



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2023

Applicant: David Salay, Architect
Bender & Associates Architects

COA Number: H2023-0049

Address: 624 White Street - The Elizabeth Bishop House

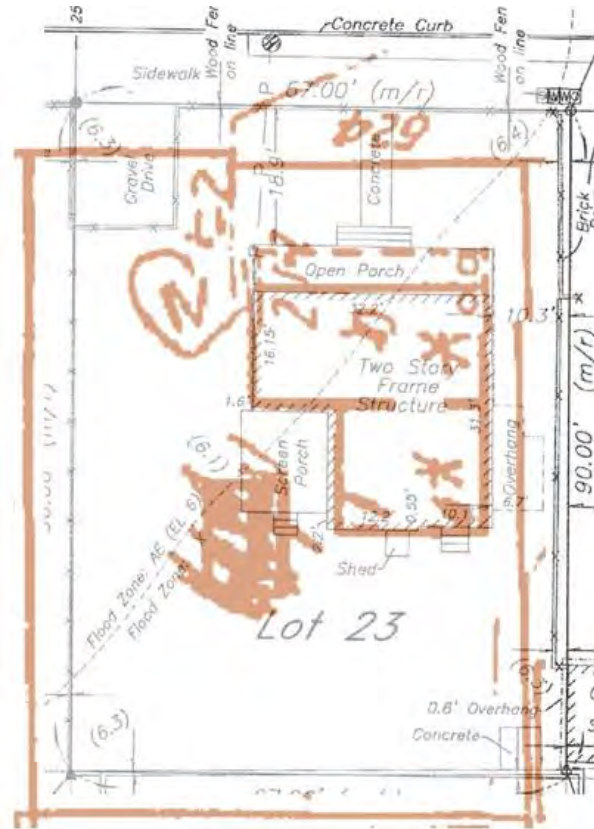
Description of Work:

New accessory structure at rear of property. Restoration of rear porch over historic cistern, window replacement in kitchen and new heater.

Site Facts:

The principal building in the site is listed as a contributing resource to the district. The historic eyebrow house was built circa 1889. The house has maintained its original footprint except on its northwest corner, where an enclosed porch was created above the historic cistern. An overhang on the south elevation and shed attached at the rear of the house were added later.

Elizabeth Bishop bought the house in 1938 and sold the property in 1946. The house was bought by the Key West Literary Seminar in 2019. The goal is to restore the house to its glorious time when Bishop made it her home.



Current Survey and. 1962 Sanborn Map Overlay.



624 White Street circa 1965. Monroe County Library.



Current Façade.

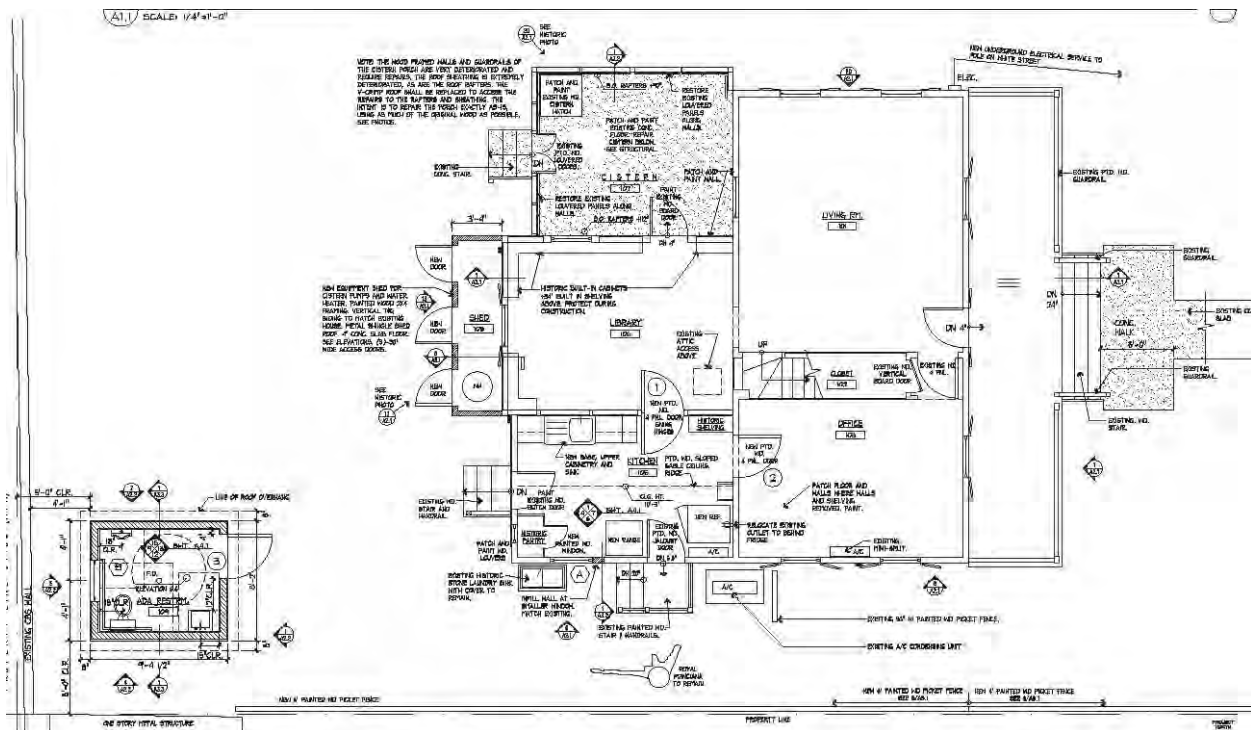
Guidelines Cited on Review:

- Windows (page 29a-1), specifically guideline A-3.
- Entrances, Porches, and Doors (pages 32-33), specifically guideline 3 and 4.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 11, 12, 13, 18, 22, and 23
- Outbuildings (page 40), specifically guidelines 1, 3, and 9.

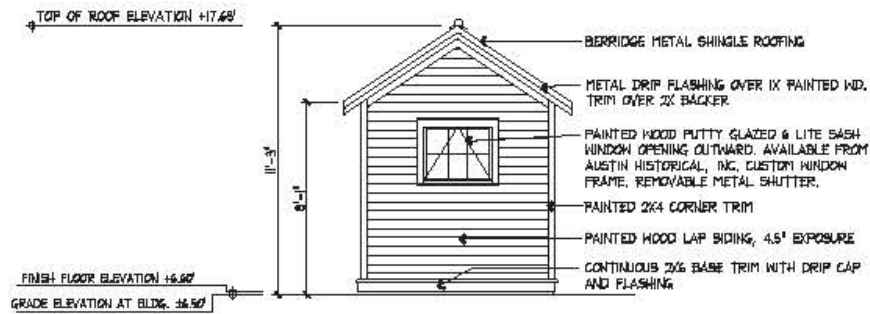
Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a one-story small accessory structure to be located on the southwest portion of the property. The new accessory structure will be almost square in footprint have a front gable roof and will have wood siding, a wood window and door, and metal singles be used as roofing finish. The structure will have a maximum height of 11'- 3" from grade. The design also includes replacement of one window on the south side of the house with a wood unit.

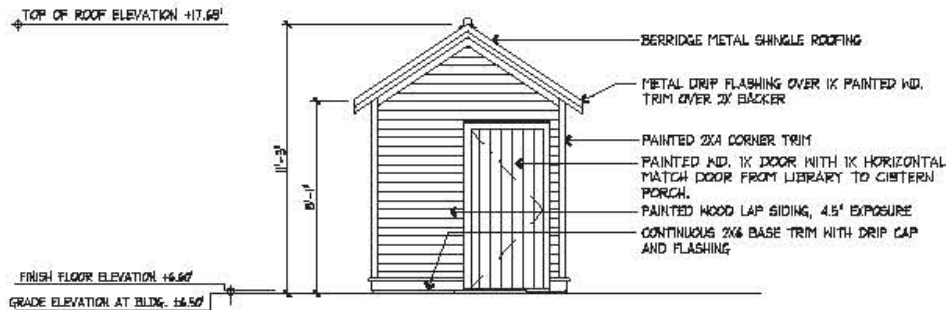
The design also includes the restoration of the rear porch over the old cistern with new cooper screens and repairs, replacing in kind wood frame elements. A new covering where the heater is located at the rear of the house is also included in the plans. The structure will be the same height as the existing one and will be covered with a shed roof with metal shingles.



Proposed Site Plan.



6 PROPOSED WEST REAR EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



Front and Rear Elevations of Proposed Accessory Structure.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design meets all cited guidelines. The proposed accessory structure, that will house a bathroom, is smaller in scale and mass. Its impact to the historic and the site is minimal and will not jeopardize the historic character of the property. The restoration of the rear porch, the new window and rebuild of rear shed all conform to appropriate design solutions for rehabilitation.

The applicants submitted to the State Historic Preservation Officer a request for an ADA waiver for the historic house as it is elevated. The approved waiver and documentation supporting the request are all part of the file.

APPLICATION

RECEIVED
 NOV 27 2023
 BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0049</i>	REVISION #	INITIAL & DATE <i>TK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	624 White Street	
NAME ON DEED:	Key West Literary Seminar Inc.	PHONE NUMBER
OWNER'S MAILING ADDRESS:	624 White Street	EMAIL <i>arlo@kwls.org</i>
	Key West FL 33040	
APPLICANT NAME:	David Salay Bender & Associates Architects	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL <i>dsalay@benderarchitects.com</i>
	Key West FL 33040	
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 27 Nov 2023

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 xx NO___ INVOLVES A HISTORIC STRUCTURE: YES xx NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	New 75 s.f. ADA restroom at rear corner of property where privy originally existed. Cistern repairs. Restore historic rear porch. Restore historic kitchen. Move existing electrical service underground. Replace window at kitchen. Rebuild contemporary water heater enclosure.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

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):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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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.

