



**Historic Architectural Review Commission
Staff Report for Item 14**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 26, 2018

Applicant: Bender & Associates

Application Number: H18-03-0027

Address: #618 William Street

Description of Work:

New single-family residence to replace previous one destroyed during Hurricane Irma.

Site Facts:

618 William Street was a contributing resource and was once owned by author and poet Shel Silverstein. The two-story, Greek Revival home was crushed by the two large banyan trees that stood in front of it during Hurricane Irma.

Guidelines Cited in Review:

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24, and 25.

Staff Analysis

This Certificate of Appropriateness proposes a new two-story house in the same general area where the destroyed structure was located. The new structure will have a height of 28 feet, 9 inches. The building will have a one-story side addition that is roughly in the same location where the previous one-story addition stood.

The structure will have a metal shingle roof, wood lap siding and wood trim, and wood windows and doors.

Consistency with Guidelines

1. The proposed structure is similar in size to the house that was there. It is slightly larger, with the main structure 2 feet wider and the side addition is 3 feet wider. The previous one-story side addition had a hip roof and met the house just below the second-floor window sill. In general, the proposed structure is in keeping with the guidelines and is very similar to the structure that once stood there.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 18-00300027	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	618 William Street	
NAME ON DEED:	Evil Eye, LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	618 William Street	EMAIL
	Key West, FL	
APPLICANT NAME:	Bender & Associates Architects	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
	Key West, FL	
APPLICANT'S SIGNATURE:		DATE 5.29.18

MAY 29 2018

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 ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ 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: Construction of a new single family residence to replace the single family residence that was destroyed by Hurricane Irma.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Open: KEYWVXC Type: BP Drawer: 1
Date: 5/29/18 53 Receipt no: 14934
2018 300027
PT * BUILDING PERMITS-NEW
1.00 \$400.00
Trans number: 3127230
VM VISA/MASTERC \$400.00
Trans date: 5/29/18 Time: 16:25:11

8006-11195-01c

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING: See attached drawings.
See attached drawings.	
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
See attached drawings.	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
See attached drawings.	

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 FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
FOR PROJECTS TO BE REVIEWED BY COMMISSION

MAY 29 2018

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	✓ \$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 400.00

Project Address: 418 William St.

Comments: outline of house on north side. Electronic copies.

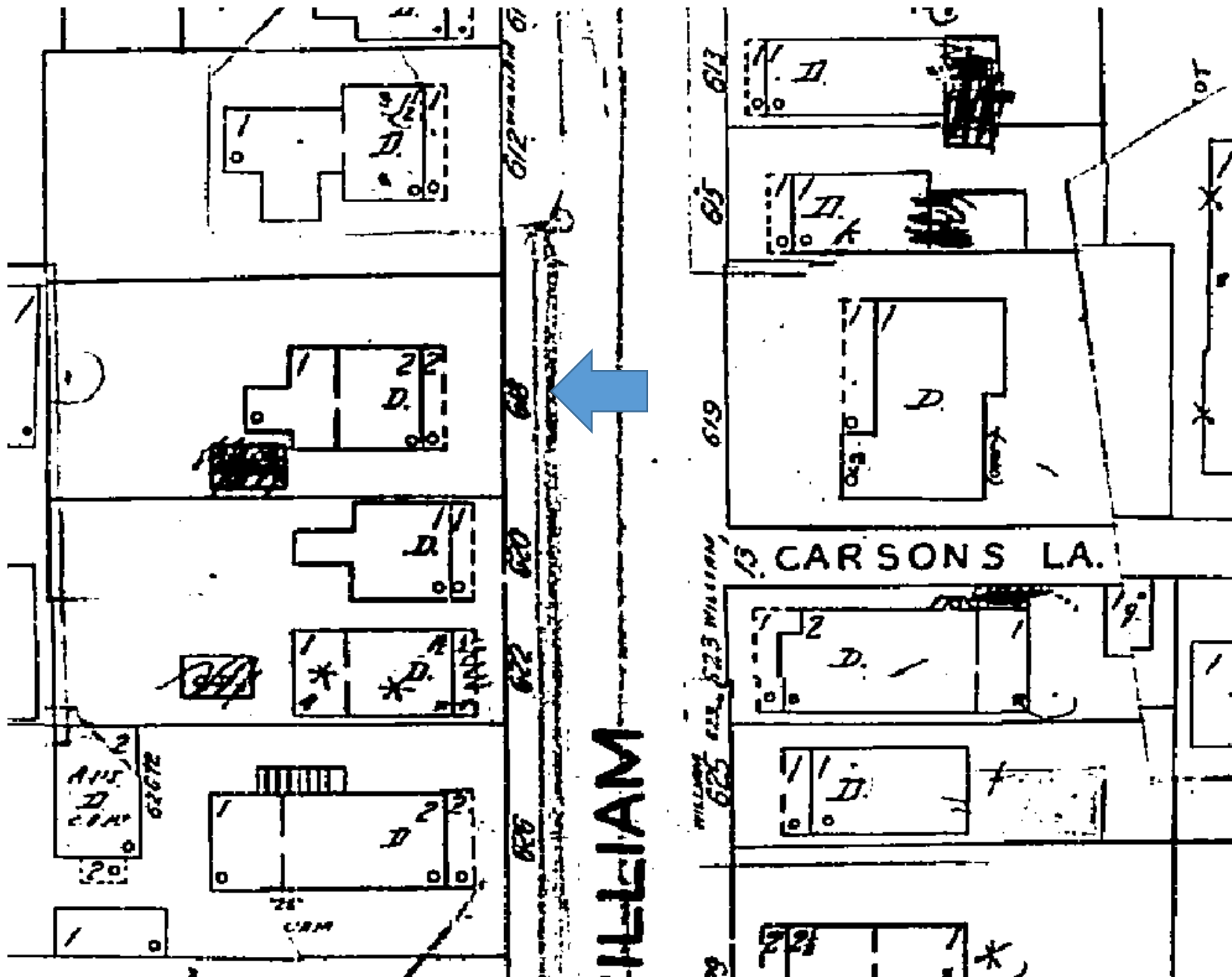
* No comments regarding guidelines are the design meet all/ and so on.

