



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: July 28, 2021

Applicant: A2O Architecture

Address: #918 Fleming Street/919 Hibiscus Lane

Description of Work:

Restoration of historic single-family residence and garage. New rear additions and wrap porch. Relocation of two accessory structures. New additions to both accessory structures and elevation of one. Site work and pool.

Site Facts:

The site under review extends from Fleming Street to Hibiscus Lane on the 900 block of Fleming. The site contains multiple historic and non-historic structures and additions. The two-story single-family residence fronting Fleming Street is listed on our survey as historic and contributing with a year built circa 1906. This structure has a bump out addition and exterior staircase to the west, as well as a rear addition, all of which are not historic to the building. The one-story accessory structure fronting Hibiscus Lane is listed on our survey as historic and contributing with a year built circa 1958, but it is present on the 1948 Sanborn map. This structure has a non-historic addition to the rear. There is also an additional accessory structure towards the middle of the site, which is not historic or contributing.

Guidelines and SOIS Cited on Review:

- Guidelines for Windows (pages 29-30).
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, 23, 25, 26, 29 and 30.
- Guidelines for Deck, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a).
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 8 and 10.
- Secretary of the Interior's Standards for Building Site (page 31-33).
- Secretary of the Interior's Standards for District/Neighborhood (page 34-35).

Staff Analysis:

The Certificate of Appropriateness under review proposes restoration of and additions to the historic single-family residence fronting 918 Fleming Street. Restoration includes repair/replacement of fenestrations throughout. Five historic windows and one historic door remain and are proposed to be repaired. No other historic fenestrations remain, as they have been removed and replaced with non-historic units or metal louvers. All new windows on the historic portion of the house are to be two-over-two wood impact units. Two new additions are also proposed for the historic residence. One of these additions will be a small two-story extension of an existing non-historic bump out on the west elevation. The other addition will be a one-story rear addition to replace the existing one-story rear addition that is not historic to the house. The new rear addition will have a porch that wraps around to the west elevation. Both new additions will have 5v-crimp metal roofing, and the new rear addition will have aluminum fenestration to the south.

This application also proposes restoration, renovation, and relocation of the historic garage structure fronting 919 Hibiscus Lane. Currently, the structure is not used as a garage, but it was historically. The applicant proposes to return the structure to its historic use and modify the fenestrations and footprint. Two-over-two wood impact windows are proposed at the side elevations, while a folding set of garage doors with a wood overlay is proposed on the front elevation. A small wood-frame addition is proposed to replace a larger, shed roof addition at the rear of the garage. The garage structure is also proposed to be relocated to be parallel with lot lines and to meet side and front setback requirements.

Additionally, this application proposes to renovate and relocate a non-historic accessory structure. Renovations include a slight enlargement of the footprint and changes in fenestration. Two-over-two impact windows are proposed at the side elevations, while a set of aluminum impact sliding glass doors are proposed at the rear. This structure is proposed to be rotated and relocated to the other side of the lot, meeting setback requirements.

Finally, a small, open-air structure and a pool are also part of this application. The open-air structure is noted on the plans as a “Covered BBQ Area.” The pool will be located towards the center of the lot and will be surrounded by large stone pavers.

Consistency with Cited Guidelines:

Staff finds the project to be consistent with the cited guidelines.

Staff find that all additions proposed as part of this project meet the guidelines in terms of location, height, scale, form, massing, proportion, rhythm, and materials. None of the proposed additions would require changes to any character defining features of the historic structures on site. Although the two-story addition proposed on the historic residence fronting Fleming Street is on the side of the building, it will be an extension of an already-existing non-historic bump out addition.

Staff also find that all restorations and renovations proposed in this application are appropriate to the guidelines. All existing historic fenestration on the primary residence is to be

repaired/restored and all new fenestrations proposed throughout the project are appropriate for each structure. The door proposed for the garage structure will not be an out-swinging set of double doors, as it was historically, but staff find the folding set of garage doors to be an appropriate alternative.

Staff do not find that the relocations of the two accessory structures proposed in this application hinder in any way the historic character of the site. One of the structures is historic, the other is not. Staff supports the applicant in bringing these structures into compliance with setbacks.

Finally, staff finds no conflict in the guidelines regarding the proposed covered BBQ structure and the proposed pool and surrounding pavers.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0036	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:

919 HIBISCUS LANE (918 FLEMING STREET)

NAME ON DEED:

ERIC S. & CONSTANCE D. DOUTHIT

PHONE NUMBER

585-370-2872

OWNER'S MAILING ADDRESS:

**6715 PINE BANK DRIVE
NAPLES, NY 14512**

EMAIL

edouthitcpowermgt.com

APPLICANT NAME:

A20 ARCHITECTURE, LLC

PHONE NUMBER

305.741.7676

APPLICANT'S ADDRESS:

3706 N. ROOSEVELT BLVD.

EMAIL

A20ARCHITECTURE@GMAIL.COM

APPLICANT'S SIGNATURE:

[Signature]

DATE

6/28/2021

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

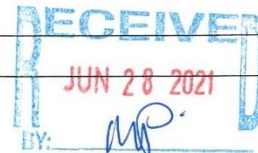
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES 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: RESTORE SINGLE FAMILY RESIDENCE w/ RESTORED GARAGE, REPURPOSED POOL HOUSE & NEW BBQ ROOF STRUCTURE. SITEWORK & POOL; IRON FENCE ON CONCRETE WALL @ FLEMING.
MAIN BUILDING: REPLACE NON-HISTORIC REAR ADDITION. SMALL REAR ADDITION TO NON-HISTORIC SIDE ADDITION. NEW REAR PORCH. REPLACE EXISTING METAL COVERS w/ VISQUEEN SHEETING w/ NEW IMPACT WOOD WINDOWS & DOORS. RESTORE EXISTING (5) HISTORIC WINDOWS & (1) HISTORIC DOOR (SECOND FLOOR FRENCH)
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
SEE ATTACHED



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): RELOCATE ACCESSORY STRUCTURES (2). REMOVE NONHISTORIC ADDITIONS & ADD SMALL COMPLIMENTARY ADDITION TO BOTH. NEW OPEN ROOF STRUCTURE ADJACENT POOL. ELEVATE ONE STRUCTURE +/- 2'-0".	
PAVERS: STONE PAVERS w/ GRAVEL & GRASS INFILL	FENCES: NEW IRON WORK @ EXISTING FLEMING St. CONCRETE WALL. REPAIR/REPLACE WOOD FENCING. 6'
DECKS: COMPOSITE WOOD DECKING @ NEW WORK; REPLACEMENT 1X4 @ Historic.	PAINTING: REPAINT SIDING & NEW: WHITE; SHUTTERS: NAVY BLUE. PORCH CEILING: SKY BLUE.
SITE (INCLUDING GRADING, FILL, TREES, ETC): REGRADE. RETAINING WALLS w/ LANDSCAPED & PAVER AREAS. NEW LANDSCAPING.	POOLS (INCLUDING EQUIPMENT): RECTANGULAR POOL & EQUIPMENT LOCATED @ LOT INTERIOR. NOT VIEWED FROM STREETS
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): PROPANE, GENERATOR, HVAC (2) LOCATIONS.	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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

919 HIBISCUS LANE (918 FLEMING STREET)

PROPERTY OWNER'S NAME:

ERIC J DOUTHIT and CONSTANCE D. DOUTHIT

APPLICANT NAME:

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.

Eric J. Douthit
Constance D. Douthit
PROPERTY OWNER'S SIGNATURE

ERIC J. DOUTHIT
CONSTANCE D. DOUTHIT

6/24/21
6/24/21
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE NONHISTORIC ADDITIONS TO REAR OF PRIMARY STRUCTURE?
HISTORIC GARAGE. REDUCE ROOF OVERHANGS @ ACCESSORY STRUCTURES.
REMOVE SECOND STORY EXTERIOR STAIRCASE.

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.

THE PROPOSED DEMOLITION ARE NOT CHARACTER DRAINING AREAS.
↓ DETRACT FROM THE STRUCTURES HISTORIC SIGNIFICANCE. ↓ USE.

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.

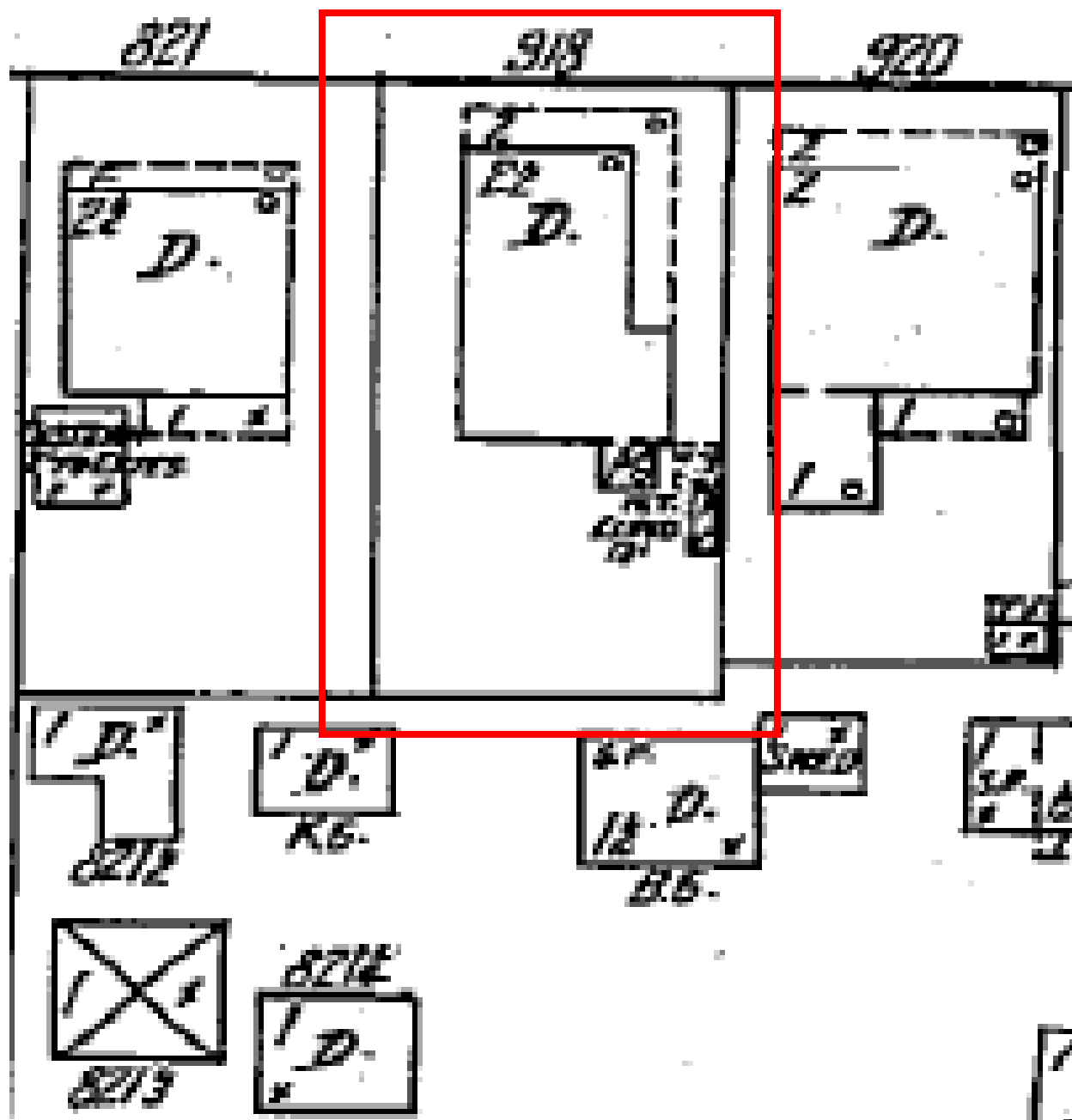
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
THERE IS NO EVIDENCE TO SUGGEST SUCH.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
THE AREAS OF DEMOLITION ARE NOT SIGNIFICANT TO THE CHARACTER OR VALUE OF ANY OF THE STRUCTURES OR NEIGHBORHOOD.
(d) Is not the site of a historic event with significant effect upon society.
NO.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
THE DEMOLITIONS ARE POORLY CONSTRUCTED NON-HISTORIC ADDITIONS THAT DO NOT EXEMPLIFY ANYTHING.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
THE DEMOLITION AREAS DO NOT HAVE A DISTINCTIVE STYLE, NOR DO THEY MATCH EACH OTHER.
(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.
N/A
(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.
NO.

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.

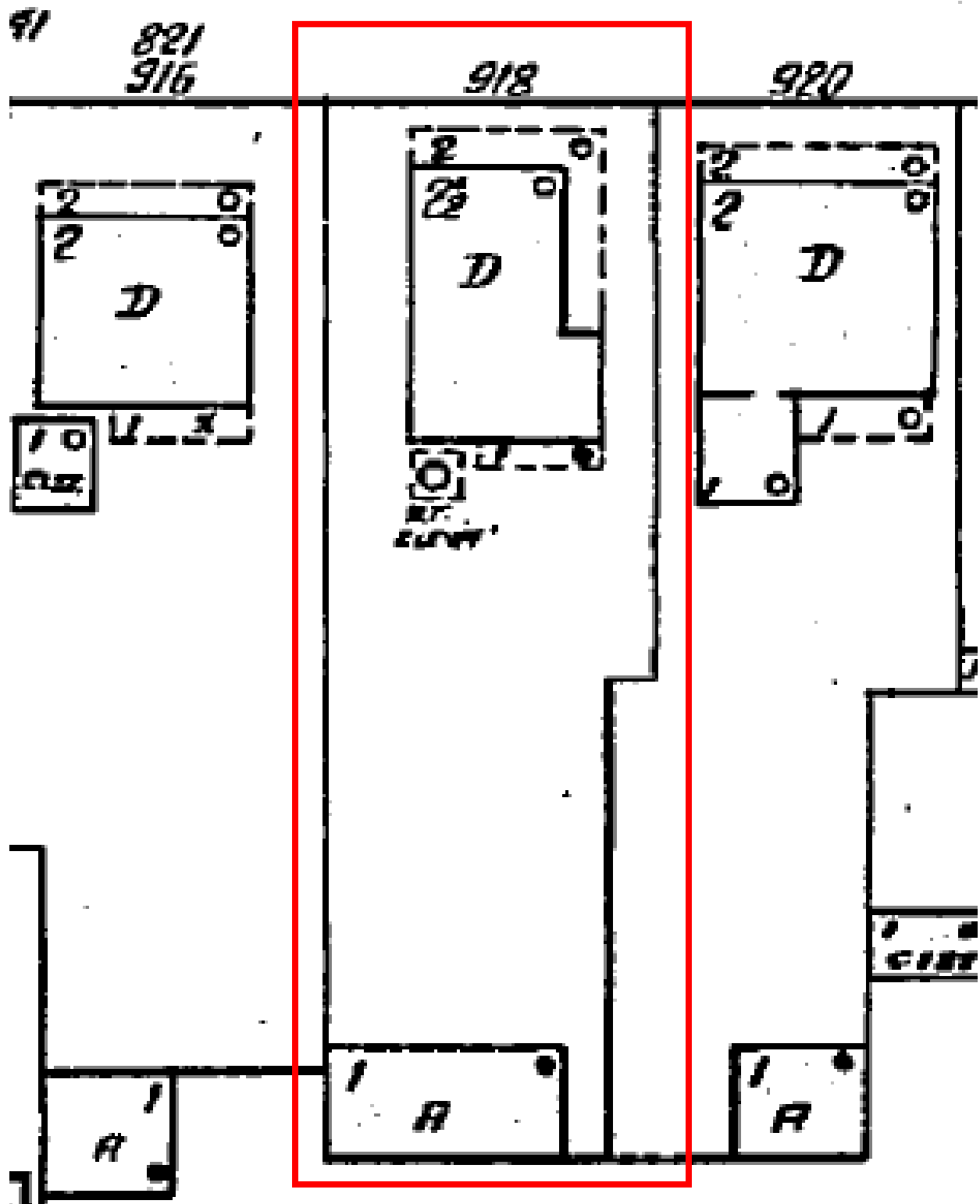
(i) Has not yielded, and is not likely to yield, information important in history,
NO.

