



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: September 23, 2025

Applicant: Bert Bender, Architect

Application Number: C2025-0062

Address: 704 Russell Lane

Description of Work:

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

Site Facts:

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

Currently the site is located within an X flood zone.



Photo of property under review February 2025.



Photo of property under review February 2025.



Photo of property under review February 2025.



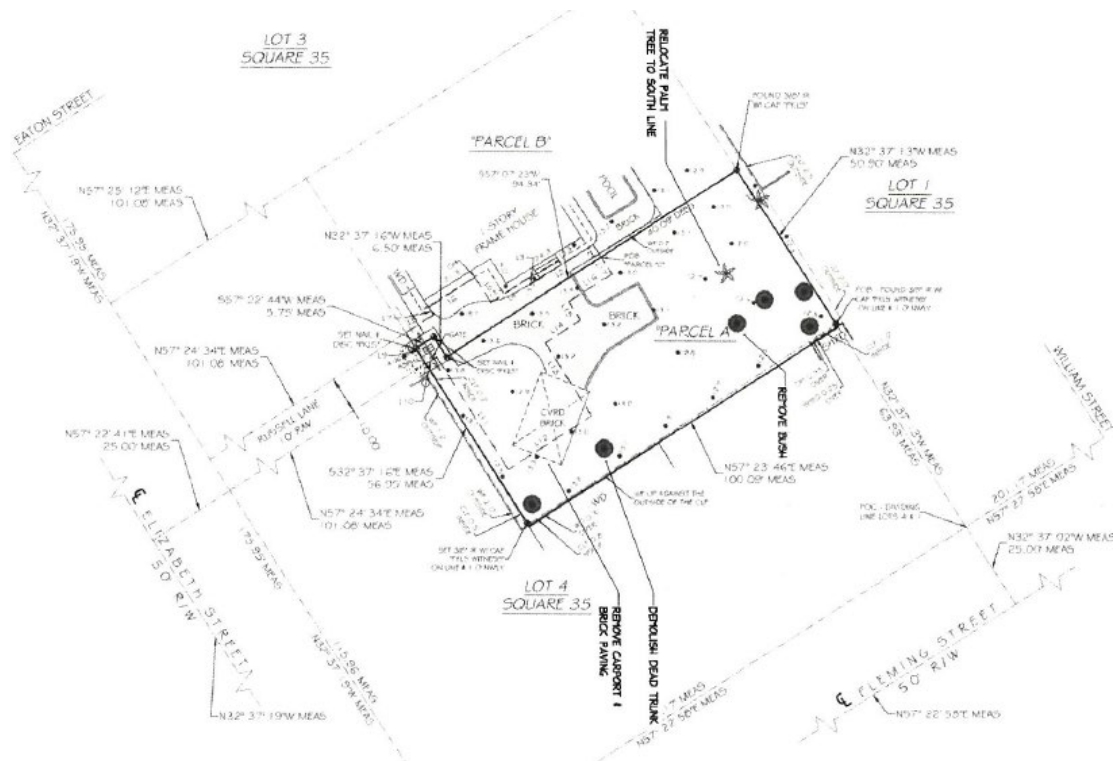
Photo of property under review February 2025.



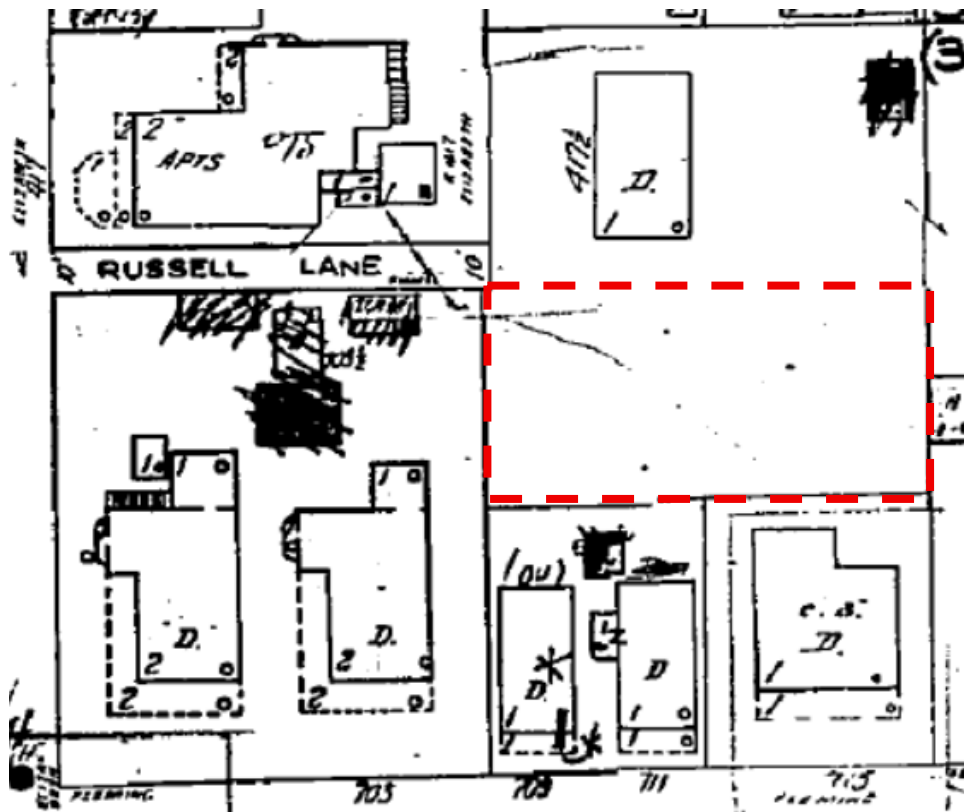
Photo of adjacent property February 2025.



View of entrance to property from Russell Lane February 2025.



Current survey.



1962 Sanborn Map showing vacant lot.

Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically first sentence of first paragraph.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Dormers (page 27), specifically guidelines 2 (first sentence), 3, 4, and 5.
- Guidelines for Entrances, Porches, and Doors (pages 32-33) specifically guidelines 9, 10, and 11.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 19, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph, guidelines 3 and 4.
- Guidelines for Air Conditioning Units, Antennas, Trash Facilities & Satellite Dishes (pages 42-43), specifically guidelines 1, 5, 6, and 7.

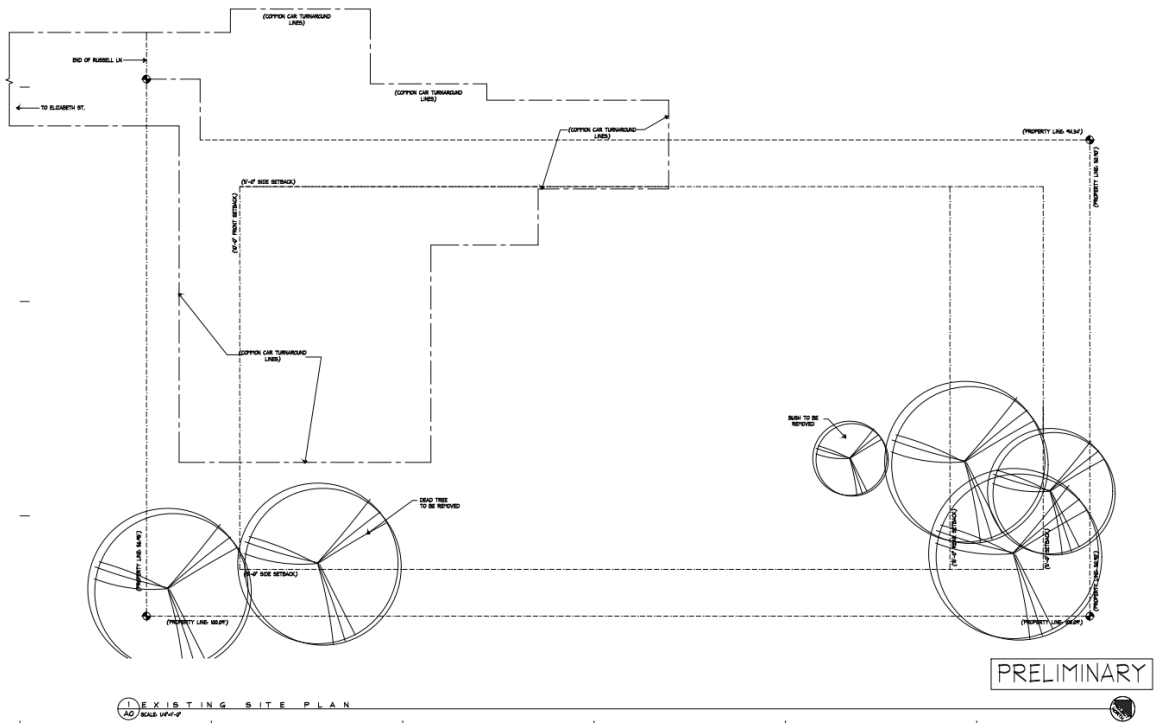
Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new two-story single-family residence, a pool, and site improvements. The lot is currently vacant except for a non-historic carport, a small treehouse type structure, and existing vegetation. The property does not contain any contributing or historic resources. Access to the lot is provided via Russell Lane rather than a primary street frontage.

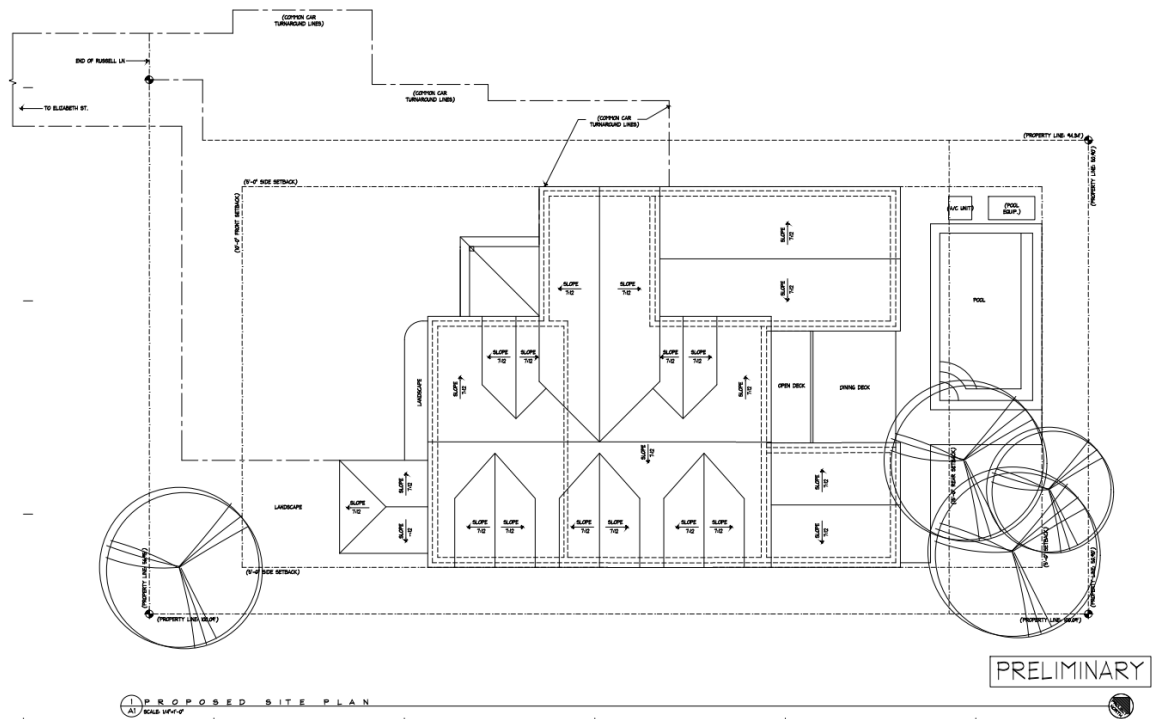
The proposed residence will be two stories in height with a maximum height of 24'-6" from grade. The design incorporates multiple roof forms, including gables and dormers, which help to break down the massing and soften the visual impact. Although the structure is taller than some nearby one and one-and-a-half-story buildings, the varied roofline and dormers help reduce the overall mass.