Date of Pre-Application Meeting: May 25, 2018

By Staff: [Signature]

Oper: KEYWVC Type: BP Drawer: 1
Date: 5/29/18 53 Receipt no: 14934
2018 300027
PT * BUILDING PERMITS-NEW
1.00 \$400.00
Trans number: 3127230
VA VISA/MASTERC \$400.00
Trans date: 5/29/18 Time: 16:25:11

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



Photo from Keys Weekly

PROPOSED DESIGN

Key West Florida 33040
(HARC APPLICATION)



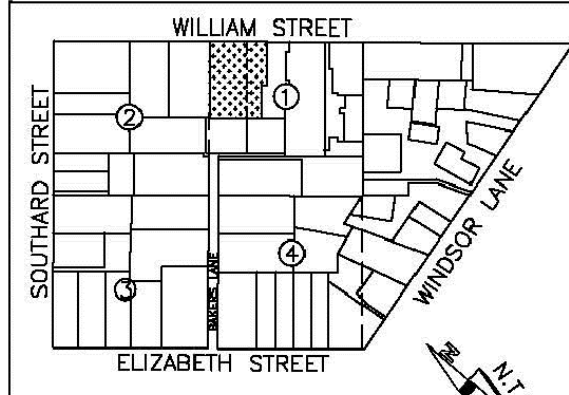
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates
 ARCHITECTS
p.a.

Project N^o : 1806

Date: 5.29.18

C



LOCATION MAP

A Part of
Lot 1, Square 59
Key West, FL

LEGAL DESCRIPTION:

All that certain piece or parcel of land situated in the City of Key West, County of Monroe, State of Florida but now better known and described as part of Lot One (1), in Square Fifty-nine (59) and delineated by plan of said City by William A. Whitehead in February, A.D. 1829 and more particularly described as follows: Commence at a point Two Hundred-fifty (250) feet from the corner of Southard and William Streets and running thence along William Street in a Southeasterly direction a distance of Twenty-five (25) feet; thence at right angles in a Southwesterly direction and parallel with Southard Street a distance of Fifty-seven (57) feet more or less (solid point being seven (7) feet behind the back line of the existing improvements on 620 William Street); thence at right angles in a Northwesterly direction Six (6) feet; thence at right angles in a Southwesterly direction and parallel to Southard Street a distance of Forty-three (43) feet; thence at right angles and in a Northwesterly direction a distance of Nineteen (19) feet; thence at right angles and in a Northeasterly direction out to William Street to the Point of Beginning. Subject to that certain easement contained in the Deed between Martin White, as Grantor, and Sheldon Silverstein, as Grantee, dated February 25, 1980, and recorded at page Volume 806, Page 1224 in the Official Record Book for Monroe County, Florida.

AND:
On the Island of Key West, known William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1) in Square Fifty-nine (59); Commencing at a point on William Street Two Hundred-one (201) feet from the corner of Southard and William Streets and running thence Southeasterly Fifty (50) feet; thence at right angles Southwesterly One Hundred (100) feet; thence at right angles Northwesterly Fifty (50) feet and thence at right angles Northeasterly One Hundred (100) back to the Point of Beginning.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