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.
REMOVAL OF SELECT PORTIONS OF STRUCTURES WILL RESTORE THE GARAGE FUNCTION, ENHANCE THE PRIMARY STRUCTURES CHARACTER. THE WORK WILL AID IN RESTORING NEIGHBORHOOD CHARACTER (919 HIBISCUS CANE & 918 FLEMING STREET).
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
DEMO. WORK ONLY REMOVES POORLY PLACED ADDITIONS, & THE RELOCATION & NEW WORK ENHANCES THE BUILDINGS RELATIONSHIP W/ THE SITE & NEIGHBORHOOD. OPEN SPACE WILL ALSO BE MORE EFFECTIVELY USED.
(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.
NON-HISTORIC ADDITIONS SLATED FOR DEMOLITION ARE NOT OF SIGNIFICANT IMPACT TO THE SITE OR SURROUNDING DISTRICT, RATHER ARE MORE A DETRACTANT.
(4) Removing buildings or structures that would otherwise qualify as contributing.
THEY ARE NOT CONTRIBUTING.

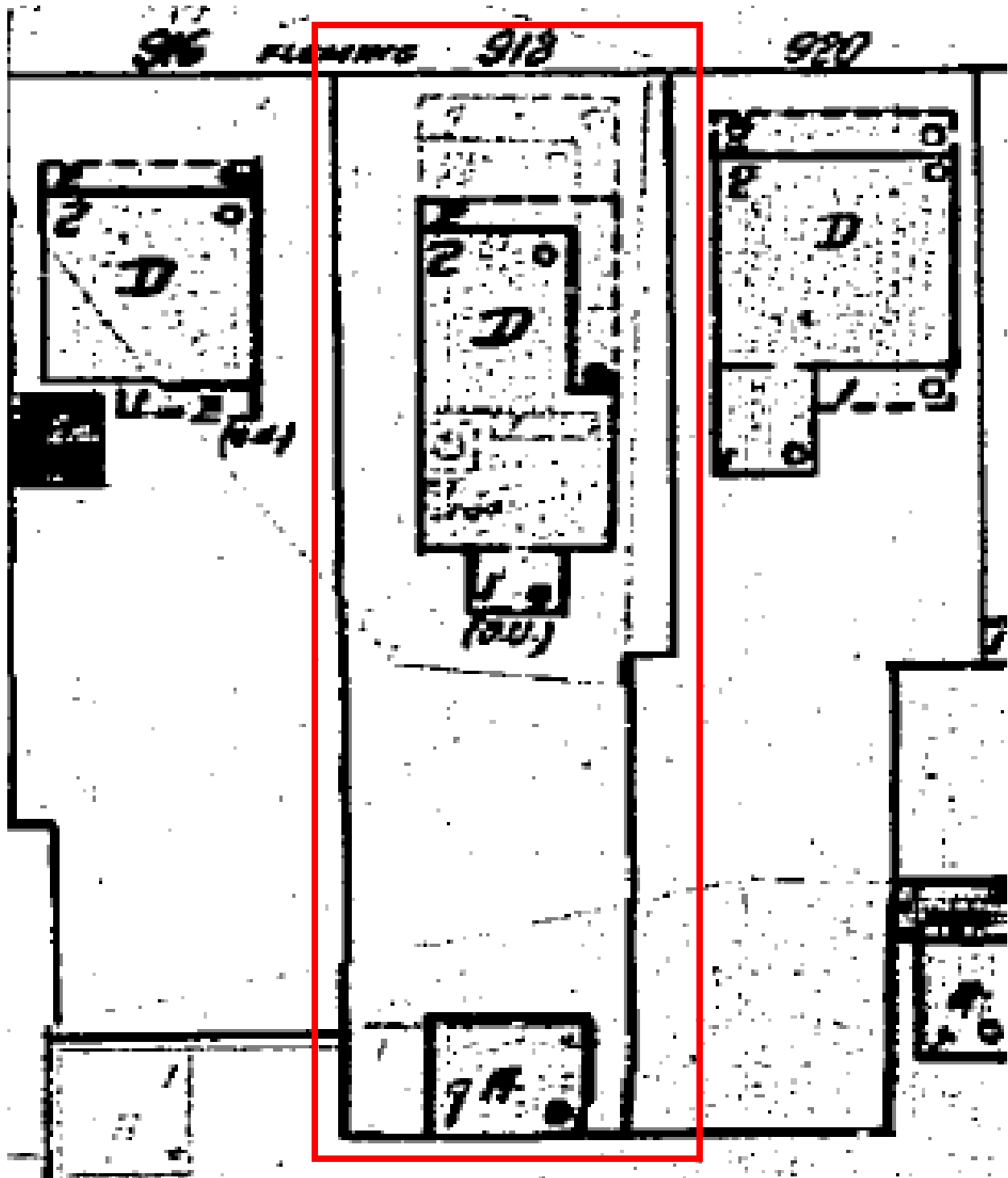
SANBORN MAPS



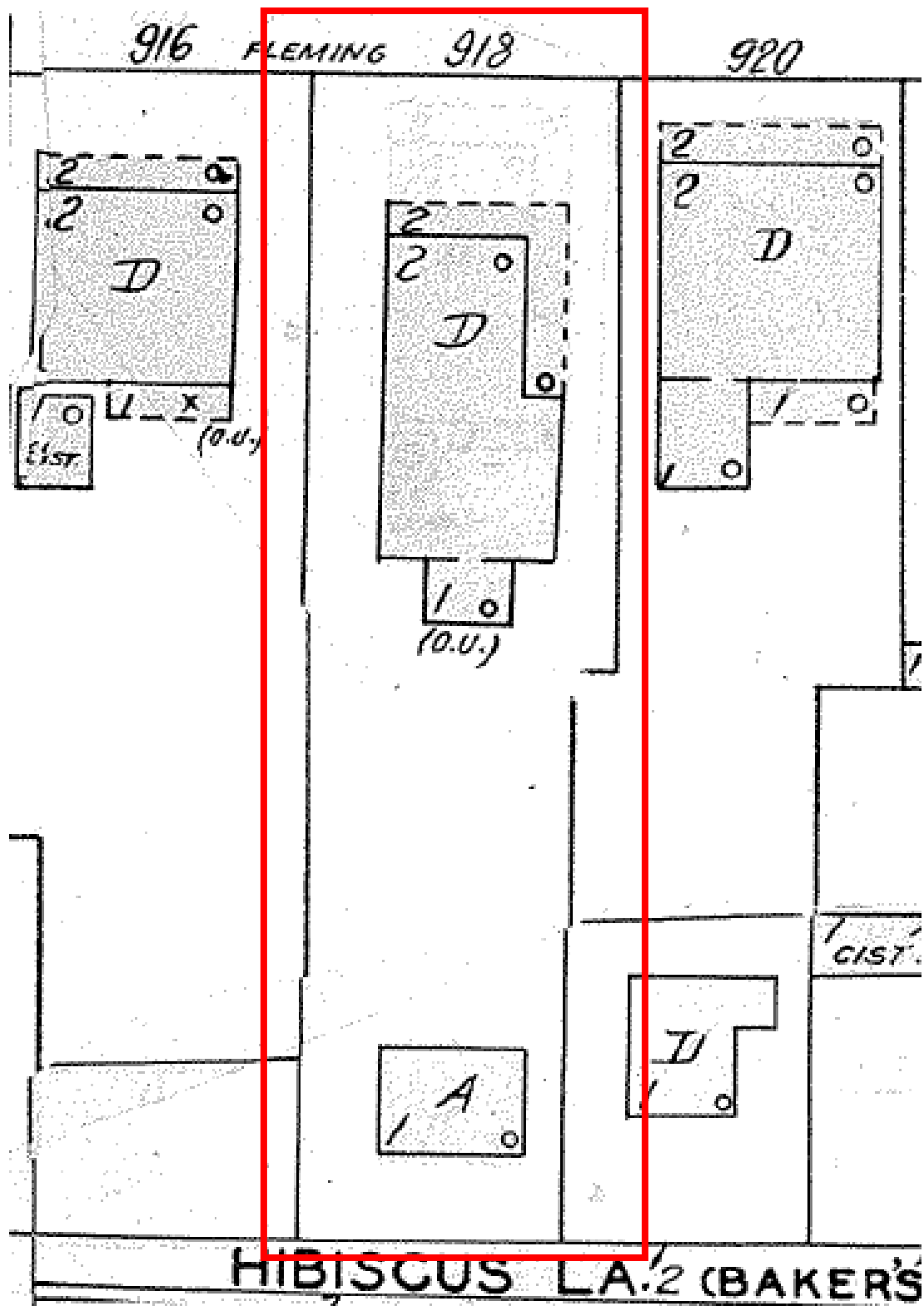
1912 Sanborn with the property at 918 Fleming Street/919 Hibiscus Lane indicated in red. No additions or accessory structures are present.



1926 Sanborn with the property at 918 Fleming Street/919 Hibiscus Lane indicated in red. A structure noted for automobiles is present at the rear of the site.



1948 Sanborn with the property at 918 Fleming Street/919 Hibiscus Lane indicated in red. A structure noted for automobiles is present at the rear of the site. This is the garage structure that exists today.



1962 Sanborn with the property at 918 Fleming Street/919 Hibiscus Lane indicated in red. Garage structure still present at rear of site.

PROJECT PHOTOS



Historic photo of the house fronting 918 Fleming Street circa 1965.



Historic photo of the structure fronting 919 Hibiscus Lane circa 1965. Structure was previously used as a garage.



2 HIBISCUS LN. – North and West Façade [2021]



3 HIBISCUS LN. – North Façade [2021]

919 HIBISCUS LANE (918 FLEMING ST.), KEY WEST, FLORIDA 33040

HARC APPLICATION – SITE CONTEXT

06.28.2021



3 HIBISCUS LN. – North Façade [2021]



917 FLEMING ST. – South Façade [2021]



919 HIBISCUS LN. – South Façade [2021]



920 FLEMING ST. – South Façade [2021]

919 HIBISCUS LANE (918 FLEMING ST.), KEY WEST, FLORIDA 33040

HARC APPLICATION – SITE CONTEXT

06.28.2021



HIBISCUS LANE. [2021]



920 FLEMING ST. – North and East Façade [2021]

919 HIBISCUS LANE (918 FLEMING ST.), KEY WEST, FLORIDA 33040

HARC APPLICATION – SITE CONTEXT

06.28.2021



918 FLEMING ST. – North and East Façade [2021]



918 FLEMING ST. – North Façade [2021]

919 HIBISCUS LANE (918 FLEMING ST.), KEY WEST, FLORIDA 33040

HARC APPLICATION – SITE CONTEXT

06.28.2021



916 FLEMING ST. – North Façade [2021]



ACCESSORY STRUCTURE - COTTAGE



ACCESSORY STRUCTURE – COTTAGE ADDITION TO HISTORIC GARAGE



ACCESSORY STRUCTURE – COTTAGE [HISTORIC GARAGE]



918 FLEMING ST. – North and East Façades [2021]



918 FLEMING ST. – Accessory Structure and South Façade [2021]

919 HIBISCUS LANE (918 FLEMING ST.), KEY WEST, FLORIDA 33040

HARC APPLICATION – SITE CONTEXT

06.28.2021



918 FLEMING ST. – West Façade and Two-Story Bump-Out Addition [2021]



918 FLEMING ST. – One-Story Rear Addition [2021]



918 FLEMING ST. – South Façade and One-Story Rear Addition [2021]



918 FLEMING ST. – Accessory Structures [2021]

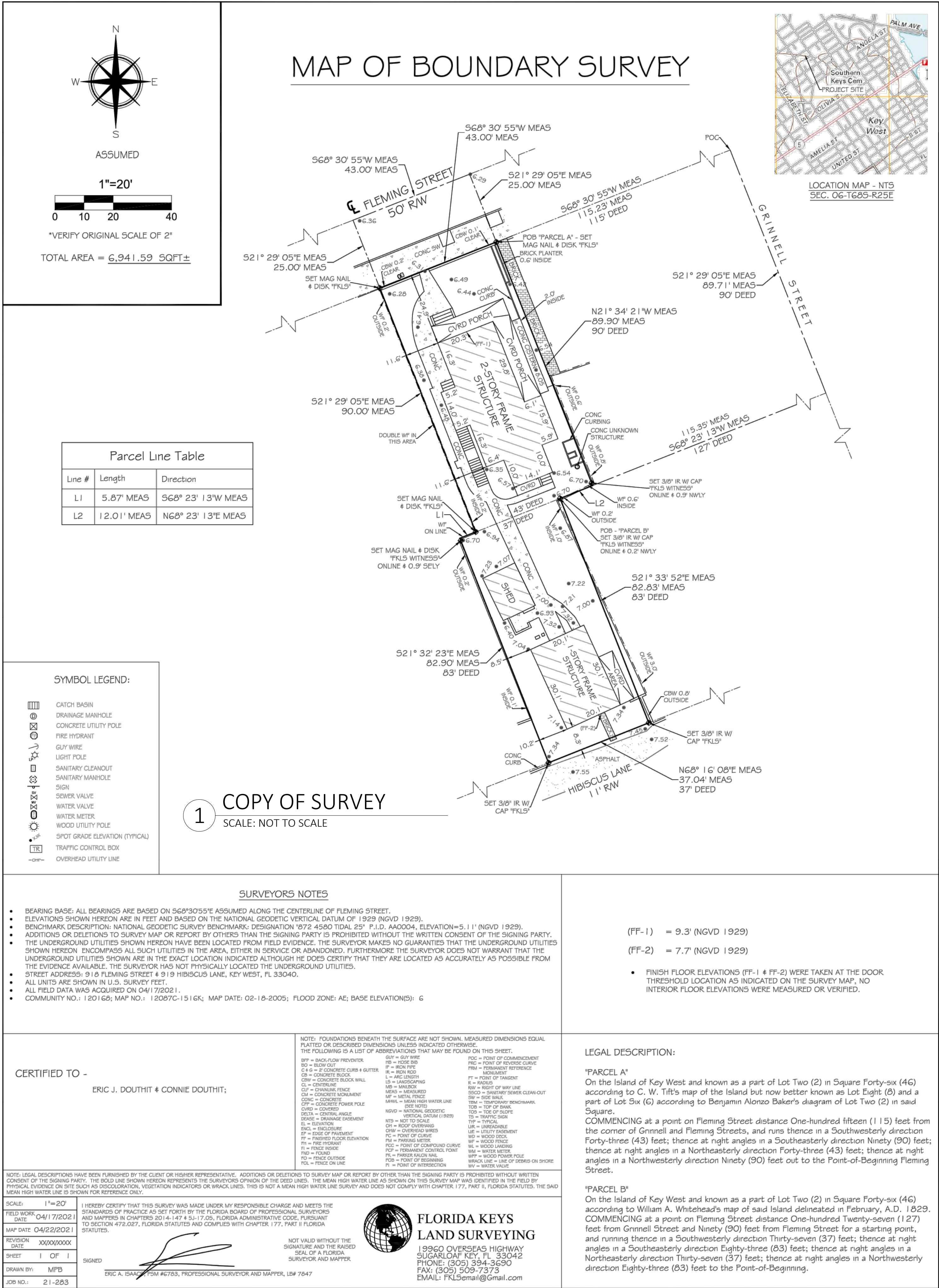


918 FLEMING ST. – North and West Façades [2021]



918 FLEMING ST. – South Façade and One-Story Rear Addition [2021]

PROPOSED DESIGN



919 HIBISCUS LANE

(918 FLEMING STREET)

KEY WEST, FL 33040

RESIDENTIAL RENOVATION

PARCEL: 00007890-000000

HARC SUBMITTAL

SCOPE OF WORK

RENOVATE EXISTING PRIMARY STRUCTURE, INCLUDING:

- REAR ONE-STORY ADDITION TO REPLACE NON-HISTORIC ONE-STORY REAR ADDITION
- REAR ADDITION TO EXISTING NON-HISTORIC SIDE ADDITION
- NEW REAR-SIDE WRAPPING PORCH
- NEW EXTERIOR WINDOWS AND DOORS

RELOCATE AND RENOVATE ACCESSORY STRUCTURES:

- STRAIGHTEN STRUCTURE WITH SETBACKS AND REDUCE OVERHANGS.
- RESTORE GARAGE USE TO FRONT ACCESSORY STRUCTURE
- REMOVE NON-HISTORIC REAR ADDITION TO HISTORIC GARAGE
- SMALL SIDE ADDITION TO COTTAGE

SITE:

- RE-GRADE WITH RETAINING WALLS AND LANDSCAPE AREAS
- POOL
- FRONT YARD IRON FENCE ON EXISTING CONCRETE WALL.

