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**Historic Architectural Review Commission  
Staff Report for Item 8**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** January 23, 2018

**Applicant:** Bender & Associates Architects  
Haven Burkee, Architect

**Application Number:** H17-03-0054

**Address:** #1109 Fleming Street

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**Description of Work:**

Demolition of two-story guesthouse.

**Site Facts:**

The main house located at 1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has two structures; the contributing historic eyebrow house and a rear non-historic two-story guesthouse. The rear of the property has a side facing Stickney Lane. The lot has two flood zones: the front of the property is in AE-6 and the rear is in AE-7.

This property came to HARC in May 2015 for the demolition of two structures in the rear – a carport and a shed. The Commission also approved renovations to the eyebrow house and a new guesthouse in July 2015 and again in December 2015. In March 28, 2017 the Commission approved new plans for renovations to the eyebrow house, which included a rear one-story addition. That specific application also included the reconfiguration of the guest house's roof and a two-story front porch. Due to costs of the substantial improvements to the guesthouse, and it been non-conforming to FEMA flood requirements, the non-historic structure must meet current flood elevations.

### Ordinance Cited in Review:

- Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.
- Sec. 102-218 (b): Criteria for demolitions.

### Staff Analysis

This Certificate of Appropriateness proposes the demolition of a two-story non-historic guesthouse. The demolition of the guesthouse was previously approved under a different Certificate of Appropriateness which has expired.

Staff opines that the proposed demolition will not result in the following:

- (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;*

It is staff's opinion that the removal of the existing non-historic guesthouse will not jeopardize the historic character of the neighborhood or the historic integrity of the house.

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

The proposed structure to be demolished is not historic.

- (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 non-historic guesthouse is not significant or important in defining the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the existing guesthouse will not qualify to be a contributing resource in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as it complies with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the request for demolition of the non-historic structure, this will be the only required reading.

# 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](http://www.cityofkeywest-fl.gov)

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

ADDRESS OF PROPOSED PROJECT:

1109 Fleming Street

# OF UNITS 1

RE # OR ALTERNATE KEY:

1005207

NAME ON DEED:

Paul Murzyn

PHONE NUMBER 317-496-3732

OWNER'S MAILING ADDRESS:

1109 Fleming Street  
Key West, FL 33040

EMAIL pmurzyn@hotmail.com

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Bender & Associates

PHONE NUMBER 305-296-1347

ARCHITECT / ENGINEER'S ADDRESS:

410 Angela Street

EMAIL

Key West, FL 33040

hburkee@benderarchitects.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:  ONE OR TWO FAMILY     MULTI-FAMILY     COMMERCIAL     NEW     REMODEL  
 CHANGE OF USE / OCCUPANCY     ADDITION     SIGNAGE     WITHIN FLOOD ZONE  
 DEMOLITION     SITE WORK     INTERIOR     EXTERIOR     AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolition of existing non-historic two story guest house and construction of a new single story guest house to replace existing.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>HAVEN BURKEE</b>
OWNER SIGNATURE:	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 <u>27<sup>th</sup></u> DAY OF <u>November</u> , 20 <u>17</u> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



**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](mailto: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:
See attached plans.		

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.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>				
___ 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 ATHORITY, 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.

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

**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.

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

**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 structure to be demolished is a non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.



- (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 structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

- (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 structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

- (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 to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

**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 10 pages, 11.27.17

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.

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

**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 to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

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

The structure to be demolished is non-historic, non-contributing structure, constructed below the required flood elevation and constructed without permits.

**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.***

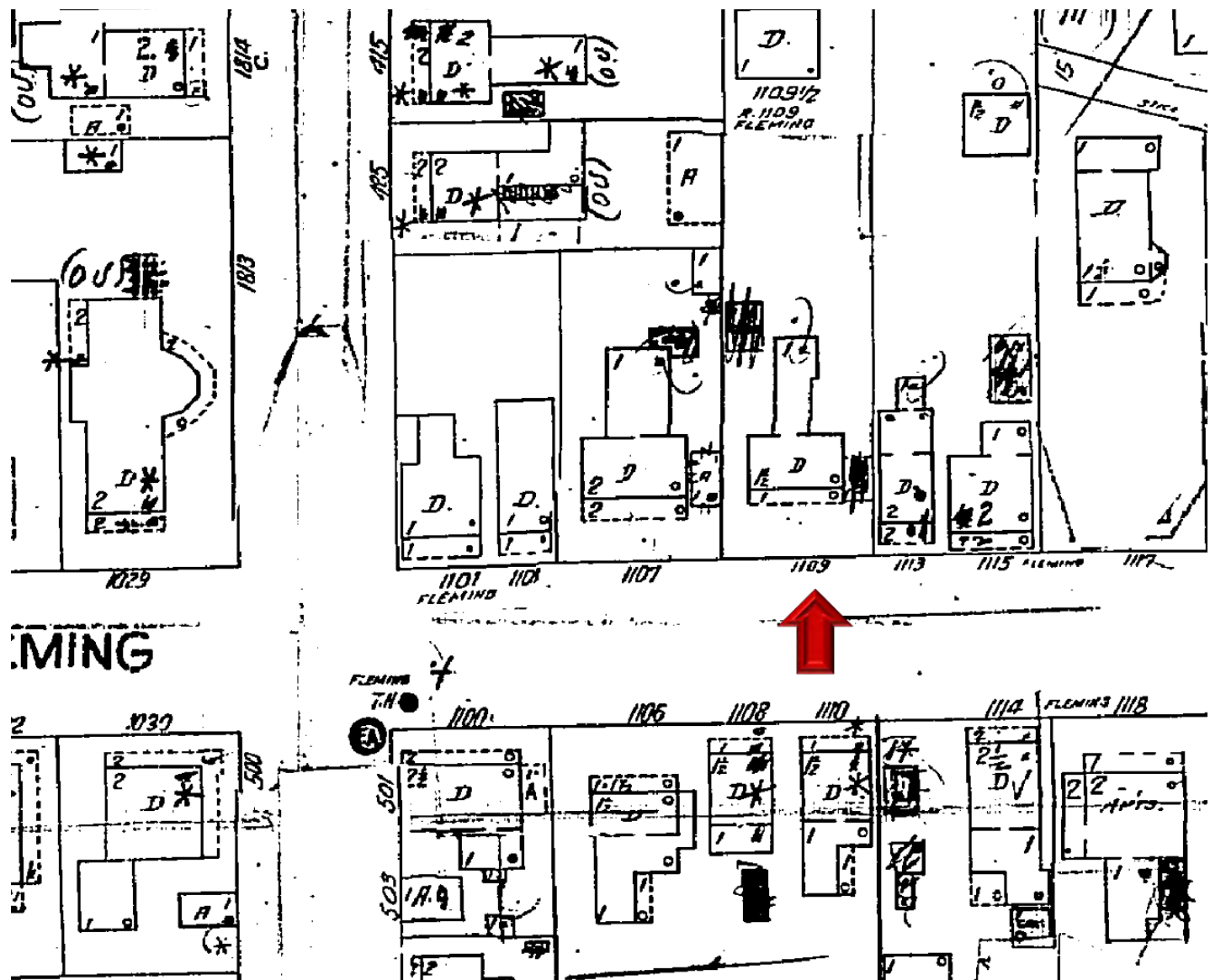
PROPERTY OWNER'S SIGNATURE: _____	DATE AND PRINT NAME: _____
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**OFFICE USE ONLY**

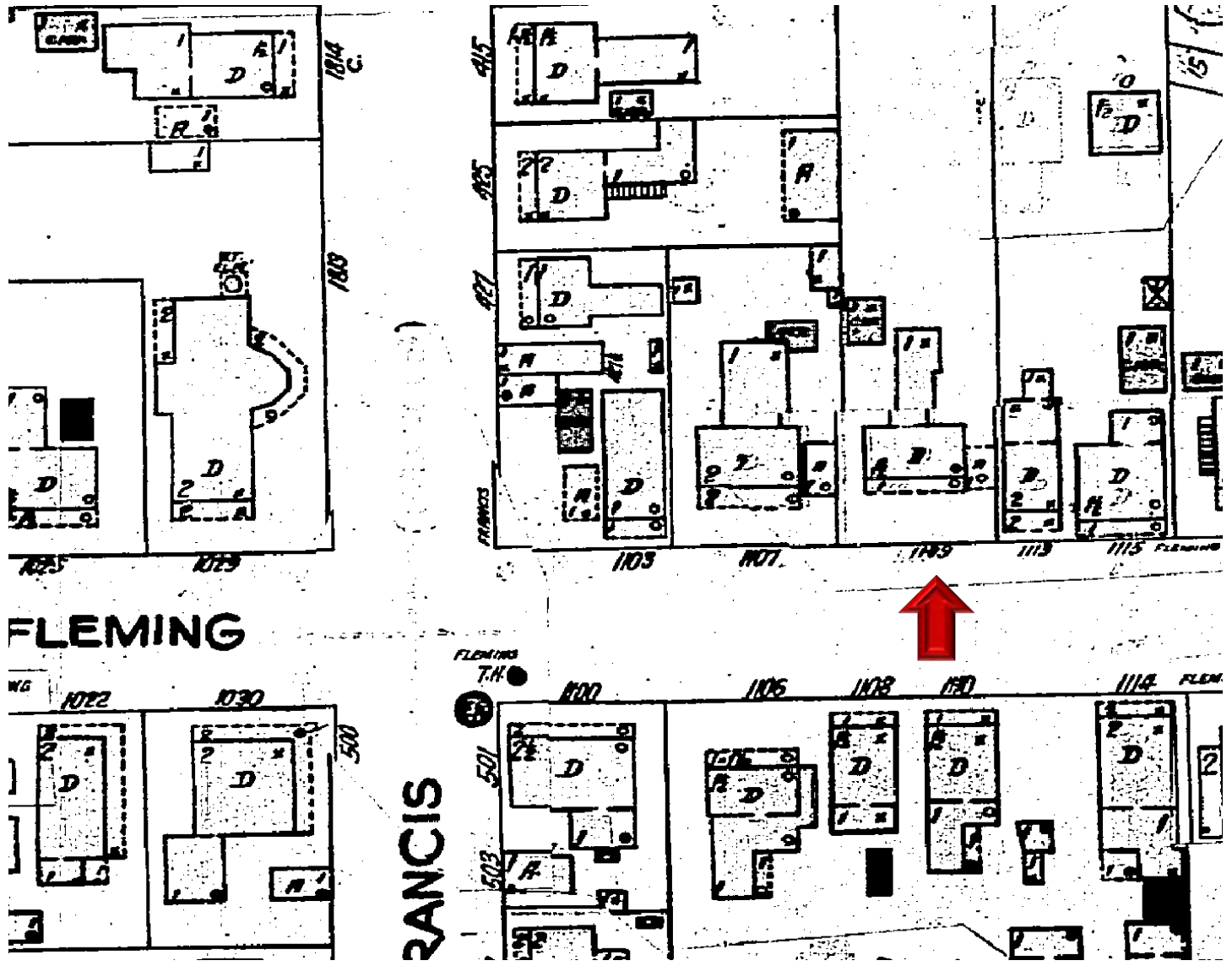
<b>BUILDING DESCRIPTION:</b>				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments     
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# SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