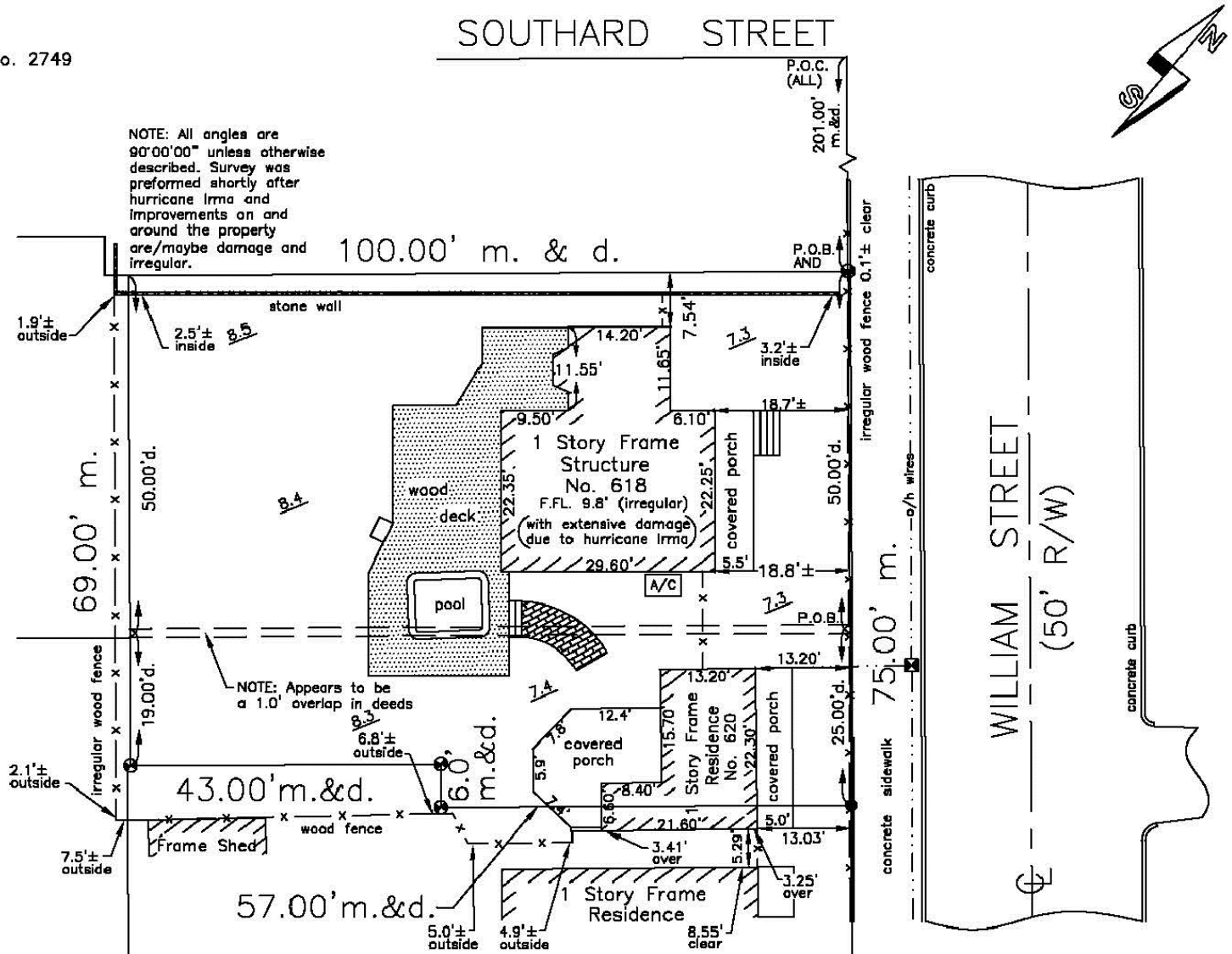
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W William Street
3/4" denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
No Title Opinion or Abstract to the
subject property has been provided. It
is possible that there are deeds,
Easements, or other instruments
(recorded or unrecorded) which may
affect the subject property. No search
of the Public Records has been made
by the Surveyor.

Field Work performed on: 10/25/17

MONUMENTATION:
▲ = FPK
△ = SPK, P.L.S. No. 2749
● = FIB/FIP
● = SIB, 1/2"



BM	Bench Mark	F.F.L.	Finished Floor Elevation	M	Measured	P.O.C.	Point Of Commence
C.B.S.	Center Line	FD	Found	N.T.S.	Not To Scale	R/W	Right Of Way
CLIP	Concrete Block Stucco	FIB	Found Iron Bar	O.R.	Official Records	SIB	Set Iron Bar
COVD	Concrete Utility Pole	FPK	Found Nail & Disc	O.H.	Over Head	SPK	Set Iron Pipe
D	Covered	RIB	Irregular	PI	Pit Book	SIB	Set Nail And Disc
ELEV	Elevation	LB	Licensed Business Number	P.B.	Point Of Beginning		

MDS Holdings, Florida LLC 618/620 William Street, Key West, FL 33040	Dwg. No. 17-360
BOUNDARY SURVEY	Scale 1"= 20'
Date: 10/27/17	Ref. 226-10 P.M.
	Flood Panel No. 1516 K
	Flood Zone X
	Des. By F.H.R.
	Flood Elev. --

REVISIONS AND/OR ADDITIONS

ISLAND SURVEYING, INC. ENGINEERS PLANNERS SURVEYORS 3152 Northside Drive Suite 201 Key West, FL 33040 (305) 293-0466 Fax: (305) 293-0237 fhildebr@islandsurveying.net L.S. No. 7700