SHEET INDEX

GENERAL

G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL

A1.1 SITE PLANS & DATA TABLE

A1.2 SITE MASSING- EXISTING & PROPOSED

A1.3 NEIGHBORHOOD MASSING- EXISTING & PROPOSED

A1.4 NEIGHBORHOOD MASSING- EXISTING & PROPOSED

A2.1 EXISTING FLOOR PLANS

A2.2 PROPOSED FLOOR PLANS

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

A3.3 EXTERIOR ELEVATIONS

A3.4 GARAGE ELEVATIONS & FLOOR PLANS

A3.5 COTTAGE ELEVATIONS & FLOOR PLANS

CODE INFORMATION

APPLICABLE CODES

CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
ZONE - AE 6

qPublic.net Monroe County, FL

Overview

Legend

Centerline

Easements

Hooks

Lot Lines

Road Center

Rights of Way

Shoreline

Condo Building

Key Names

Subdivisions

Parcels

Parcel ID

Sec7wp/Rng

Property Address

District

Brief Tax

Description

00007890-000000

06/68/25

919 HIBISCUS Ln

KEY WEST

10KW

KW PT LT 25QR 46 G6-17 G11-181 OR 382-1048 OR 854-1059 OR 854-1060 OR 854-1063 OR 895-1228/29 OR 1158-1581 OR 1840-996/97 OR 2211-393 OR 2550-2429

(Note: Not to be used on legal documents)

Alternate ID

Class

Owner Address

3391 Northside Dr

Key West, FL 33040

1008150

MULTI FAMILY LESS THAN 10 UNITS

ALFONSO DIOMIRA P

Date created: 6/25/2021

Last Data Updated: 6/25/2021 3:54:34 AM

Developed by: Schneider

TITLE:

COVER, SCOPE OF WORK, COPY OF SURVEY

PROJECT #: 21-123

SUBMISSIONS:

APPROVALS:

SHEET:

G1.0

JUNE 28, 2021

A2O ARCHITECTURE

P: 305.741.7676
F: 305.741.7678
PROJ REG: AA0000907
STATE LICENSED INTO USE 25-157 WEST FL 33040

ARCHITECT:

CONSULTANTS:

RESIDENTIAL RENOVATION

919 HIBISCUS LANE
(918 FLEMING STREET)
KEY WEST, FLORIDA 33040

DOUTH RESIDENCE

919 HIBISCUS LANE
(918 FLEMING STREET)
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

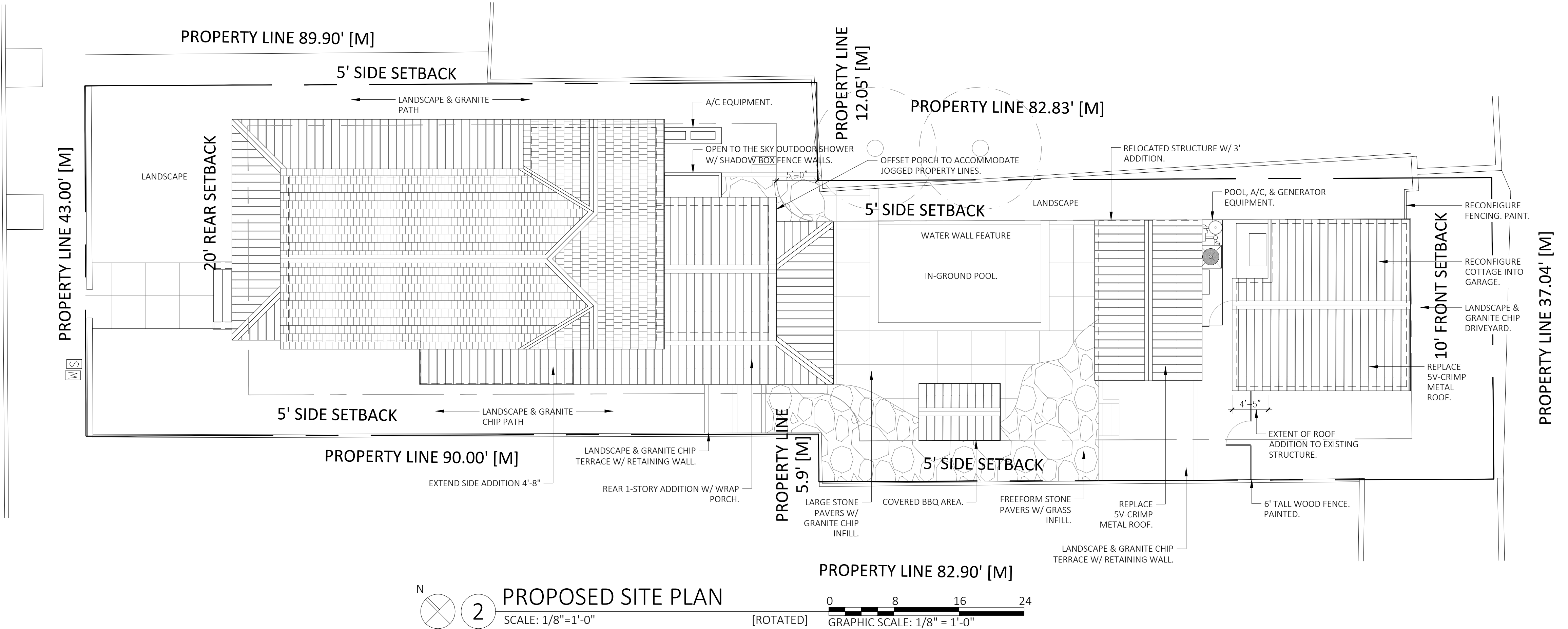
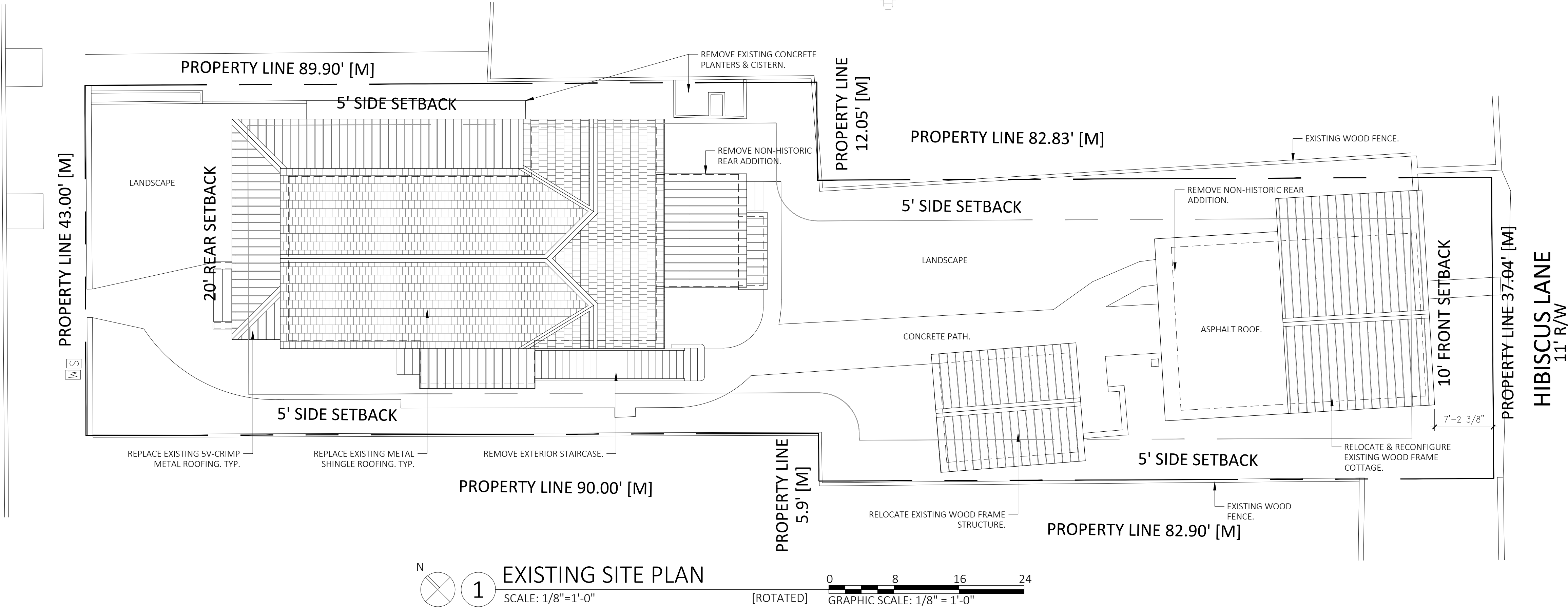
SHEET:

G1.0

JUNE 28, 2021

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PROJECT SITE DATA				
919 HIBISCUS LANE (918 FLEMING STREET), KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00007890-000000				
ZONING DISTRICT	HHDR			
FLOOD ZONE	AE-6			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	6,942.68 SF	NO CHANGE	N/A
HEIGHT				
PRIMARY	30'-0"	31'-7 1/2"	NO CHANGE	EXISTING
ACCESSORY 1/ GARAGE	30'-0"		NO CHANGE	YES
ACCESSORY 2 COTTAGE	30'-0"			YES
SETBACKS				
FRONT YARD	10'-0"	80'-11 1/2"	NO CAHNGE	N/A
SIDE YARD 1	5'-0"	4'- 2 1/2"	NO CHANGE	N/A
SIDE YARD 2	5'-0"	5'-8"	6'-2 3/4"	COMPLIES
REAR YARD	20'-0"	18'-0"	NO CHANGE	N/A
POOL SIDE YARD	5'-0"	N/A	5'-0"	COMPLIES
ACCESSORY 1/ GARAGE SIDE YARD	5'-0"	1'-6 1/2"	5'-0"	COMPLIES
ACCESSORY 1/ GARAGE @ FRONT YARD	10'-0"	7'-2 1/2"	10'-0"	COMPLIES
ACCESSORY 2 SIDE YARD	5'-0"	1'-1/8"	5'-0"	COMPLIES
ACCESSORY 2/ FRONT YARD	10'-0"	50'-1 1/2"	35'-8 1/4"	COMPLIES
ACCESSORY 3/ SIDE YARD	5'-0"	N/A	5'-0"	COMPLIES
ACCESSORY 3/ FRONT YARD	10'-0"	N/A	60'-7"	COMPLIES
BUILDING COVERAGE	50% MAX [3,471.34 SF]	41.4% [2,874.38 SF]	40.9% [2,839.36 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [4,165.6 SF]	55.14% [3,827.96 SF]	59.96% [4,163.11 SF]	COMPLIES
OPEN SPACE	35% MIN [2,429.94 SF]	44.69% [3,102.6 SF]	40.04% [2,779.57 SF]	COMPLIES
REAR YARD ACCESSORY OPEN SPACE [AREA: 555.35SF]	30% MIN [166.61 SF]	66.05% [366.82 SF]	74.72% [414.93 SF]	COMPLIES



A2O

ARCHITECTURE

P: 352.741.7678
F: 352.741.7678
PROJECT: 0000000007
DATE: 02/28/2023

ARCHITECT:

CONSULTANTS:

DOUTH RESIDENCE

919 HIBISCUS LANE
(918 FLEMING STREET)
KEY WEST, FLORIDA 33040

RESIDENTIAL RENOVATION

SUBMISSIONS:

APPROVALS:

SHEET:

17.1

PROJECT #: 21.23

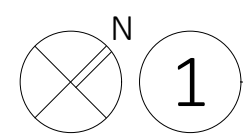
TITLE:

SITE PLANS & DATA TABLE

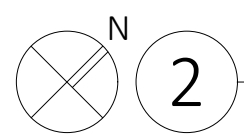
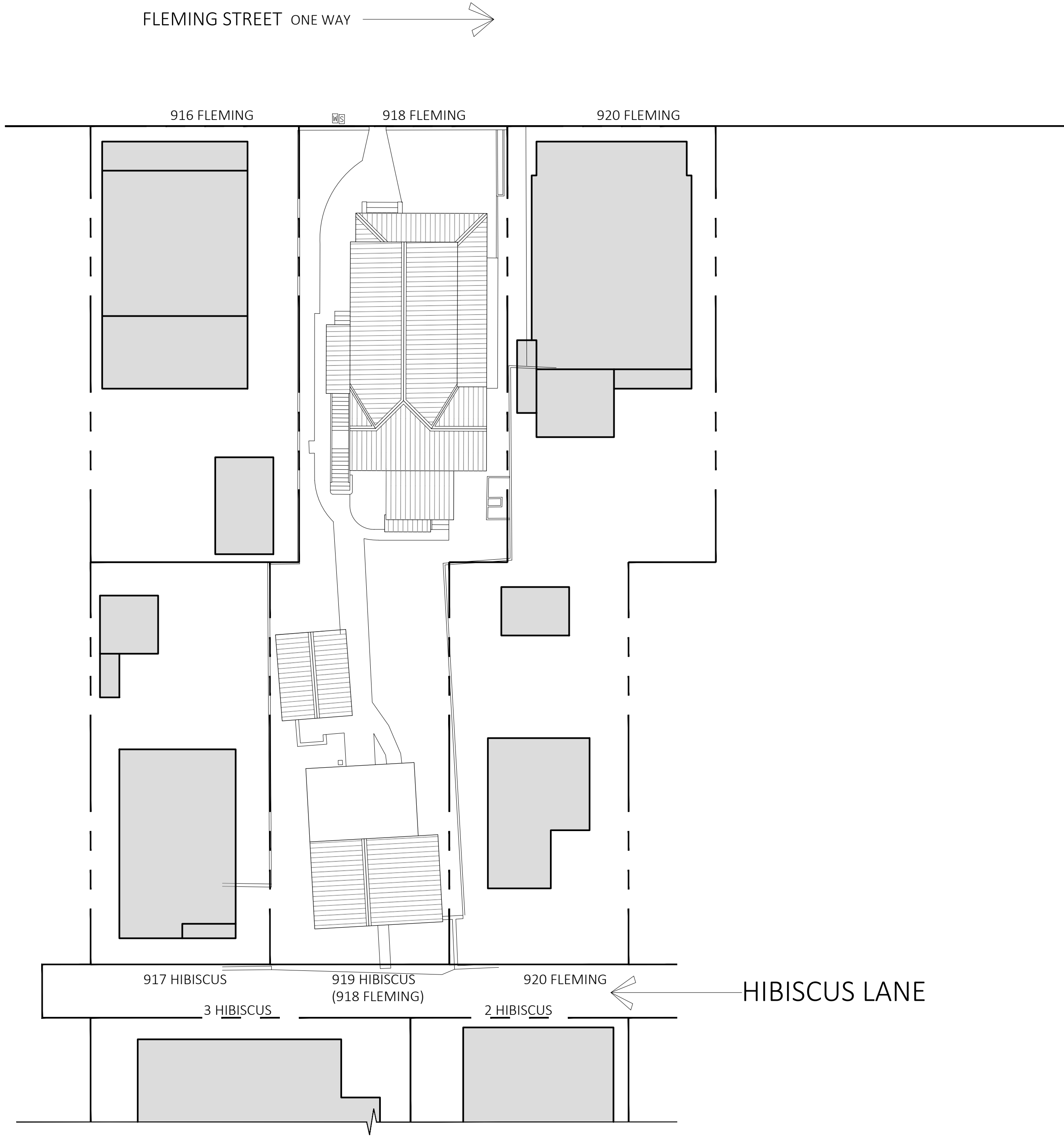
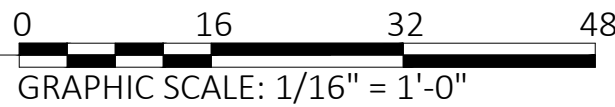
DATE: 02/28/2023 7:15 AM

© 2021 BY A2O ARCHITECTURE, LLC

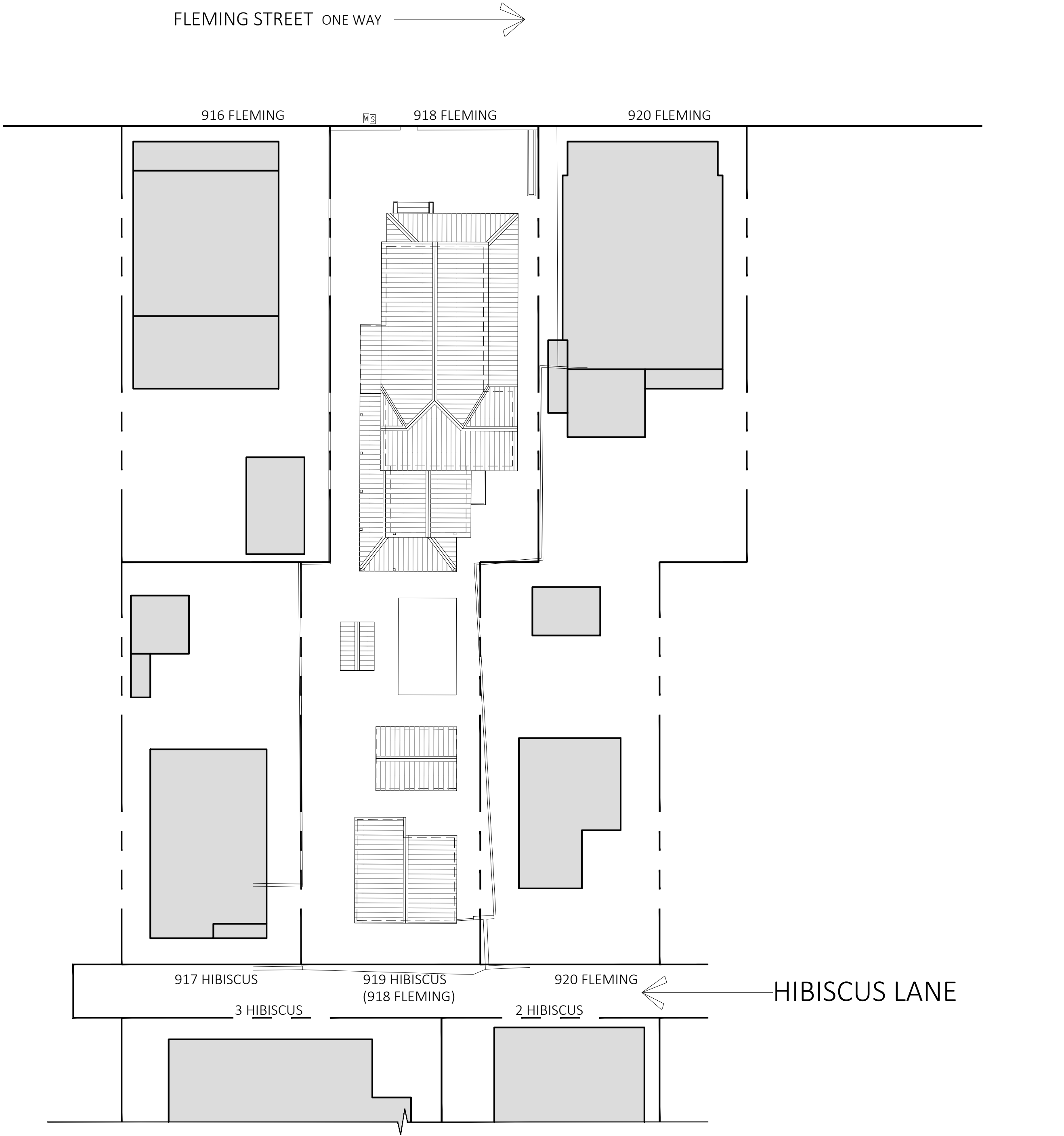
JUNE 28, 2021



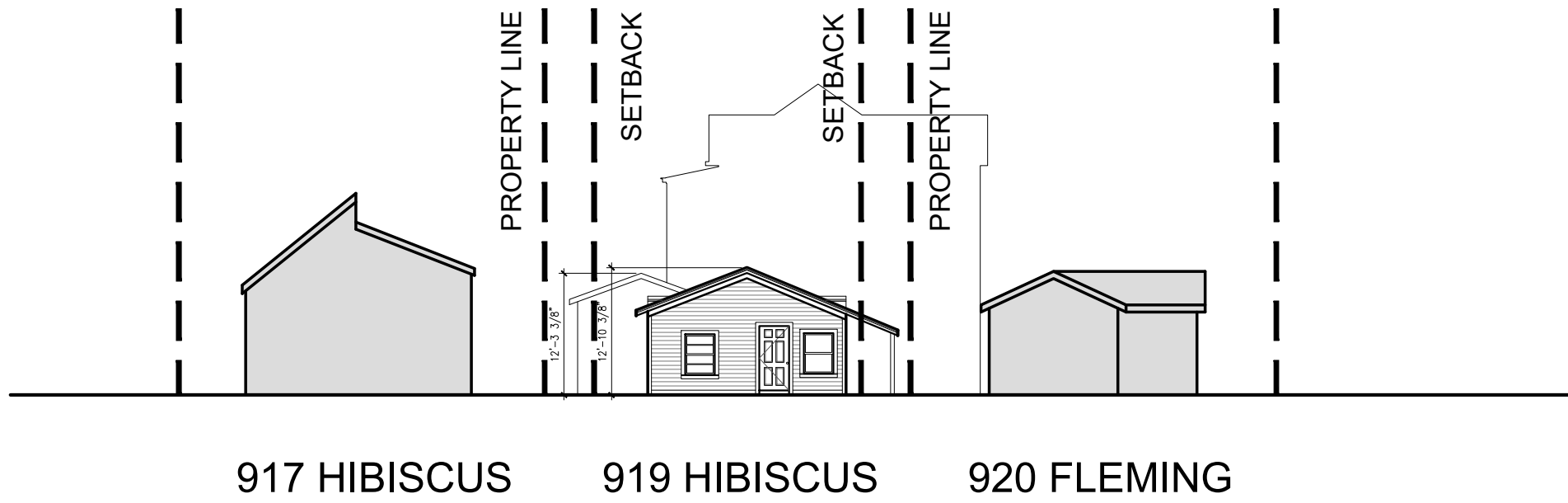
EXISTING SITE MASSING
SCALE: 1/16"=1'-0"



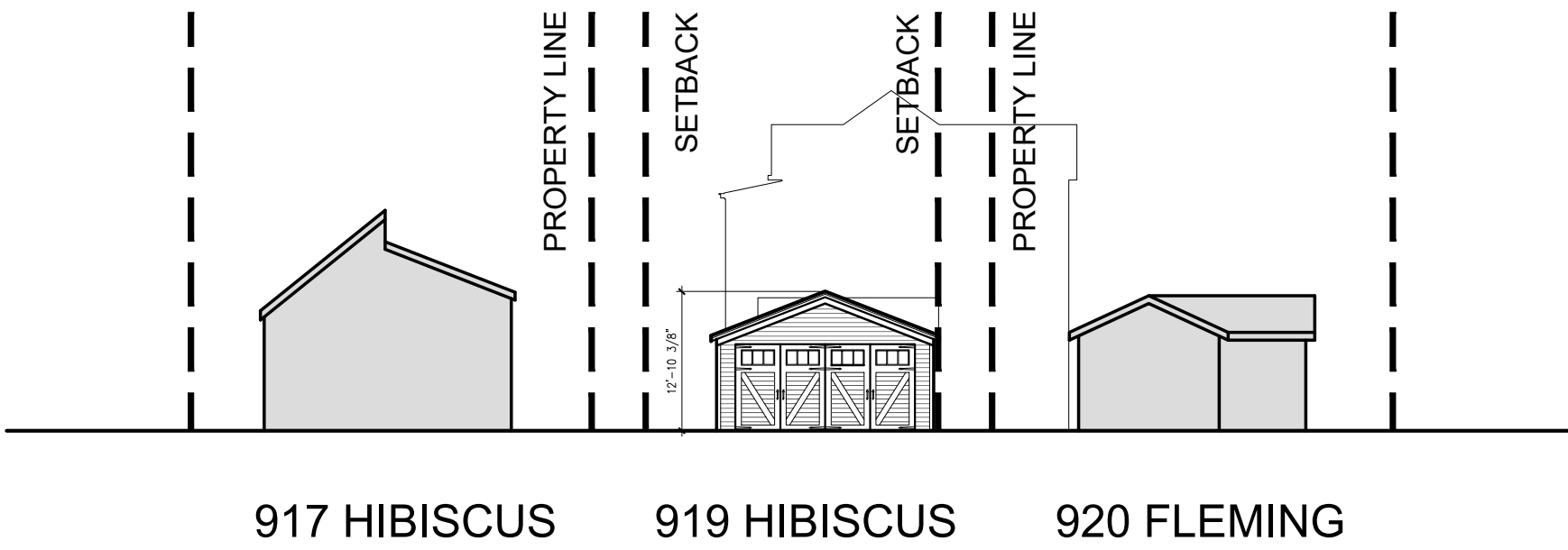
PROPOSED SITE MASSING
SCALE: 1/16"=1'-0"



SHEET:	A1.2	TITLE: SITE MASSING - EXISTING & PROPOSED		SUBMISSIONS:	ARCHITECT:		CONSULTANTS:	PROJECT # : 21.23
		PROJECT # : 21.23						
JUNE 28, 2021		DOUTHIT RESIDENCE 919 HIBISCUS LANE (918 FLEMING STREET) KEY WEST, FLORIDA 33040		RESIDENTIAL RENOVATION		ARCHITECT: A2O ARCHITECTURE P: 352.741.7678 ALLEN@A2OARCHITECTURE.COM PROJ REG: AA0000907 SHEET: A1.2 OF 3		



1 EXISTING NEIGHBORHOOD MASSING - HIBISCUS LANE
SCALE: 1/16"=1'-0"



2 PROPOSED NEIGHBORHOOD MASSING - HIBISCUS LANE
SCALE: 1/16"=1'-0"

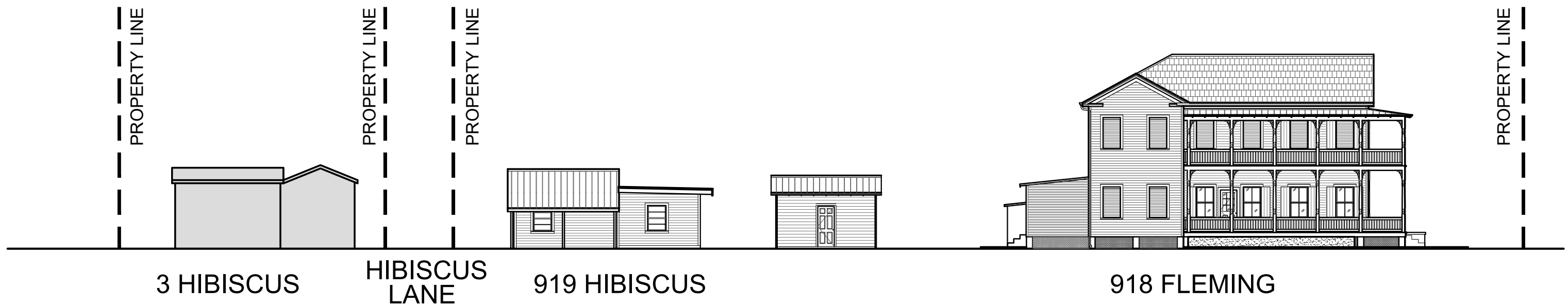


3 EXISTING NEIGHBORHOOD MASSING - FLEMING STREET
SCALE: 1/16"=1'-0"

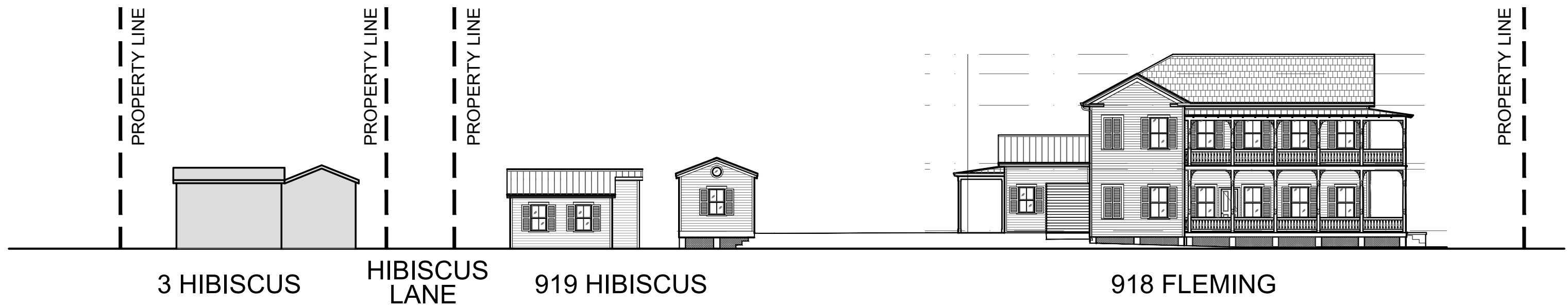


4 PROPOSED NEIGHBORHOOD MASSING - FLEMING STREET
SCALE: 1/16"=1'-0"

SHEET: 41.3	TITLE: NEIGHBORHOOD MASSING - EXISTING & PROPOSED PROJECT #: 21.23	SUBMISSIONS: APPROVALS:	DOUTHIT RESIDENCE RESIDENTIAL RENOVATION 919 HIBISCUS LANE (918 FLEMING STREET) KEY WEST, FLORIDA 33040	CONSULTANTS:	ARCHITECT: ALEXIA OSORIO, R.A. LICENSE NO. AP07603 EXPIRATION DATE: 07/2023	A2O ARCHITECTURE P: 352.741.7678 PROJECT: 443000097 3030 N. KOSCIUSKO BLVD. SUITE 200, KEY WEST, FL 33040
	© 2021 BY A2O ARCHITECTURE, LLC					



