



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: January 26, 2021

Applicant: Bender & Associates

Address: #609 Angela Street

Description of Work:

Construction of a new accessory structure at the rear yard.

Site Facts:

The site under review is located at 609 Angela Street. The main structure on site is listed on our survey as historic and contributing to the district, with a year built circa 1889. This property was previously reviewed by HARC in January of last year for renovations to the main structure, demolition of non-historic additions, and construction of new one-story additions at the rear of the structure. The previously proposed renovations, demolition and new rear additions were approved under HARC2020-0001.

Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 13, 14, 22 and 23.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes an accessory structure at the rear of the property at 609 Angela Street. The accessory structure will be approximately 240 square feet and will have a bedroom and bathroom. The proposed accessory structure will have horizontal siding and metal shingle roofing material. A four-panel solid wood door with two sidelites is proposed on the South elevation, a set of three four-over-four windows is proposed on the East elevation, one four-pane window is proposed on the North elevation, and one four-panel solid wood door is proposed on the West elevation. The height of the accessory structure is just over 14 feet from grade.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines for new construction, as well as the cited guidelines for outbuildings.

The accessory structure will be compatible with the size, scale, material and character of the district and will not overshadow any adjacent historic properties. Staff finds that the scale, form and massing proposed are comparable to those of similar structures in the area. Height, scale and proportion are also similar to other accessory structures in the area. Proposed materials will be compatible with structures of the same typology as well as the primary structure on site.

The design of the accessory structure will be appropriate to the principal structure on the property in terms of materials, design, height, scale and massing. The accessory structure will not exceed the height of the principal structure on site. Staff finds that the design of the new accessory structure complies with the criteria for new construction in the historic district.

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 #	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:	609 Angela Street	
NAME ON DEED:	Bus Stop Sixty Inc. (Kevin Mitchell)	PHONE NUMBER
OWNER'S MAILING ADDRESS:	609 Angela Street	EMAIL kevin@mitchelldemo.com
APPLICANT NAME:	Bender & Associates	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 12.23.2020

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 new Accesory Structure at the rear yard.
MAIN BUILDING: The Main house was previously approved for renovation by HARC. See HARC # H2020-0001
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A

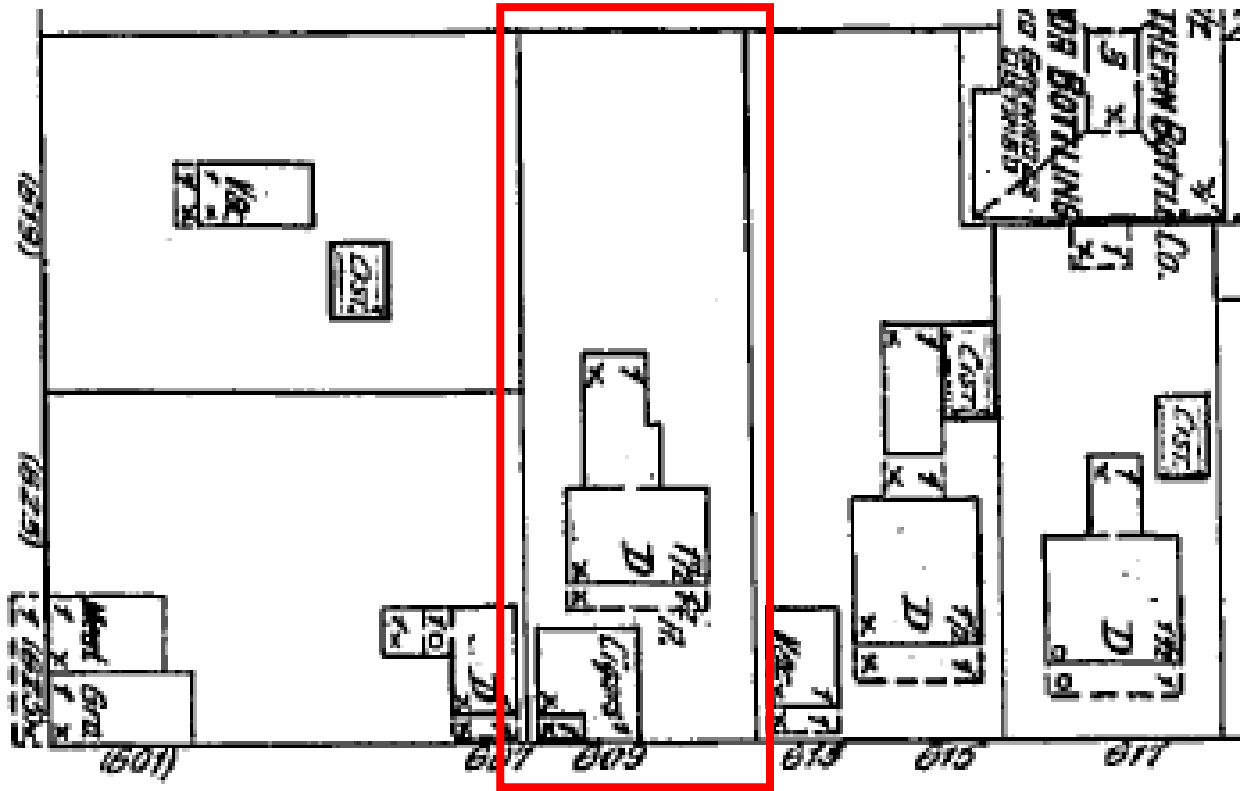
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Construction of new Accessory Structure	
PAVERS: None	FENCES: None
DECKS: None	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): None
See plan.	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
See plan	

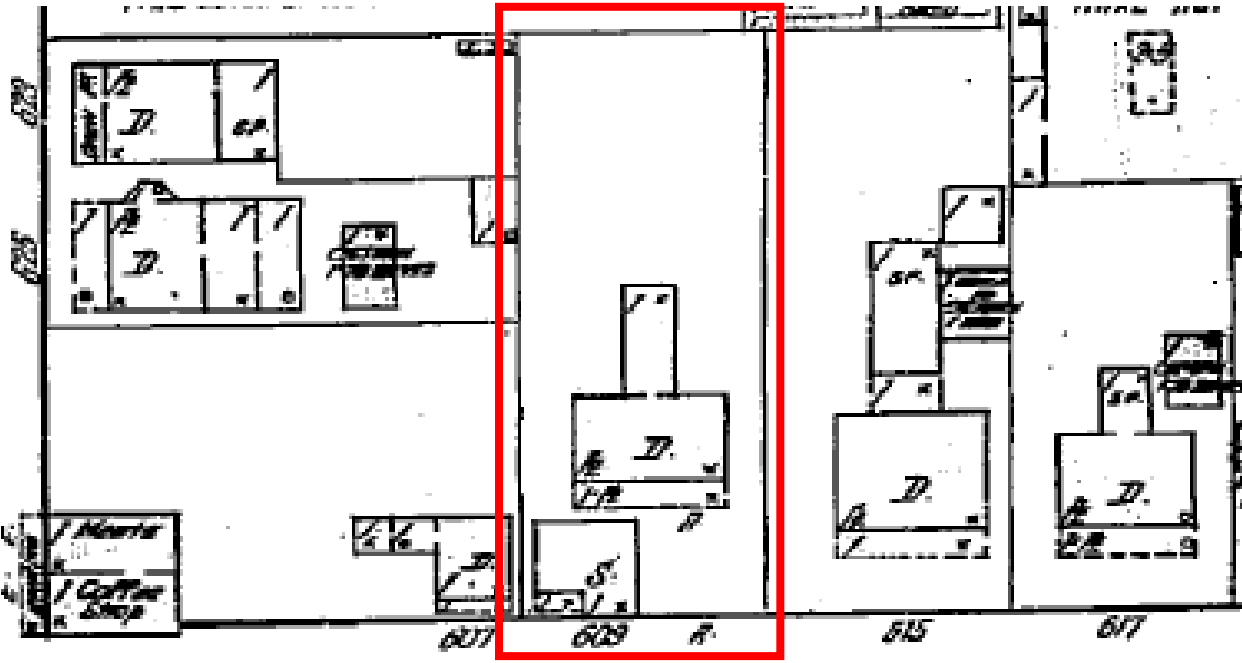
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
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REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO: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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