# PROPOSED DESIGN

# 1109 FLEMING STREET

## HARC APPLICATION FOR NEW GUEST HOUSE (TO REPLACE EXISTING GUEST HOUSE)

<p><b>SITE MAP - KEY WEST</b></p> <p style="text-align: center;">Not to Scale</p>	<p><b>PROJECT DIRECTORY</b></p> <p>PROJECT: 1109 FLEMING STREET          ARCHITECT'S PROJECT No.: 1642</p> <p>CONTACT: PAUL MURZYN          Address: 1109 Fleming Street          Key West Florida, 33040</p> <p>Tel:</p> <p>ARCHITECT: BENDER &amp; ASSOCIATES ARCHITECTS, P.A.          Address: 410 Angela Street, Key West, FL 33040          Tel: (305) 296-1347 Fax: (305) 296-2727          E-mail: <a href="mailto:blbender@bellsouth.net">blbender@bellsouth.net</a>          Principal: Bert L. Bender (Principal-in-Charge)          Architect: Haven Burkee</p> <p>ENGINEERING CONSULTANT:          STRUCTURAL: H.W. KEISTER ASSOCIATES          Address: 2027 University Boulevard, North Jacksonville, FL 32211          Tel: (904) 743-4633 Fax: (904) 744-6485          Representative: Mark J. Keister, P.E.,</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>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 2014 EDITION              FLORIDA BUILDING CODE - Existing 2014 EDITION              FLORIDA BUILDING CODE - Residential 2014 EDITION              FLORIDA BUILDING CODE - Plumbing 2014 EDITION              FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION              FLORIDA BUILDING CODE - Mechanical 2014 EDITION              NATIONAL ELECTRICAL CODE 2008 EDITION              NFPA 101 LIFE SAFETY CODE w/ Florida Modifications              2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION              NFPA 1 2006 EDITION              This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).</li> <li>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.</li> <li>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.</li> <li>Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</li> <li>Dimensions shall take precedence over scale.</li> <li>All new utilities shall be underground.</li> <li>Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</li> <li>After completion of construction remove all debris and construction equipment. Restore site to original condition.</li> <li>Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</li> <li>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.</li> <li>Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</li> </ol>
<p><b>FLORIDA ADMINISTRATIVE CODE</b></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 481.2255, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 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>		

<p><b>ABBREVIATIONS</b></p> <table style="width:100%; border: none;"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPERTY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>CCA PRESSURE TREATED</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POINT</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr> <tr><td>DNR</td><td>DRAINER</td><td>REFR.</td><td>REFRIGERATOR</td></tr> <tr><td>EJ</td><td>EXPANSION JOINT</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr> <tr><td>EL</td><td>ELEVATION</td><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>ELEC</td><td>ELECTRIC</td><td>SPEC</td><td>SPECIFICATION</td></tr> <tr><td>EQ</td><td>EQUAL</td><td>T</td><td>TYPICAL</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>GI</td><td>GALVANIZED IRON</td><td>WD</td><td>WOOD</td></tr> <tr><td>HORZ</td><td>HORIZONTAL</td><td>W/F</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>HDW</td><td>HARDWARE</td><td>WH</td><td>WATER HEATER</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING &amp; AIR CONDITIONING</td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr> <tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr> <tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr> <tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr> <tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr> <tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr> <tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr> <tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr> </table>	AB	ANCHOR BOLT	MIN	MINIMUM	ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE	A/C	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	PLAM	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 REINF. BAR	DNR	DRAINER	REFR.	REFRIGERATOR	EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	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	W/F	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			<p><b>SYMBOLS LEGEND</b></p> <p><b>NORTH ARROWS</b>      FLOOR PLANS, ETC. (THROUGHOUT DWGS.)      SITE PLANS (ONCE ONLY)      BUILDING SECTION      WALL SECTION      CUT DETAIL INDICATOR      BLOWN-UP DETAIL INDICATOR</p>	<p><b>SECTION &amp; DETAIL DRWG. TITLES</b></p> <p>CROSS SECTION      1/4" = 1'-0" DRAWING SCALE</p> <p>SECTION # OF ELEVATION ARE INDICATED      SHT. A8      INDICATES # OF ELEVATION</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 &amp; SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR      (COMMERCIAL &amp; INSTITUTIONAL PROJECTS)</p>	<p><b>MATERIAL DESIGNATIONS</b></p> <ul style="list-style-type: none"> <li>CONCRETE MASONRY UNITS IN PLAN</li> <li>CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN</li> <li>METAL IN ELEVATION</li> <li>METAL IN SECTION</li> <li>FINISH WOOD IN ELEV. &amp; IN SECTION</li> <li>DIMENSION LUMBER IN SECTION (CONTINUOUS)</li> <li>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</li> <li>GYPSPUM WALL BOARD IN SECTION (LARGE SCALE)</li> <li>EARTH, NATURAL SUBSTRATE</li> <li>GRAVEL, AGGREGATE BASE COURSE, FILL</li> <li>FIBERGLASS BATT INSULATION</li> <li>RIGID INSULATION</li> </ul> <p><b>PARTITIONS &amp; WALLS</b></p> <ul style="list-style-type: none"> <li>CONCRETE MASONRY UNITS</li> <li>POURED CONCRETE</li> <li>WOOD FRAME</li> <li>METAL STUDS</li> <li>EXISTING CONSTRUCTION TO REMAIN</li> <li>EXISTING CONSTRUCTION TO BE DEMOLISHED</li> </ul>	<p><b>SHEET INDEX</b></p> <p>SHEET INDEX</p> <p>C COVER          A0 SURVEY          A1 EXISTING SITEPLAN, PROPOSED SITE PLAN          A2 EXISTING FLOOR PLANS, PROPOSED FLOOR PLAN          A3 EXISTING EXTERIOR ELEVATIONS, PROPOSED EXTERIOR ELEVATIONS          A4 EXISTING EXTERIOR ELEVATIONS, PROPOSED EXTERIOR ELEVATIONS          A5 SITE ELEVATIONS          A11 EXISTING PHOTOGRAPHS          A12 EXISTING PHOTOGRAPHS          A13 EXISTING PHOTOGRAPHS</p> <p>DESCRIPTION OF WORK:          DEMOLITION OF EXISTING NON-HISTORIC GUEST HOUSE (BUILT WITHOUT PERMITS AND BELOW FLOOD ELEVATION) AND CONSTRUCTION OF NEW GUEST HOUSE.</p>
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1109 FLEMING 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.a.

Project No. 1642

Date: 11/27/17

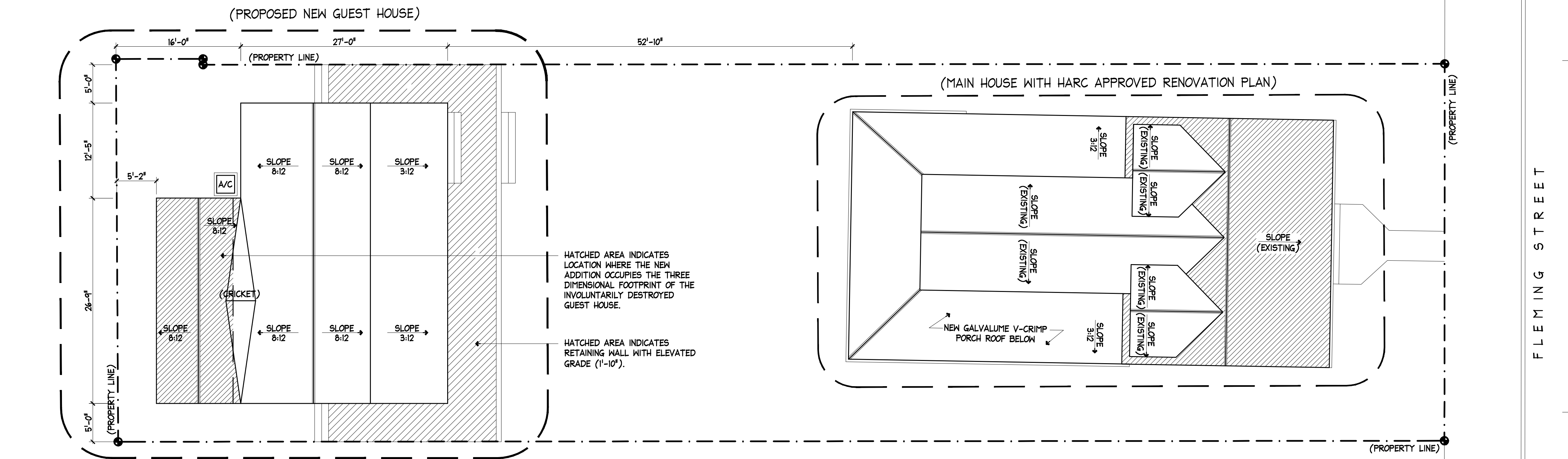
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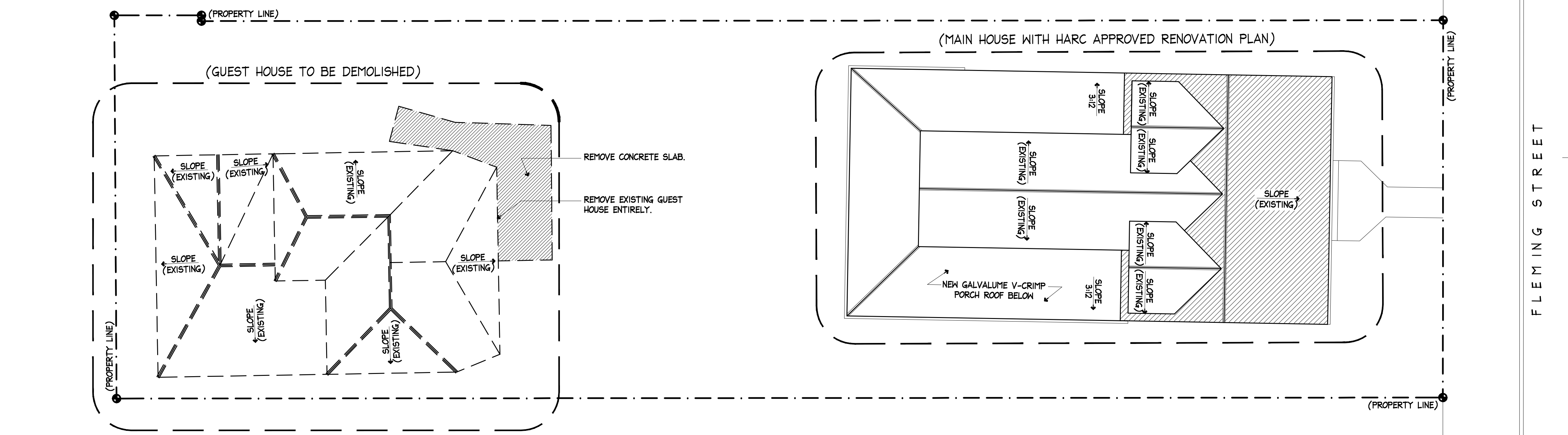




