



Staff Report for Item 11a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: July 28, 2015

Applicant: Matthew Stratton

Application Number: H15-01-1006

Address: #1109 Fleming Street

Description of Work:

Renovations and additions to historic main house. Elevate the main house 9" from actual elevation. New house and attached carport on back portion of lot. Swimming pool, site work, and garden walls.

Site Facts:

#1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has a historic eyebrow house and a rear two-story guesthouse. This property recently came to HARC in May for the demolition of two structures in the rear – a carport and a shed. Now the property has returned for the major renovations to the property. 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.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 4, 9, and 10.

Decorative Elements and Details (pages 24-25), specifically guideline 1.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 3.

Roofing (page 26), specifically guideline 1.

Additions and Alterations/New Construction (pages 36-38a); specifically guidelines 1 through 8 for additions and alterations and guidelines 2, 3, 4, and 5 of new construction (pages 38-38a).

Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 5, and 9.

Staff Analysis

The Certificate of Appropriateness in review proposes elevating a historic eyebrow house nine inches. The house currently sits three inches above BFE +1, which means that if this house was new construction, it would already be in compliance with FEMA regulations for AE-6 zoning. The floodplain line divides the lot, putting the rear section of the lot in the AE-7 floodplain. Thus the finished floor of the rear guesthouse needs to be one foot higher than the front section of the lot where the historic house is located. It appears the applicants want to elevate the main house nine inches so that it will be level with the new guesthouse in the rear as well as the proposed decks, pool, and other site work.

The applicant has also proposed removing the existing v-crimp roof to adding metal shingles to the historic house and installing a new transom window over the front door. Other changes include new 6/6, true divided light wood windows, repairing siding, and the removal of the old gingerbread railings to install new railings on the porch.

Other changes proposed for the main house include expanding the footprint of the rear historic addition. The eyebrow house currently has a two story addition that is in the footprint of the historic addition. Traditionally, eyebrow houses in Key West would develop with a thin, one-story addition attached the middle of the eyebrow house. The eyebrow house also added gable dormers on the rear of the house. The applicant is proposing to expand the footprint of the first floor addition, requiring demolition of one of the historic walls. The other will remain in place. The footprint of the rear addition will be wider than the eyebrow house by 5.5 feet. A new two-story addition will be added to the rear addition. It will be 26.5 feet tall, approximately 2.5 feet taller than the historic house. The additions will use modern materials: hardieboard siding, impact resistant windows, and wood louvers.

The plans also include a new two-story guesthouse in the rear. The guesthouse will be 30 feet tall from the crown of the road – the maximum height allowed in the HMDR district. It will utilize modern and traditional materials such as cement siding and trim, v-crimp roofing, aluminum impact resistant windows, and stucco. Attached to the two-story guesthouse is a covered carport with a rooftop deck.

Site work includes a stone deck, a wood deck, a swimming pool, and six foot garden walls around the pool area.

*There is an error in the plans. The eaves on the two-story guesthouse will be removed from extending into the five foot side setback.

Consistency with Cited Guidelines

1. The guidelines say that building to be above the minimum height necessary to comply with FEMA regulations will not be approved unless the applicant demonstrates that it does not interfere with the essential form and integrity of properties in the neighborhood. The eyebrow house is surrounded by taller buildings, but it appears that the raising of the house is not for FEMA regulations, but to match the finished floor height of the rear guesthouse.
2. The proposed plans introduce a new transom window over the front door. Historic photos show that the house did not have a transom window over the front door. The guidelines are clear that the introduction of features, such as windows, which cannot be documented as pre-existing should be avoided and are not appropriate on publicly visible elevations. On page 33, #3 states that, “the construction of transoms or sidelights is allowed if they were an original element of the entrance.” The transom was not an original element of the entrance.
3. As the house was built in the late 1800s, it would have had wood shingles originally. Metal shingles are a much more appropriate material than v-crimp for the eyebrow house. The other proposed window changes to the main historic house are also consistent with the guidelines.
4. The addition on the main house is 2.5 taller than the historic house and will be 5.5 feet wider. The guidelines say that additions should be constructed with a scale, height, and mass that is appropriate to the original building. The massing on this addition will be much larger than the very historic house. The new additions will be publicly visible, and they will alter the balance of the historic house.
5. The guidelines state that accessory structures, including guesthouses, should not exceed the height of the principal building on the site. The proposed guesthouse will be 5 feet taller than the historic house and 2.5 feet taller than the proposed addition on the main house.

It is staff’s opinion that the proposed design is inconsistent with many of the guidelines, particularly the introduction of a new fenestration on the front elevation of an eyebrow house and the relationship of mass, height, and scale with the original historic house and the loss of balance and symmetry by the introduction of a large size addition and guesthouse.

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

HARC PERMIT NUMBER 15-01-1606		BUILDING PERMIT NUMBER		INITIALS, DATE 11/1/15 <i>[Signature]</i>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%	

ADDRESS OF PROPOSED PROJECT:	1109 Fleming Street		# OF UNITS	2
RE # OR ALTERNATE KEY:	1005207			
NAME ON DEED:	Paul Murzyn	PHONE NUMBER	(317)496-3732	
OWNER'S MAILING ADDRESS:	16213 Cherry Tree Road	EMAIL	pmurzyn@hotmail.com	
	Noblesville, IN 46062			
CONTRACTOR COMPANY NAME:	<i>N/A</i>		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:			EMAIL	
ARCHITECT / ENGINEER'S NAME:	Matthew Stratton	PHONE NUMBER	(305)923-9670	
ARCHITECT / ENGINEER'S ADDRESS:	1901 S. Roosevelt Blvd. 205W	EMAIL	matthew@mstrattonarchitecture.com	
	Key West, FL 33040			

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: **\$ 650,000.00**

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 checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE AE-6/AE-7	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Demolish non-historic rear guesthouse and construct new house and

attached carport. Renovate historic main house - new foundations (raise 9" for FEMA), new windows and doors, new wood shutters, up to 20% replacement of siding, trim fascia & soffit.

new roof, paint exterior, new front porch and railings, new 1 story addition at each side and 2 story addition at rear, new picket fences and gates to match existing, new pool, new paving

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:
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 _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

23532/2286304

23532/7409

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:
historic roof	metal v-crimp	metal shingles
historic front porch railings	decorative cutout wood pickets	conch style wood railings

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 _____

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 7/01/15 50 Receipt no: 27053
 2015 1001006
 * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3054707
 CK CHECK 1221 \$100.00
 Trans date: 7/01/15 Time: 10:44:33

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
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.

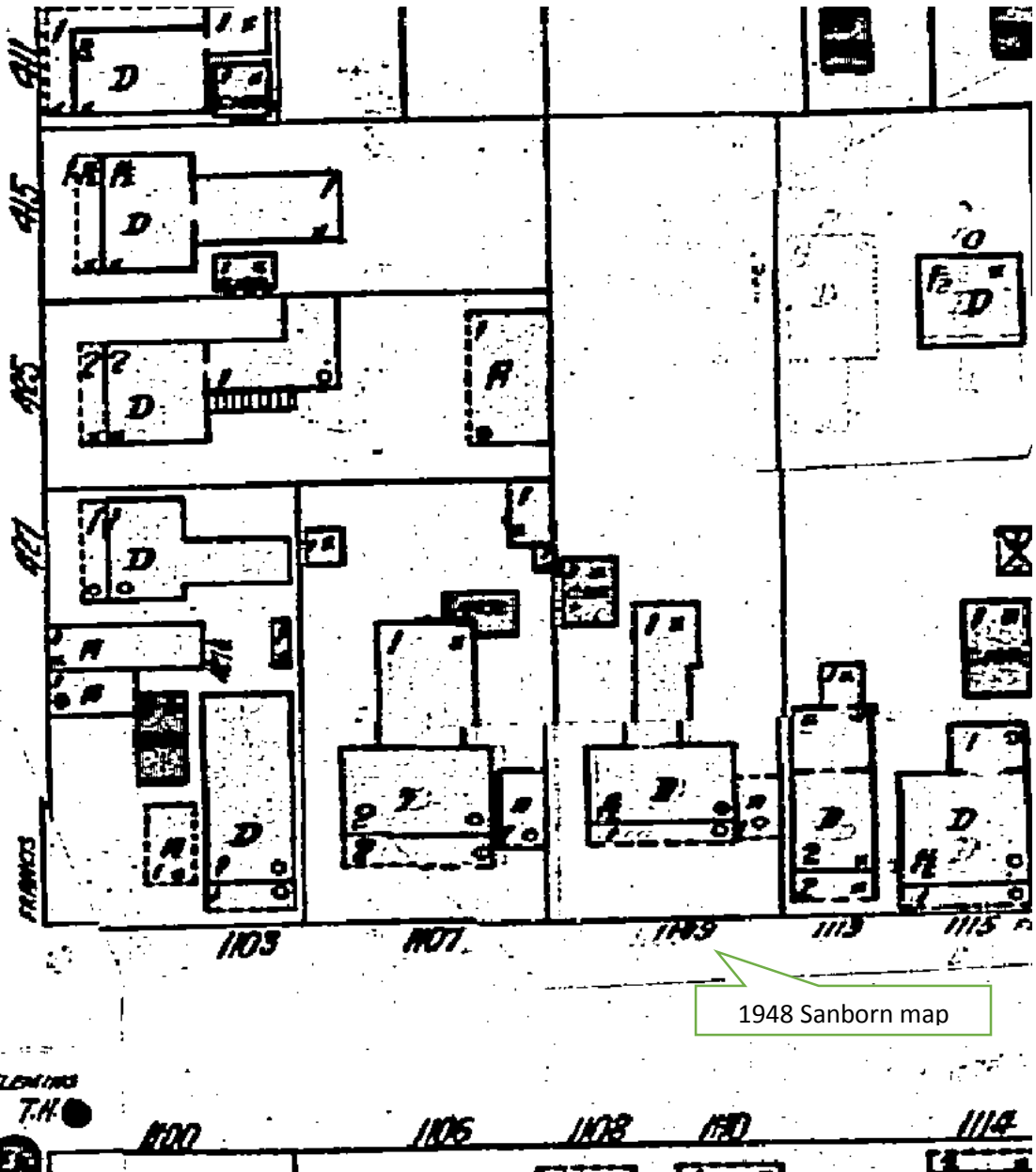
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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:

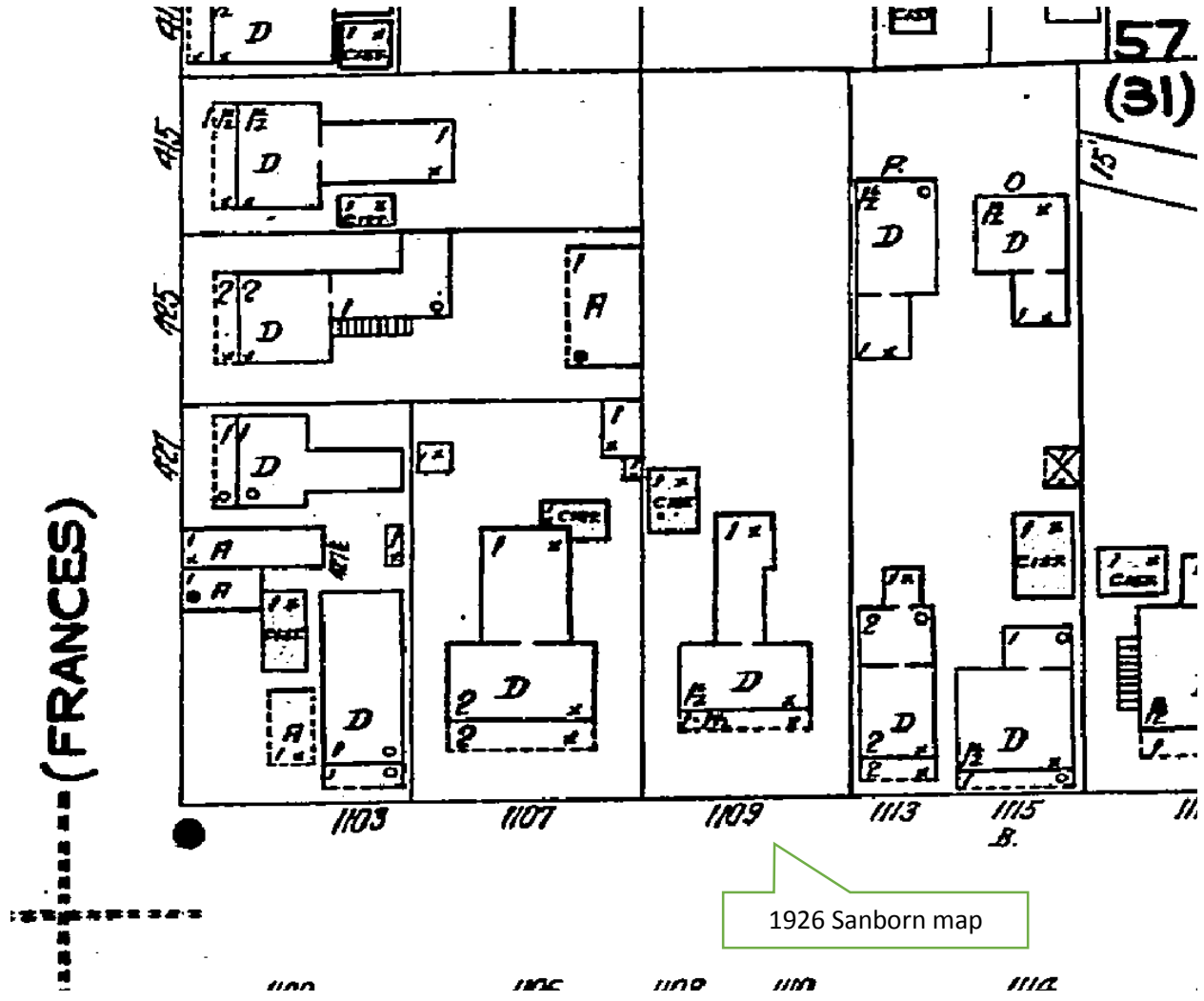
SANBORN MAPS



1948 Sanborn map

FLEMING
T.H.

1100 1106 1108 1110 1114



(FRANCES)

1926 Sanborn map

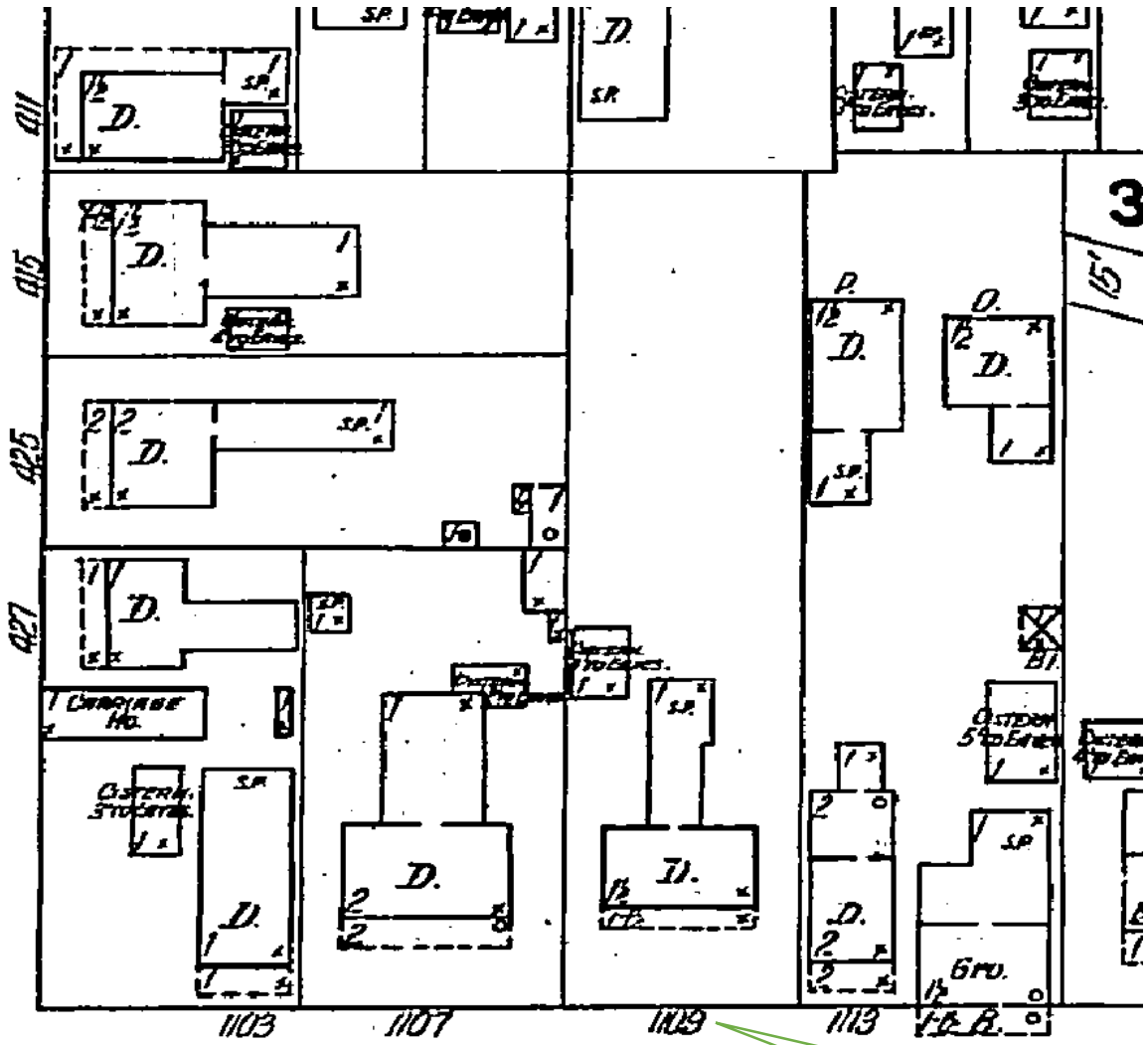
57
(31)

927
925
915
911

1103 1107 1109 1113 1115 B 1117

1100 1105 1110 1115

15'



ERICK PAVED.