The proposed materials include horizontal lap siding and 5V-crimp metal roofing. Windows are shown as 1 over 1 units, and no shutters are included in the submitted plans. The west (front) elevation features a covered entry with a paneled door, French doors, and symmetrical upper-level windows. The east (rear) elevation includes a set of bi-fold doors at the ground level and French doors above, opening to a small balcony. The north and south elevations feature dormers and simple window configurations.

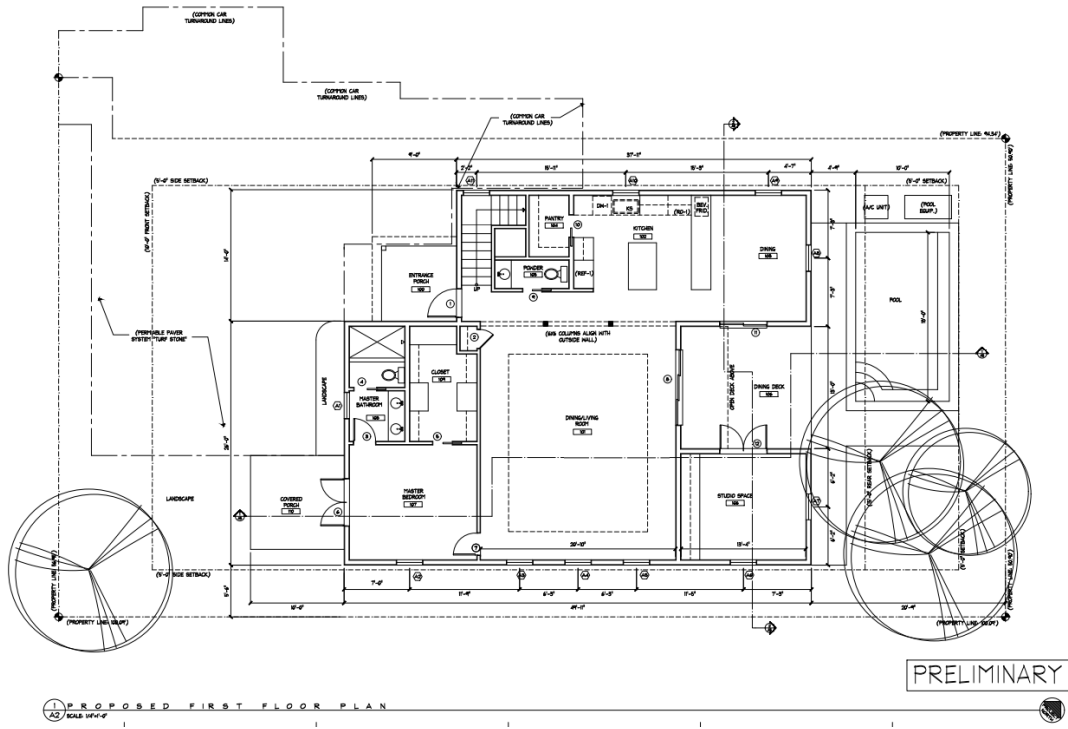
The site plan features a pool at the rear of the residence as well as a vehicle turnaround which is part of an established easement. Several trees are depicted on the plan; however, staff recommends coordination with the City Urban Forester to verify tree retention and adequate protection measures during construction.



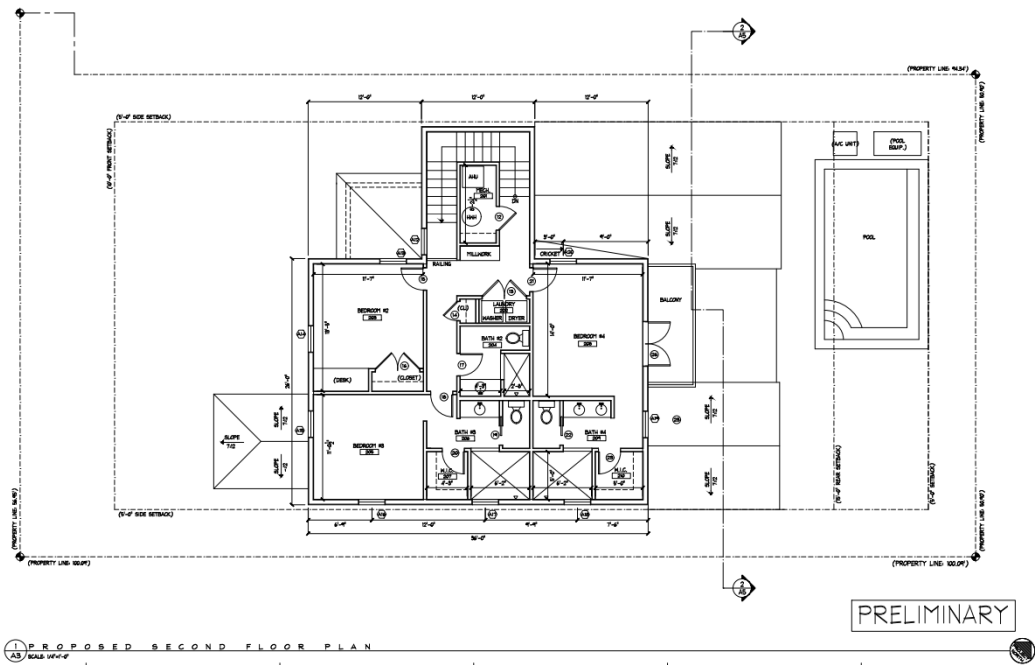
Existing Site Plan.



Proposed Site Plan.



Proposed First Floor Plan.



Proposed Second Floor Plan.



2 PROPOSED EAST ELEVATION
A4 30x3 1/2"x4'

Proposed East Elevation.



1 PROPOSED NORTH ELEVATION
A4 30x3 1/2"x4'

Proposed North Elevation.

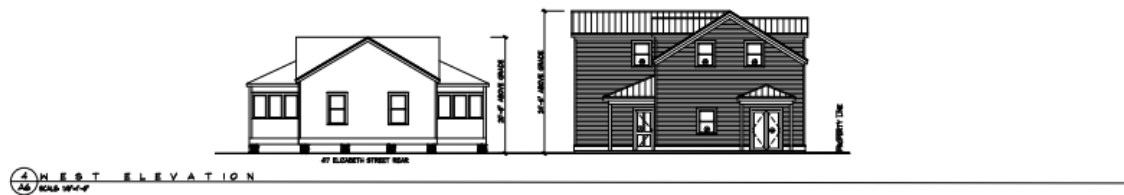


2 PROPOSED WEST ELEVATION
A5 30x3 1/2"x4'

Proposed West Elevation.



Proposed South Elevation.



Proposed West Elevation with context showing 417 Elizabeth rear.



Proposed East Elevation with context showing 709 Fleming Street and 417 Elizabeth rear.



Proposed North Elevation with context showing 701 and 703 Fleming Street.



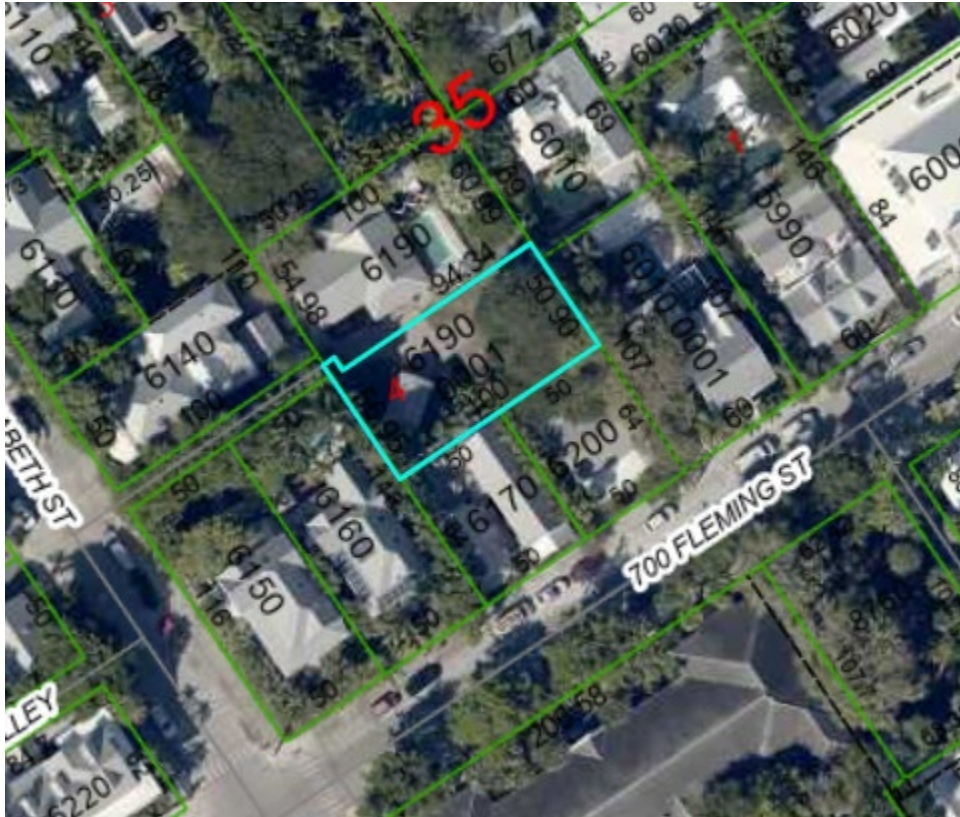
Proposed South Elevation with context showing 417 Elizabeth (front).

Attached is a photo to provide context for the proposed two-story residence. The image shows the contributing one-and-a-half-story houses at 701 and 703 Fleming Street, which currently define the scale and rhythm along this portion of the street. The proposed residence, with a height of 24'-6" above grade, will be located directly behind these structures.

While the new building will be taller than the houses at 701 and 703 Fleming, it will only be partially visible from Fleming Street (see arrow in photo). This visibility should be considered in terms of compatibility.



View from Fleming Street, new two-story proposed behind structures.



Map view of property indicated in light blue.

Consistency with Cited Guidelines:

Staff finds that the proposed new construction raises some concerns with HARC Guidelines related to scale, massing, and visibility. The proposed two-story structure, measuring 24'-6" in height, will be slightly visible from Fleming Street. It will be behind two one-and-a-half-story contributing structures that define the rhythm and scale of the streetscape, the added height may disrupt the established hierarchy and visual continuity, conflicting with Guideline 1 and Guideline 13 of New Construction. While the massing is larger than some nearby houses, the use of roofline variation, lap siding, 1 over 1 windows, and a metal roof reflects materials and design elements consistent with the historic district and helps reduce perceived bulk and massing. Also, the proposed French doors on the front (west) elevation conflicts with guideline 11 of Entrances, Porches, and Doors which states that *French doors may be appropriate for side and rear entrances but are generally not acceptable as front entryways on residential structures*. In this case, the doors are not the main entry and, because the property is located on an interior lot, they will not be visible from the street.