PROJECT STATISTICS			
1109 FLEMING STREET, KEY WEST, FLORIDA 33040			
FEMA FLOOD ZONE	ZONE 'AE6 & AE7'		
ZONING DESIGNATION	HM1R		
LOT SIZE	8,844 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,538 S.F. MAX.	3,305 S.F.	3,380 S.F.
BUILDING HEIGHT	30'-0" MAX.	24'-6"	24'-6"
IMPERVIOUS SURFACE	5,306 S.F. MAX.	3,595 S.F.	3,485 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	6'-11" (MAIN HOUSE)	5'-0" (GUEST HOUSE)
SIDE SETBACK (WEST)	5'-0" MIN.	4'-2" (GUEST HOUSE)	5'-0" (GUEST HOUSE)
REAR SETBACK	15'-0" MIN.	5'-2" (GUEST HOUSE)	5'-2" (GUEST HOUSE, NO CHANGE)
OPEN SPACE (35%)	3,095 S.F. MIN.	5,249 S.F.	5,359 S.F.



2  
A1  
PROPOSED SITE PLAN



1  
A1  
EXISTING SITE PLAN

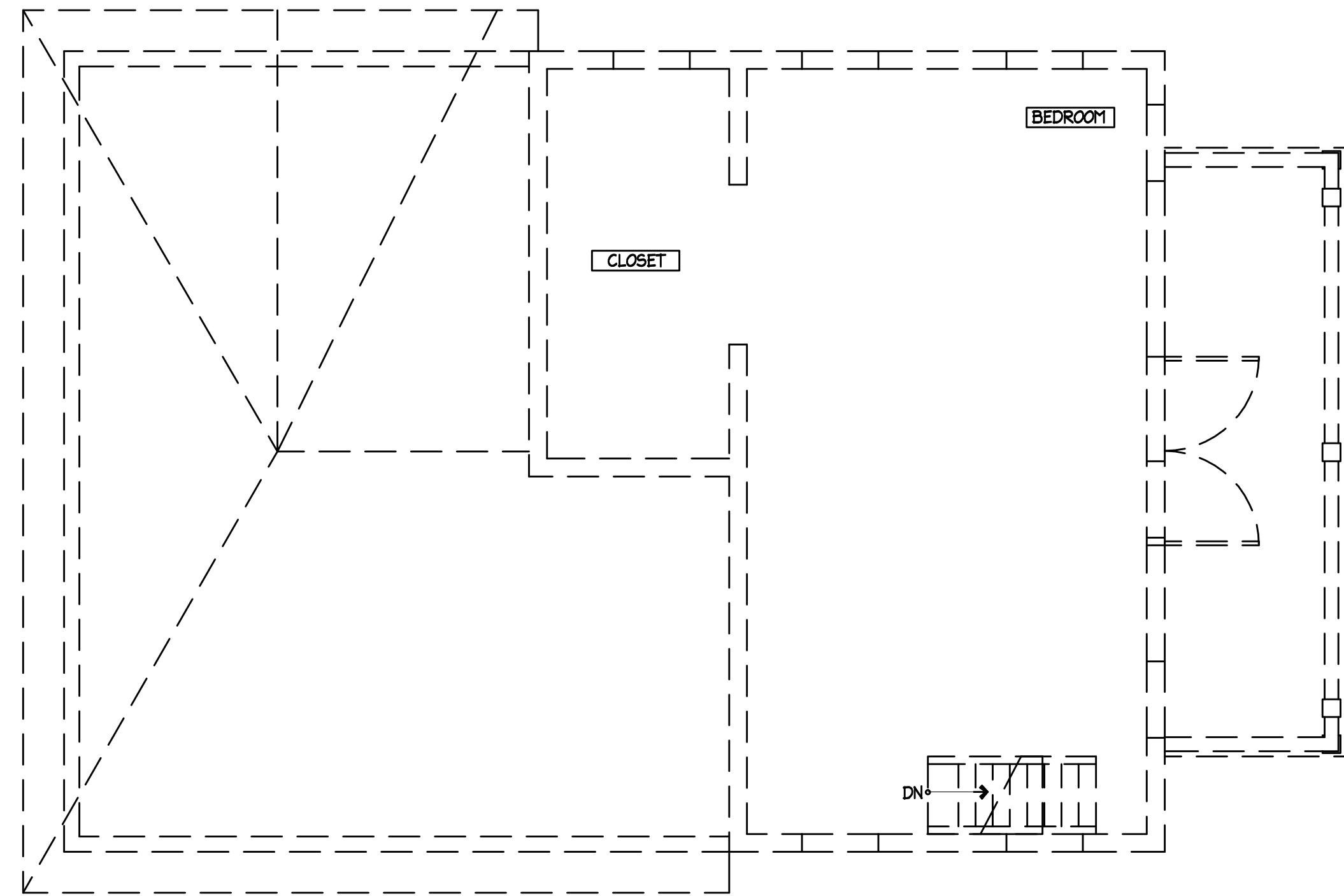
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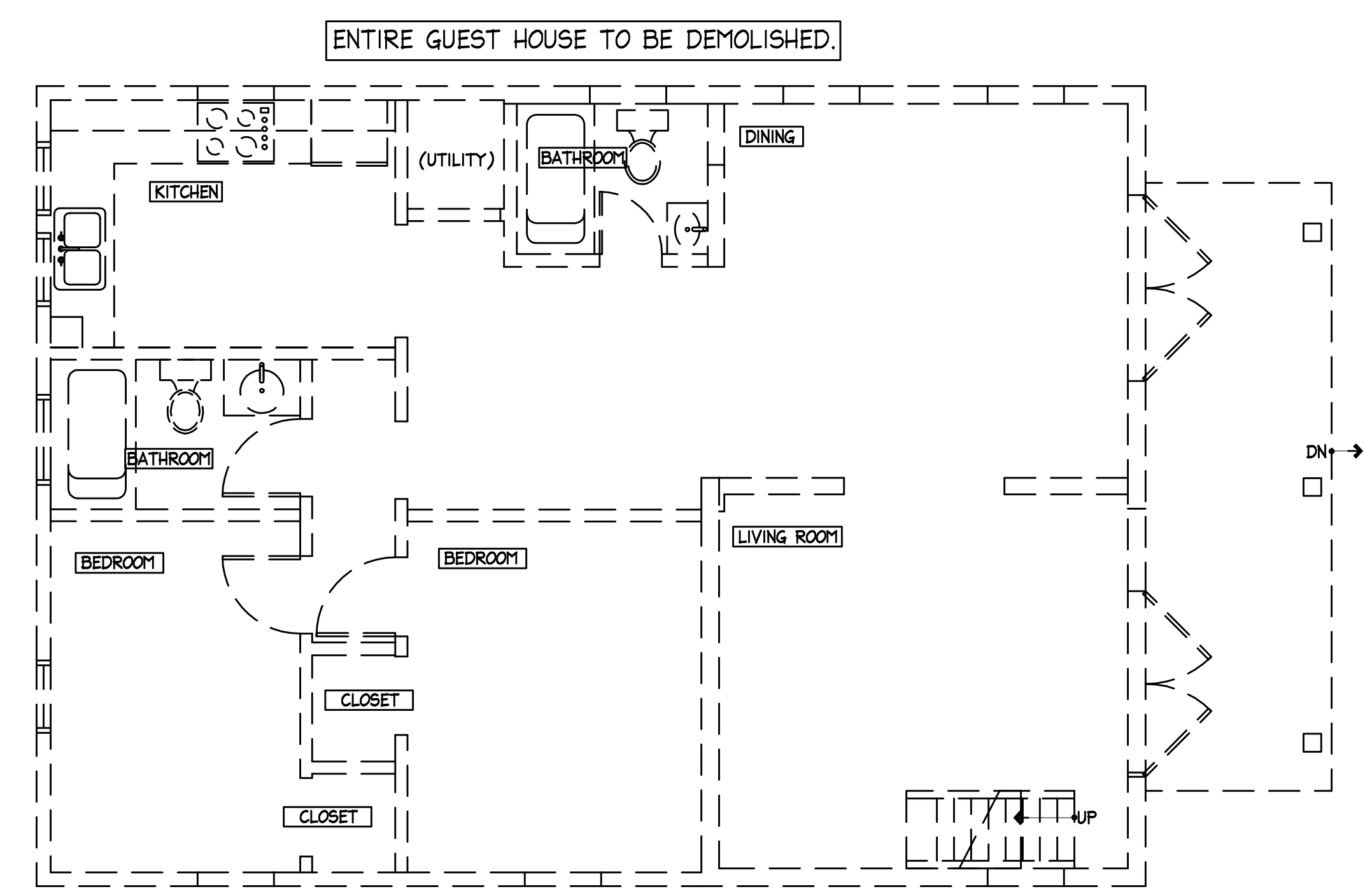
Project No: 1642  
Date: 11/27/17