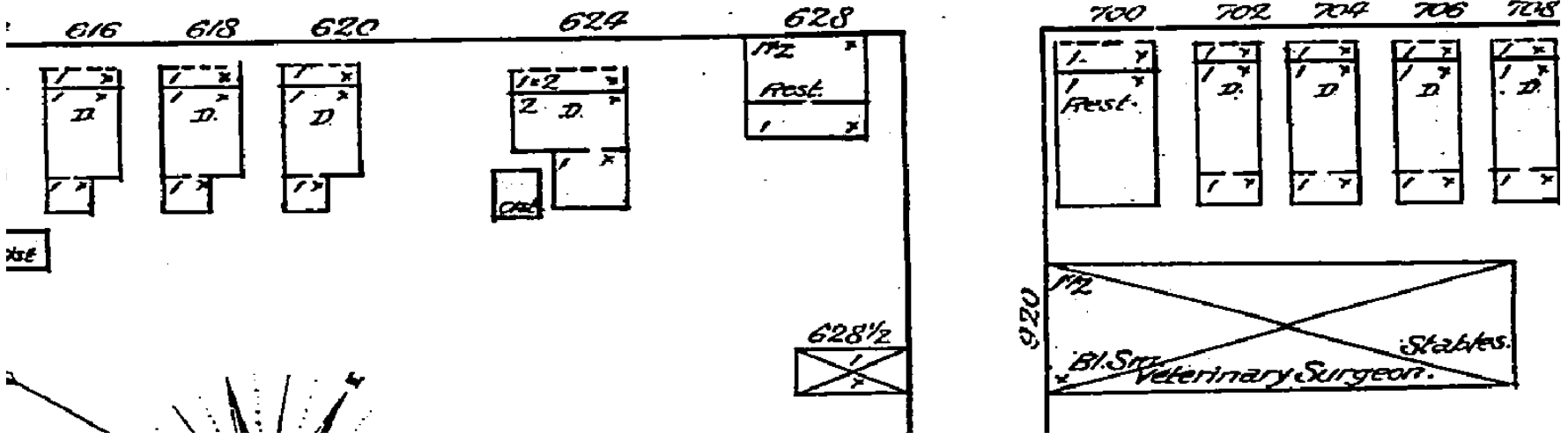
SANBORN MAPS

N O E X P O S
L a n d

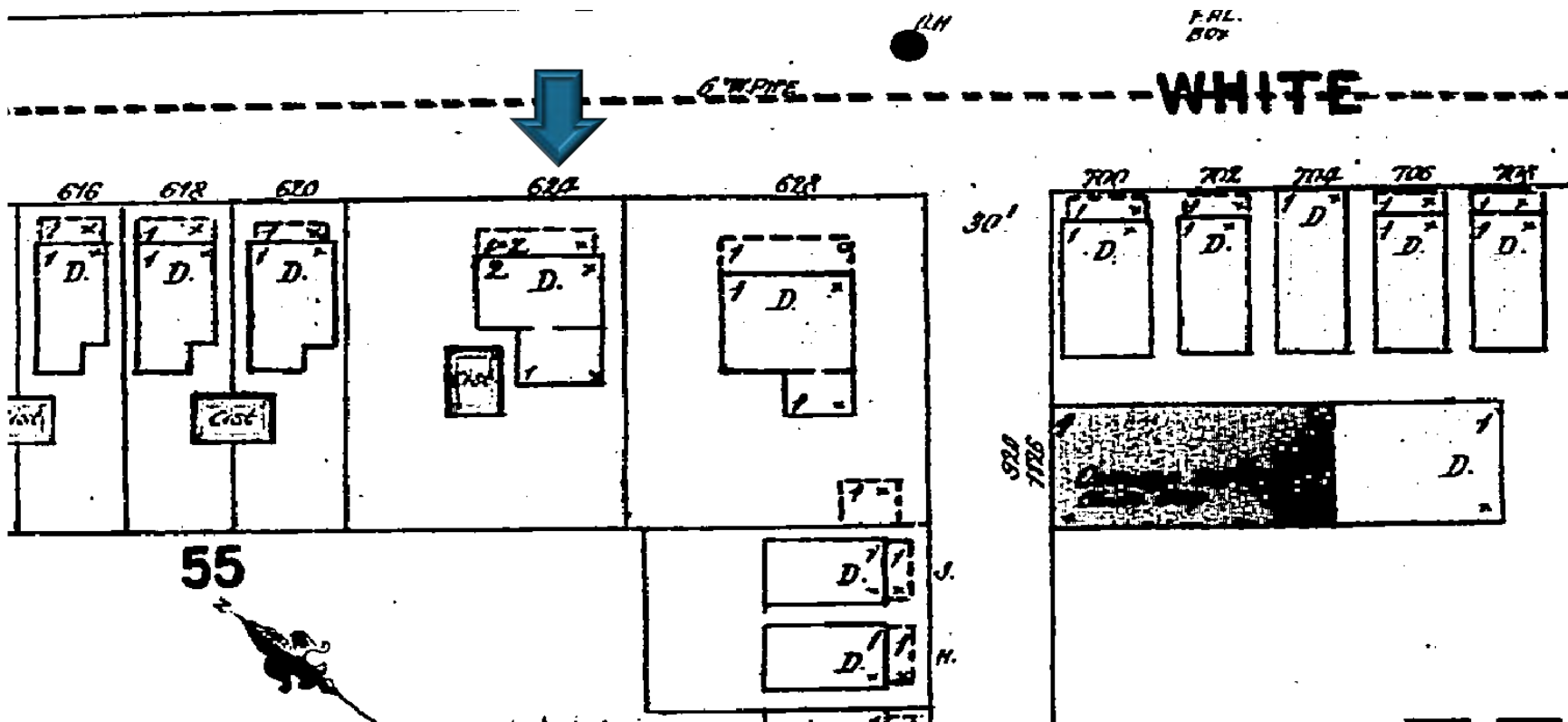
SEE



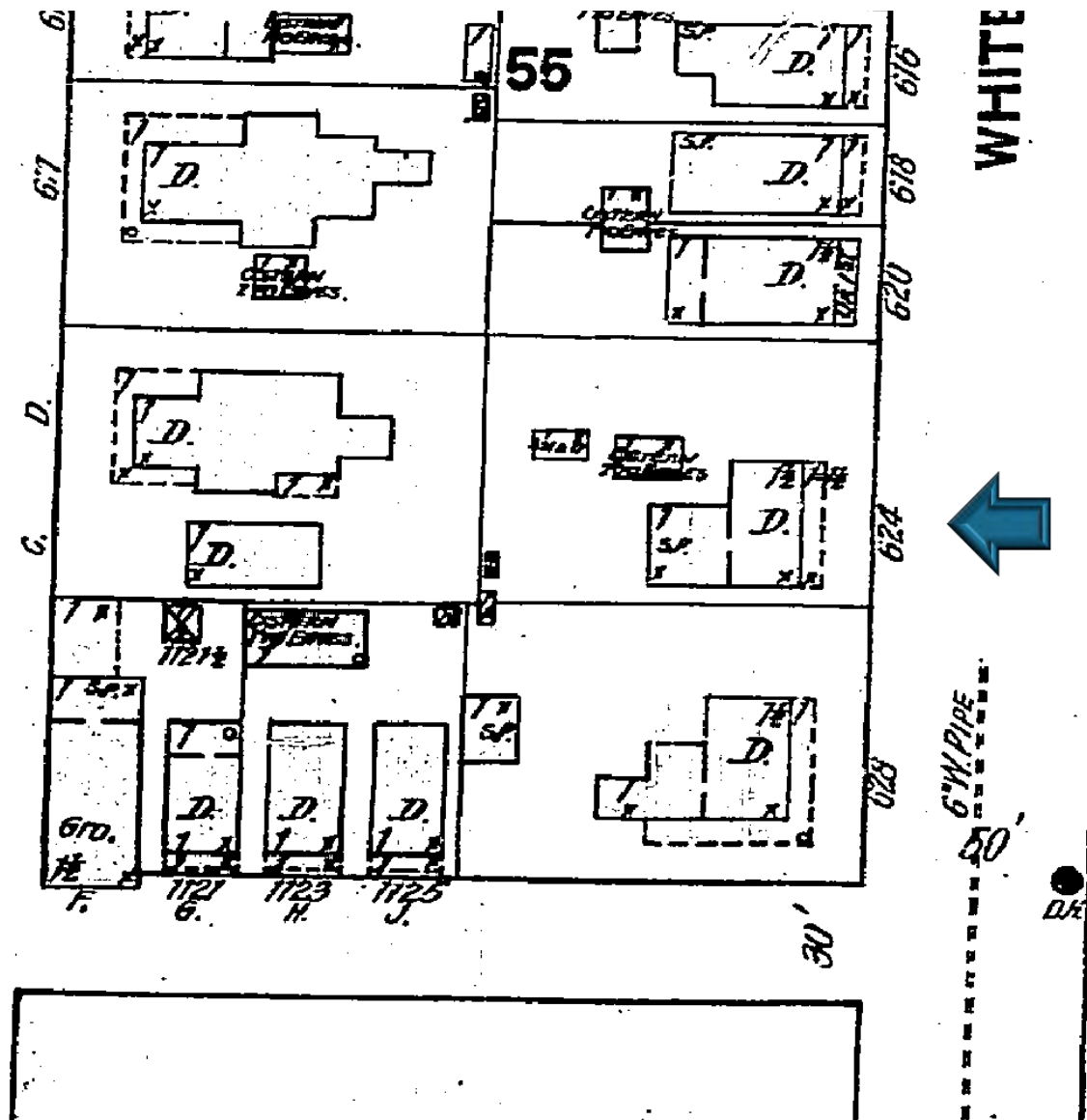
WHITE



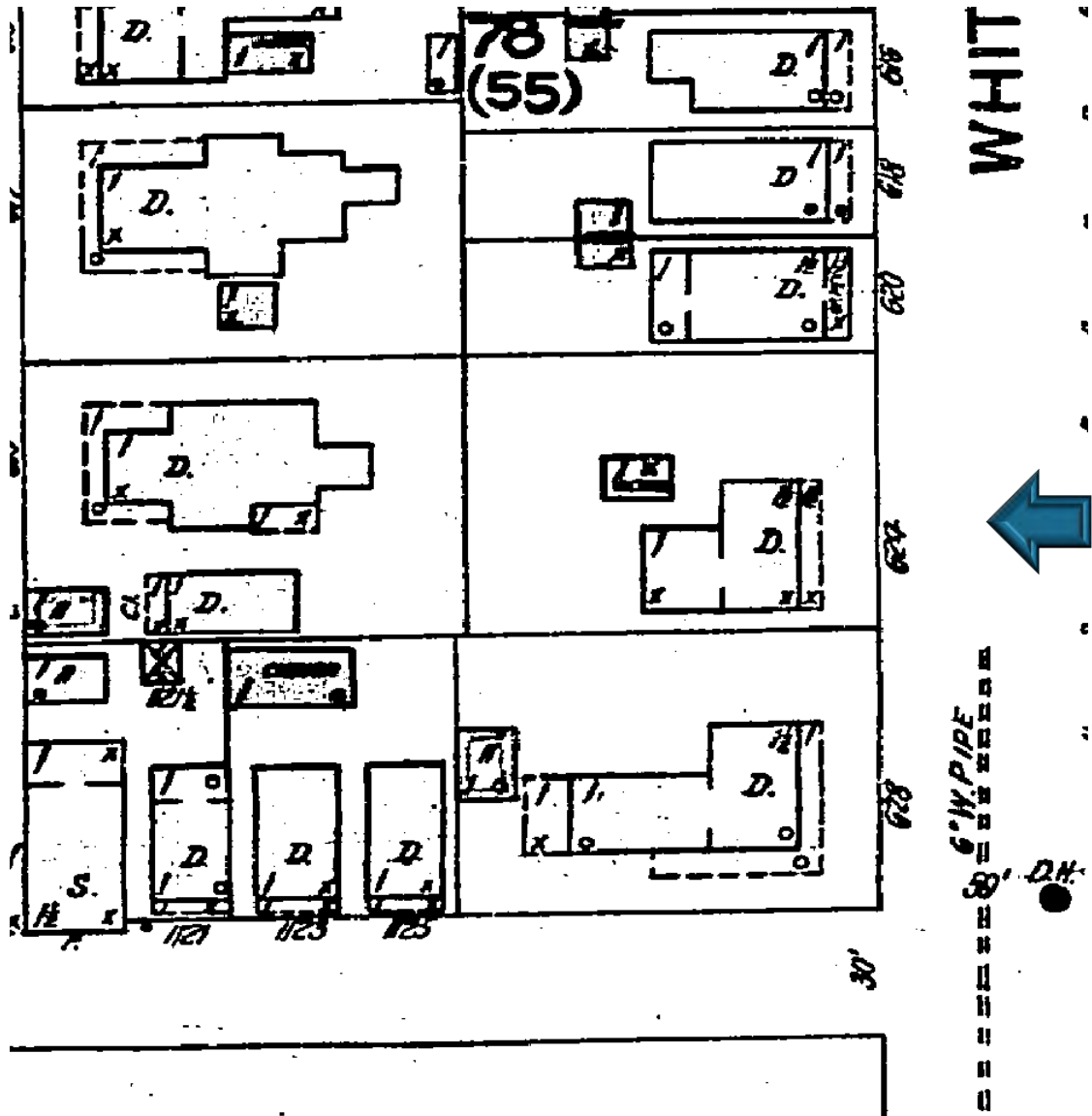
Sanborn Map 1892



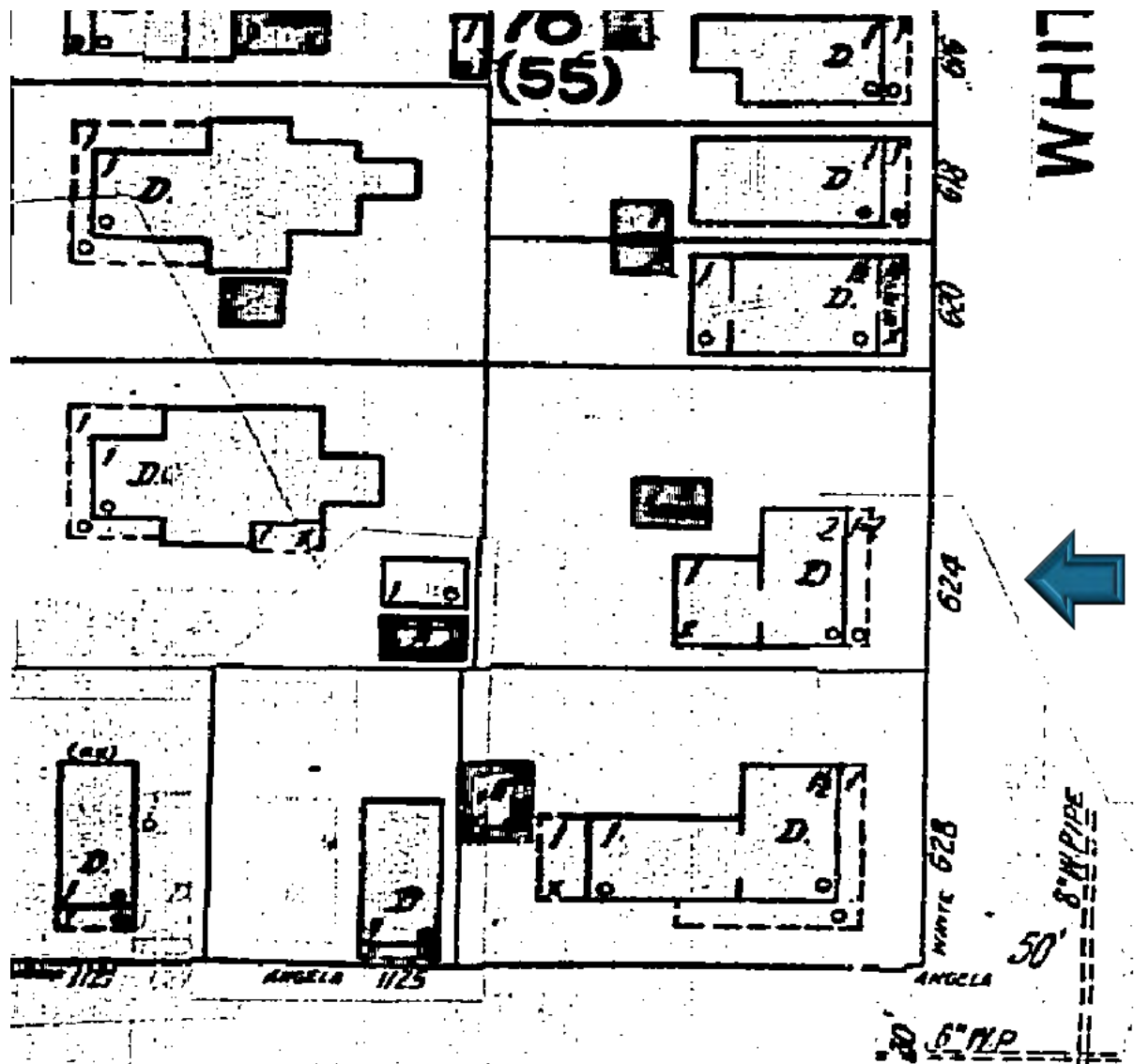
Sanborn Map 1899



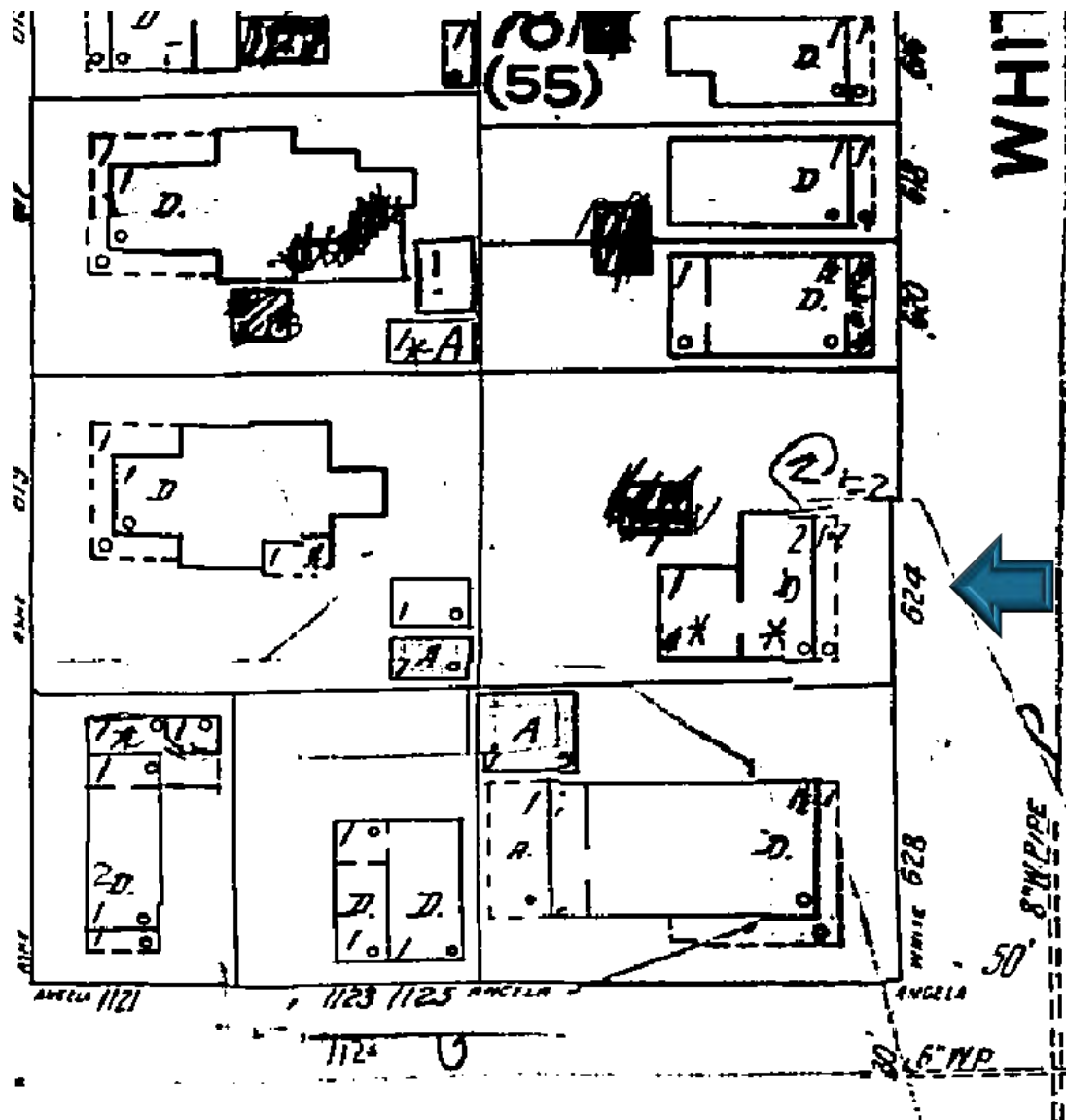
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



This is a 1938 photo of the house (the May 1968 date is incorrect) The outbuilding in the rear of the property can be seen to the left of the house. This is the proposed location of the ADA restroom.



This photo of the cistern porch was taken in the 1950's. Bishop had this porch constructed. The porch will be restored to this configuration.



624 White Street circa 1965. Monroe County Library.

Elizabeth Bishop House – 624 White Street –

Existing Conditions Photos



Front façade. This classic eye-brow house has been largely untouched for decades. The goal is to restore it back to its 1940s appearance. The house was painted and the porch was restored in the last phase. New half round gutters.

BISHOP HOUSE 624 WHITE STREET EXISTING CONDITIONS



Existing photo of south façade. Remove existing 1960s metal louver window and replace with painted wd. putty glazed window.



Existing photo of historic Kitchen. Remove contemporary cabinets and replace with cabinets replicating the original 1940's cabinets in the kitchen. The metal jalousy window at left will be replaced with a wood putty glazed window.



This cabinet in the existing Kitchen is original to the 1940's, and will be used as a template to create new cabinets for the 1940's kitchen.

