2,240	666,023	432,111	25,000	N	407,111
2006F	C	363,164	0	313,264	2,240	678,668	421,572	25,000	N	396,572
2005F	C	262,285	0	311,607	2,240	576,132	409,293	25,000	N	384,293
2004F	C	201,758		193,374	2,240	397,372	397,372	25,000	N	372,372
2003F	C	103,905		203,120	2,240	309,265	212,322	25,000		187,322

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
1878	1989	4/14/2003	Warranty Deed	0	Z	I	379,000
1908	1286	7/7/2003	Warranty Deed	0	Q	I	479,000
2280	1085	3/16/2007	Warranty Deed	0	Q	I	797,000
2712	410	11/13/2014	Certificate of Title	0	11	I	100
2741	943	5/15/2015	Warranty Deed	0	12	I	500,000