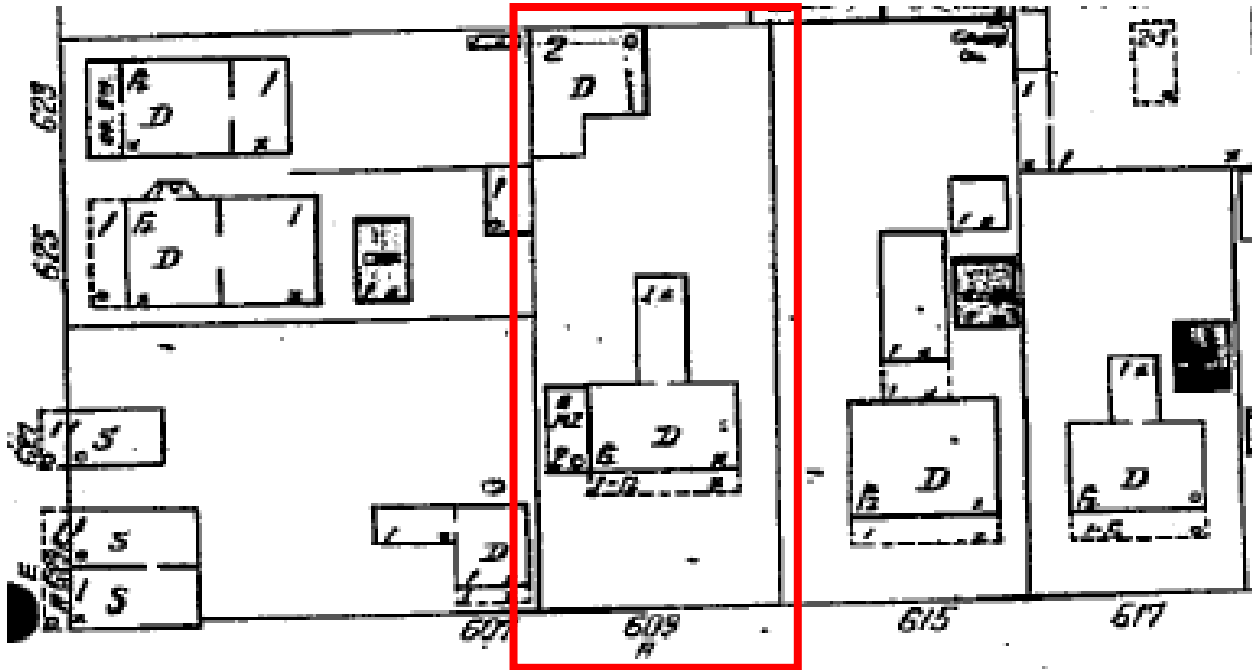
SANBORN MAPS



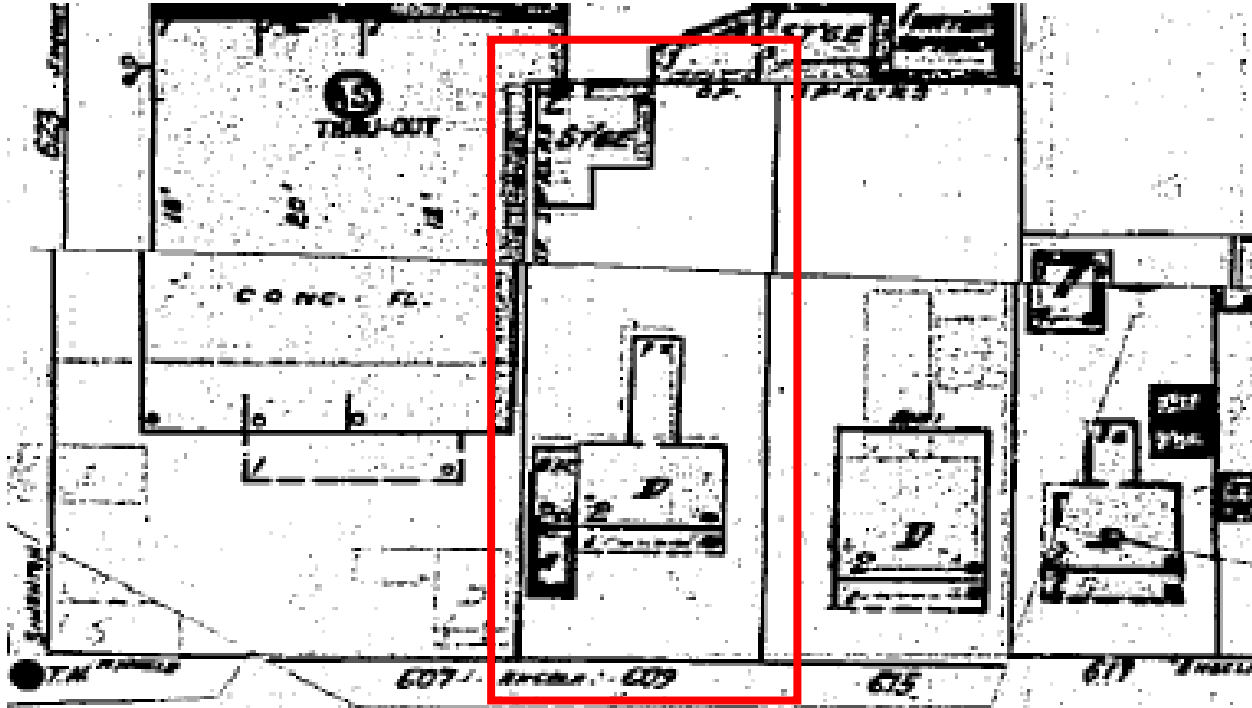
1899 Sanborn with the property at 609 Angela Street indicated in red.



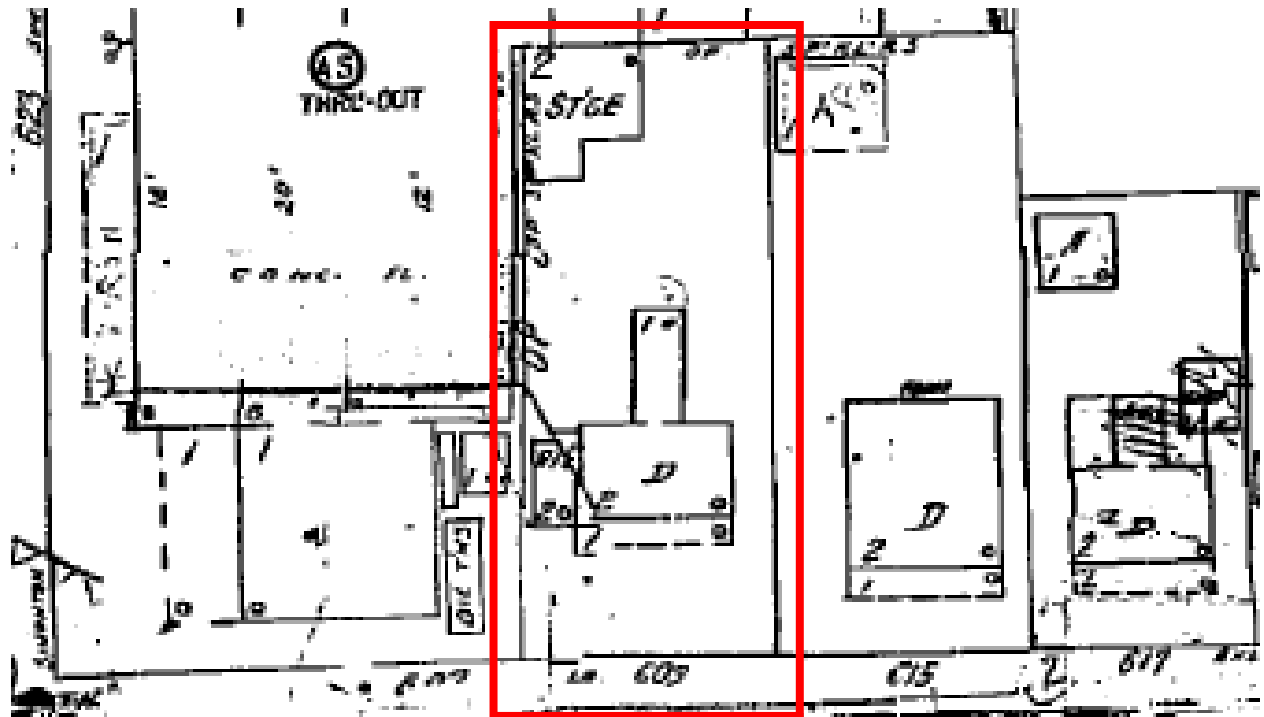
1912 Sanborn with the property at 609 Angela Street indicated in red.



1926 Sanborn with the property at 609 Angela Street indicated in red.



1948 Sanborn with the property at 609 Angela Street indicated in red.



1962 Sanborn with the property at 609 Angela Street indicated in red.

PROJECT PHOTOS

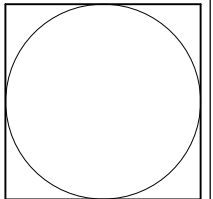


Historic photo of 609 Angela Street from 1965.



Photo of 609 Angela Street from 2002.

609 ANGELA STREET
KEY WEST, FLORIDA



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

Bender & Associates
ARCHITECTS p.c.