BISHOP HOUSE 624 WHITE STREET EXISTING CONDITIONS



Existing photo of porch over cistern. The porch was built when Bishop lived in the house, but it has been altered with plywood panels. The louvered panels are original. The porch will be restored back to its 1940s appearance. The cistern will be restored and used for irrigation. All of the gutters at the house will be routed to it.



Interior view of historic cistern porch. Repair all elements in kind, including roof sheathing, wood wall framing, concrete floor and wood shutters. All of these elements are historic to Bishop's time in the house.



Remove existing water heater shed and install new shed matching historic photo below. This is where the pump equipment for the cistern was originally.



Historic photo of pump equipment shed. This shed will be reconstructed.



The south side of property.

PROPOSED DESIGN

HISTORIC ELIZABETH BISHOP HOUSE

PHASE 3- RENOVATIONS

HARC SUBMITTAL

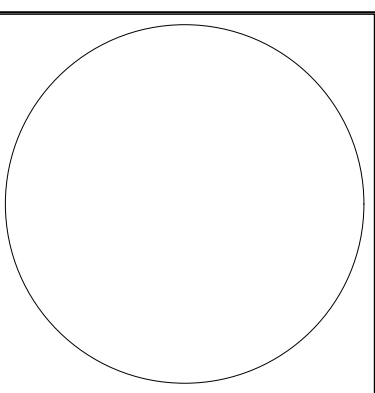
KEY WEST LITERARY SEMINAR

624 WHITE STREET KEY WEST FLORIDA

REVISIONS

HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
624 WHITE STREET
KEY WEST FLORIDA
KEY WEST LITERARY SEMINAR

<p>AERIAL PHOTO</p> <p>U.S. Geological Survey, Map data ©2021 100 ft</p> <p>Not to Scale</p>	<p>SITE MAP - KEY WEST</p> <p>SITE LOCATION 624 WHITE STREET KEY WEST</p>	<p>LEAD PAINT MITIGATION NOTES:</p> <p>LEAD BASED PAINT MITIGATION NOTE: A LEAD BASED PAINT SURVEY/ REPORT HAS BEEN PERFORMED BY GALLAGHER BASSETT, INC. ON THE HOUSE, DATED 11/27/19. THE BUILDING HAS BEEN REMEDIATED FOR LEAD BASED PAINT PER THE RECOMMENDATIONS OUTLINED IN THIS REPORT.</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: HISTORIC ELIZABETH BISHOP HOUSE ARCHITECT'S PROJECT No.: 2105 OWNER: KEY WEST LITERARY SEMINAR, INC. Address: 624 WHITE ST., KEY WEST, FL 33040 Tel: Representative: ARLO HASKELL ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: dsalay@benderarchitects.com Project Manager: David Salay (Principal-in-Charge) Project Architect: David Salay ENGINEERING CONSULTANTS: STRUCTURAL: KEISTER WEBB STRUCTURAL ENGINEERS, INC. Address: 6501 Arlington Expressway, Building B, Suite 156 Jacksonville, Florida 32211 Tel: (904) 619-2333 Representative: Mark J. Keister, P.E., ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING: TLC ENGINEERING SOLUTIONS 5757 Blue Lagoon Dr., Ste 400 Miami, FL 33126 Direct: 305.263.3883 Project Manager: Pelayo Calante, Senior Project Engineer</p> <p>LIST OF ALTERNATES: 1. None.</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 7th Edition - 2020 FLORIDA BUILDING CODE - Existing 7th Edition - 2020 FLORIDA BUILDING CODE - Residential 7th Edition - 2020 FLORIDA BUILDING CODE - Plumbing 7th Edition - 2020 FLORIDA BUILDING CODE - Fuel Gas 7th Edition - 2020 FLORIDA BUILDING CODE - Mechanical 7th Edition - 2020 NATIONAL ELECTRICAL CODE 2014 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2020 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). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>																																																																																																																																																				
<p>ABBREVIATIONS</p> <table border="0"> <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>FT</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>DWR</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>TREAD(S)</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>TYP</td><td>TYPICAL</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GI</td><td>GALVANIZED IRON</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>HORZ</td><td>HORIZONTAL</td><td>WD</td><td>WOOD</td></tr> <tr><td>HDW</td><td>HARDWARE</td><td>WFW</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td>WH</td><td>WATER HEATER</td></tr> <tr><td></td><td></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	FT	POINT	DBL	DOUBLE	PVC	POLYVINYLCHLORIDE	DIAG	DIAGONAL	R	RADIUS (OR) RISER	DS	DOWNSPOUT	R/A	RETURN AIR	DTL	DETAIL	REBAR	STEEL REINF. BAR	DWR	DRAINER	REFR.	REFRIGERATOR	EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	TREAD(S)	EXH	EXHAUST	TYP	TYPICAL	FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE	GI	GALVANIZED IRON	VERT	VERTICAL	HORZ	HORIZONTAL	WD	WOOD	HDW	HARDWARE	WFW	WELDED WIRE FABRIC	HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER			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>SYMBOLS LEGEND</p> <p>NORTH ARROWS FLOOR PLANS, ETC. (THROUGHOUT DWGS.) SITE PLANS (ONCE ONLY)</p> <p>BUILDING SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p>	<p>SECTION & DETAIL DRWG. TITLES POCHE ONLY WHERE ELEVATIONS ARE INDICATED SHT. A8 INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) FIRST # INDICATES FLOOR 206</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) NUMBERS 23 LETTERS A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) LETTERS PE</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <ul style="list-style-type: none"> 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) GYPHUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION <p>PARTITIONS & WALLS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED 	<p>SHEET INDEX</p> <p>SHEET INDEX</p> <p>A0.0 COVER SHEET . SITE LOCATION MAP, SHEET INDEX, SURVEY, LOT / ZONING INFORMATION, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND</p> <p>ARCHITECTURAL:</p> <p>A0.1 PROPERTY SURVEY A1.0 SITE PLAN D1.1 DEMOLITION PLAN A1.1 FLOOR PLAN A1.2 SCHEDULES A2.1 EXTERIOR ELEVATIONS A3.1 BUILDING SECTIONS A3.2 BUILDING SECTIONS A5.1 ROOF PLAN, ROOF DETAILS A6.1 REFLECTED CEILING PLANS A8.1 DETAILS</p> <p>STRUCTURAL:</p> <p>ELECTRICAL:</p> <p>E0 ELECTRICAL LEGEND, NOTES E1 ELECTRICAL NOTES E2 ELECTRICAL PLANS</p> <p>PLUMBING / MECHANICAL:</p> <p>MP0 SYMBOLS, LEGEND, NOTES MPI FIRST FLOOR PLUMBING / MECH. PLAN MP2 PLUMBING DETAILS</p> <p>DESCRIPTION OF WORK: REMOVE ONE 1940'S ALUMINUM AND REPLACE WITH WOOD PUTTY GLAZED WINDOW. RESTORE HISTORIC PORCH OVER CISTERN. REACTIVATE CISTERN. RECONSTRUCT PUMP EQUIPMENT SHED ADJACENT TO HOUSE. NEW 77 S.F. ADA RESTROOM BUILDING AT REAR CORNER OF PROPERTY. (THERE WAS A PRIVY IN THAT LOCATION IN 1912.) MISC. RENOVATIONS TO HOUSE. THE GOAL OF THIS PROJECT IS TO RESTORE THE HOUSE TO ITS 1940'S APPEARANCE, WHEN POET ELIZABETH BISHOP LIVED THERE AND WROTE SOME OF HER MOST FAMOUS WORKS. THE HOUSE WAS CONSTRUCTED CIRCA 1890S.</p> <p>THE PROJECT RECEIVED HARC APPROVAL ON ----</p>
AB	ANCHOR BOLT	MIN	MINIMUM																																																																																																																																																					
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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	FT	POINT																																																																																																																																																					
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE																																																																																																																																																					
DIAG	DIAGONAL	R	RADIUS (OR) RISER																																																																																																																																																					
DS	DOWNSPOUT	R/A	RETURN AIR																																																																																																																																																					
DTL	DETAIL	REBAR	STEEL REINF. BAR																																																																																																																																																					
DWR	DRAINER	REFR.	REFRIGERATOR																																																																																																																																																					
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)																																																																																																																																																					
EL	ELEVATION	SS	STAINLESS STEEL																																																																																																																																																					
ELEC	ELECTRIC	SPEC	SPECIFICATION																																																																																																																																																					
EQ	EQUAL	T	TREAD(S)																																																																																																																																																					
EXH	EXHAUST	TYP	TYPICAL																																																																																																																																																					
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE																																																																																																																																																					
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE																																																																																																																																																					
GI	GALVANIZED IRON	VERT	VERTICAL																																																																																																																																																					
HORZ	HORIZONTAL	WD	WOOD																																																																																																																																																					
HDW	HARDWARE	WFW	WELDED WIRE FABRIC																																																																																																																																																					
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER																																																																																																																																																					
		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																																																																																																																																																							



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC02022

Bender & Associates
ARCHITECTS
P.A.

Project No.: 2233
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND
Date: 1/3/23

A0.0
1 OF 33

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1560-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name: KEY WEST LITERARY SEMINAR, INC.
FOR INSURANCE COMPANY USE: Policy Number: _____

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 624 WHITE STREET
Company NAIC Number: _____

City: KEY WEST State: Florida ZIP Code: 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
(Tax Parcel # 00010130-00000) (KW PT LOT 1 SQR 55)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 24.5690 N Long. -81.7935 W Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s): 0 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: 0
c) Total net area of flood openings in A8.b: 0 sq in
d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
a) Square footage of attached garage: 0 sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: 0
c) Total net area of flood openings in A9.b: 0 sq in
d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number: 120168 B2. County Name: Monroe B3. State: Florida

B4. Map/Panel Number: 12087C1516 B5. Suffix: K B6. FIRM Index Date: 02/18/2005 B7. FIRM Panel Effective/Revised Date: 06/12/2019 B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (Zone AE, use Base Flood Depth): 6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NAVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 1 of 6

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1560-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 624 WHITE STREET
Policy Number: _____

City: KEY WEST State: Florida ZIP Code: 33040 Company NAIC Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings Building Under Construction Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, ARAE, ARA1-A30, ARAH, ARAO, Complete Items C2-a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.
Datum used for building elevations must be the same as that used for the BFE.
 NAVD 1929 NAVD 1988 Other/Source: _____

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 6.6 feet feet meters
b) Top of the next higher floor: 8.9 feet feet meters
c) Bottom of the lowest horizontal structural member (V Zones only): 0.0 feet feet meters
d) Attached garage (top of slab): 0.0 feet feet meters
e) Lowest elevation of machinery or equipment servicing the building (Describe the type of equipment and location in Comments): 6.8 feet feet meters
f) Lowest adjacent (finished) grade next to building (A1-A3): 6.1 feet feet meters
g) Highest adjacent (finished) grade next to building (A4-A6): 6.5 feet feet meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support: 6.1 feet feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to observe the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

When latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

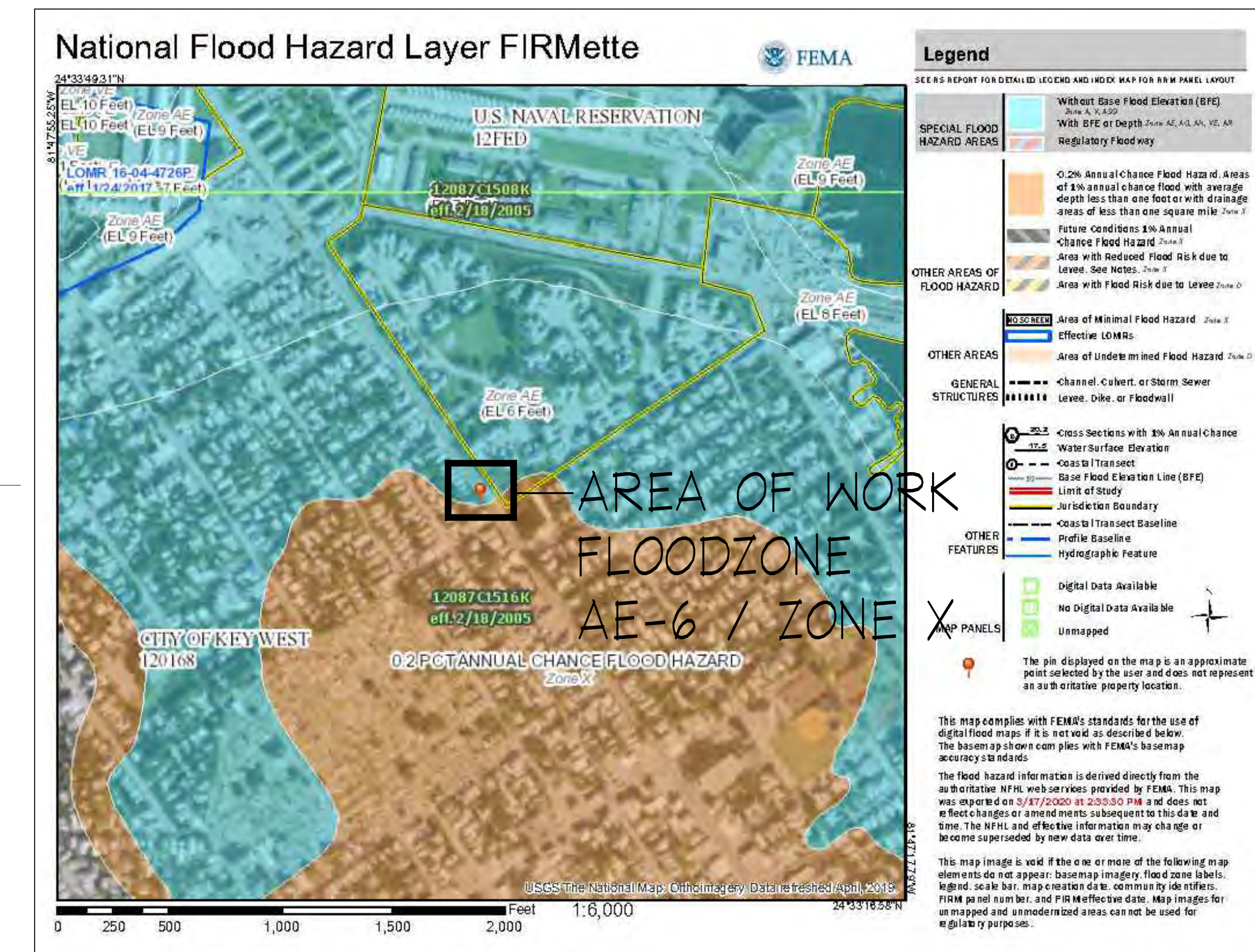
Certifier's Name: J. Lynn O'Flynn License Number: 6268
Title: P.S.M.
Company Name: J. Lynn O'Flynn, Inc. Place: Seal Here
Address: 3430 Duck Avenue
City: Key West State: Florida ZIP Code: 33040
Signature: _____ Date: 10/03/2019 Telephone: (305) 296-7422

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(a), if applicable):
C2. a) - SCREEN PUMP OVER CISTERN
C2. b) - MAIN HOUSE
C2. e) - WATER HEATER

