



## **Historic Architectural Review Commission Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: January 25, 2021

Applicant: William Rowan

Address: #826 Johnson Lane

### **Description of Work:**

New front porch addition and new attic vent.

### **Site Facts:**

The property under review contains a one-story, historic wood frame structure, which is listed on our survey as contributing. Sanborn maps indicate the structure was on site as early as 1899, but it has since been relocated on the lot and has had additions and alterations over the years. The front porch that appears on the Sanborn maps was enclosed by the time the historic photo was taken in 1965. There are two one-story, non-historic additions at the rear.

### **Guidelines Cited on Review:**

- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 7 and 16.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 7, 11, 13, 14, 19 and 26.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes construction of a new front porch at 826 Johnson Lane. The application also includes the installation of an attic vent in the gable end.

The house historically had a front porch, which appears to have been enclosed in the early 1960s. There is no photographic documentation of the historic front porch, but it is noted on the Sanborn maps. The new front porch would be wood frame, with wood decking, railings, and 5" columns. The roof of the new porch would be a hip roof with 5v-crimp. The proposed new attic vent would be wood. All new wood material and trims are proposed to be painted white.

Consistency with Cited Guidelines:

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

Because there is no photographic documentation of what exactly the historic front porch at 826 Johnson Lane looked like, the proposed new front porch will not be able to duplicate it entirely. However, the proportions, form, massing, scale, and materials of the proposed new front porch are compatible with the historic character of the building and its surrounding context. The proposed new wood attic vent also does not conflict with any guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**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: | 826 Johnson Ln. Key West FL 33040 |              |                 |
| NAME ON DEED:                | Tropical Properties LLC           | PHONE NUMBER |                 |
| OWNER'S MAILING ADDRESS:     | 404 Eagles Landing Pkwy           | EMAIL        |                 |
|                              | Cameron MO 64429                  |              |                 |
| APPLICANT NAME:              | Michelle Puckett                  | PHONE NUMBER | (813) 288-2187  |
| APPLICANT'S ADDRESS:         | SAME AS ABOVE                     | EMAIL        |                 |
| APPLICANT'S SIGNATURE:       |                                   |              | DATE 12/24/2021 |

**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:   | Add new all wood open front porch approximately 15'2 1/2" x 6'-6" with new hip roof with 5V roofing. New wood fence and gates. Install new wood attic vent. All new wood material to be painted white to match existing. Drainage swale to be installed for additional coverage of approximately 98 sq ft. |
|  |  |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):   |  |
| No Demolition Proposed   |  |
|  |  |
|  |  |

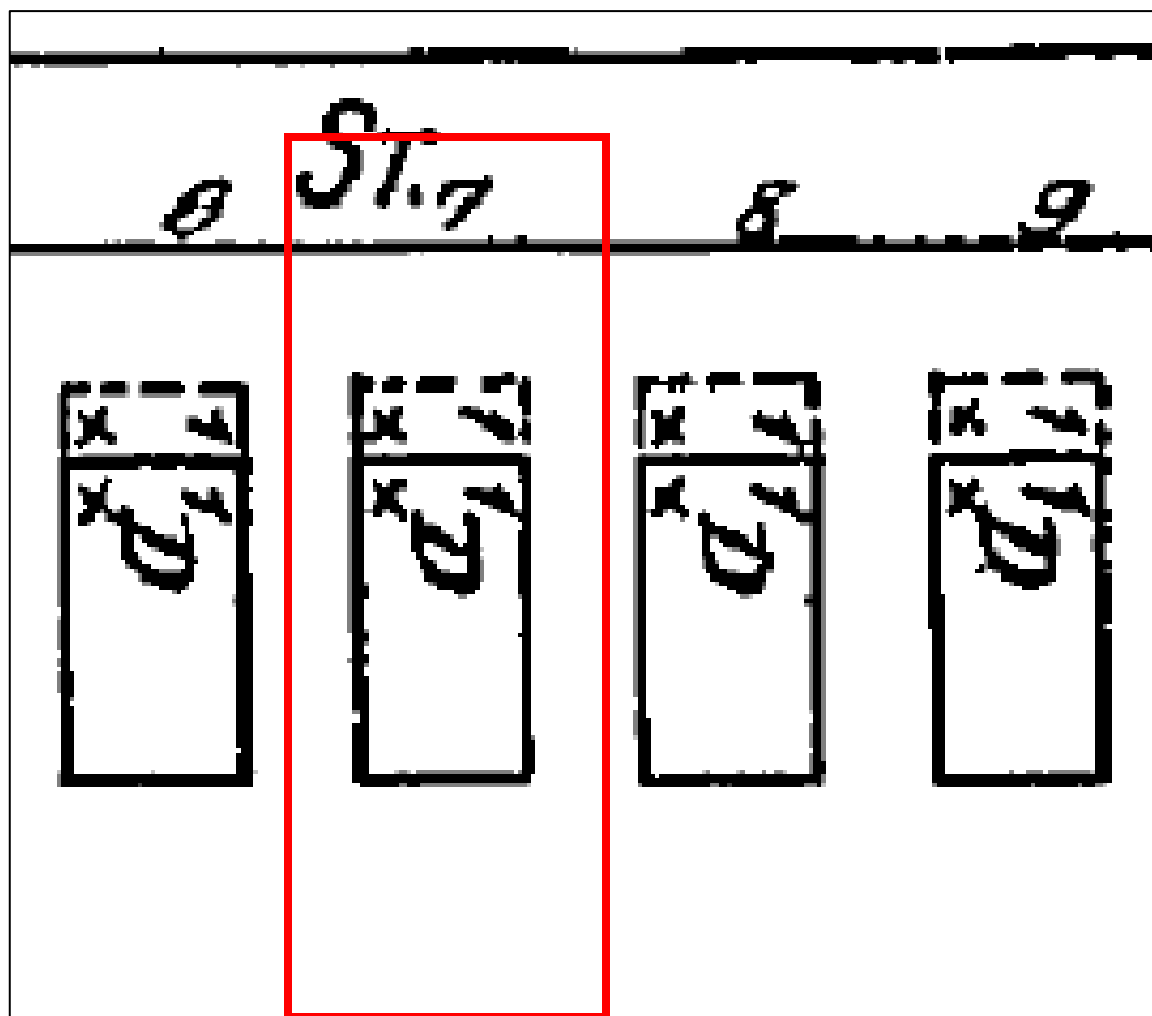
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

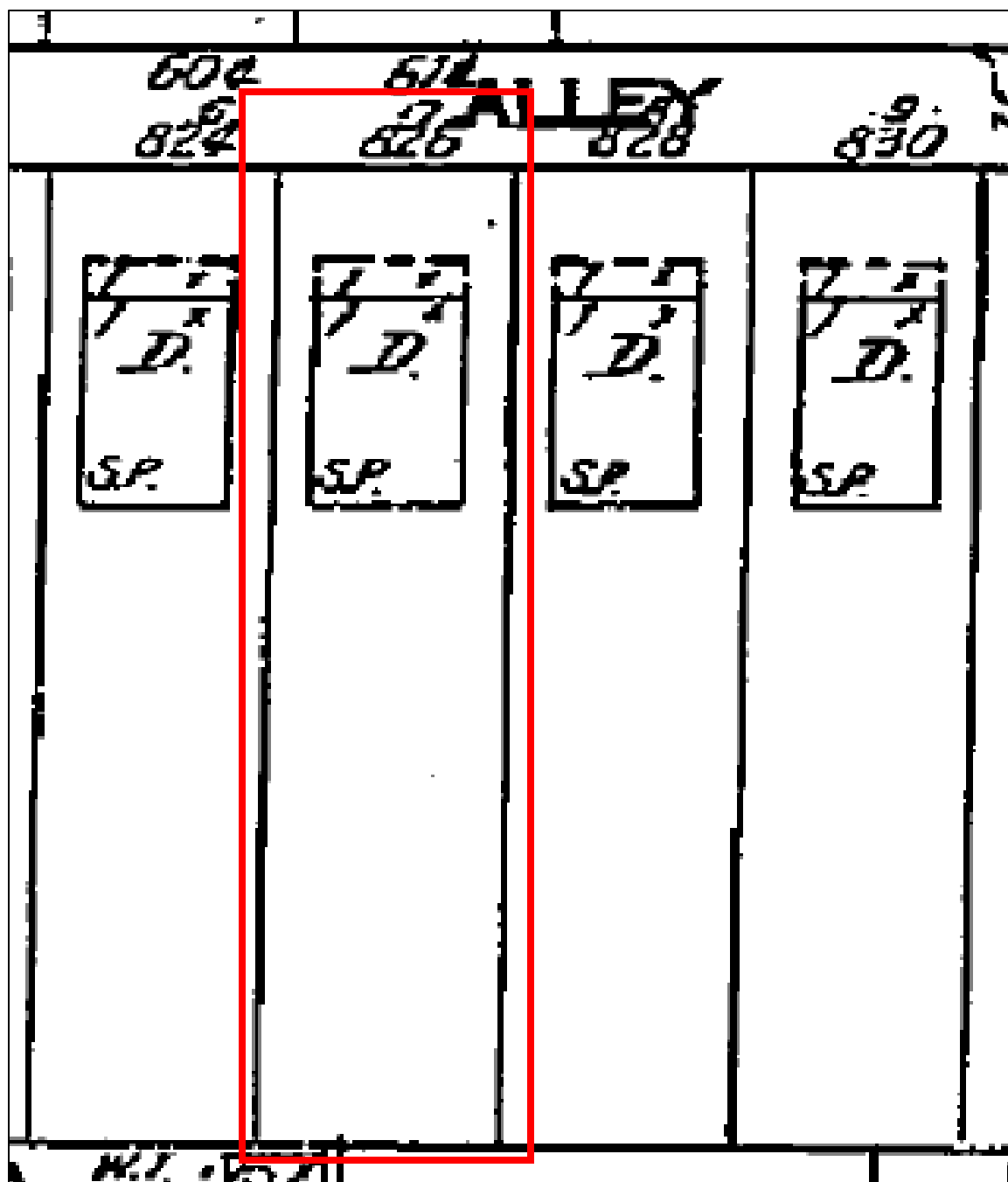
|                                |  |             |
|--------------------------------|--|-------------|
| OFFICIAL USE ONLY:             | HARC COMMISSION REVIEW   | EXPIRES ON: |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| REASONS OR CONDITIONS:         |  |             |
|                                |  |             |
|                                |  |             |
| STAFF REVIEW COMMENTS:         |  |             |
|                                |  |             |
|                                |  |             |
| FIRST READING FOR DEMO:        | SECOND READING FOR DEMO:   |             |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE:   |             |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS

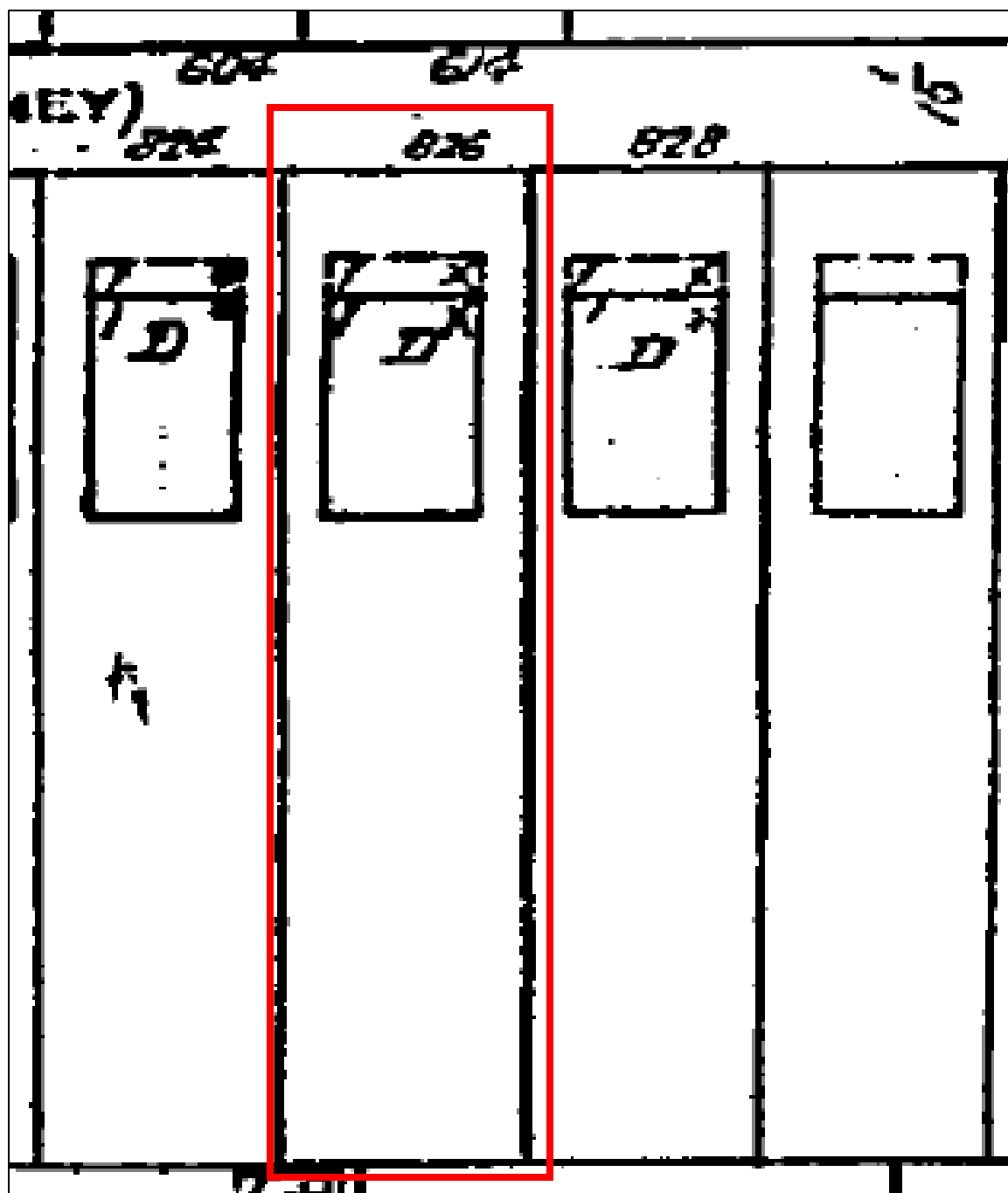


1899 Sanborn with the structure at 826 (7) Johnson Lane (Jane Street) indicated in red.

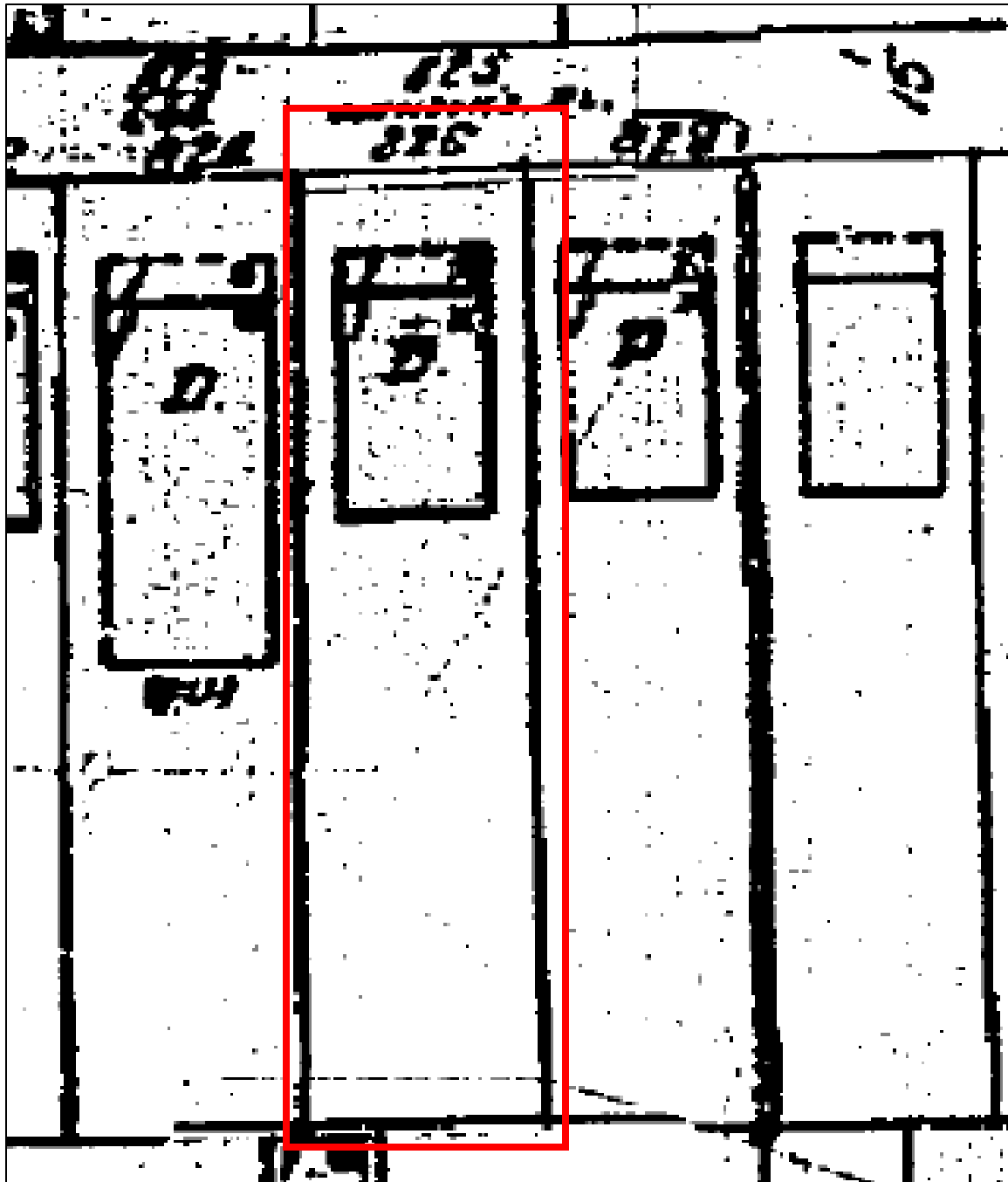


1912 Sanborn with the structure at 826 (7) Johnson Lane indicated in red.

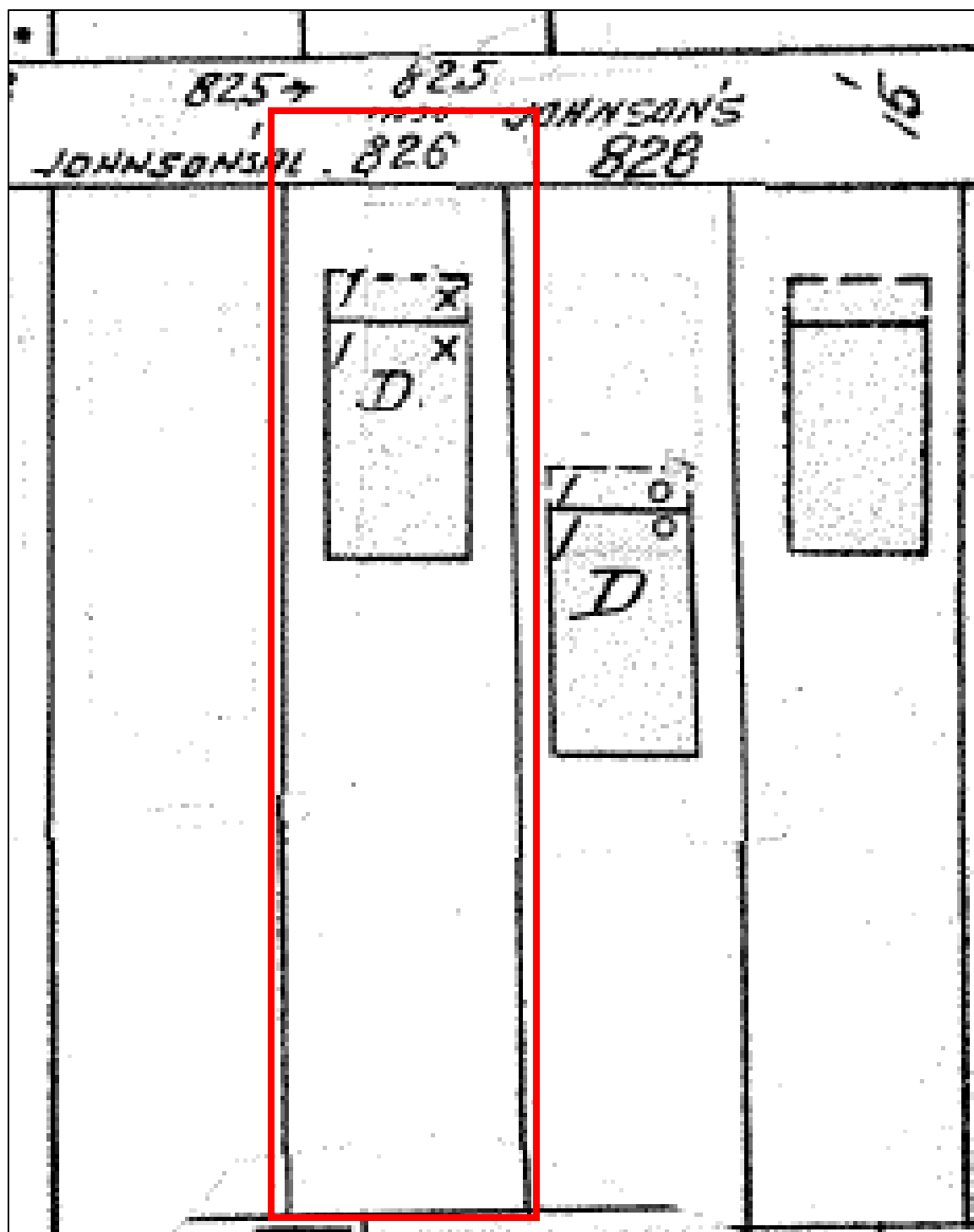




1926 Sanborn with the structure at 826 Johnson Lane indicated in red.



1948 Sanborn with the structure at 826 Johnson Lane indicated in red.



1962 Sanborn with the structure at 826 Johnson Lane indicated in red.

# PROJECT PHOTOS



1965 photo showing the structure at 826 Johnson Lane.

**826 JOHNSON LANE**



**Existing Conditions**



# PROPOSED PORCH



# SURVEY

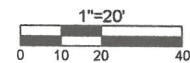
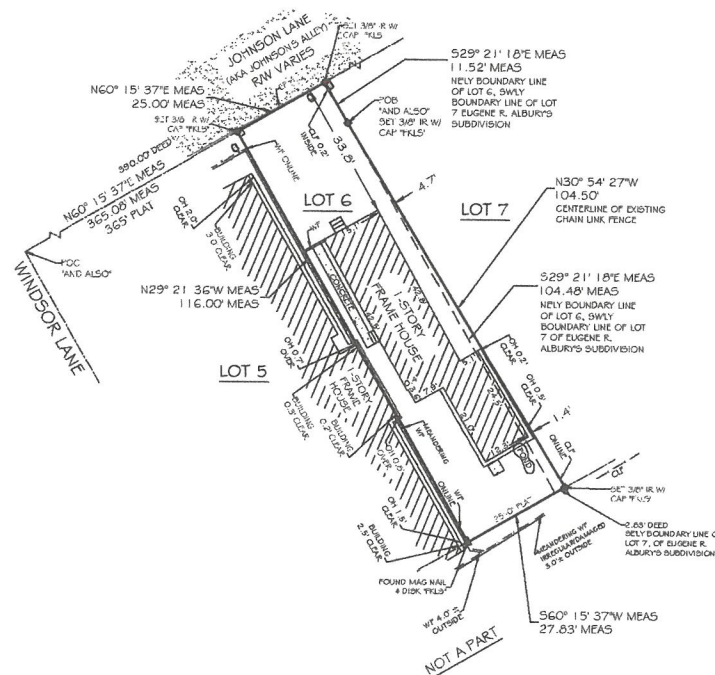


ADDRESS:  
826 JOHNSON LANE,  
KEY WEST, FL 33040

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T68S-R25E








AREA "LOT 6" = 2,899.42 SQFT±  
AREA "AND ALSO" = 211.81 SQFT±  
TOTAL AREA = 3111.23 SQFT±

NOTE:

DUE TO THE CURRENT CONDITION OF THE SUBJECT PROPERTY, BUILDING DIMENSIONS AND BUILDING TIES TO THE PROPERTY LINE ARE APPROXIMATED TO THE TENTH OF A FOOT AND MEASURED AT FOUNDATION LEVEL.

DUE TO THE CURRENT CONDITION OF CERTAIN MEANDERING WOOD FENCES, ALL FENCE TIES WERE TAKEN TO THE BASE OF THE FENCE AND ARE +/-.

LEGEND

-  - WATER METER
-  - SANITARY SEWER CLEAN OUT
-  - MAILBOX
-  - WOOD POWER POLE
-  - CONCRETE POWER POLE

CERTIFIED TO:  
RICHARD N. BASCOM, REVOCABLE TRUST  
8/17/2008;  
THE SMITH LAW FIRM;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

[illegible]

LEGAL DESCRIPTION:

Island of Key West, Florida, known as 826 Johnson's Lane, better described as Lot Six (6) in part of Tract Five (5) of Johnson's Land according to Plat of Lots 1, 2, 3, 4, 5, 6, 7 and 8, of Eugene R. Albury Subdivision of Part of said Tract as shown in Plat Book 1 on Page 100 filed in the Office of the Clerk of Circuit Court of Monroe County, State of Florida.