Project No: 1906

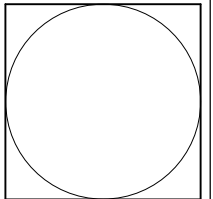
Date: 12/21/2020

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1 PHOTOGRAPH OF EXISTING NORTH ELEVATION
1 SCALE: N.T.S.

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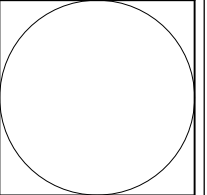
Date: 12/21/2020

2



1 PHOTOGRAPH OF EXISTING WEST ELEVATION
2 SCALE: N.T.S.

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KEY WEST, FLORIDA



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Bender & Associates
ARCHITECTS p.c.

Project No: 1906

Date: 12/21/2020

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1 PHOTOGRAPH OF EXISTING ANGELA STREET ELEVATION
3 SCALE: N.T.S.

609 ANGELA STREET
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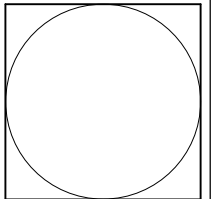
Bender & Associates
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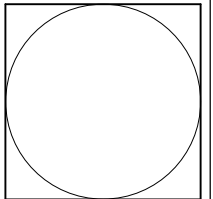
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Bender & Associates
ARCHITECTS p.c.

Project No: 1906

Date: 12/21/2020

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1 PHOTOGRAPH OF EXISTING EAST ELEVATION
6 SCALE: N.T.S.

SURVEY

PROPOSED DESIGN

609 ANGELA STREET

Key West Florida 33040
(HARC APPLICATION)

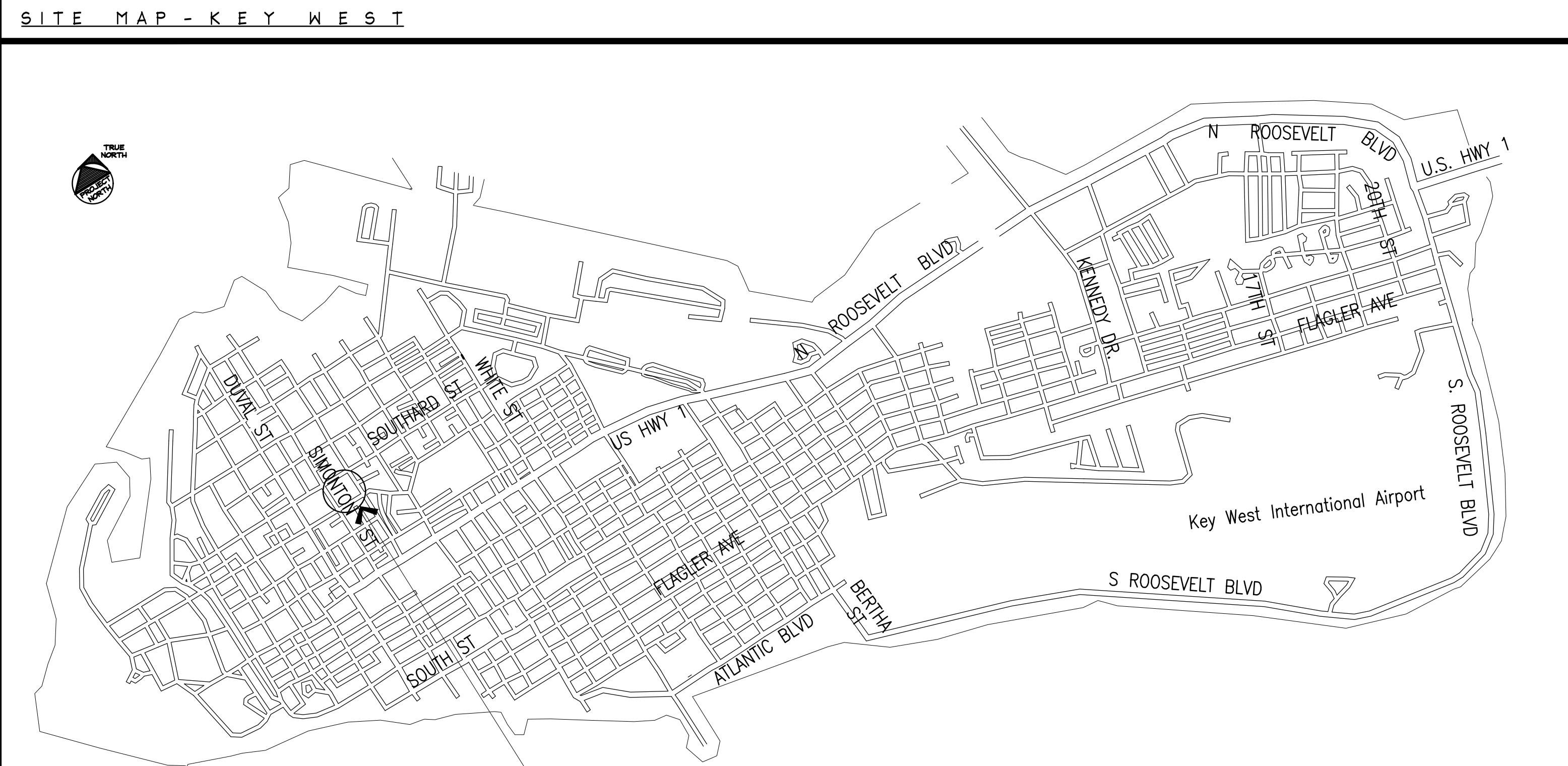
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ARCHITECTS
P.A.