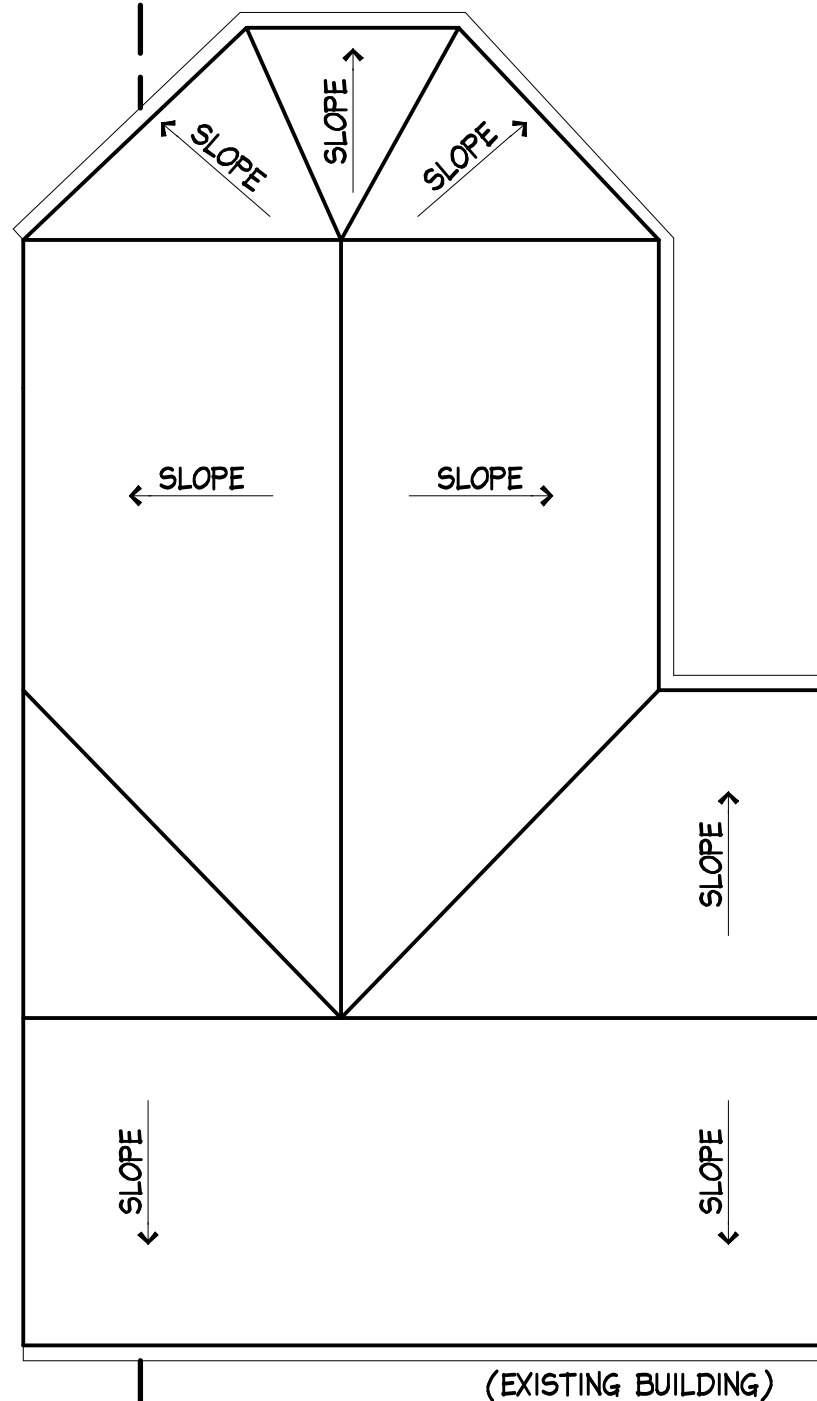
SCALE: N.T.S.