1912 Sanborn map

PROJECT PHOTOS





1109 FLEMING STREET



NEIGHBOR TO WEST



NEIGHBOR TO EAST – NEIGHBOR'S HOUSE SITS ON SIDE PROPERTY LINE



NEIGHBORS ACROSS FLEMING STREET



REAR OF PROPERTY AND REAR OF NEIGHBOR TO WEST



NEIGHBOR TO REAR AT WEST



NEIGHBOR TO REAR



NEIGHBOR AT REAR AT EAST

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

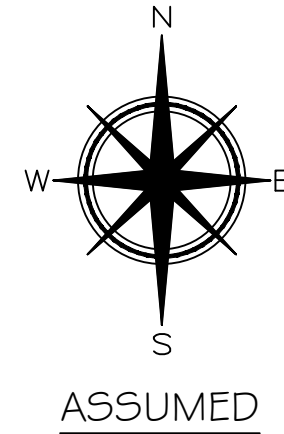
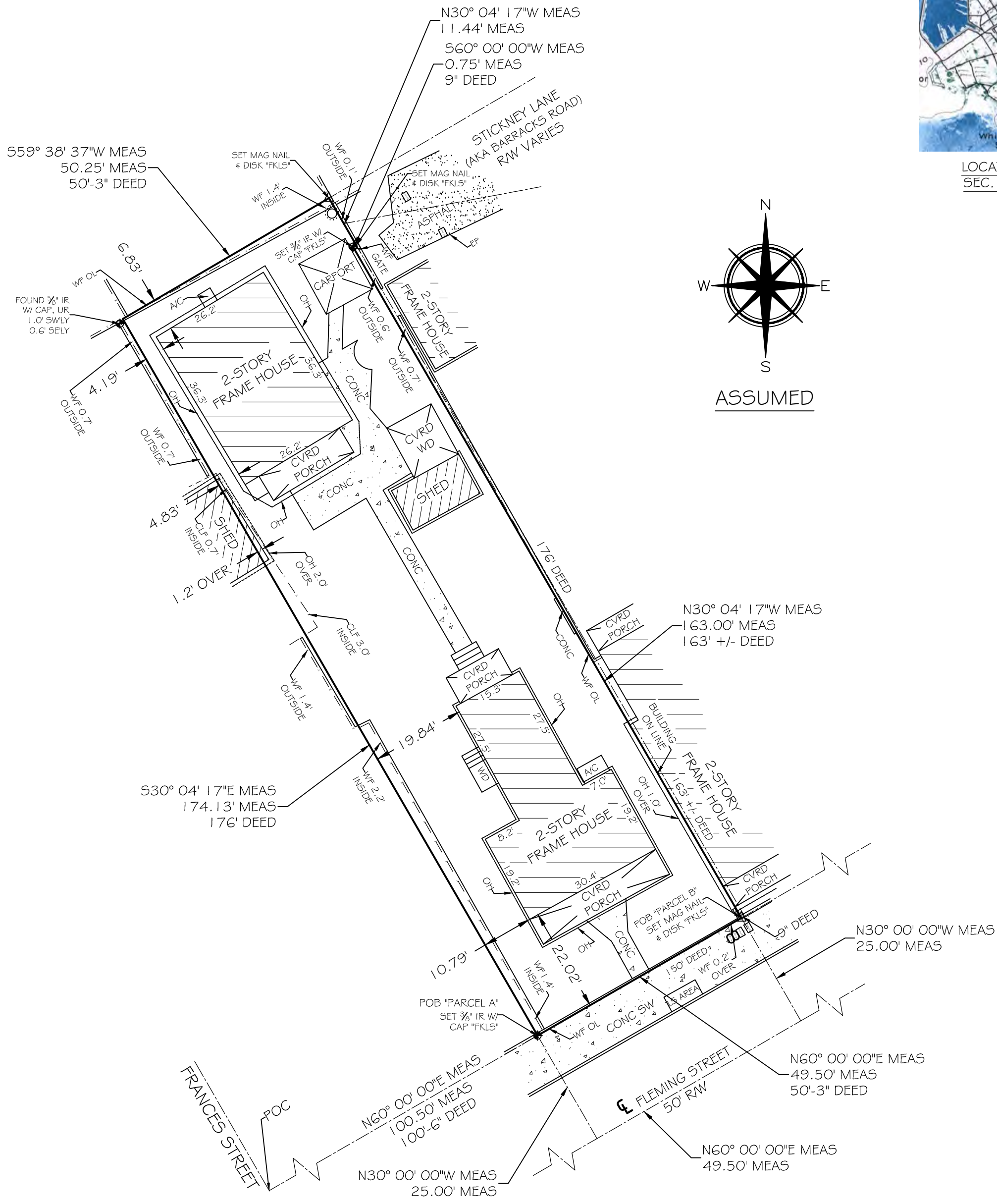
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7



LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION -

PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

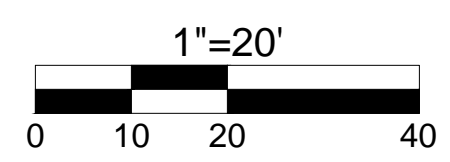
CERTIFIED TO - Paul Murzyn;
JP Morgan Chase Bank, NA;
Smith | Oropeza | Hawks, P.L.;
Federal Title Insurance Agency;
Fidelity National Title;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW-OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | LS = LANDSCAPING | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | MB = MAILBOX | R = RADIUS |
| CL = CENTERLINE | MEAS = MEASURED | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MF = METAL FENCE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MHWL = MEAN HIGH WATER LINE | SW = SIDE WALK |
| CONC = CONCRETE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | NTS = NOT TO SCALE | TOB = TOP OF BANK |
| CVRD = COVERED | OH = OVERHANG | TOS = TOP OF SLOPE |
| DELTA = CENTRAL ANGLE | OHW = OVERHEAD WIRES | TYP = TYPICAL |
| DEISE = DRAINAGE EASEMENT | PC = POINT OF CURVE | UR = UNREADABLE |
| EL = ELEVATION | PCC = POINT OF COMPOUND CURVE | UE = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PK = PARKER KALON NAIL | WF = WOOD FENCE |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WL = WOOD LANDING |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WM = WATER METER |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FND = FOUND | POI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | | WV = WATER VALVE |
| FOL = FENCE ON LINE | | |

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	12/08/2014
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

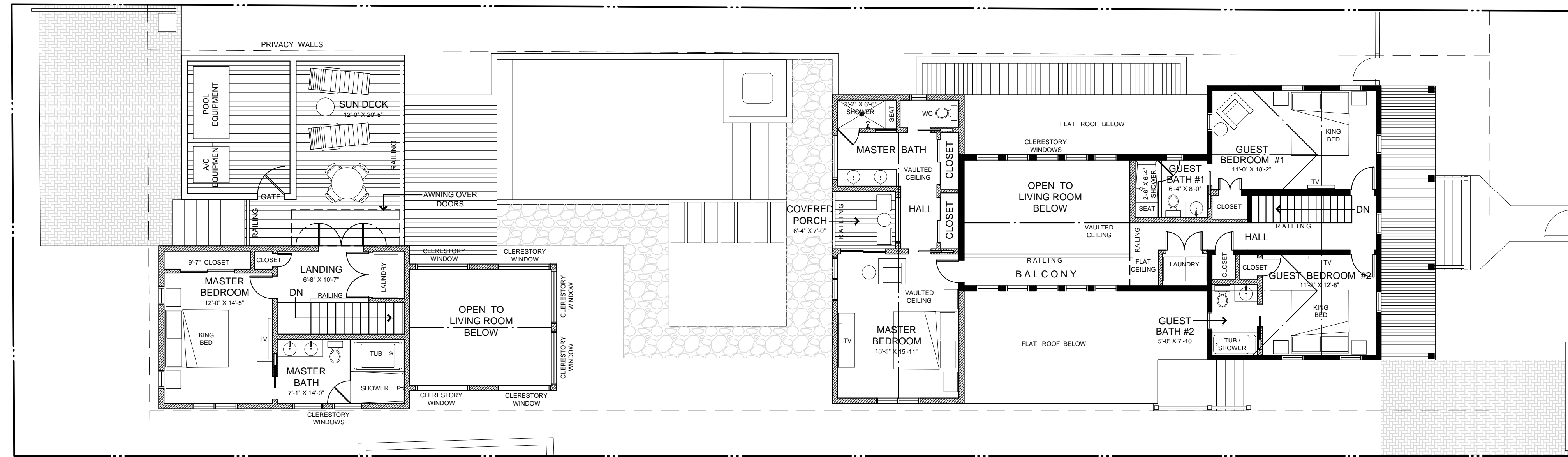
ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



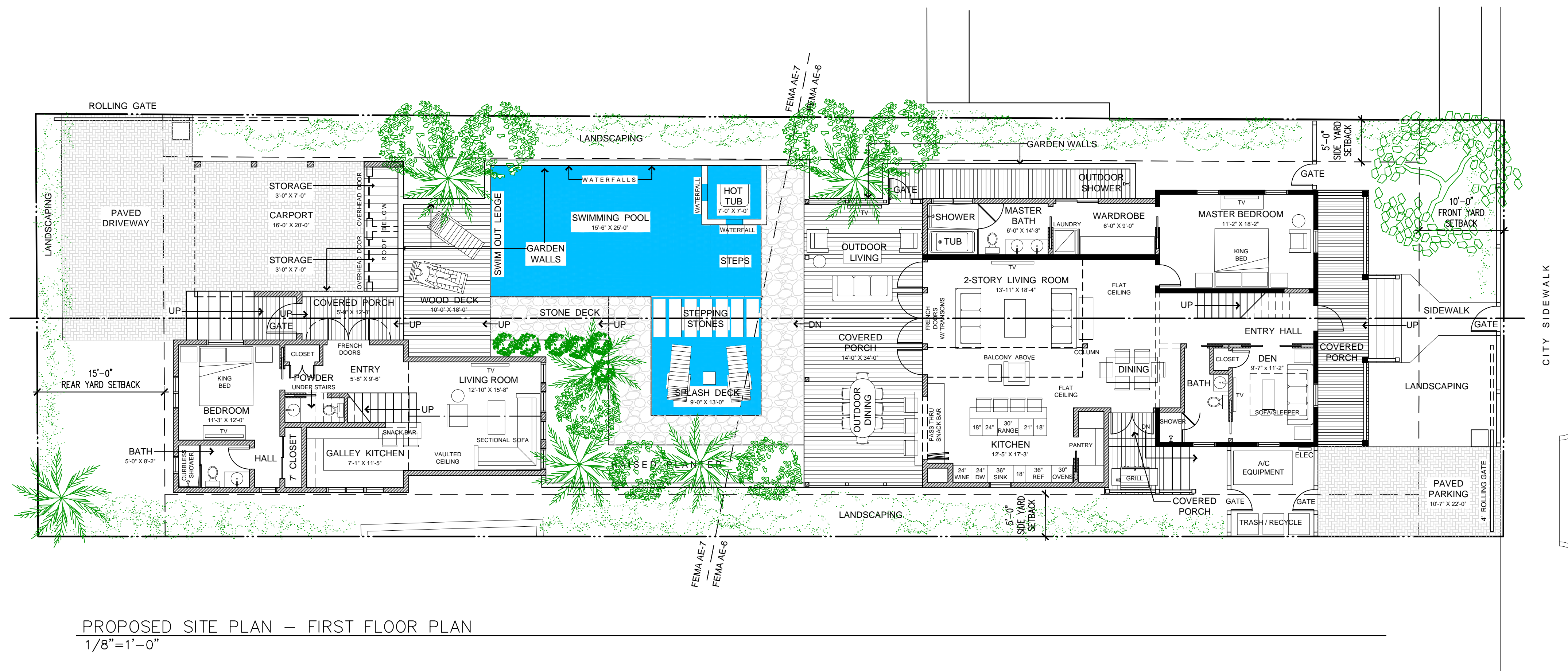
**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