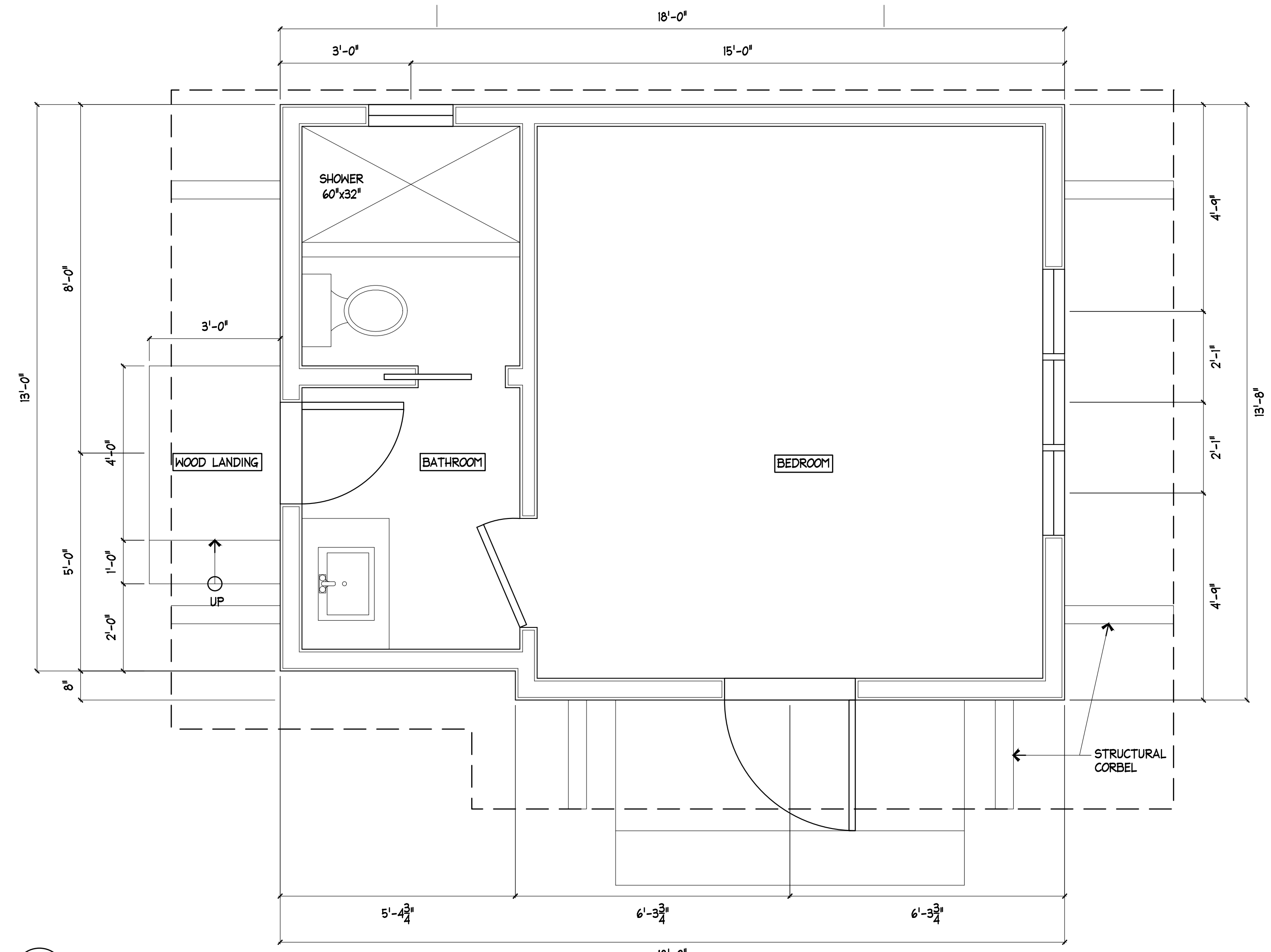
Project No: 1906
COVER
Date: 09/24/2020

C

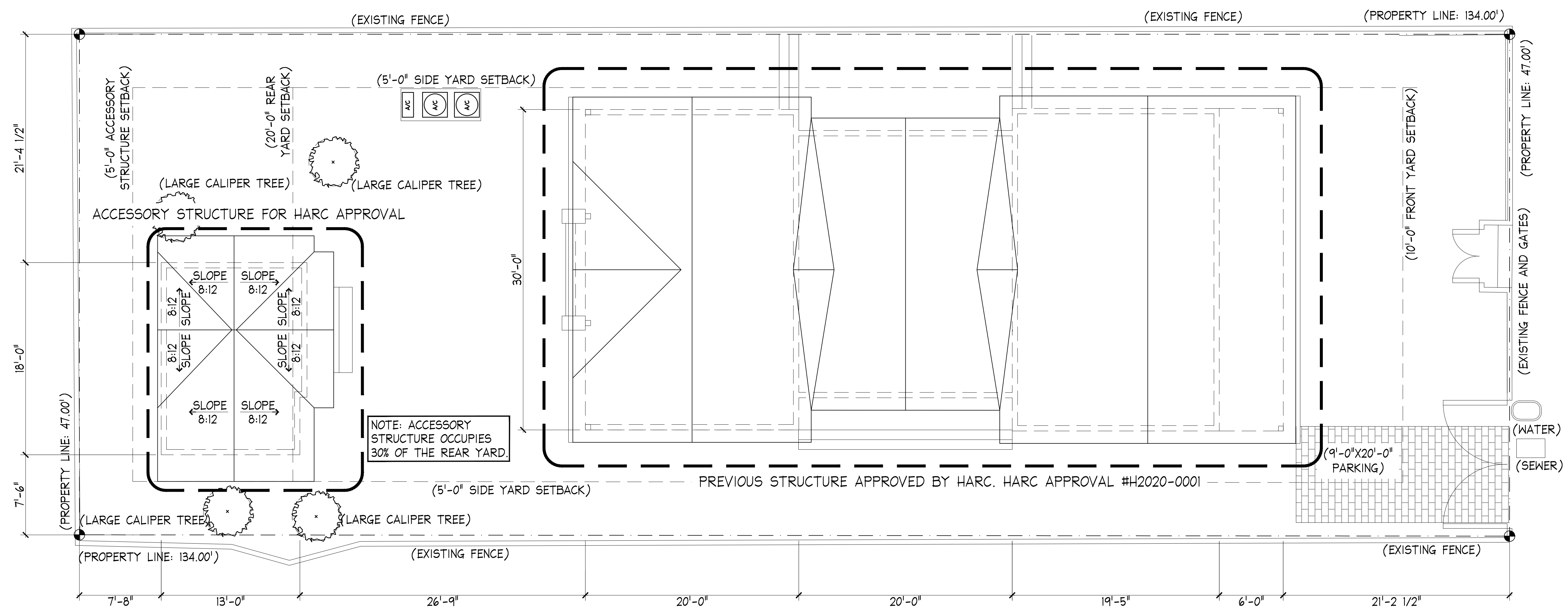
SITE MAP - KEY WEST	PROJECT DIRECTORY	GENERAL NOTES
 <p style="text-align: center;">Not to Scale</p>	<p>PROJECT: 609 ANGELA STREET ARCHITECT'S PROJECT No.: 1906</p> <p>CONTACT: KEVIN MITCHELL Address: 609 Angela Street Key West Florida, 33040</p> <p>Tel: ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burke Designer Associate: Ana Catalina Alvarez</p>	<p>1. 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 2017 EDITION FLORIDA BUILDING CODE - Existing 2017 EDITION FLORIDA BUILDING CODE - Residential 2017 EDITION FLORIDA BUILDING CODE - Plumbing 2017 EDITION FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION FLORIDA BUILDING CODE - Mechanical 2017 EDITION FLORIDA BUILDING CODE - Energy Conservation 2017 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2009 EDITION</p> <p>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over scale.</p> <p>6. All new utilities shall be underground.</p> <p>7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</p> <p>8. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>10. 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.</p> <p>11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p>
	<p>DESCRIPTION OF WORK: CONSTRUCTION OF ACCESSORY STRUCTURE.</p>	<p>FLORIDA ADMINISTRATIVE CODE</p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2255, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (j) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.</p>

ABBREVIATIONS	SYMBOLS LEGEND	MATERIAL DESIGNATIONS	SHEET INDEX																																																																										
<table border="0"> <tr> <td>AB ANCHOR BOLT</td> <td>MIN MINIMUM</td> </tr> <tr> <td>ABC AGGREGATE BASE COURSE</td> <td>NTS NOT TO SCALE</td> </tr> <tr> <td>A/C AIR CONDITIONING</td> <td>OA OVERALL</td> </tr> <tr> <td>BLKG BLOCKING</td> <td>OC ON CENTER</td> </tr> <tr> <td>BUR BUILT UP ROOF</td> <td>OD OUTSIDE DIAMETER</td> </tr> <tr> <td>CAB CABINET</td> <td>PF POUNDS PER CUBIC FOOT</td> </tr> <tr> <td>CER CERAMIC</td> <td>PL PROPRIETARY LINE</td> </tr> <tr> <td>CL CENTER LINE</td> <td>PLAM PLASTIC LAMINATE</td> </tr> <tr> <td>CLG CEILING</td> <td>PLF POUNDS PER LINEAL FOOT</td> </tr> <tr> <td>CMU CONCRETE MASONRY UNIT</td> <td>PNL PANEL</td> </tr> <tr> <td>COL COLUMN</td> <td>PT CCA PRESSURE TREATED</td> </tr> <tr> <td>CONC CONCRETE</td> <td>PT POINT</td> </tr> <tr> <td>DBL DOUBLE</td> <td>PVC POLYVINYLCHLORIDE</td> </tr> <tr> <td>DIAG DIAGONAL</td> <td>R RADIUS (OR) RISER</td> </tr> <tr> <td>DS DOWNSPOUT</td> <td>R/A RETURN AIR</td> </tr> <tr> <td>DTL DETAIL</td> <td>REBAR STEEL REINF. BAR</td> </tr> <tr> <td>DWR DRAWER</td> <td>REFR. REFRIGERATOR</td> </tr> <tr> <td>EJ EXPANSION JOINT</td> <td>SF SQUARE FOOT (FEET)</td> </tr> <tr> <td>EL ELEVATION</td> <td>SS STAINLESS STEEL</td> </tr> <tr> <td>ELEC ELECTRIC</td> <td>SPEC SPECIFICATION</td> </tr> <tr> <td>EQ EQUAL</td> <td>T TREAD(S)</td> </tr> <tr> <td>EXH EXHAUST</td> <td>TYP TYPICAL</td> </tr> <tr> <td>FV FIELD VERIFY</td> <td>UNO UNLESS NOTED OTHERWISE</td> </tr> <tr> <td>GALV GALVANIZED</td> <td>VCT VINYL COMPOSITION TILE</td> </tr> <tr> <td>GI GALVANIZED IRON</td> <td>VERT VERTICAL</td> </tr> <tr> <td>HORZ HORIZONTAL</td> <td>WD WOOD</td> </tr> <tr> <td>HDN HARDWARE</td> <td>WHF WELDED WIRE FABRIC</td> </tr> <tr> <td>HVAC HEATING VENTILATING & AIR CONDITIONING</td> <td>WH WATER HEATER</td> </tr> <tr> <td></td> <td>W/O WITHOUT</td> </tr> <tr> <td>FOC FACE OF CONCRETE</td> <td></td> </tr> <tr> <td>FOS FACE OF STUD</td> <td></td> </tr> <tr> <td>FIN FINISH</td> <td></td> </tr> <tr> <td>FE FIRE EXTINGUISHER</td> <td></td> </tr> <tr> <td>FND FOUNDATION</td> <td></td> </tr> <tr> <td>FTG FOOTING</td> <td></td> </tr> <tr> <td>ID INSIDE DIAMETER</td> <td></td> </tr> <tr> <td>MAX MAXIMUM</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	PF POUNDS PER CUBIC FOOT	CER CERAMIC	PL PROPRIETARY LINE	CL CENTER LINE	PLAM PLASTIC LAMINATE	CLG CEILING	PLF POUNDS PER LINEAL FOOT	CMU CONCRETE MASONRY UNIT	PNL PANEL	COL COLUMN	PT CCA PRESSURE TREATED	CONC CONCRETE	PT POINT	DBL DOUBLE	PVC POLYVINYLCHLORIDE	DIAG DIAGONAL	R RADIUS (OR) RISER	DS DOWNSPOUT	R/A RETURN AIR	DTL DETAIL	REBAR STEEL REINF. BAR	DWR 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	HDN HARDWARE	WHF 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>TRUE NORTH</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.)</p> <p>SITE PLANS (ONCE ONLY)</p> <p>NORTH ARROWS</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>CUT DETAIL INDICATOR</p> <p>BLOWN-UP DETAIL INDICATOR</p> <p>DWG. # ON SHEET REFERENCE SHEET</p> <p>CROSS SECTION DWG. TITLE 1/4"=1'-0" DRAWING SCALE</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. & IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSON WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p>	<p>SHEET INDEX</p> <p>C. COVER</p> <p>A1. SURVEY.</p> <p>A2. PROPOSED SITE PLAN & ACCESSORY STRUCTURE FLOOR PLAN.</p> <p>A3. PROPOSED ACCESSORY STRUCTURE ELEVATIONS.</p> <p>A4. PROPOSED SITE ELEVATIONS.</p>
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FTG FOOTING																																																																													
ID INSIDE DIAMETER																																																																													
MAX MAXIMUM																																																																													