AND ALSO -

On the Island of Key West, Monroe County, Florida, and being a part of Lot 7, of Tract 5, of Eugene R. Albury's Subdivision of Johnson Lane, according to the Plat thereof, as recorded in Plat Book 1, at page 100 of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commencing at the point of intersection of the Northeasterly right of way line of Windsor Lane and the Southeasterly right of way line of Johnson Lane and thence N60°15'37"E along the said Southeasterly right of way line of Johnson Lane for a distance of 330.00 feet to the Northwesterly corner of the said Lot 7 and the lands described in Official Records Book 1193, at Page 2152 of the Public Records of Monroe County, Florida; thence S29°21'18"E along the Southwesterly boundary line of the said Lot 7, for a distance of 11.52 feet to a point on the centerline of an existing chain link fence, said point being the Point of Beginning of the parcel of land hereinafter described; thence continue S29°21'18"E along the previously described course for a distance of 104.48 feet to the Southwesterly corner of the said Lot 7 and the lands described in Official Records Book 1193, at Page 2152 of the Public Records of Monroe County, Florida; thence N60°15'37"E and along the Southwesterly boundary line of the said Lot 7, for a distance of 2.83 feet to the centerline of the said existing chain link fence; thence N30°54'27"W along the said centerline of the existing chain link fence for a distance of 104.50 feet back to the Point of Beginning. Containing 211.81 square feet, more or less.

|                  |            |
|------------------|------------|
| SCALE:           | 1" = 20'   |
| FIELD WORK DATE: | 10/19/2020 |
| MAP DATE:        | 05/10/2021 |
| REVISION DATE:   | XX/XX/XXXX |
| SHEET:           | 1 OF 1     |
| CHECKED BY:      | EAI        |
| JOB NO.:         | 20-402     |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIED WITH CHAPTER 177, FLORIDA STATUTES.

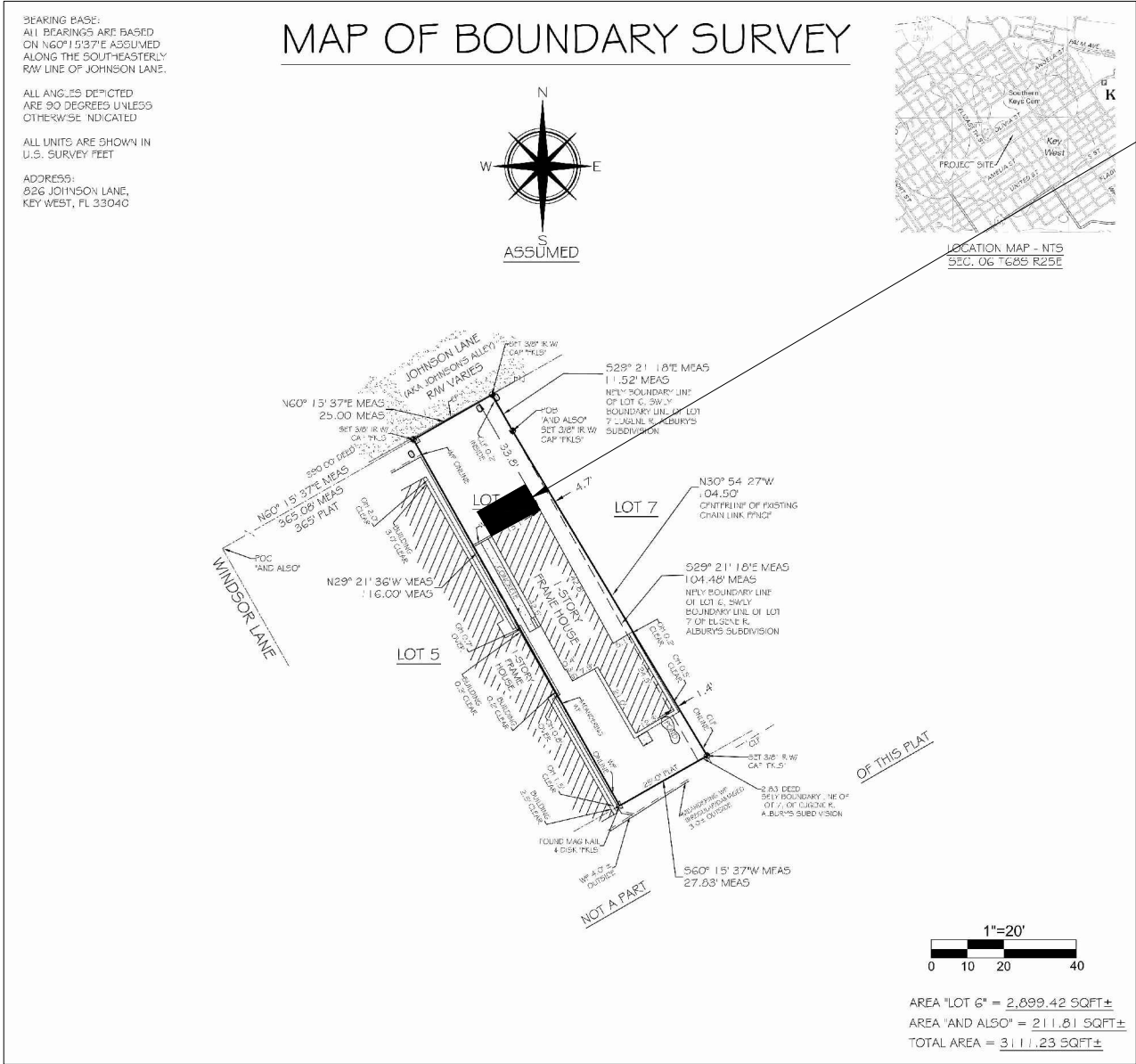
NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER.

FLORIDA KEYS  
LAND SURVEYING

1996 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5emai.@Gmail.com

# PROPOSED DESIGN





PROPOSED OPEN PORCH LOCATION  
98 SQ. FT. OF BUILDING COVERAGE



## SHEET INDEX

| SHT | DESCRIPTION                                  |
|-----|--|
| 1   | COVER - LOCATION, SURVEY, GENERAL NOTES      |
| 2   | EXISTING / PROPOSED SITE PLAN, DEMO NOTES    |
| 3   | PROPOSED ELEVATION, DRAINAGE PLAN, SITE DATA |
| 4   | CONSTRUCTION DETAILS, FRAMING PLANS          |

## GENERAL NOTES

All work shall comply with the 2020 7th edition 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:

|             |   |
|-------------|---|
| BUILDING:   | Florida Building Code, 2020 7th edition |
| ELECTRICAL: | National Electrical Code, 2020          |
| PLUMBING:   | Florida Building Code (Plumbing), 2020  |
| MECHANICAL: | Florida Building Code (Mech.), 2020     |
| GAS:        | LP Gas Code, 2020 7th edition (NFPA 58) |

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)  
This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.  
CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-11.

## SITE DATA

|                   | 826 JOHNSON LN. |            | FLOOD: AE       |     | ZONE: HHDR |     |          |
|-------------------|-----------------|------------|-----------------|-----|------------|-----|----------|
|                   | PROPOSED        | EXISTING   | ALLOWED         |     |            |     | VARIANCE |
| RE NO.            | 00020240-000000 |            |                 |     |            |     |          |
| SETBACKS:         |                 |            |                 |     |            |     |          |
| FRONT             | 27.2'           | 33.8'      | 10'             |     |            |     | NO       |
| SIDE              | 0.2'            | 0.2'       | 5'              |     |            |     | NO       |
| SIDE              | 5.5'            | 5.5'       | 5'              |     |            |     | NO       |
| REAR              | 13.9'           | 13.9'      | 20'             |     |            |     | NO       |
| LOT SIZE          | 3,048 S.F.      | 3,048 S.F. | 4,000 S.F. MIN. |     |            |     | NO       |
| BUILDING COVERAGE | 1,111 S.F.      | 36%        | 1,013 S.F.      | 33% | 1,524 S.F. | 50% | NO       |
| BUILDING HEIGHT   | 13.0' ±         | 13.0' ±    | 30'             |     |            |     | NO       |
| IMPERVIOUS AREA   | 1,500 S.F.      | 49%        | 1,402 S.F.      | 46% | 1,829 S.F. | 60% | NO       |
| OPEN SPACE        | 1,548 S.F.      | 50%        | 1,646 S.F.      | 54% | 1,067 S.F. | 35% | NO       |

NOTE: SITE DATA INCLUDES SWIMMING POOL #BLD2021-3370

# 826 JOHNSON LANE

## NEW OPEN PORCH

826 JOHNSON LANE KEY WEST, FLORIDA 33040

## SITE LOCATION

| Basic Building Structural Information   |                                       |                     |                |
|---|---------------------------------------|---------------------|----------------|
| Floor and Roof Live Loads   |                                       |                     |                |
| Attics:   | 20 psf w/ storage, 10 psf w/o storage |                     |                |
| Habitable Attics, Bedroom:  | 30 psf                                |                     |                |
| All Other Rooms:  | 40 psf                                |                     |                |
| Garage:   | 40 psf                                |                     |                |
| Roofs:  | 20 psf                                |                     |                |
| Wind Design Data  |                                       |                     |                |
| Ultimate Wind Speed:  | 180 mph                               | Nominal Wind Speed: | 139 mph        |
| Risk Category:  | II                                    | Wind Exposure:      | C              |
| Enclosure Classification:   | Enclosed                              | End Zone Width:     | 4.00 ft.       |
| Internal Pressure Coefficient:  | 0.18 +/-                              |                     |                |
| Components and Cladding Design Pressures  | Roof Zone 1:                          | +38.6 psf max.,     | -42.1 psf min. |
|   | Roof Zone 2:                          | +38.6 psf max.,     | -49.2 psf min. |
|   | Roof Zone 3:                          | +38.6 psf max.,     | -49.2 psf min. |
|   | Roof at Zone 2 Overhangs:             | -71.4 psf min.      |                |
|   | Roof at Zone 3 Overhangs:             | -71.4 psf min.      |                |
|   | Wall Zone 4:                          | +42.1 psf max.,     | -45.6 psf min. |
|   | Wall Zone 5:                          | +42.1 psf max.,     | -56.3 psf min. |
| The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.                     |                                       |                     |                |
| All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.         |                                       |                     |                |
| The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code. |                                       |                     |                |