TOTAL AREA = 8,635.38 SQFT ±

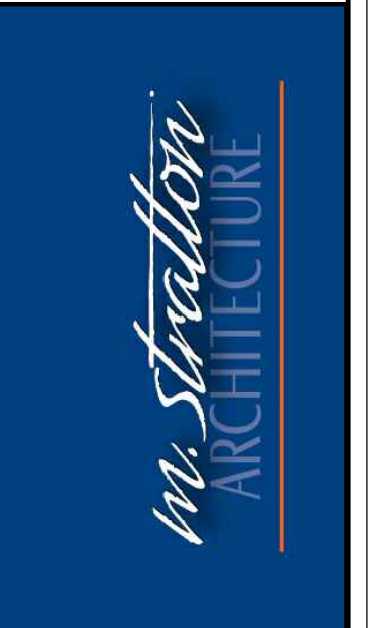
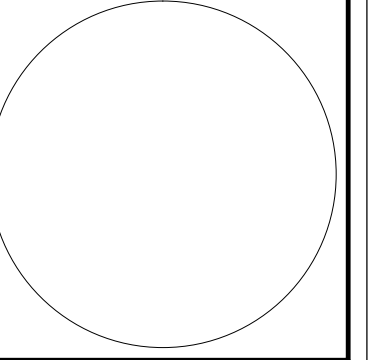
PROPOSED DESIGN



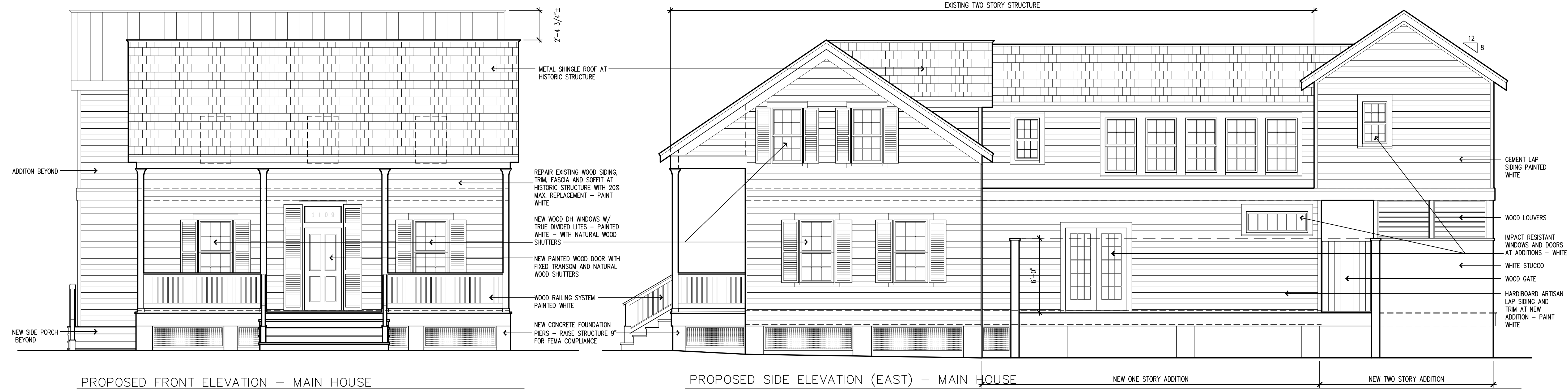
PROPOSED SITE PLAN – SECOND FLOOR PLAN
1/8"=1'-0"



PROPOSED SITE PLAN – FIRST FLOOR PLAN
1/8"=1'-0"



HEIGHT LIMIT
30' ABOVE CROWN OF ROAD



PROPOSED FRONT ELEVATION - MAIN HOUSE
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) - MAIN HOUSE
1/4"=1'-0"



EXISTING FRONT ELEVATION - MAIN HOUSE
1/4"=1'-0"



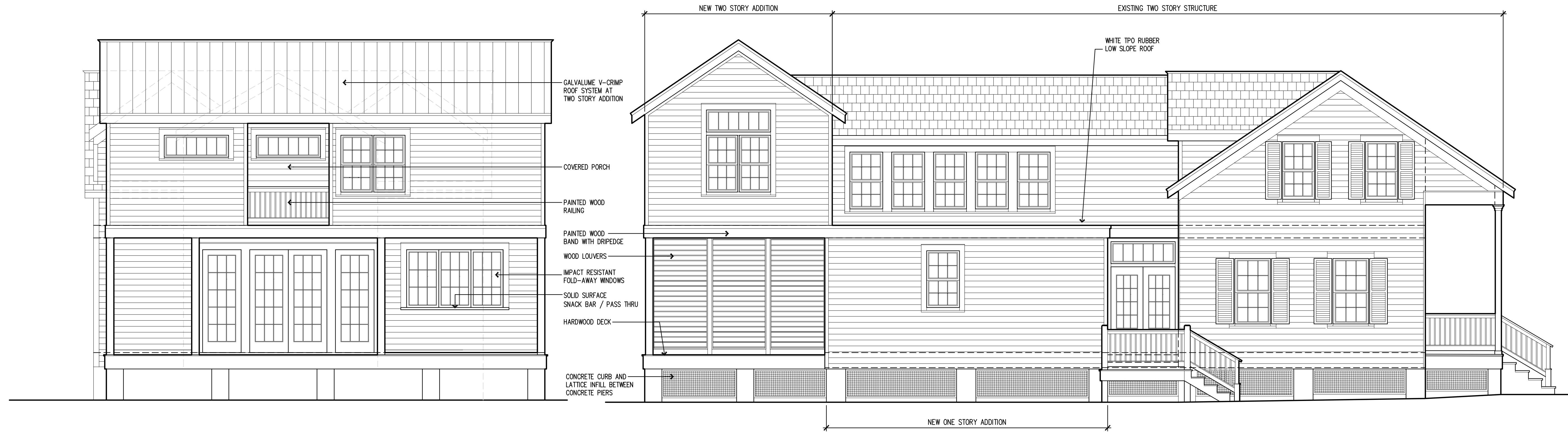
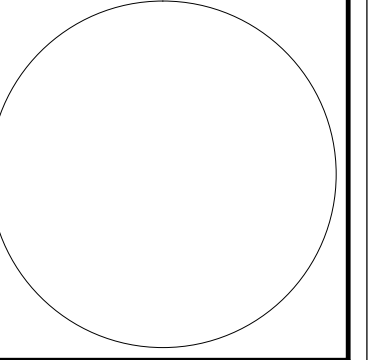
EXISTING SIDE ELEVATION (EAST) - MAIN HOUSE
1/4"=1'-0"

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. stratton
ARCHITECTURE

Date 6.30.15

Project #



PROPOSED REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"

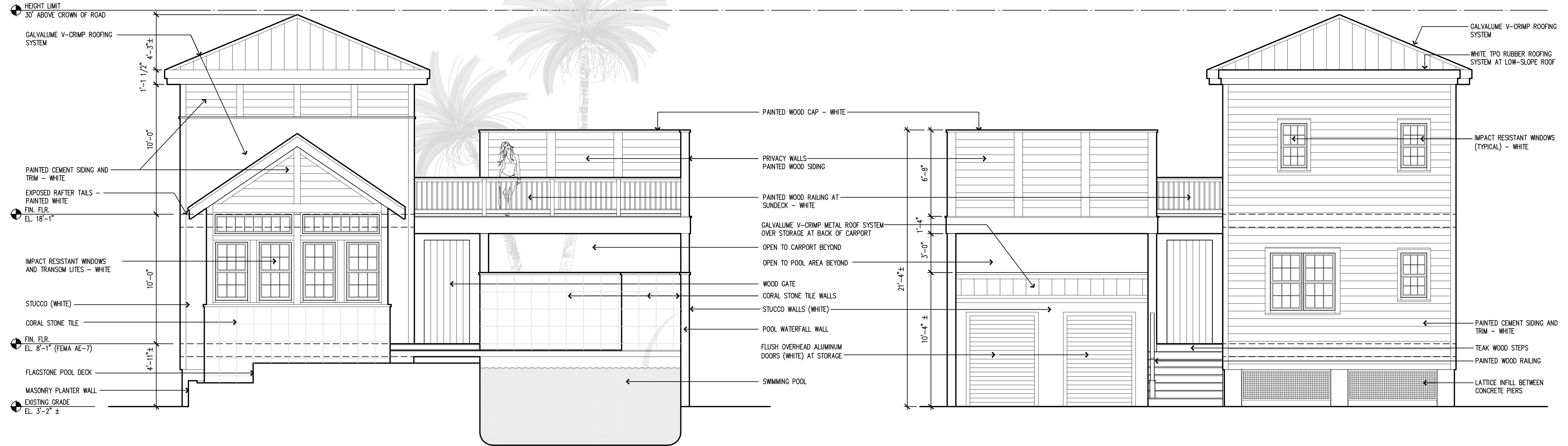
PROPOSED SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"