A1



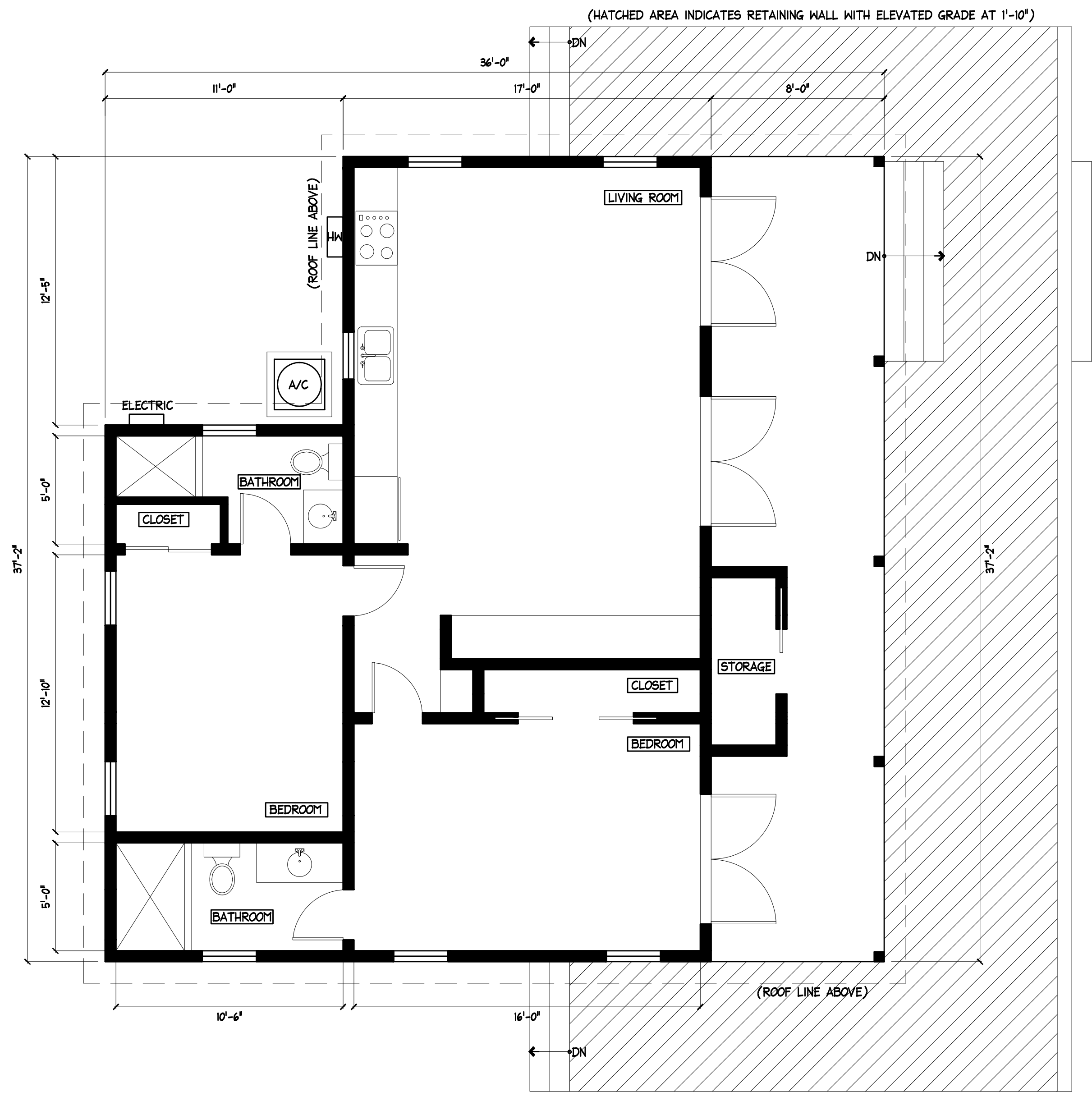
3 A3 EXISTING GUEST HOUSE SECOND FLOOR PLAN (TO BE DEMOLISHED)

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



2 A2 EXISTING GUEST HOUSE FIRST FLOOR PLAN (TO BE DEMOLISHED)

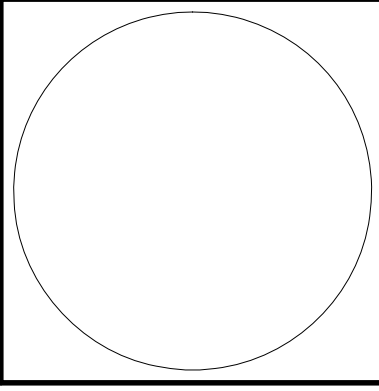
SCALE: 1/4"=1'-0" PROJECT NORTH



1 A2 PROPOSED FLOOR PLAN (NEW ONE STORY GUEST HOUSE)

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

1109 FLEMING STREET  
KEY WEST, FLORIDA



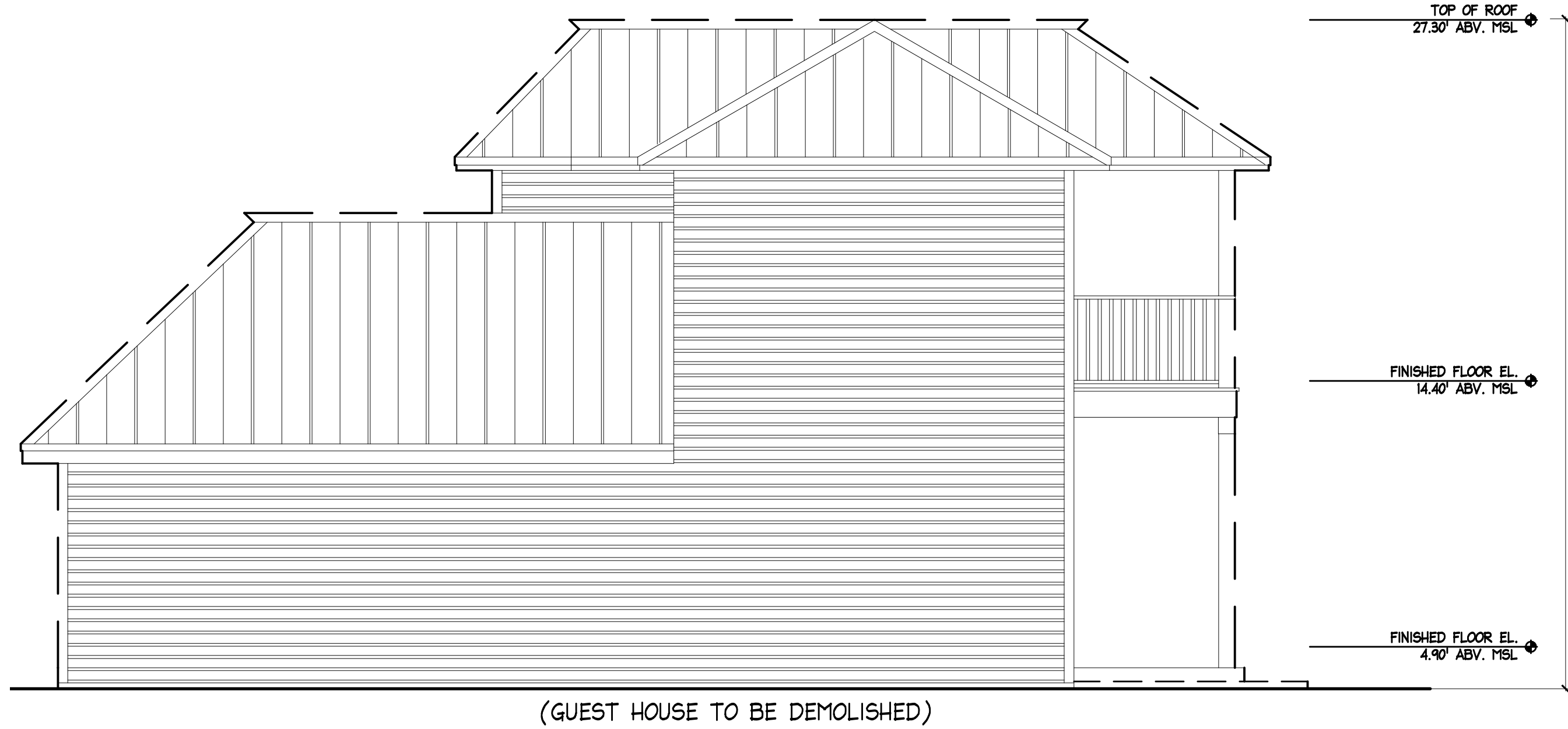
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P.C.

Project N° : 1642  
Date: 11/27/17

A2

- GENERAL ELEVATION NOTES FOR PROPOSED GUEST HOUSE
1. ALL ROOFING IS TO BE METAL SHINGLES (MATCHING HISTORIC HOUSE).
  2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL SHUTTERS ARE TO BE WOOD PAINTED DARK GREEN.
  5. ALL SIDING IS TO BE CEMENTITIOUS LAP SIDING PAINTED WHITE.
  6. ALL WINDOWS ARE TO BE 'JELDWEN' CUSTOM WOOD WINDOWS PAINTED WHITE.
  7. ALL EXTERIOR DOORS ARE TO BE 'EXCLUSIVE WOOD DOORS' PAINTED WHITE.
  8. ALL WINDOWS ARE TO BE 1 OVER 1 AND ALL GLAZED DOORS ARE TO BE SINGLE LITE.