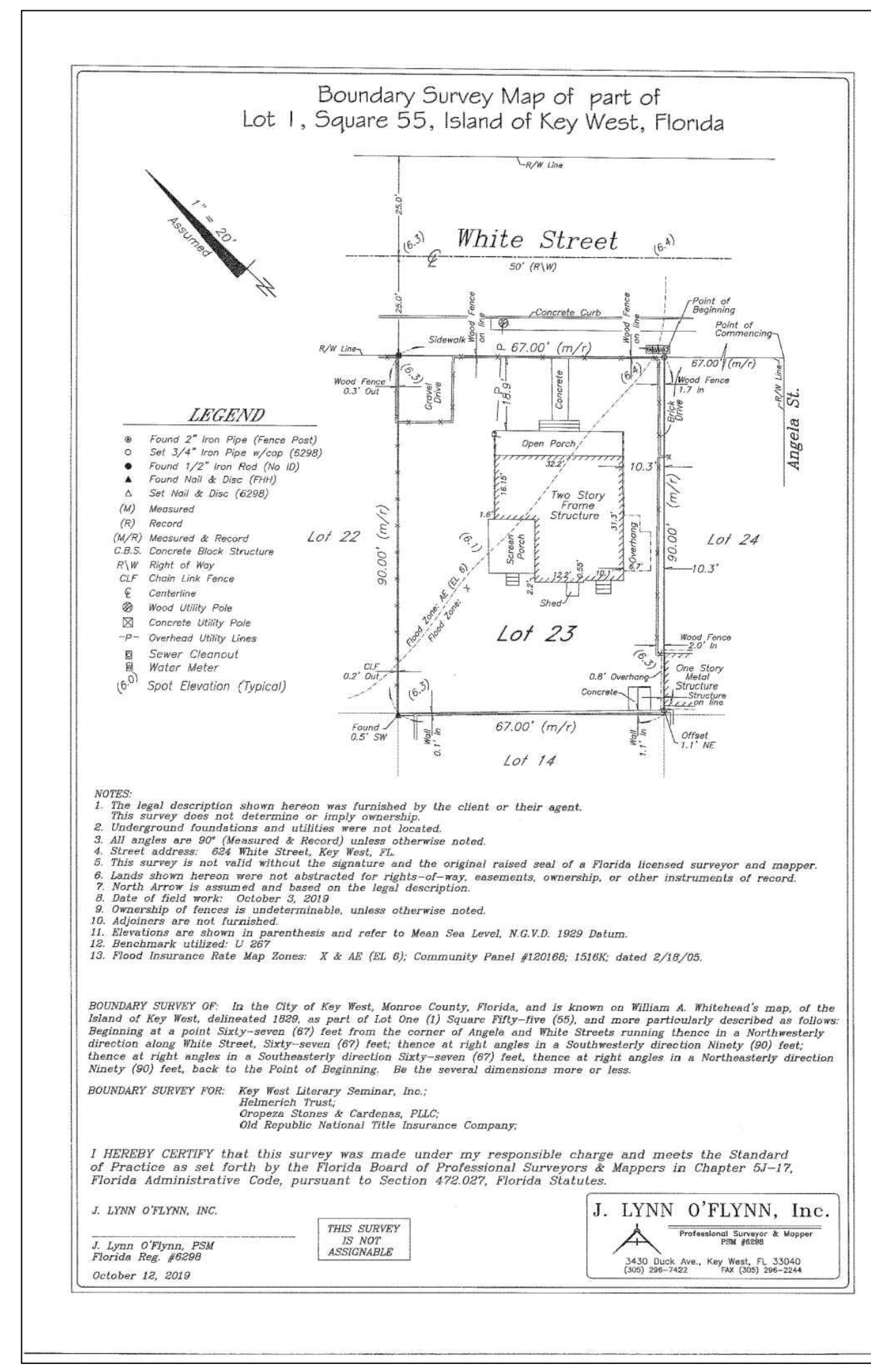
LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 2 of 6

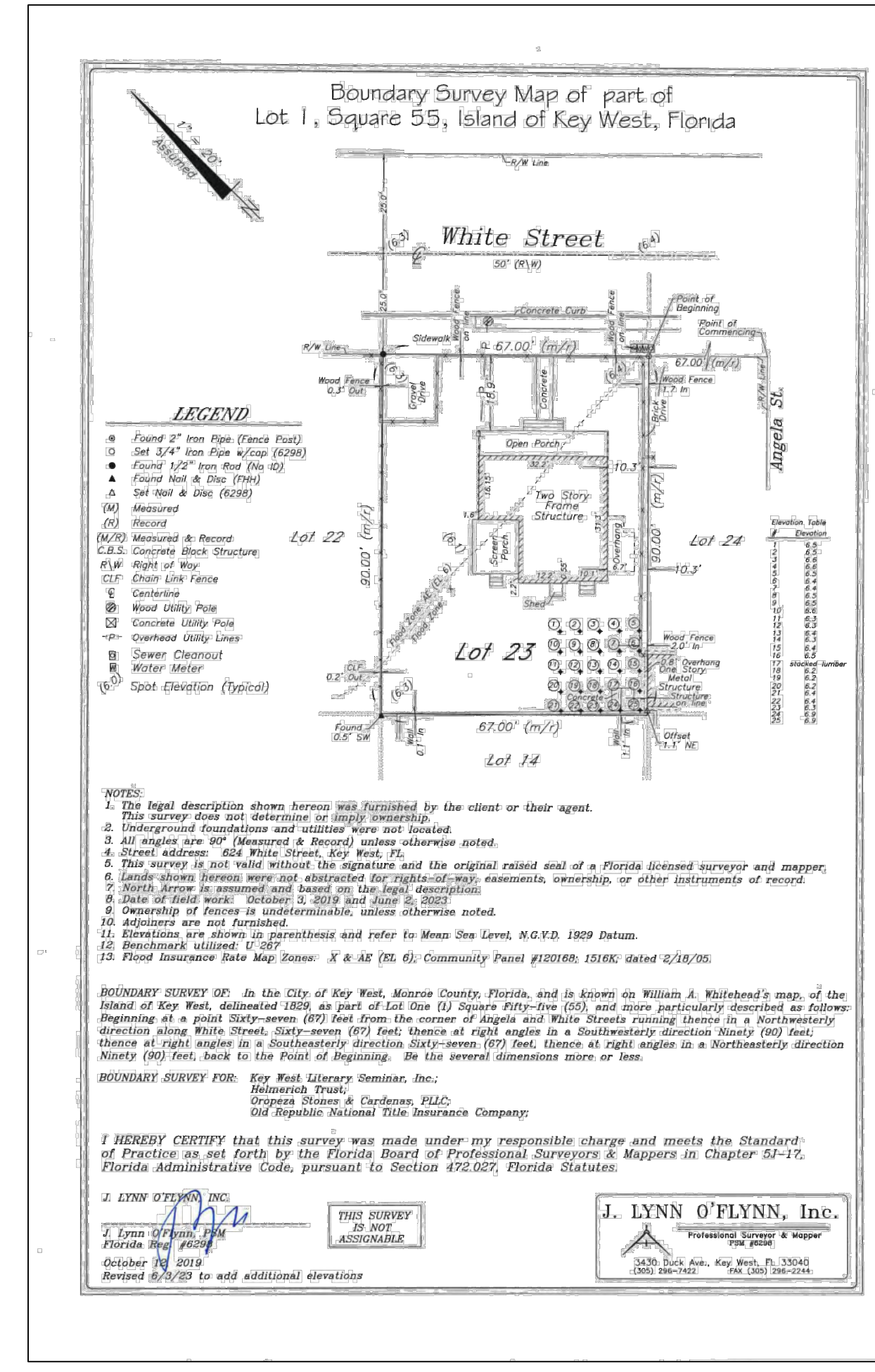
3 ELEVATION CERTIFICATE
SCALE: N.T.S.



2 FEMA FLOOD MAP
SCALE: N.T.S.



1 PROPERTY SURVEY
SCALE: N.T.S.



REVISIONS

HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
624 WHITE STREET
KEY WEST FLORIDA
KEY WEST LITERARY SEMINAR

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Bender & Associates
ARCHITECTS
p.a.

Project No: 2233
SURVEY FLOOD MAP

Date: 1/3/23

A0.1
2 OF 33

HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
 624 WHITE STREET
 KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR

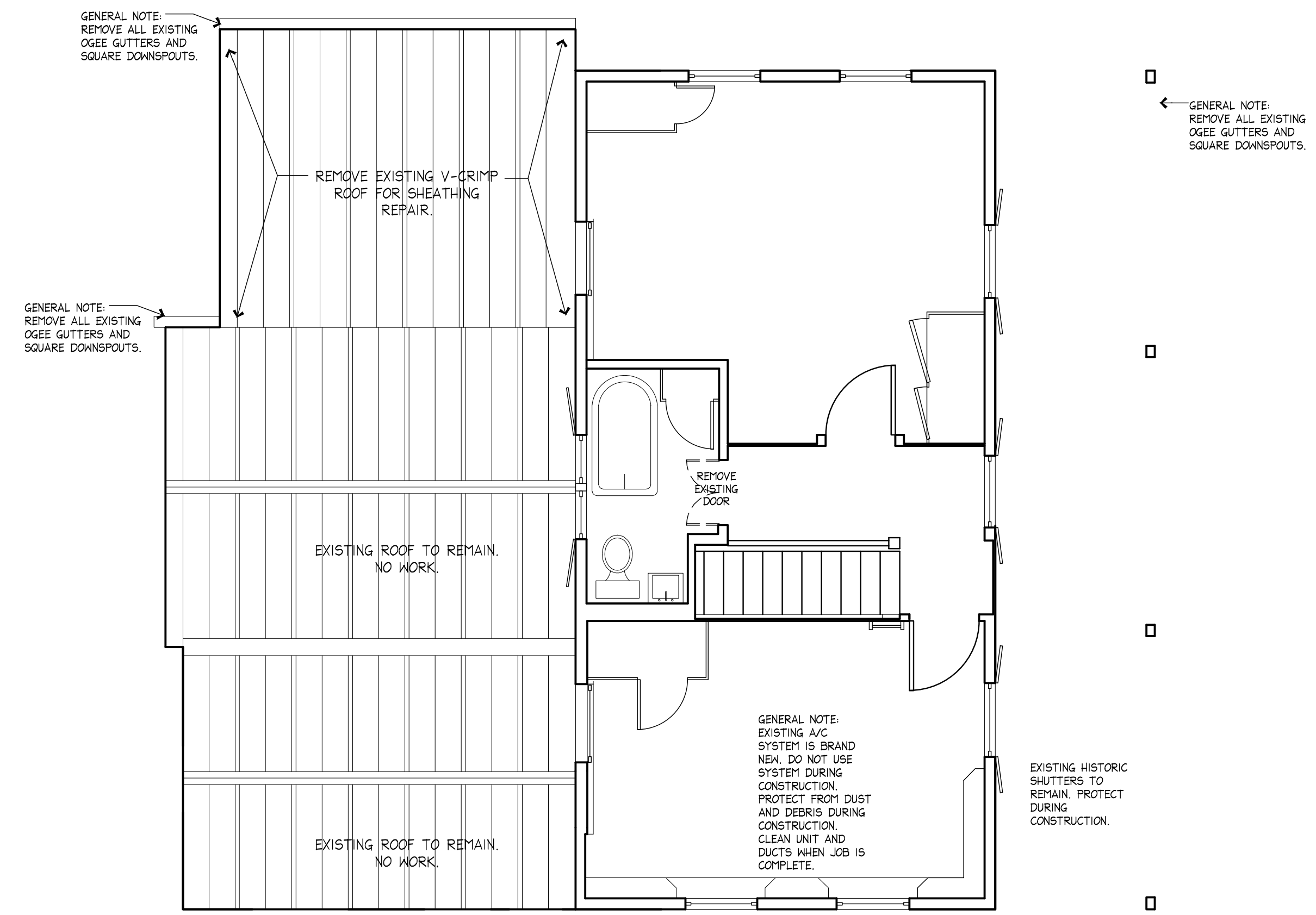
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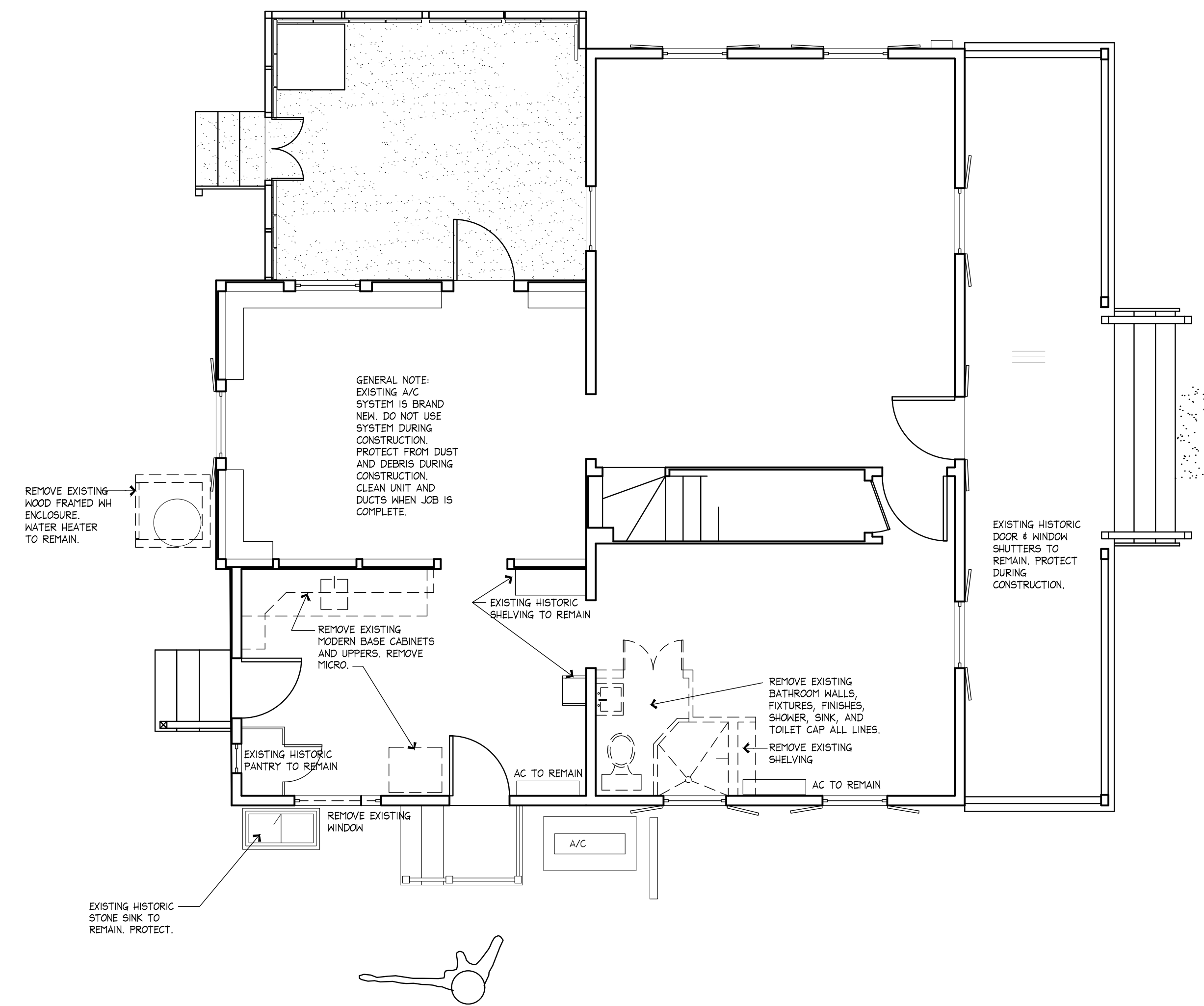
Project No: 2233
DEMOLITION PLANS
 Date: 1/3/23

D1.1
 4 OF 33

REVISIONS



2 SECOND FLOOR DEMOLITION PLAN
 D1.1 SCALE: 1/4"=1'-0"



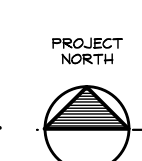
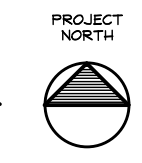
1 FIRST FLOOR DEMOLITION PLAN
 D1.1 SCALE: 1/4"=1'-0"

SELECTIVE HISTORIC DEMOLITION NOTES

- The work of this project involves a significant historic site. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
- 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.
- All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
- All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
- It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
- Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
- Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
- Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

DEMOLITION NOTES

- 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.
- All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
- All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
- It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
- Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
- Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
- Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

