



Historic Architectural Review Commission Staff Report for Item 26

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: June 24, 2025

Applicant: Bert Bender, Architect

Application Number: C2025-0062

Address: 704 Russell Lane

Description of Work:

New two-story single-family residence, one and a half story accessory structure, pool, and site improvements.

Site Facts:

The site under review is primarily vacant, containing only a non-historic carport, a small elevated structure resembling a treehouse, and existing vegetation. An easement exists over a portion of the property to allow vehicles sufficient space to turn around for access.

Currently the site is located within an X flood zone.



Photo of property under review February 2025.



Photo of property under review February 2025.



Photo of property under review February 2025.



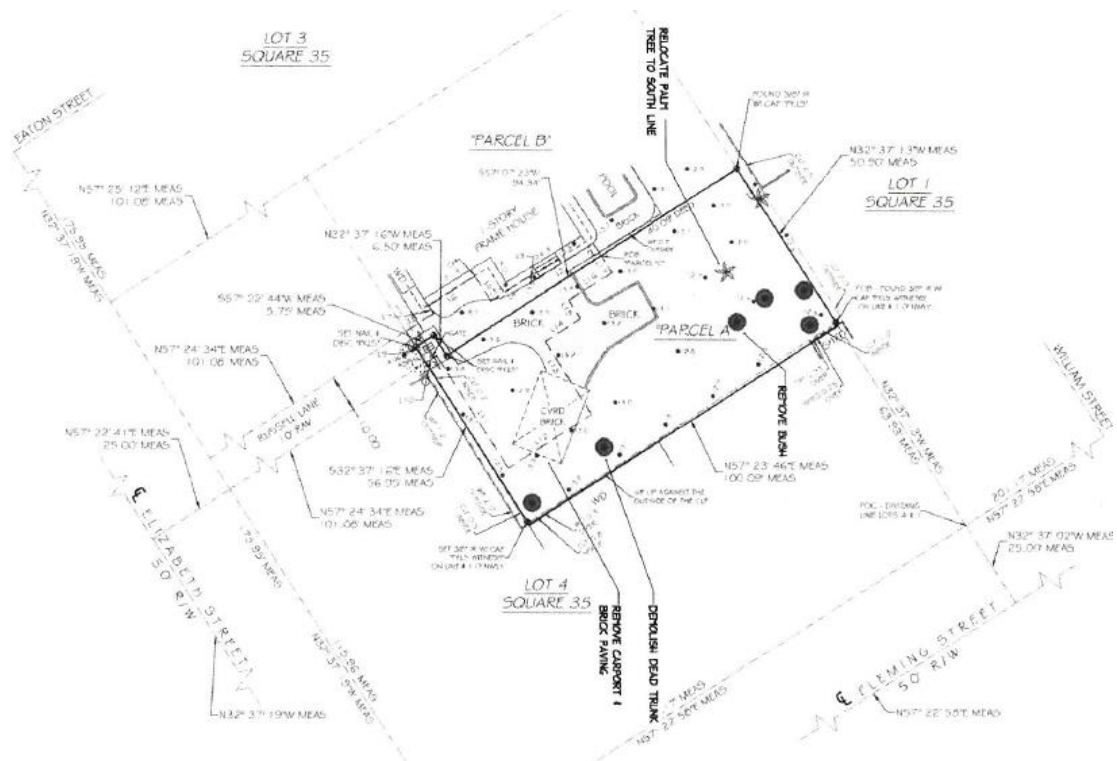
Photo of property under review February 2025.



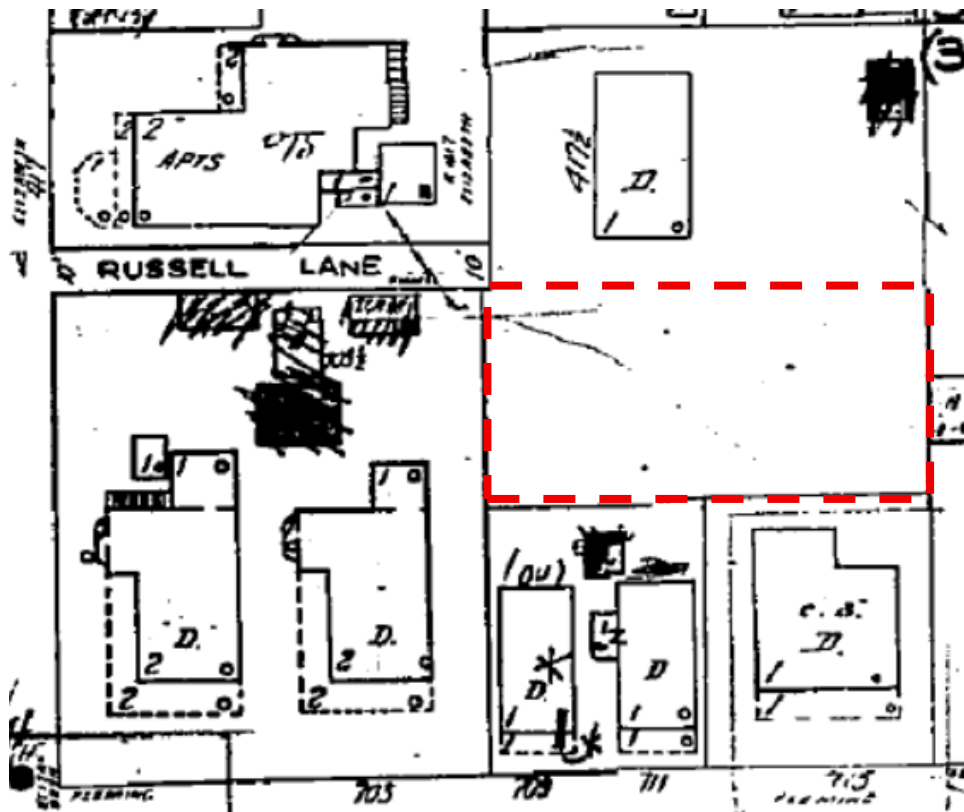
Photo of adjacent property February 2025.



View of entrance to property from Russell Lane February 2025.



Current survey.



1962 Sanborn Map showing vacant lot.

Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically first sentence of first paragraph.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, and Doors (pages 32-33) specifically guidelines 9, 10 (first sentence), and 11.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 19, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph, guidelines 1, 2, 3, and 4.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9, 10 (first sentence), and 11.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.
- Guidelines for Air Conditioning Units, Antennas, Trash Facilities & Satellite Dishes (pages 42-43), specifically guidelines 1, 5, 6, and 7.

Staff Analysis:

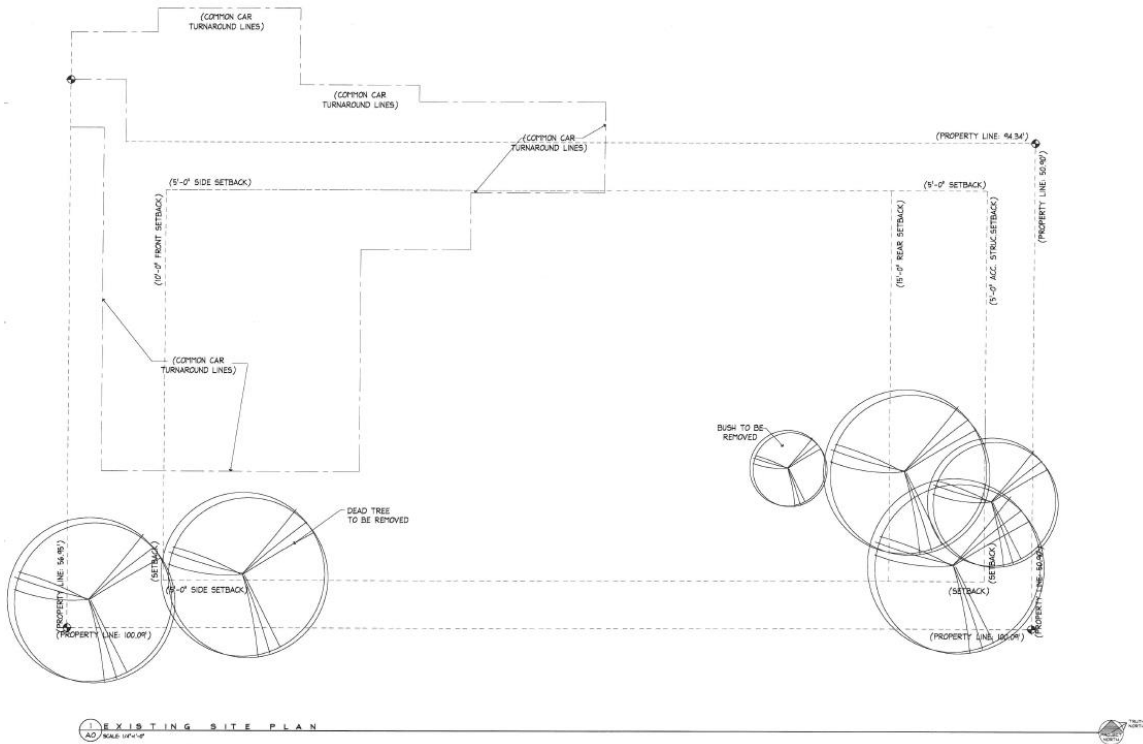
A Certificate of Appropriateness is currently under review for a new two-story single-family residence, a one and a half story accessory structure, a pool, and site improvements. The site is currently a vacant lot, with only a non-historic carport and minimal existing structures such as a tree house structure and some vegetation. The property does not include any contributing or historic resources. The lot is not directly adjacent to a main road; access is provided via Russell Lane.