(GUEST HOUSE TO BE DEMOLISHED)

4  
A3 EXISTING GUEST HOUSE WEST ELEVATION (TO BE DEMOLISHED)

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



3  
A3 PROPOSED WEST ELEVATION

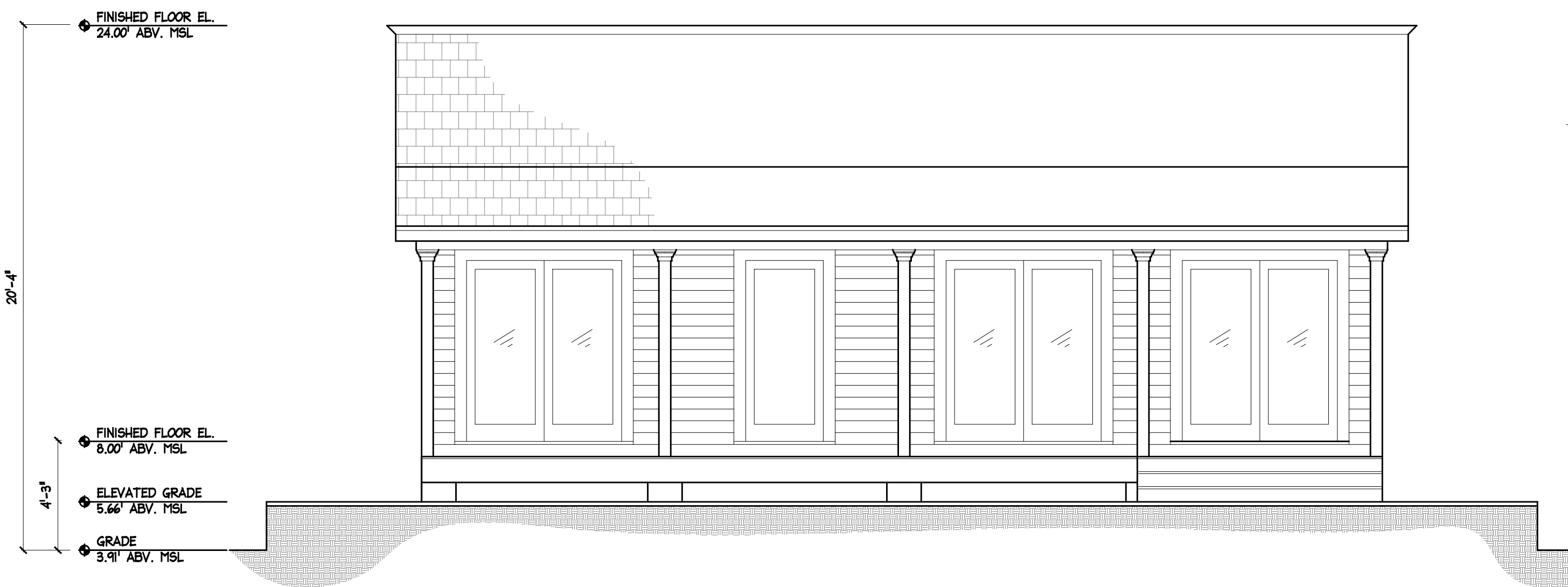
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(GUEST HOUSE TO BE DEMOLISHED)

2  
A3 EXISTING GUEST HOUSE SOUTH ELEVATION (TO BE DEMOLISHED)

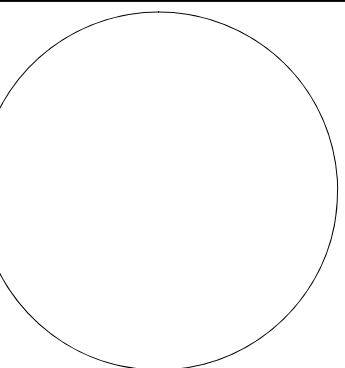
SCALE: 1/4"=1'-0"



1  
A3 PROPOSED SOUTH ELEVATION

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

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KEY WEST, FLORIDA



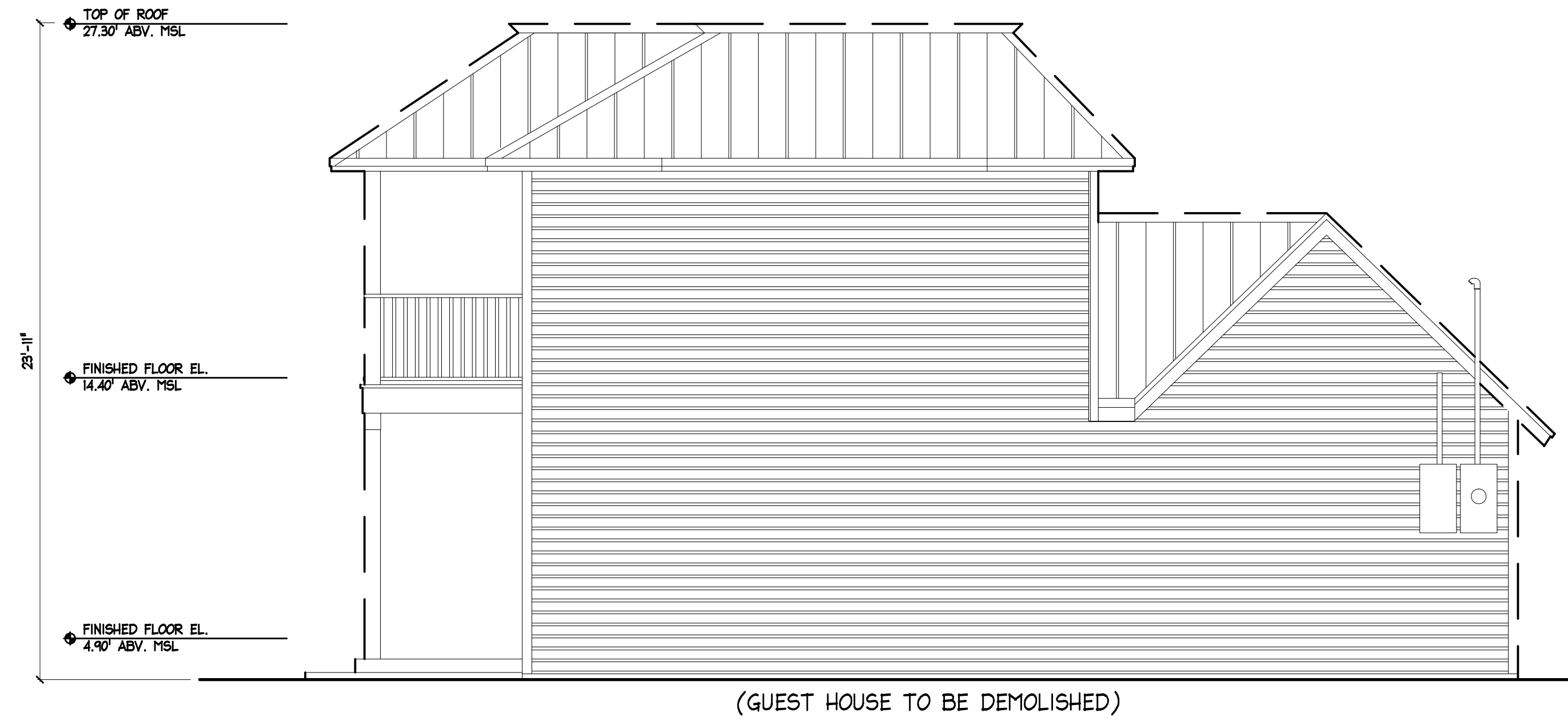
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A3

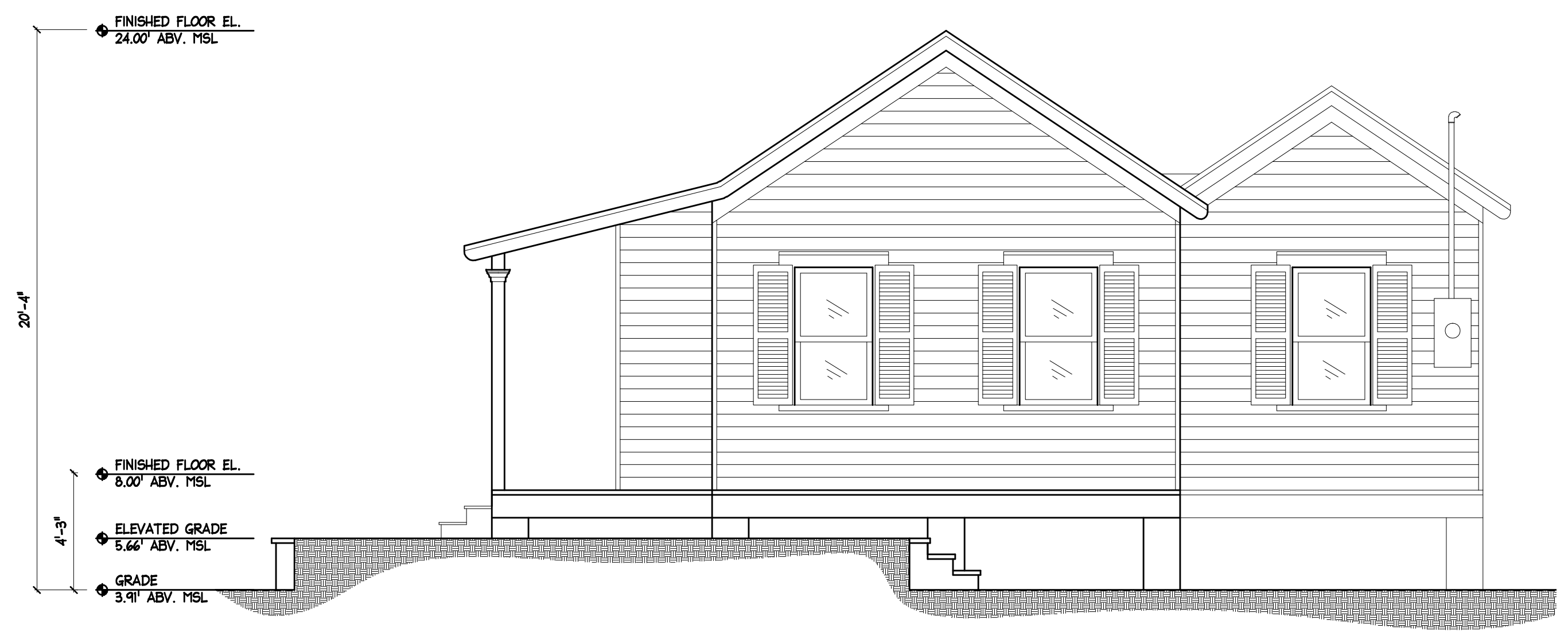
- GENERAL ELEVATION NOTES FOR PROPOSED GUEST HOUSE
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  2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
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(GUEST HOUSE TO BE DEMOLISHED)