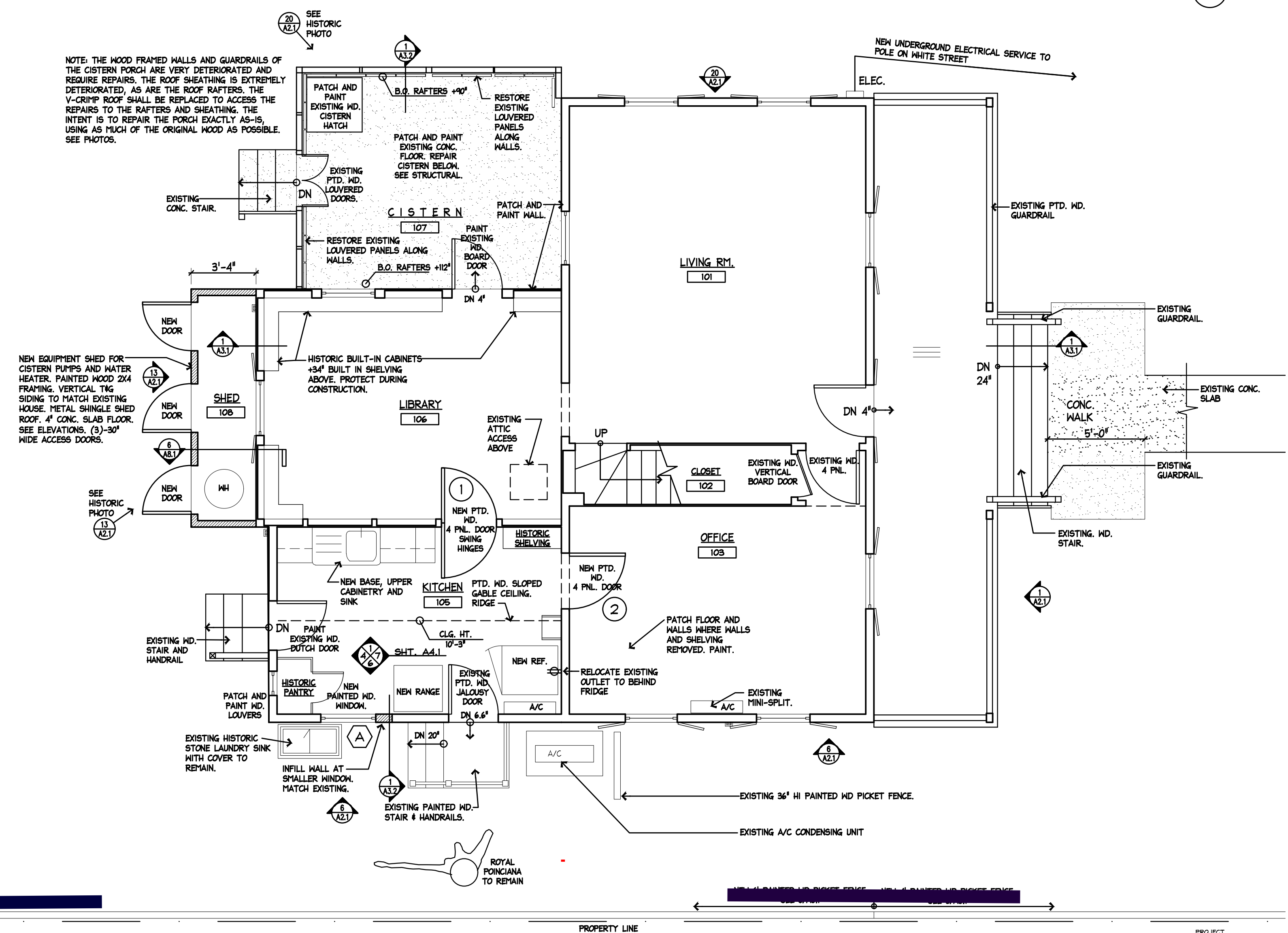
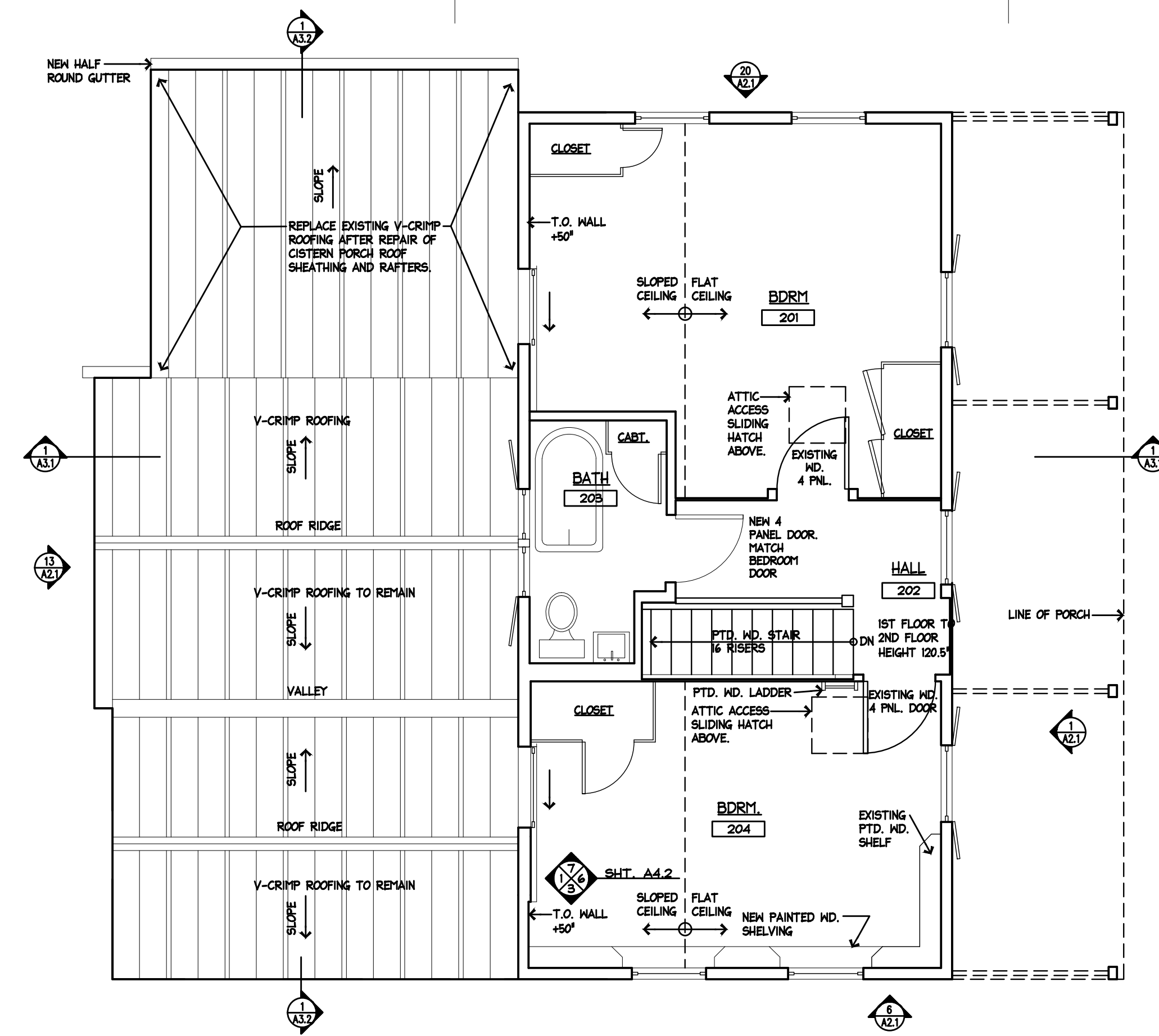


THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

- (a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.
- (b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

PRESERVATION NOTES

1. MATCH ORIGINAL HISTORIC MATERIAL, TEXTURES AND FINISHES. THE ARCHITECT WILL BE THE SOLE JUDGE AS TO WHAT CONSTITUTES AN APPROPRIATE MATCH.
2. REMOVE ALL AREAS IDENTIFIED BY THE ARCHITECT AS INAPPROPRIATE OR NOT MATCHING THE ADJACENT HISTORIC FABRIC.
3. TAKE ALL APPROPRIATE MEASURES NECESSARY TO CORRECT INFERIOR WORK AS IDENTIFIED BY THE ARCHITECT. PROTECT HISTORIC FABRIC DURING ALL OPERATIONS. NO HISTORIC MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO HAVE INDIVIDUAL WORKMEN REMOVED FROM INDIVIDUAL ACTIVITIES OR THE PROJECT ENTIRELY, IF IN THE ARCHITECT'S JUDGEMENT, THE QUALITY OF WORK BEING PERFORMED IS INAPPROPRIATE, INFERIOR, OR DETRIMENTAL TO HISTORIC MATERIALS.
5. REFER TO PHOTOGRAPHIC DETAILS IN THE SPECIFICATIONS FOR ADDITIONAL HISTORIC PRESERVATION INFORMATION AND PROJECT REQUIREMENTS.
6. ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION, AS ADMINISTERED BY THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORIC RESOURCES.
7. DUE TO THE SENSITIVE HISTORIC NATURE OF THIS PROJECT, GENERAL CONTRACTORS AND CERTAIN TRADES MUST MEET PREQUALIFICATION REQUIREMENTS. REFER TO SUPPLEMENTARY GENERAL CONDITIONS, SECTION 00200. HISTORIC FINISHES AND FURRING MAY BE INTACT UNDER CONTEMPORARY FINISHES. CONSULT ARCHITECT BEFORE REMOVAL OF QUESTIONABLE HISTORIC OR NON-HISTORIC MATERIAL.
8. WHERE THE TERM 'RESTORE' IS USED THROUGHOUT THESE DOCUMENTS, THE INTENT IS TO RETURN AN ITEM, FINISH, OR MATERIAL TO ITS HISTORIC CONFIGURATION AND/OR CONDITION. THE LEAST INTRUSIVE METHOD REQUIRED SHOULD BE USED FIRST: CLEAN, PATCH, OR REPLACE USING AN IN-KIND MATERIAL, I.E. BRONZE FOR BRONZE, CONCRETE FOR CONCRETE, CORAL STONE FOR CORAL STONE, ETC. COORDINATE ALL REQUIREMENTS FOR 'RESTORATION' WITH ARCHITECT.



REVISIONS

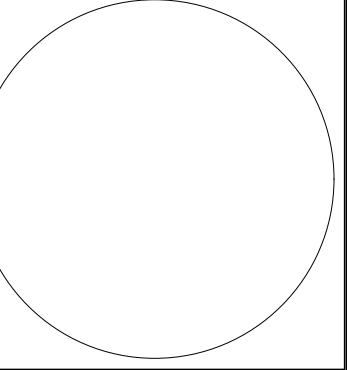
HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
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KEY WEST LITERARY SEMINAR

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ARCHITECTS
p.a.

Project No: 2233
PROPOSED FLOOR PLANS
Date: 1/3/23

A1.1
5 OF 33



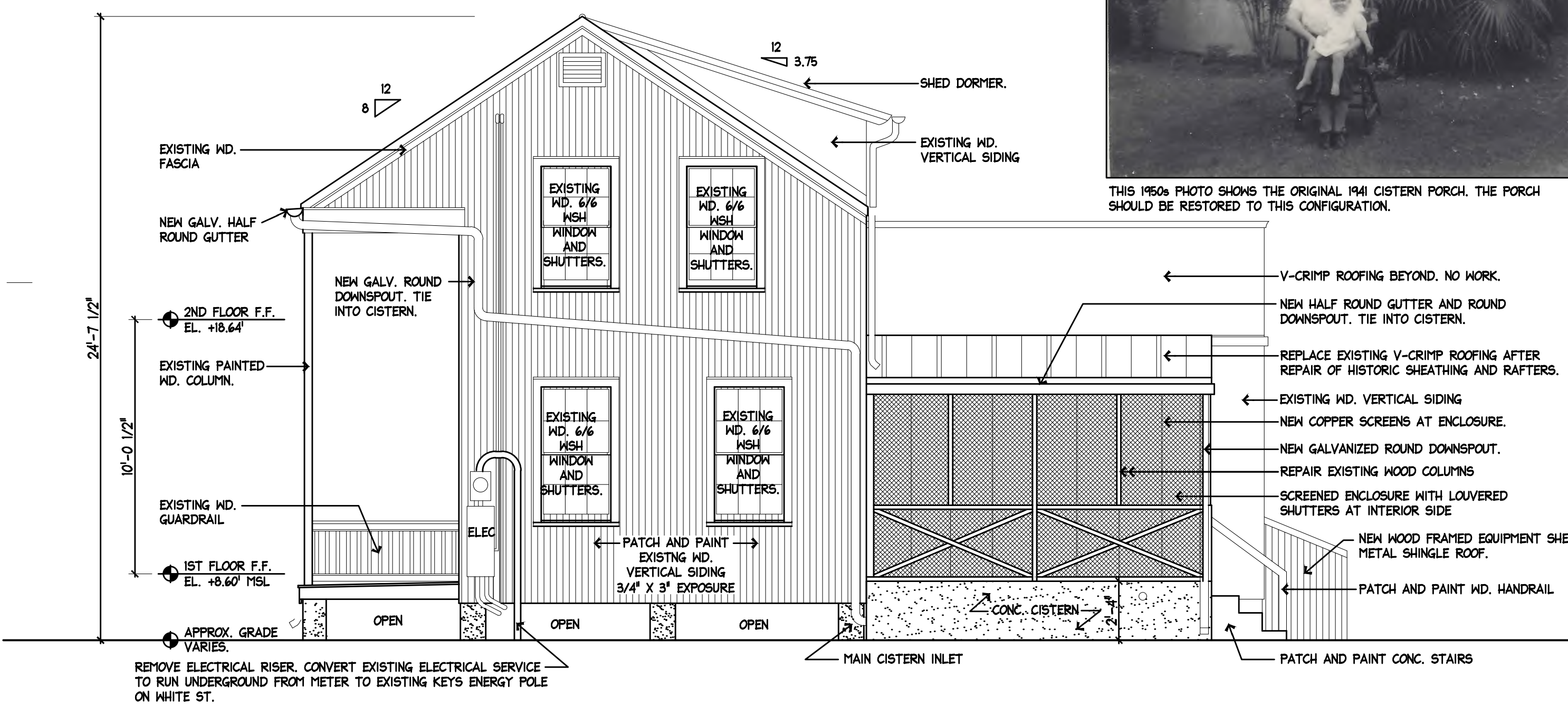
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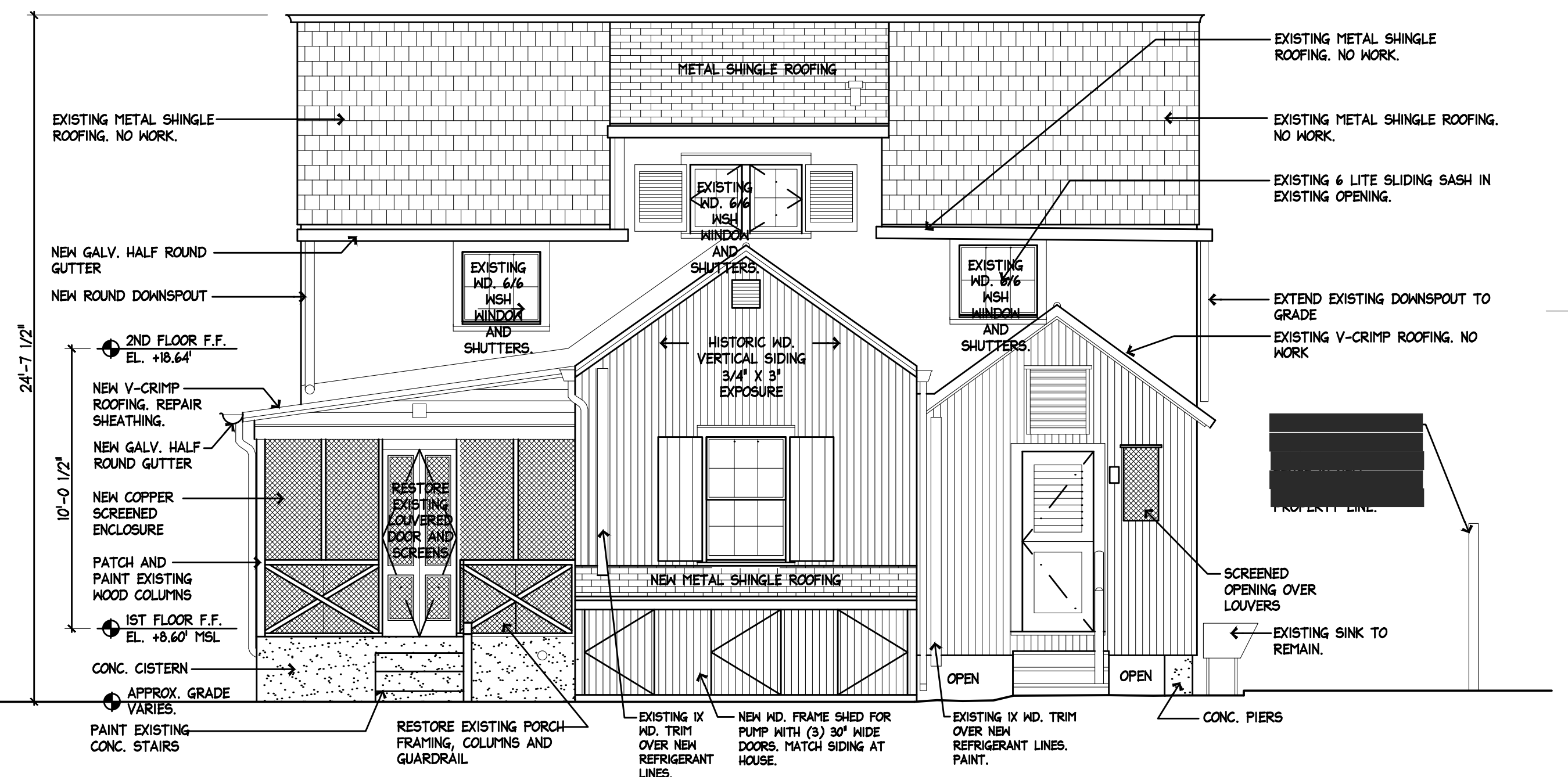
Project No: 2233
 PROPOSED EXTERIOR ELEVATIONS
 Date: 1/3/23



THIS 1950s PHOTO SHOWS THE ORIGINAL 1941 CISTERN PORCH. THE PORCH SHOULD BE RESTORED TO THIS CONFIGURATION.