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HHDR		
LOT SIZE	6,298 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,149 S.F. MAX.	2,850 S.F.	2,494 S.F.
6,298 S.F. X 50%			
BUILDING HEIGHT	30'-0" MAX.	21'-7"	21'-7" (NO CHANGE)
IMPERVIOUS SURFACE	3,779 S.F. MAX.	4,069 S.F.	2,860 S.F.
6,298 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	20'-0"	20'-0" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	5'-10"	5'-10"
SIDE SETBACK (WEST)	5'-0" MIN.	0'-0"	8'-10" (5'-0" AT PROPOSED ACCESSORY STRUCTURE)
REAR SETBACK	20'-0" MIN.	27'-0"	46'-2" (7'-4" AT PROPOSED ACCESSORY STRUCTURE)
OPEN SPACE (35%)	2,204 S.F. MIN.	2,229 S.F.	3,439 S.F.



2
A2 PROPOSED ACCESSORY STRUCTURE FLOOR PLAN
SCALE: 1/2"=1'-0"



1
A2 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

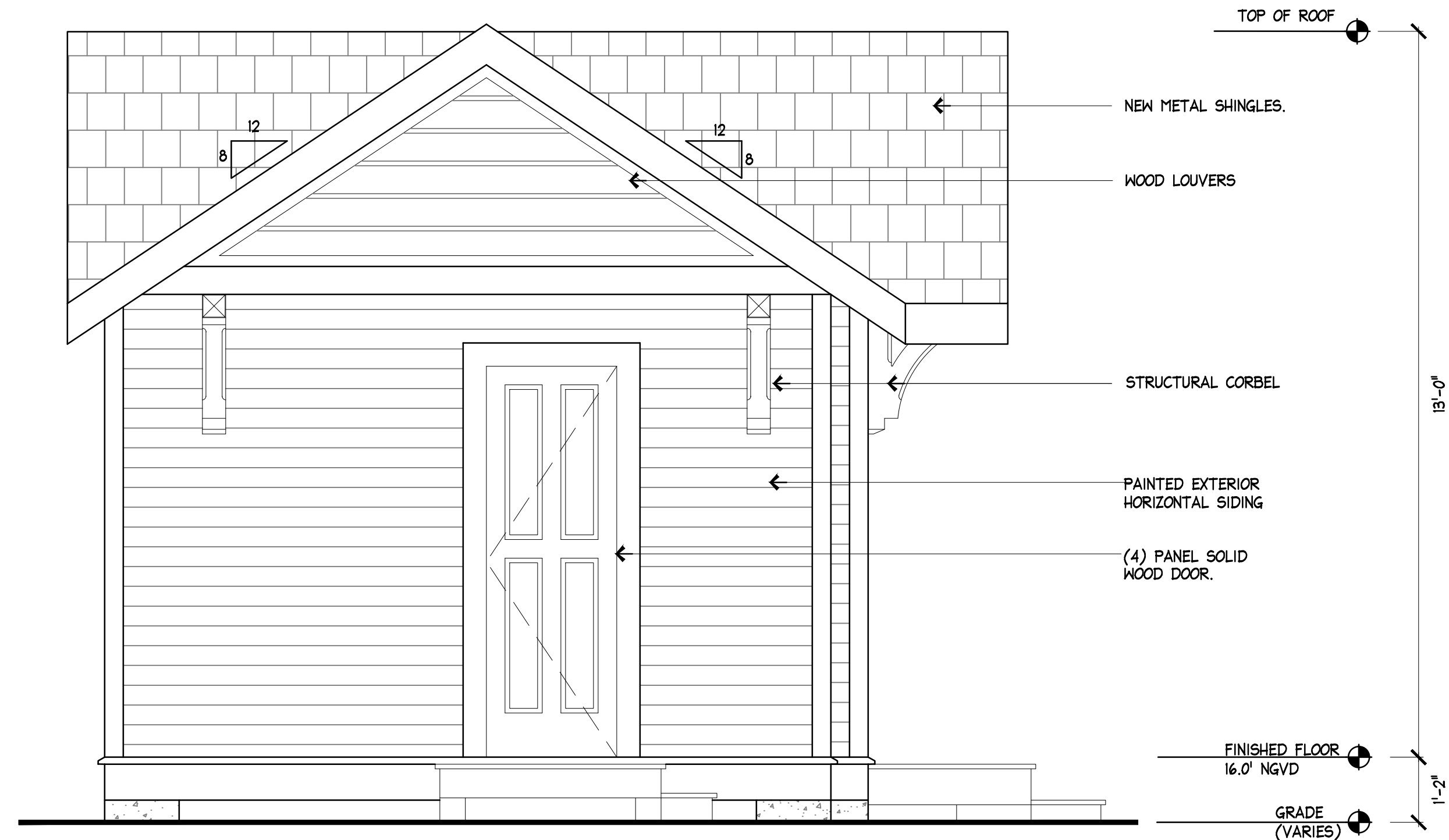
609 ANGELA STREET
KEY WEST, FLORIDA

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

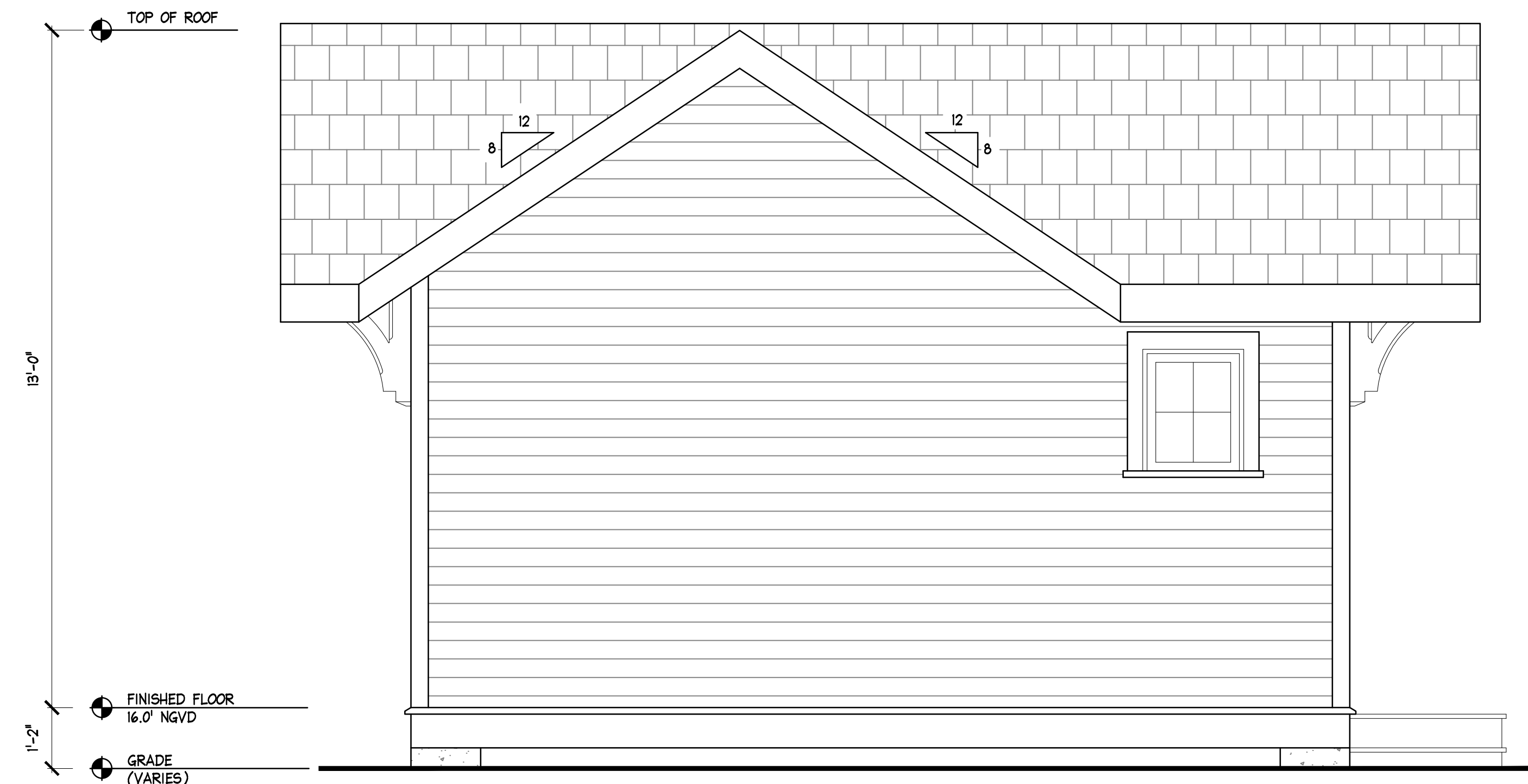
Bender & Associates
ARCHITECTS
p.a.