826 JOHNSON LANE  
NEW OPEN PORCH  
826 JOHNSON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN N  
ARCHITECTURE  
321 PEACOCK LANE  
305 394-4773  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751

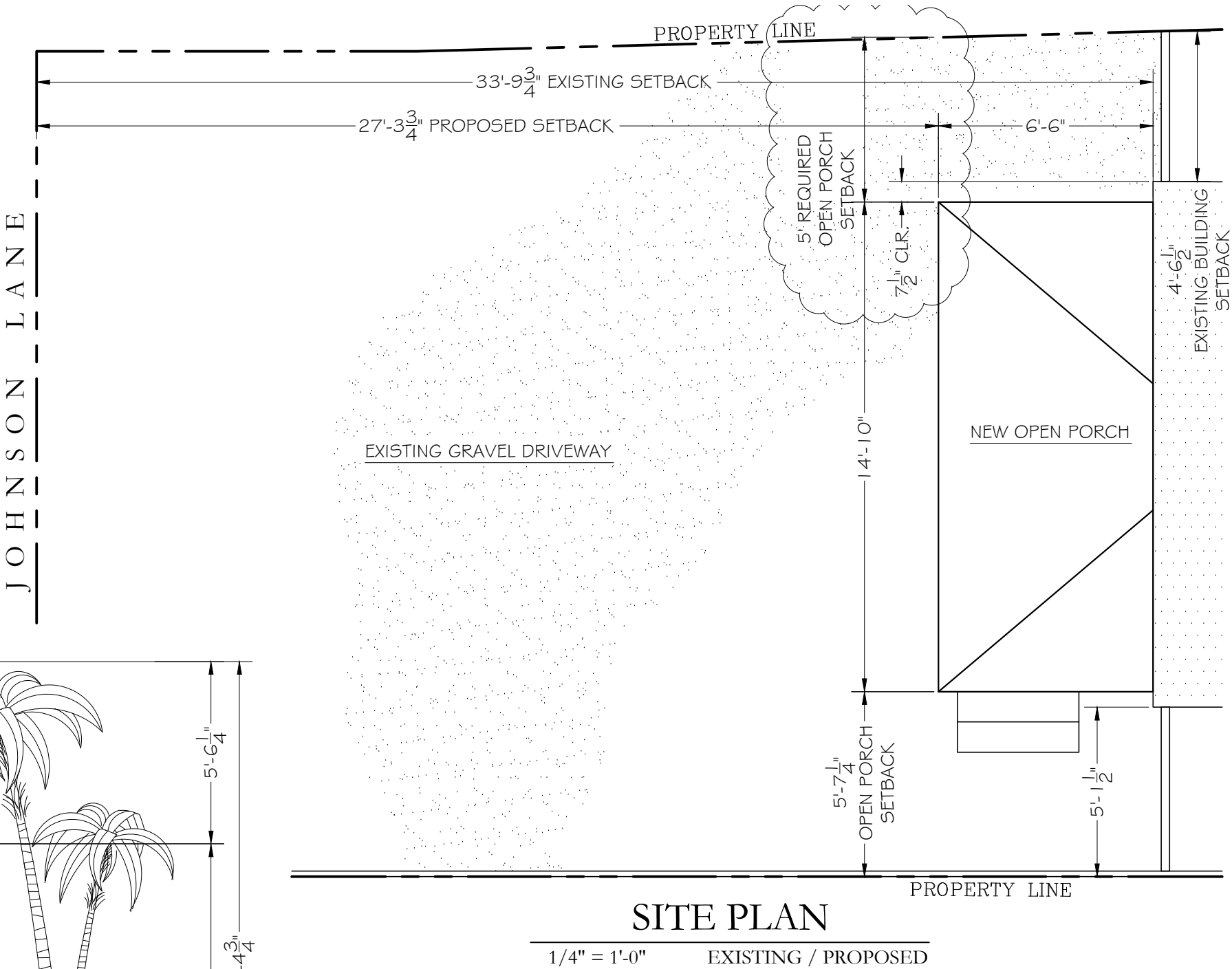
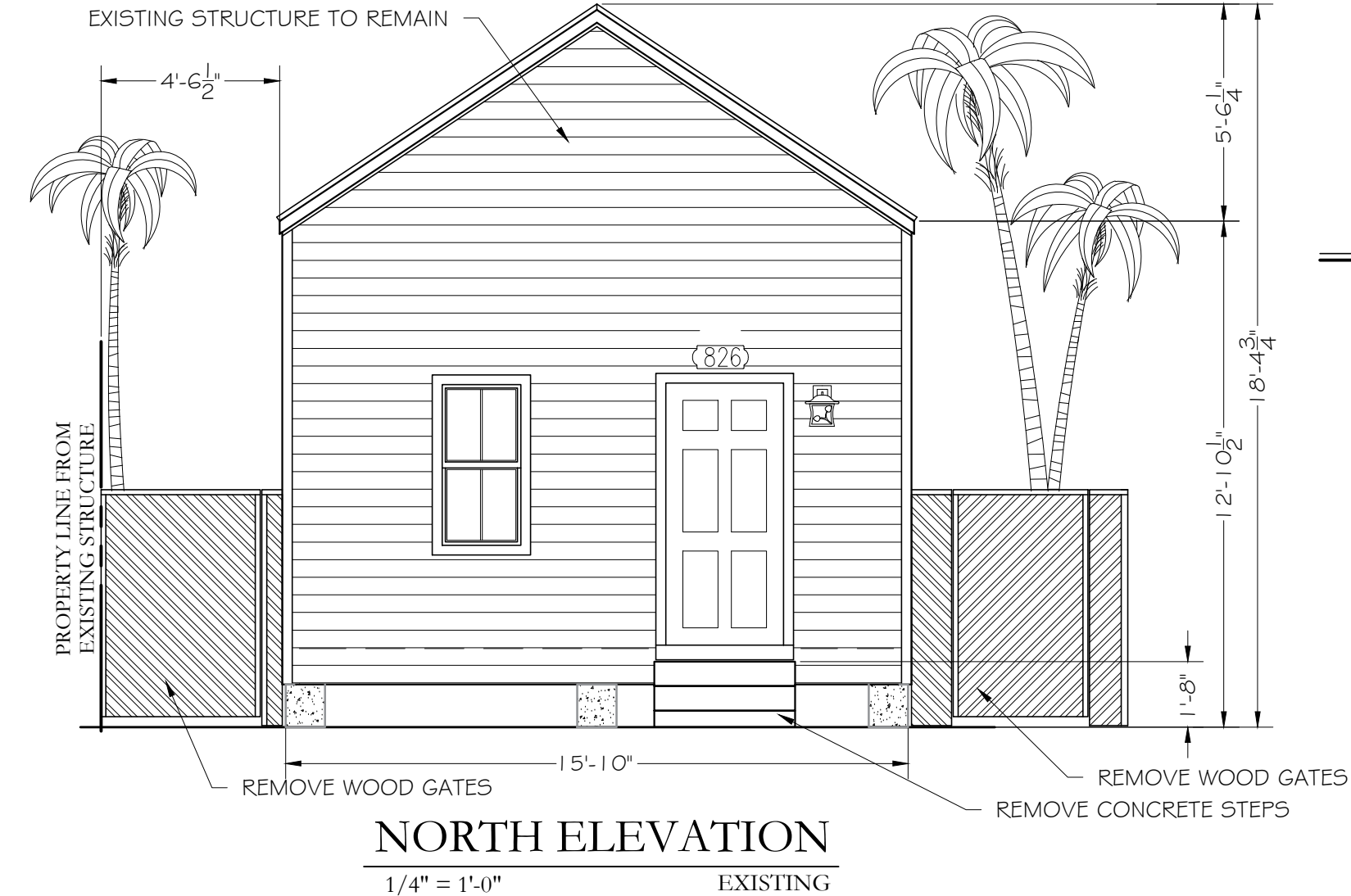
PROJECT NO :  
12-29-2021  
DATE : 12-1-2021

1  
1 OF 4



- DEMOLITION NOTES
1. If Demolition commences prior to permit, GC shall obtain demo permits.
  2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
  3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
  4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
  5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
  6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
  7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
  8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
  9. Existing smoke detectors to remain as needed.
  10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
  11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.