20 PROPOSED NORTH (SIDE) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

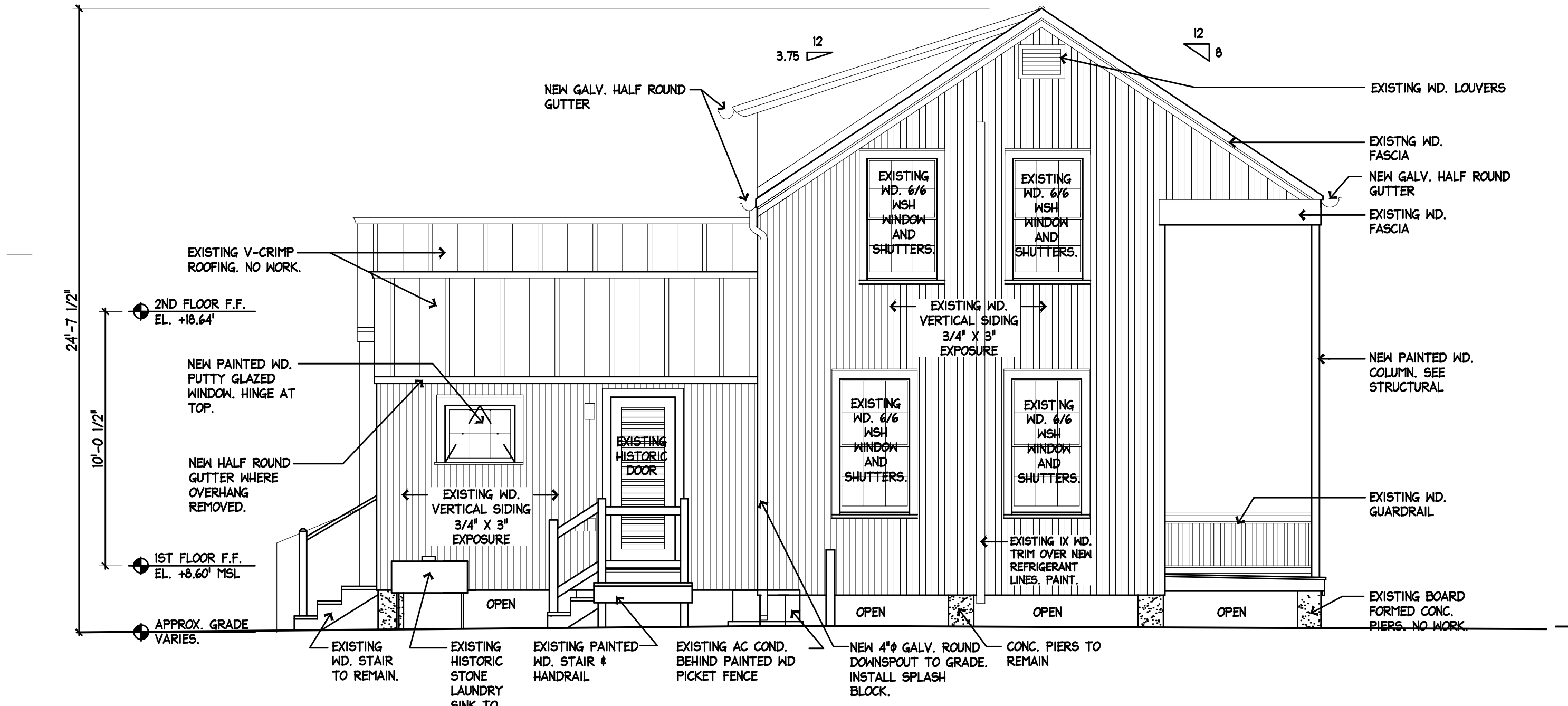


13 PROPOSED WEST (REAR) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

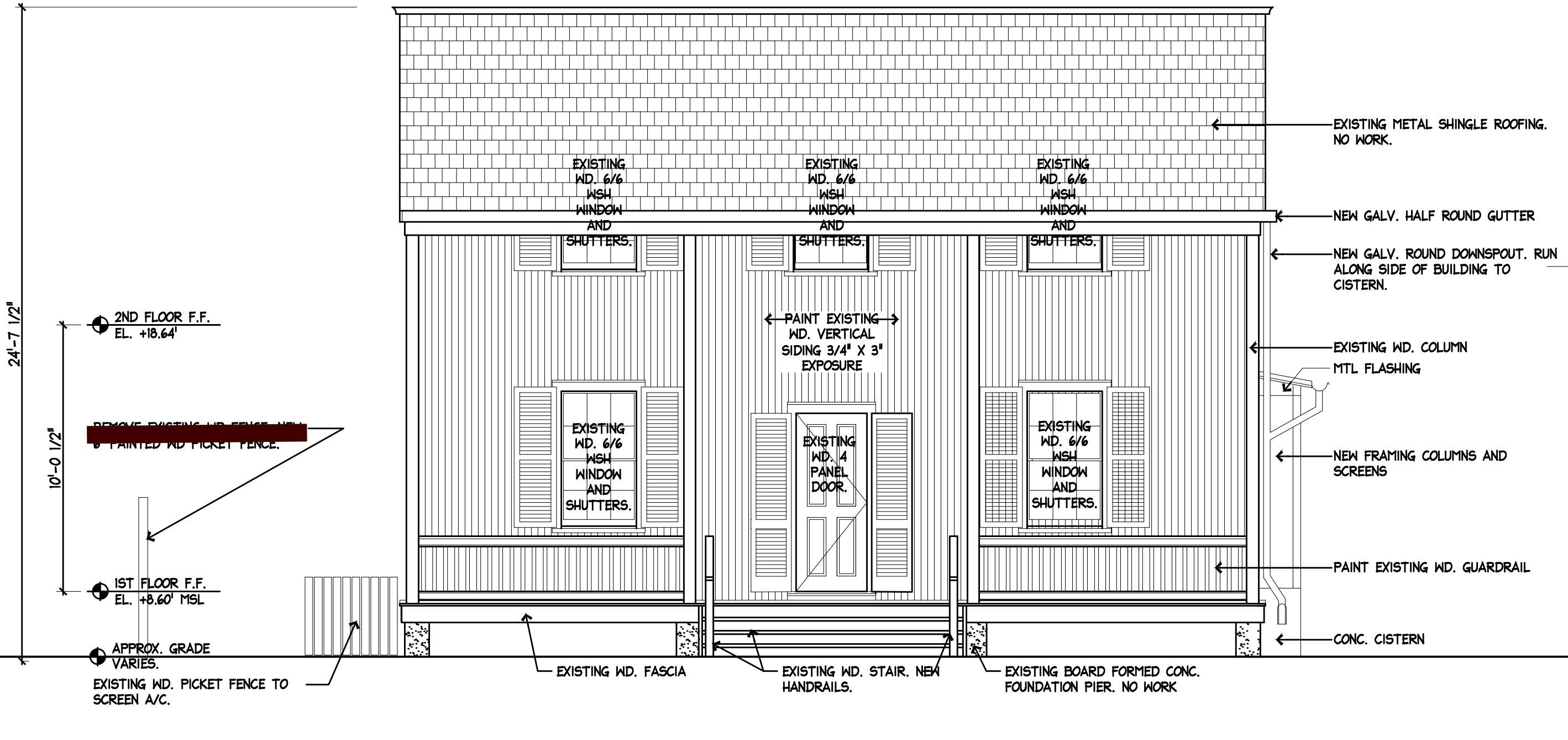


THIS PHOTO SHOWS THE HISTORIC SHED FOR THE PUMPS. THIS SHED SHALL BE REBUILT IN THIS CONFIGURATION.

METAL SHINGLE ROOFING
 WOOD FRAMED SHED WALLS, SIDING TO MATCH EXISTING BUILDING.



6 PROPOSED SOUTH (SIDE) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"



1 PROPOSED EAST (FRONT) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

HISTORIC ELIZABETH BISHOP HOUSE
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 624 WHITE STREET
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 KEY WEST LITERARY SEMINAR

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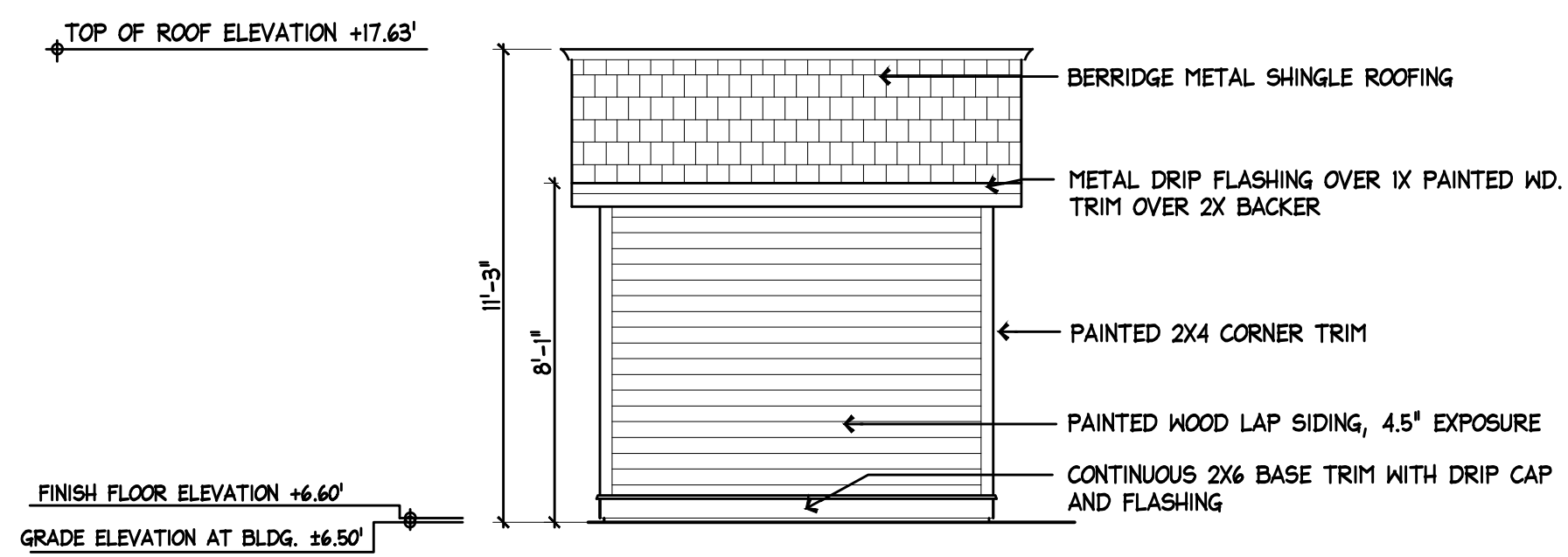
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 p.c.