The proposed primary structure is a two-story residence with a flat roof and parapet wall, clad in stucco and featuring a contemporary architectural design. Its clean lines and rectilinear form differentiate it from the more traditional vernacular styles commonly found in the historic district. On the north elevation, a one-story gabled-roof wing with lap siding is internally connected to the main structure and accommodates the kitchen and dining areas. Although distinct in design from the main structure, this component references traditional Key West architectural elements. The total proposed height of the primary structure is 28'-6" from grade, which should be considered in context with the adjacent building height of approximately 20'. There is a proposed deck which will feature Azek decking.

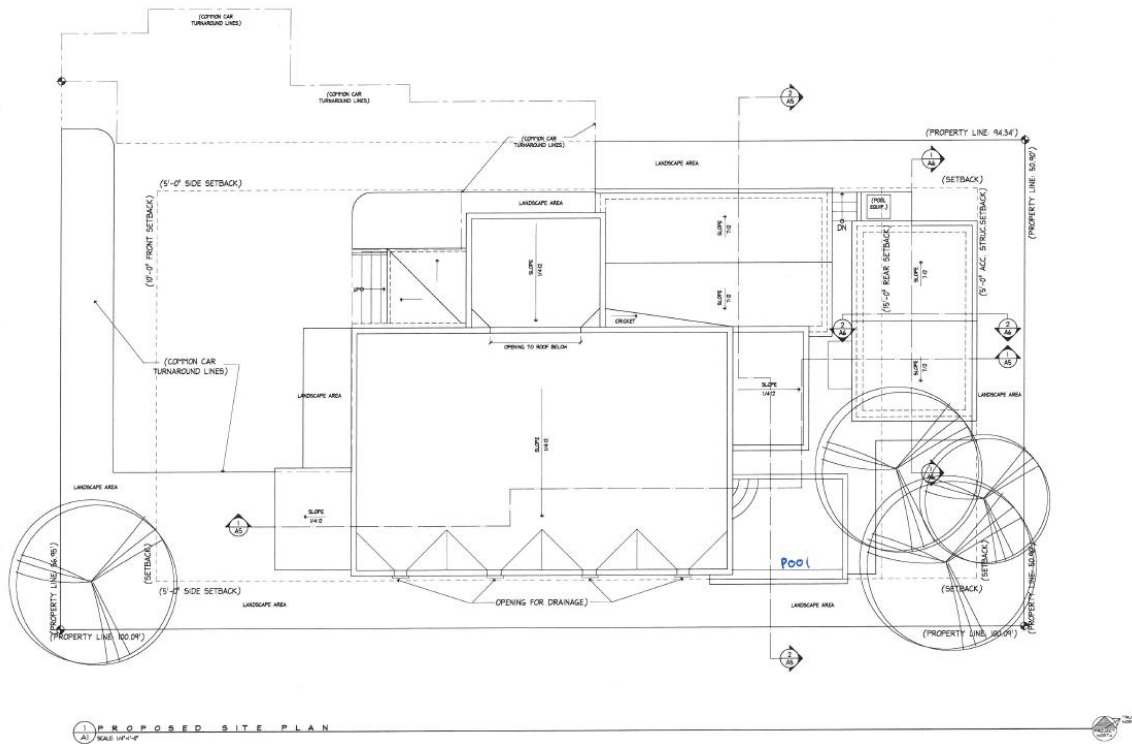
Toward the rear of the property, a detached two-story (per definition) accessory structure labeled "studio" is proposed with a half bath. It features a gable roof with 5 v-crimp and hardie lap siding which is designed to be lower than the main structure, with a proposed height of 20 feet from grade.

The site plan includes a car turnaround with a defined easement and indicates preservation of several trees. The proposed pool is located behind the main house and integrated into the rear yard layout. While several trees are shown on the plans, further verification of tree protection and retention should be coordinated with the City's Urban Forester.

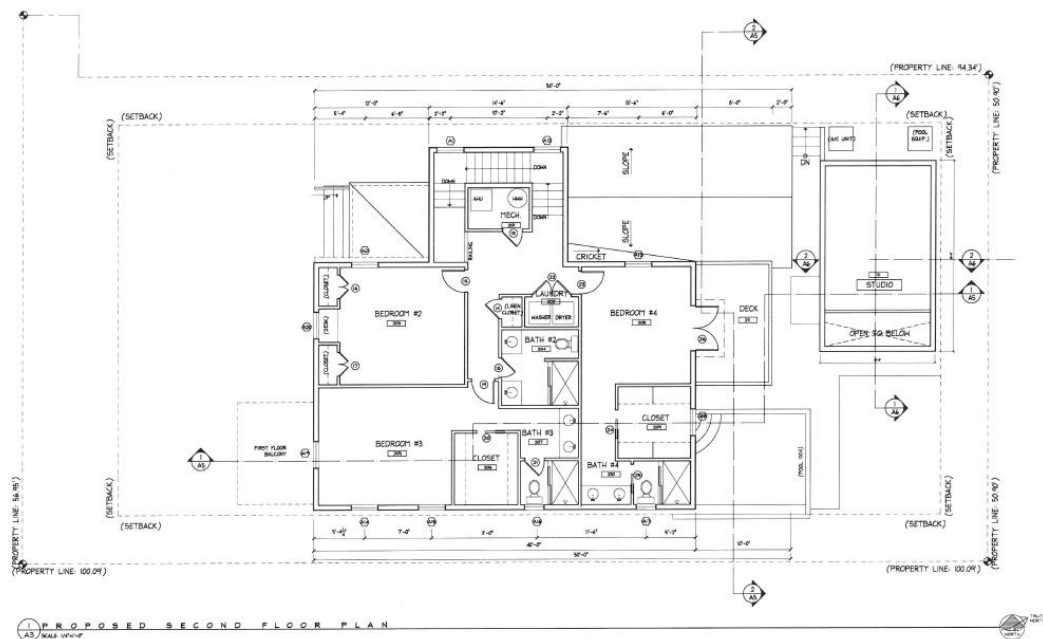
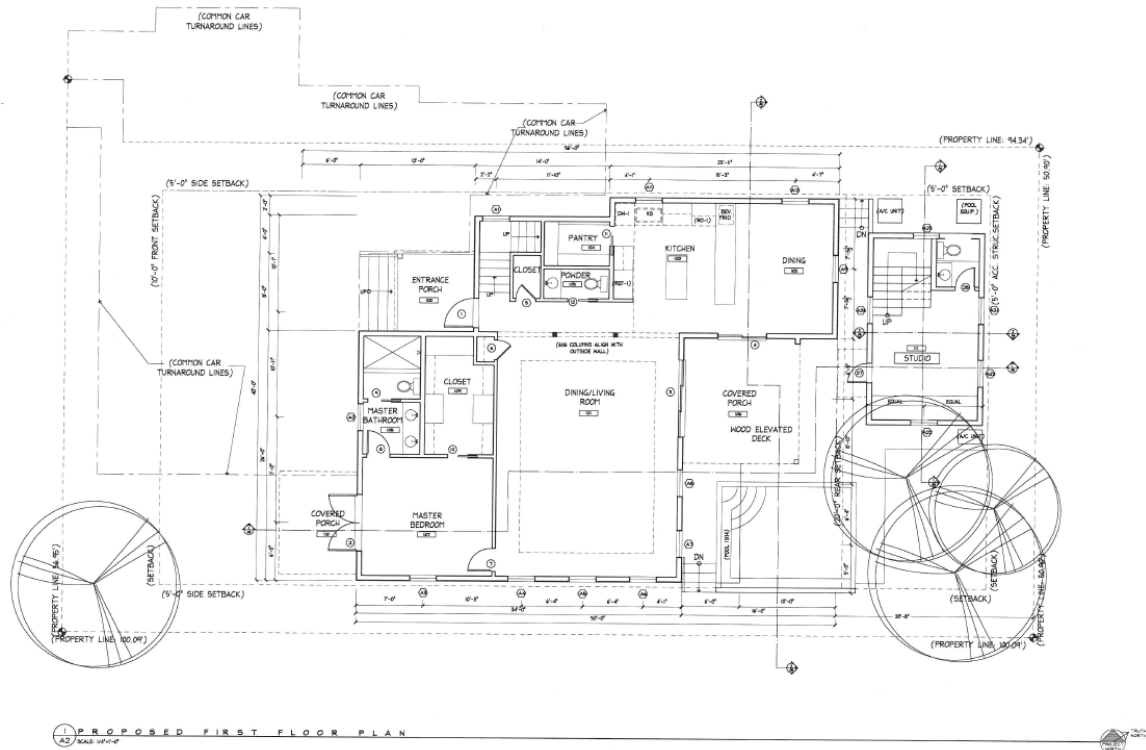
A/C condenser units are proposed for the roof; however, they are not depicted in the elevation drawings. While they are expected to be screened by the parapet wall, their exact placement and visibility must be confirmed on updated plans. A 45-foot fence is proposed along the north side. Additionally, the deck will use Azek composite decking.