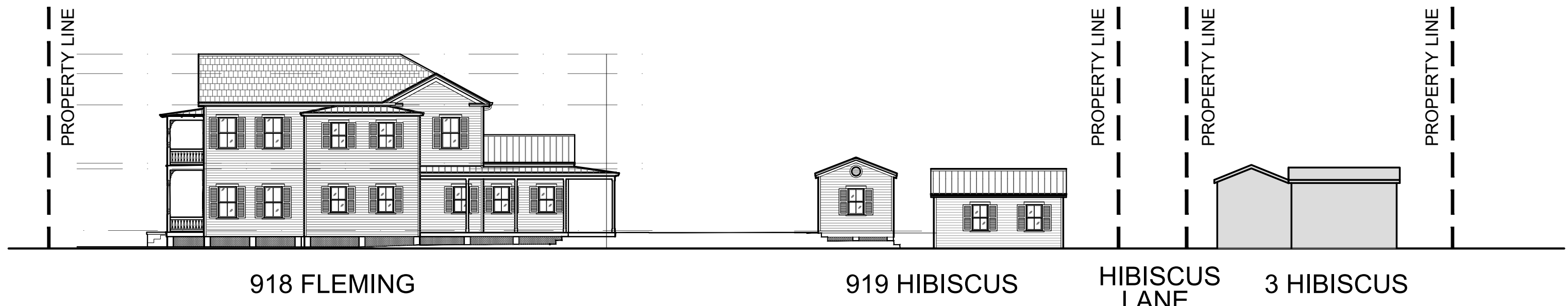
1 EXISTING NEIGHBORHOOD MASSING - GRINNELL STREET
SCALE: 1/16"=1'-0"



2 PROPOSED NEIGHBORHOOD MASSING - GRINNELL STREET
SCALE: 1/16"=1'-0"

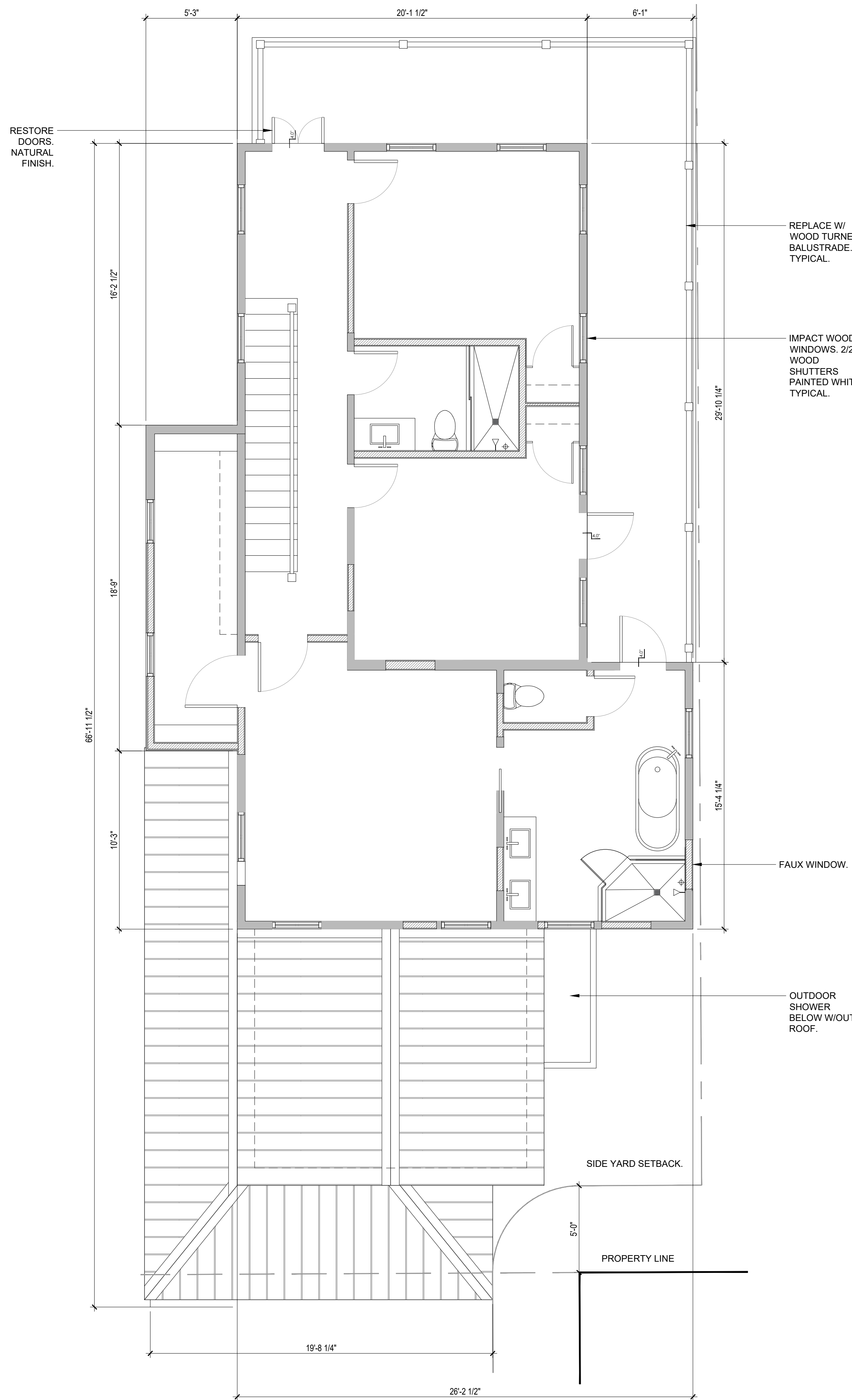


3 EXISTING NEIGHBORHOOD MASSING - FLEMING STREET
SCALE: 1/16"=1'-0"

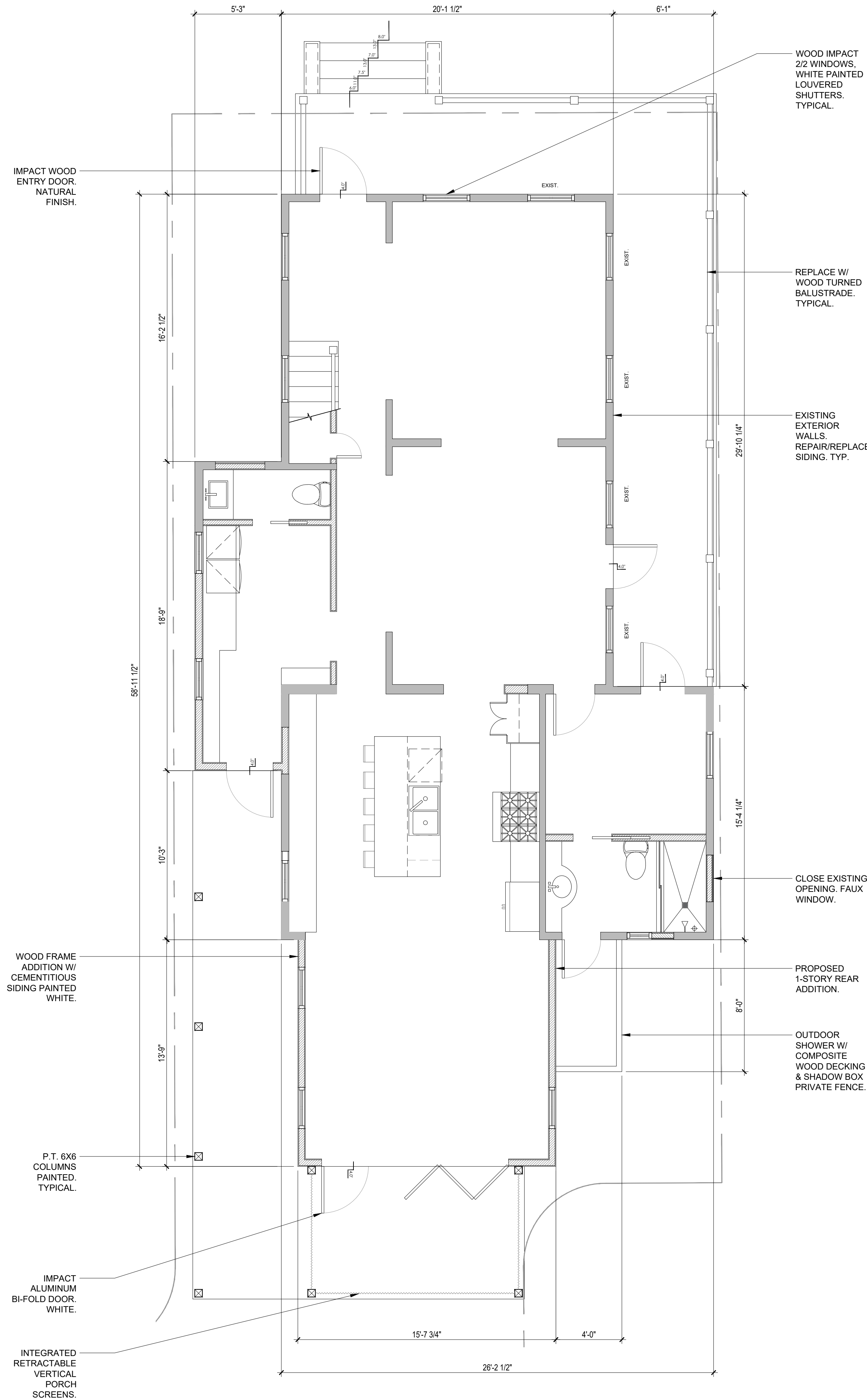


4 PROPOSED NEIGHBORHOOD MASSING - FLEMING STREET
SCALE: 1/16"=1'-0"

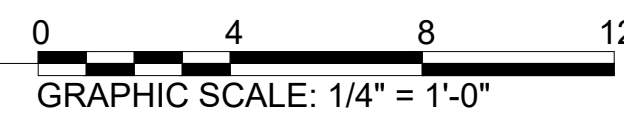
SHEET: A1.4	TITLE: NEIGHBORHOOD MASSING - EXISTING & PROPOSED PROJECT #: 21.23	SUBMISSIONS: APPROVALS:	DOUTHIT RESIDENCE 919 HIBISCUS LANE (918 FLEMING STREET) KEY WEST, FLORIDA 33040	CONSULTANTS:	ARCHITECT: ALLEN A. OSBORN, R.A. LICENSE NO. A97403 EXPIRATION DATE: 07/2023	A2O ARCHITECTURE P: 352.741.7478 PROF: A2O@A2OARCH.COM 308 N. KOSCIUSKO BLVD. SUITE 205, KEY WEST, FL 33040
	RESIDENTIAL RENOVATION					



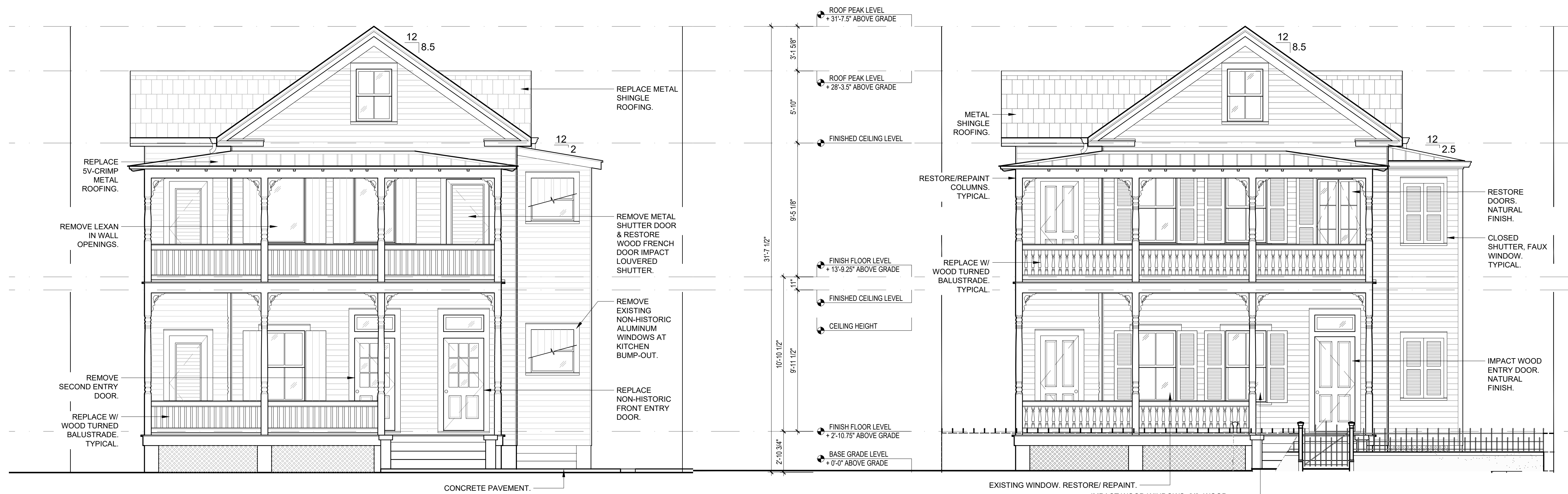
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