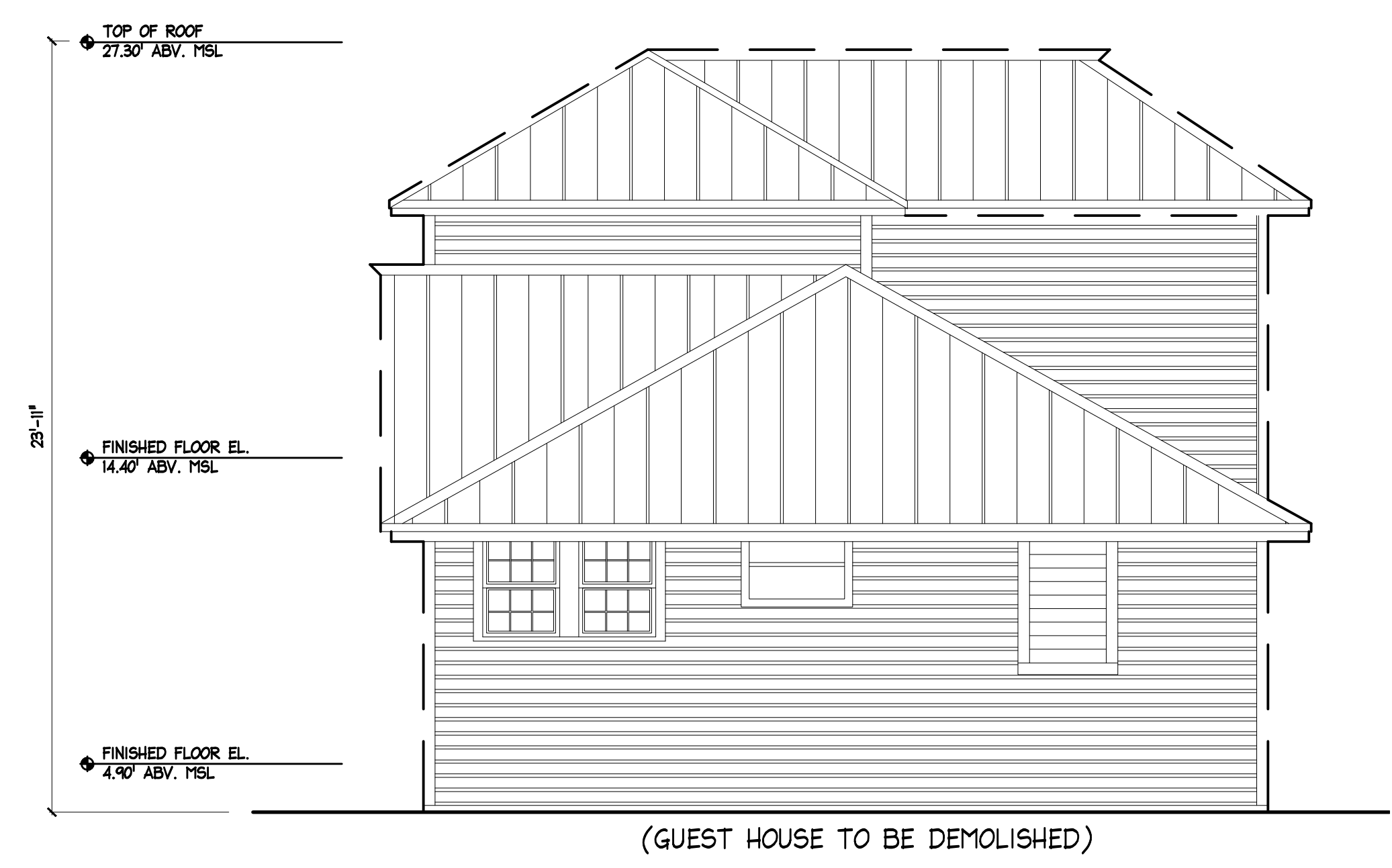
4  
A4 EXISTING GUEST HOUSE EAST ELEVATION (TO BE DEMOLISHED)

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



3  
A4 PROPOSED EAST ELEVATION

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



(GUEST HOUSE TO BE DEMOLISHED)

2  
A4 EXISTING GUEST HOUSE NORTH ELEVATION (TO BE DEMOLISHED)

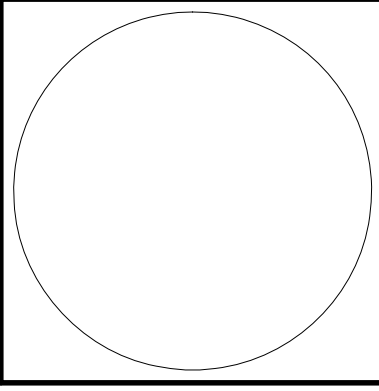
SCALE: 1/4"=1'-0"



1  
A4 PROPOSED NORTH ELEVATION

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

1109 FLEMING STREET  
KEY WEST, FLORIDA



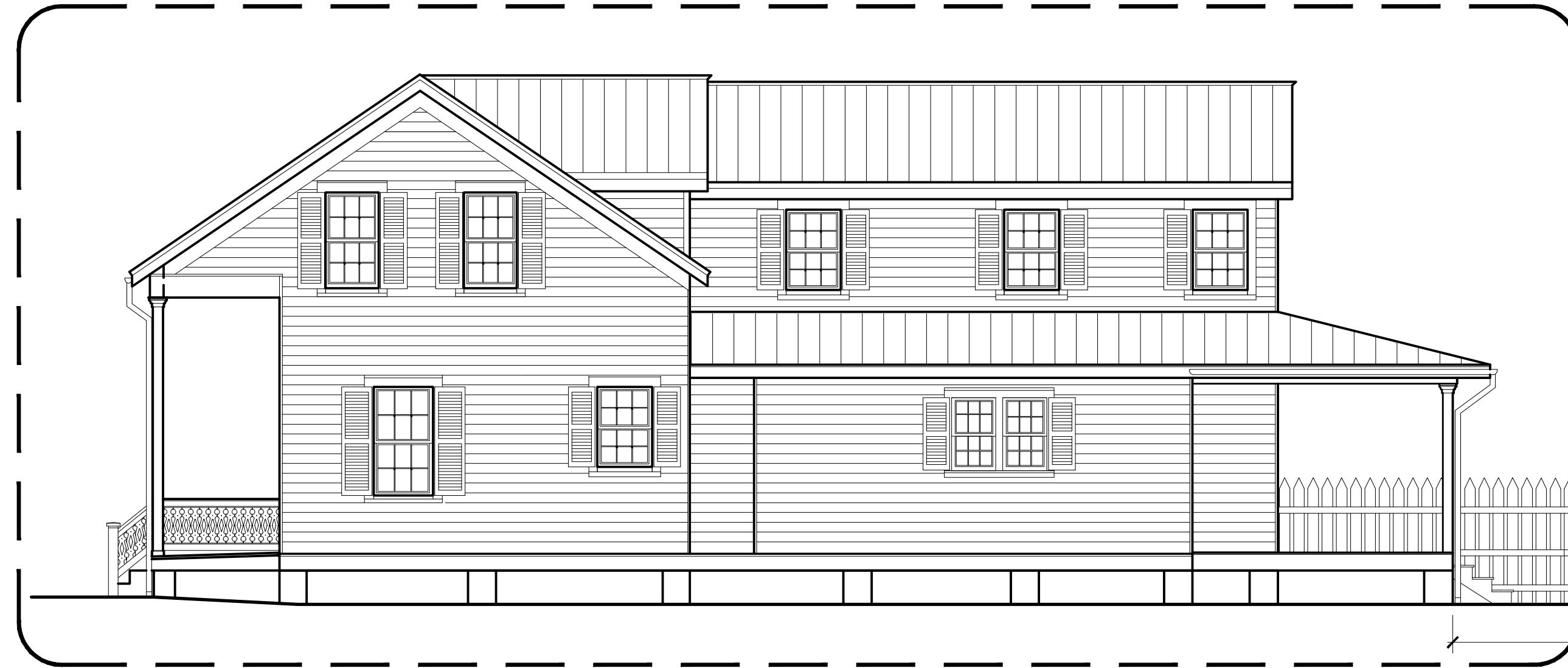
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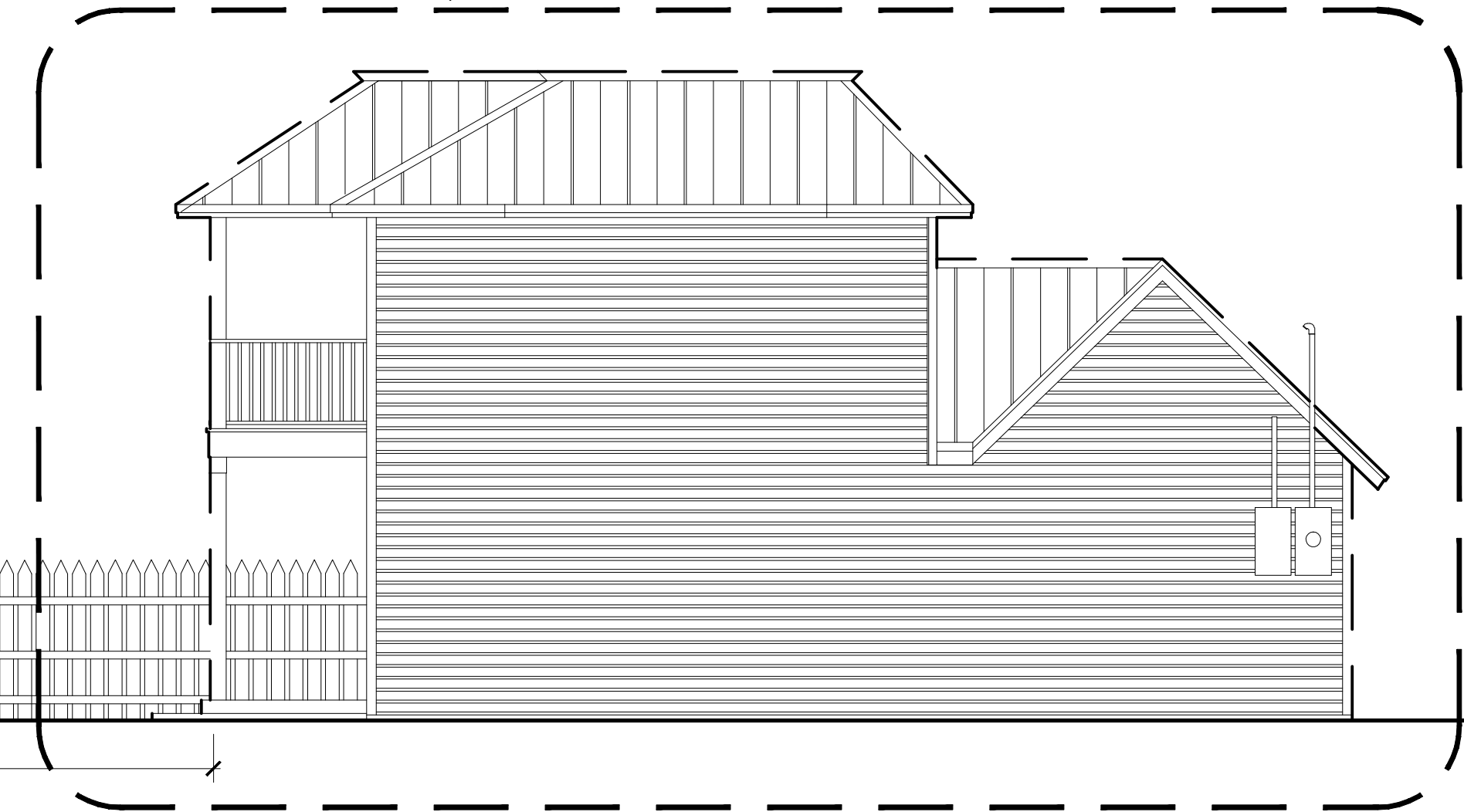
Project N° : 16-42  
Date: 11/27/17