Project No: 1906
PROPOSED SITE PLAN
PROPOSED ACCESSORY
STRUCTURE FLOOR
PLAN
Date: 09/24/2020

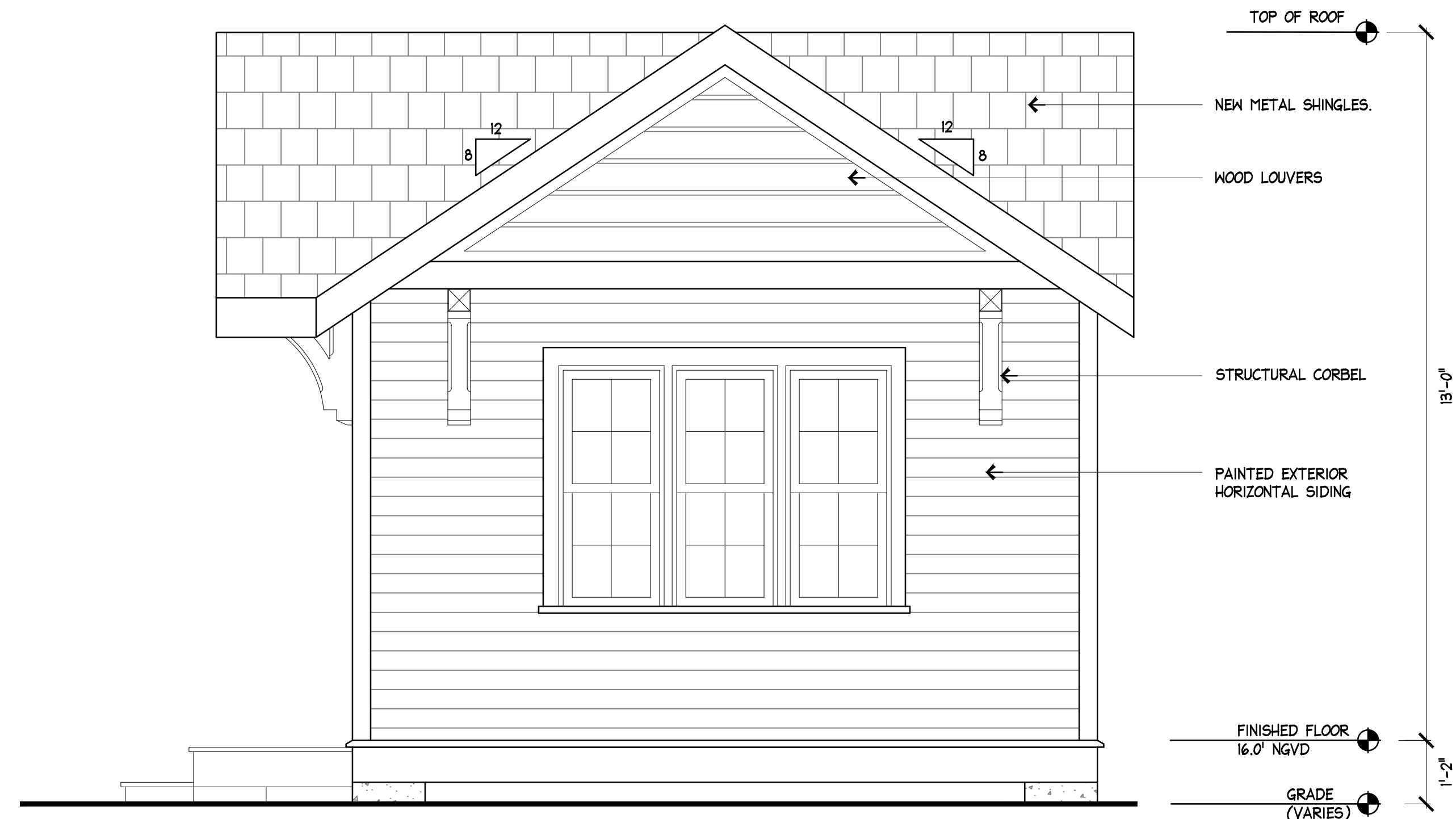
A2



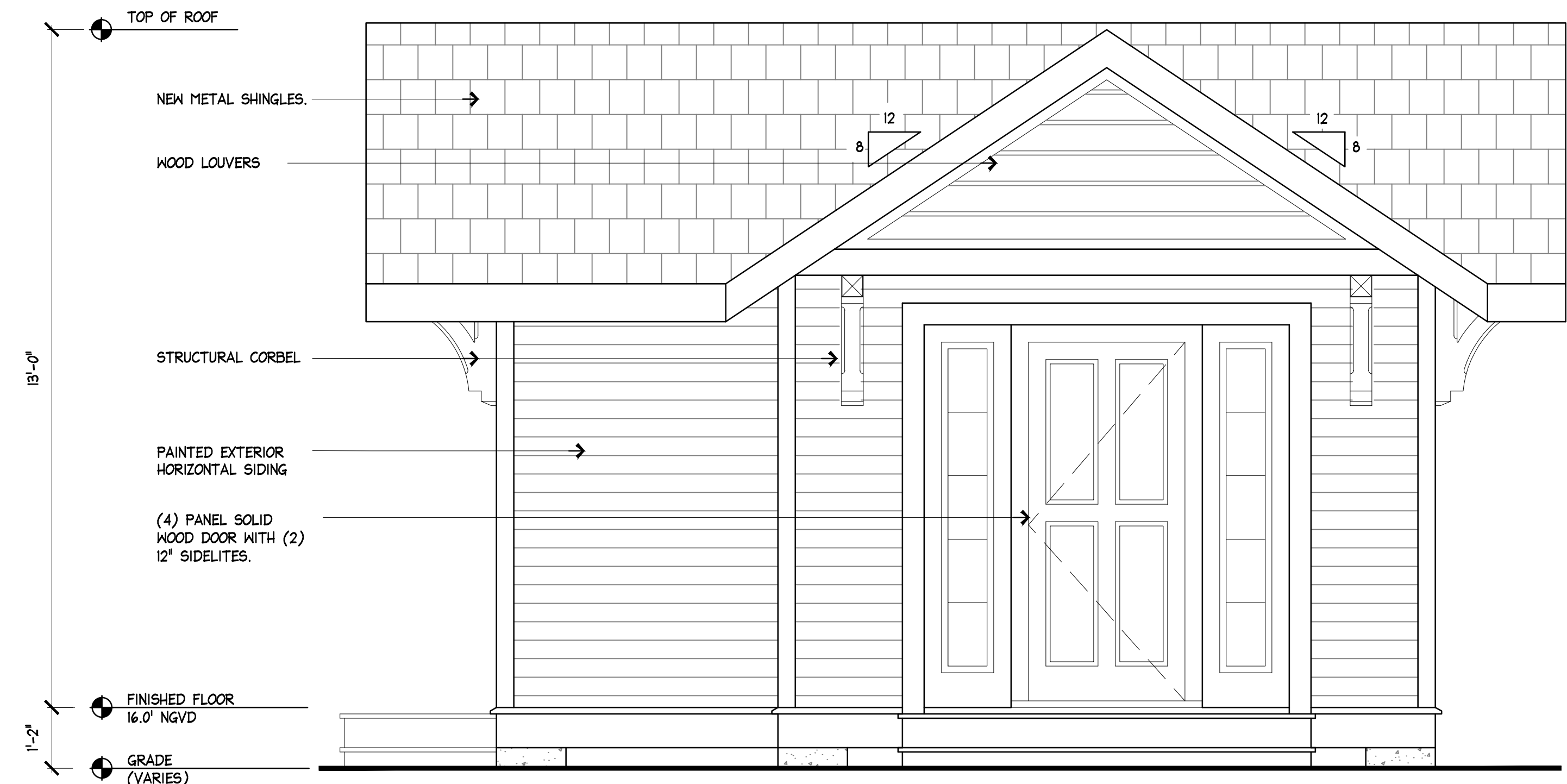
4 PROPOSED ACCESSORY STRUCTURE WEST ELEVATION
A3 SCALE: 1/2"=1'-0"