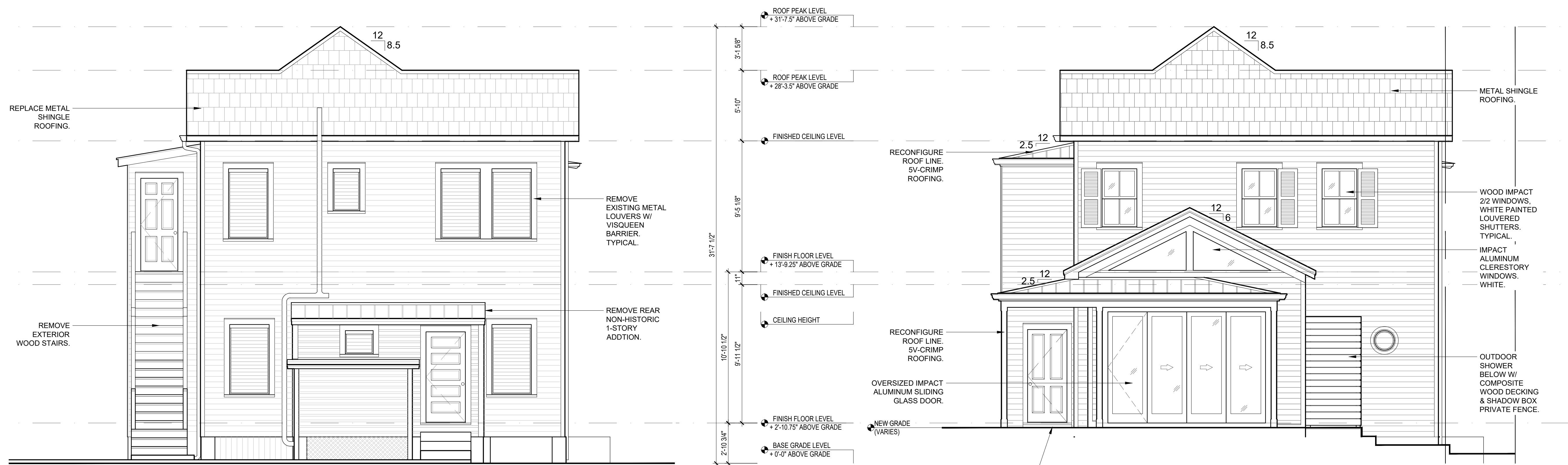


SHEET:	TITLE:	SUBMISSIONS:		ARCHITECT:	CONSULTANTS:	RESIDENTIAL RENOVATION DOUTHIT RESIDENCE 919 HIBISCUS LANE (918 FLEMING STREET) KEY WEST, FLORIDA 33040	ARCHITECT: ALEXIA A. OCHOA, R.A. LICENSE NO. AP7403 ISSUANCE DATE: 07/2023	A2O ARCHITECTURE P: 352.741.7678 F: 352.741.7679 PROJECT NO. A20000097 305 N. VOSE STREET, SUITE 205, KEY WEST, FL 33040
		PROPOSED FLOOR PLANS	APPROVALS:					
A2.2		PROJECT #: 21.23						
JUNE 28, 2021 © 2021 BY A2O ARCHITECTURE, LLC								

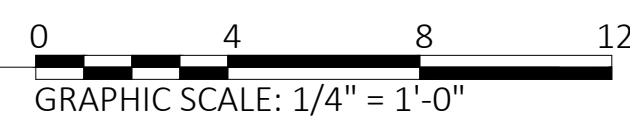


1 EXISTING FRONT ELEVATION [FLEMING STREET]
SCALE: 1/4"=1'-0"

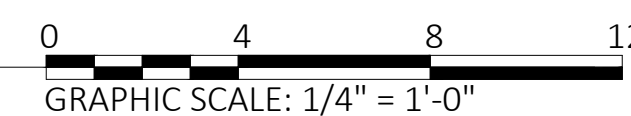
2 PROPOSED FRONT ELEVATION [FLEMING STREET]
SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



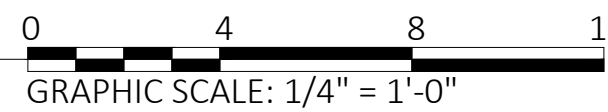
4 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



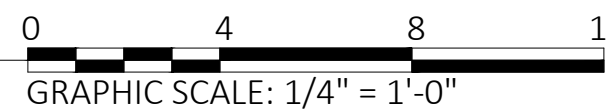
SHEET: A3.1	TITLE: EXTERIOR ELEVATIONS	SUBMISSIONS: 	ARCHITECT: A2O ARCHITECTURE P: 352.741.7678 F: 352.741.7678 PROJECT: A3000007 DATE: 02/27/2021
	PROJECT # : 21.23 JUNE 28, 2021 © 2021 BY A2O ARCHITECTURE, LLC		



1 EXISTING SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

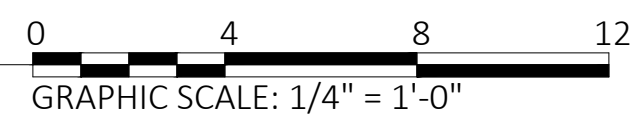


2 PROPOSED SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

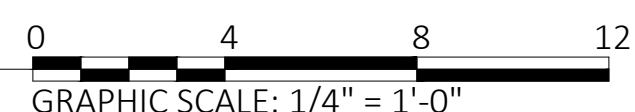


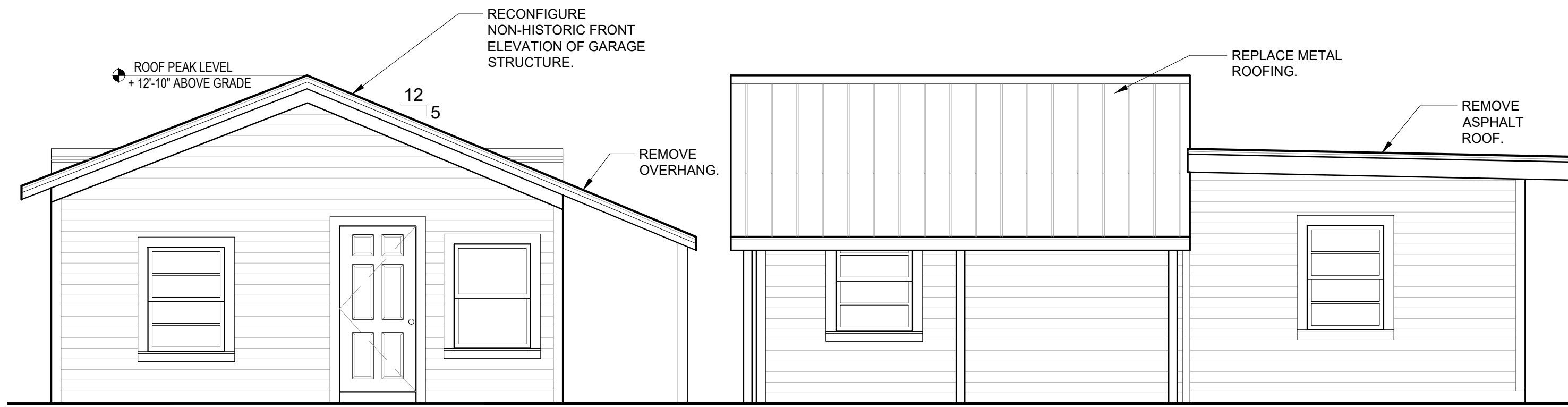


1 EXISTING SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



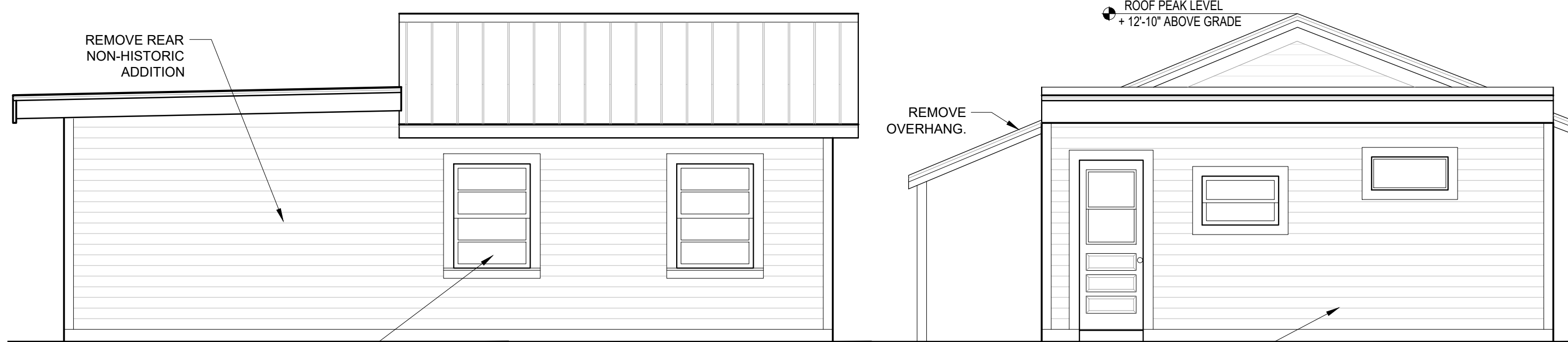
2 PROPOSED SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$





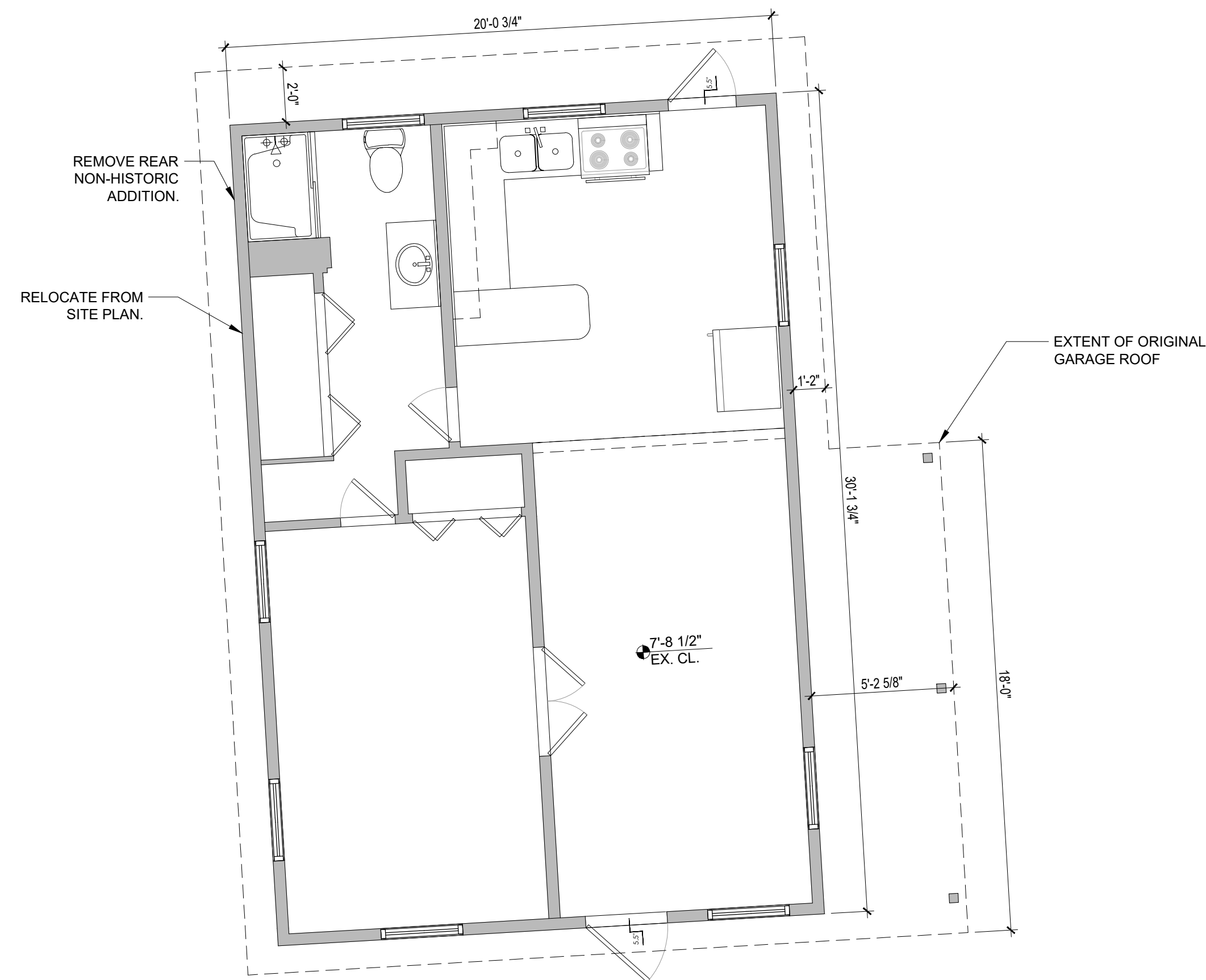
1 EXISTING FRONT ELEVATION
SCALE: 3/4"=1'-0"

2 EXISTING SIDE ELEVATION
SCALE: 3/4"=1'-0"

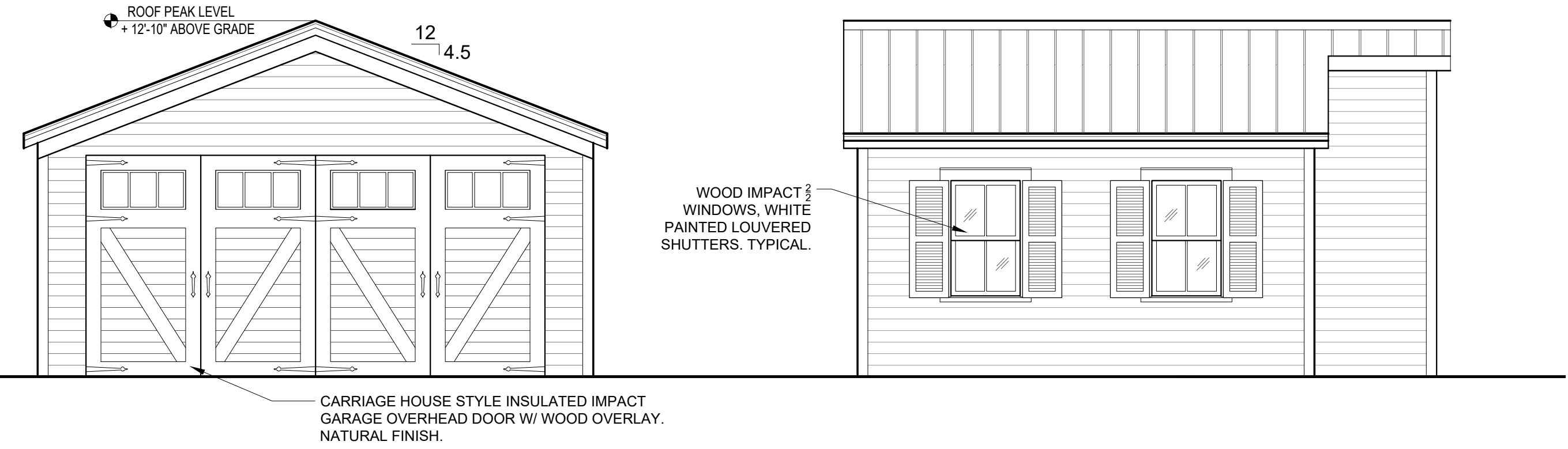
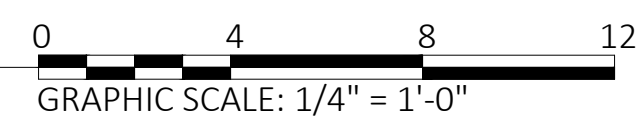