A4

(MAIN HOUSE WITH HARC APPROVED RENOVATION PLAN)



(EXISTING GUEST HOUSE TO BE DEMOLISHED)

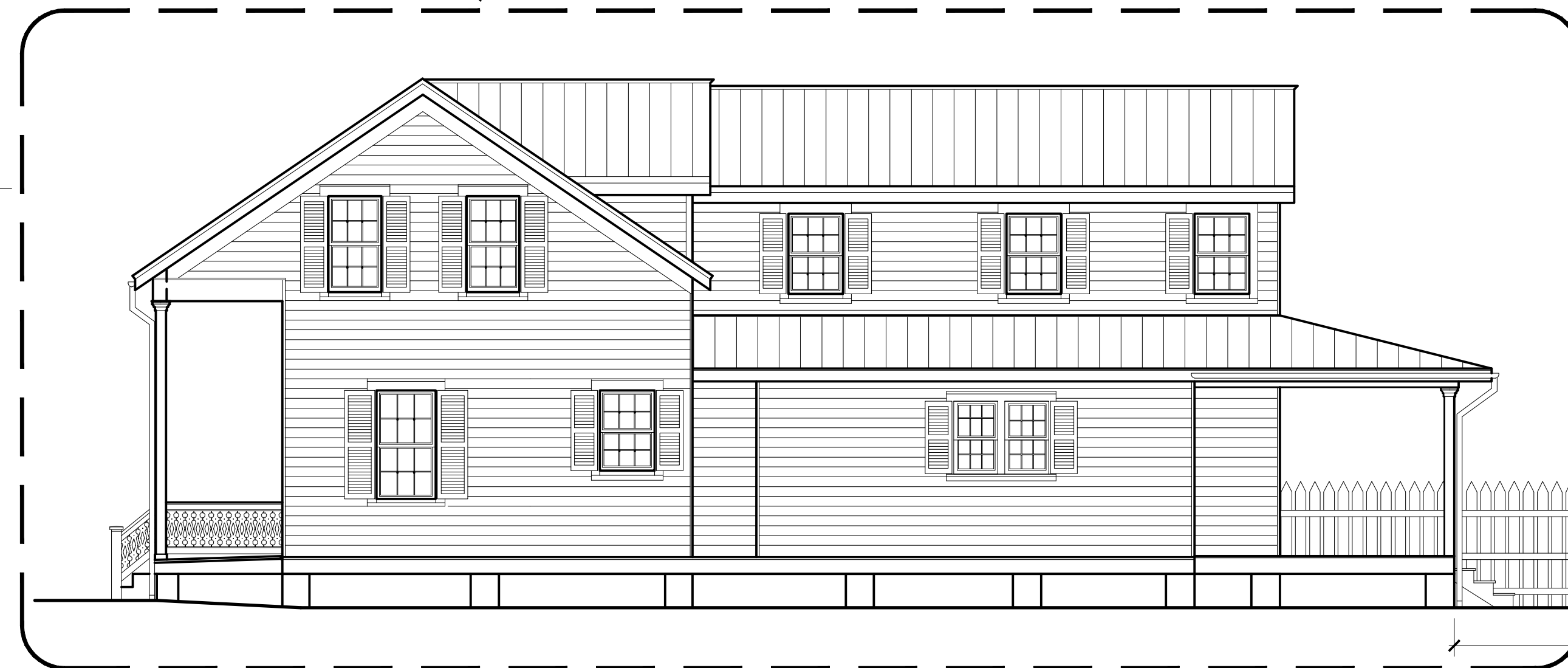


45'-6"

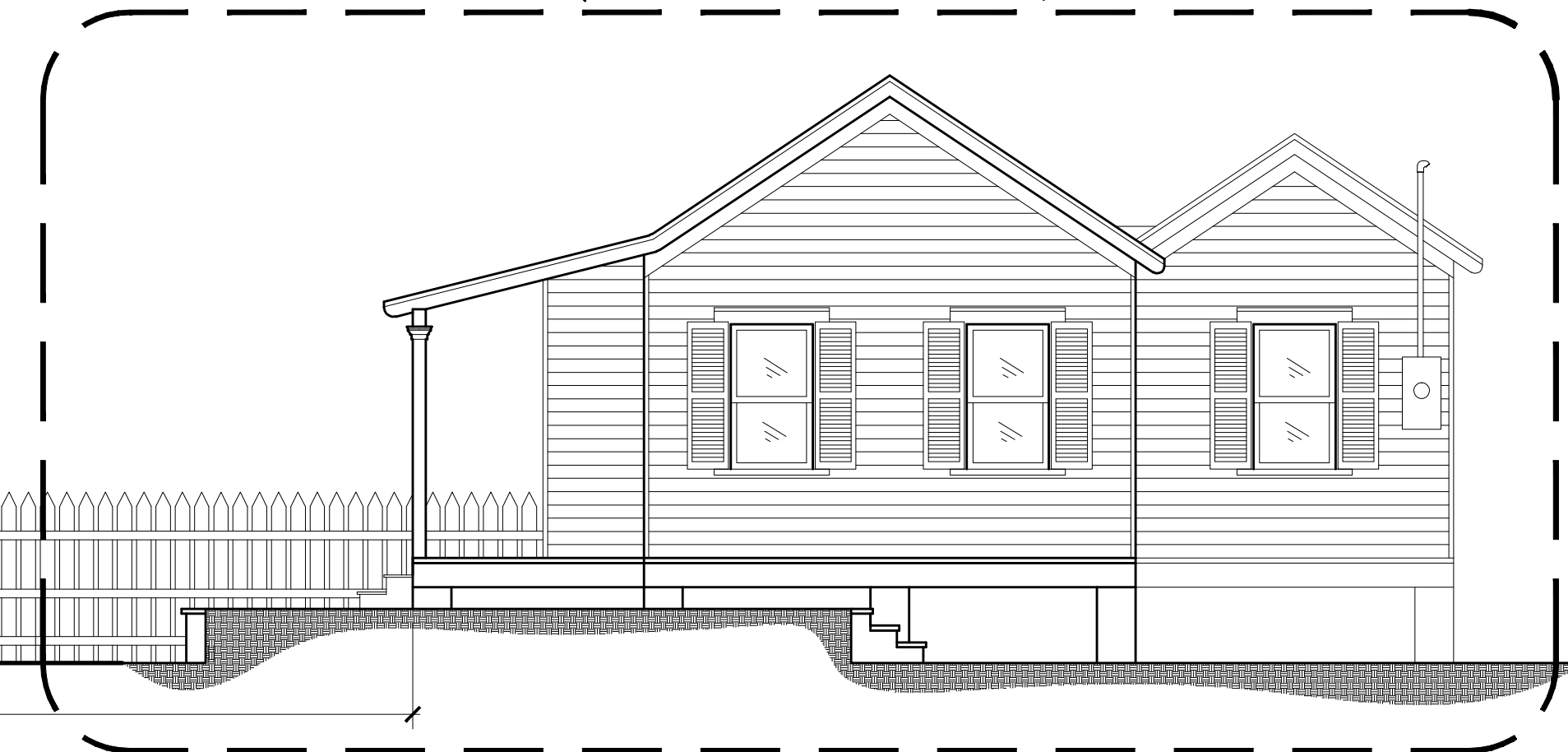
2  
A5 EXISTING EAST ELEVATION

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

(MAIN HOUSE WITH HARC APPROVED RENOVATION PLAN)



(PROPOSED NEW GUEST HOUSE)



54'-10"

1  
A5 PROPOSED EAST ELEVATION

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

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ARCHITECTS  
p.a.