3 PROPOSED ACCESSORY STRUCTURE NORTH ELEVATION
A3 SCALE: 1/2"=1'-0"

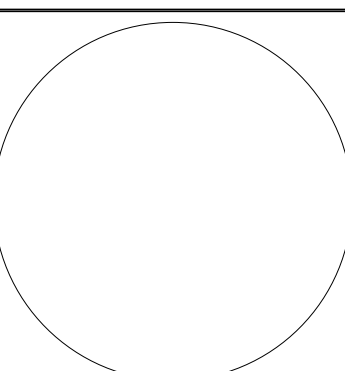


2 PROPOSED ACCESSORY STRUCTURE EAST ELEVATION
A3 SCALE: 1/2"=1'-0"



1 PROPOSED ACCESSORY STRUCTURE SOUTH ELEVATION
A3 SCALE: 1/2"=1'-0"

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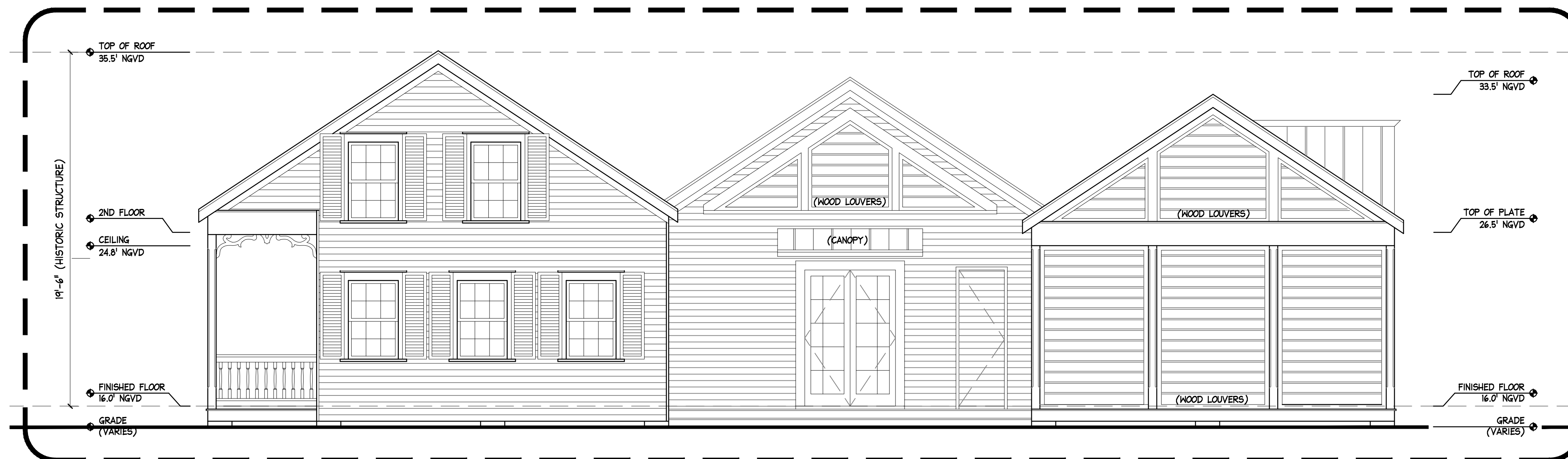
Project No: 1906
PROPOSED ACCESSORY
STRUCTURE
ELEVATIONS.
Date: 09/24/2020

A3



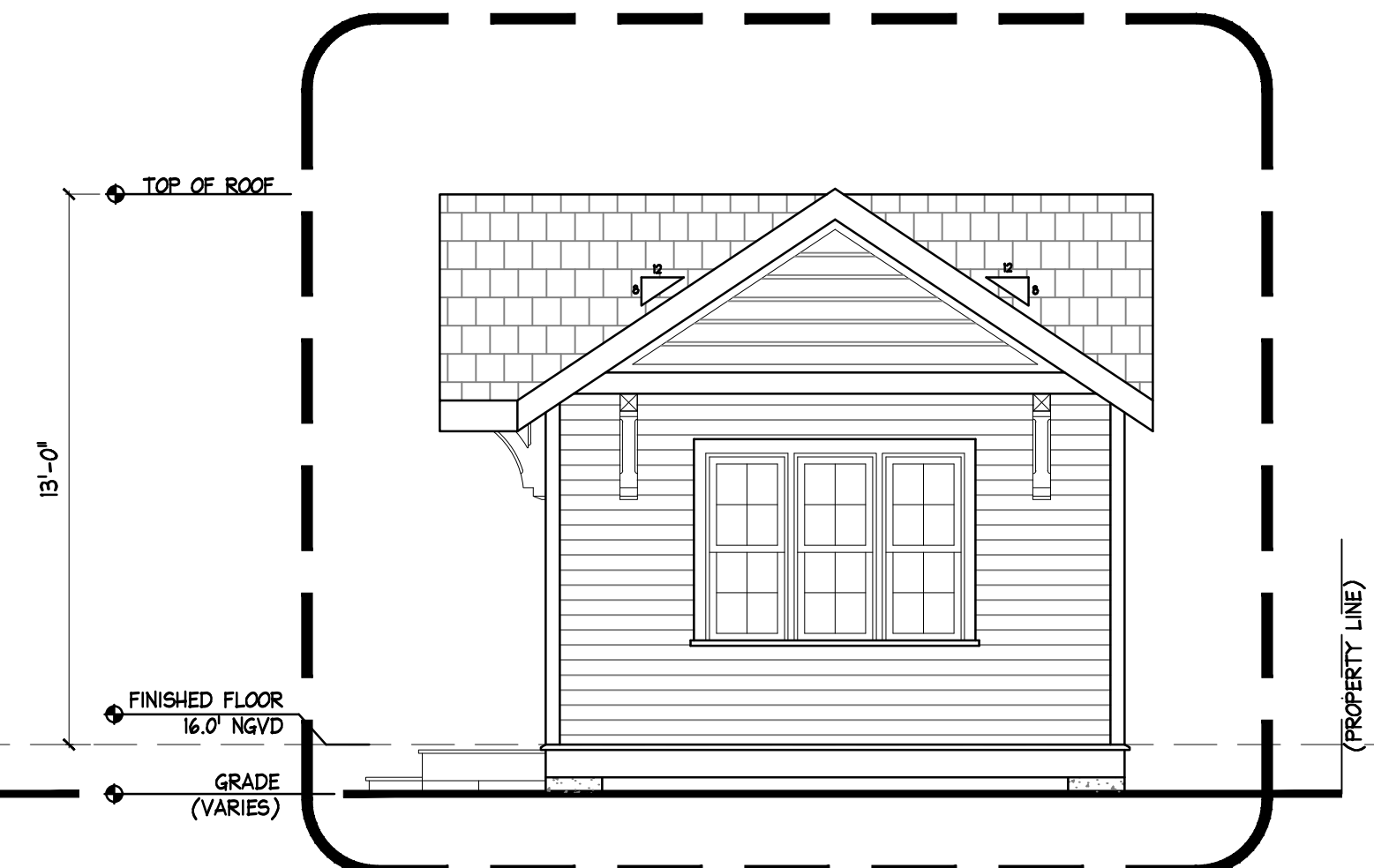
1 PROPOSED SOUTH ELEVATION
A4 SCALE: 1/4"=1'-0"

PREVIOUS STRUCTURE APPROVED BY HARC. HARC APPROVAL #H2020-0001

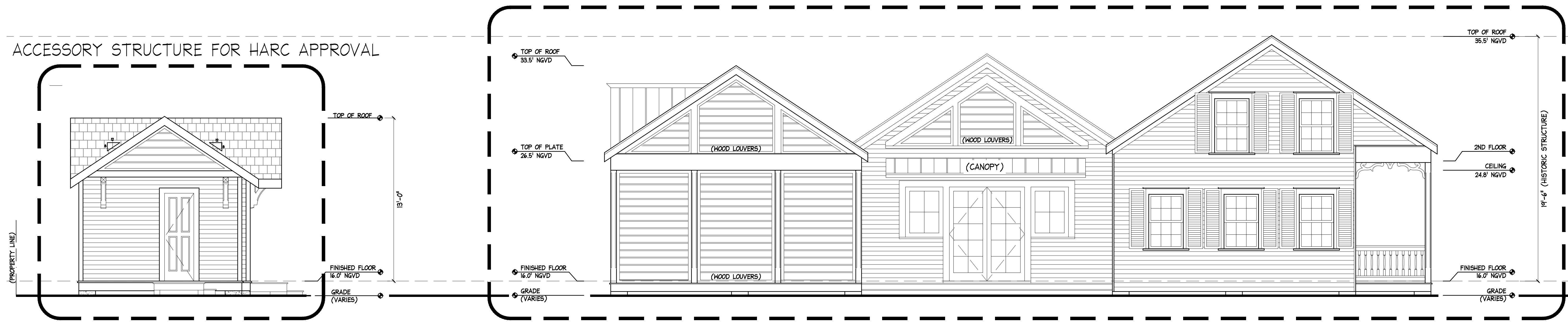


1 PROPOSED EAST ELEVATION
A4 SCALE: 1/4"=1'-0"

ACCESSORY STRUCTURE FOR HARC APPROVAL



PREVIOUS STRUCTURE APPROVED BY HARC. HARC APPROVAL #H2020-0001



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

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Bender & Associates
ARCHITECTS
p.a.