EXISTING REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"



FRONT ELEVATION – GUEST HOUSE
 1/4"=1'-0"

REAR ELEVATION – GUEST HOUSE
 1/4"=1'-0"

SITE DATA TABLE - 1109 FLEMING STREET			
	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING	HMDR		
FLOOD ZONE	AE-6 AND AE-7		
SIZE OF SITE	8,587 SF		
HEIGHT	30'	25' ±	30'
FRONT SETBACK	10'	16' ±	UNCHANGED
SIDE SETBACK (EAST)	5'	8'-5" ±	5'-0"
SIDE SETBACK (WEST)	5'	10'-7" ±	5'-0"
REAR SETBACK	15'	6'-5" ±	15'
BUILDING COVERAGE	40% = 3,435 SF	2,694 SF (31.4%)	3,365 SF (39.2%)
IMPERVIOUS SURFACE	60% = 5,152 SF	2,409 SF (28.8%)	5,124 SF (59.7%)
OPEN SPACE	35% = 3,005 SF	4,939 SF (57.5%)	3,463 SF (40.0%)

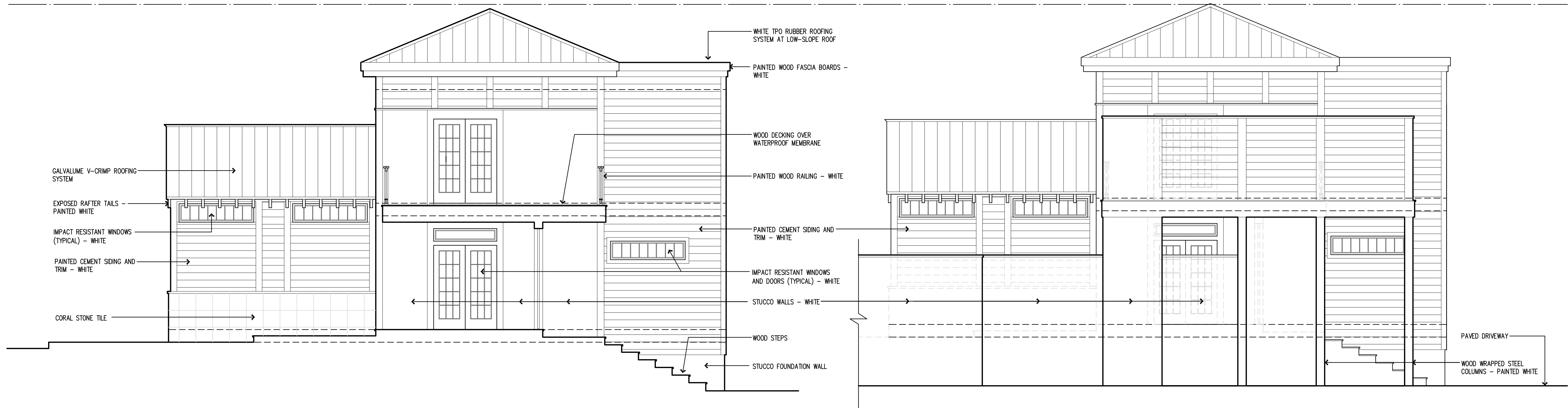
BUILDING COVERAGE
40% ALLOWED 8,587 X 40% = 3,435 SF
EXISTING STRUCTURE TO REMAIN = 1,168 SF
PROPOSED ADDITION = 985 SF
PROPOSED GUEST COTTAGE + CARPORT = 1,212 SF
TOTAL BUILDING COVERAGE PROPOSED = 3,365 SF (39.2%)
IMPERVIOUS SURFACE RATIO
60% ALLOWED 8,587 X 60% = 5,152 SF
BUILDING COVERAGE = 3,365 SF
POOL AND DECK = 961 SF
A/C PAD = 28 SF
DRIVEWAY (FRONT) = 212 SF
DRIVEWAY (REAR) = 453 SF
FRONT SIDEWALK = 105 SF
TOTAL PROPOSED IMPERVIOUS SURFACE = 5,124 SF (59.7%)

1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com



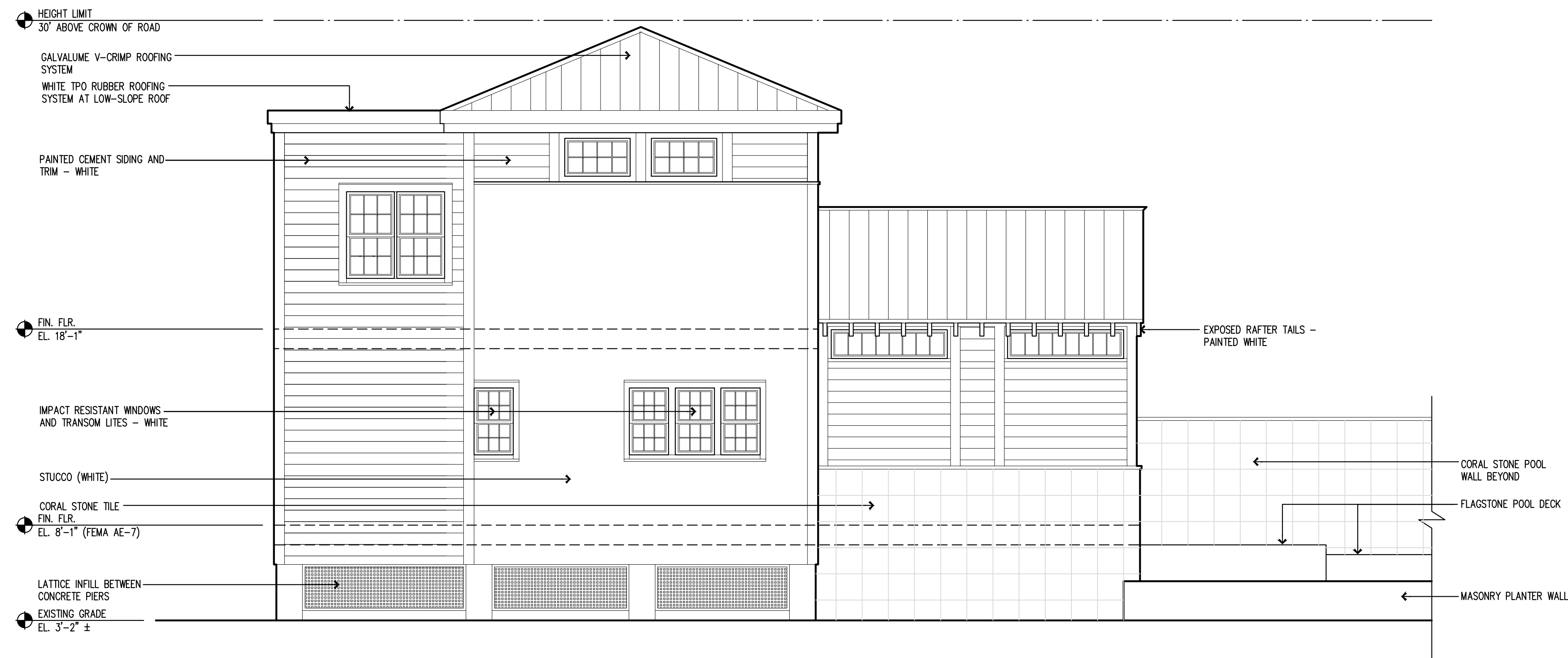
Date 6.30.15

Project #



SIDE ELEVATION (EAST) – GUEST HOUSE
 SECTION THRU CARPORT
 1/4"=1'-0"

SIDE ELEVATION (EAST) – GUEST HOUSE
 1/4"=1'-0"



SIDE ELEVATION (WEST) – GUEST HOUSE
 1/4"=1'-0"