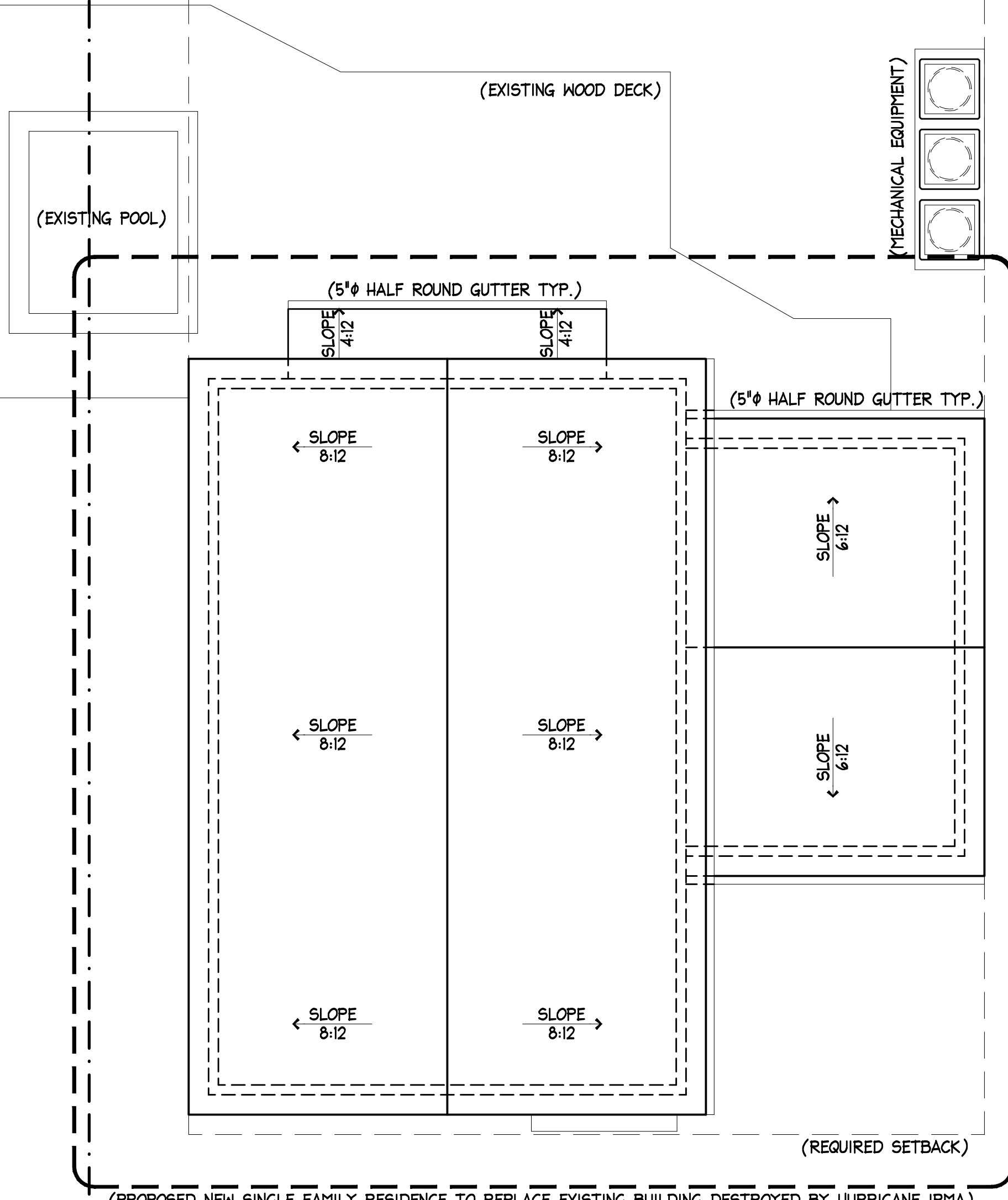
2 SURVEY
A1

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HHDR		
LOT SIZE	5,000 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,500 S.F. MAX.	0 S.F.	1,310 S.F.
5,000 S.F. X 50%			
BUILDING HEIGHT	30'-0" MAX.	0'-0"	28'-9"
IMPERVIOUS SURFACE	3,000 S.F. MAX.	580 S.F.	1,929 S.F.
5,000 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	N/A	11'-0"
SIDE SETBACK (SOUTH)	5'-0" MIN.	N/A	5'-0"
SIDE SETBACK (WEST)	5'-0" MIN.	N/A	5'-0"
REAR SETBACK	20'-0" MIN.	N/A	48'-6"
OPEN SPACE (35%)	1,750 S.F. MIN.	4,420 S.F.	3,071 S.F.



(EXISTING BUILDING)



(PROPOSED NEW SINGLE FAMILY RESIDENCE TO REPLACE EXISTING BUILDING DESTROYED BY HURRICANE IRMA)

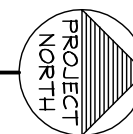
(SIDEWALK)

(SIDEWALK)

WILLIAM STREET

1 PROPOSED SITEPLAN
A1

SCALE: 3/16"=1'-0"



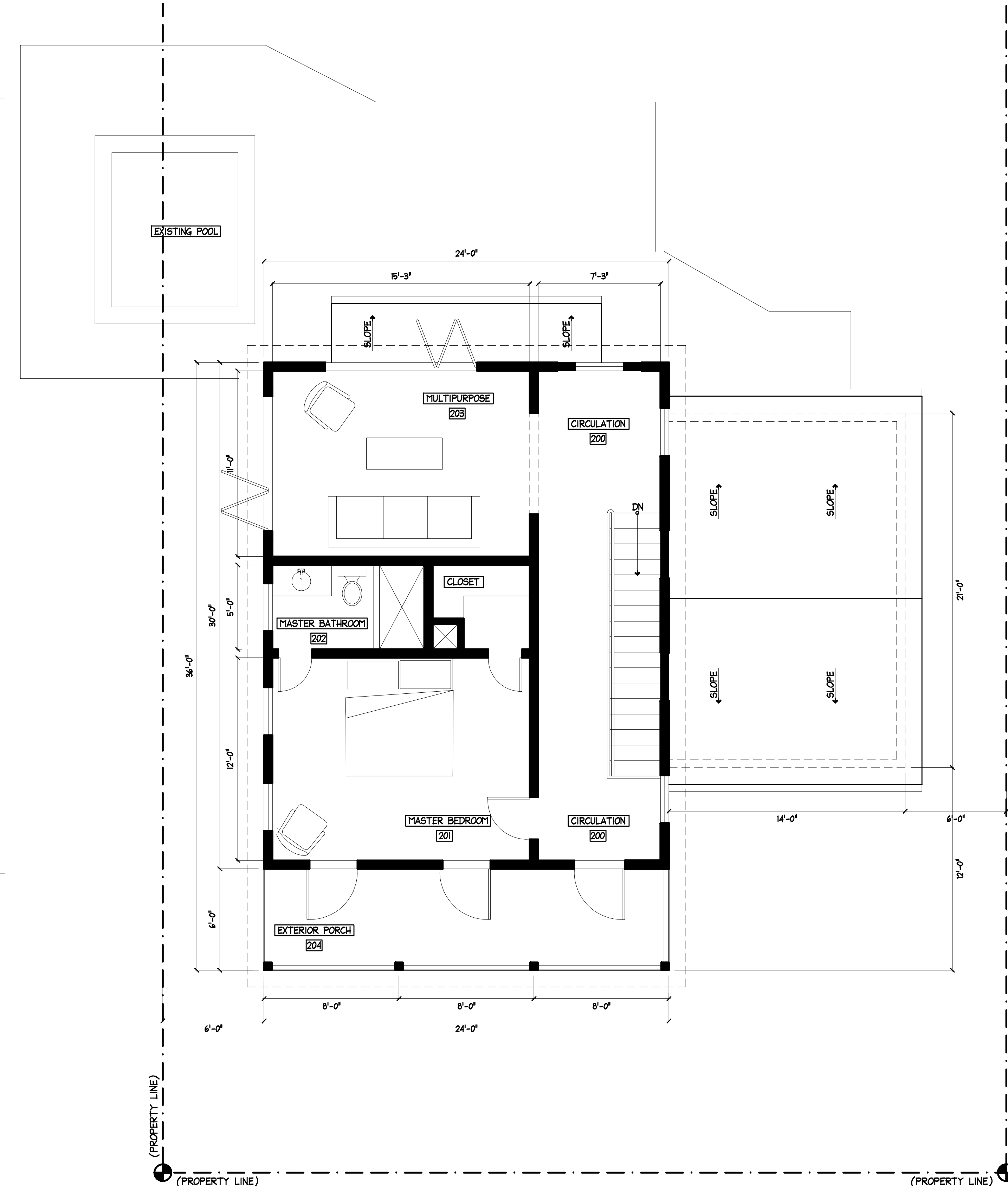
618 WILLIAM STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