Project No: 1906
PROPOSED SITE ELEVATIONS
Date: 09/24/2020

A4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 26, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF A NEW ACCESSORY STRUCTURE AT THE REAR YARD.

#609 ANGELA STREET

Applicant – Bender & Associates Application #H2020-0039

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:
609 Angela St. on the
20 day of January, 2021.

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 January 26,
2021.

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 #H2020-0039.

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

Signed Name of Affiant:

Ana Alvarez
Date: 01/20/2021
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19 day of
January, 2021.

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: Ayn Lewis
Print Name: Ayn Lewis
Notary Public - State of Florida (seal)
My Commission Expires: 5-2-21





Photo one of notice posted at 609 Angela Street.



Photo two of notice posted at 609 Angela Street.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00012180-000000
 Account# 1012513
 Property ID 1012513
 Millage Group 10KW
 Location 609 ANGELA St, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 60 OR288-580 OR1024-1553 OR1218-1004 OR1218-1005/12 OR1218-1015/16 OR1460-898 OR1663-215 OR1825-1226
 Description OR1831-1113 OR1966-614/16 OR2752-1491/93 OR2907-1039/40 OR2911-261/62
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BUS STOP SIXTY INC
 218 NEW TORONTO St
 APT-2
 Toronto M8V 2E8

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$445,305	\$321,838	\$463,683	\$260,912
+ Market Misc Value	\$20,015	\$20,471	\$14,132	\$15,056
+ Market Land Value	\$832,973	\$839,209	\$507,619	\$507,619
= Just Market Value	\$1,298,293	\$1,181,518	\$985,434	\$783,587
= Total Assessed Value	\$1,298,293	\$1,181,518	\$861,945	\$783,587
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,298,293	\$1,181,518	\$985,434	\$783,587

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,298.00	Square Foot	47	134

Buildings

Building ID	873	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	3358	Foundation	WD CONC PADS
Finished Sq Ft	2182	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	242	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	2
Depreciation %	4	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLG	6 SIDED SECT	596	596	110
CPF	COVERED PARKING FIN	120	0	44
OPX	EXC OPEN PORCH	474	0	102
FLA	FLOOR LIV AREA	1,586	1,586	240
OPU	OP PR UNFIN LL	192	0	70

OUU	OP PR UNFIN UL	120	0	44
OPF	OP PRCH FIN LL	246	0	110
SBF	UTIL FIN BLK	24	0	22
TOTAL		3,358	2,182	742

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1995	1996	1	536 SF	2
RW2	1995	1996	1	34 SF	3
BRICK PATIO	2007	2008	1	1023 SF	2
FENCES	1995	1996	1	948 SF	2
RW2	1995	1996	1	117 SF	5
RES POOL	2006	2007	1	78 SF	5

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/6/2018	\$100	Warranty Deed	2172942	2911	261	11 - Unqualified	Improved
5/17/2018	\$1,350,000	Warranty Deed	2169641	2907	1039	01 - Qualified	Improved
7/7/2015	\$100	Warranty Deed		2752	1491	11 - Unqualified	Improved
12/23/2003	\$793,800	Warranty Deed		1966	0614	Q - Qualified	Improved
11/17/2000	\$500,000	Warranty Deed		1663	0215	Q - Qualified	Improved

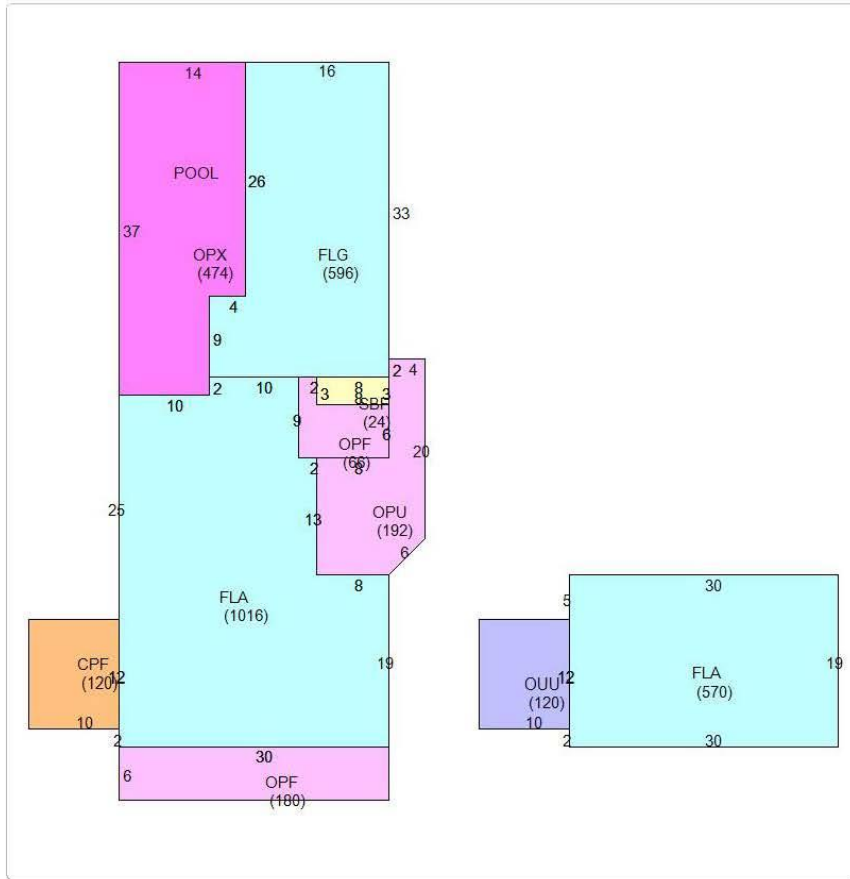
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-2779	1/8/2021		\$167,658	Residential	front porch decking to be removed and replaced, front doors to be removed and replaced, Remove and replace interior flooring, remove interior closets, restore existing windows, remove second floor door and replace with window.
20-2826	1/8/2021		\$6,000	Residential	Demolish existing non historic carport and front porch decking, replace porch decking with wood tongue and groove.
07-2735	6/6/2007	11/1/2007	\$6,000	Residential	BRICK PAVER DRIVEWAY AND WALKWAYS 1,173SF
06-6715	1/18/2007	6/1/2007	\$500	Residential	INSTALL FOUR SHUTTERS TO ADDITION IN REAR
06-0105	2/1/2006	7/5/2006	\$10,560	Residential	ROUGH IN TRIM OUT PLUMBING
06-0412	2/1/2006	7/5/2006	\$240,000	Residential	REAR ADDITION TO EXISTING RESIDENCE
06-0413	2/1/2006	7/5/2006	\$8,000	Residential	INSTALL ELECTRIC FOR NEW ADDITION 900SF
06-0414	2/1/2006	7/5/2006	\$12,500	Residential	INSTALL VCRIMP ON NEW ADDITION
06-0415	2/1/2006	7/5/2006	\$3,000	Residential	INSTALL 1.5 TON SPLIT WITH 7 DROPS
05-2750	7/21/2005	7/5/2006	\$56,000	Residential	REPLACE 25 FOOTERS
04-1510	5/24/2004	6/22/2004	\$4,100	Residential	INSTALL A/C & POWER
03-1	1/2/2003	11/6/2003	\$450	Residential	PAINT EXTERIOR
01-01355	3/29/2001	8/21/2001	\$4,500	Residential	COLONIAL SHUTTERS
00-04510	12/21/2000	8/21/2001	\$7,000	Residential	METAL ROOF
A95-00378	2/1/1995	10/1/1995	\$1,750	Residential	13 SQS V-CRIMP ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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[Version 2.3.100](#)