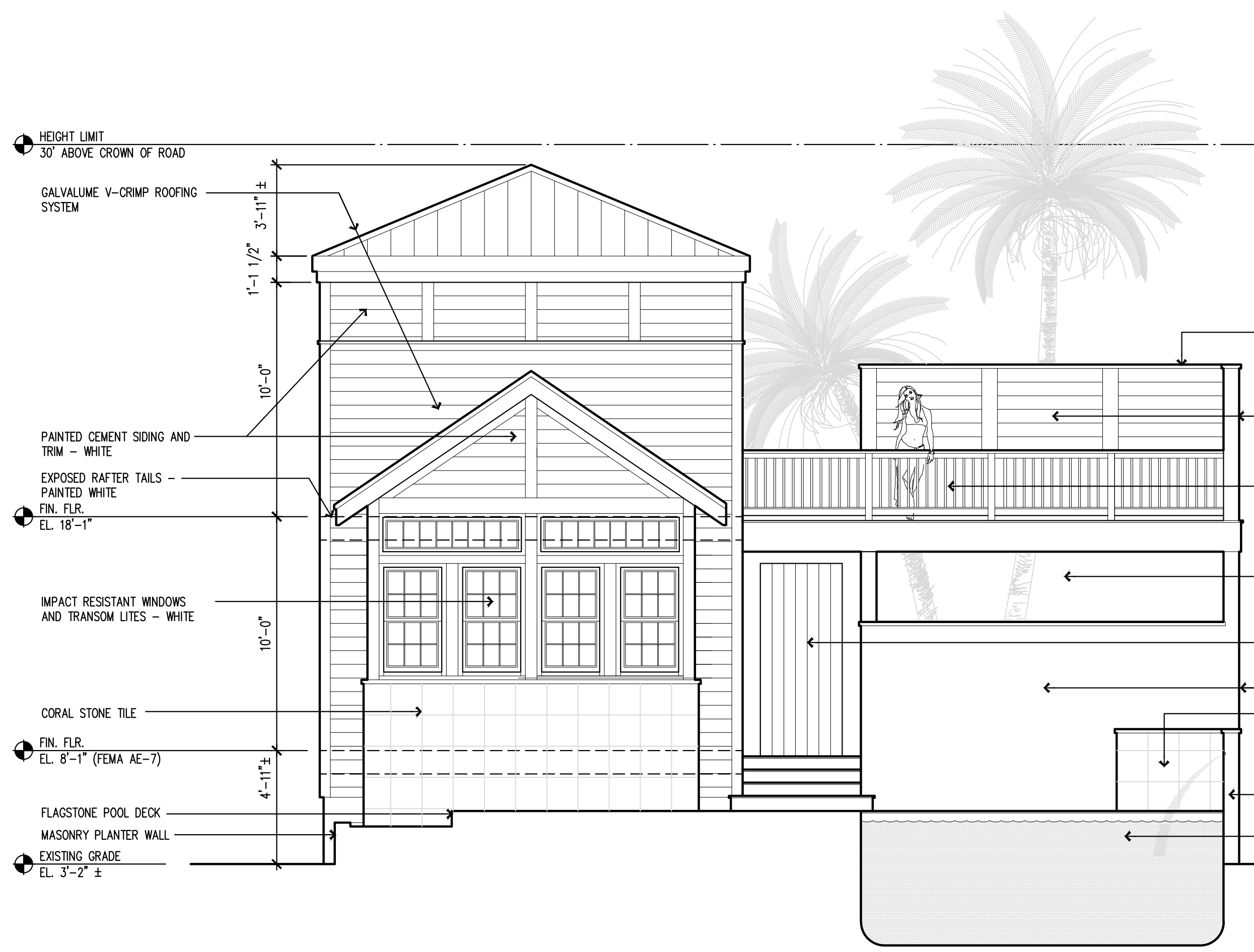
1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com



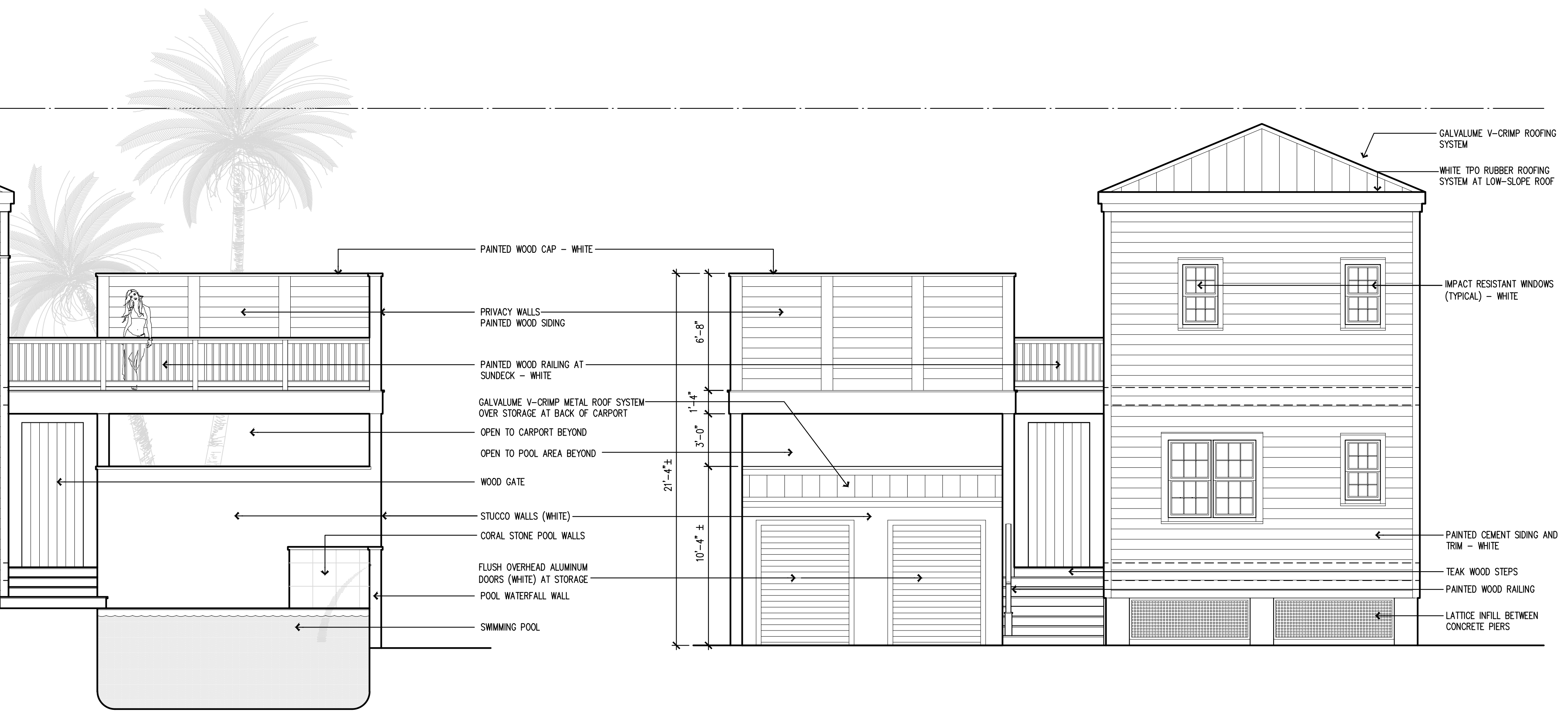
Date 6.30.15

Project #

CORRECTED PLANS



FRONT ELEVATION – GUEST HOUSE
1/4"=1'-0"



REAR ELEVATION – GUEST HOUSE
1/4"=1'-0"

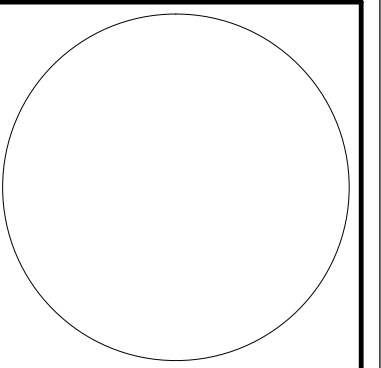
SITE DATA TABLE - 1109 FLEMING STREET			
	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING	HMDR		
FLOOD ZONE	AE-6 AND AE-7		
SIZE OF SITE	8,587 SF		
HEIGHT	30'	25' ±	30'
FRONT SETBACK	10'	16' ±	UNCHANGED
SIDE SETBACK (EAST)	5'	8'-5" ±	5'-0"
SIDE SETBACK (WEST)	5'	10'-7" ±	5'-0"
REAR SETBACK	15'	6'-5" ±	15'
BUILDING COVERAGE	40% = 3,435 SF	2,694 SF (31.4%)	3,365 SF (39.2%)
IMPERVIOUS SURFACE	60% = 5,152 SF	2,409 SF (28.8%)	5,124 SF (59.7%)
OPEN SPACE	35% = 3,005 SF	4,939 SF (57.5%)	3,463 SF (40.0%)

BUILDING COVERAGE
 40% ALLOWED
 8,587 X 40% = 3,435 SF
 EXISTING STRUCTURE TO REMAIN = 1,168 SF
 PROPOSED ADDITION = 985 SF
 PROPOSED GUEST COTTAGE + CARPORT = 1,212 SF
 TOTAL BUILDING COVERAGE PROPOSED = 3,365 SF (39.2%)

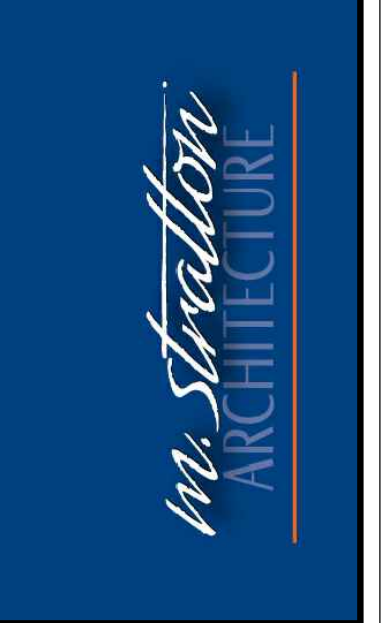
IMPERVIOUS SURFACE RATIO
 60% ALLOWED
 8,587 X 60% = 5,152 SF
 BUILDING COVERAGE = 3,365 SF
 POOL AND DECK = 961 SF
 A/C PAD = 28 SF
 DRIVEWAY (FRONT) = 212 SF
 DRIVEWAY (REAR) = 453 SF
 FRONT SIDEWALK = 105 SF
 TOTAL PROPOSED IMPERVIOUS SURFACE = 5,124 SF (59.7%)