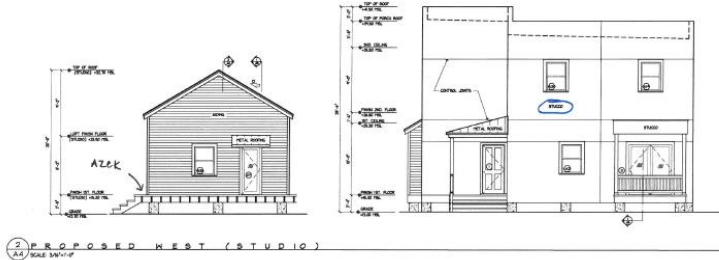


Existing Site Plan.



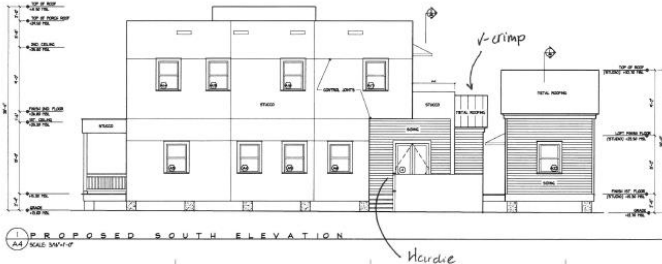
Proposed Site Plan.





2 PROPOSED WEST ELEVATION
A4 SCALE 3/8\"/>

Proposed West Elevation.



1 PROPOSED SOUTH ELEVATION
A4 SCALE 3/8\"/>

Proposed South Elevation.



2 PROPOSED EAST ELEVATION
A4 SCALE 3/8\"/>

Existing East Elevation.



1 PROPOSED NORTH ELEVATION
A4 SCALE 3/8\"/>

Proposed North Elevation.



2 PROPOSED WEST SITE ELEVATION
A4 SCALE 1/4\"/>

Existing West Site Elevation.



Proposed South Site Elevation.



Proposed East Site Elevation.

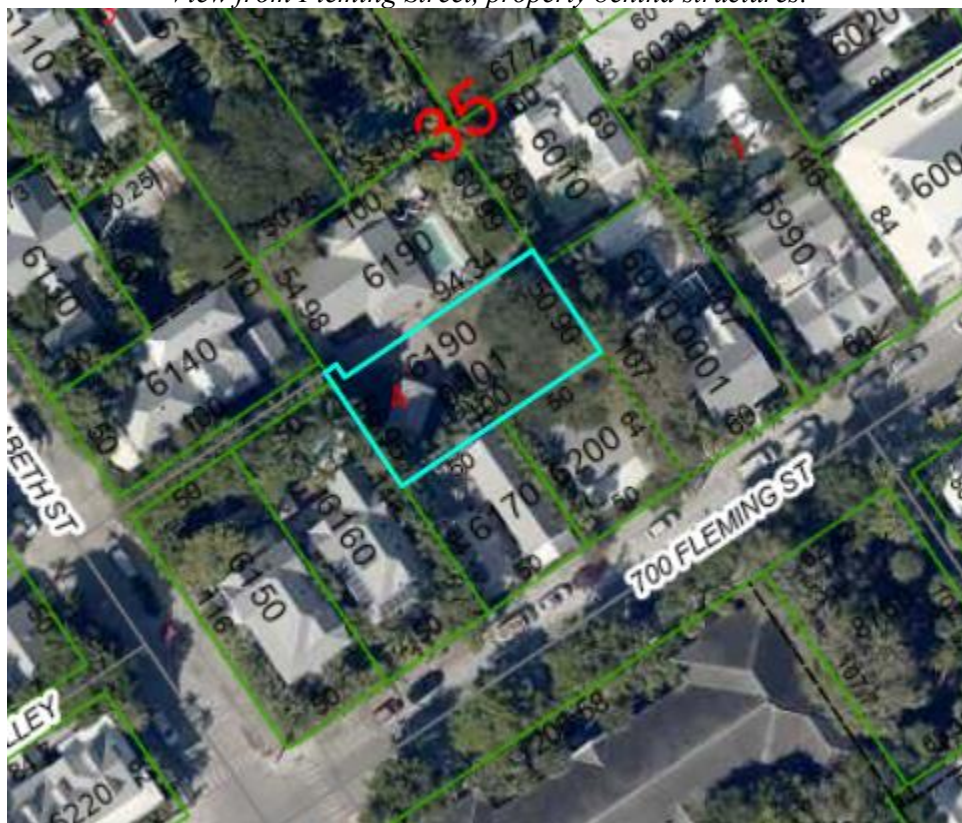


Proposed North Site Elevation.

The image provided below offers important context regarding the proposed two-story structure's visibility from Fleming Street. It depicts two one-and-a-half-story contributing structures that currently define the street's scale and rhythm. The property where the proposed two-story stucco residence is planned, is located directly behind these structures. Given the proposed height of 28'-6", which exceeds that of the foreground buildings, the new residence will be visibly prominent from Fleming Street. This visibility is significant when evaluating compatibility with the surrounding historic context, as the new construction may disrupt the established streetscape hierarchy and visual continuity traditionally found in this area.



View from Fleming Street, property behind structures.



Map view of property.

Consistency with Cited Guidelines:

The proposed new construction raises several concerns regarding HARC Guidelines, particularly in terms of scale, massing, and visibility. Although the lot is not directly on a main street, has no historic or contributing resources, and is accessed via Russell Lane, the proposed two-story primary structure, measuring 28'-6" in height, will be visible from Fleming Street. It sits directly behind two one-and-a-half-story contributing structures, which currently define the rhythm and scale of the streetscape. This height difference may disrupt the established hierarchy and visual continuity of the area which conflicts with *Guideline 1 and 13* of New Construction.

The flat roof and contemporary stucco exterior contrast sharply with the traditional gabled roofs and wood siding typical of the historic district. This conflicts with *Guideline 3* of Roofing, which states that roofing forms and materials must visually align with the neighborhood context, as well as *Guideline 12*, *Guideline 18*, and *Guideline 22*, which emphasize consistency in roof forms and the use of materials that echo those on neighboring historic structures.

While the inclusion of a one-story gabled wing and the design of the accessory structure attempt to reference traditional forms, these elements are visually overshadowed by the modern and dominant massing of the main structure which conflicts with *Guideline 1* of Accessory Structures and *Guidelines 11 and 14* of New Construction. The accessory structure itself is proposed to be 20 feet in height, roughly equal to the adjacent building at 417 Elizabeth Rear.

Additionally, the rooftop location of the A/C condenser units has not been clearly documented; visibility from public viewpoints would need to be verified to meet guidelines, specifically *Guideline 5* of A/C units. Overall, while the proposal demonstrates some efforts to integrate vernacular elements, further refinement is needed to ensure the design is visually compatible with the surrounding historic context and maintains the integrity of the district.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC 2025-002	REVISION #	INITIAL & DATE 6/3/2025 TJO/PDM
FLOOD ZONE "X" ZONE	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

NAME ON DEED:

RICHARD BASCOM & JEANNE KENNEDY PHONE NUMBER **305.504.5026**

OWNER'S MAILING ADDRESS:

105 KEYES ROAD EMAIL **RICHARDBASCOM@YAHOO.COM**

SUNAPEE, NH. 03782

APPLICANT NAME:

BERT BENDER, ARCHITECT PHONE NUMBER **305.849-7202**

APPLICANT'S ADDRESS:

410 ANGELA STREET EMAIL **BENDER@BENDERARCHITECTS.COM**

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

[Signature] DATE **5/14/2025**

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 **X** INVOLVES A HISTORIC STRUCTURE: YES___ NO **X**

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO **X**

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: THE PROJECT INCLUDES DEMOLITION OF A NON-HISTORIC CARPORT, BRICK PAVING AND EXISTING SHROBS, TO ALLOW CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. THE RESIDENCE & GUEST HOUSE ARE 2,962 SQ. FEET W/ 366 S.F. OF PORCHES.
MAIN BUILDING: THE MAIN BUILDING IS TWO STORIES OF STUCCO/FEAT ROOFS. THE NEXT DOOR NEIGHBORS ARE 2 STORIES AND 1 STORY AT 412 ELIZABETH, FRONT AND REAR. THE ROOFS WILL BE FLAT ON 2 STORY OR SLOPED ON ONE STORY.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): DEMOLITION WILL INCLUDE A CARPORT AND BRICK PAVERS

