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## **Staff Report for Item 22**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** April 26, 2016

**Applicant:** A2O Architecture

**Application Number:** H16-03-0025

**Address:** #1017 Windsor Lane

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### **Description of Work:**

Changes of front facades to two non-contributing buildings. Replacement of windows, doors, and siding. Replace front entry roof. Site improvements and new color scheme.

### **Site Facts:**

Located on Windsor Lane, this property contains two buildings, a one-story building that fronts Windsor Lane and a two-story building located in the rear of the property. Listed as non-contributing in the survey, the one-story building looks to have been constructed sometime in the late 1960s. The Property Appraiser's website says the building was constructed in 1963, but the 1962 Sanborn map shows a one-story frame structure with a one-story cbs structure. There is a note that indicates it was not finished. The Property Appraiser's c.1965 photograph shows a one story frame structure with a partially constructed cbs addition – which gives evidence to the original front door and a fenestration that appears to be the same size as the existing awning window. A 1969 photograph shows a more completed cbs building that is located in the footprint of the one-story frame structure, but there is still no exterior cladding around the cbs block, which is unusual. Mostly likely the building was finished in 1969 or later and resulted in the total demolition of the frame vernacular structure.

The two-story structure in the rear was built in 1985, according to the Property's Appraiser. There are no old photographs of the structure, nor does it appear in any Sanborn map.

1017 Windsor Lane went to the Tree Commission on April 12<sup>th</sup> and was approved for the removal of two trees. The property currently has four units, but is choosing to only use three of the units.

### **Guidelines Cited in Review:**

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 1 through 8 of additions and alterations.

### **Staff Analysis**

This Certificate of Appropriateness proposes renovations to the existing two buildings. The front building renovations include changing the front entry to the front house, removing a porch roof extension, removing T-11 and board and batten siding to infill with stucco. All of the fenestrations are to be removed and replaced with aluminum windows. The front door will be relocated to the front façade of the house, and a new wood door will be installed. The roof will be replaced with shingles to match existing.

The proposed plans include removing the exterior staircase on the rear building, reconfiguring its window fenestrations, installing all new aluminum windows, and adding new railings to the porch. The roof will be replaced with asphalt shingles to match existing.

Site work includes removing concrete slabs and sheds on property, relocating a fence towards the rear property line, removing a non-historic concrete and aluminum fence that currently are on City property and installing a new 4 foot tall picket fence along the front property line. New composite decks will be installed behind each building with a new pool for each unit.

The buildings will be painted white with navy blue shutters. The porch ceilings will be painted light blue.

### **Consistency with the Guidelines**

1. The guidelines state that additions and alterations may be reviewed more liberally on non-contributing buildings. Both of these structures are not contributing, and alterations will only improve the appearance of the structures.

Staff feels that the proposed project is consistent with the guidelines in regards additions and alterations.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <u>16-003-00025</u>		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE <u>X</u>	PANEL # <u>1516K</u>	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<u>1017 Windsor Lane</u>		# OF UNITS <u>3</u>
<u>1030899</u>		
<u>RSD + RJD LLC</u>		PHONE NUMBER <u>305-797-7041</u>
<u>1719 Thompson Street</u>		EMAIL <u>bobjabour@hotmail.com</u>
		PHONE NUMBER
		EMAIL
<u>A20 Architecture LLC</u>		PHONE NUMBER <u>305-587-3141</u>
<u>P.O. Box 2699, Key West, FL 33045</u>		EMAIL <u>a20architecture@gmail.com</u>

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: X YES \_\_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: \_\_\_\_ ONE OR TWO FAMILY \_\_\_\_ MULTI-FAMILY \_\_\_\_ COMMERCIAL \_\_\_\_ NEW X REMODEL  
\_\_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_\_ ADDITION \_\_\_\_ SIGNAGE X WITHIN FLOOD ZONE X  
X DEMOLITION X SITE WORK X INTERIOR X EXTERIOR \_\_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New alum. windows & slider doors; stucco repair & painting; site work w/ 3 pools; remove exterior stair, deck & sheds; new entry door location; re-shingle; replace sloped porch roof w/ flat roof at front building.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <u>Robert S. Jabour</u>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <u>[Signature]</u>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>1st</u> DAY OF <u>April</u> , 20 <u>16</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ____ DAY OF ____, 20 ____.
	<p>Oper: KEYWBLD Type: BP Drawer: 1 Date: 4/04/16 50 Receipt no: 13553 2016 300025 PT * BUILDING PERMITS-NEW as identification.</p>

Personally known or produced

as identification.

Personally known or produced

as identification.

Trans number: 1029 3075664  
CK CHECK \$100.00

Trans date: 4/01/16 Time: 16:57:58

267103697-08



## PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☒ DECK ☒ FENCE ☒ OUTBUILDING / SHED

FENCE STRUCTURES: ☒ 4 FT. ☒ 6 FT. SOLID ☒ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☒ ABOVE GROUND ☐ SPA / HOT TUB ☒ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☒ REPAIR ☐ AWNING

☐ 5 V METAL ☒ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

### SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ ELEC ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

PORCH  
CEILING

### PART C:

APPLICATION FEES: ☐

PLEASE ATTACH APPROVAL

ATTENTION: NO BUILDING

REPTACLES  
UNDERGROU  
PER BLDG.  
OMEN'S  
OR A CE  
STAFF AP  
S FROM HAR  
R TO HARC



BE  
MPS  
TANKS

-SHUTTERS

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Replace and reconfigure windows and exterior door openings.	Aluminum	Aluminum
Relocate entry door to pre-existing location at Front building.	wood	Wood
Demo exterior stair, sheds and decks	Wood	N/A

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER:

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- 16-03-111-0025**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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

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**OR THAT THE BUILDING OR STRUCTURE;**

- (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 buildings on site are not contributing, and proposed  
demolition does not have any historic significance or  
distinctive characteristics to the property or neighborhood.

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- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

There is no found evidence that this structure is associated  
with any significant contribution as noted above.

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- (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 existing structures do not bear any significant character, interest or value to the communities, nor is it associated with any significant person.

- (d) Is not the site of a historic event with a significant effect upon society.

No.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The area of proposed demo does not exemplify any of the above characteristics.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The area of proposed demolition does not portray the above characteristics.

- (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.

The structures do not exemplify the above characteristics.

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

No it has not.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H-     -     -     -**



- (a) A complete construction plan for the site is included in this application

No	Reason
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The proposed demolition does not diminish the district characteristics.

- Proposed demolition and site work will improve the street relationships, and space between the two structures on site.

Proposed demolition does not remove historically significant, or character defining elements or additions.

- 3 | Page - HARC DEMO

**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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*



PROPERTY OWNER'S SIGNATURE:

Robert S. Jabour

DATE AND PRINT NAME: 04/01/2016

### OFFICE USE ONLY

#### BUILDING DESCRIPTION:

☐ Contributing    Year built \_\_\_\_\_    Style \_\_\_\_\_    Listed in the NRHP ☐    Year \_\_\_\_\_  
☐ Not listed    Year built \_\_\_\_\_    Comments \_\_\_\_\_

☐ Reviewed by Staff on \_\_\_\_\_

☐ Notice of hearing posted \_\_\_\_\_

First reading meeting date \_\_\_\_\_

Second Reading meeting date \_\_\_\_\_

**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments



## Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, RSD + RJD LLC, being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the ☒ Owner ☐ Owner's Legal Representative  
for the property identified as the subject matter of this application:

1017 WINDSOR LAKE  
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

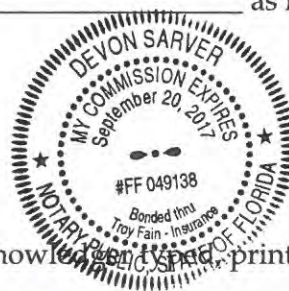
T. Robert J. J. J. Signature of Owner/Legal Representative  
Richard J. J. Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on April 1, 2016 (date) by  
Robert J. J. (name). He/She is personally known to me or has  
presented \_\_\_\_\_ as identification.

Devon Sarver  
Notary's Signature and Seal

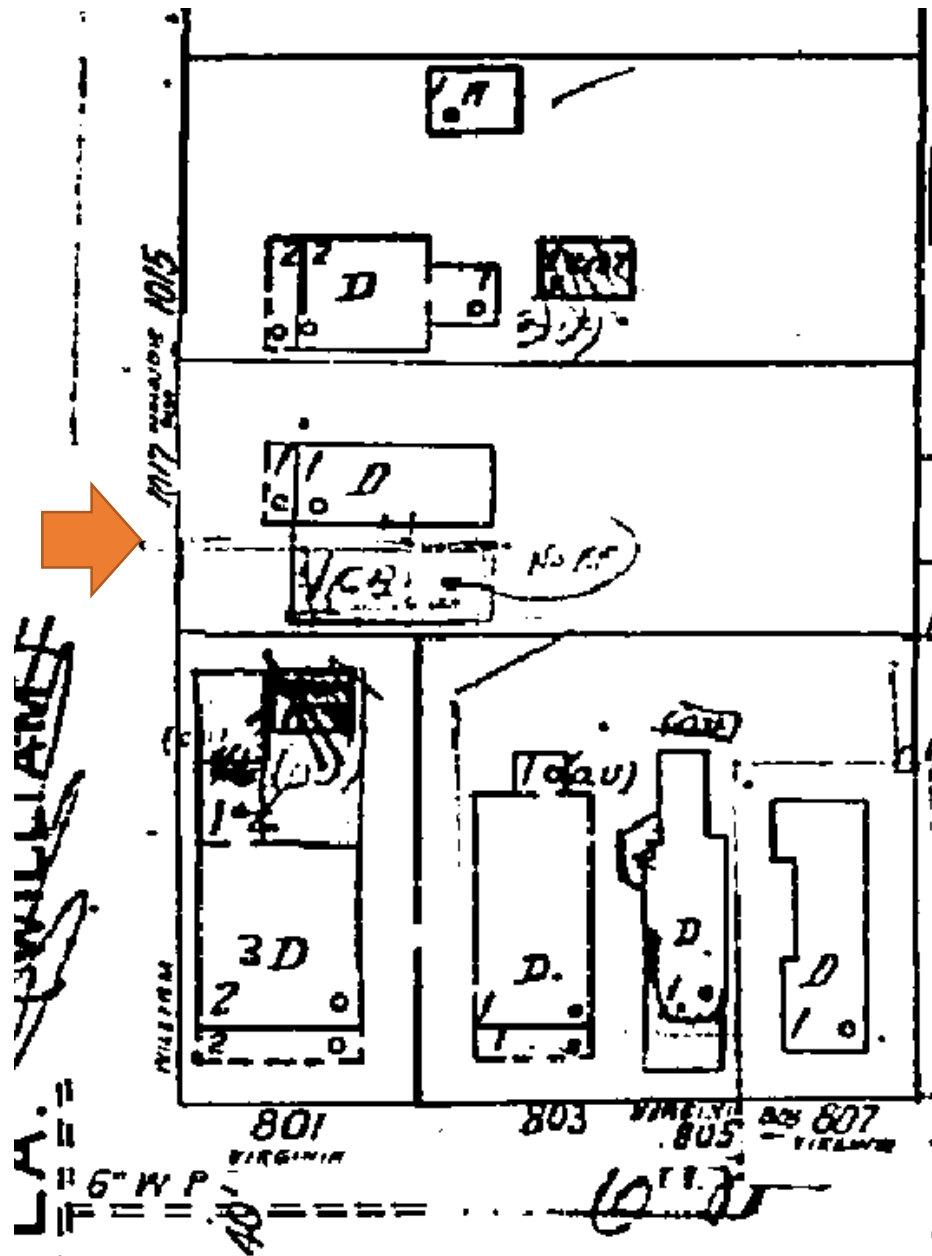
Devon Sarver Name of Acknowledged Person, printed or stamped

notary Title or Rank #FF 049138 Commission Number (if any)





# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS





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



Property Appraiser's Photograph, 1969. Monroe County Public Library.