In addition, the placement of mechanical equipment, including condenser units and pool equipment, will require screening with fencing or vegetation to comply with Guidelines 5 and 6 of Air Conditioning Units, Antennas, Trash Facilities & Satellite Dishes.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

NAME ON DEED:

RICHARD BASCOM & JEANNE KENNEDY PHONE NUMBER **303.504.5026**

OWNER'S MAILING ADDRESS:

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

SUNAPEE, NH. 03782

APPLICANT NAME:

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

APPLICANT'S ADDRESS:

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

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

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

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X INVOLVES A HISTORIC STRUCTURE: YES___ NO X

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

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

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

PROPERTY OWNER'S NAME:

RICHARD BASCOM & JEANNE KENNEDY

APPLICANT NAME:

BERT BENDER, ARCHITECT

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

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

DETAILED PROJECT DESCRIPTION OF DEMOLITION

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

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

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

N/A

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

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

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
THIS IS A CONTEMPORARY, NON-HISTORIC CARPORT IN THE FRONT OF THE LOT. THIS IS PROHIBITED BY THE HARC GUIDELINES,
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
THIS IS NOT A HISTORIC BUILDING.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
THIS IS NOT A HISTORIC BUILDING.
(4) Removing buildings or structures that would otherwise qualify as contributing.
THIS BUILDING DOES NOT QUALIFY AS CONTRIBUTING

PROJECT PHOTOS

PHOTO #1



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

BENDER & ASSOCIATES ARCHITECTS

PHOTO # 1-A



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

BENDER & ASSOCIATES ARCHITECTS

#12
PHOTO



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



PHOTO
#3

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

BENDER & ASSOCIATES ARCHITECTS



PHOTO
#4

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

BENDER & ASSOCIATES
ARCHITECTS

PHOTO #15



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

BENDER & ASSOCIATES ARCHITECTS

PHOTO #6



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

BENDER & ASSOCIATES ARCHITECTS



PHOTO #7

704 RUSSELL LANE
HARCO 5 MAY 2025
ADJACENT BUILDING
417 ELIZABETH
FRONT & REAR
BENDER & ASSOCIATES ARCHITECTS.

PHOTO #8



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

BENDER & ASSOCIATES ARCHITECTS.

PHOTO #9



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

BENDER & ASSOCIATES ARCHITECTS.



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

PHOTO #10

15 MAY 2025
HARC APPLICATION
BENDER & ASSOCIATES
ARCHITECTS.



720 D Simonton – inside the historic district



904 Flagler – outside of the historic district



904 Flagler – outside of the historic district



924 Flagler – outside of the historic district



924 Flagler – outside of the historic district



924 Flagler – outside of the historic district



1409 Reynolds – inside the historic district

SURVEY

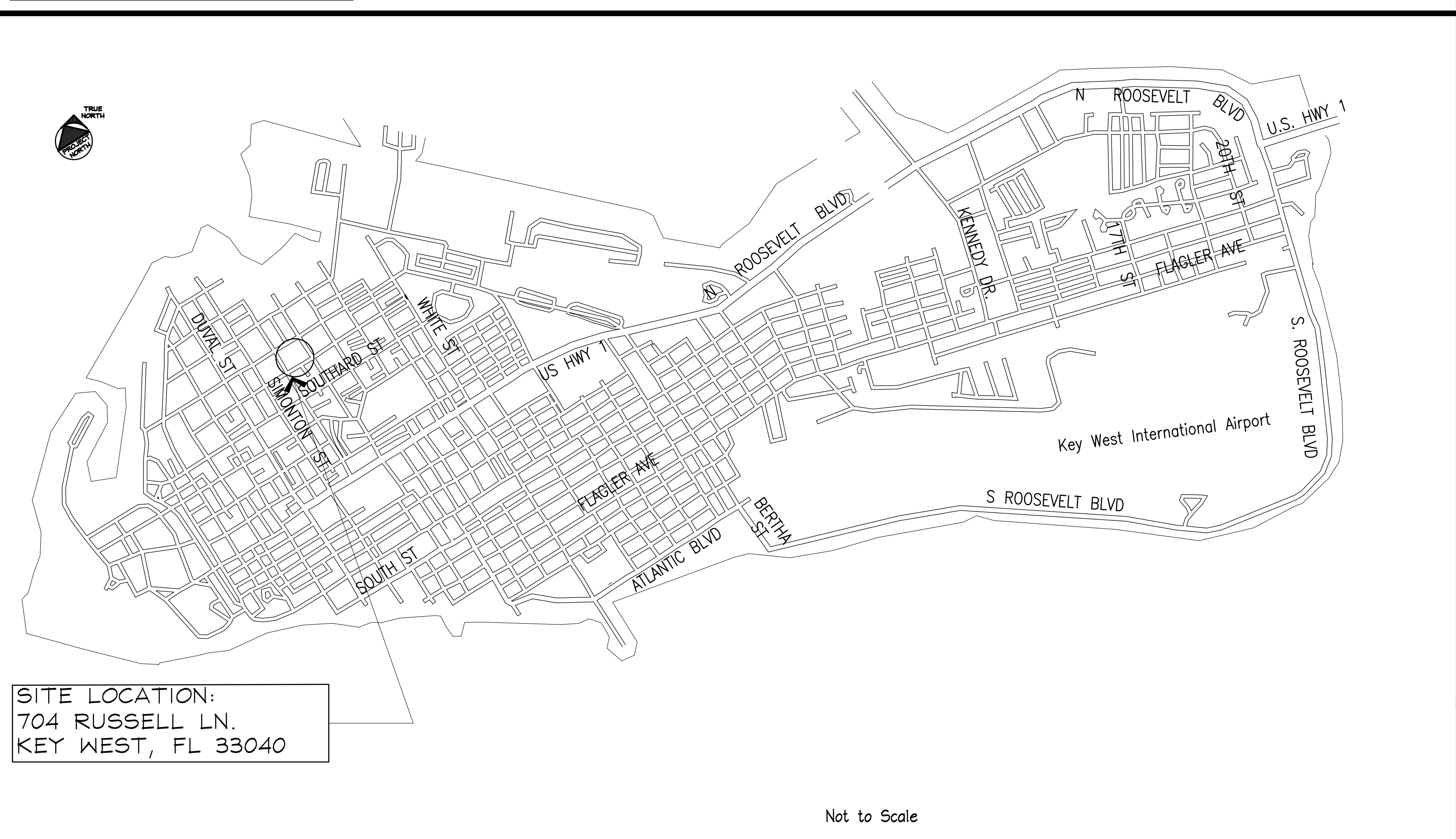
PROPOSED DESIGN

704 RUSSELL LANE

Key West Florida 33040

HARC APPLICATION

SITE MAP - KEY WEST



PROJECT DIRECTORY

PROJECT: 704 RUSSELL LN.
ARCHITECT'S PROJECT No.: 2402

CONTACT: Richard Boscom / Jeanne Kennedy
Address: 704 Russell Ln,
Key West Florida, 33040

Tel: --
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Bert Bender
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NPPA 1 2023 EDITION
This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (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.

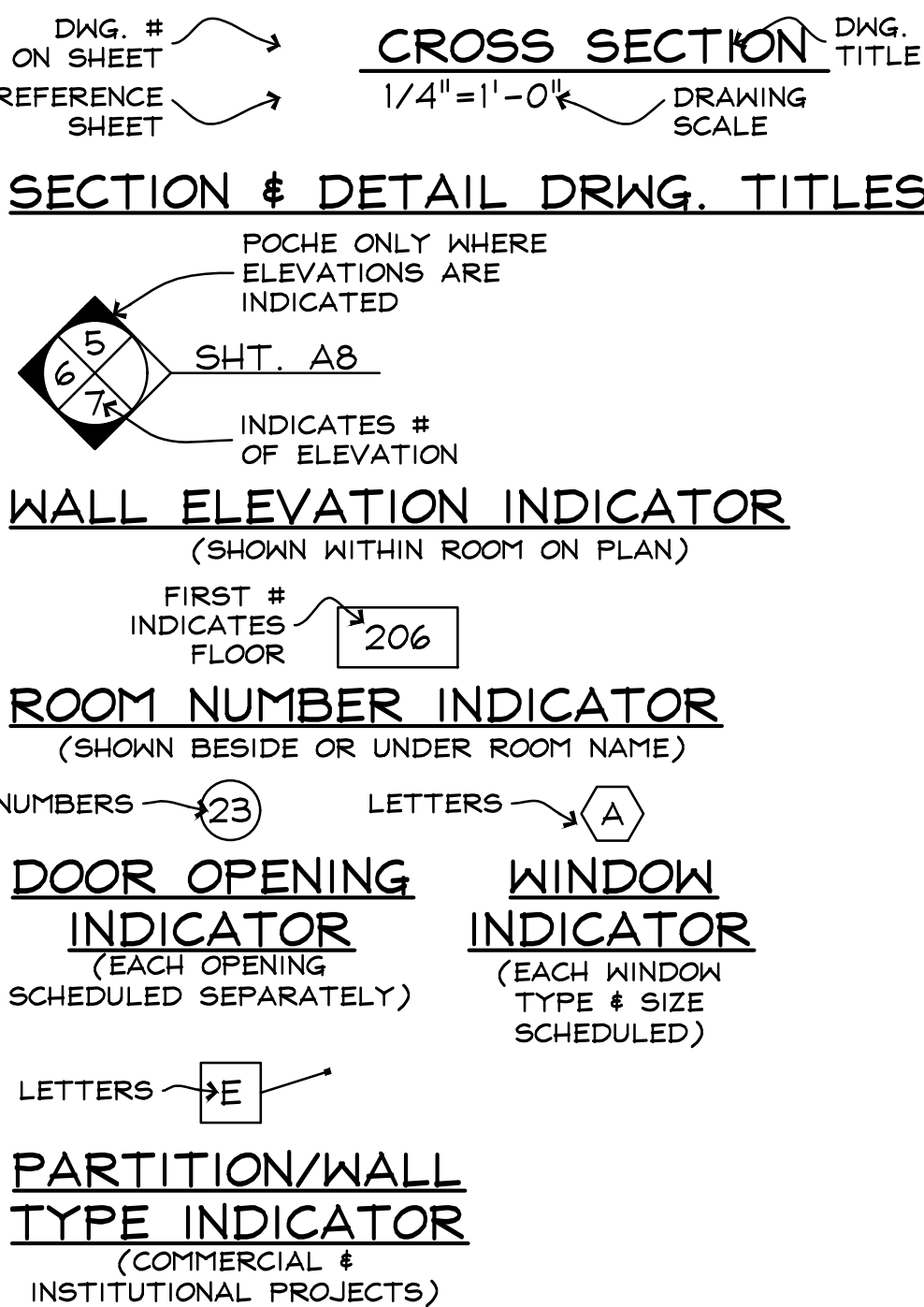
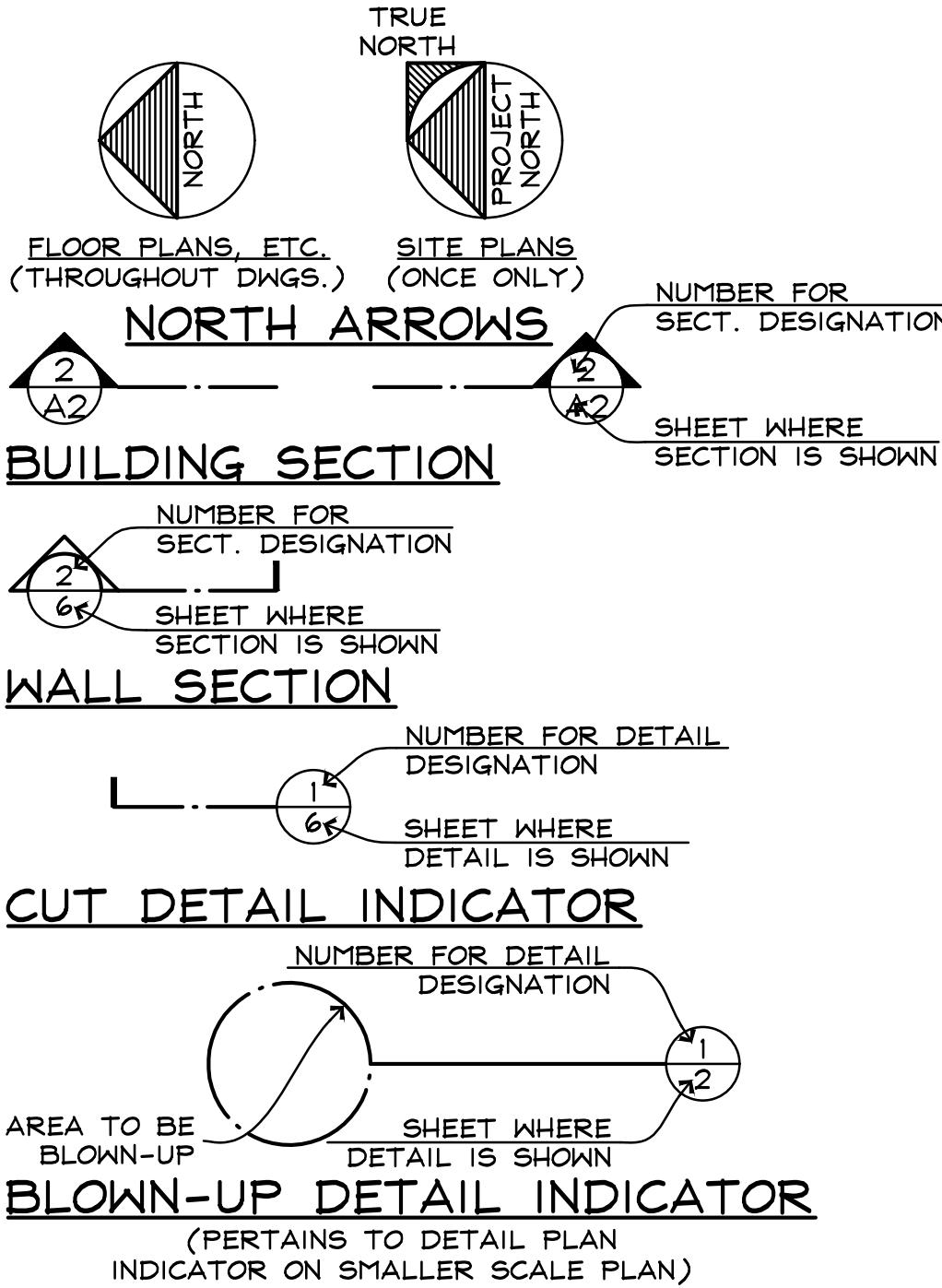
DESCRIPTION OF WORK:

NEW PRINCIPAL STRUCTURE AND POOL.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
A/C	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
BLKG	AIR CONDITIONING	OA	OVERALL
BUR	BLOCKING	OC	ON CENTER
CAB	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CER	CABINET	PCF	POUNDS PER CUBIC FOOT
CL	CERAMIC	PL	PROPENTRY LINE
CLG	CENTER LINE	PLAM	PLASTIC LAMINATE
COL	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
CONC	COLUMN	PT	CCA PRESSURE TREATED
DBL	CONCRETE	PT	POINT
DIAG	DOUBLE	PVC	POLYVINYLCHLORIDE
DTL	DIAGONAL	R	RADIUS (OR) RISER
DNFR	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DNFR	DRAWER	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	WNF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

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

PARTITIONS & WALLS

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

SHEET INDEX

SHEET INDEX	
C	COVER
S	SURVEY
A0	EXISTING SITE PLAN
A1	PROPOSED SITE PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	PROPOSED SECOND FLOOR PLAN
A4	PROPOSED EAST & NORTH ELEVATIONS
A5	PROPOSED WEST & SOUTH ELEVATIONS
A6	PROPOSED CONTEXT ELEVATIONS
A7	PREVIOUS PROPOSED AND NEW NORTH ELEVATION
A8	PREVIOUS PROPOSED AND NEW SOUTH ELEVATION
A9	PREVIOUS PROPOSED AND NEW EAST ELEVATION
A10	PREVIOUS PROPOSED AND NEW WEST ELEVATION

704 RUSSELL LANE
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

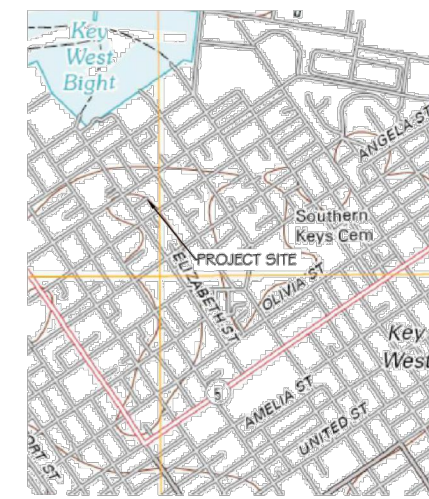
Project No.: 2402
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 08/12/2025

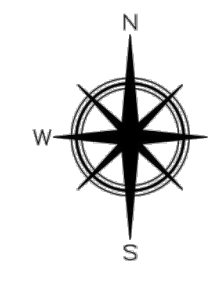
C

PRELIMINARY

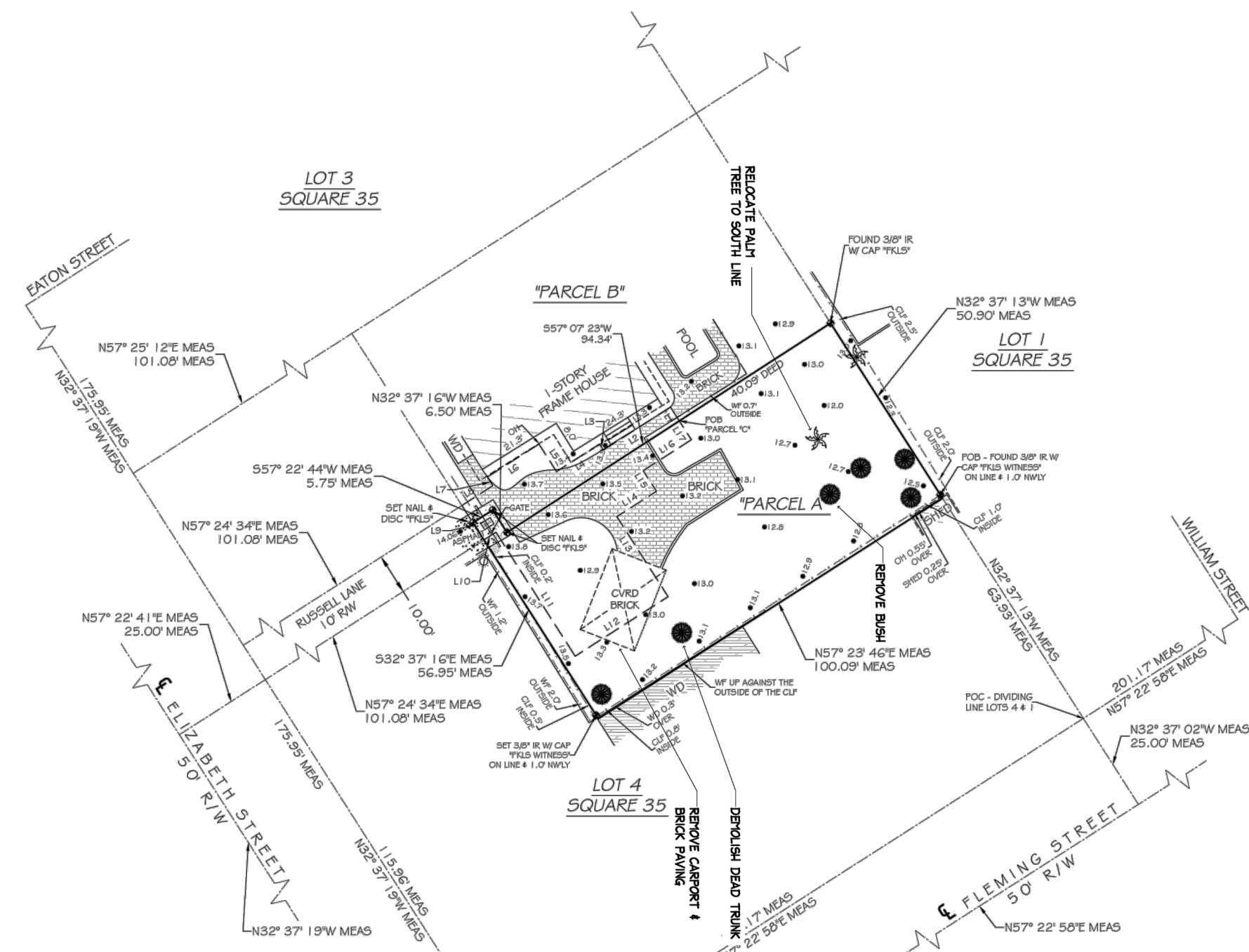
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E



DEED



Line #	Length	Direction
L1	4.03'	N32° 31' 16"W
L2	19.50'	S57° 22' 44"W
L3	1.75'	N32° 31' 16"W
L4	12.50'	S57° 22' 44"W
L5	8.00'	N32° 31' 16"W
L6	15.00'	S57° 22' 44"W
L7	2.50'	S32° 31' 16"E
L8	9.00'	S57° 22' 44"W
L9	10.00'	S32° 31' 16"E
L10	3.50'	S57° 22' 44"W
L11	36.00'	S32° 31' 16"E
L12	27.00'	N57° 22' 44"E
L13	23.25'	S32° 31' 16"W
L14	11.50'	N57° 22' 44"E
L15	6.00'	N32° 31' 16"W
L16	14.00'	S57° 22' 44"W
L17	5.47'	S32° 31' 16"W

SURVEYOR NOTES

- BEARING BASED; ALL BEARINGS ARE GIVEN ON THE DEED CALL OF N32P79.3V ALONG THE SAID DIVING LINE OF LOT 4 AND LOT 1 OF SQUARE 35,
ALL ANGLES EXPLICIT ARE 90 DEGREES UNLESS OTHERWISE INDICATED
ALL LINES ARE SHOWN IN SLOTTED FEET
ADDRESS: 704 RUSSELL LANE, KENT WY 83540
COUNTY NAME: LINCOLN COUNTY NE ID NUMBER: 120026 VERTICAL ZONE: 10Z DATE: 02-16-05 FLOOD ZONE: X BASE ELEVATION: 1029.00
THIS SURVEY SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC DECLINATION TABLE OF 1929 (NAD 1929), AND ARE CERTIFIED TO
CONFORM WITH THE NATIONAL HORIZONTAL DATUM OF 1983 (NAD 83)
ENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK # 1211 ("P" ADJ0020) ELEVATION=35.1' MGRS (1929).
THIS SURVEY IS NOT A PROFESSIONAL SURVEY. IT IS FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE AN OFFER BY ANY OTHER
OR INDIVIDUAL WHOSEVERE, HOWEVER, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN
PERMISSION OF THE UNDERGROUND SURVEYS & MAPS WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO
THE DESIGNER.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
REVISION: 01/07/2005 - REVISED TO SHOW TIE, REDUCED AREA