Project N° : 1642

Date: 11/27/17

A5





1  
A11 MAIN HOUSE NORTH ELEVATION



2  
A11 MAIN HOUSE EAST ELEVATION



3  
A11 MAIN HOUSE SOUTH ELEVATION (FLEMING STREET)



4  
A11 MAIN HOUSE WEST ELEVATION

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Date: 02/27/17

A11





1 GUEST HOUSE SOUTH ELEVATION  
A12



2 GUEST HOUSE NORTH ELEVATION  
A12



3 GUEST HOUSE EAST ELEVATION  
A12



4 MAIN HOUSE WEST ELEVATION  
A12

1109 FLEMING 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: 16-42

Date: 02/27/17

**A12**





1 ADJACENT PROPERTY TO THE WEST



2 ADJACENT PROPERTY TO THE EAST

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Project N° : 1642  
Date: 02/27/17

A13



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 19, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SINGLE-STORY GUEST HOUSE. DEMOLITION OF TWO-STORY GUEST HOUSE.**

**FOR- #1109 FLEMING STREET**

**Applicant – Bender & Associates**

**Application #H17-03-0054**

**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](http://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.

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00005020-000000  
 Account # 1005207  
 Property ID 1005207  
 Millage Group 10KW  
 Location 1109 FLEMING ST., KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114  
 Description AND 79-115 OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73  
 (Note: Not to be used on legal documents)  
 Neighborhood 6108  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision  
 Sec/Twp/Rng 31/67/25  
 Affordable No  
 Housing



**Owner**

MURZYN PAUL  
 16213 CHERRY TREE RD  
 NOBLESVILLE IN 46062

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$487,113	\$409,534	\$405,835	\$611,122
+ Market Misc Value	\$1,807	\$1,807	\$2,602	\$760
+ Market Land Value	\$838,795	\$830,265	\$571,014	\$359,597
= Just Market Value	\$1,327,715	\$1,241,606	\$979,451	\$971,479
= Total Assessed Value	\$1,185,135	\$1,077,396	\$979,451	\$641,501
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,327,715	\$1,241,606	\$979,451	\$971,479

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,722.00	Square Foot	50	170

**Buildings**

Building ID 4890  
 Style 2 STORY ON GRADE  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1593  
 Finished Sq Ft 1365  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 214  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 10  
 Interior Walls  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 2007  
 EffectiveYearBuilt 2007  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,365	1,365	0
OPF	OP PRCH FIN LL	228	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,593	1,365	0

Building ID	303	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1925
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1925
Gross Sq Ft	2228	Foundation	CONCR FTR
Finished Sq Ft	2042	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	316	Heating Type	NONE with 0% NONE
Functional Obs	75	Bedrooms	4
Economic Obs	0	Full Bathrooms	4
Depreciation %	84	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	432	432	88
FLA	FLOOR LIV AREA	1,610	1,610	258
OPF	OP PRCH FIN LL	186	0	74
TOTAL		2,228	2,042	420

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1979	1980	1	359 SF	2
FENCES	1983	1984	1	100 SF	2
FENCES	2017	2018	0	486 SF	5

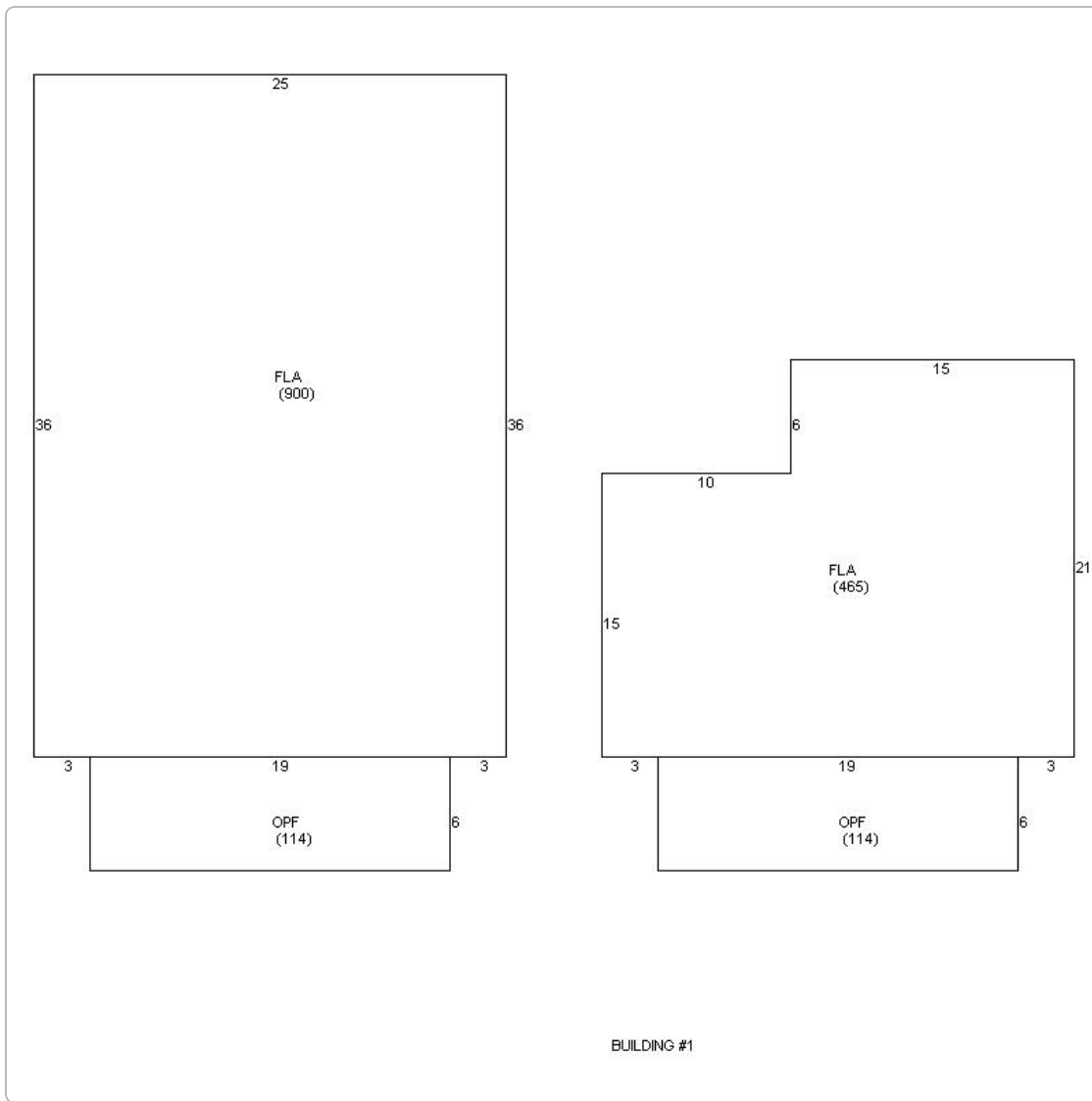
**Sales**

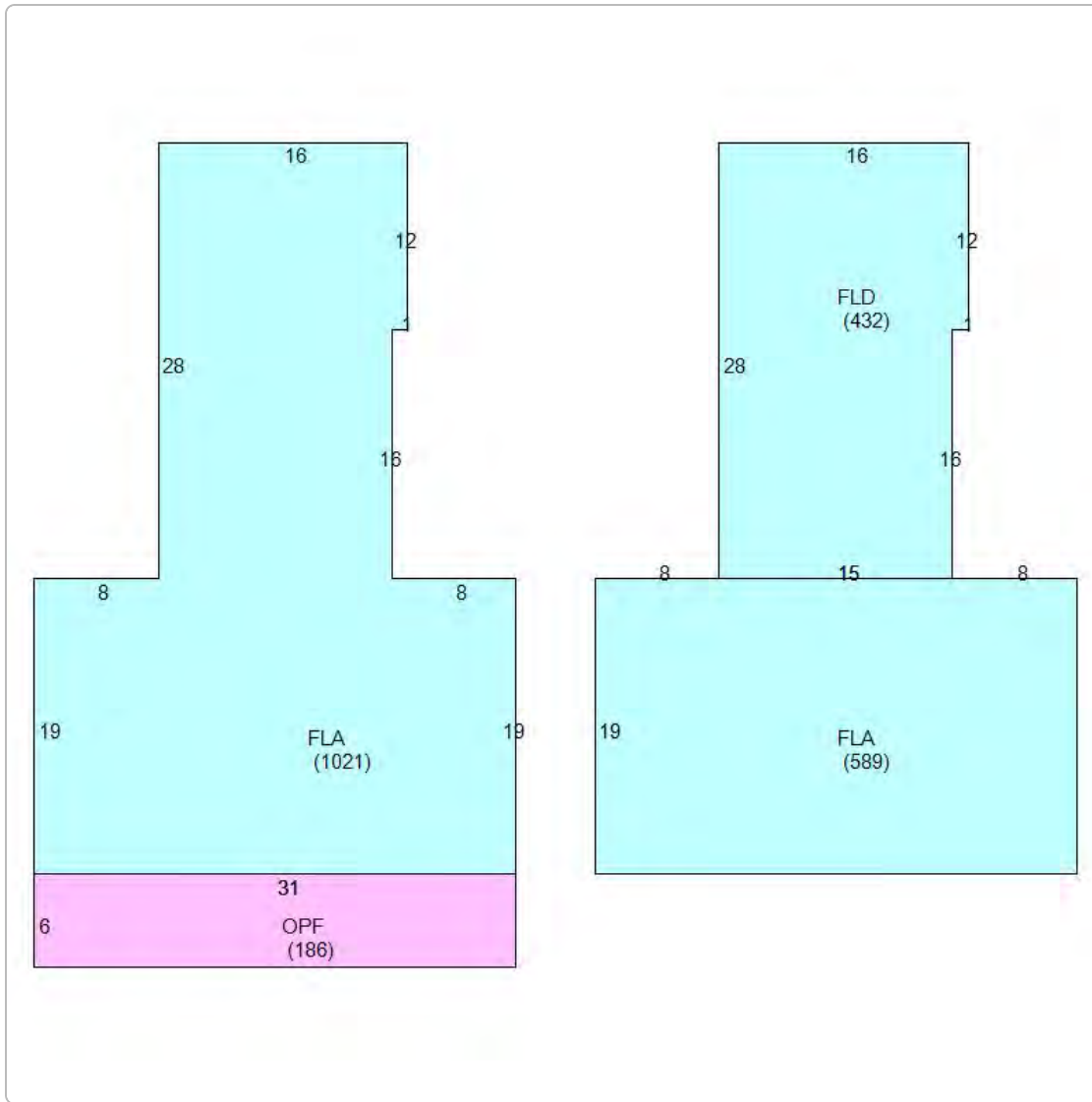
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/16/2014	\$1,300,600	Warranty Deed		2717	1772	12 - Unqualified	Improved
7/28/2014	\$100	Certificate of Title		2696	472	12 - Unqualified	Improved
3/24/2000	\$500,000	Warranty Deed		1624	1837	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2525	7/20/2017		\$398,650		MAIN HOUSE: REPLACE ALL NON HISTORIC EXTERIOR WINDOWS&DOORS, KITCHEN ADDITION AND ADDITION OF NEW WRAP AROUND ON STORY PORCH AT REAR ADDTION
15-2330	6/12/2015	2/11/2016	\$3,000		DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES.
03-0345	10/6/2003	11/25/2003	\$71,425		ADDITION BACK OF HOUSE
00-1007	4/26/2000	10/9/2001	\$8,000		REPAIR/REPLACE KITCHEN/BA

**Sketches (click to enlarge)**





Photos





Map



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

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