1017 Windsor Lane, Key West  
Site Context



1009 Windsor Lane



1011 Windsor Lane



1017 Windsor Lane, Key West  
Site Context



1015 Windsor Lane



1017 Windsor Lane



1017 Windsor Lane, Key West  
Site Context



801 Virginia Street



1010 Windsor Lane (The Basilica of St. Mary's Star of the Sea)



1017 Windsor Lane, Key West  
Site Context



1010 Windsor Lane (The Basilica of St. Mary's Star of the Sea)



1017 Windsor Lane



1017 Windsor Lane, Key West  
Site Context



1017 Windsor Lane



Side yard



Pre-existing door opening



1017 Windsor Lane, Key West  
Site Context



Side yard



Middle yard



Rear of Front Building



1017 Windsor Lane, Key West  
Site Context



Porch Enclosure



Middle Yard



1017 Windsor Rear Building Front



1017 Windsor Lane, Key West  
Site Context



Side yard



Exterior stair



Rear yard



1017 Windsor Lane, Key West  
Site Context



Side of Rear Building



Back of Rear Building

# PROPOSED DESIGN



# RESIDENTIAL RENOVATION

HARC SUBMISSION

FRONT AND REAR BUILDINGS

1017 WINDSOR LANE, KEY WEST, FLORIDA, 33040

## SCOPE OF WORK

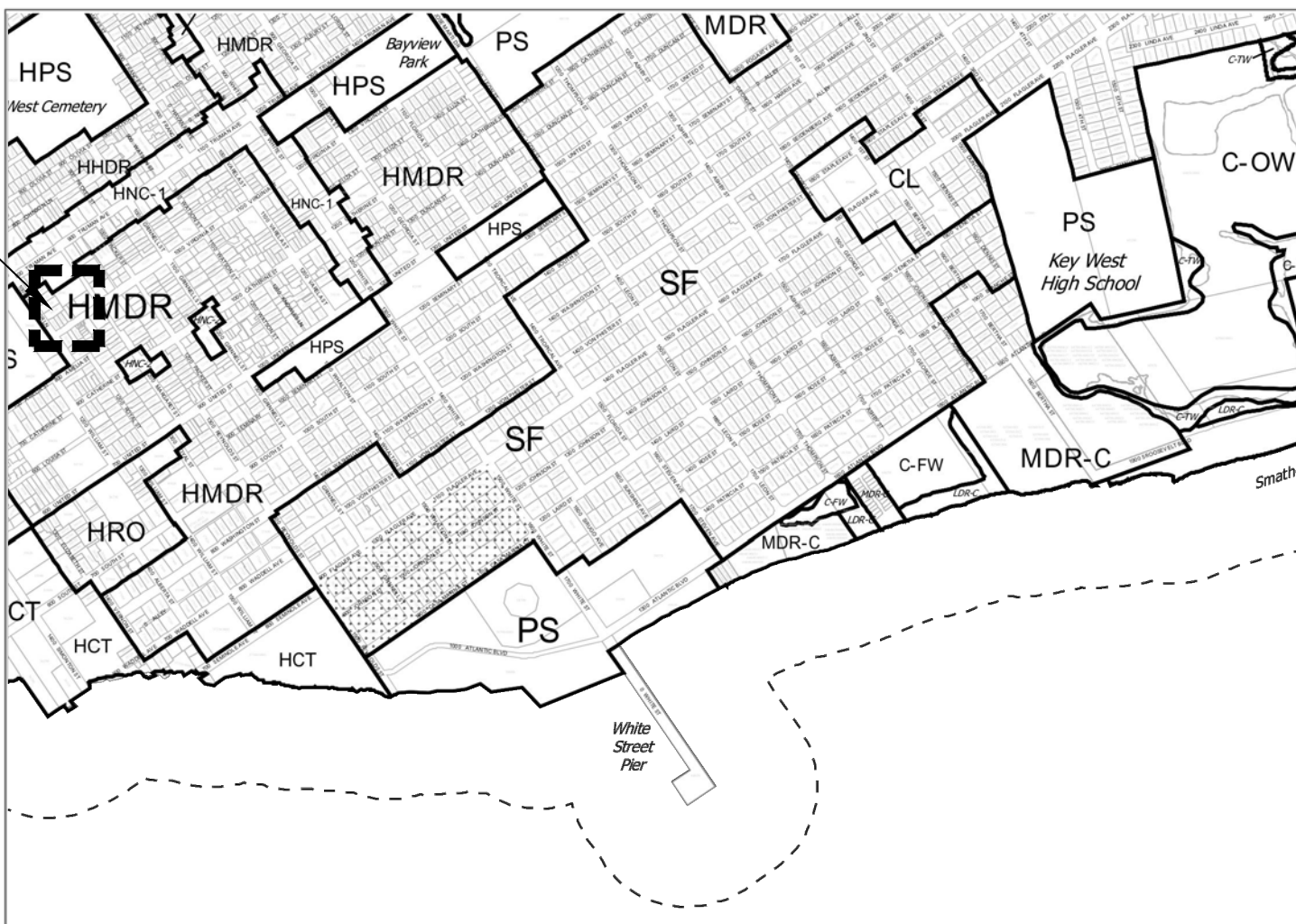
- NEW ALUMINUM WINDOWS AND EXTERIOR SLIDING DOORS
- REPAINT/REPAIR AND/OR REPLACE STUCCO
- SITE WORK
- (3) NEW PLUNGE POOLS
- REMOVAL OF EXTERIOR WOOD STAIR, DECKS, AND SHED STRUCTURES
- NEW FRONT ENTRY DOOR LOCATION AT FRONT STRUCTURE
- REPLACE SLOPED PORCH ROOF WITH FLAT ROOF AT FRONT STRUCTURES' ENTRY.
- RE-SHINGLE ROOFS.

### NOTES:

- PROPERTY IS SCHEDULED FOR APRIL TREE COMMISSION MEETING FOR THE REMOVAL OF (1) SAPODILLA, AND (1) YELLOW TABEBUIA (TRUMPET) TREE. SITE LAYOUT AND (1) POOL LOCATION ARE CONTINGENT ON TREE REMOVAL APPROVAL. APPLICATION # T16-7879.
- PROPERTY CURRENTLY HAS 4 LEGAL UNITS. THIS RENOVATION PROPOSES TO USE 3 UNITS. OWNERS SHALL COORDINATE WITH CITY OF KEY WEST FOR UN-USED UNIT.
- POOL PERMITTING BY OTHERS. POOL PLANS PROVIDED FOR REFERENCE ONLY.

## DRAWING INDEX

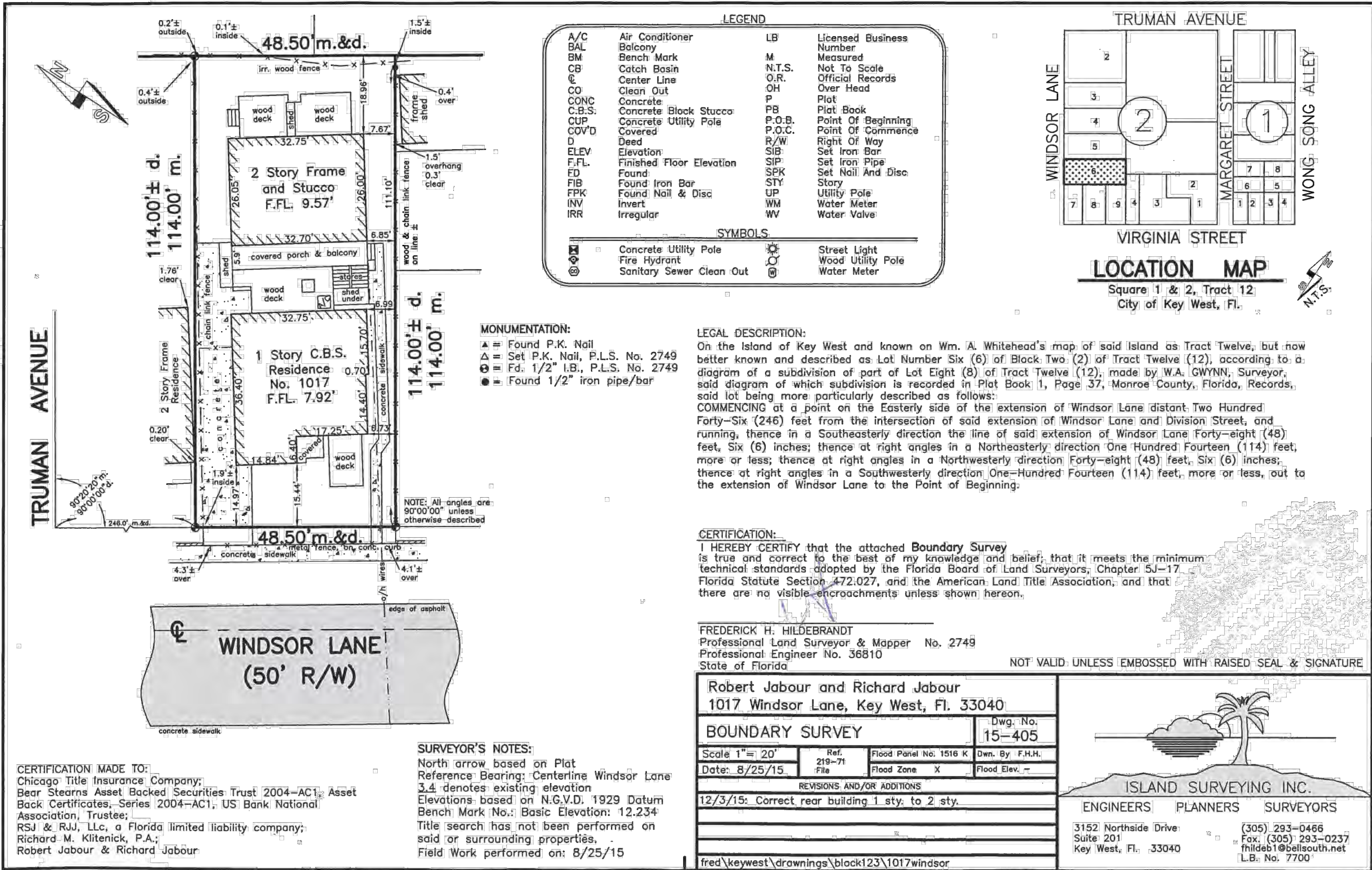
G0.1	COVER	A2.1	PROPOSED FLOOR PLANS
AE2.1	EXISTING FLOOR PLANS	A2.2	PROPOSED FLOOR PLANS
AE2.2	EXISTING FLOOR PLANS	A3.1	PROPOSED ELEVATIONS - FRONT
AE3.1	EXISTING ELEVATIONS - FRONT	A3.2	PROPOSED ELEVATIONS - REAR
AE3.2	EXISTING ELEVATIONS - REAR		



Zoning Map of the City of Key West  
Plate 3 of 8.  
Not official version. Please contact the Planning Department or  
City Clerk for the official version.

## LOCATION MAP

NOT TO SCALE



RESIDENTIAL RENOVATION  
FRONT AND REAR BUILDINGS  
1017 WINDSOR LANE, KEY WEST, FLORIDA 33040

SUBMISSION / REVISIONS:

COVER

TITLE:

SHEET:

APRIL 1, 2016

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A20  
ARCHITECTURE  
P.O. BOX 2699, KEY WEST, FL 33040  
PH: (305) 293-0466  
FAX: (305) 293-0237  
WWW.A20ARCHITECTURE.COM  
P&P: 293-0466

ARCHITECT:

CONSULTANTS:

RSJ & RJ LLC

04.14.2015 - REVISED PLANNING COMMENTS

COVER

TITLE:

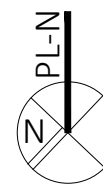
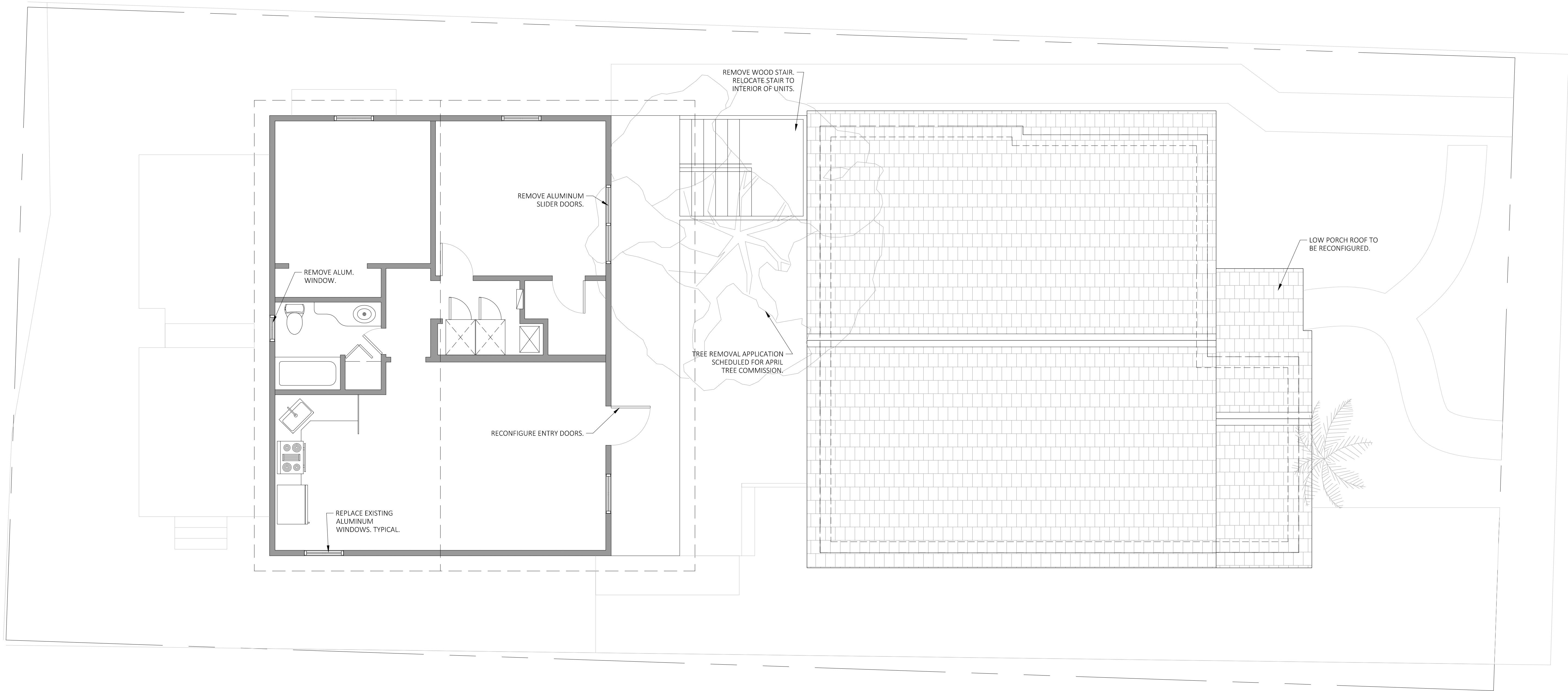
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APRIL 1, 2016

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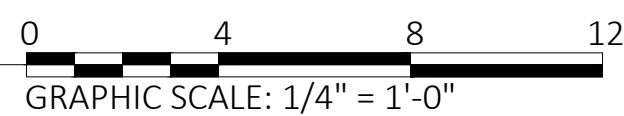




1

## EXISTING SECOND FLOOR

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



SHEET:

AE2.2

TITLE:

EXISTING  
FLOOR PLANS

PROJECT #: 16.05

SUBMISSION / REVISIONS:



04.14.2016 - REVISED PLANNING COMMENTS

ARCHITECT:

CONSULTANTS:

RSJ & RUJ LLC

## RESIDENTIAL RENOVATION

FRONT AND REAR BUILDINGS

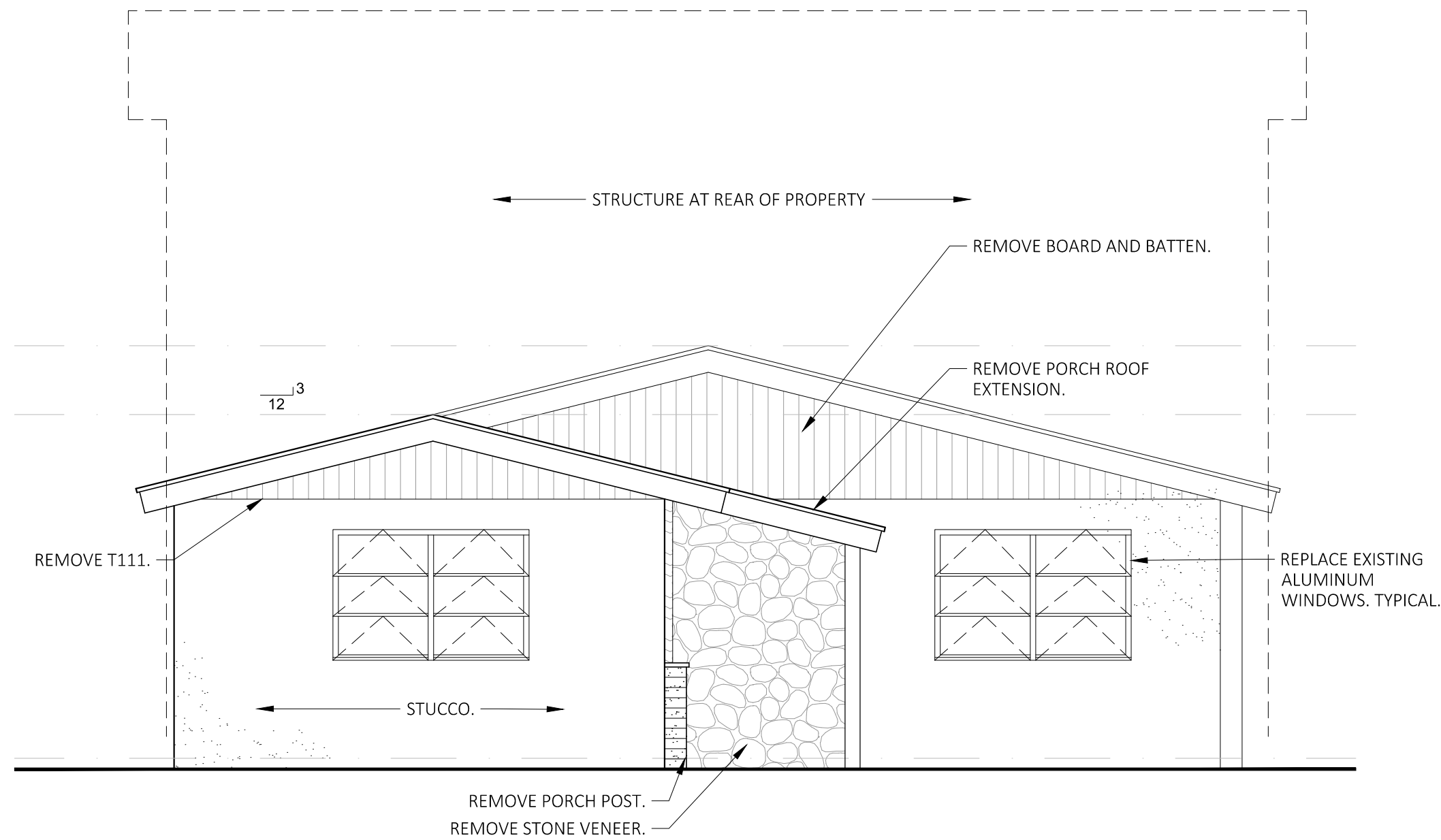
1017 WINDSOR LANE, KEY WEST, FLORIDA 33040

A20  
ARCHITECTURE

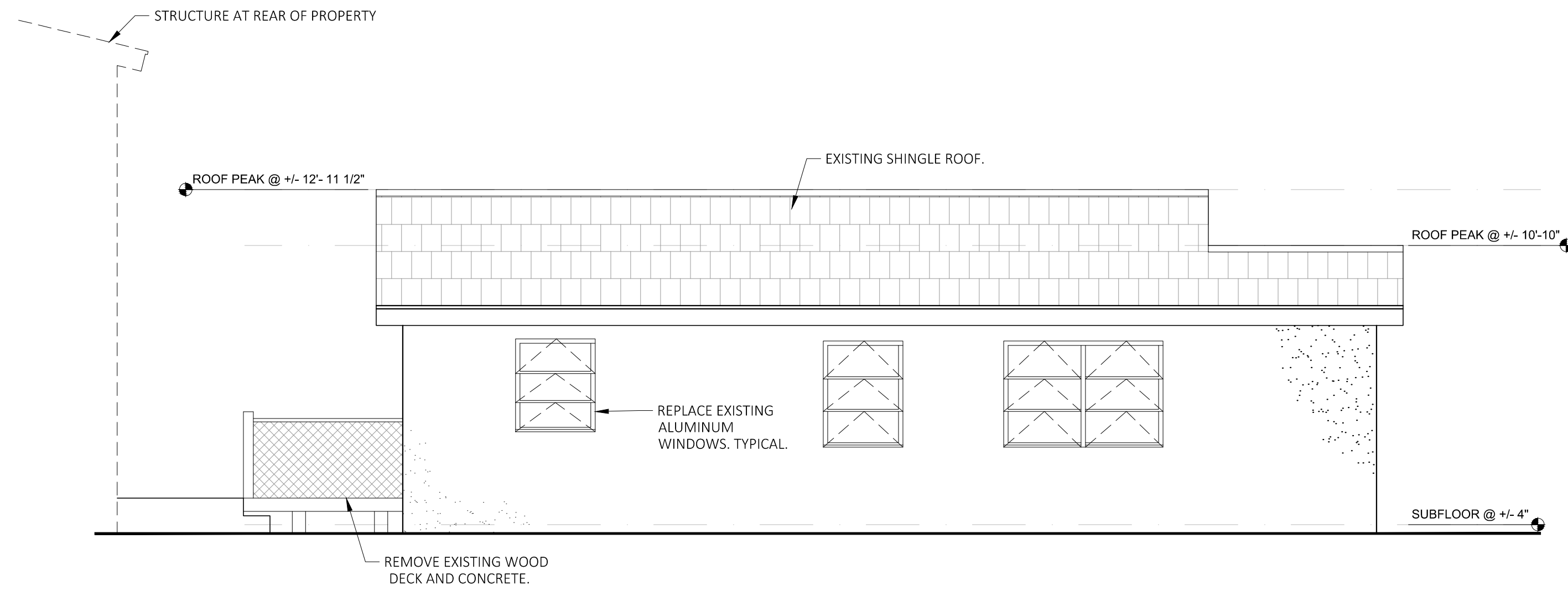
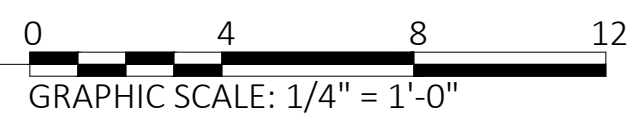
P.O. BOX 2699, KEY WEST FL 33045  
PH: 305-291-1111  
WWW.A20ARCHITECTURE.COM  
P&P REF: A20060502

ALEENA GARRIDO, R.A.  
LICENSE NO. 00000000 | EXPIRATION DATE: 02/28/27

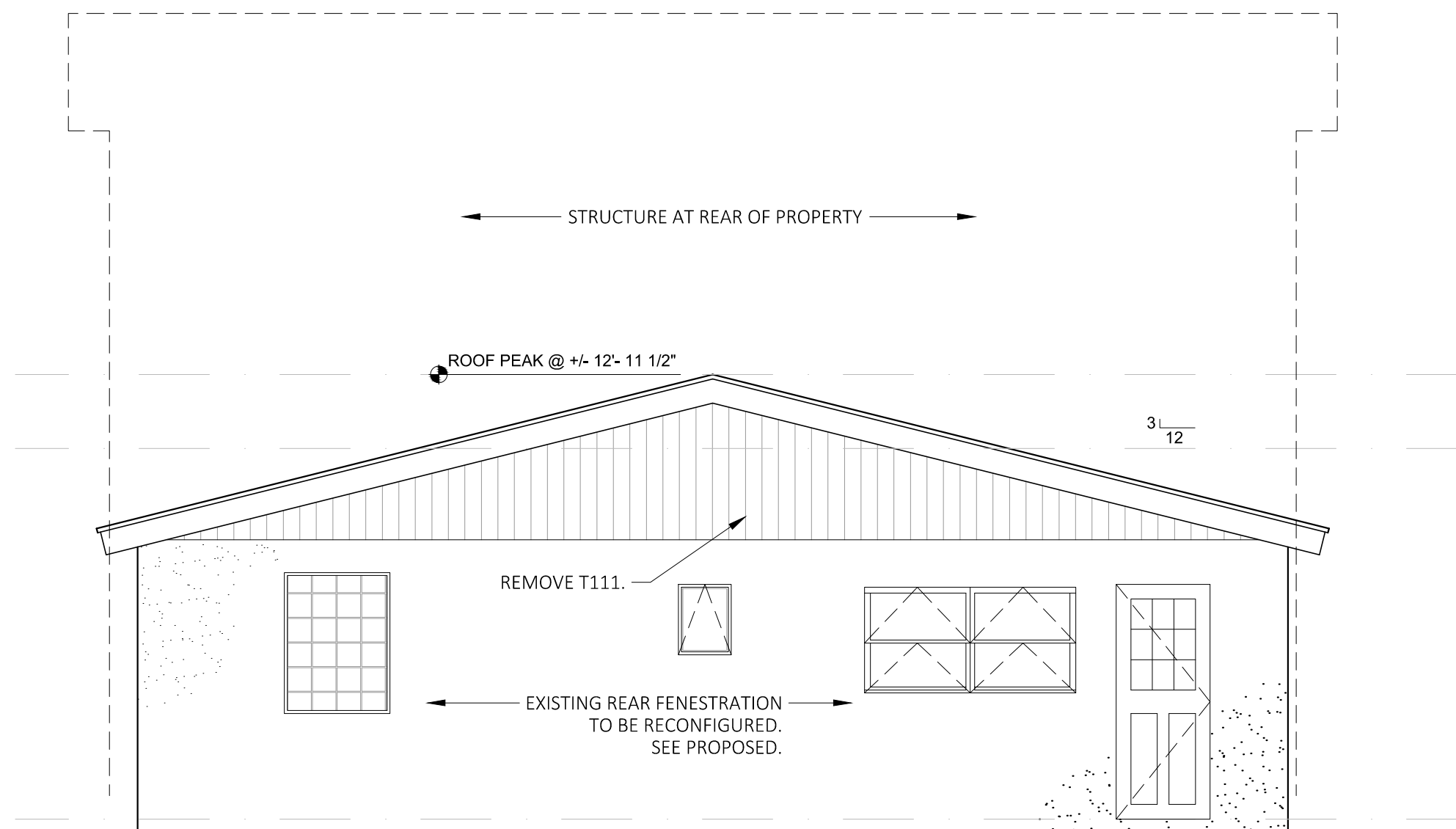
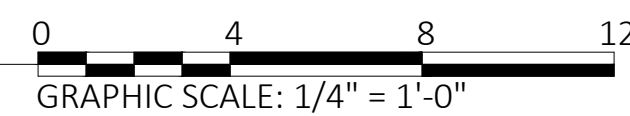




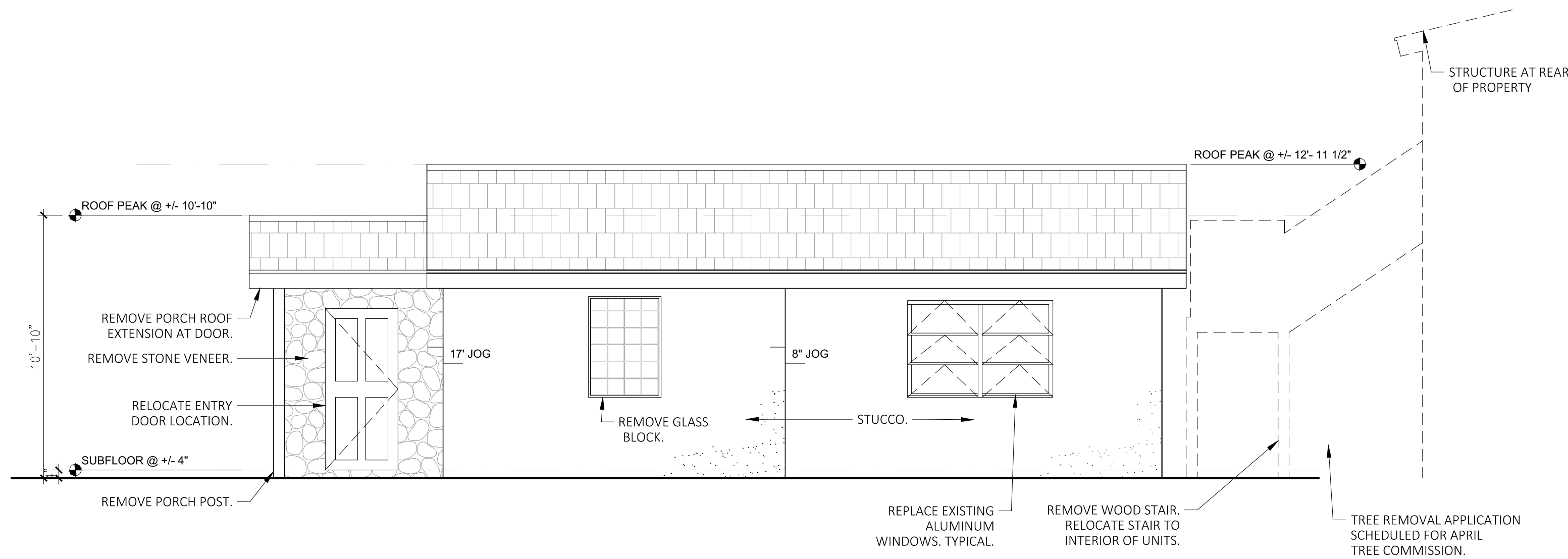
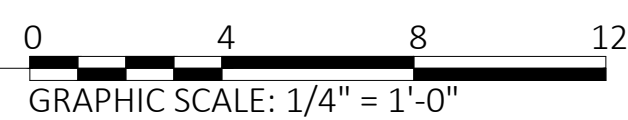
1 EXISTING FRONT ELEVATION  
SCALE:  $\frac{1}{4}"=1'-0"$



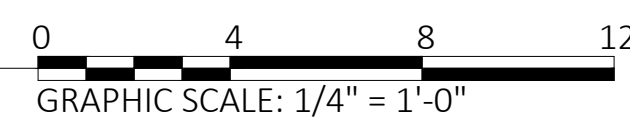
2 EXISTING SIDE ELEVATION AT PARKING  
SCALE:  $\frac{1}{4}"=1'-0"$