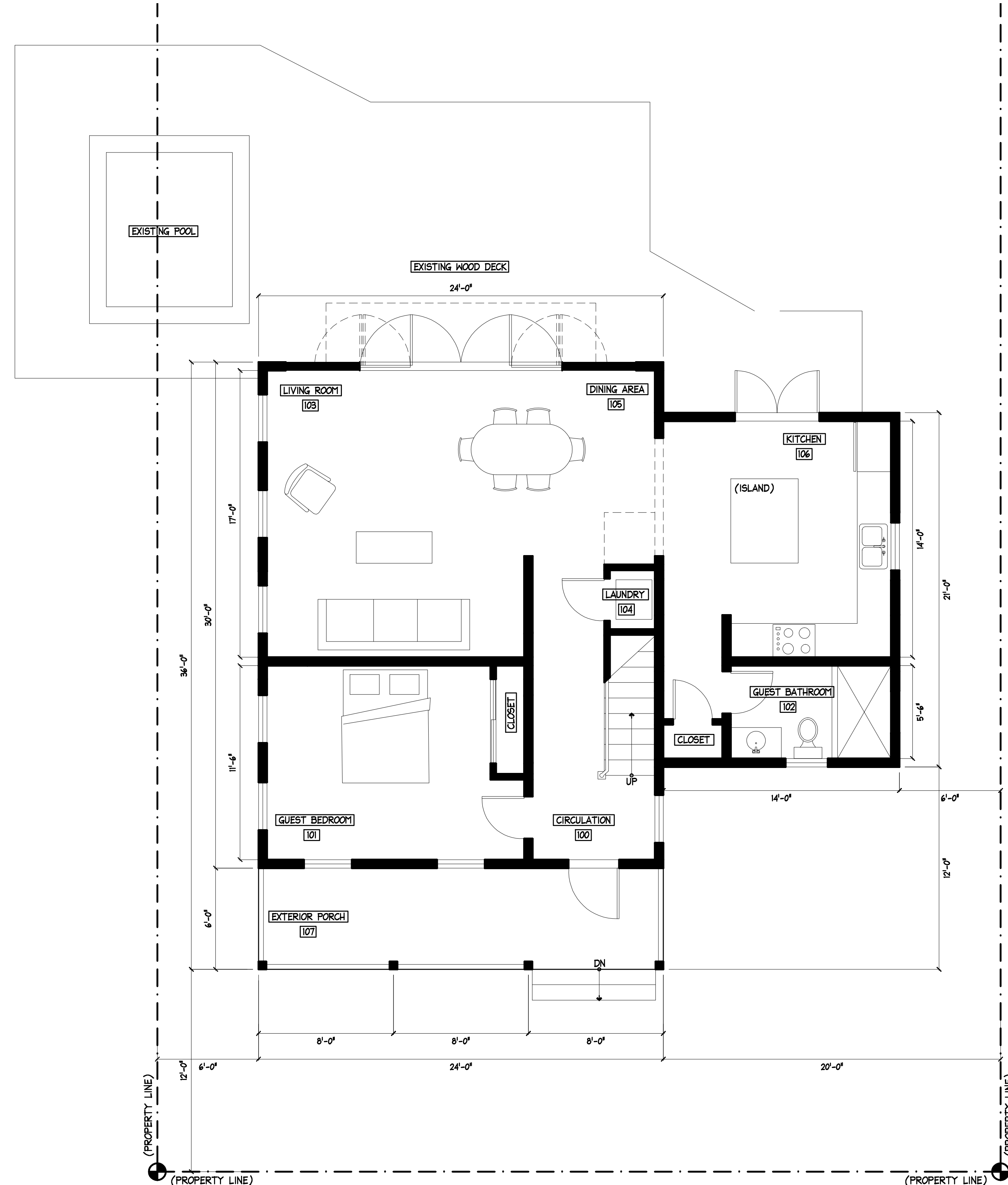
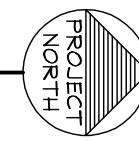
Project No. 1806
Date: 5.29.18

A1



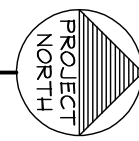
2
A2
PROPOSED SECOND FLOOR PLAN

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

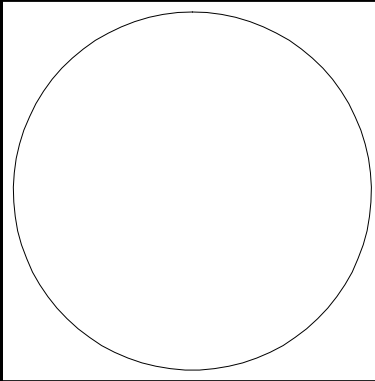


1
A2
PROPOSED FIRST FLOOR PLAN

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



618 WILLIAM STREET
KEY WEST, FLORIDA



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

Bender & Associates
ARCHITECTS
p.a.

Project N^o : 1806
Date: 5.29.18

A2

- GENERAL EXTERIOR ELEVATION NOTES
1. ALL ROOFING IS TO BE 'BERRIDGE' VICTORIAN SHINGLES (24 GAUGE, GALVALUME)
 2. ALL SIDING IS TO BE WOOD LAP SIDING WITH 4-1/2" EXPOSURE PAINTED WHITE.
 3. ALL FASCIA, RAILING, CORNER TRIM, GINGERBREAD TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL WINDOWS AND DOORS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS PAINTED WHITE.
 5. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.