LEGEND

-  - WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE
 - WOOD PYLON
 - SPOT GRADE ELEVATION (TYPICAL)
-  - TREE - UNKNOWN SPECIES
 - PALM TREE - UNKNOWN SPECIES

1"=20'



0 10 20 40

TOTAL AREA = 5,108.09 SQFT:

CERTIFIED TO -

[illegible]

- LEGAL DESCRIPTION(S) -

On the Island of Key West, Monroe County, Florida, and Incon on William A. Whitehead's Map designated in Federal Map 1829 as part of Lot 4 and 5 Square 35 of the Island of Key West, and Key West more particularly described as follows:

Commencing at the intersection of the Northwestern Right of Way line of Fleming Street and the dividing line of Lot 4 and Lot 1, of the said Square 35; then N62°37'30W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 62.33 feet to the Southeastly corner of the lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida; then S89°45'00W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 50.90 feet to a point there; then S89°45'00W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 50.90 feet to a point on the Southeastly boundary line of the said lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida; said point also on the Southeastly boundary line of the said lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida; said point also on the Southeastly boundary line of the said lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida; then S89°45'00W along the Southeastly boundary line of the said lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida, for a distance of 50.90 feet to the Southeastly corner of the lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida; then S72°42'40E along the Southeastly boundary line of the said lands described in Official Records Book 2309, at page 547 of the Public Records of Monroe County, Florida, for a distance of 102.09 feet to the Point Beginning.

[illegible]

704 RUSSELL LANE
KEY WEST, FLORIDA

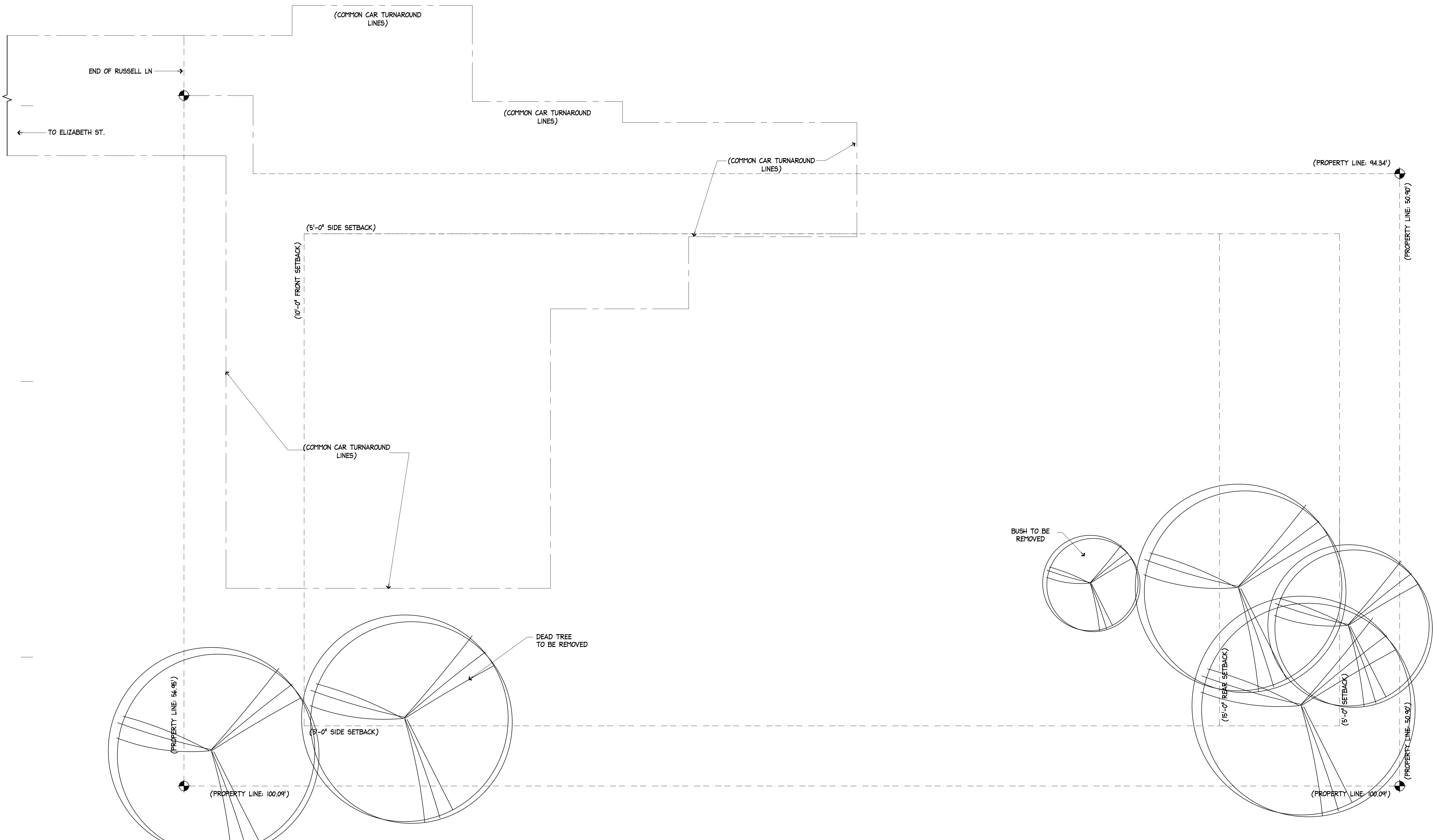
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° :	2402
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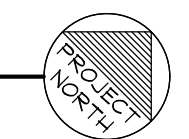
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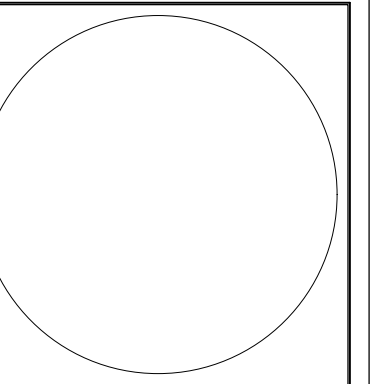


1 EXISTING SITE PLAN
A0 SCALE: 1/4"=1'-0"

PRELIMINARY



704 RUSSELL LANE
KEY WEST, FLORIDA



410 Angela Street
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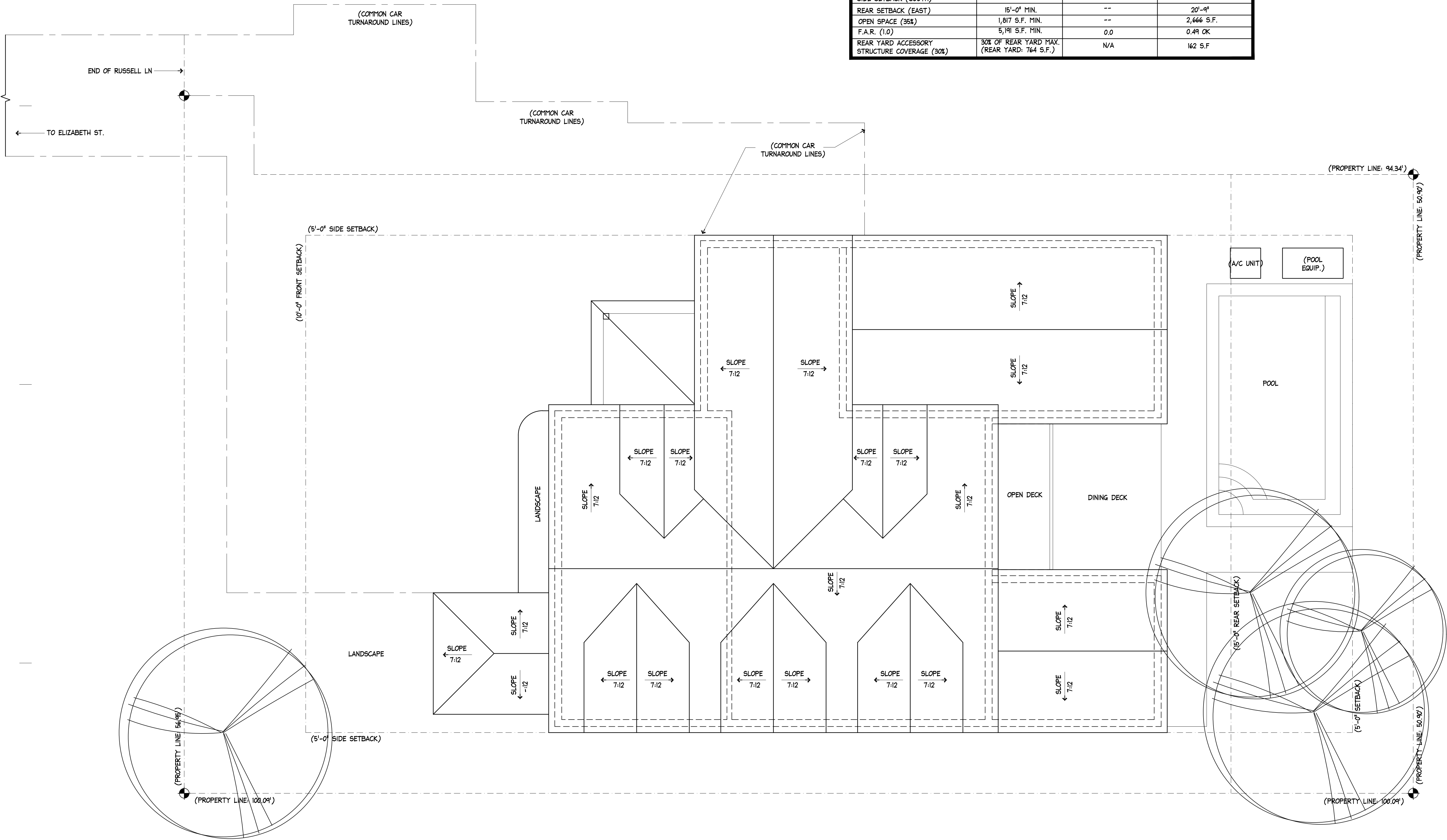
Bender & Associates
ARCHITECTS
p.a.

Project No: 2402
Date: 08/11/2025

A0

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X' NAVD88		
ZONING DESIGNATION	HMDR		
LOT SIZE	5,191 S.F.		
OCCUPANCY	RESIDENTIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,076 S.F. MAX.	--	1,972 S.F.
5,191 S.F. X 40%			
IMPERVIOUS SURFACE	3,115 S.F. MAX.	--	2,525 S.F.
5,191 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	--	28'-0"
FRONT SETBACK (RUSSELL)	10'-0" MIN.	--	30'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	--	5'-6"
SIDE SETBACK (SOUTH)	5'-0" MIN.	--	5'-6"
REAR SETBACK (EAST)	15'-0" MIN.	--	20'-9"
OPEN SPACE (35%)	1,817 S.F. MIN.	--	2,666 S.F.
F.A.R. (1.0)	5,191 S.F. MIN.	0.0	0.49 OK
REAR YARD ACCESSORY STRUCTURE COVERAGE (30%)	30% OF REAR YARD MAX. (REAR YARD: 764 S.F.)	N/A	162 S.F.