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): THE ACCESSORY STRUCTURE IS A 1 1/2 STORY STUDIO W/ A HALF BATH	
PAVERS: WILL BE CONCRETE, OR A PERVIOUS ASPHALT DECK	FENCES: ONE FENCE, 45 FEET LONG WILL BE INSTALLED ON THE NORTH SIDE
DECKS: WILL BE AZEK PLASTIC BOARDS	PAINTING: WILL MATCH HARC APPROVED COLORS
SITE (INCLUDING GRADING, FILL, TREES, ETC): THE SITE WILL INCLUDE TREES, SHRUBS, AND BUSHES	POOLS (INCLUDING EQUIPMENT): A SMALL POOL WILL BE INCLUDED W/ POOL EQUIPMENT ON THE N. SIDE
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): A/C CONDENSERS WILL BE ON THE ROOF	OTHER:

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 HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

PROPERTY OWNER'S NAME:

RICHARD BASCOM & JEANNE KENNEDY

APPLICANT NAME:

BERT BENDER, ARCHITECT

*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.***

		5/15/25
PROPERTY OWNER'S SIGNATURE RICHARD BASCOM - JEANNE KENNEDY DATE AND PRINT NAME		

DETAILED PROJECT DESCRIPTION OF DEMOLITION

THE PROPERTY HAS A TURNING RADIUS WITH 412 ELIZABETH REAR, THAT HAS A NON-HISTORIC GARPORT & BRICK DRIVEWAY TO BE DEMOLISHED

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

(2) Or explain how the building or structure meets the criteria below:

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

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.
(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.
(d) 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.
(f) 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.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

(i) 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.
THIS IS A CONTEMPORARY, NON-HISTORIC CARPORT IN THE FRONT OF THE LOT. THIS IS PROHIBITED BY THE HARC GUIDELINES,
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
THIS IS NOT A HISTORIC BUILDING.
(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.
THIS IS NOT A HISTORIC BUILDING.
(4) Removing buildings or structures that would otherwise qualify as contributing.
THIS BUILDING DOES NOT QUALIFY AS CONTRIBUTING

PROJECT PHOTOS

PHOTO #1



704 RUSSELL LANE • HARC • 15 MAY 2008
ADJACENT PROPERTY
417 ELIZABETH FRONT, FROM ELIZABETH @ RUSSELL LANE

BENDER & ASSOCIATES ARCHITECTS

PHOTO # 1-A



704 RUSSELL LANE • HARC • 15 MAY 2025
ADJACENT PROPERTIES FROM ELIZABETH STREET AT RUSSELL LANE
417 ELIZABETH, FRONT, 2 STORY ON LEFT
701 FLEMING ON RIGHT, 2 1/2 STORY.

BENDER & ASSOCIATES ARCHITECTS

#12
PHOTO



704 RUSSELL LANE • HARC • 15 MAY 2025
ADJACENT PROPERTY • 417 ELIZABETH, FRONT 2 STORY
BENDER + ASSOCIATES ARCHITECTS




PHOTO
#3

704 RUSSELL LANE
HARC • 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT
AND REAR

BENDER & ASSOCIATES ARCHITECTS



PHOTO
#4

704 RUSSELL LANE
HARC • 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT & REAR

BENDER & ASSOCIATES
ARCHITECTS

PHOTO #15



704 RUSSELL LANE • HARC • 15 MAR 2025
ADJACENT PROPERTY • 417 ELIZABETH - FRONT

BENDER & ASSOCIATES ARCHITECTS

PHOTO #6



704 RUSSELL LANE o HARC o 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT (2 STORY) & REAR (1 STORY)

BENDER & ASSOCIATES ARCHITECTS



PHOTO #7

704 RUSSELL LANE
HARC 05 MAY 2025
ADJACENT BUILDING
417 ELIZABETH
FRONT & REAR
BENDER & ASSOCIATES ARCHITECTS.

PHOTO #8



704 RUSSELL LANE • HARC • 15 MAY 2025
DEMOLITION OF TREE HOUSE, SHED AND
THE BUSH TO THE RIGHT SIDE

BENDER & ASSOCIATES ARCHITECTS.

PHOTO #9



704 RUSSELL LANE • HARC • 15 MAY 2025
DEMOLITION OF BUSH, RELOCATE PALM TREE,
DEMOLITION OF CARPORT & PAVING.

BENDER & ASSOCIATES ARCHITECTS.



704 RUSSELL LANE
DEMOLITION OF
CARPORT, DEAD TREES,
AND BRICK PAVING

PHOTO #10

15 MAY 2025
HARC APPLICATION
BENDER & ASSOCIATES
ARCHITECTS.



720 D Simonton – inside the historic district



904 Flagler – outside of the historic district



904 Flagler – outside of the historic district



924 Flagler – outside of the historic district



924 Flagler – outside of the historic district



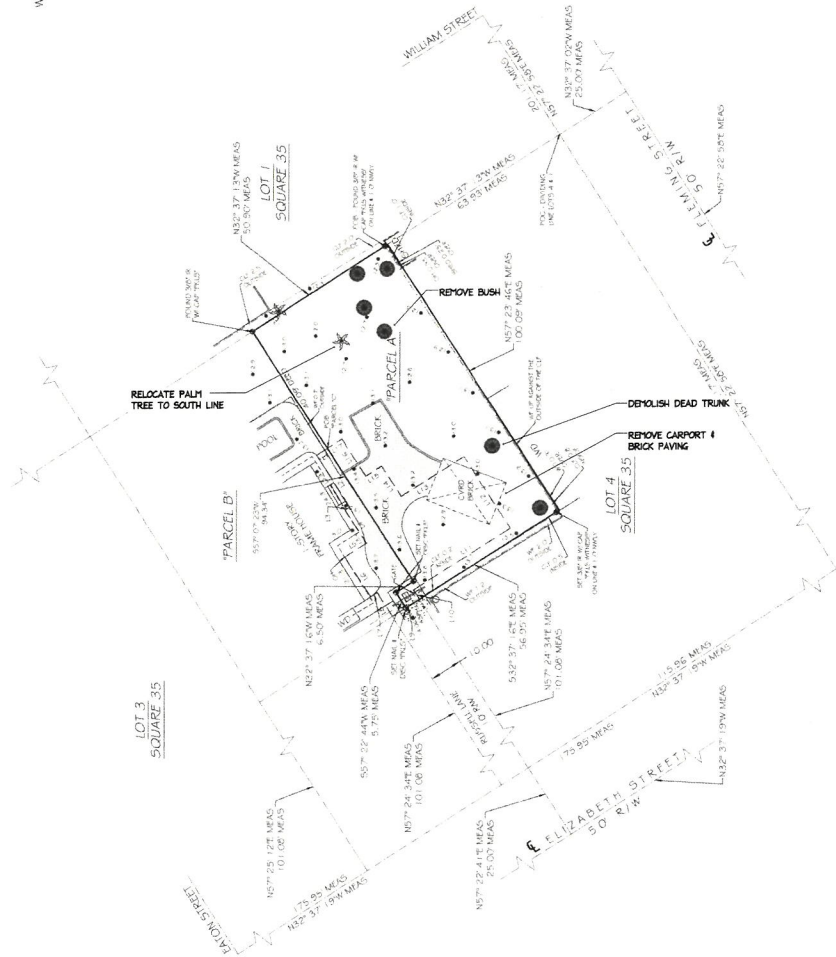
924 Flagler – outside of the historic district



1409 Reynolds – inside the historic district

SURVEY

SURVEY / DEMOLITION PLAN
SCALE: N.T.S.