Project No: 2233

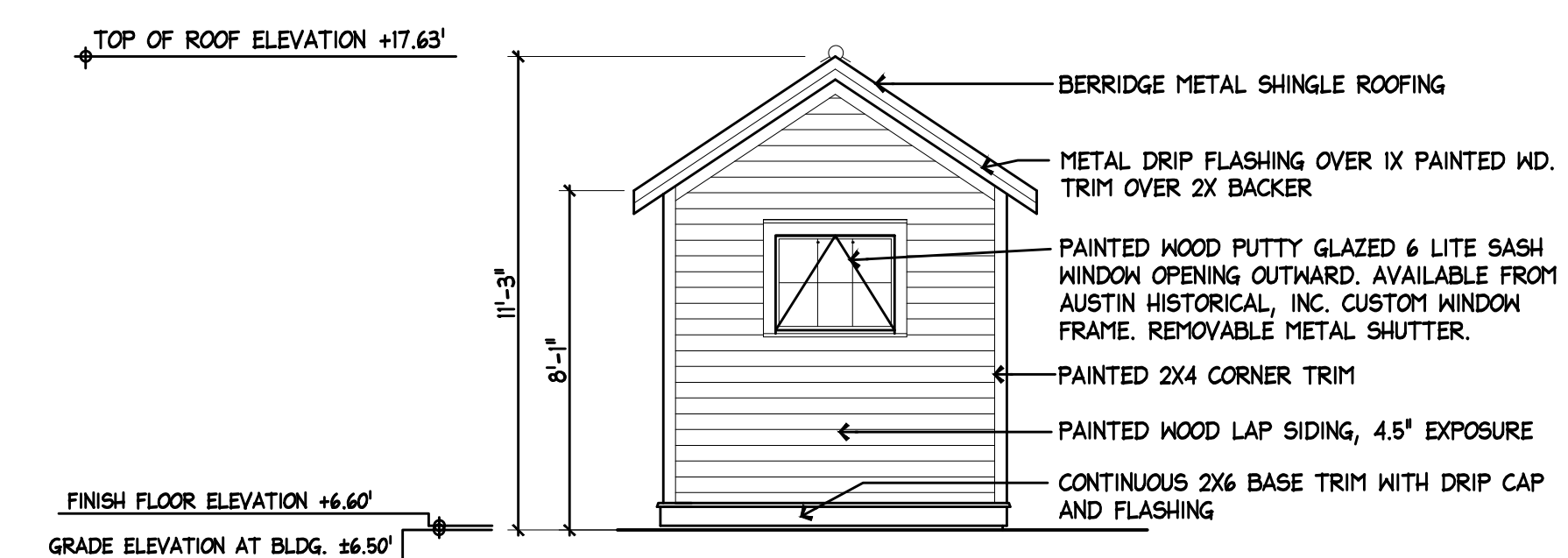
PROPOSED EXTERIOR ELEVATIONS

Date: 1/3/23

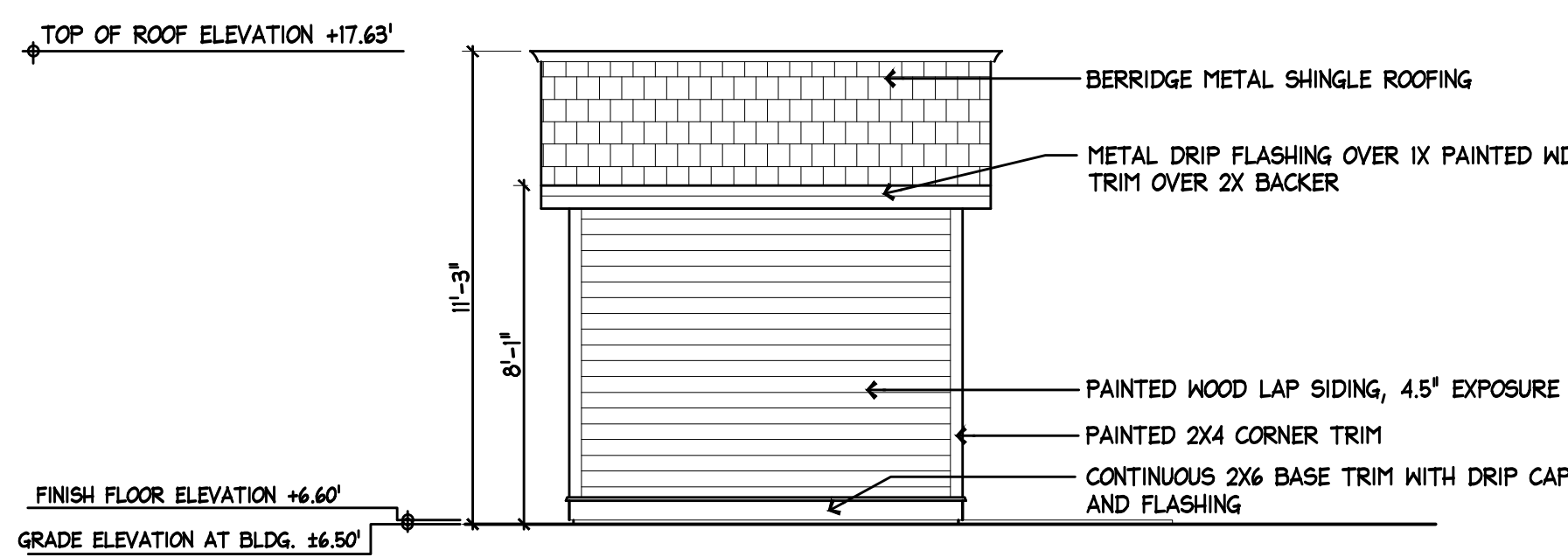
A2.2



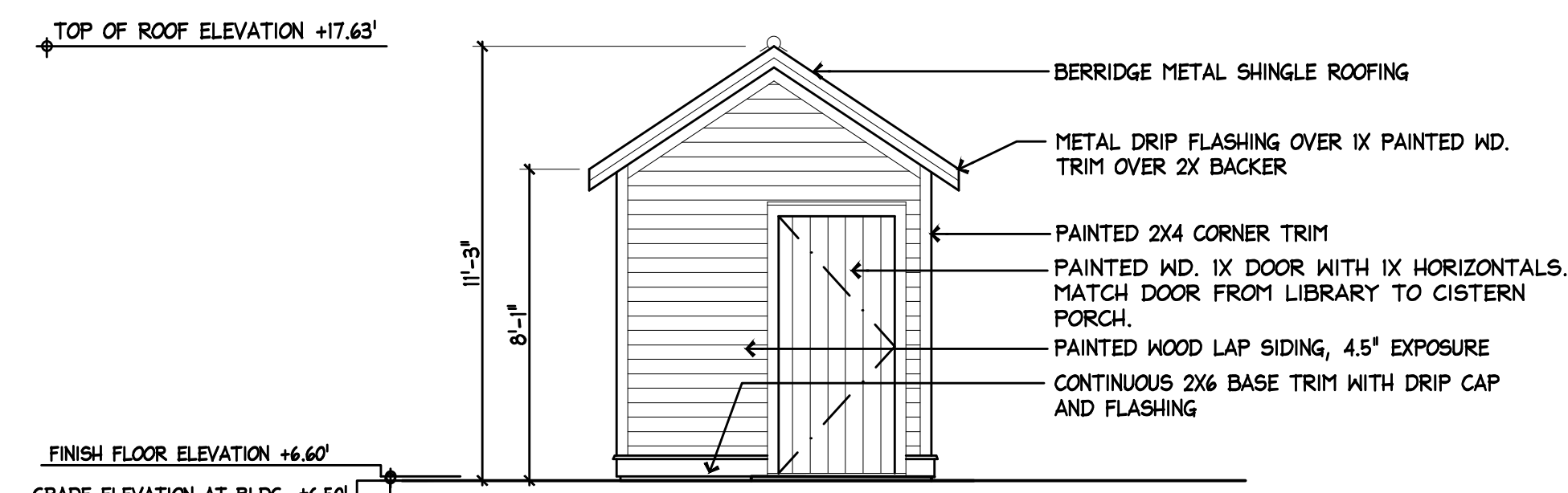
7 PROPOSED ADA RESTROOM NORTH EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



6 PROPOSED WEST REAR EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



4 PROPOSED ADA RESTROOM SOUTH EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



1 PROPOSED ADA RESTROOM EAST (FRONT) EXTERIOR ELEVATION
 A2.2 SCALE: 1/4"=1'-0"

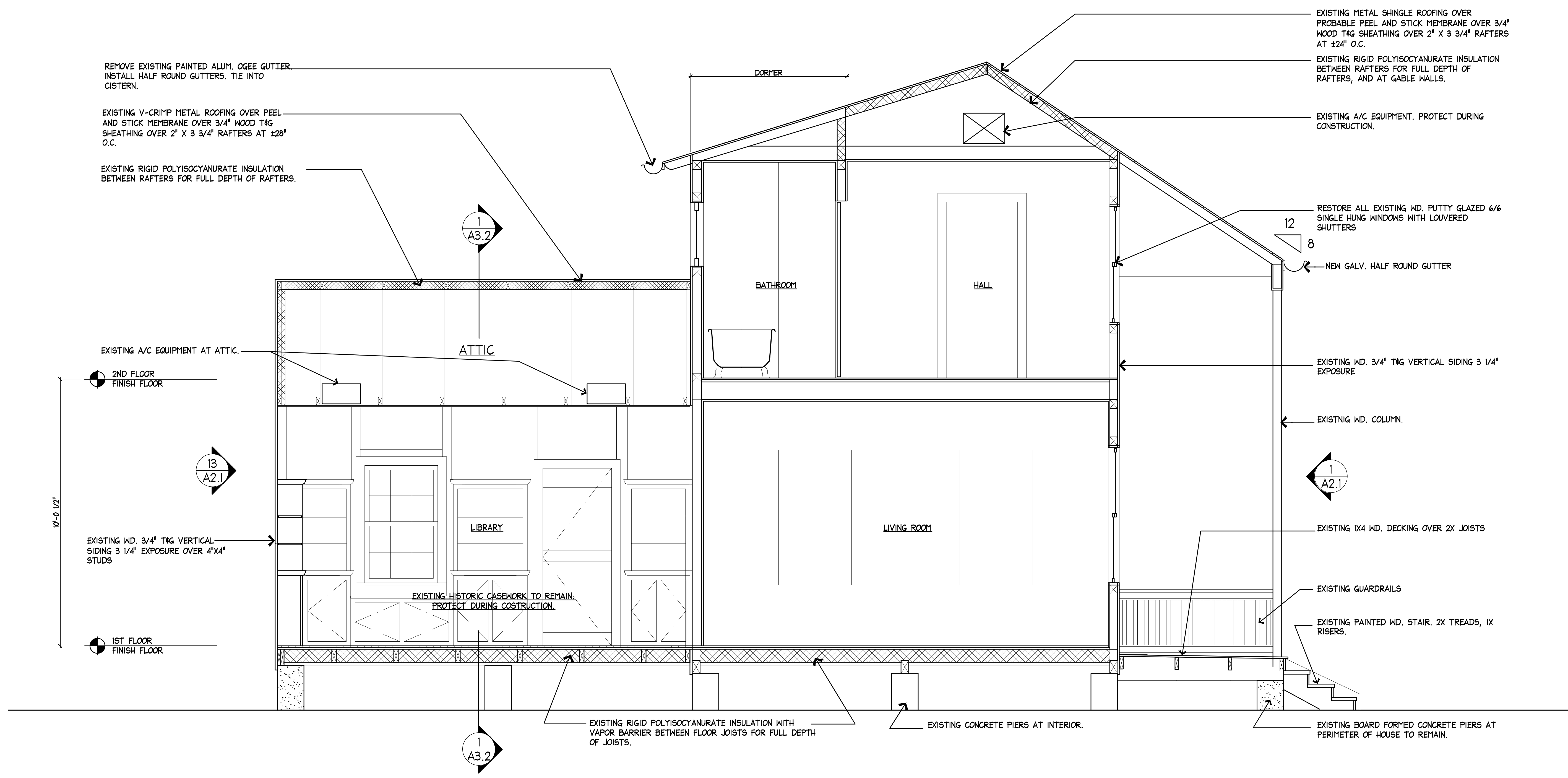
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 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No: 2233
PROPOSED BUILDING SECTIONS
 Date: 1/3/23

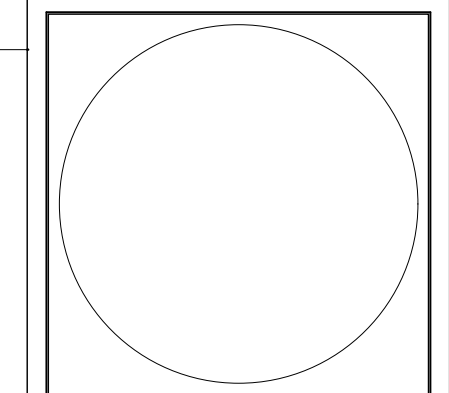
A3.1
 8 OF 33



1 A3.1 PROPOSED BUILDING SECTION LOOKING NORTH
 SCALE: 1/2"=1'-0"

REVISIONS

HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
 624 WHITE STREET
 KEY WEST, FLORIDA
 KEY WEST LITERARY SEMINAR

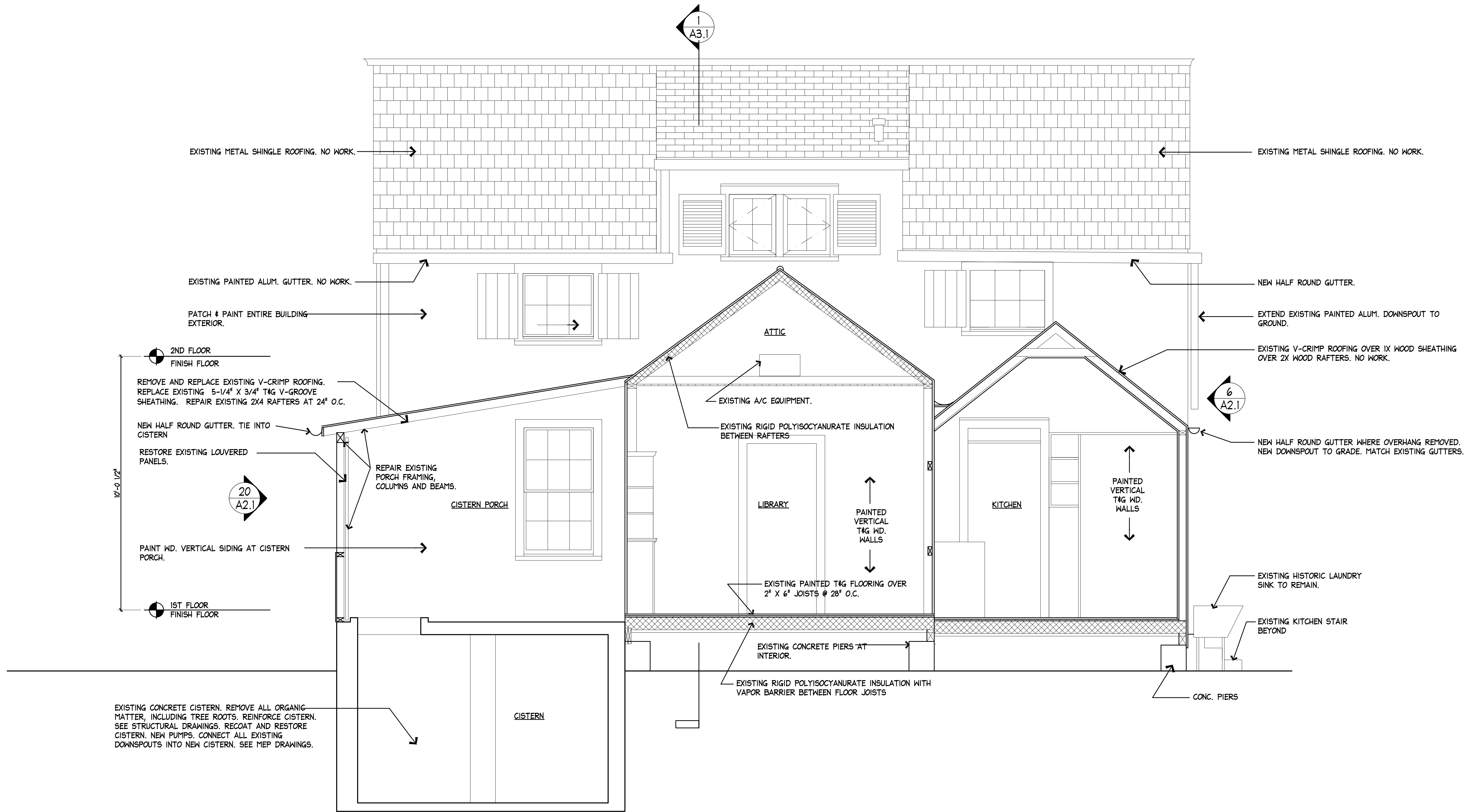


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A3.2
 9 OF 33

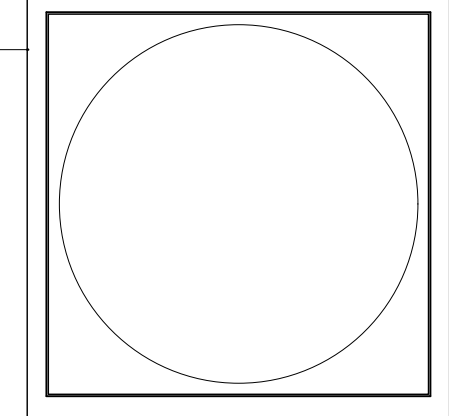


1 A3.2 PROPOSED BUILDING SECTION LOOKING NORTH
 SCALE: 1/4"=1'-0"

REVISIONS

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HISTORIC ELIZABETH BISHOP HOUSE
PHASE THREE - RENOVATIONS
 624 WHITE STREET
 KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR

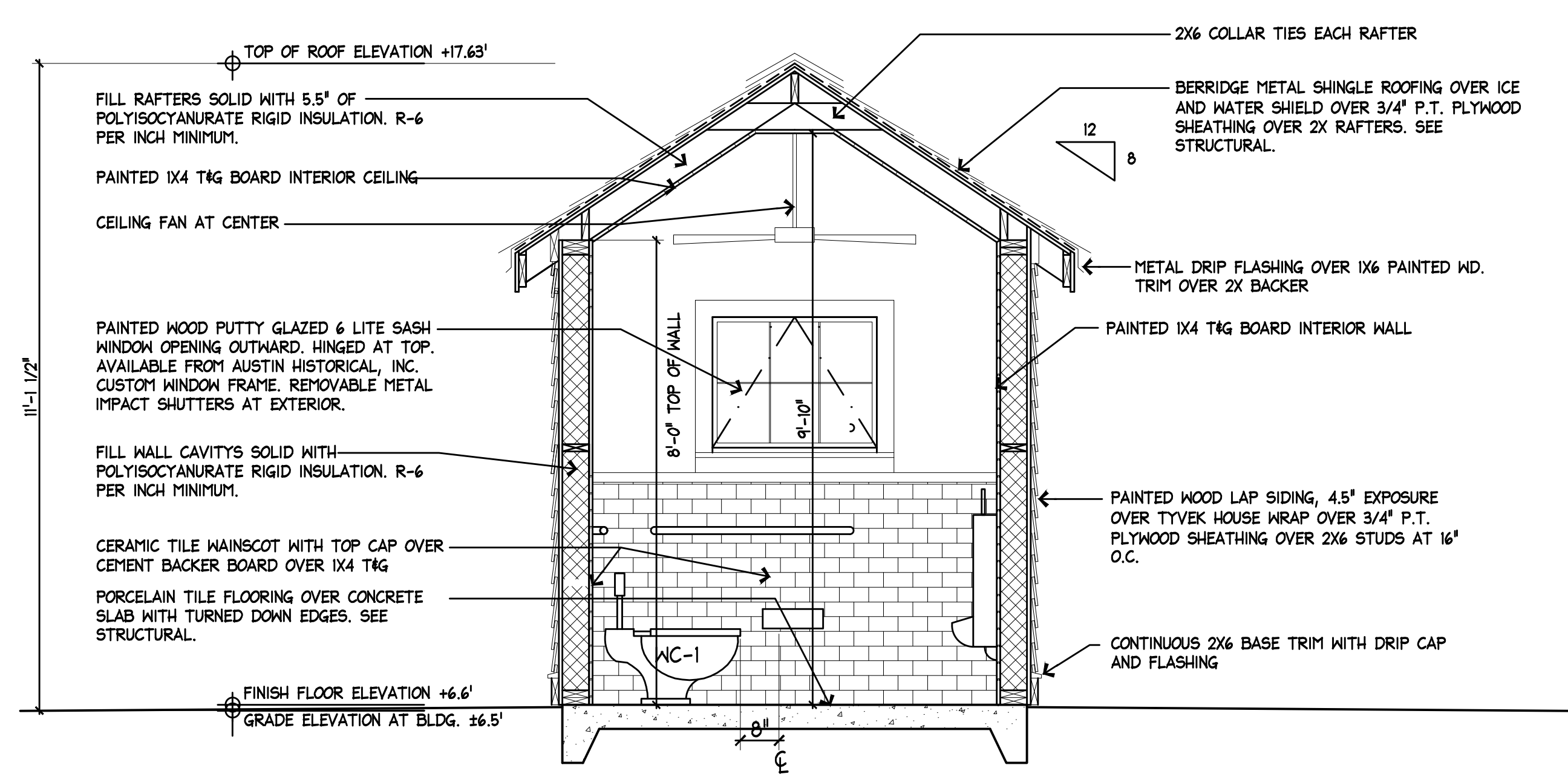


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PROPOSED BUILDING SECTIONS
 Date: 1/3/23

A3.3
 9 OF 33



1 PROPOSED NEW RESTROOM BUILDING SECTION LOOKING WEST
 A3.3 SCALE: 1/2"=1'-0"



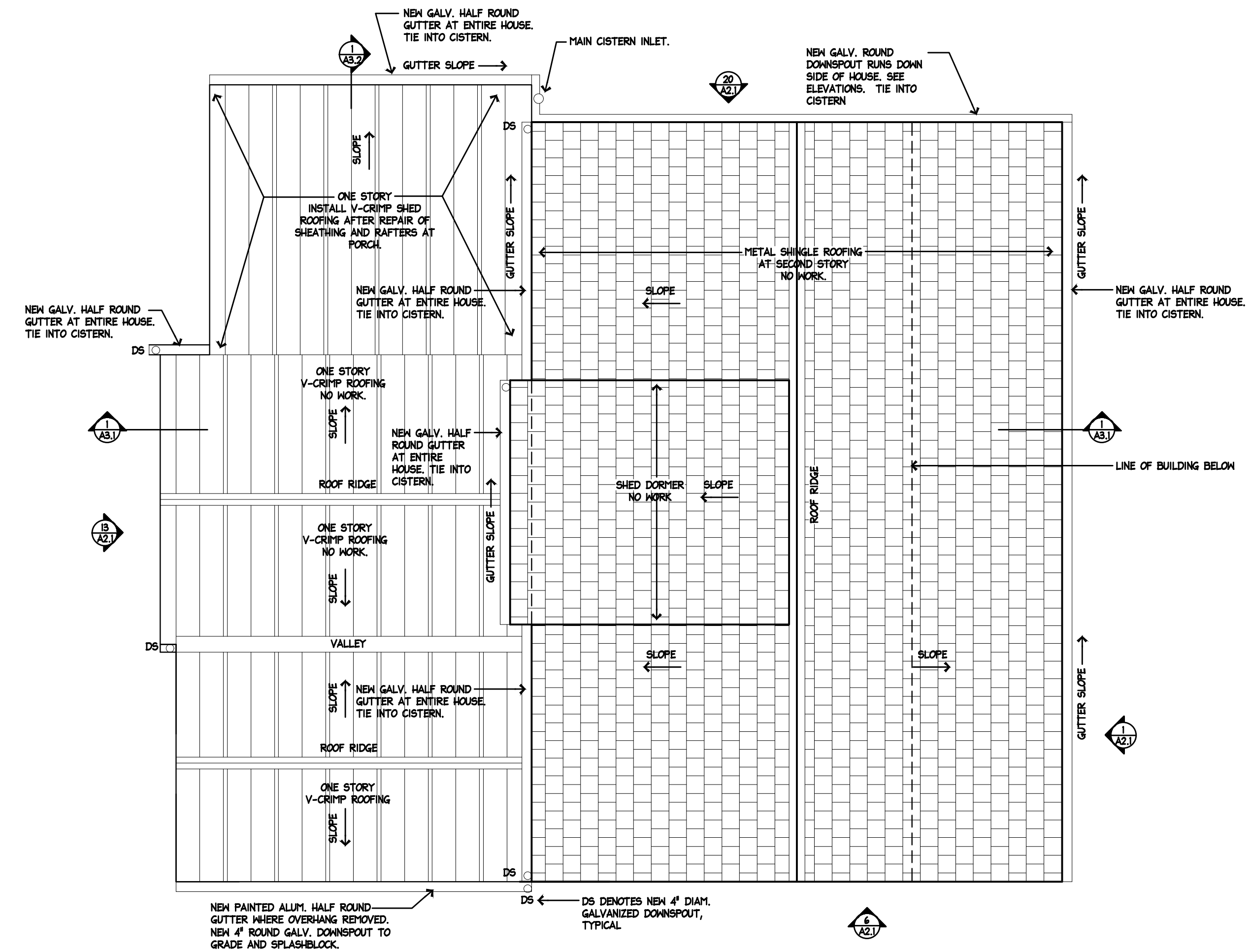
THE GUTTER AT THE FRONT OF THE HOUSE IS TIED TO A DOWNSPOUT THAT LEADS UNDER THE 2ND FLOOR WINDOW AND INTO THE CISTERN.

THIS 1939 PHOTO SHOWS THE NW CORNER OF THE HOUSE BEFORE THE CISTERN PORCH WAS CONSTRUCTED. THE GUTTERS AND DOWNSPOUTS ARE READILY VISIBLE. THE INTENT OF THE WORK IS TO RETURN THE GUTTER/ DOWNSPOUT SYSTEM TO EMPTY ALL OF THE DOWNSPOUTS IN THE CISTERN.

CISTERN HATCH

ORIGINAL CISTERN, CONSTRUCTED CIRCA 1880S.

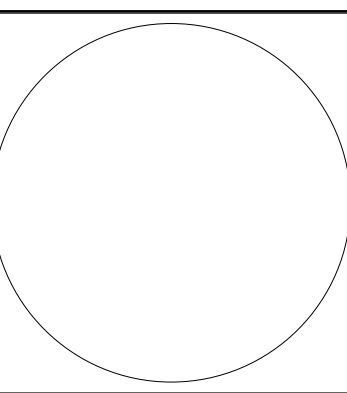
1 HISTORIC 1939 PHOTO
A5.1 SCALE: 1/4"=1'-0"



1 PROPOSED ROOF PLAN
A5.1 SCALE: 1/4"=1'-0"

REVISIONS

HISTORIC ELIZABETH BISHOP HOUSE
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ARCHITECTS
p.a.

Project No: 2233

PROPOSED ROOF PLANS

Date: 1/3/23

A5.1

10 OF 33

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR OF PROPERTY. RESTORATION OF REAR PORCH OVER HISTORIC CISTERN, WINDOW REPLACEMENT AT KITCHEN, AND NEW WATER HEATER ENCLOSURE.

#624 WHITE STREET

Applicant – Bender & Associates- David Salay, Architect Application #H2023-0048

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

THIS NOTICE CANNOT 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.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00010130-000000
 Account# 1010413
 Property ID 1010413
 Millage Group 10KW
 Location Address 624 WHITE St, KEY WEST
 Legal Description KW PT LOT 1 SQR 55 G25-371 OR1143-168 OR1207-2255/56 OR2990-2166
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[KEY WEST LITERARY SEMINAR INC](#)
 717 Love Ln
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$184,551	\$187,390	\$342,598	\$342,598
+ Market Misc Value	\$2,370	\$2,370	\$2,370	\$2,370
+ Market Land Value	\$1,154,866	\$894,852	\$661,853	\$656,788
= Just Market Value	\$1,341,787	\$1,084,612	\$1,006,821	\$1,001,756
= Total Assessed Value	\$1,193,073	\$1,084,612	\$1,006,821	\$1,001,756
- School Exempt Value	(\$1,341,787)	(\$1,084,612)	(\$1,006,821)	(\$1,001,756)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$894,852	\$187,390	\$2,370	\$1,084,612	\$1,084,612	\$1,084,612	\$0	\$0
2021	\$661,853	\$342,598	\$2,370	\$1,006,821	\$1,006,821	\$1,006,821	\$0	\$0
2020	\$656,788	\$342,598	\$2,370	\$1,001,756	\$1,001,756	\$1,001,756	\$0	\$0
2019	\$692,244	\$140,370	\$2,370	\$834,984	\$829,919	\$0	\$834,984	\$0
2018	\$609,512	\$142,598	\$2,362	\$754,472	\$754,472	\$0	\$754,472	\$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)	6,030.00	Square Foot	67	90

Buildings

Building ID	673	Exterior Walls	WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1993
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1812	Roof Type	GABLE/HIP
Finished Sq Ft	1366	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	224	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	35	Grade	550
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,366	1,366	224
OPF	OP PRCH FIN LL	446	0	170
TOTAL		1,812	1,366	394

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	1953	1954	0 x 0	1	20 SF	1
CONC PATIO	1959	1960	0 x 0	1	64 SF	1
FENCES	1983	1984	0 x 0	1	628 SF	2
FENCES	1994	1995	3 x 71	1	213 SF	2
FENCES	1994	1995	4 x 90	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/20/2019	\$1,200,000	Warranty Deed	2241656	2990	2166	01 - Qualified	Improved		

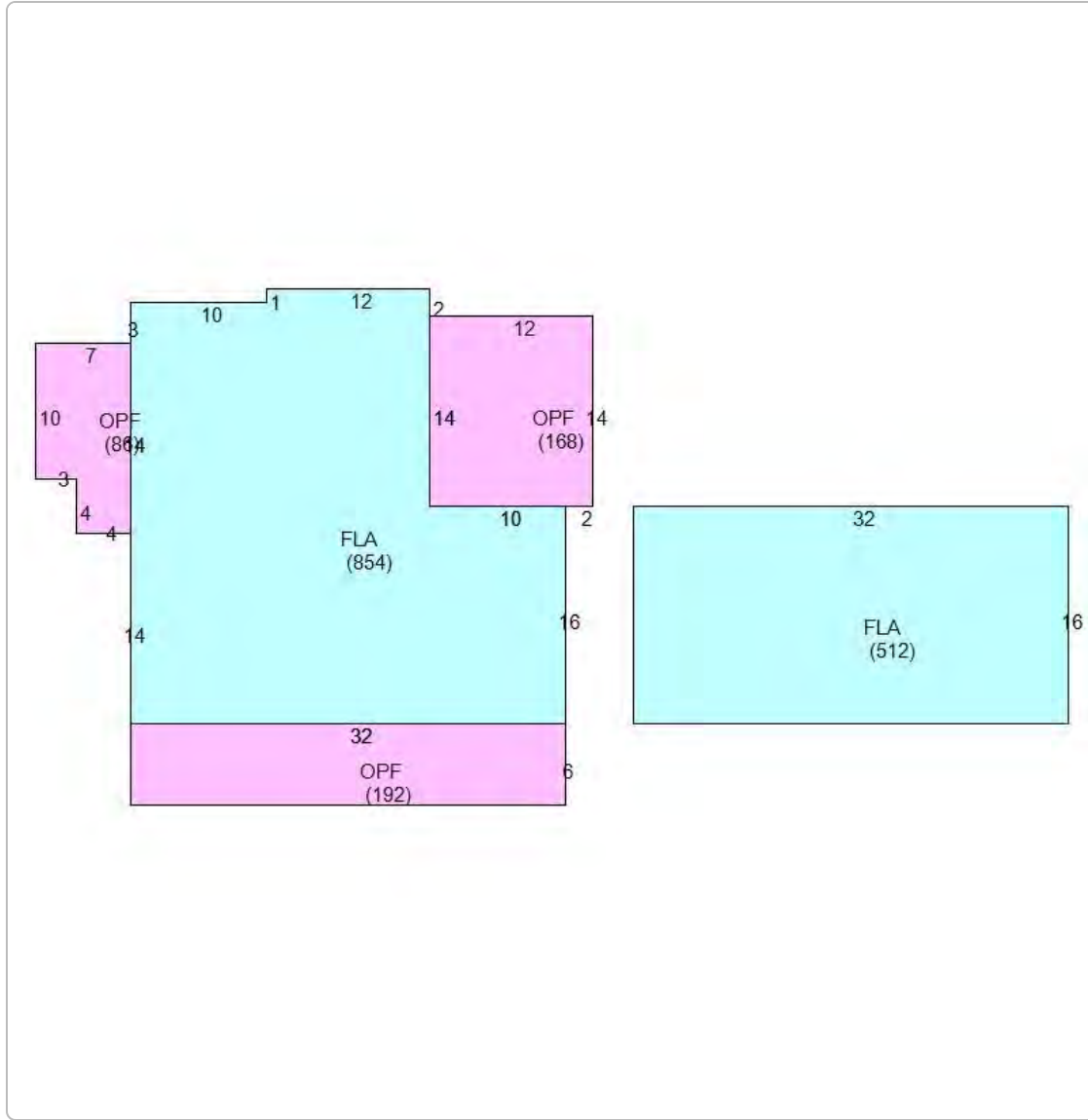
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0759	3/15/2023		\$20,000	Residential	Replace Glass in Windows & Repair Shutters. Replace Glass in Windows & Repair wooden stutters like existing, all windows have corrugated aluminum shutters for hurricanes. Wooden Shutters are just decreative.
22-2155	11/15/2022		\$0	Residential	Installation of Mitsubishi 5 head with Duct Work, Indoor unit
20-2213	4/18/2022	9/23/2020	\$0	Residential	CLASS A ALUM. HURRICANE PANELS ON ALL OPENINGS, TRACK TO MATCH TRIM.
21-3529	4/18/2022		\$150,000	Residential	Renovation of historic building, including structural repairs, and miscellaneous renovations. HARC staff approval on 5/10/21
22-0999	4/18/2022		\$15,000	Residential	reinstalling all old fixtures
13-3228	8/8/2013	4/10/2014	\$16,500	Residential	REPLACE 7 SQRS OF METAL SHINGLES AT FRONT GABLE REPLACE SIX SQRS AT REAR
06-6183	11/14/2006	2/10/2014	\$3,500	Residential	INSTALL NEW ELECTRICAL WIREING
06-3507	6/14/2006	9/29/2006	\$900	Residential	PAINT ROOF.
99-2643	7/29/1999	12/27/1999	\$2,000	Residential	REPAIRS TO FRONT OF HOUSE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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Contact Us