- CONSTRUCTION PLAN GENERAL NOTES
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
  2. All new material to be pressure treated. Repair surfaces to match adjacent or adjoining surfaces where required.
  3. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  4. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
  5. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
  6. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  7. Verify underground utilities before construction
  8. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  9. Concrete to be 3000 psi min.
  10. All work to be done within the property lines



**TREE PROTECTION PLAN**

All existing trees to remain UNO.

Provide 3' fenced border around native trees within the construction area.

If landscape area is to be removed or tree is damaged, notify architect.

|                   | 826 JOHNSON LN. |            | FLOOD: AE       |     | ZONE: HHDR |     | VARIANCE |
|-------------------|-----------------|------------|-----------------|-----|------------|-----|----------|
|                   | PROPOSED        | EXISTING   | ALLOWED         |     |            |     |          |
| RE NO.            | 00020240-000000 |            |                 |     |            |     |          |
| SETBACKS:         |                 |            |                 |     |            |     |          |
| FRONT             | 27.2'           | 33.8'      | 10'             |     |            |     | NO       |
| SIDE              | 0.2'            | 0.2'       | 5'              |     |            |     | NO       |
| SIDE              | 5.5'            | 5.5'       | 5'              |     |            |     | NO       |
| REAR              | 13.9'           | 13.9'      | 20'             |     |            |     | NO       |
| LOT SIZE          | 3,048 S.F.      | 3,048 S.F. | 4,000 S.F. MIN. |     |            |     | NO       |
| BUILDING COVERAGE | 1,111 S.F.      | 36%        | 1,013 S.F.      | 33% | 1,524 S.F. | 50% | NO       |
| BUILDING HEIGHT   | 13.0' ±         | 13.0' ±    | 30'             |     |            |     | NO       |
| IMPERVIOUS AREA   | 1,500 S.F.      | 49%        | 1,402 S.F.      | 46% | 1,829 S.F. | 60% | NO       |
| OPEN SPACE        | 1,548 S.F.      | 50%        | 1,646 S.F.      | 54% | 1,067 S.F. | 35% | NO       |

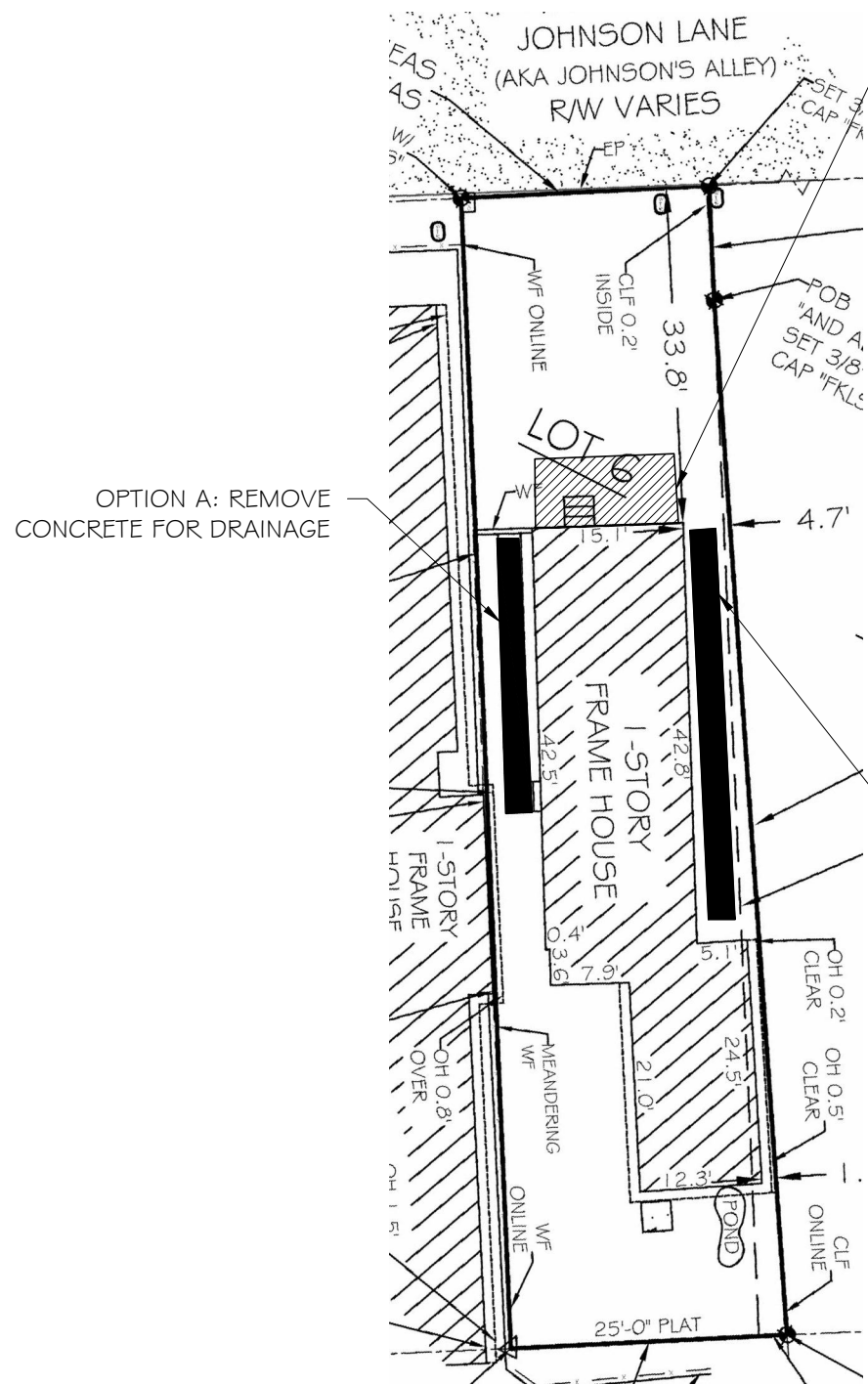
NOTE: SITE DATA INCLUDES SWIMMING POOL #BLD2021-3370

SITE PLAN ENLARGED  
EXISTING ELEVATION

826 JOHNSON LANE  
NEW OPEN PORCH  
826 JOHNSON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN N  
ARCHITECTURE  
KEY WEST, FLORIDA  
321 PLEACON LANE  
305 394473  
FLORIDA LICENSE AR001751

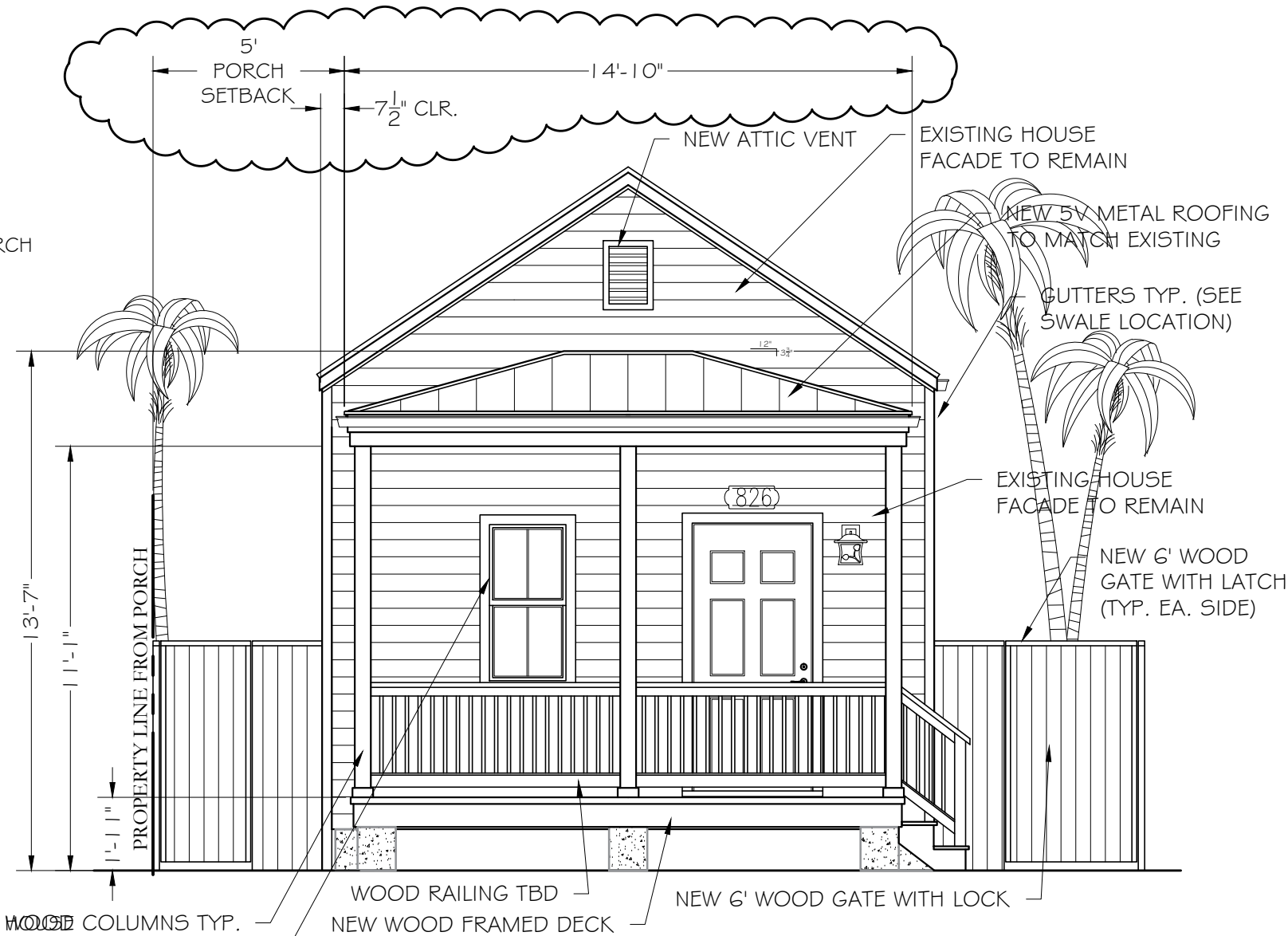
PROJECT NO :  
12-29-2021  
DATE : 12-1-2021