LOCATION MAP - NTS
SEC. 06-T685-R25E

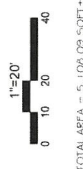
Parcel Line Table			Direction
Line #	Length		
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1.2	12.50	S67° 22' 44"E	
1.3	1.75	N32° 37' 16"W	
1.4	12.50	S67° 22' 44"E	
1.5	8.00	N32° 37' 16"E	
1.6	15.00	S67° 22' 44"W	
1.7	2.50	S67° 22' 44"E	
1.8	9.00	N32° 37' 16"E	
1.9	10.00	S32° 33' 16"E	
2.0	3.50	N32° 37' 16"E	
2.1	36.00	S32° 37' 16"E	
2.2	27.00	S67° 22' 44"E	
2.3	21.25	N32° 33' 16"W	
2.4	11.50	S67° 22' 44"E	
2.5	5.00	N32° 37' 16"W	
2.6	3.00	S67° 22' 44"E	
2.7	4.00	N32° 37' 16"E	

[illegible]

- LEGAL DESCRIPTION(S) -

[illegible]

252

[illegible]

TOTAL AREA = 5,108.09 SQFT ±

CERTIFIED TO:

Richard M. Duesom, Trustee;
James F. Kennedy, Trustee;

Seamus P. Kennedy, Tucson, Arizona

**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS WAY, SUITE 4
CUDAPOT KEY, FL 33042
PHONE (305) 394-3690
FAX (305) 506-7373

1-800-527-0874

NAME _____

DATE _____

PHONE NO. _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

1-800-527-0874

Bender & Associates
ARCHITECTS

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

704 RUSSELL LANE
KEY WEST, FLORIDA

PROPOSED DESIGN

704 RUSSELL LANE

Key West Florida 33040

HARC APPLICATION

704 RUSSELL LANE
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.

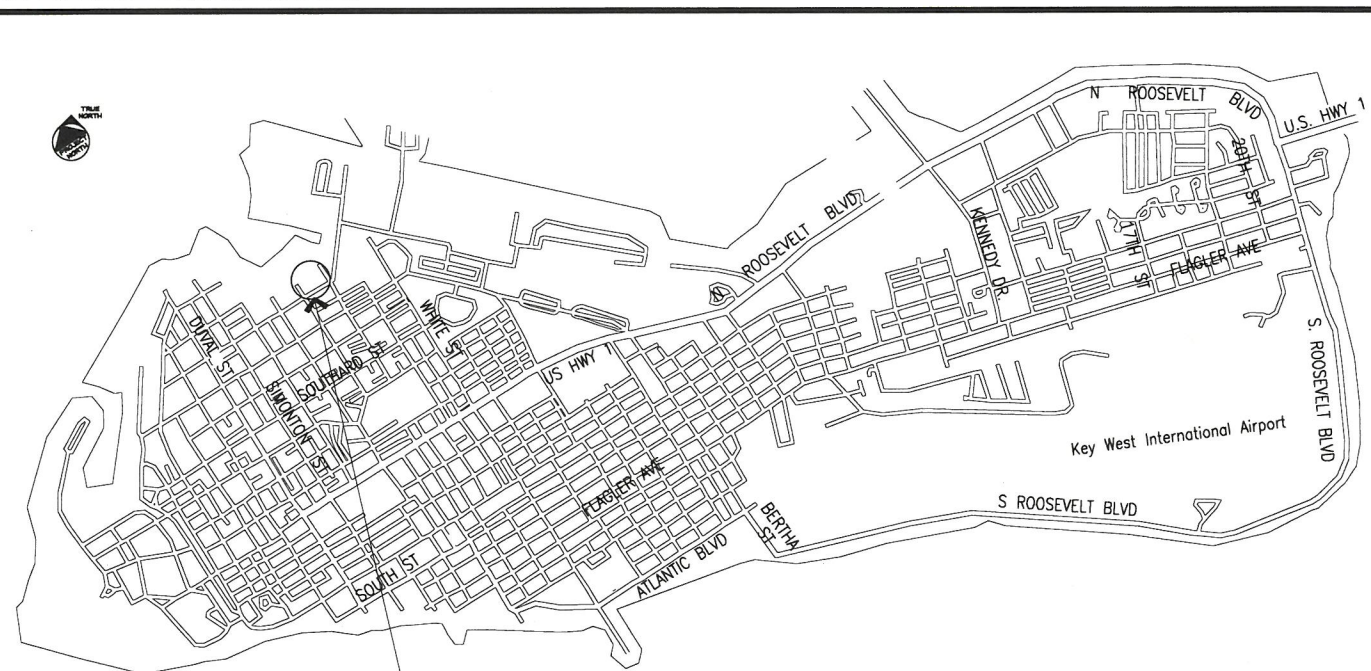
Project No: 2402

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 05/16/2025

C

SITE MAP - KEY WEST



SITE LOCATION:
407 CAROLINE STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 704 RUSSELL LN.
ARCHITECT'S PROJECT No.: 2402
CONTACT: Richard Bascam / Jeanne Kennedy
Address: 704 Russell Ln.
Key West Florida, 33040
Tel: ---
Email: ---
ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
Email: info@benderarchitects.com
Architect: Bert Bender
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:
NEW PRINCIPAL AND ACCESSORY STRUCTURE.

GENERAL NOTES

- 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 10 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.

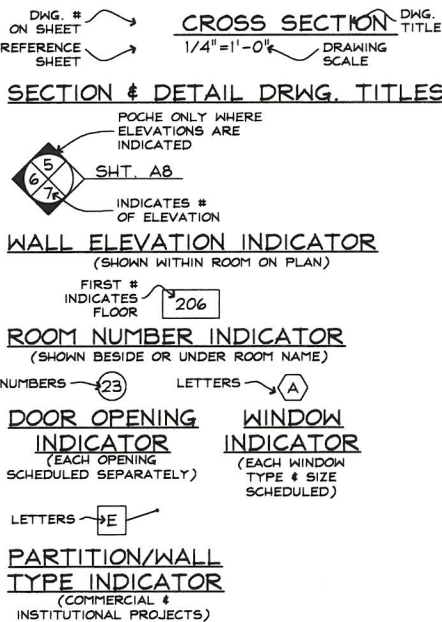
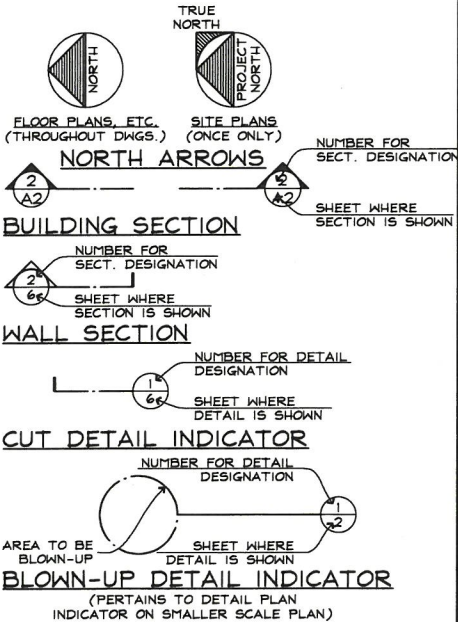
FLORIDA ADMINISTRATIVE CODE

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), (i), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
AVC	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REIN. BAR
DWR	DRAINER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	WMF	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

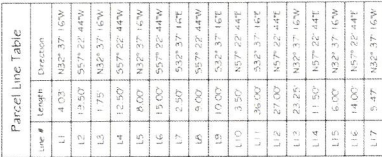
SHEET INDEX

SHEET INDEX
C COVER
S SURVEY
A0 EXISTING SITE PLAN
A1 PROPOSED SITE PLAN
A2 PROPOSED FIRST FLOOR PLAN
A3 PROPOSED SECOND FLOOR PLAN
A4 PROPOSED WEST & SOUTH ELEVATIONS
A5 PROPOSED EAST & NORTH ELEVATIONS
A6 PROPOSED WEST & SOUTH SITE ELEVATIONS
A7 PROPOSED EAST & NORTH ELEVATIONS

1 SURVEY / DEMOLITION PLAN
S SCALE: N.T.S.



LOCATION MAP - NTS
SEC. 06-T685-R25E



SURVEYOR NOTES:
122°37'34" ALONG THE SAID DIVIDING LINE OF LOT 4 AND LOT 1 OF SQUARE 35.
DATED

- [illegible]

- LEGAL DESCRIPTION(S) -

[illegible]

26

On the island of Key West, Monroe County, Florida, and brown (in William A. Whitehead's Map delineated in February, AD 1825) as part of Lot 4 in Squire 35 on the island of Key West, and being more particularly described as follows.

[illegible]

1"=20'

0 10 20 40

CERTIFIED TO:

Richard M. Dawson, Tucson;
James P. Kennedy, Tucson;