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

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA

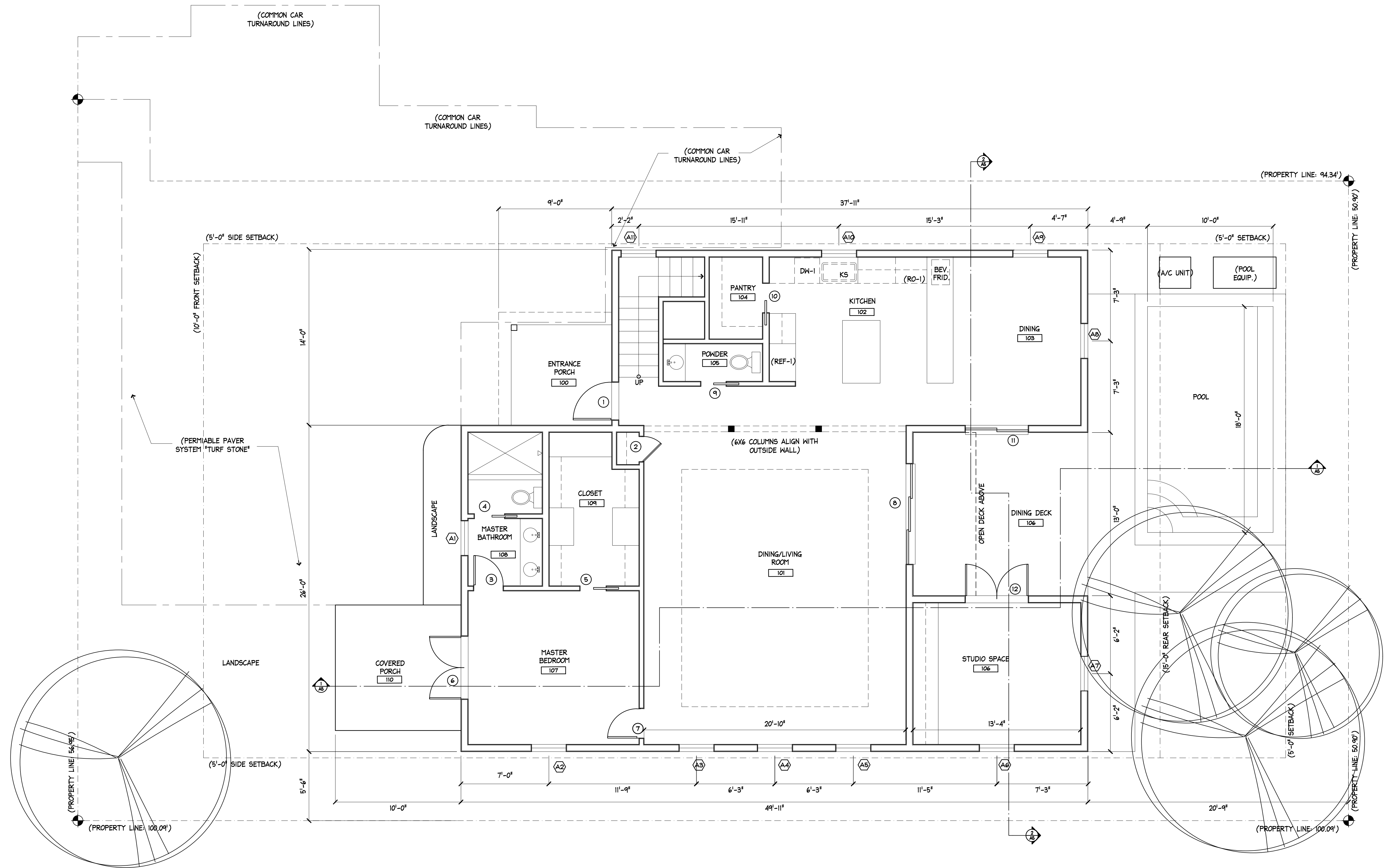
410 Angela Street
Key West, Florida 33040
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p.a.

Project No: 2402

Date: 08/11/2025

A1



1 PROPOSED FIRST FLOOR PLAN
A2 SCALE: 1/4"=1'-0"

PRELIMINARY

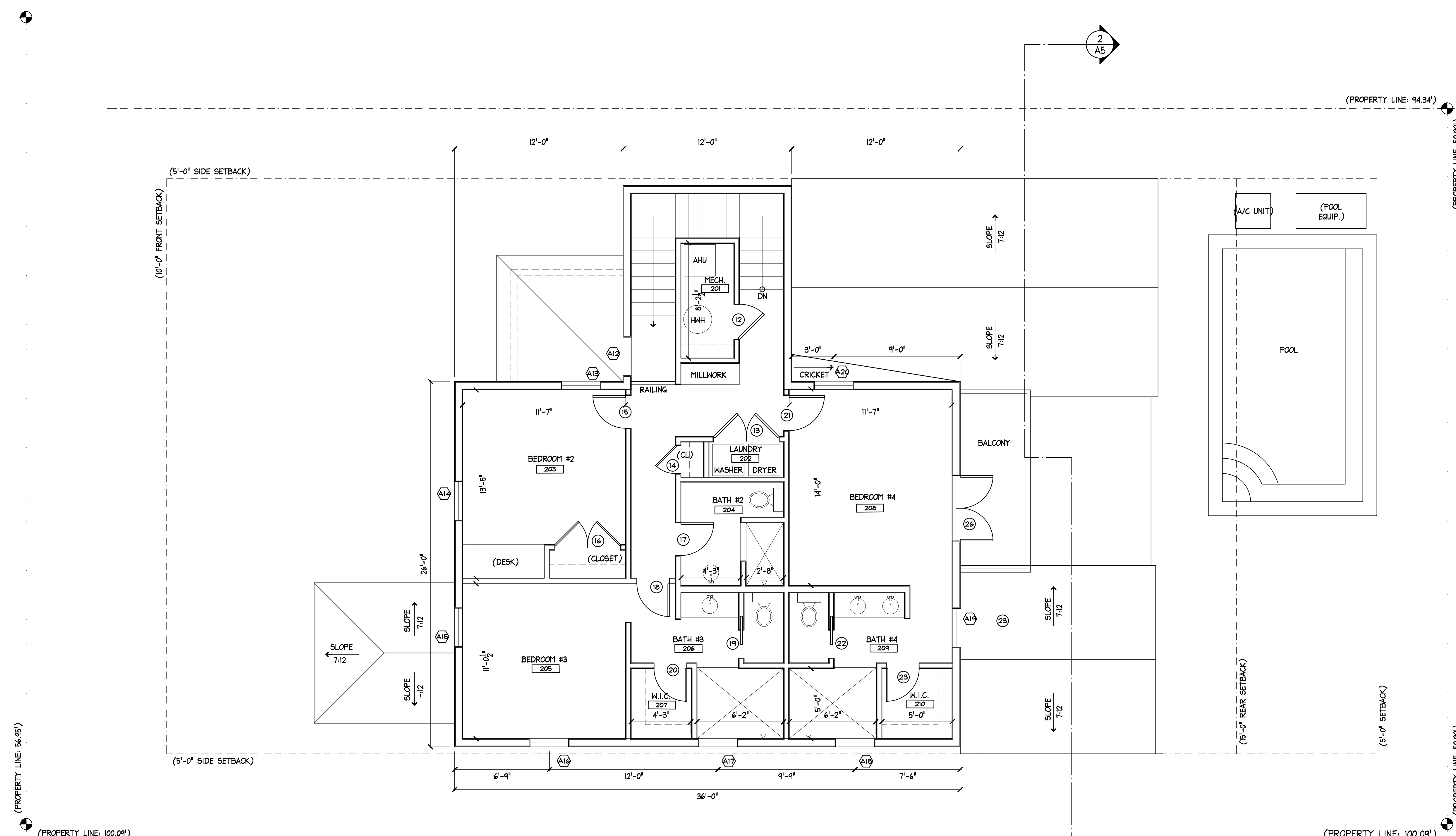
704 RUSSELL LANE
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Project No. 2402
Date: 08/11/2025

A2



1 PROPOSED SECOND FLOOR PLAN
A3 SCALE: 1/4"=1'-0"

PRELIMINARY

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KEY WEST, FLORIDA

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Project No: 2402
Date: 08/11/2025

A3



2 PROPOSED EAST ELEVATION
A4 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A4 SCALE: 1/4"=1'-0"

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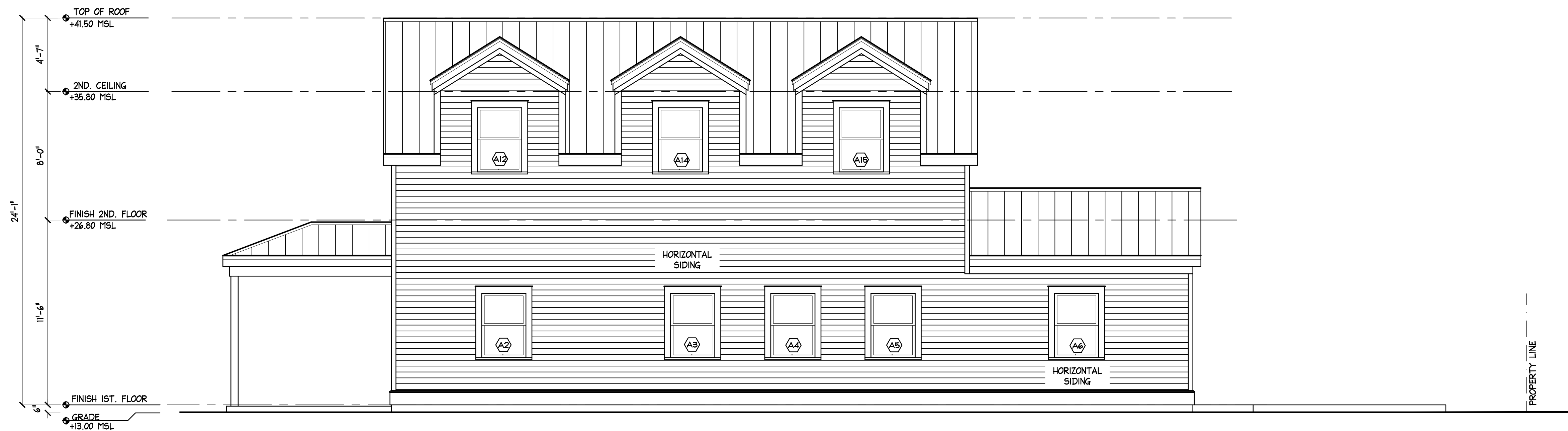
Bender & Associates
ARCHITECTS
p.a.