## DRAINAGE LOCATION

N.T.S.

PROPOSED



## NORTH ELEVATION

1/4" = 1'-0"

PROPOSED

**STORM DRAINAGE CALCULATIONS & NOTES**

\*"MINIMUM" REQUIRED STORM DRAINAGE / SWALE:

"ADDITIONAL IMPERVIOUS AREA" = 98 S.F.

98 S.F. X 0.08 = 8 C.F. OF SWALE REQUIRED  
5'-0" WIDE X 1'-0" DEEP = 2.5 S.F. CROSS SECTIONAL AREA  
2.5 S.F. X 5'-0" LENGTH = 12.5 C.F. OF VOLUME

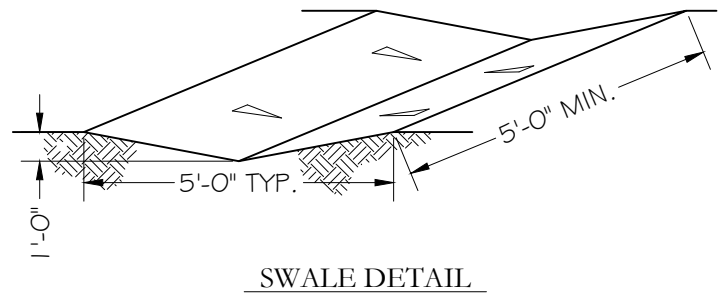
Swale(s) to total volume to be minimum of 92 C.F.

**SWALE LOCATION TBD**

\*All runoff shall be directed to proposed swale(s) by gutters, lot grading, or other approved methods.

\*Minimum swale(s) depth shall be 12", with minimum side slope of 4:1

\*All swales shall be stabilized by gravel or grass.

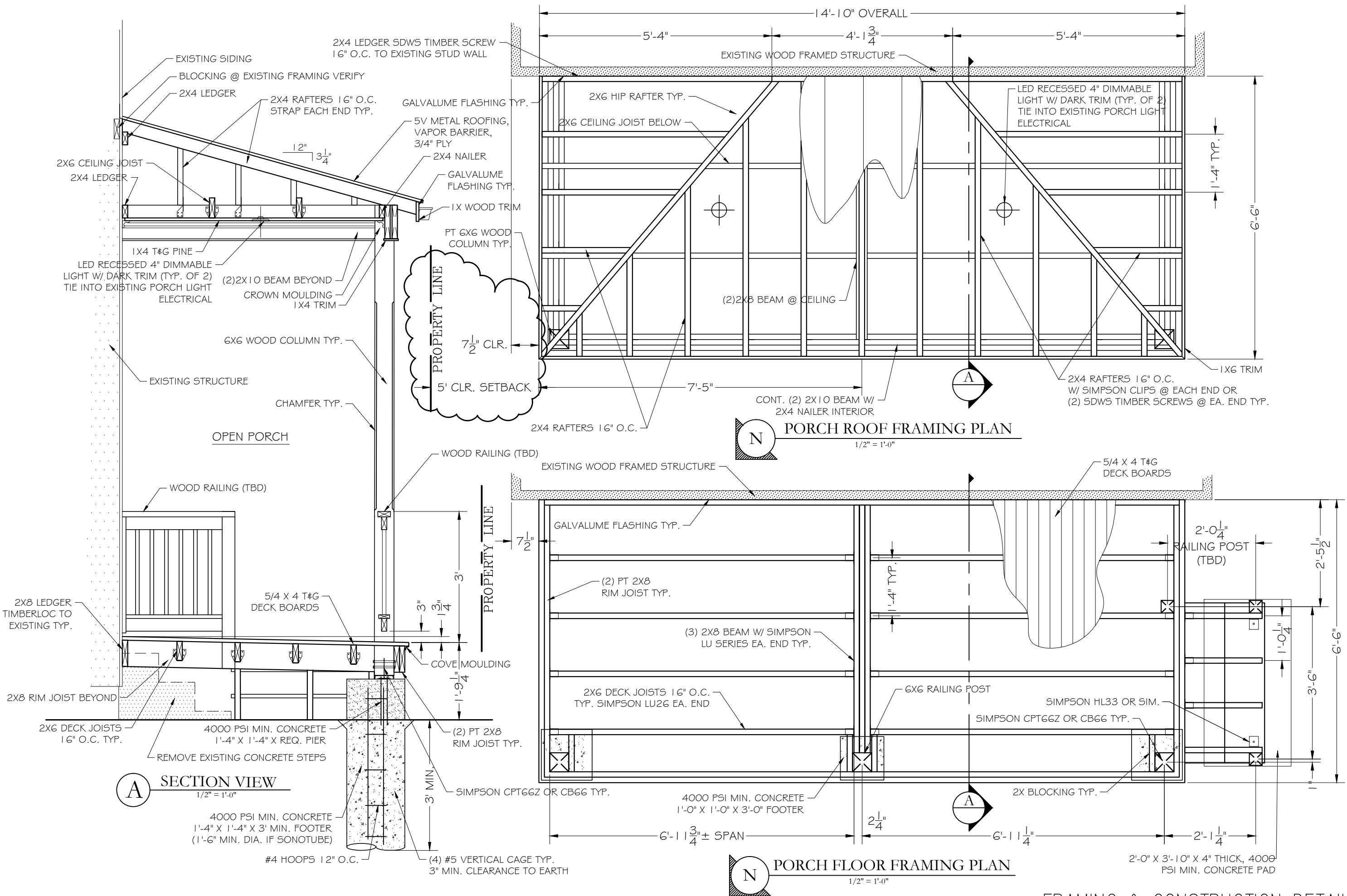


826 JOHNSON LANE  
NEW OPEN PORCH  
826 JOHNSON LANE KEY WEST, FLORIDA 33040


REGISTERED ARCHITECT  
WILLIAM ROWAN N  
FLORIDA LICENSE AR-0017751

PROJECT NO :  
12-29-2021  
DATE : 12-1-2021

3  
3 OF 4



826 JOHNSON LANE  
NEW OPEN PORCH  
826 JOHNSON LANE KEY WEST, FLORIDA 33040



WILLIAM ROWA N  
ARCHITECTURE  
321 PEACOCK LANE  
KEY WEST, FLORIDA  
305 394-4773  
FLORIDA LICENSE AR0017761

PROJECT NO :  
12-29-2021  
DATE : 12-1-2021

4  
4 OF 4

FRAMING & CONSTRUCTION DETAILS

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 25, 2022 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](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:

## **NEW FRONT PORCH ADDITION AND NEW ATTIC VENT.**

### **#826 JOHNSON LANE**

**Applicant – William Rowan    Application #H2021-0064**

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](http://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 BRIAN OLSON, 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:

826 JOHNSON LANE on the 18<sup>TH</sup> day of JANUARY, 20 22.

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 25<sup>TH</sup>, 20 22.

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 H2021-0004.

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

**Signed Name of Affiant:**

Date: 1/18-2022  
Address: 314 PERCOW LN  
City: KEY WEST  
State, Zip: FL 33040

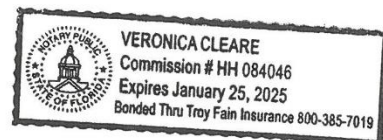
The forgoing instrument was acknowledged before me on this 19<sup>th</sup> day of JANUARY, 20 22.