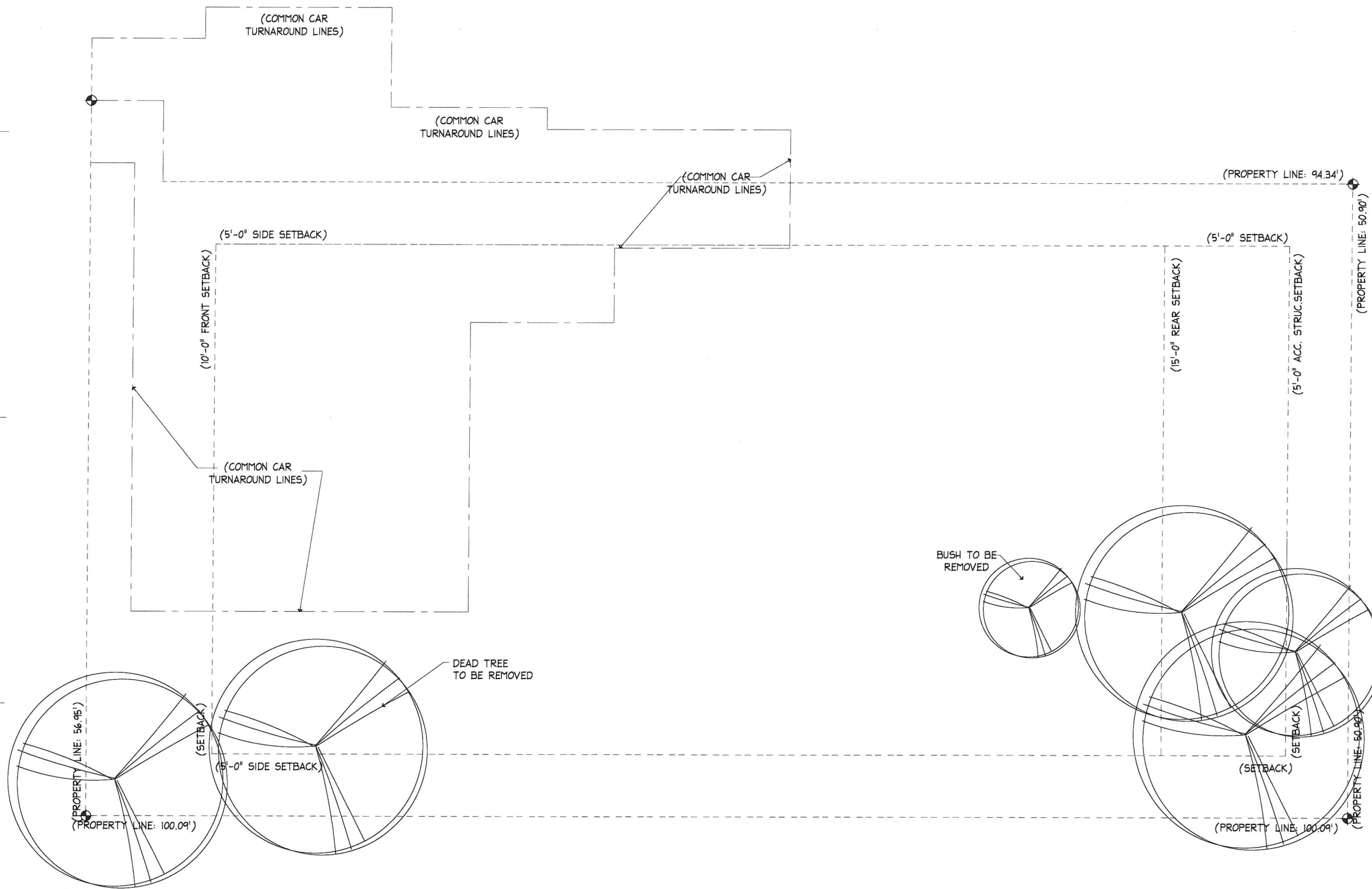
**FLORIDA KEYS
LAND SURVEYING**
21400 OVERSEAS HWY, SUITE 4
CUDJIBEE, FL 33042
PHONE (305) 394-3690
FAX (305) 509-7373

[illegible]

Bender & Associates
ARCHITECTS

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

704 RUSSELL LANE
KEY WEST, FLORIDA



1 EXISTING SITE PLAN
AO SCALE: 1/4"=1'-0"



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Bender & Associates
ARCHITECTS
p.a.

Project No. 2402
Date: 05/16/2025

A0

NOTE:

1. THE IMPERVIOUS SURFACE AREA INCLUDES THE BUILDING 180 S.F. OF SIDEWALKS AND THE POOL AREA.
2. THE PARKING LOT WILL BE PAVED WITH A PERVIOUS ASPHALT THAT HAS BEING USED FOR THE CITY FOR TREES.
3. IT IS ALSO OUR INTENT TO USE PORTION UNDER BUILDING FOR PERVIOUS AREAS WHICH WILL BE DETAILED.

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X' NAVD88		
ZONING DESIGNATION	HPDR		
LOT SIZE	5,108 S.F.		
OCCUPANCY	RESIDENTIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,043 S.F. MAX.	--	2,032 S.F.
5,108 S.F. X 42%			
IMPERVIOUS SURFACE	3,045 S.F. MAX.	--	2,400 S.F.
5,108 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	--	28'-0"
FRONT SETBACK (RUSSELL)	10'-0" MIN.	--	5'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	--	5'-6"
SIDE SETBACK (SOUTH)	5'-0" MIN.	--	5'-6"
REAR SETBACK (EAST)	15'-0" MIN.	--	20'-0"
OPEN SPACE (35%)	1,788 S.F. MIN.	--	1,796 S.F.
F.A.R. (1.0)	5,108 S.F. MIN.	--	3,204 S.F.

704 RUSSELL LANE
KEY WEST, FLORIDA

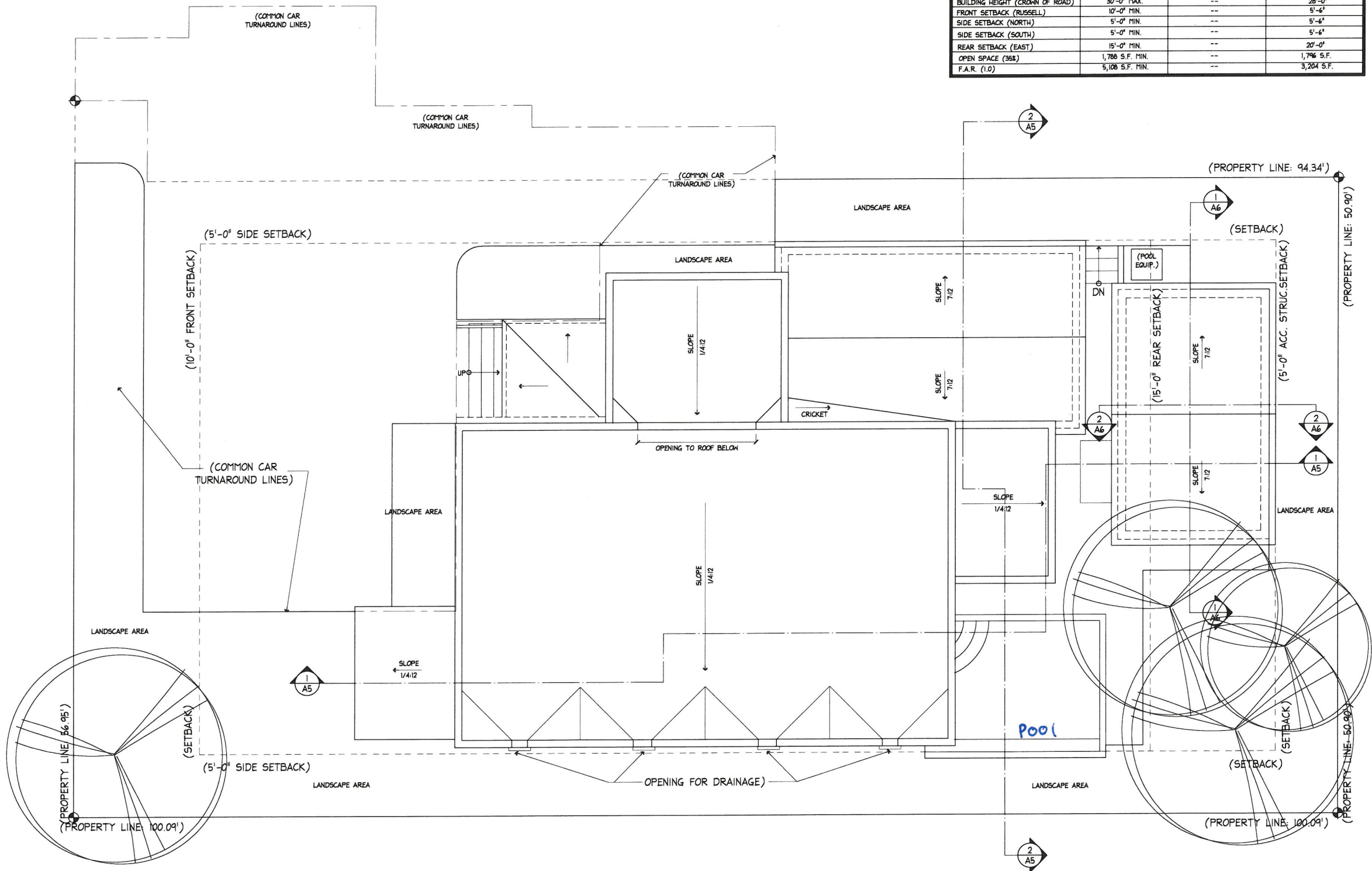
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ARCHITECTS
p.a.