Project No. 2402
Date: 08/11/2025

A4



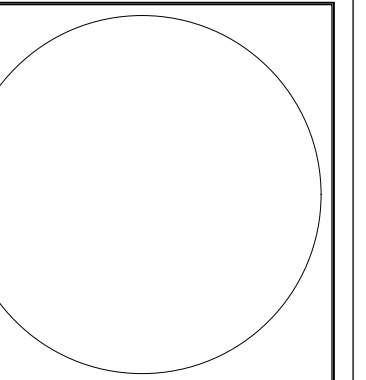
2 PROPOSED WEST ELEVATION
A5 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A5 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA



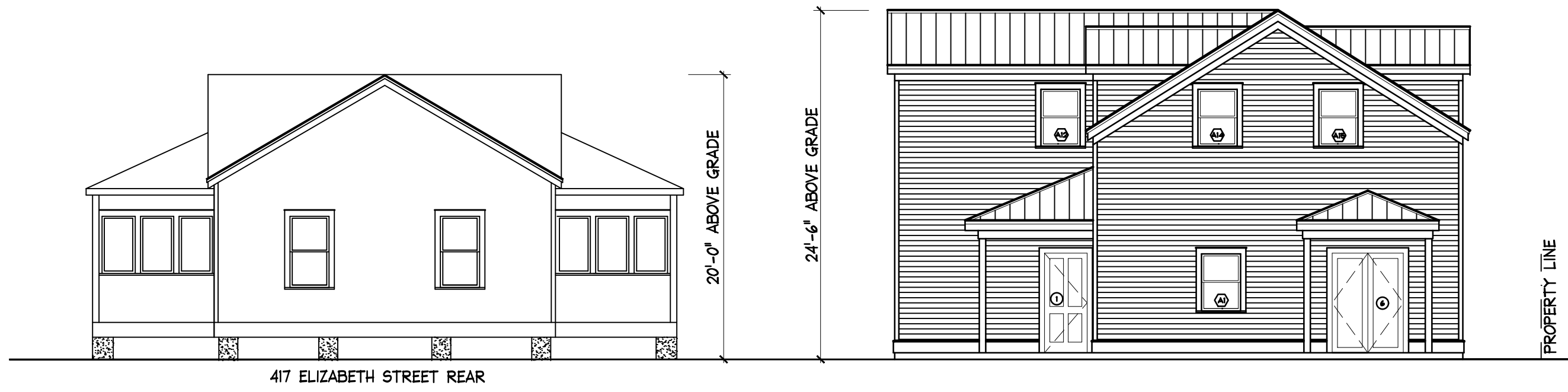
410 Angela Street
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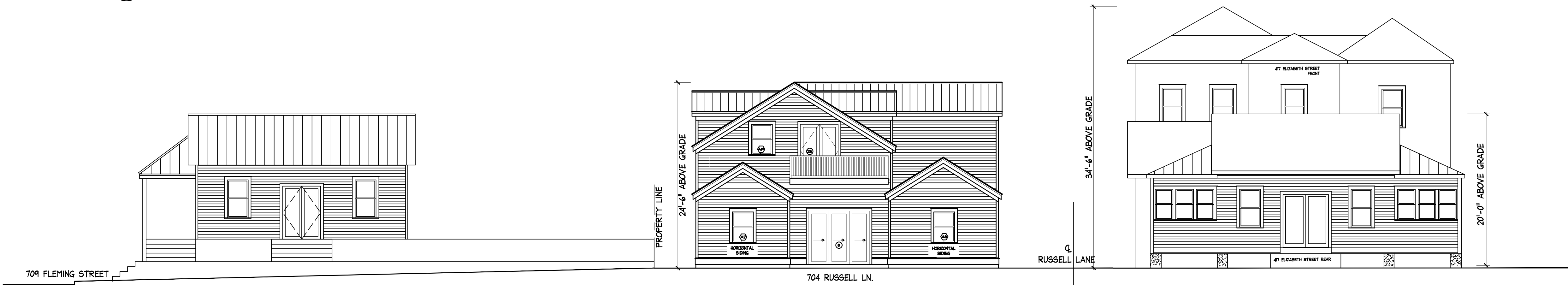
Project No. 2402
Date: 08/11/2025

A5

4 WEST ELEVATION
A6 SCALE: 1/8"=1'-0"



3 EAST ELEVATION
A6 SCALE: 1/8"=1'-0"



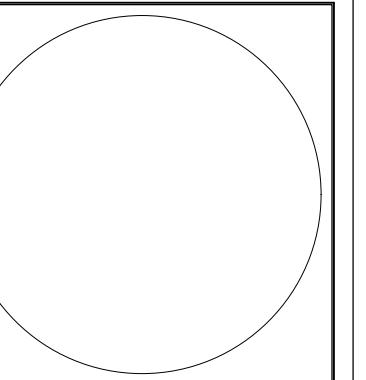
2 NORTH ELEVATION
A6 SCALE: 1/8"=1'-0"



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



704 RUSSELL LANE
KEY WEST, FLORIDA



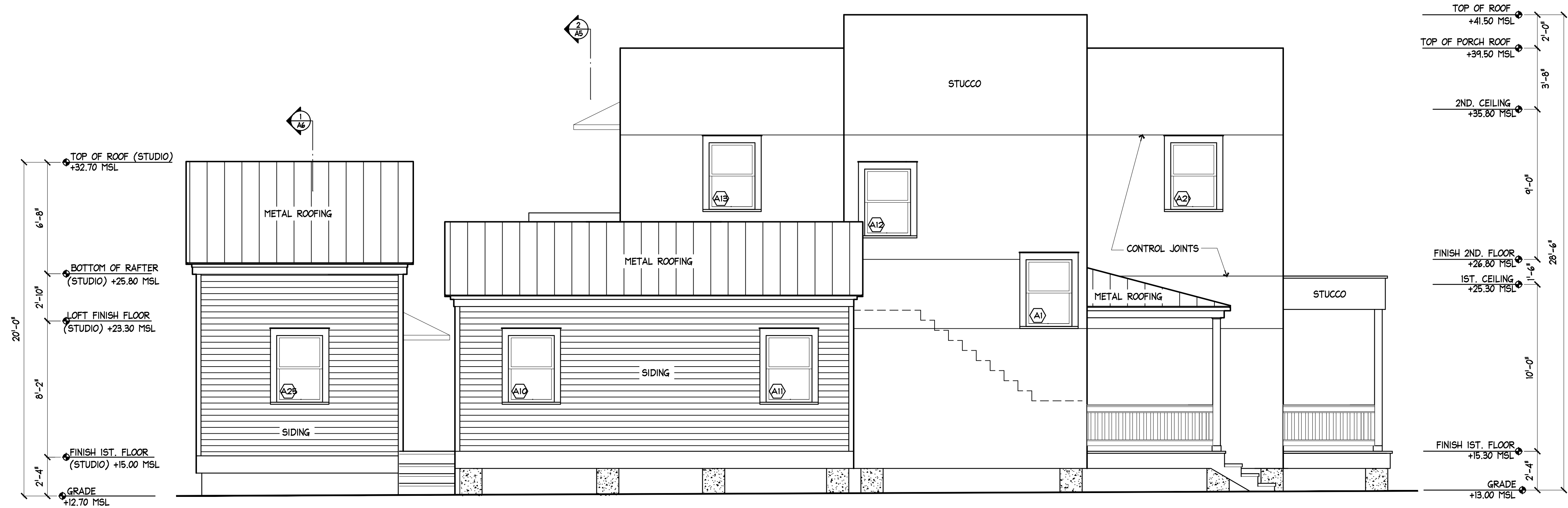
410 Angela Street
Key West, Florida 33040
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ARCHITECTS
p.a.

Project No. 2402

Date:

A6



2 PREVIOUS PROPOSED NORTH ELEVATION
A7 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A7 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA

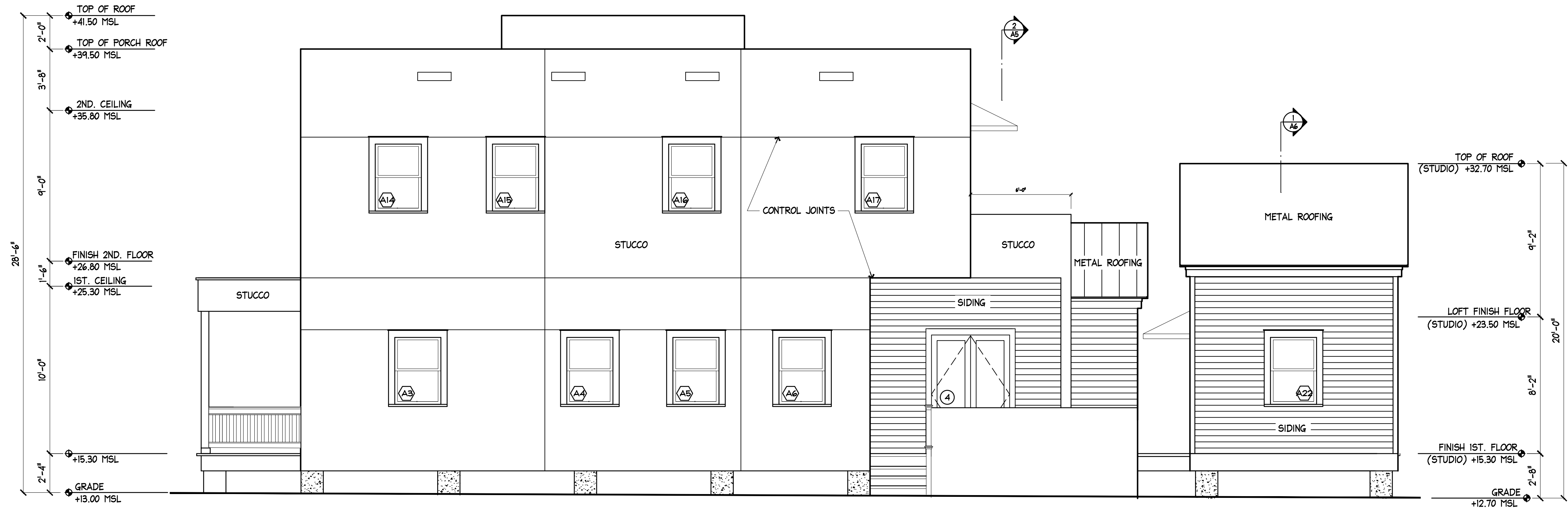
410 Angela Street
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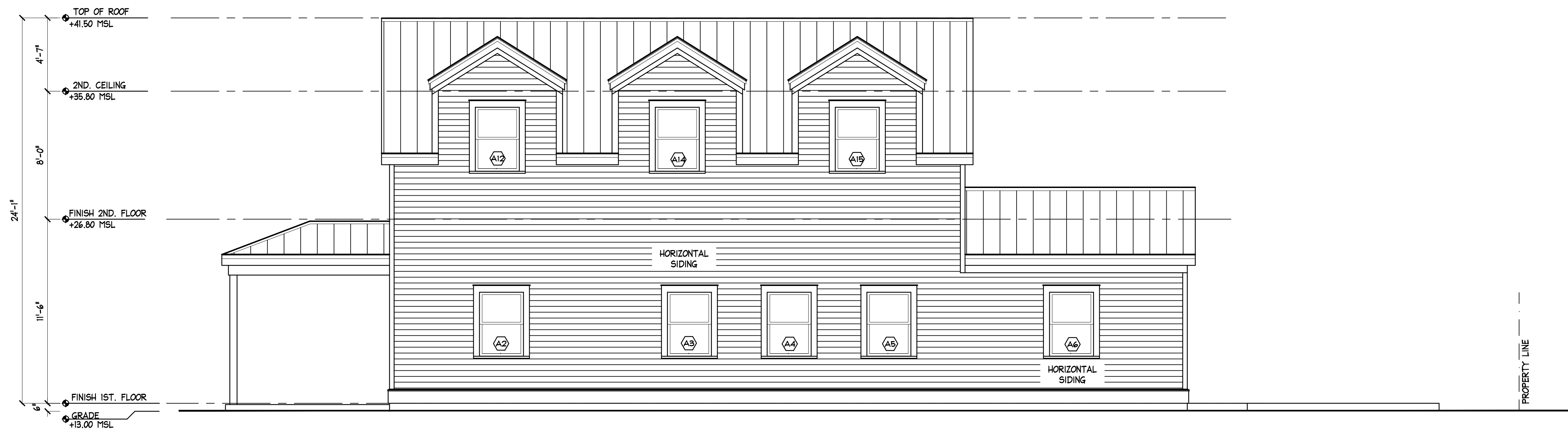
Project No. 2402