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

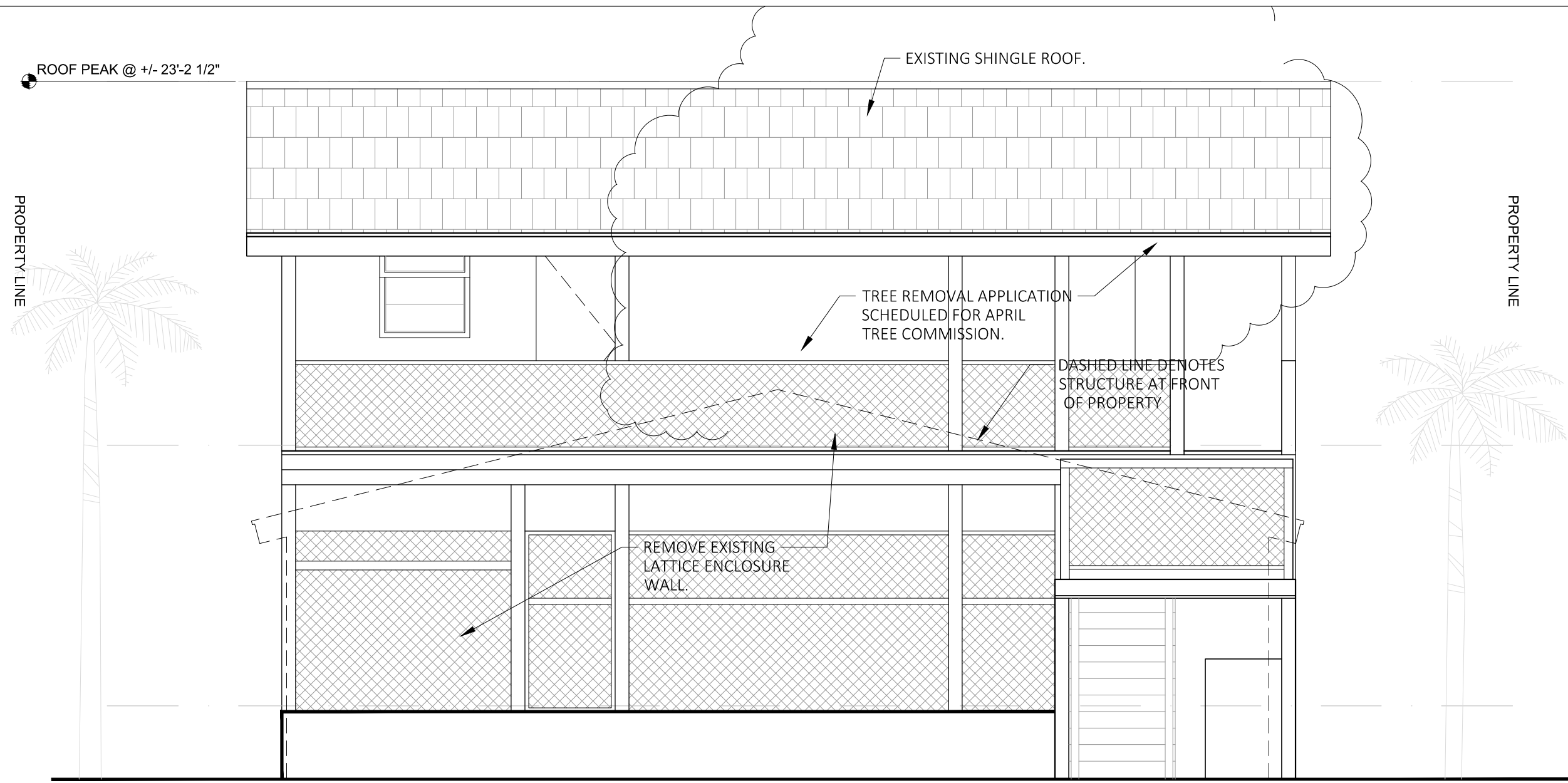


4 EXISTING SIDE ELEVATION  
SCALE:  $\frac{1}{4}"=1'-0"$



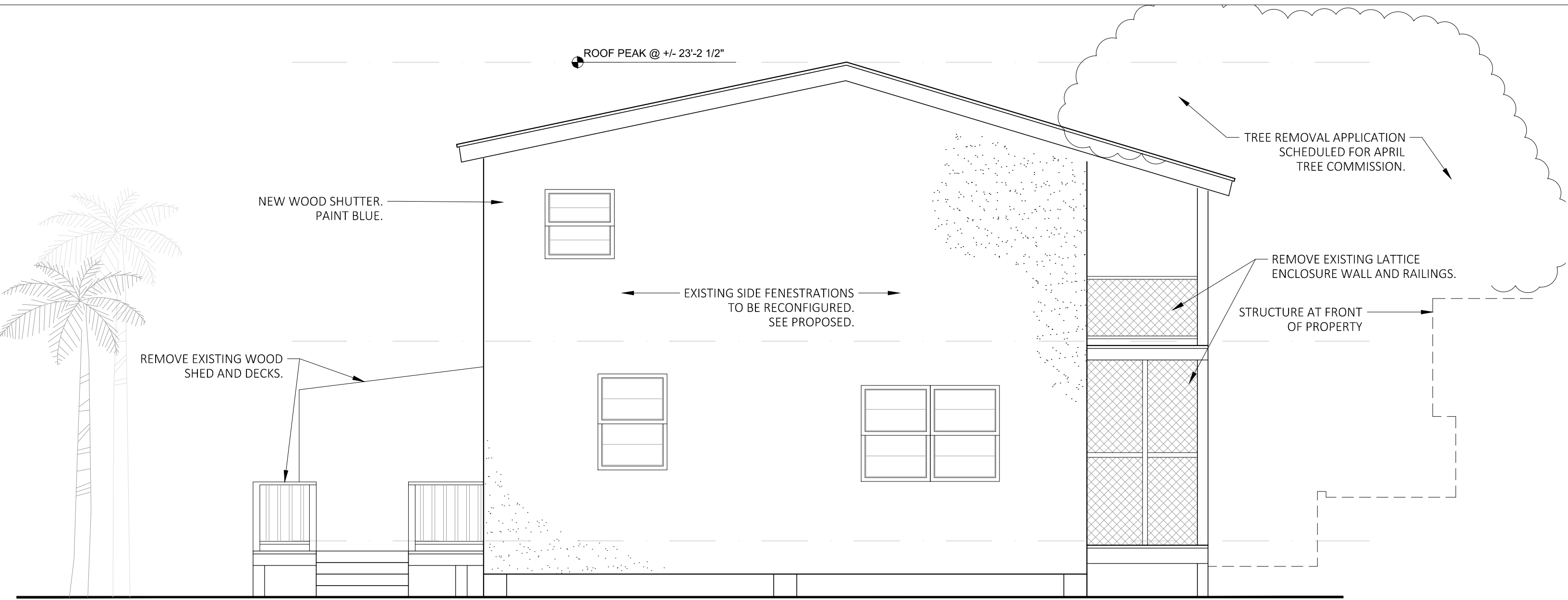
5 EXISTING STREET ELEVATION  
SCALE: NTS





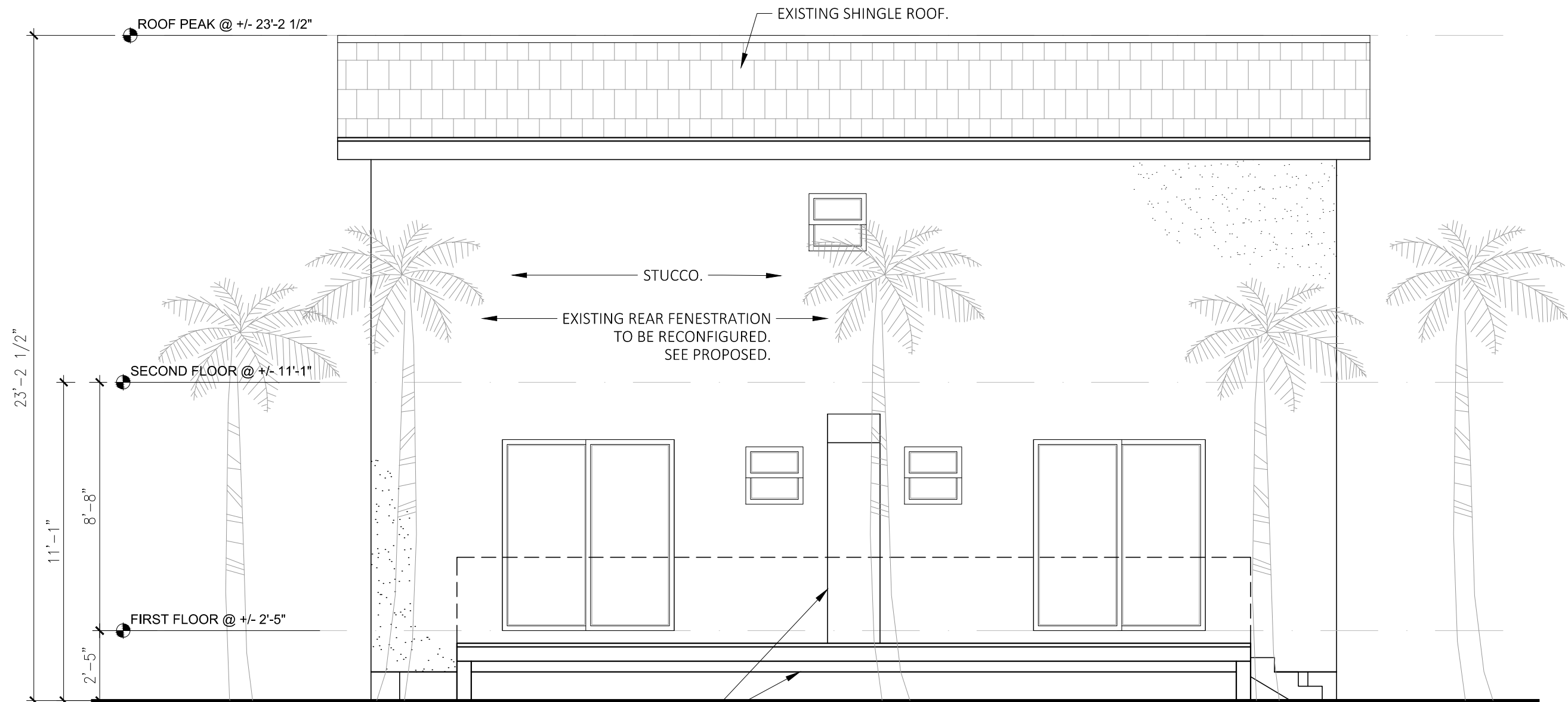
1 EXISTING FRONT ELEVATION  
SCALE:  $\frac{1}{4}$ "=1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



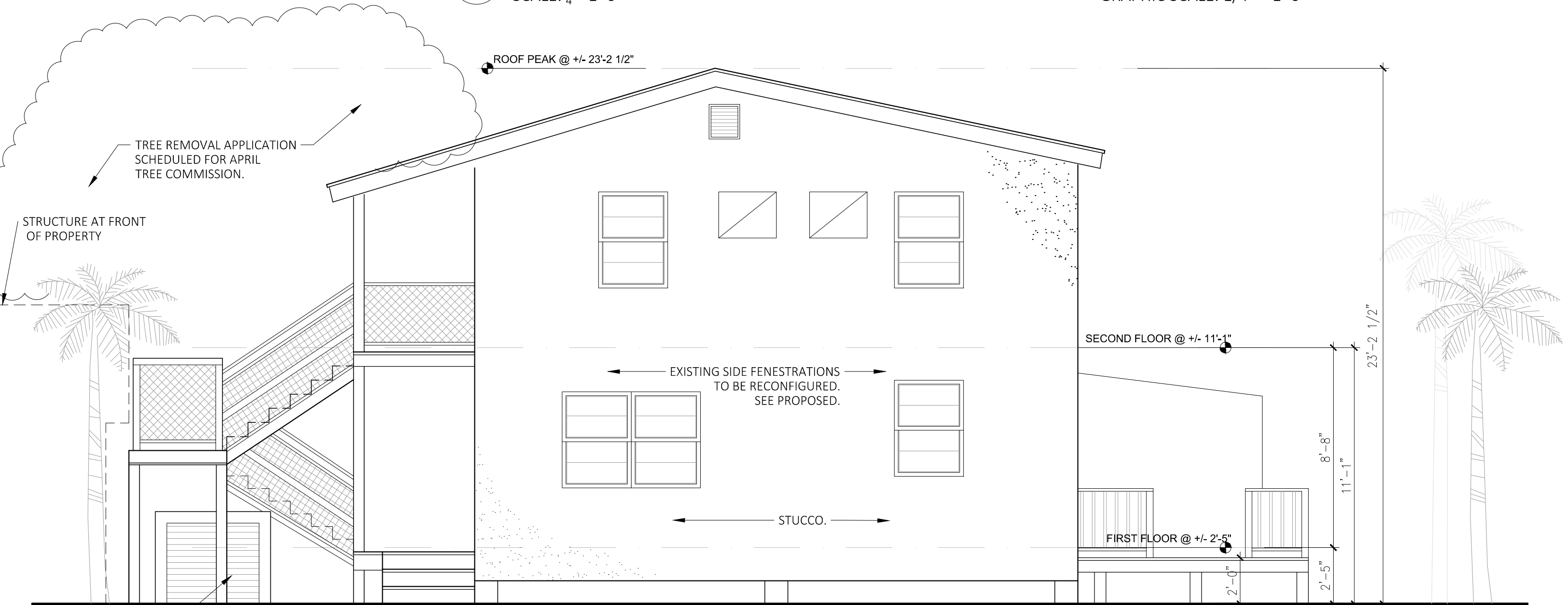
2 EXISTING SIDE ELEVATION  
SCALE:  $\frac{1}{4}$ "=1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



5 EXISTING STREET ELEVATION  
SCALE: NTS



ARCHITECT:

CONSULTANTS:

RSJ & RJ LLC

**RESIDENTIAL RENOVATION**  
FRONT AND REAR BUILDINGS  
1017 WINDSOR LANE, KEY WEST, FLORIDA 33040

SUBMISSION / REVISIONS:

04.14.2016 - REVISED PLANNING COMMENTS

TITLE:

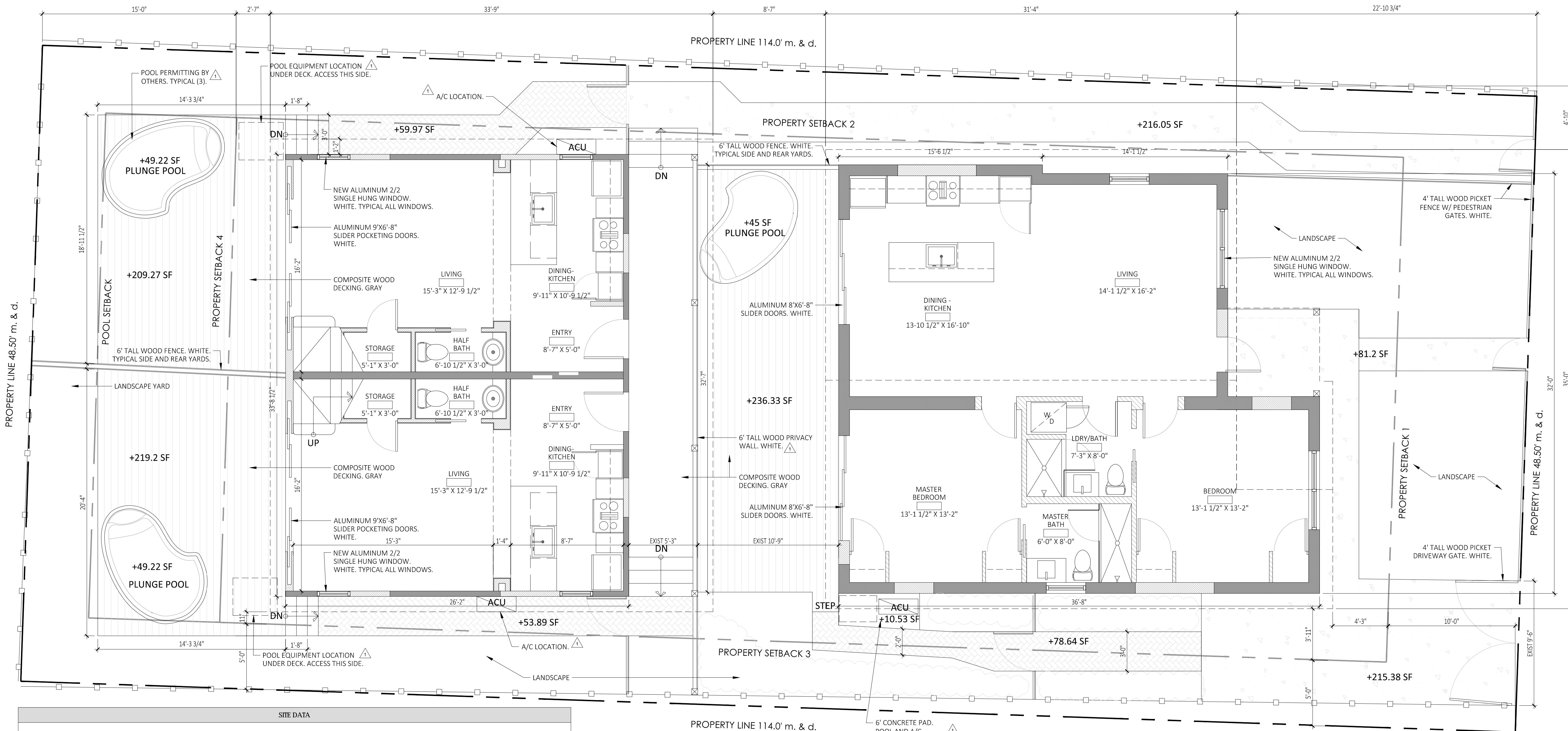
PROPOSED  
FLOOR PLANS

PROJECT #: 16.05

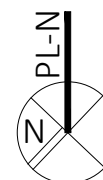
SHEET:

**A2.1**

APRIL 1, 2016  
© 2016 BY A20 ARCHITECTURE, LLC



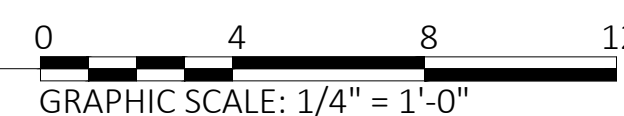
SITE DATA				
1017 WINDSOR LANE, KEY WEST, FLORIDA				
ZONING DISTRICT	HMDR			
FLOOD ZONE	ZONE X			
CODE REQUIREMENTS:		EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF Min	5,529 SF	No Change	No
MIN. LOT WIDTH	40'	48.5'		
MIN. LOT DEPTH	100'	114'		
HEIGHT	30'-0"			
FRONT STRUCTURE		12'-11 1/2"	No Change	No
REAR STRUCTURE		23'-2 1/2"		No
SETBACKS				
SETBACK 1: FRONT	10'	14'-3"	No Change to building setbacks	No
SETBACK 2: SIDE	5'	4'-10"		No
SETBACK 3: SIDE	5'	5'-11"		No
SETBACK 4: REAR	15'	17'-7"		No
BUILDING COVERAGE (WHOLE SITE)	40% Max	2,578.48 SF (46.6%)	2,475.55 SF (44.8%)	No
IMPERVIOUS COVERAGE	60% Max	3,453.66 SF (62.5%)	3,334.65 SF (60.3%)	No
OPEN SPACE	35% Min	1,528.95 sf (27.7%)	1,528.55 (27.7%)	No

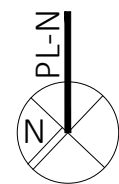
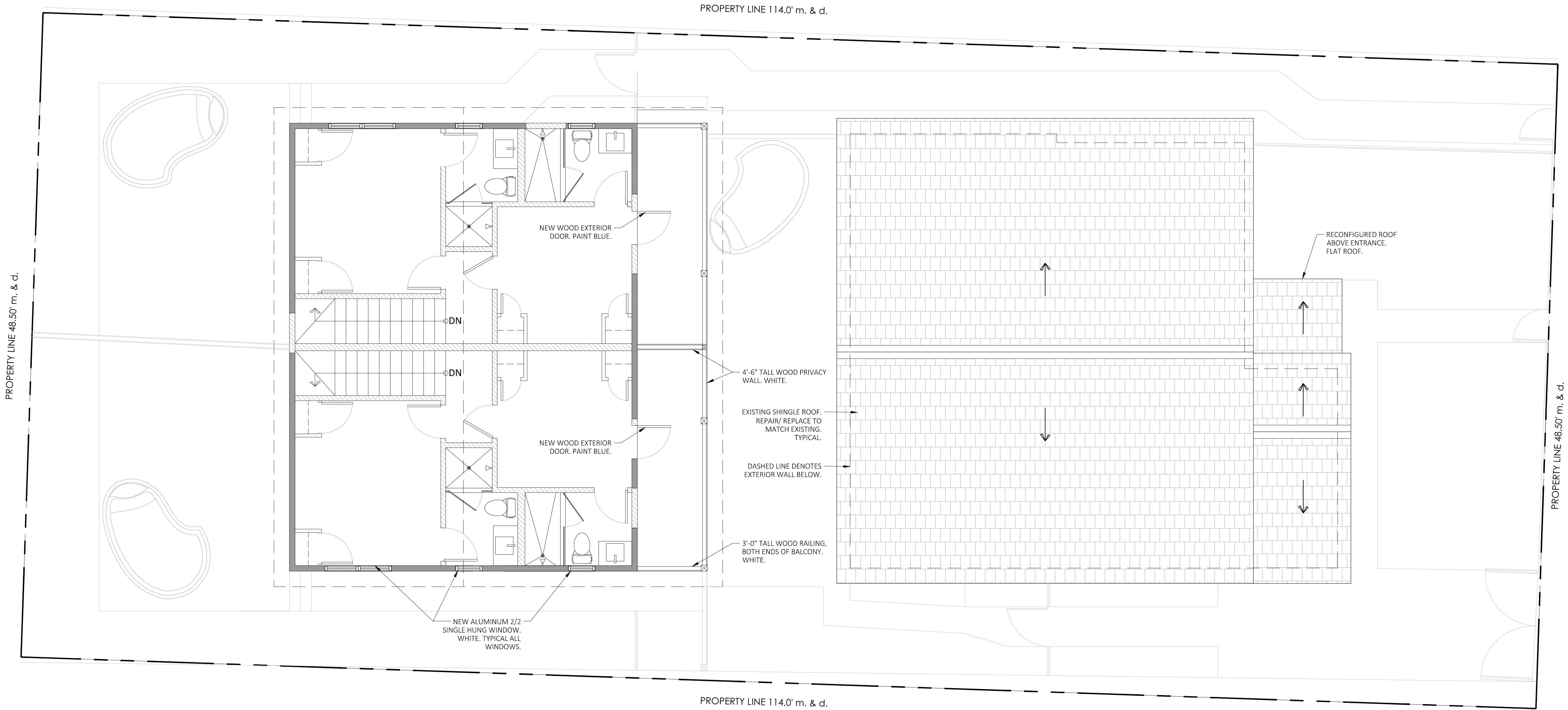


1

**FIRST FLOOR AND SITE PLAN**

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

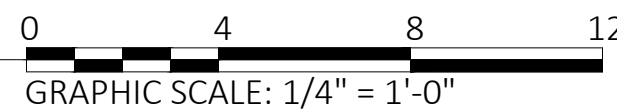




1

## SECOND FLOOR PLAN

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



SHEET:

A2.2

APRIL 1, 2016

TITLE:

PROPOSED  
FLOOR PLANS

PROJECT #: 16.05

SUBMISSION / REVISIONS:



04.14.2016 - REVISED PLANNING COMMENTS

RSJ & RJJ LLC

## RESIDENTIAL RENOVATION

FRONT AND REAR BUILDINGS

1017 WINDSOR LANE, KEY WEST, FLORIDA 33040

ARCHITECT:

CONSULTANTS:

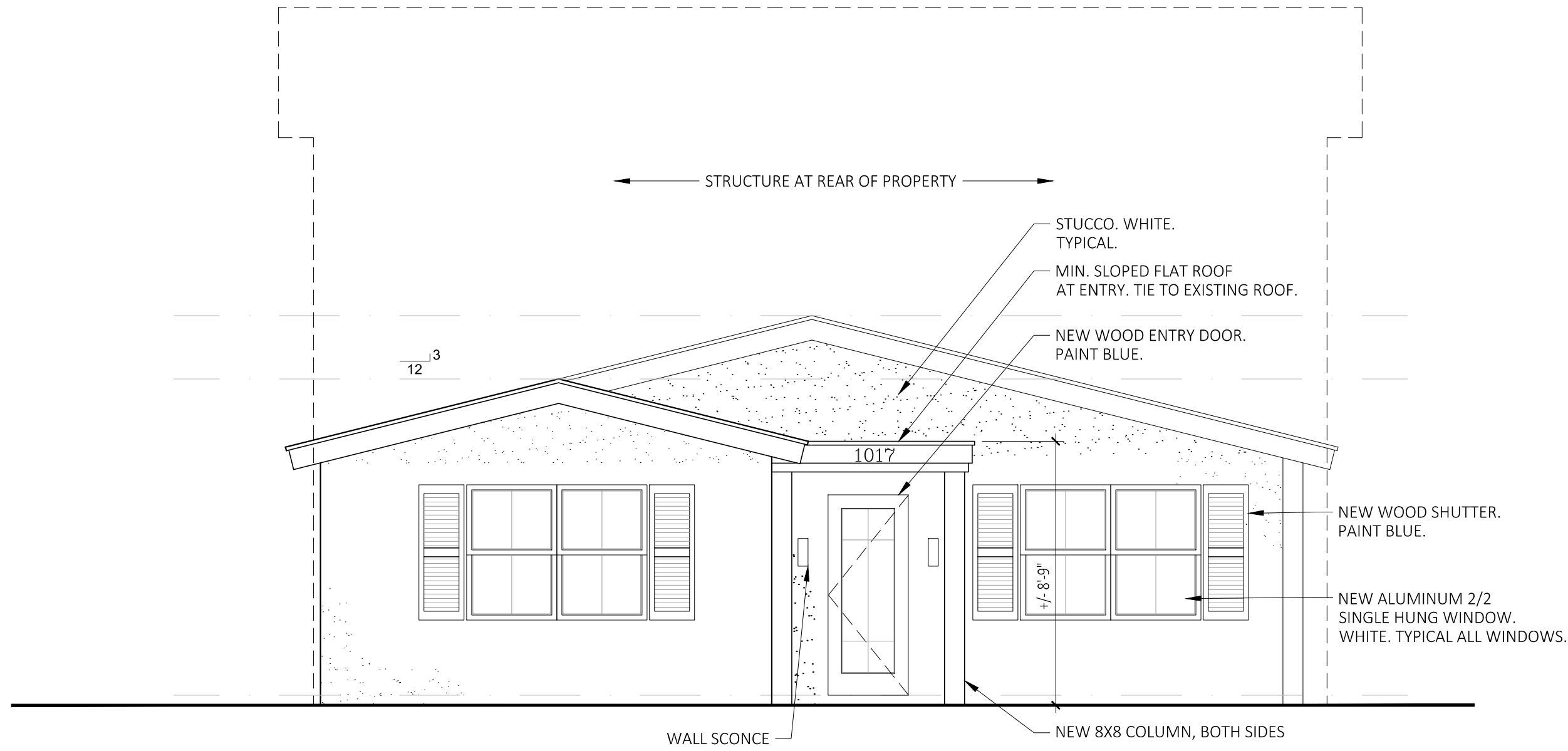
**A20**  
ARCHITECTURE

P.O. BOX 2699, KEY WEST FL 33045  
PH: 305.491.1111  
FAX: 305.491.1112  
WWW.A20ARCHITECTURE.COM  
P&P REF: A20050502

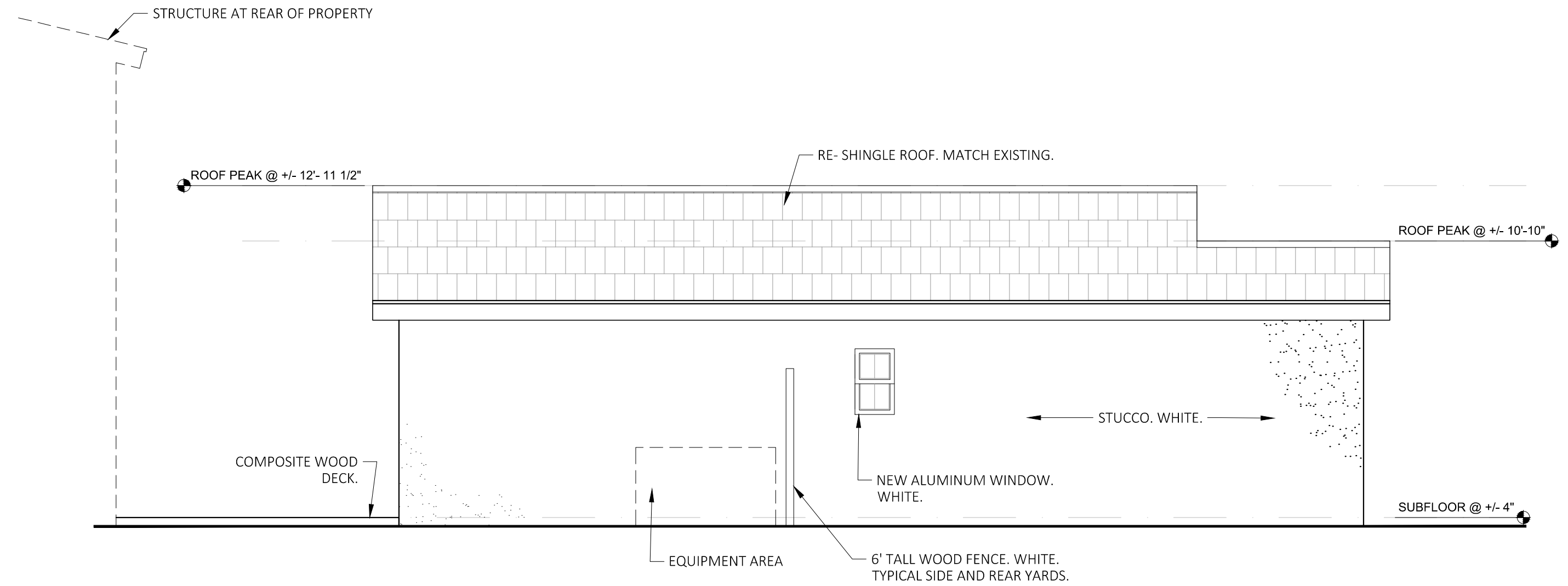
ALETRA A. GARRIDO, R.A.  
LICENSE NO. 00000000000000000000000000000000  
EXPIRATION DATE: 02/28/27