Project No. 2402

Date: 05/16/2025

A1



1 PROPOSED SITE PLAN
A1 SCALE: 1/4"=1'-0"

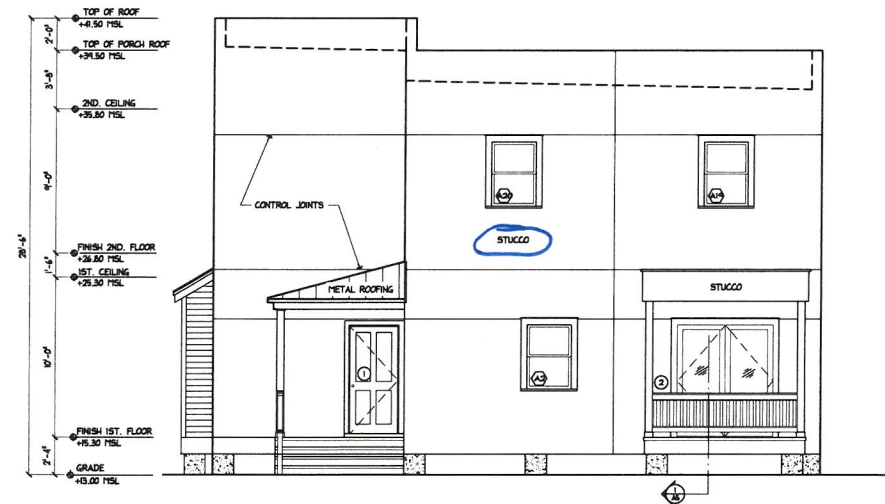
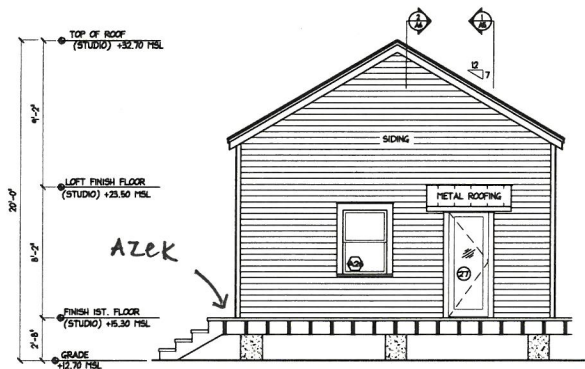




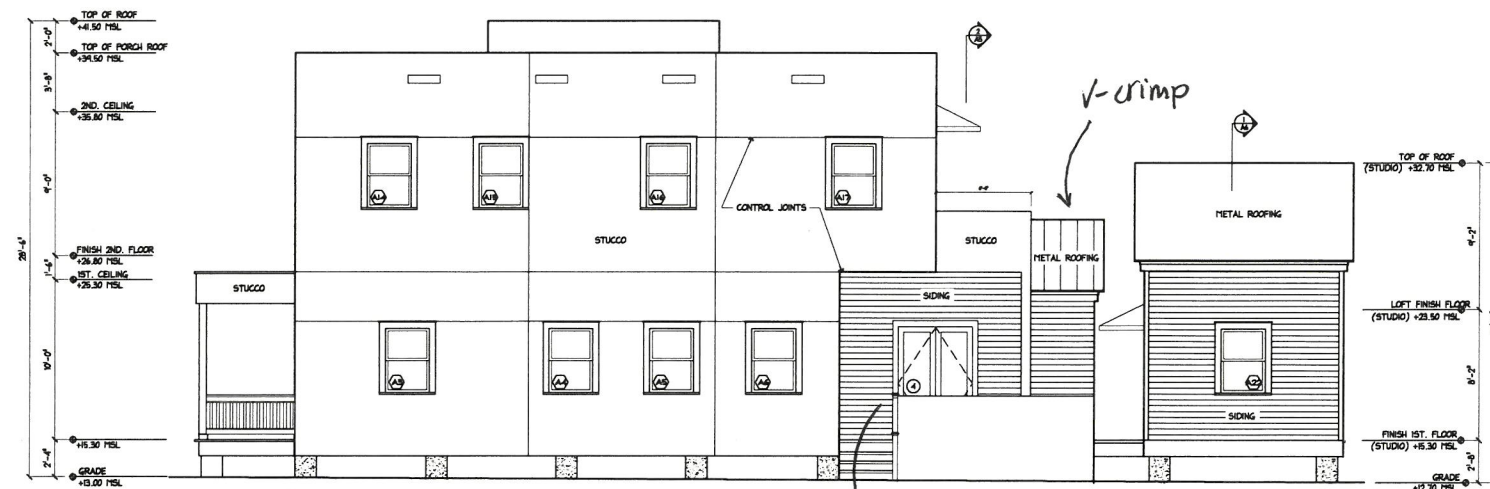
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704 RUSSELL LANE
KEY WEST, FLORIDA



2 PROPOSED WEST (STUDIO)
A4 SCALE: 3/16"=1'-0"



1 PROPOSED SOUTH ELEVATION
A4 SCALE: 3/16"=1'-0"

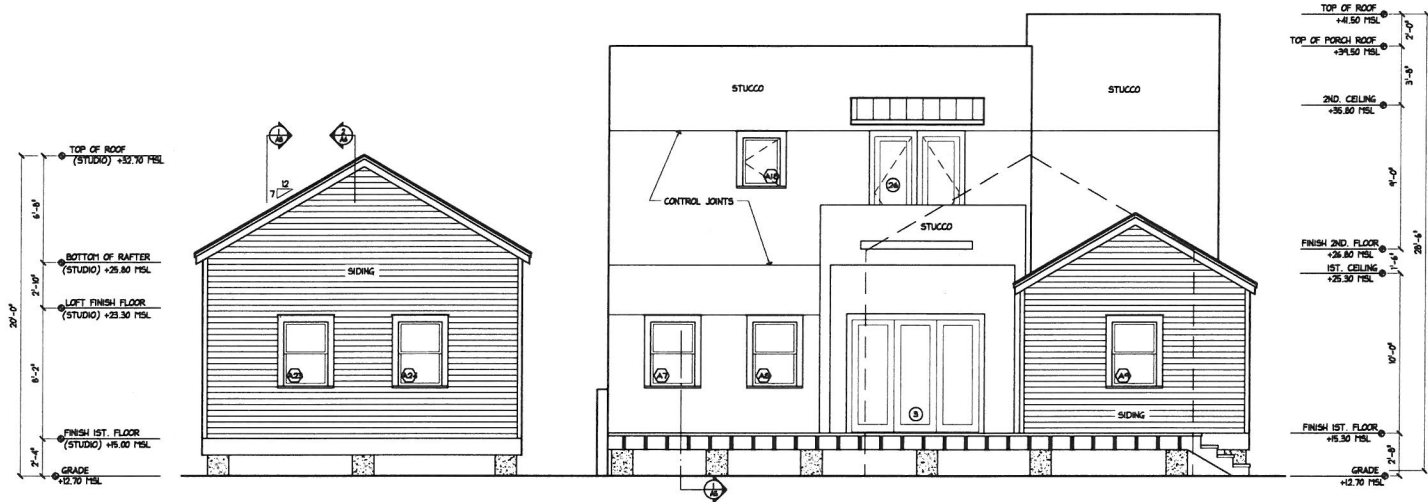
704 RUSSELL LANE
KEY WEST, FLORIDA

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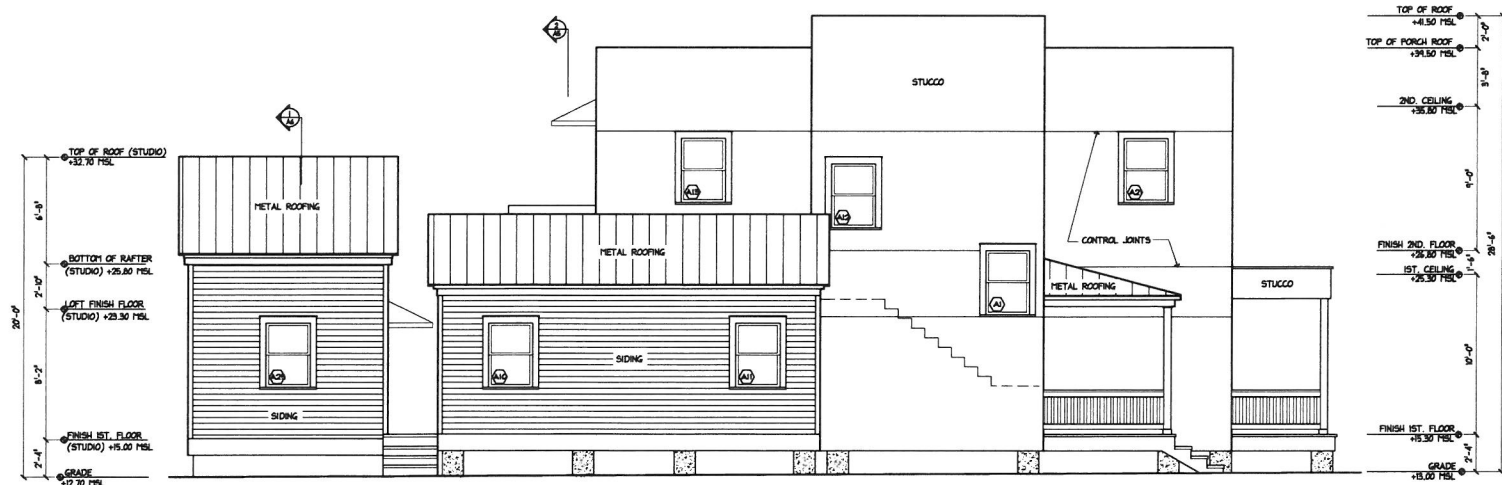
Bender & Associates
ARCHITECTS
p.a.