2 PHOTOGRAPH OF 618 WILLIAM STREET STRUCTURE DESTROYED BY HURRICANE IRMA



1 A3 PROPOSED EAST EXTERIOR ELEVATION (WILLIAM STREET ELEVATION)

618 WILLIAM STREET
KEY WEST, FLORIDA

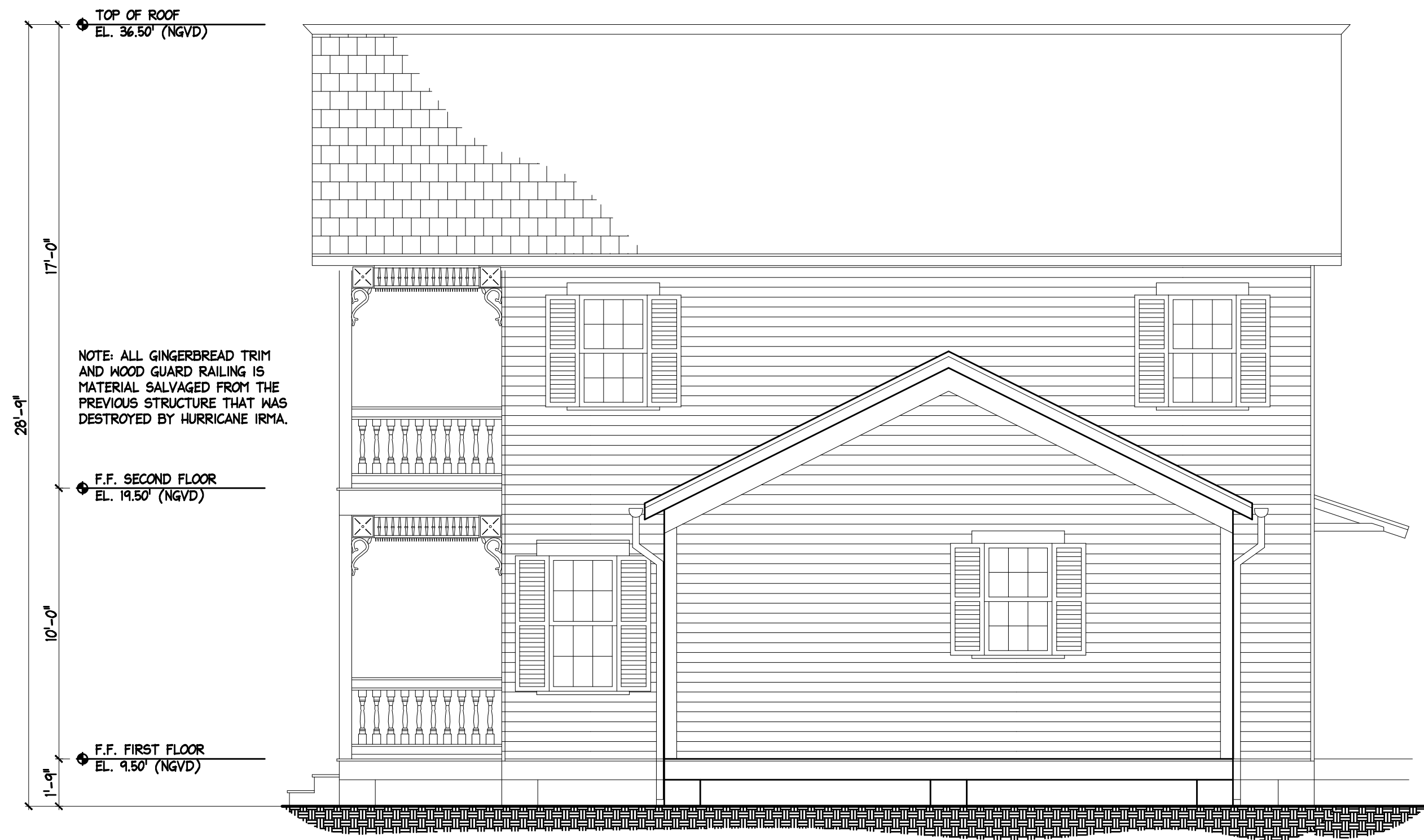
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 1806
Date: 5.29.18