SHOWING SIZE: 24X36 | DO NOT SCALE DRAWINGS | PLOTTED: 4/14/2016 3:25 PM

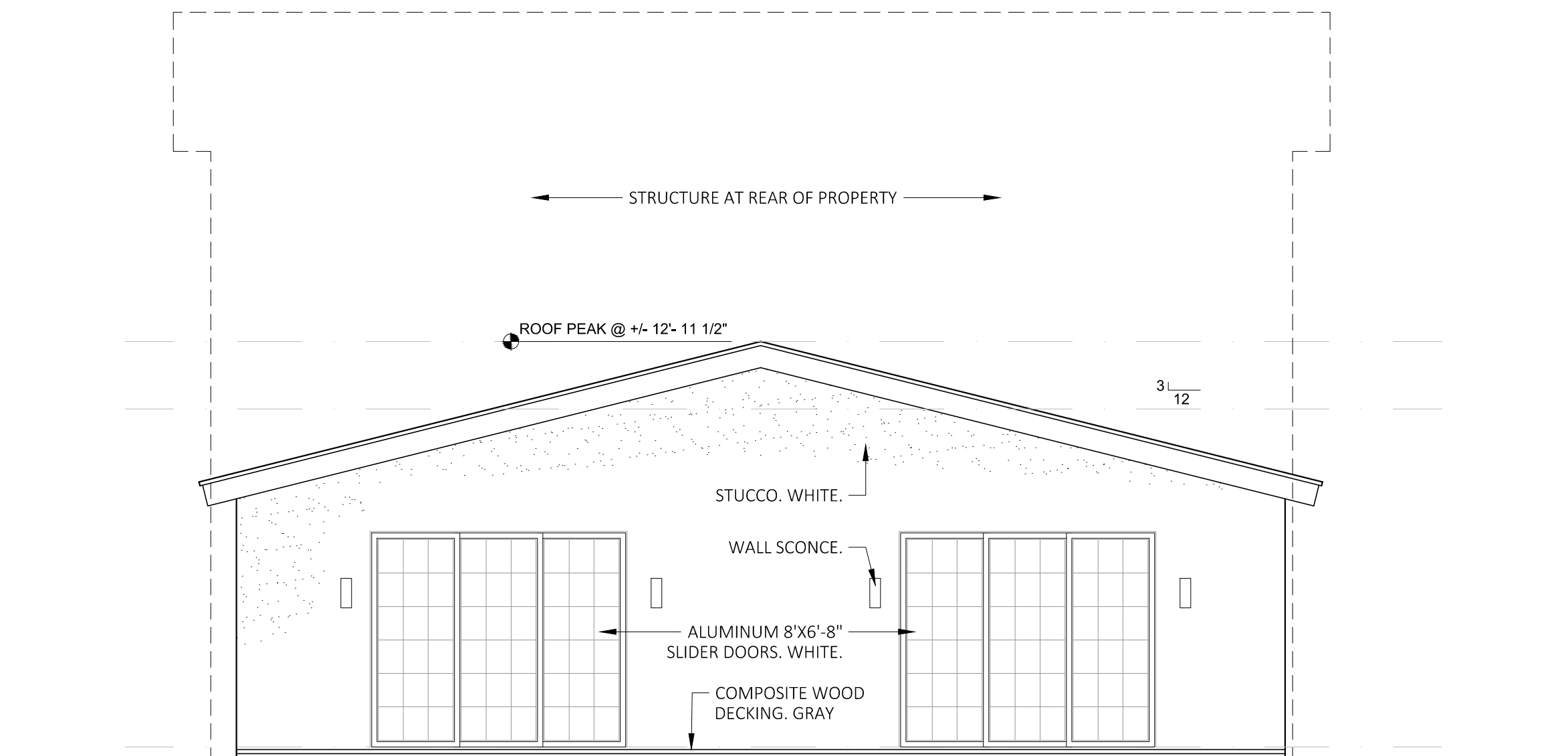




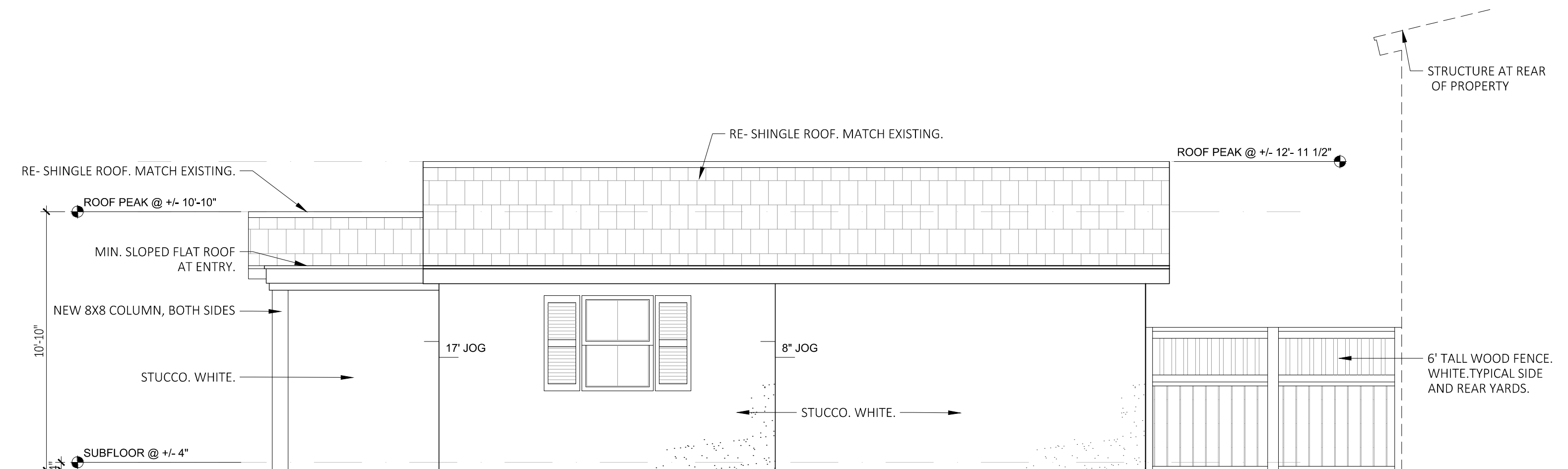
1 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION AT PARKING  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



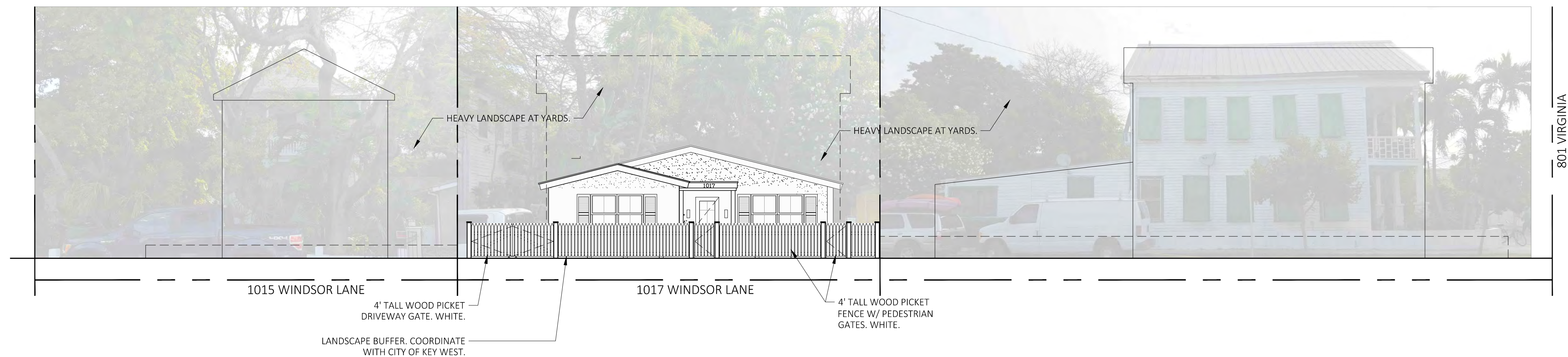
3 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