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

### NOTARY PUBLIC

Sign Name: Veronica Cleare  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025







# 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 00020240-000000  
 Account# 1020982  
 Property ID 1020982  
 Millage Group 10KW  
 Location 826 JOHNSON LN, KEY WEST  
 Address  
 Legal KW EUGENE RALBURY SUB PB1-100 LOT 6 OF TR 5 OR 490-56 OR 931-2096 OR 985-1445 OR 991-51 OR 992-1582  
 Description OR 2051-37 OR 2732-1263/64 OR 3137-1324  
 (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**

TROPICAL PROPERTIES LLC  
 404 Eagles Landing Pkwy  
 Cameron MO 64429

**Valuation**

|                            | 2021      | 2020      | 2019      | 2018      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$119,339 | \$122,748 | \$106,330 | \$2,748   |
| + Market Misc Value        | \$455     | \$455     | \$455     | \$455     |
| + Market Land Value        | \$336,768 | \$317,689 | \$288,405 | \$262,670 |
| = Just Market Value        | \$456,562 | \$440,892 | \$395,190 | \$265,873 |
| = Total Assessed Value     | \$353,877 | \$321,706 | \$292,460 | \$265,873 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$456,562 | \$440,892 | \$395,190 | \$265,873 |

**Land**

| Land Use        | Number of Units | Unit Type   | Frontage | Depth |
|-----------------|-----------------|-------------|----------|-------|
| SFR LANE (01LN) | 2,900.00        | Square Foot | 25       | 116   |

**Buildings**

|                |                         |             |               |                      |                |
|----------------|-------------------------|-------------|---------------|----------------------|----------------|
| Building ID    | 1545                    |             |               | Exterior Walls       | CUSTOM         |
| Style          | 1 STORY ELEV FOUNDATION |             |               | Year Built           | 1938           |
| Building Type  | S.F.R. - R1 / R1        |             |               | Effective Year Built | 2019           |
| Gross Sq Ft    | 1452                    |             |               | Foundation           | WD CONC PADS   |
| Finished Sq Ft | 1452                    |             |               | Roof Type            | GABLE/HIP      |
| Stories        | 2 Floor                 |             |               | Roof Coverage        | METAL          |
| Condition      | AVERAGE                 |             |               | Flooring Type        | SFT/HD WD      |
| Perimeter      | 184                     |             |               | Heating Type         | FCD/AIR DUCTED |
| Functional Obs | 0                       |             |               | Bedrooms             | 2              |
| Economic Obs   | 0                       |             |               | Full Bathrooms       | 1              |
| Depreciation % | 1                       |             |               | Half Bathrooms       | 0              |
| Interior Walls | WALL BD/WD WAL          |             |               | Grade                | 500            |
|                |                         |             |               | Number of Fire Pl    | 0              |
| Code           | Description             | Sketch Area | Finished Area | Perimeter            |                |
| FLA            | FLOOR LIV AREA          | 1,452       | 1,452         | 288                  |                |
| TOTAL          |                         | 1,452       | 1,452         | 288                  |                |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CH LINK FENCE | 1964       | 1965      | 1        | 512 SF | 1     |

**Sales**

| Sale Date | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 11/8/2021 | \$1,175,000 | Warranty Deed   | 2348559           | 3137      | 1324      | 01 - Qualified     | Improved           |
| 3/26/2015 | \$360,000   | Warranty Deed   |                   | 2732      | 1263      | 02 - Qualified     | Improved           |
| 2/1/1971  | \$5,000     | Conversion Code |                   | 490       | 56        | Q - Qualified      | Improved           |

**Permits**

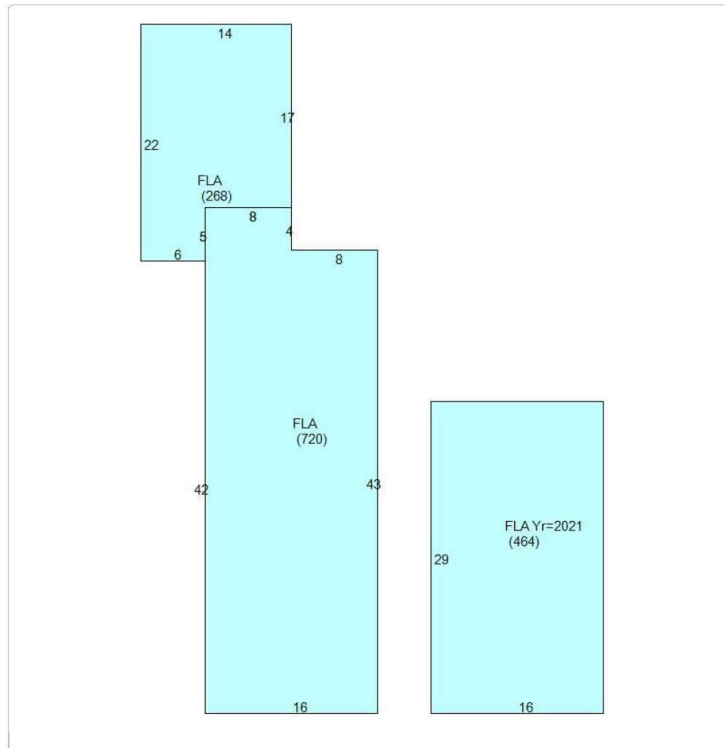
| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|--------|-------------|----------------|--------|-------------|-------|
|        |             |                |        |             |       |

|         |            |            |          |             |   |
|---------|------------|------------|----------|-------------|---|
| 20-2905 | 1/12/2021  | 10/22/2021 | \$0      | Residential | Replace double swing exit door  |
| 20-2303 | 12/17/2020 | 7/23/2021  | \$0      | Residential |   |
| 20-2897 | 12/17/2020 | 10/27/2021 | \$11,000 | Residential | Install 24 LF of kitchen cabinets, add collar ties, 400 sf of tile floor. Revision permit #BLD2020-1443. All work to include rear section of house.   |
| 20-1443 | 8/27/2020  | 10/22/2021 | \$35,000 | Residential | All work to be done on middle and front section of house. Frame ceiling and add 45 LF of 2x4 wall. Add and sister roof rafters as needed. Install wall tile in 2 showers. Add hurricane straps to walls and roof rafters. Install 800 SF of t&g floor. Install closed cell fire rated foam insulation. Install 2500 sf of 5/8 drywall and historic 1x4 t&g to walls |
| 16-939  | 1/17/2020  | 6/27/2017  | \$0      | Residential | AFTER THE FACT: 9-WINDOWS AND 1-DOOR, REPLACE ROTTED FRAMING, INSTALL NEWSUB FLOOR, HURRICANE PANELS, EXPLORATORY DEMOLITION 5/8 TYPE 'X' ADDED TO EAST REAR WALL.  |
| 19-1525 | 11/25/2019 | 6/8/2021   | \$0      | Residential | remove and replace 2.5 ton air handler and condenser 16 seer replace all duct work condensers to be set on wall stand 5 kw heat install 12000 btu mini split * NOC required   |
| 19-0826 | 3/8/2019   | 8/4/2021   | \$7,000  | Residential | COMPLETE ELECTRICAL INSTALL OF RES DWELLING PER PLANS   |
| 18-0898 | 10/23/2018 | 6/5/2019   | \$8,620  | Residential | R & R ROOFING 5 VCRIMP METAL  |
| 18-0336 | 9/15/2018  | 9/15/2018  | \$0      | Residential | REPAIR EXISTING ROOF FRAMING ADD H TIERS FOR ROOF AND WALLS INSTALL CEILING JOISTS AND COLLAR TIERS ADD NEW FOUNDATION PIER ROOF  |
| 18-1746 | 5/3/2018   | 8/6/2021   | \$10,000 | Residential | ROUGH IN 2 NEW BATHROOMS, KITCHEN, LAUNDRY ROOM   |
| 16-2341 | 1/4/2017   | 4/19/2021  | \$1,500  | Residential | ADMCLOSE NO FIN INSP REPLACE DAMAGED AND MISSING SIDING, PAINT ALL SIDING AND TRIM  |
| 16-3410 | 9/14/2016  | 10/25/2021 | \$10,000 | Residential | FOUNDATION ONLY REPLACE EXISTING BLOCK PIERS WITH CONCRETE PIERS CONTAINING REBAR   |
| 16-2637 | 8/4/2016   | 9/11/2018  | \$13,500 | Residential | AFTER THE FACT: 9 WINDOVS, 1 DOOR, REPLACE ROTTED FRAMING, INSTALL NEWSUBFLOOR, HURRICANE PANELS EXPLORATORY DEMO   |
| 16-2341 | 7/6/2016   | 6/23/2018  | \$1,500  | Residential | REPLACE DAMAGED AND MISSING SIDING, PAINTING ALL SIDING AND TRIM  |
| 9603555 | 8/1/1997   | 12/1/1997  | \$1      | Residential | PAVING/COATING  |

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



## Photos

1/14/22, 4:55 PM

qPublic.net - Monroe County, FL - Report: 00020240-000000



#### Map



#### TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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

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**Schneider**  
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Version 2.3.171