Project No. 2402
Date: 05/16/2025

A4



2 PROPOSED EAST ELEVATION
A5 SCALE: 3/16"=1'-0"



1 PROPOSED NORTH ELEVATION
A5 SCALE: 3/16"=1'-0"

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Project No. 2402

Date 05/16/2025

A5

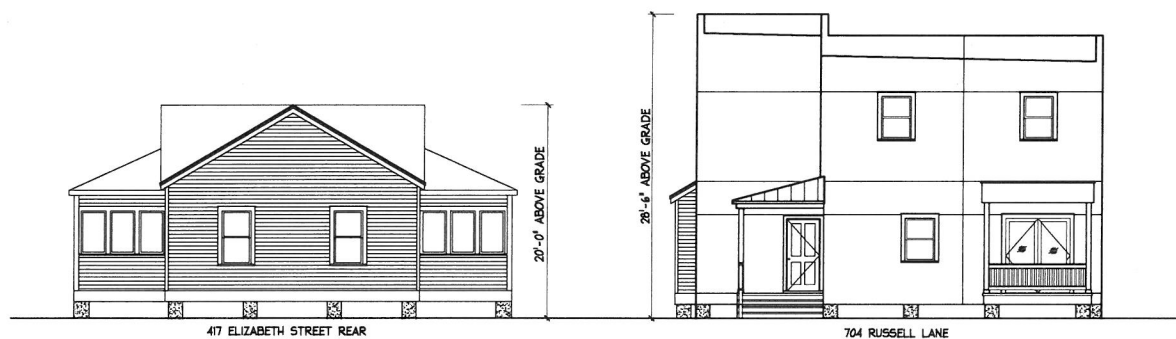
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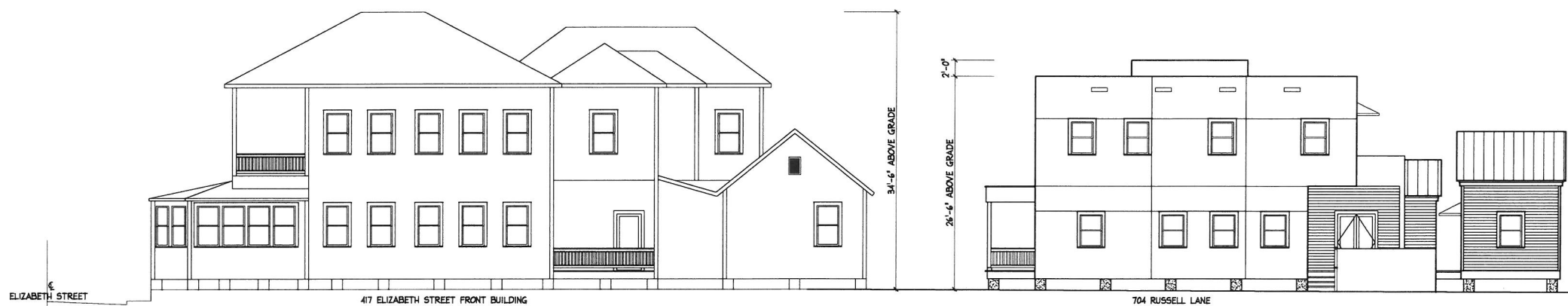
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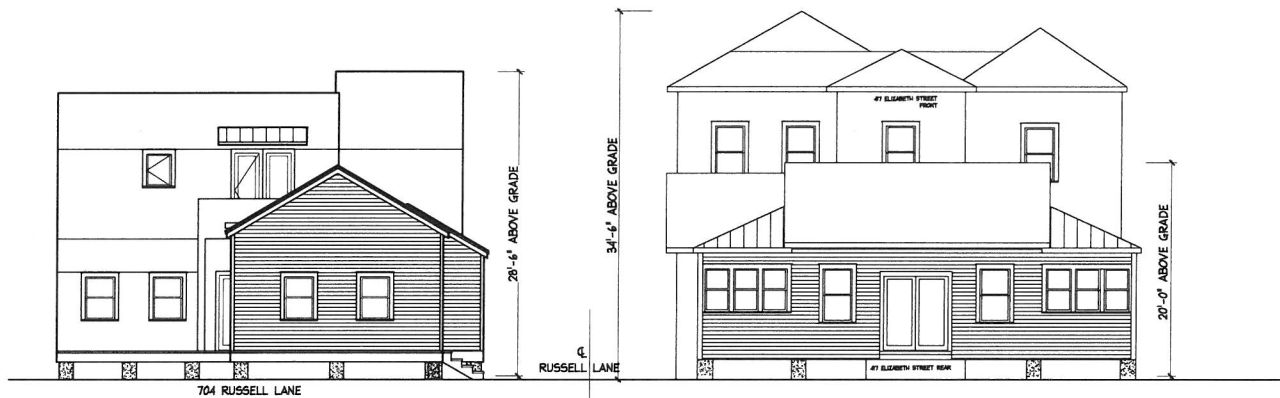
A6



2 PROPOSED WEST SITE ELEVATION
A6 SCALE: 1/8"=1'-0"



1 PROPOSED SOUTH SITE ELEVATION
A6 SCALE: 1/8"=1'-0"



2
A7 PROPOSED EAST SITE ELEVATION
SCALE: 1/8"=1'-0"



1
A7 PROPOSED NORTH SITE ELEVATION
SCALE: 1/8"=1'-0"

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Bender & Associates
ARCHITECTS
p.a.

Project No. 2402
Date 05/16/2025

A7

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ONE AND A HALF STORY ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC CARPORT AND BRICK PAVING.

#704 RUSSELL LANE

Applicant – Bert Bender, Architect Application #C2025-0062

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared BERT BENDER, 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: 704 RUSSELL LANE, KEY WEST, FL. on the 16TH day of JUNE, 2025.

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 JUNE 24TH, 2025.

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 C2025-0062

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

Signed Name of Affiant:

BERT BENDER
Date: 16 JUNE 2025
Address: 410 ANGELA ST.
City: KEY WEST,
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 16TH day of JUNE, 2025.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: OCT 19, 2027



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



NOTICES POSTED FOR HARC MEETING ON JUNE 24, 2025 @ CITY HALL
 POSTED ON 6/16/2025: ONE ON THE STREET POLICE AND ONE ON THE FENCE.
 704 RUSSELL LANE, KEY WEST, FLORIDA 33040

Public
Meeting
Notice

E

A
4
5
1
1

Public
Meeting
Notice

B

E

T

H

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	00006190-000100
Account#	9104644
Property ID	9104644
Millage Group	10KW
Location Address	704 RUSSELL Ln, KEY WEST
Legal Description	KW PT LOT 4 SQR 35 OR168-423/24 OR183-81 OR1494-663/64 OR2394-2003/05 OR2399-345/48 OR2743-107/08 OR3096-639
	(Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BASCOM RICHARD N 2008 REV TR 8/17/2008	KENNEDY JEANNE F REV TR 8/17/2008
105 Keyes Rd	
Sunapee NH 03782	

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$6,024	\$6,229	\$6,413	\$1,526
+ Market Land Value	\$1,583,889	\$1,327,671	\$1,028,751	\$324,154
= Just Market Value	\$1,589,913	\$1,333,900	\$1,035,164	\$325,680
= Total Assessed Value	\$433,480	\$394,073	\$358,248	\$325,680
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,589,913	\$1,333,900	\$1,035,164	\$325,680

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,583,889	\$0	\$6,024	\$1,589,913	\$433,480	\$0	\$1,589,913	\$0
2023	\$1,327,671	\$0	\$6,229	\$1,333,900	\$394,073	\$0	\$1,333,900	\$0
2022	\$1,028,751	\$0	\$6,413	\$1,035,164	\$358,248	\$0	\$1,035,164	\$0
2021	\$324,154	\$0	\$1,526	\$325,680	\$325,680	\$0	\$325,680	\$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)	5,108.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
F DET CARPORT	2002	2003	12 x 20	1	240	4
BRICK PATIO	2002	2003	0 x 0	1	862 SF	2

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
13-0088	01/11/2013	Completed	\$2,200	Residential	REMOVE AND REPLACE EXISTING CONCH SHINGLES W/ SAME INSTALL MODIFIED RUBBER TO GUTTER
06-2324	04/12/2006	Completed	\$14,000		INSTALL V-CRIMP OVER CONCH SHINGLES
02/2906	10/23/2002	Completed	\$2,500		ROOFING V-CRIMP
02/2066	07/30/2002	Completed	\$5,000		BUILD CARPORT
9901657	05/17/1999	Completed	\$2,000		RENOVATIONS
9900463	02/08/1999	Completed	\$300		PAINT SOUTH SIDE HOUSE
9900309	01/26/1999	Completed	\$2,200		MOVE METER
9804042	01/04/1999	Completed	\$19,500		POOL/BRICK DECK

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sales, Sketches (click to enlarge), Photos.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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