HARC
revised 2

MURZYN RESIDENCE
 1109 Fleming Street
 Key West, FL 33040



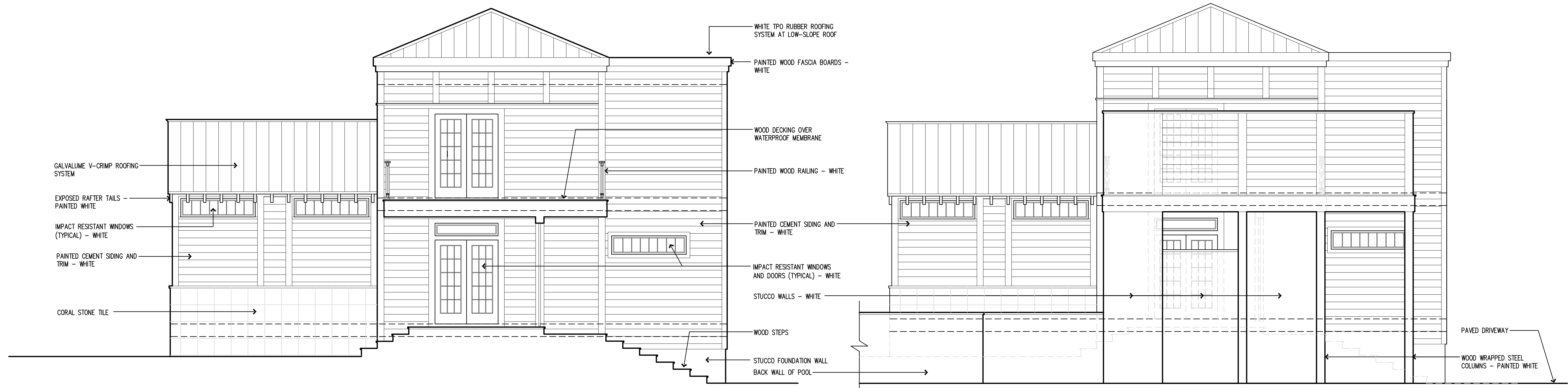
1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com



Date 6.30.15

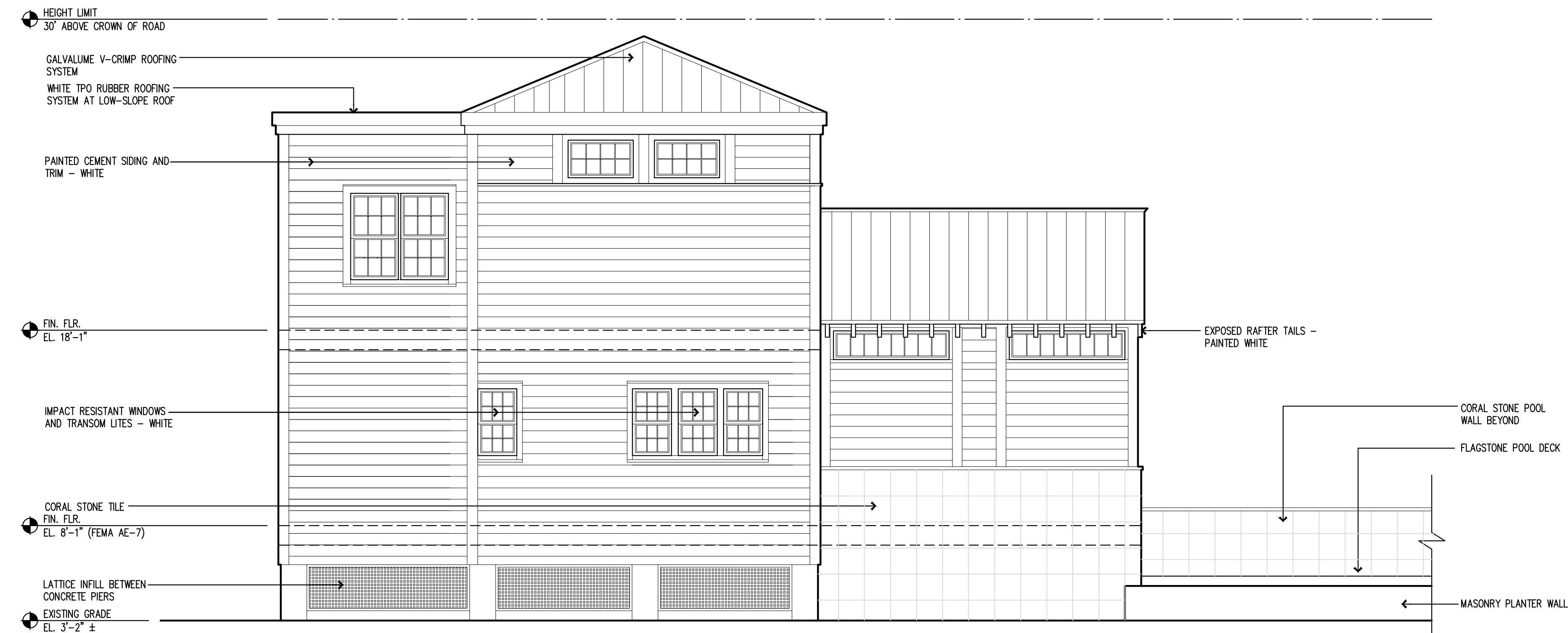
Project #

A-4



SIDE ELEVATION (EAST) – GUEST HOUSE
SECTION THRU CARPORT
1/4"=1'-0"

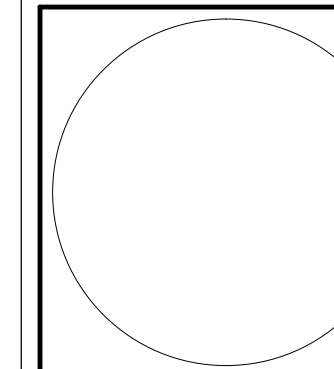
SIDE ELEVATION (EAST) – GUEST HOUSE
1/4"=1'-0"



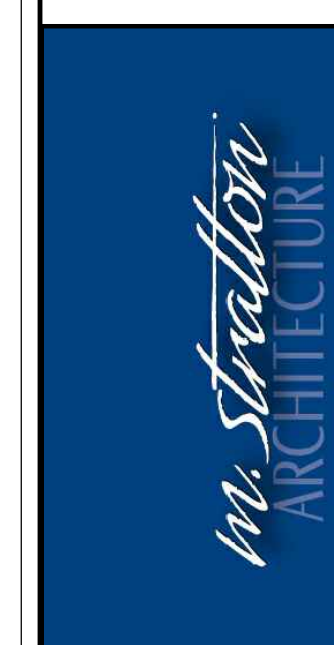
SIDE ELEVATION (WEST) – GUEST HOUSE
1/4"=1'-0"