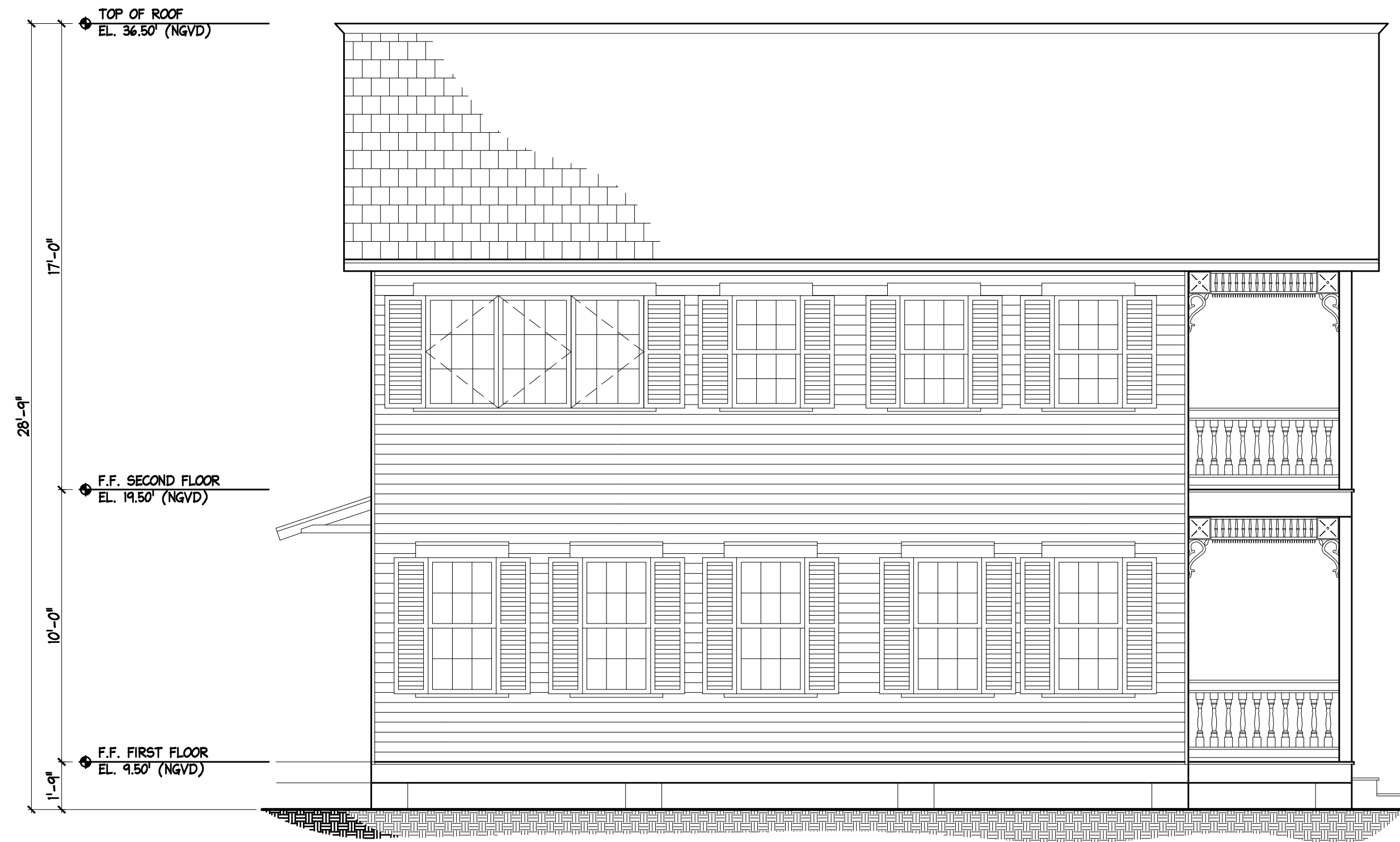
A3

- GENERAL EXTERIOR ELEVATION NOTES
1. ALL ROOFING IS TO BE 'BERRIDGE' VICTORIAN SHINGLES (24 GAUGE, GALVALUME)
 2. ALL SIDING IS TO BE WOOD LAP SIDING WITH 4-1/2" EXPOSURE PAINTED WHITE.
 3. ALL FASCIA, RAILING, CORNER TRIM, GINGERBREAD TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL WINDOWS AND DOORS ARE TO BE JELDHEN CUSTOM WOOD WINDOWS PAINTED WHITE.
 5. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.



2
A4
PROPOSED NORTH EXTERIOR ELEVATION

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



1
A4
PROPOSED SOUTH EXTERIOR ELEVATION

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



3
A4
PROPOSED WEST EXTERIOR ELEVATION (REAR YARD)

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

618 WILLIAM STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project N° : 1806
Date: 5.29.18

A4



1
A5 PHOTOGRAPH OF ADJACENT PROPERTY TO THE NORTH



2
A5 PHOTOGRAPH OF ADJACENT PROPERTY TO THE EAST



3
A5 PHOTOGRAPH OF ADJACENT PROPERTY TO THE SOUTH



4
A5 PHOTOGRAPH OF PROPERTY FROM WILLIAM STREET

618 WILLIAM STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project No. 1806
Date: 5.29.18

A5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY RESIDENCE TO REPLACE PREVIOUS ONE DESTROYED DURING HURRICANE IRMA FOR #618 WILLIAM STREET

Applicant – Bender & Associates

Application #18-03-0027

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 CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



qPublic.net™

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 00011630-000000
Account # 1011941
Property ID 1011941
Millage Group 10KW
Location 618 WILLIAM St , KEY WEST
Address
Legal KW PT LOT 1 SQR 59 A1-343 CO JUDGE DOCKET 9-125 A-1 OR349-290/97
Description OR717-350D/C OR719-251/53 OR725-626 OR779-1028 OR783-57/58C
 OR785-87/88C OR2038-629/630P/R OR2038-631/632Q/C
 (Note: Not to be used on legal documents)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

MDS HOLDINGS-FLORIDA LLC
 PO Box 5324
 Madison WI 53705

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$207,347	\$184,803	\$186,540	\$186,246
+ Market Misc Value	\$21,081	\$21,081	\$17,682	\$16,074
+ Market Land Value	\$454,863	\$506,800	\$499,080	\$465,808
= Just Market Value	\$683,291	\$712,684	\$703,302	\$668,128
= Total Assessed Value	\$683,291	\$712,684	\$692,662	\$629,693
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$683,291	\$712,684	\$703,302	\$668,128

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,025.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1963	1964	1	450 SF	2
FENCES	1983	1984	1	150 SF	2
WOOD DECK	2017	2018	0	660 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/1/1977	\$43,000	Conversion Code		785	87	Q - Qualified	Improved