Date: 08/11/2025

A7



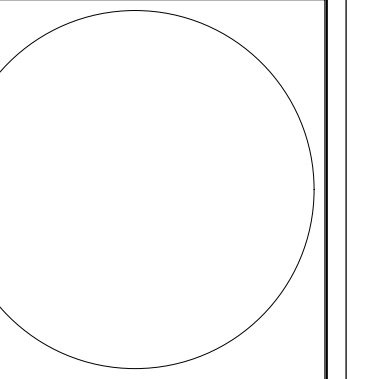
2 PREVIOUS PROPOSED SOUTH ELEVATION
A8 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A8 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA

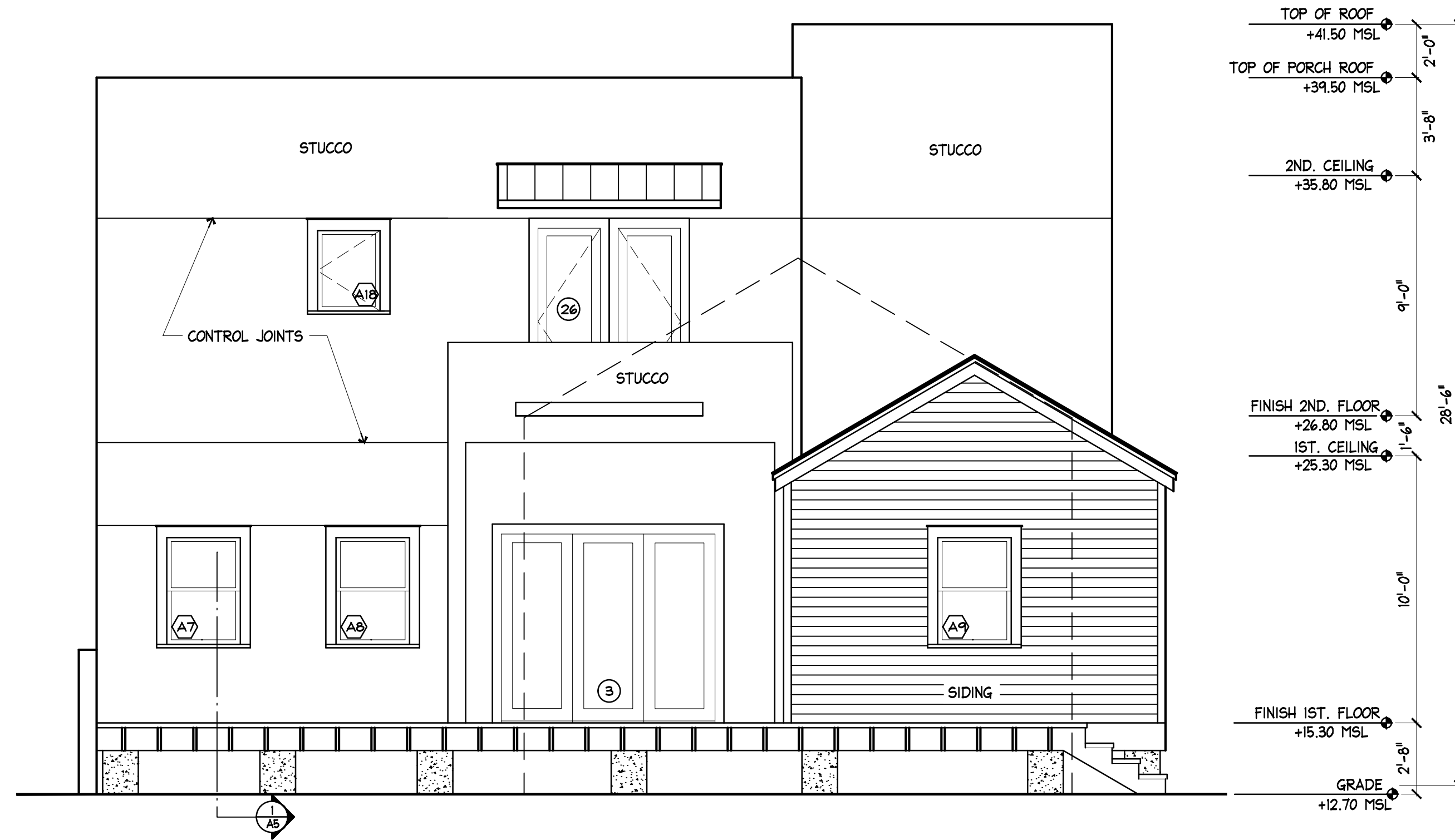


410 Angela Street
Key West, Florida 33040
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Bender & Associates
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p.a.

Project No: 2402
Date: 08/11/2025

A8



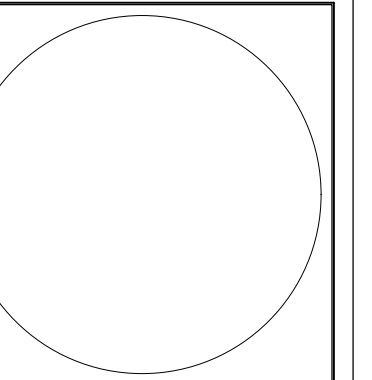
2 PREVIOUS PROPOSED EAST ELEVATION
A9 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION
A9 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA

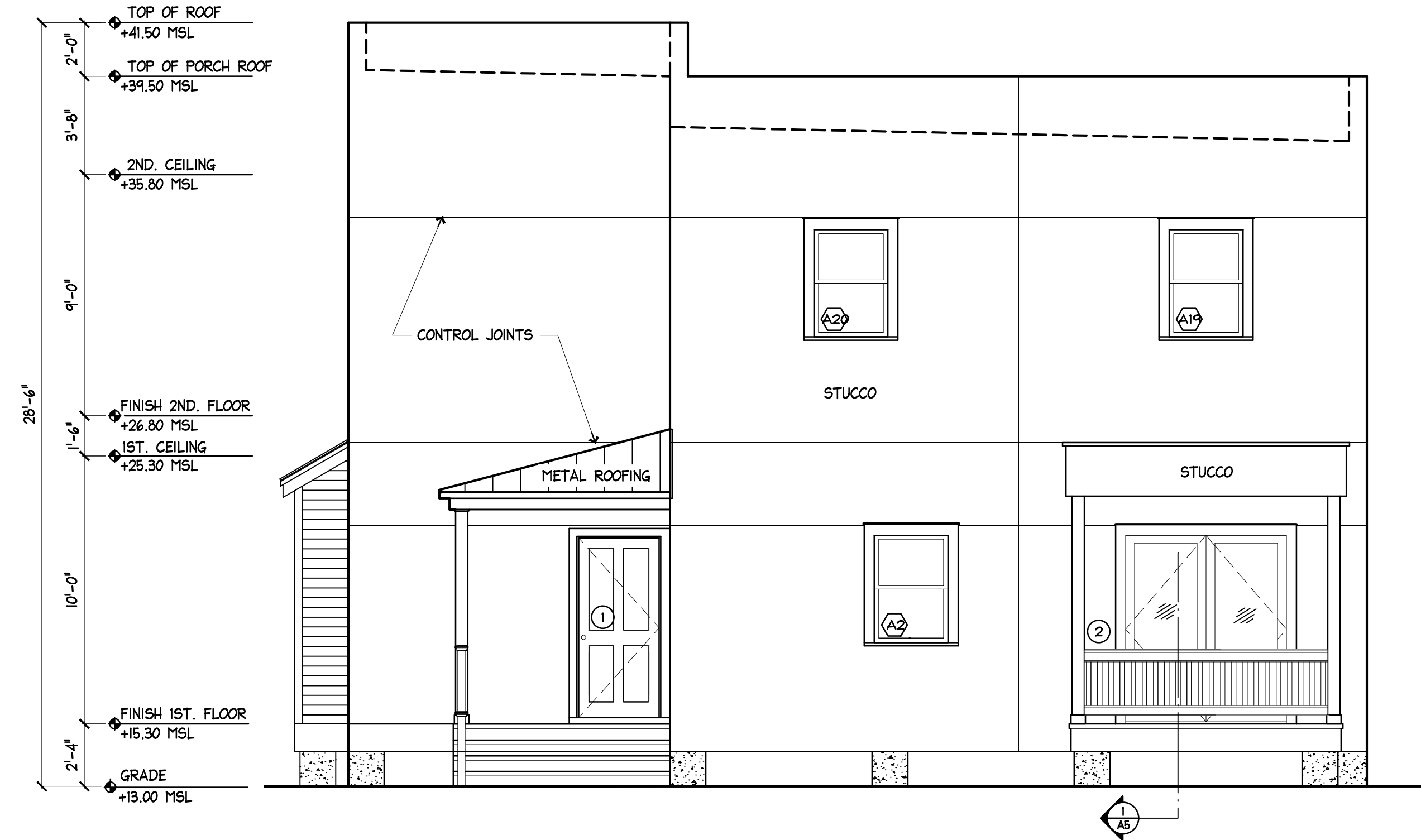


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Key West, Florida 33040
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N^o : 2402
Date: 08/11/2025

A9



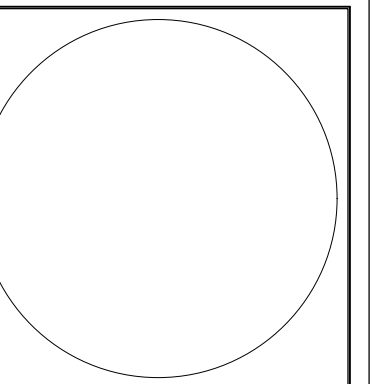
2 PREVIOUS PROPOSED WEST ELEVATION
A10 SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
A10 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA



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Key West, Florida 33040
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 2402
Date: 08/11/2025

A10

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 23, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

#704 RUSSELL LANE

Applicant – Bert Bender, Architect Application #C2025-0062

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Ana Alvarez, 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:
104 Russell Ln. on the 12 day of September, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on September 23, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0062.

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

Signed Name of Affiant:

[Signature]
Date: 09/12/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12th day of September, 2025.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Carlton Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



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

Public Meeting Notice

The Historic Architectural Review Commission will have a public meeting at 7:00 a.m., September 23, 2025, at City Hall, 1000 White Street, City Hall, Florida. The purpose of the meeting will be to consider a request for:

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

7304 RUSSELL LANE

Applicant - Bert Bender, Architect Application PC2025-0042

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1000 White Street, call 305-609-2079 or view our website at www.cityofmiami.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE FENCE WITHOUT THE CITY'S WRITTEN PERMISSION.

ADA NOTICE: It is the policy of the City of Miami that all persons have equal opportunity to participate in the City's public meetings and that the City complies with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Buildings and Facilities (FACBF) to ensure that all persons have equal access to the City's public meetings.



Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

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

Owner

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

Valuation

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

Historical Assessments

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

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,108.00	Square Foot	0	0

Yard Items

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

Permits

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

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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

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

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

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 **SCHNEIDER**
GEOSPATIAL