3 EXISTING SIDE ELEVATION
SCALE: 3/4"=1'-0"

4 EXISTING REAR ELEVATION
SCALE: 3/4"=1'-0"

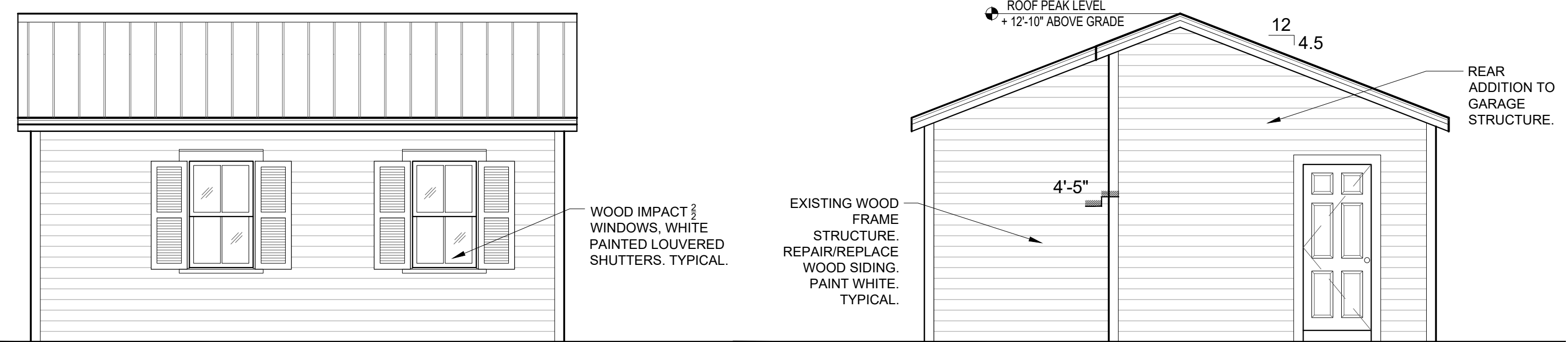


5 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



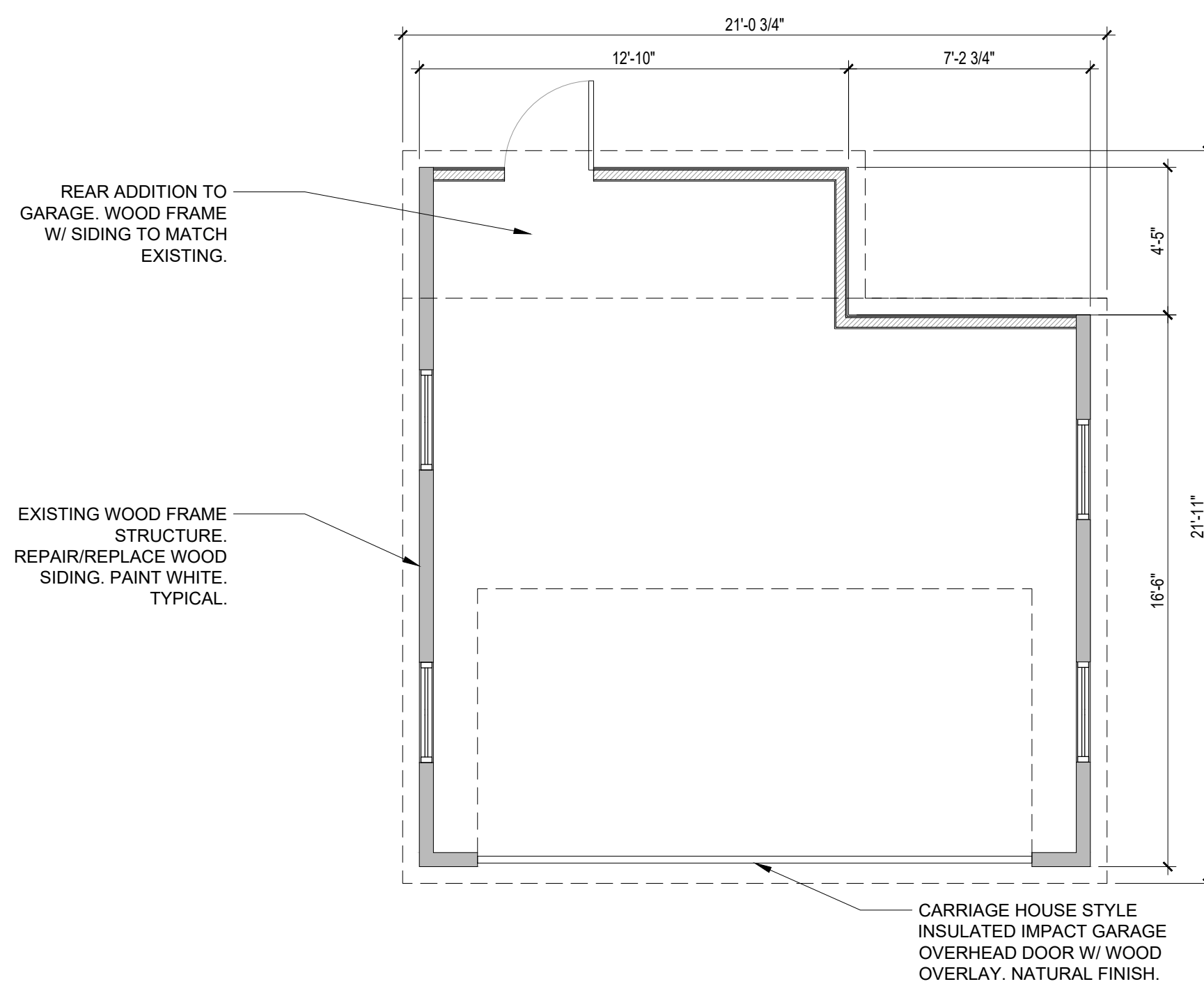
6 PROPOSED FRONT ELEVATION
SCALE: 3/4"=1'-0"

7 PROPOSED SIDE ELEVATION
SCALE: 3/4"=1'-0"



8 PROPOSED SIDE ELEVATION
SCALE: 3/4"=1'-0"

9 PROPOSED REAR ELEVATION
SCALE: 3/4"=1'-0"



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



HISTORIC GARAGE DOOR.



SAMPLE GARAGE DOOR. SEE ELEVATION.

A2O
ARCHITECTURE

ARCHITECT:

CONSULTANTS:

DOUTH RESIDENCE

RESIDENTIAL RENOVATION

919 HIBISCUS LANE
(918 FLEMING STREET)
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE: GARAGE ELEVATIONS & FLOOR PLANS

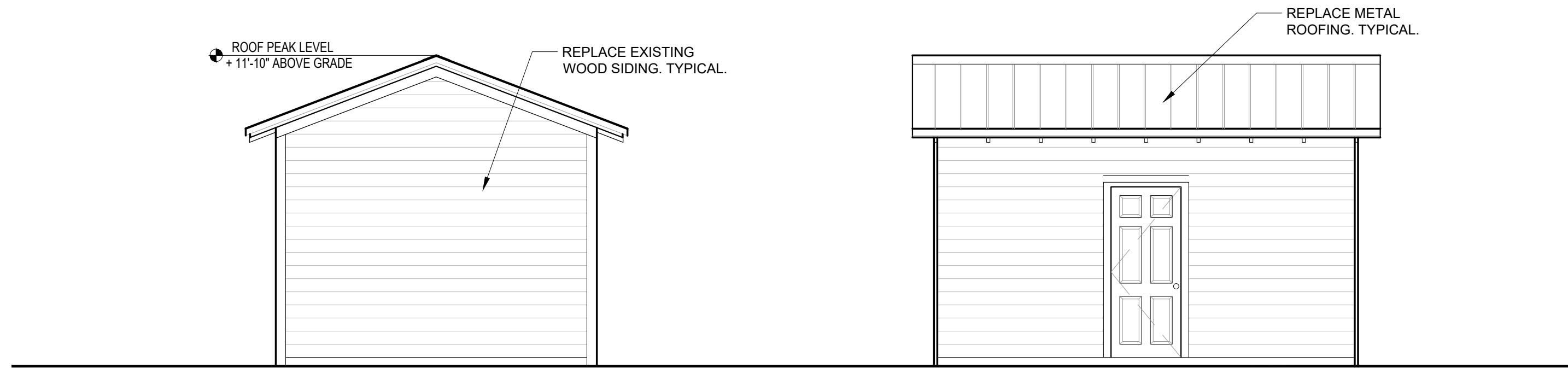
PROJECT #: 21.23

SHEET:

A3.4

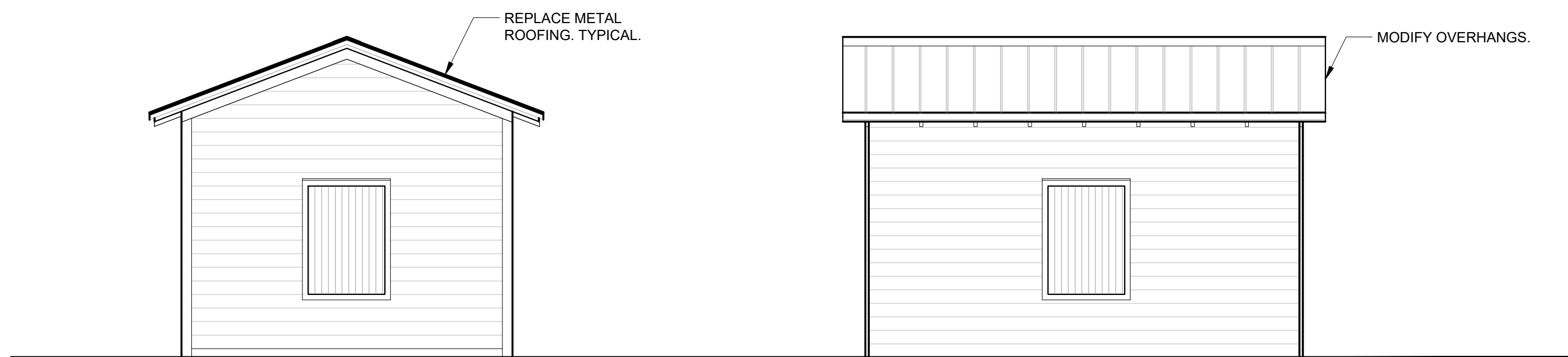
JUNE 28, 2021

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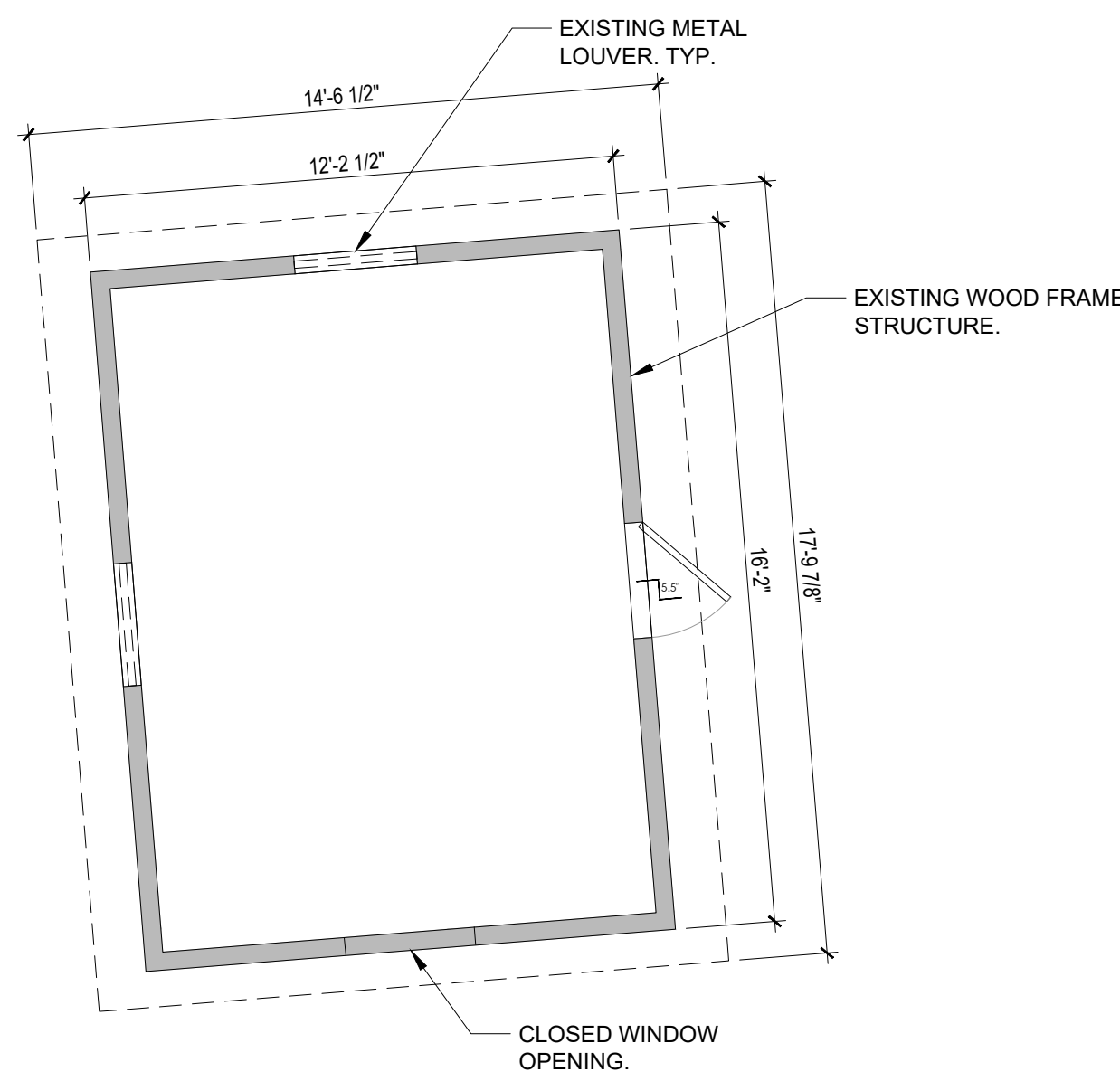
1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

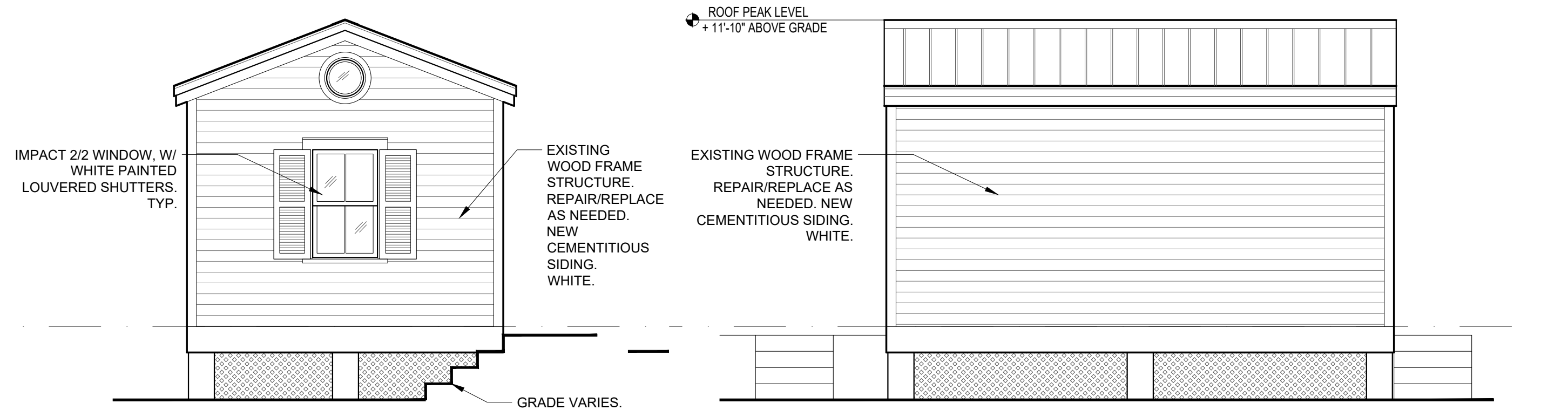
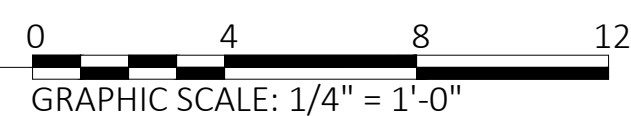