HARC
revised 2

MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com



Date 6.30.15

Project #

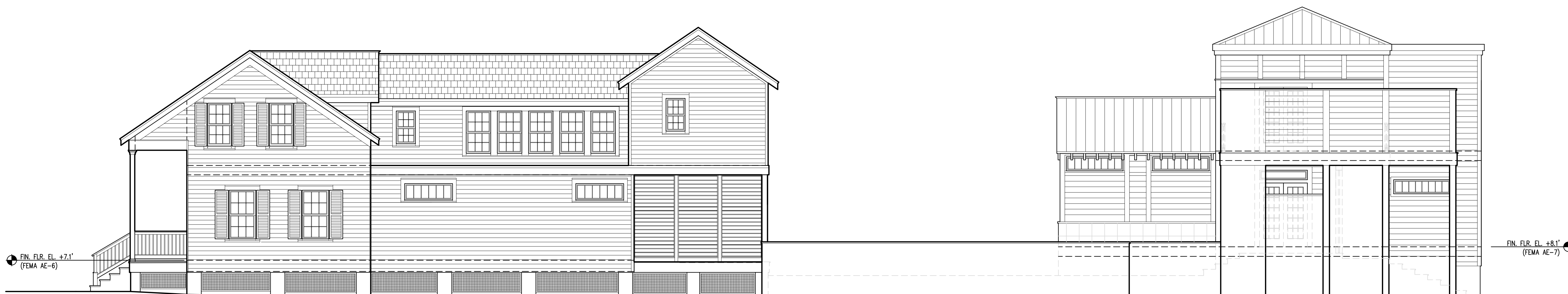
A-6



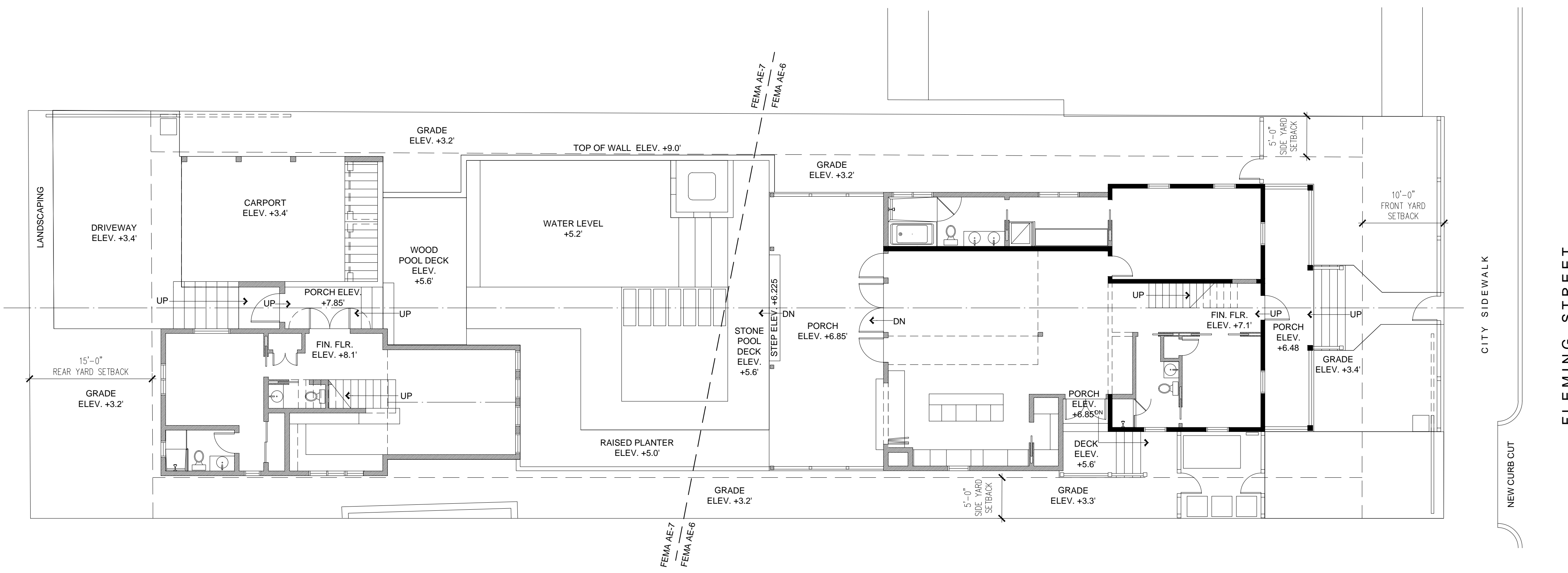
FRONT ELEVATION
3/16"=1'-0"



SIDE ELEVATION (WEST)
3/16"=1'-0"



SIDE ELEVATION (EAST)
3/16"=1'-0"



SITE PLAN ELEVATION DIAGRAM
1/8"=1'-0"



STREETSCAPE (PROPOSED)
1/8"=1'-0"



STREETSCAPE (EXISTING)
1/8"=1'-0"

HARC
revised 2

MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton
ARCHITECTURE

Date 6.30.15

Project #

A-7

NOTICING

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Chris Wright _____, 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:
_____ 1109 Fleming Street _____
on the 21 day of July, 2015.

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 July, 28, 2015.

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 H15-01-1006

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

Signed Name of Affiant: _____

Date: 07/21/2015

Address: 1403 Catherine St

City: Key West

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 21st day of July, 2015.

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

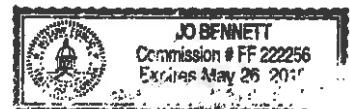
NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2019







PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1005207 Parcel ID: 00005020-000000

Ownership Details

Mailing Address:

MURZYN PAUL
1109 FLEMING ST
KEY WEST, FL 33040-6909

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 31-67-25

Property Location: 1109 FLEMING ST KEY WEST

Legal Description: KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114 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

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	170	8,722.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 3407
Year Built: 1925

Building 1 Details

Building Type R1
Effective Age 7
Year Built 2007
Functional Obs 0

Condition G
Perimeter 214
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 5
Grnd Floor Area 1,365

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

Roof Type
Heat 1
Heat Src 1

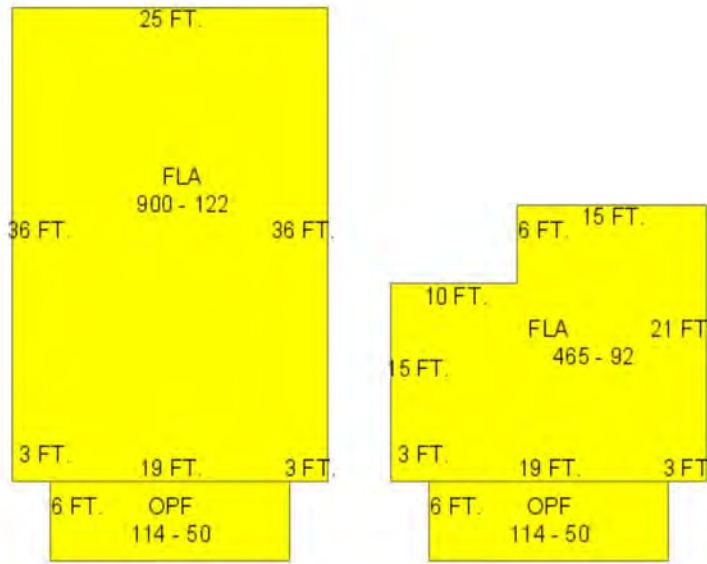
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	2007				114
0	OPF		1	2007				114
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			900
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			465

Building 2 Details

Building Type R1
Effective Age 29
Year Built 1925
Functional Obs 0

Condition G
Perimeter 316
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 34
Grnd Floor Area 2,042

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

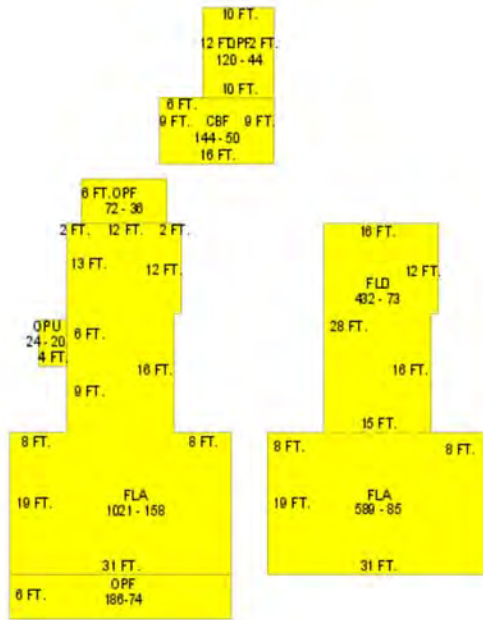
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	2003				72
0	OPF		1	1949				120
0	CBF	1:WD FRAME	1	1949				144
0	FLA	12:ABOVE AVERAGE WOOD	1	1924	Y			589
1	OPF		1	1924	N Y	0.00	0.00	186
2	FLA	12:ABOVE AVERAGE WOOD	1	1924	N Y	0.00	0.00	1,021

4	<u>OPU</u>		1	2003	N	Y	0.00	0.00	24
5	<u>FLD</u>	12:ABOVE AVERAGE WOOD	1	2003	N	Y	0.00	0.00	432

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	121 SF	11	11	2007	2007	2	50
2	FN2:FENCES	200 SF	0	0	1983	1984	2	30
3	PT3:PATIO	359 SF	0	0	1979	1980	2	50

Appraiser Notes

TPP 8686382 - MICHAEL C COPPOLA JR INC.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2330	06/12/2015		3,000	DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES.	
00-1007	04/26/2000	10/09/2001	8,000	REPAIR/REPLACE KITCHEN/BA	
03-0345	10/06/2003	11/25/2003	71,425	ADDITION BACK OF HOUSE	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	611,122	760	359,597	971,479	641,501	0	971,479
2013	621,122	760	334,509	956,391	583,183	0	956,391
2012	575,709	760	181,220	757,689	530,167	0	757,689
2011	578,808	760	250,920	830,488	481,970	0	830,488
2010	258,963	760	178,432	438,155	438,155	0	438,155
2009	287,980	784	531,327	820,091	820,091	0	820,091
2008	265,604	808	850,000	1,116,412	1,116,412	0	1,116,412
2007	342,516	832	1,402,500	1,745,848	1,745,848	0	1,745,848
2006	573,074	856	807,500	1,381,430	1,381,430	0	1,381,430
2005	594,252	880	637,500	1,232,632	726,155	25,000	701,155
2004	333,582	904	595,000	929,486	655,004	25,000	630,004
2003	258,619	928	297,500	557,047	488,028	25,000	463,028
2002	247,719	952	297,500	546,171	477,135	25,000	452,135
2001	148,475	997	297,500	446,972	446,972	25,000	421,972

2000	166,097	798	161,500	328,395	258,217	50,000	208,217
1999	158,153	795	161,500	320,448	251,429	50,000	201,429
1998	133,600	699	161,500	295,799	247,470	50,000	197,470
1997	122,767	673	144,500	267,940	243,334	50,000	193,334
1996	97,492	555	144,500	242,546	236,247	50,000	186,247
1995	93,881	555	144,500	238,936	230,485	50,000	180,485
1994	79,438	488	144,500	224,426	224,426	50,000	174,426
1993	79,438	506	144,500	224,444	224,444	50,000	174,444
1992	77,498	522	144,500	222,521	222,521	50,000	172,521
1991	77,498	542	144,500	222,541	222,541	50,000	172,541
1990	61,238	559	112,625	174,422	174,422	26,000	148,422
1989	52,107	524	110,500	163,131	163,131	26,000	137,131
1988	44,699	396	93,500	138,595	138,595	26,000	112,595
1987	44,261	407	63,325	107,993	107,993	26,000	81,993
1986	44,493	418	61,200	106,111	106,111	26,000	80,111
1985	43,441	432	34,595	78,468	78,468	26,000	52,468
1984	40,478	140	34,595	75,213	75,213	26,000	49,213
1983	40,478	140	34,595	75,213	75,213	26,000	49,213
1982	41,326	140	34,595	76,061	76,061	26,000	50,061

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/16/2014	2717 / 1772	1,300,600	<u>WD</u>	<u>12</u>
7/28/2014	2696 / 472	100	<u>CT</u>	<u>12</u>
3/24/2000	1624 / 1837	500,000	<u>WD</u>	<u>Q</u>

This page has been visited 163,061 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176