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

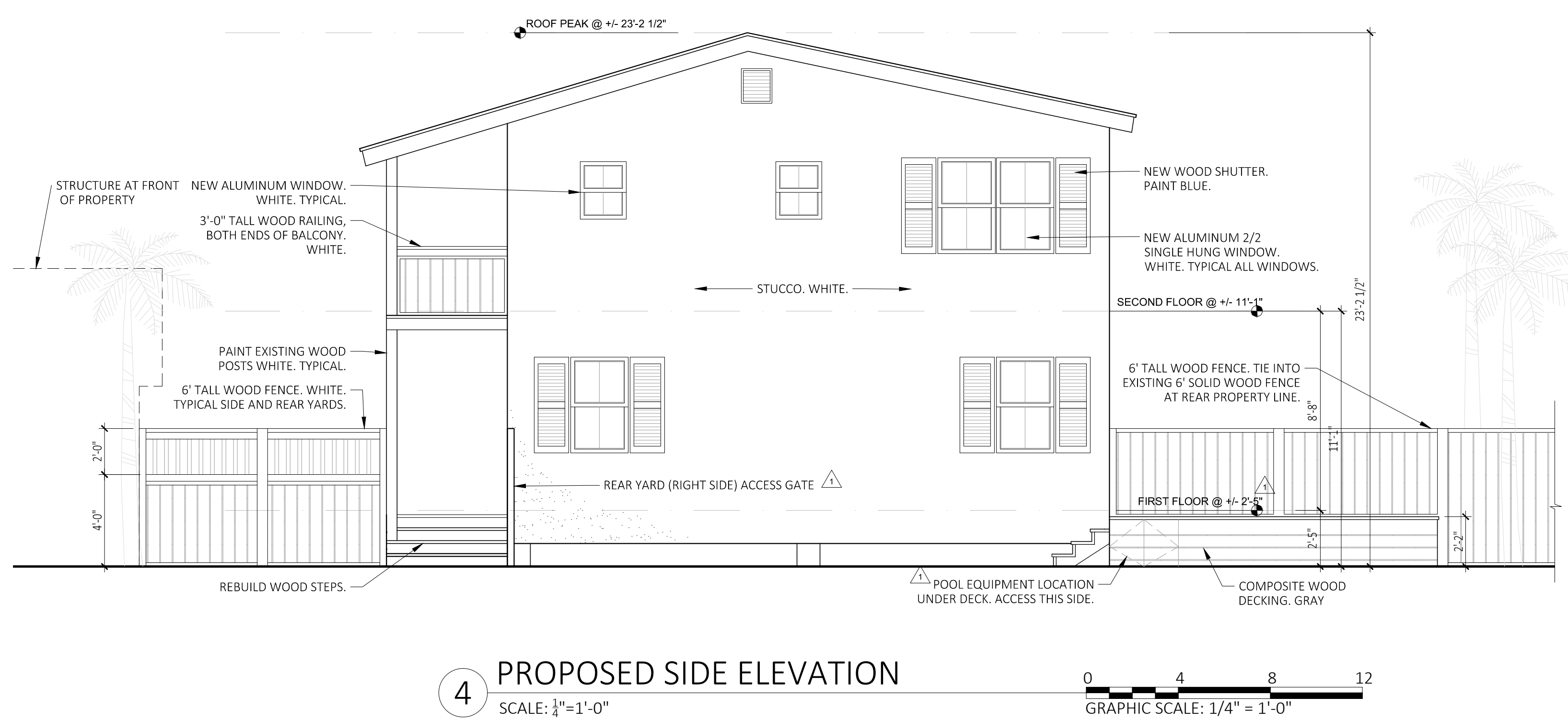
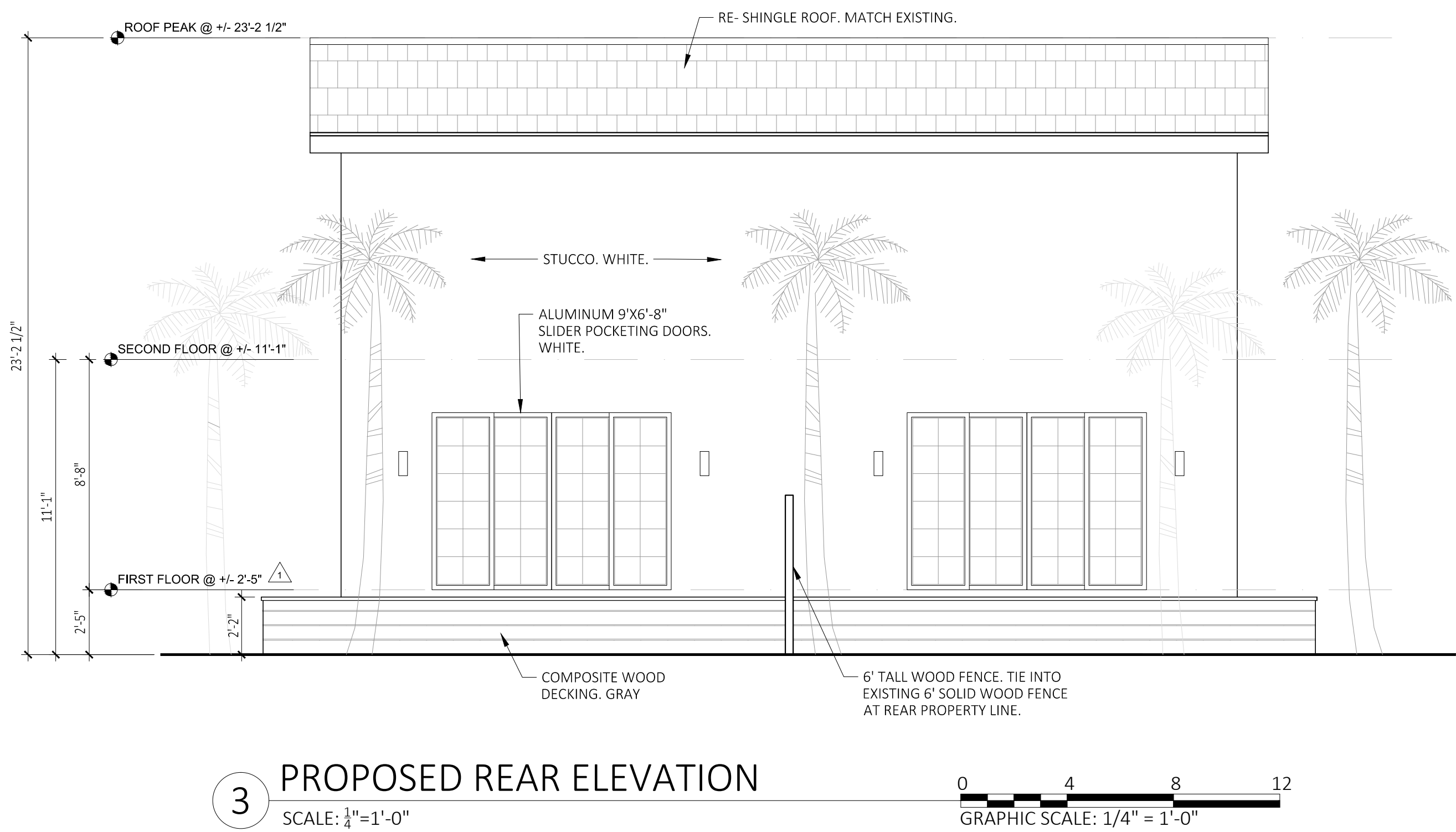
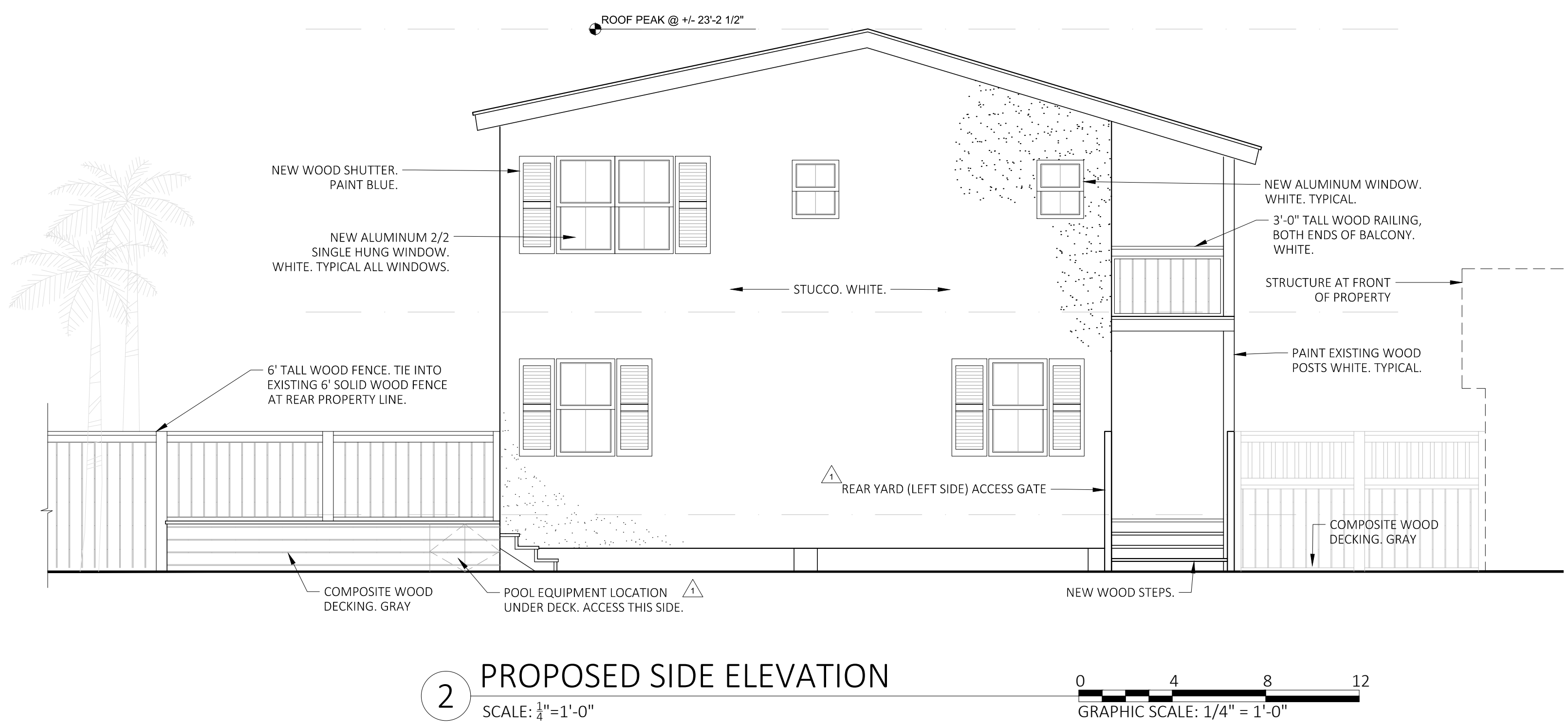
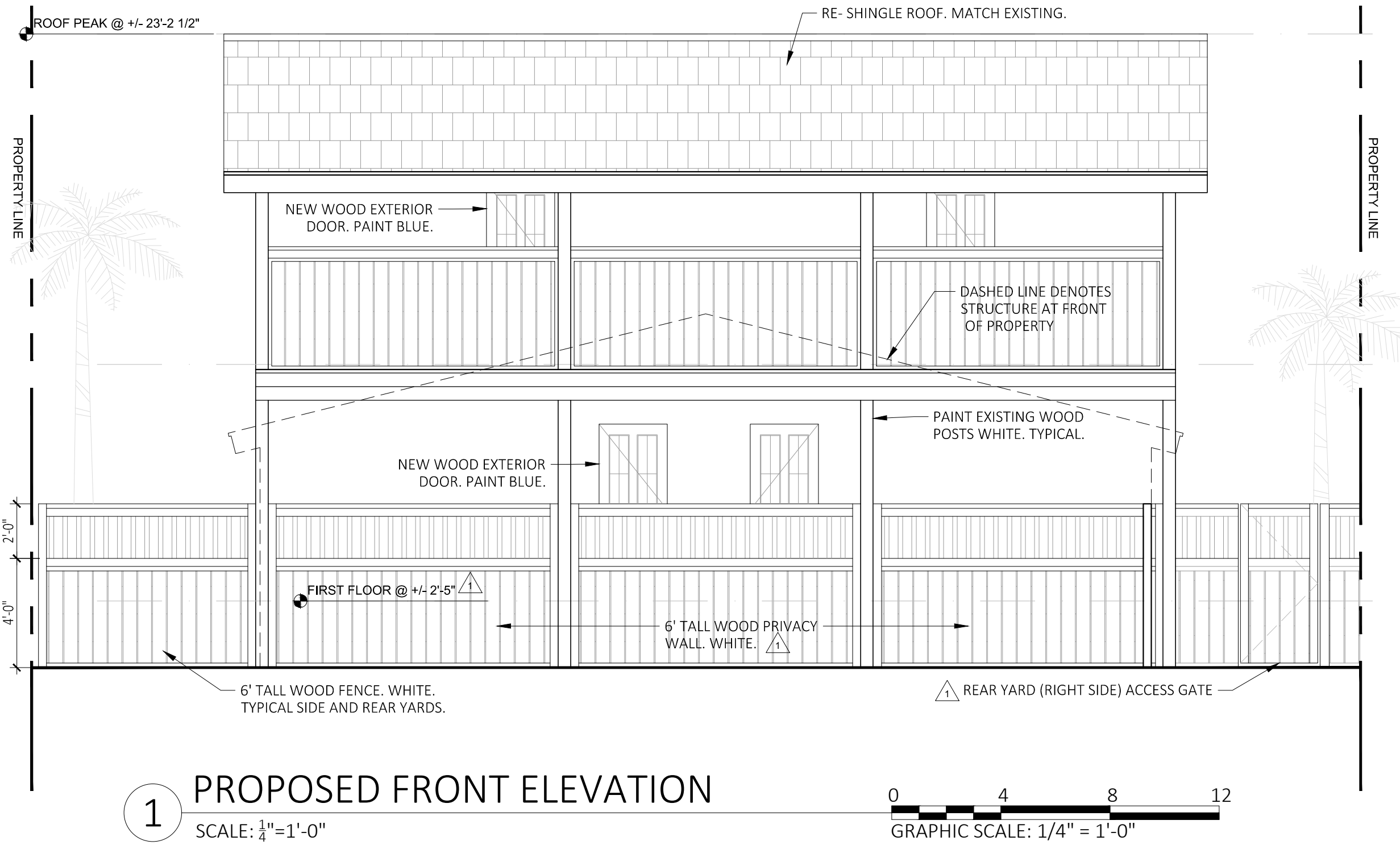
### Materials and Colors

1. Windows: Aluminum 2/2, White.
2. Shutters: Wood - Hale Navy HC-154
3. Doors: Aluminum- White
4. Stucco: Wood - Hale Navy HC-154
5. Porch Ceiling: Quench Blue SW 6785



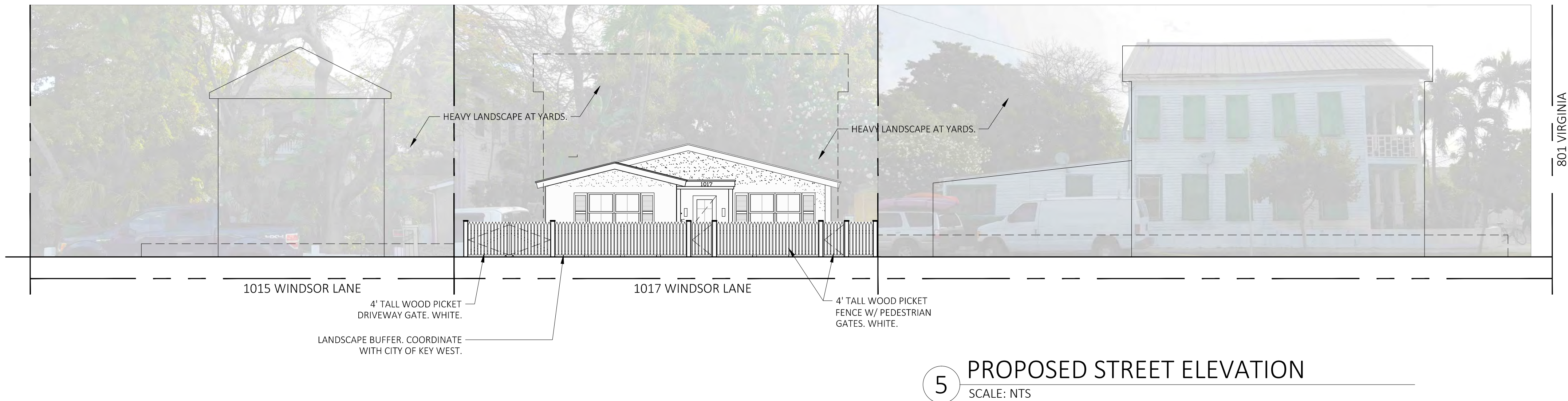
5 PROPOSED STREET ELEVATION  
SCALE: NTS



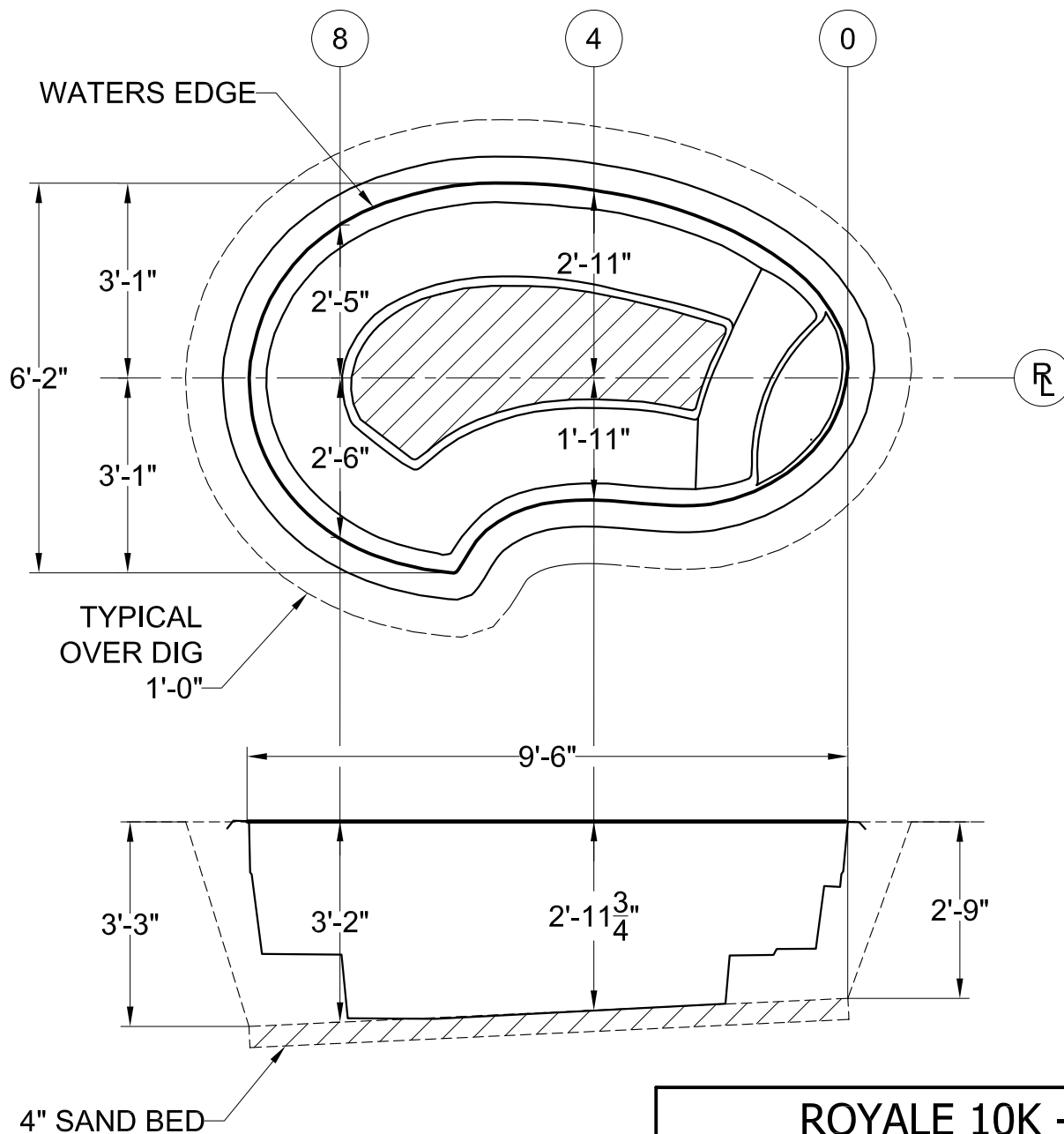


### Materials and Colors

1. Windows: Aluminum 2/2, White.
2. Shutters: Wood - Hale Navy HC-154
3. Doors: Aluminum- White
4. Stucco: Wood - Hale Navy HC-154
5. Porch Ceiling: Quench Blue SW 6785







WEIGHT: 320 LBS  
 AREA: 44 SQ FT  
 PERIMETER: 25 FT  
 VOLUME: 700 GAL

## ROYALE 10K - DIG PLAN

SCALE 3/8"=1'-0"

DATE 11-16-05

DRAWN BY KLB

REVISION 01

ALL MEASUREMENTS AND QUANTITIES ARE BASED ON AVERAGES

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CHANGES OF FRONT FACADES TO TWO NON-CONTRIBUTING BUILDINGS. REPLACEMENT OF WINDOWS, DOORS, AND SIDING. REPLACE FRONT ENTRY ROOF. SITE IMPROVEMENTS AND NEW COLOR SCHEME. DEMOLITION OF FRONT ENTRY ROOF. DEMOLITION OF WALL/FENCE. DEMOLITION OF WOOD STAIRCASE AND SHEDS.**

**FOR- #1017 WINDSOR LANE**

**Applicant – A2O Architecture**

**Application #H16-03-0025**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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 305-809-3731 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 Aileen Garrido, 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:  
1017 Windsor Lane on the  
21 day of April, 2016.