3 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

4 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

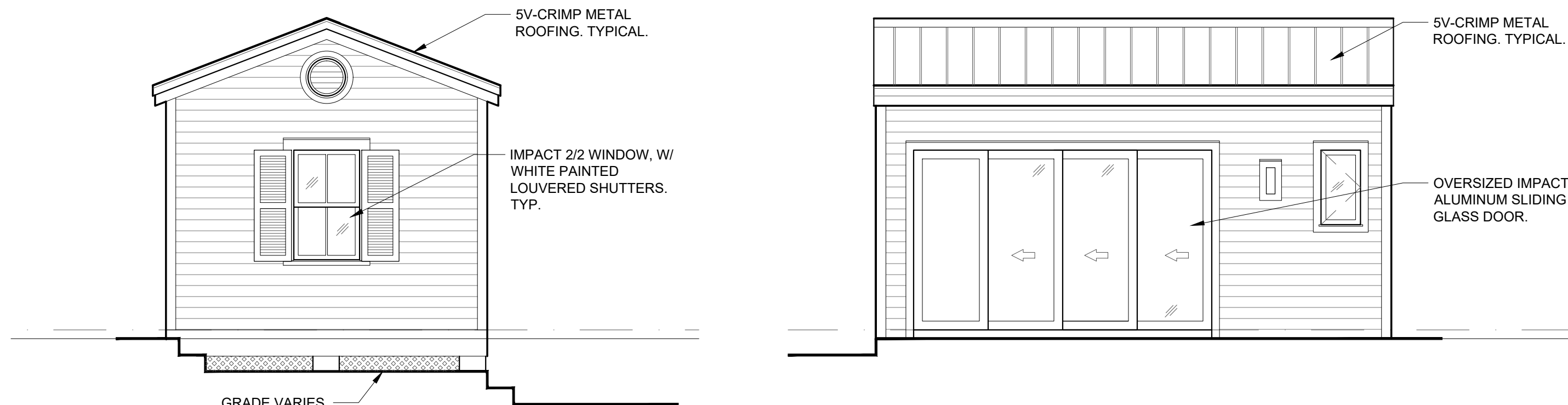


5 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



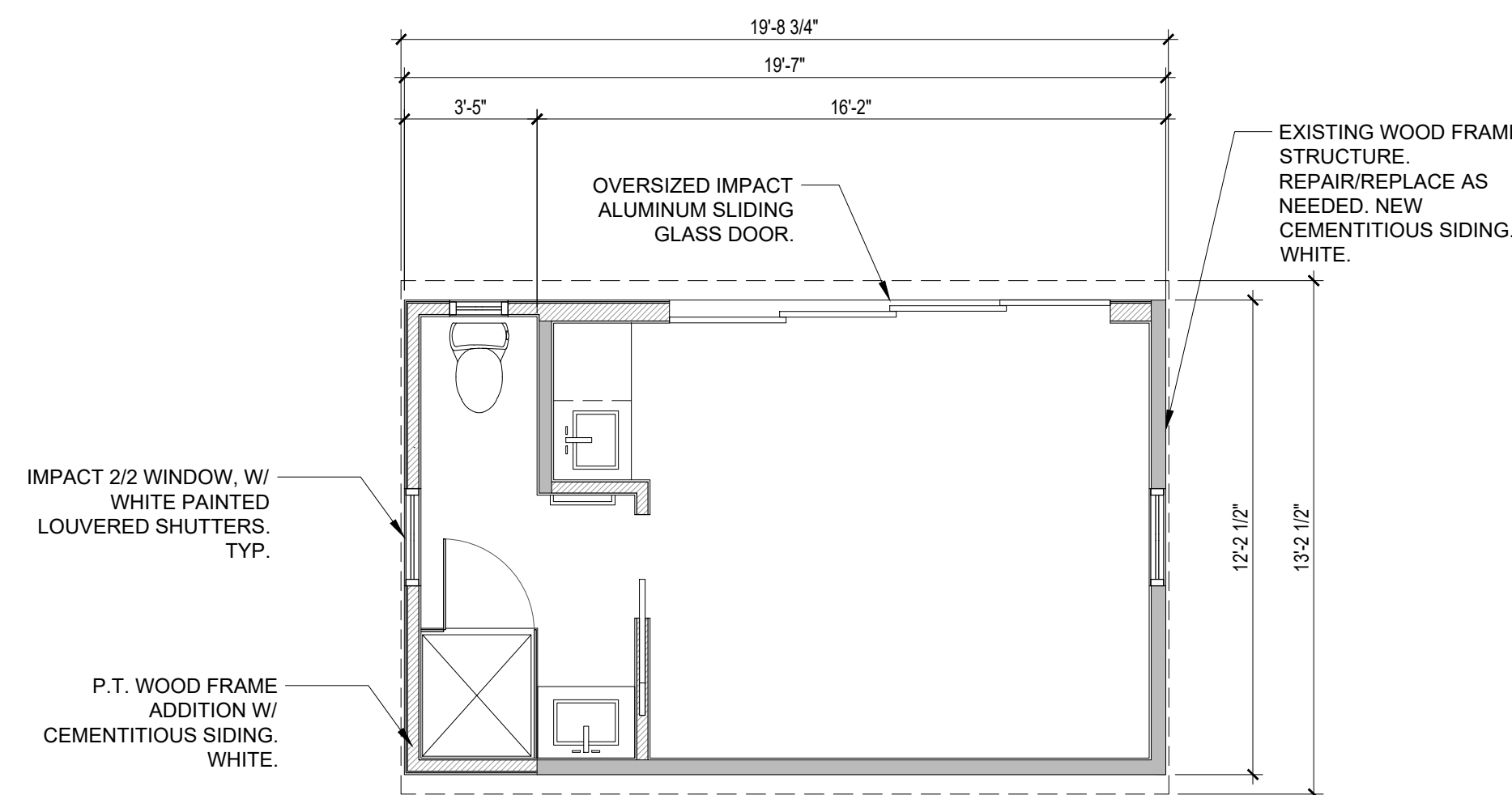
6 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

7 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



8 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

9 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



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

SHEET:	A3.5	TITLE:	COTTAGE ELEVATIONS & FLOOR PLANS		PROJECT #: 21.23
		SUBMISSIONS:		APPROVALS:	
ARCHITECT:		CONSULTANTS:		DOUTH RESIDENCE	
A2O ARCHITECTURE		RESIDENTIAL RENOVATION		919 HIBISCUS LANE (918 FLEMING STREET) KEY WEST, FLORIDA 33040	
P: 352.741.7678 F: 352.741.7678 PROF: RES: A2000007 305 N. KOSCIUSKO AVE. SUITE 205, FT. WELLS, FL 33040		ARCHITECT:		A2O ARCHITECTURE, P.A. LICENSING: APR 2023 EXPIRATION DATE: 03/2025	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 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:

RESTORATION OF HISTORIC SINGLE-FAMILY RESIDENCE AND GARAGE. NEW REAR ADDITIONS AND WRAP PORCH. RELOCATION OF TWO ACCESSORY STRUCTURES. NEW ADDITIONS TO BOTH ACCESSORY STRUCTURES AND ELEVATION OF ONE. SITE WORK AND POOL. DEMOLITION OF NON-HISTORIC ADDITIONS AT REAR OF HISTORIC MAIN STRUCTURE AND HISTORIC GARAGE. REDUCE ROOF OVERHANGS OF ACCESSORY STRUCTURES REMOVE SECOND-STORY EXTERIOR STAIRCASE.

#918 FLEMING STREET/919 HIBISCUS LANE

Applicant – A2O Architecture Application #H2021-0036

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.

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 00007890-000000
 Account# 1008150
 Property ID 1008150
 Millage Group 10KW
 Location 919 HIBISCUS Ln, KEY WEST
 Address
 Legal KW PT LT 2 SQR 46 G 6-17 G11-181 OR382-1048 OR854-1059 OR854-1060 OR854-1063 OR995-1228/29 OR1158-1581 OR1840-996/97 OR2211-393 OR2550-2429 OR3106-0644 OR3106-0644
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property MULTI FAMILY LESS THAN 10 UNITS (0800)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

DOUTHIT ERIC J
 6715 PINE BANK Dr
 Naples NY 14512

DOUTHIT CONSTANCE D
 6715 PINE BANK Dr
 Naples NY 14512

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$477,586	\$490,261	\$496,099	\$503,935
+ Market Misc Value	\$5,579	\$5,579	\$5,579	\$5,579
+ Market Land Value	\$667,724	\$651,933	\$611,329	\$611,329
= Just Market Value	\$1,150,889	\$1,147,773	\$1,113,007	\$1,120,843
= Total Assessed Value	\$1,150,889	\$1,147,773	\$1,094,539	\$995,036
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,150,889	\$1,147,773	\$1,113,007	\$1,120,843

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (085D)	6,941.00	Square Foot	0	0

Buildings

Building ID	550	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	M.F. - R2 /R2	Effective Year Built	2012	
Gross Sq Ft	2920	Foundation	WD CONC PADS	
Finished Sq Ft	2260	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	324	Heating Type	FCD/AIR DUCTED	
Functional Obs	0	Bedrooms	4	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	7	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,260	2,260	0
OPF	OP PRCH FIN LL	660	0	0
TOTAL		2,920	2,260	0

Building ID	551	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1980	
Building Type	S.F.R. - R1 / R1	Effective Year Built	2012	
Gross Sq Ft	600	Foundation	CONCRETE SLAB	
Finished Sq Ft	600	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	ROLLED COMPOS	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	100	Heating Type		
Functional Obs	0	Bedrooms	1	
Economic Obs	0	Full Bath rooms	1	
Depreciation %	7	Half Bathrooms	0	
Interior Walls	DRYWALL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
TOTAL		600	600	0

7/20/2021

qPublic.net - Monroe County, FL - Report: 00007890-000000

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1955	1956	1	758 SF	1
FENCES	1955	1956	1	88 SF	4
FENCES	1969	1970	1	84 SF	4
UTILITY BLDG	1974	1975	1	192 SF	3
WALL AIR COND	1982	1983	1	1 UT	3
FENCES	1984	1985	1	30 SF	3
FENCES	1984	1985	1	51 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2021	\$1,860,000	Warranty Deed	2325686	3106	0644	99 - Unqualified	Improved

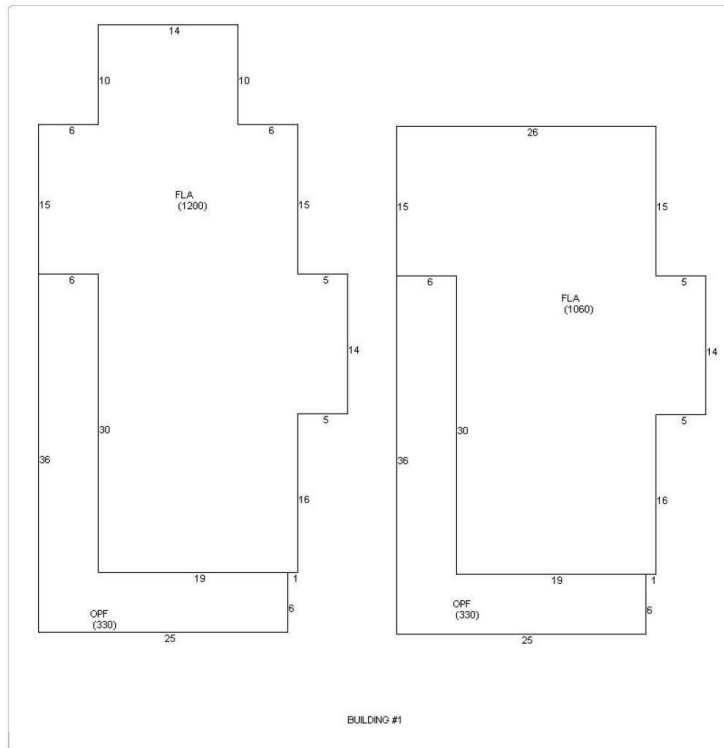
Permits

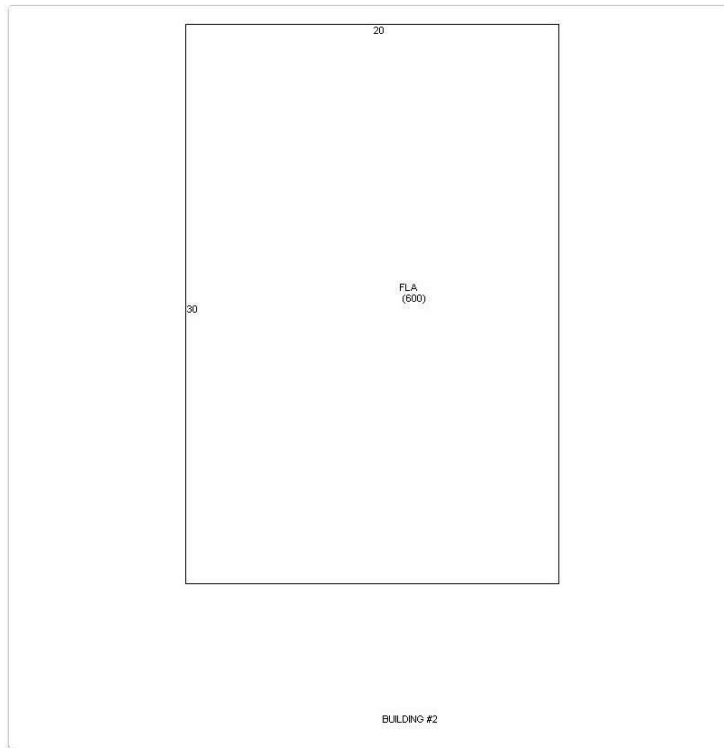
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3257	1/12/2021	1/12/2021	\$8,925	Residential	Install 1000 sf (10 [I]) of 26 Svcrimp to match existing.
07-2894	6/14/2007	2/29/2008	\$2,500		REPLACE APPROX 140SF OF SIDING AT UPSTAIRS UNIT, PAINT WHITE
04-2952	9/2/2004	8/20/2004	\$1,700		REPLACE SIDING
04-1233	4/19/2004	8/20/2004	\$5,500		ROOFING
9904081	12/17/1999	9/17/2000	\$2,669		14 SQS VICTORIAN SHINGLES
9600411	1/1/1996	8/1/1996	\$1,000		RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



7/20/2021

qPublic.net - Monroe County, FL - Report: 00007890-000000

Map



TRIM Notice

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

2020 Notices Only

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

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

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