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 April 26, 2016.

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 #H16-03-0025.

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

**Signed Name of Affiant:**

Aileen Garrido

**Date:** 4/21/2016

**Address:** P.O. Box 2699

**City:** Key West

**State, Zip:** FL 33045

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of April, 2016.

By (Print name of Affiant) Aileen Garrido who is personally known to me or has produced FL DL G430 00188553-0 as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Veronica Clear

Notary Public - State of Florida (seal)

My Commission Expires: 1/10/17



# PROPERTY APPRAISER INFORMATION





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1030899 Parcel ID: 00030130-000000**

### Ownership Details

**Mailing Address:**

RSJ & RJJ LLC  
1719 THOMPSON ST  
KEY WEST, FL 33040-5050

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township-  
Range:** 06-68-25

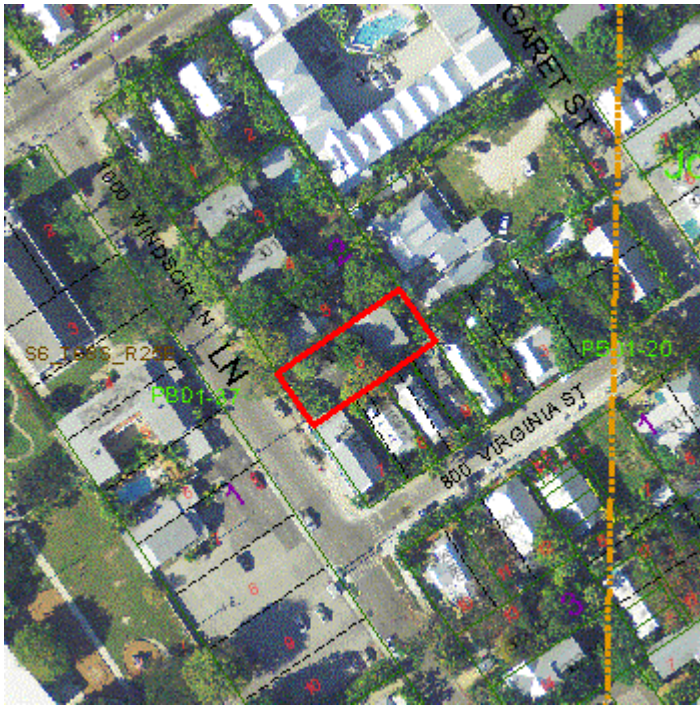
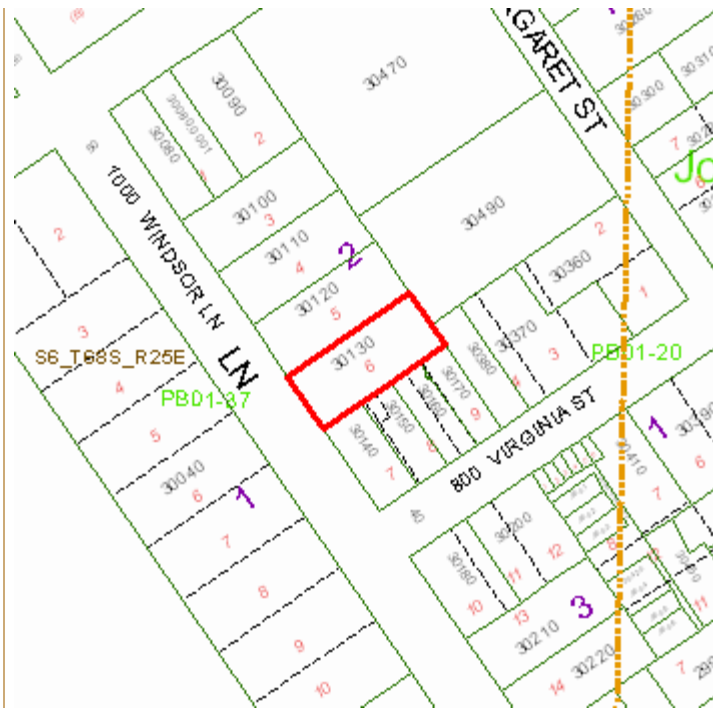
**Property  
Location:** 1017 WINDSOR LN KEY WEST

**Subdivision:** Tropical Building and Investment Co Sub

**Legal** KW TROPICAL SUB PB 1-37 LOT 6 SQR 2 TR 12 G11-505 OR572-902 OR623-741D/C OR829-571 OR850-1014/16

**Description:** OR850-1018/19 OR888-2493D/C OR917-1876/78 OR980-309/10 OR1040-2390/91R/S OR1633-1839D/C  
OR1316-1624/25 OR1336-868/69-C OR1633-418 OR1720-1593/94 OR2722-1832CT OR2751-555/58C/T  
OR2760-1603/08

**Click Map Image to open interactive viewer**



## Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	0	0	5,529.00 SF

## Building Summary

Number of Buildings: 2  
Number of Commercial Buildings: 0  
Total Living Area: 3245  
Year Built: 1963



## Building 1 Details

**Building Type** R1  
**Effective Age** 82  
**Year Built** 1963  
**Functional Obs** 1

**Condition** G  
**Perimeter** 164  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 500  
**Depreciation %** 74  
**Grnd Floor Area** 1,477

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP

**Roof Cover** ASPHALT SHINGL

**Foundation** CONCR FTR

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 2

**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

**2 Fix Bath** 0

**Vacuum** 0

**3 Fix Bath** 0

**Garbage Disposal** 0

**4 Fix Bath** 0

**Compactor** 0

**5 Fix Bath** 0

**Security** 0

**6 Fix Bath** 0

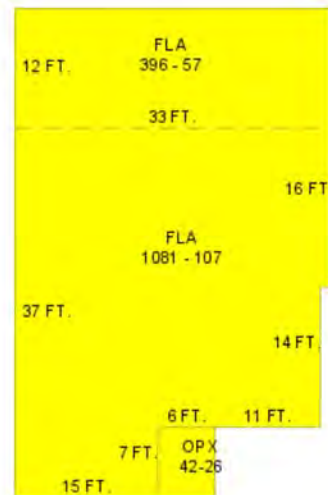
**Intercom** 0

**7 Fix Bath** 0

**Fireplaces** 0

**Extra Fix** 0

**Dishwasher** 0



BUILDING #1

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	Y	0.00	0.00	1,081
2	FLA	5:C.B.S.	1	1996	N	Y	0.00	0.00	396
3	OPX	5:C.B.S.	1	1988	N	Y	0.00	0.00	42

## Building 2 Details

**Building Type** R3  
**Effective Age** 82

**Condition** G  
**Perimeter** 240

**Quality Grade** 500  
**Depreciation %** 74

**Year Built** 1985  
**Functional Obs** 1

**Special Arch** 0  
**Economic Obs** 0

**Grnd Floor Area** 1,768

**Inclusions:** R3 includes 3 3-fixture baths and 3 kitchens.

**Roof Type** GABLE/HIP

**Roof Cover** ASPHALT SHINGL

**Foundation** CONC BLOCK

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 4

**Heat Src 1** NONE

**Heat Src 2** ELECTRIC

**Extra Features:**

**2 Fix Bath** 0

**Vacuum** 0

**3 Fix Bath** 0

**Garbage Disposal** 0

**4 Fix Bath** 0

**Compactor** 0

**5 Fix Bath** 0

**Security** 0

**6 Fix Bath** 0

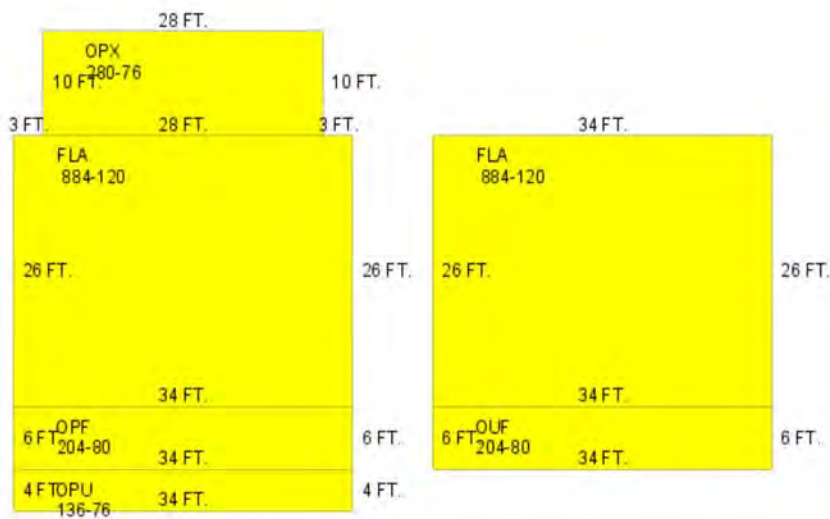
**Intercom** 0

**7 Fix Bath** 0

**Fireplaces** 0

**Extra Fix** 0

**Dishwasher** 0



BUILDING #2

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	3:WD FR STUCCO	1	1988	N	N	0.00	0.00	884
2	OPX	3:WD FR STUCCO	1	1988	N	N	0.00	0.00	280
3	OPF	3:WD FR STUCCO	1	1988	N	N	0.00	0.00	204
4	FLA	3:WD FR STUCCO	1	1988	N	N	0.00	0.00	884
5	OUP	3:WD FR STUCCO	1	1988	N	N	0.00	0.00	204
6	OPU		1	1994	N	N	0.00	0.00	136

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	28 SF	4	7	1987	1988	1	30



2	FN2:FENCES	48 SF	8	6	1987	1988	2	30
3	PT3:PATIO	438 SF	146	3	1987	1988	1	50
4	FN3:WROUGHT IRON	156 SF	52	3	1993	1994	2	60
5	PT3:PATIO	290 SF	0	0	1993	1994	2	50
6	CL2:CH LINK FENCE	342 SF	0	0	1964	1965	1	30
7	AC2:WALL AIR COND	2 UT	0	0	1993	1994	2	20

## Appraiser Notes

TPP AK-8868341.

2016-03-23 IMPROVEMENTS UNDER TOTAL INTERIOR REHAB. QG/EA ADJUSTED FOR 2016 TO REFLECT RENOVATION.DKRAUSE

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
16-677	02/18/2016		18,000	INTERIOR DEMO DOWN TO STUDS ONLY INTERIOR DEMO WALLS FLOORING FIXTURES IN ALL AREAS KITCHEN BATH ETC	
B942576	08/01/1994	12/01/1994	14,000	NEW WALK/FENCE/STAIRS	
01-3459	10/18/2001	12/27/2001	2,500		A/C

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	297,244	4,829	485,528	787,601	600,215	0	787,601
2014	279,942	4,521	293,078	577,541	545,650	0	577,541
2013	284,000	4,637	207,409	496,046	496,046	0	496,046
2012	284,000	4,770	207,409	496,179	496,179	0	496,179
2011	288,057	4,901	207,130	500,088	500,088	0	500,088
2010	305,909	5,018	171,338	482,265	482,265	0	482,265
2009	340,832	5,149	320,132	666,113	666,113	0	666,113
2008	318,337	5,281	469,965	793,583	793,583	0	793,583
2007	408,546	5,371	635,835	1,049,752	1,049,752	0	1,049,752
2006	584,288	5,503	442,320	1,032,111	1,032,111	0	1,032,111
2005	566,310	5,694	331,740	903,744	903,744	0	903,744
2004	362,437	5,873	331,740	700,050	700,050	0	700,050
2003	362,437	6,064	127,167	495,668	495,668	0	495,668
2002	391,651	6,255	127,167	525,073	525,073	0	525,073
2001	298,660	5,783	127,167	431,610	431,610	0	431,610
2000	302,244	6,128	93,993	402,365	402,365	0	402,365
1999	114,728	2,479	93,993	211,200	211,200	0	211,200

<b>1998</b>	114,680	2,527	93,993	211,200	211,200	0	211,200
<b>1997</b>	125,682	2,583	82,935	211,200	211,200	0	211,200
<b>1996</b>	125,625	2,640	82,935	211,200	211,200	0	211,200
<b>1995</b>	125,706	2,559	82,935	211,200	211,200	0	211,200
<b>1994</b>	127,311	954	82,935	211,200	211,200	25,500	185,700
<b>1993</b>	127,288	977	82,935	211,200	211,200	25,500	185,700
<b>1992</b>	127,263	1,002	82,935	211,200	211,200	25,500	185,700
<b>1991</b>	121,711	1,025	88,464	211,200	211,200	25,500	185,700
<b>1990</b>	142,422	1,048	67,730	211,200	211,200	25,000	186,200
<b>1989</b>	143,779	1,073	66,348	211,200	211,200	25,000	186,200
<b>1988</b>	114,826	0	44,232	159,058	159,058	0	159,058
<b>1987</b>	102,412	0	33,174	135,586	135,586	0	135,586
<b>1986</b>	20,764	0	33,174	53,938	53,938	0	53,938
<b>1985</b>	20,072	0	20,110	40,182	40,182	0	40,182
<b>1984</b>	18,636	0	20,110	38,746	38,746	0	38,746
<b>1983</b>	18,636	0	20,110	38,746	38,746	25,500	13,246
<b>1982</b>	19,051	0	17,372	36,423	36,423	9,605	26,818

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>8/28/2015</b>	2760 / 1603	810,000	<u>WD</u>	<u>12</u>
<b>7/14/2015</b>	2751 / 555	100	<u>CT</u>	<u>12</u>
<b>1/29/2015</b>	2722 / 1832	300,100	<u>CT</u>	<u>12</u>
<b>5/21/2000</b>	1720 / 1593	450,000	<u>WD</u>	<u>Q</u>
<b>5/9/2000</b>	1633 / 0418	450,000	<u>WD</u>	<u>Q</u>
<b>7/1/1994</b>	1316 / 1624	300,000	<u>WD</u>	<u>Q</u>
<b>2/1/1988</b>	1040 / 2390	250,000	<u>WD</u>	<u>Q</u>
<b>7/1/1986</b>	980 / 309	100,000	<u>WD</u>	<u>U</u>
<b>3/1/1982</b>	850 / 1018	45	<u>WD</u>	<u>U</u>

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
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