



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 24, 2018

Applicant: William Rowan

Application Number: H18-03-0002

Address: #1421 Catherine Street

Description of Work:

Raise house one foot. Reconstruction of front porch and stairs. New carport and one-story addition. New accessory structure and pool. Site improvements.

Site Facts:

The one-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1912 Sanborn map as the earlier Sanborn maps from the 1800s don't include this area of Key West. The building today has the one-story frame vernacular structure with the rear sawtooth structure. The building has a non-historic small addition on the side of the building and a non-historic carport attached to the structure. The front porch has been altered with a concrete porch floor, brick posts, and an awning added to the front of the house.

This property came before HARC in January for a larger side addition. The Commission postponed it for redesign.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 29, 30, 31, 32, and 33.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 10, 11, 13, and 25.

Guidelines for Outbuildings (Pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

Staff Analysis

This Certificate of Appropriateness proposes a new side addition to a historic house. Rather than before, where the addition was attached directly onto the structure, the addition will be separated and only connected by a hallway with a flat roof. It will be attached to the structure where French doors are already located, leading to less loss of historic fabric. The new addition will be smaller and two feet shorter than the main house.

The proposed design also includes a small office structure in the rear. It will be 10 feet by 14 feet and will be approximately 15 feet tall from natural grade.

The plans also include the construction of a new open carport, which will be on the southwestern side of the lot. The carport will have a one foot setback from the side property line and will be set back behind the house. The carport will have a height of approximately 9 feet, much shorter than the 14-foot-tall carport of the previously approved design.

The project also includes a new pool in the rear, a new accessory structure that will be 14 feet tall, and new perimeter fencing. A new swimming pool (7 feet by 30 feet) will be located in the rear yard. New fill will be added to the property.

***There is an error in the plans where the porch roof is depicted to have v-crimp roofing. The porch roof has metal shingles, and the replacement of roofing should be metal shingles instead of v-crimp.**

Consistency with Guidelines

When this property came before the HARC Commission, most of the project complied with the guidelines – the elevation of the structure, the reconstruction of the historic wood front porch, the accessory structure in the rear, and the carport. The issue was the proposed side addition. While staff still believes it would appropriate for the addition to be located in the rear (as is stated by guideline 6 and 23 of additions and alterations), the proposed design is more compliant with the guidelines and will cause less loss of historic fabric. Still it is possible to push the addition even more to the rear so that it obscures less of the contributing structure.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

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

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

ADDRESS OF PROPOSED PROJECT:


NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1421 CATHERINE STREET	
BRENDA DONNELLY	PHONE NUMBER
1421 CATHERINE STREET	EMAIL
KEY WEST, FL. 33040	
WILLIAM ROWAN / BRIAN OLSEN	PHONE NUMBER (305) 296-3784
321 PERCON LN.	EMAIL wlrowan@gmail.com
	
DATE 3/28/2018	

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO X INVOLVES A HISTORIC STRUCTURE: YES X NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: ~~EXISTING~~ STRUCTURE: REBUILD FRONT PORCH TO HISTORIC FEATURES (WOOD)
~~REAR~~ ADD ^{DETACHED} MASTER BEDROOM SUITE TO REAR SIDE OF EXISTING STRUCTURE
 CONNECT W/ GLASS BREEZEWAY, ADD ACCESSORY STRUCTURE @ REAR OF
 PROPERTY APPROX 10' x 14', ADD CARPORT OVER EXISTING DRIVEWAY
 MAIN BUILDING: ~~REAR~~ RESTORE FRONT PORCH TO HISTORIC WOOD PORCH,
 RECONFIGURE INTERIOR TO MORE USABLE FLOOR PLAN. DETACHED WOOD FRAMED
 MASTER SUITE APPROX. 22' x 12', ADD COVERED GLASS BREEZEWAY
 BETWEEN MAIN STRUCTURE AND MASTER SUITE (ALL WOOD CONSTRUCTION W/ 5" V METAL ROOF)
 DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): REMOVE CONCRETE & ALUMINUM
 FRONT PORCH, REMOVE CARPORT, CONCRETE DRIVEWAY/PADS FOR LANDSCAPE
 (* MAIN BUILDING CONT. ON SHEET 2 *) REMOVE BATH/STORAGE ON SIDE
 OF HISTORIC STRUCTURE (NOT HISTORIC)

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

MAIN BUILDING CONT. ADD (2) NEW HISTORIC WOOD WINDOWS, ADD 1 NEW GLASS SLIDER @ REAR OF STRUCTURE	
ACCESSORY STRUCTURE(S): NEW 10' x 14' OFFICE AT REAR OF PROPERTY	
ALL WOOD CONSTRUCTION W/ 5V METAL ROOF, IMPACT DOORS & WINDOWS, DESIGN TO MATCH EXISTING HISTORIC STRUCTURE	
PAVERS: PAVES @ NEW DRIVEWAY REMOVE EXISTING CONCRETE FOR LANDSCAPE	FENCES: NEW 6' WOOD FENCE @ REAR OF PROPERTY
DECKS: NEW WOOD DECK AROUND POOL AND BETWEEN MASTER SUITE AND EXISTING STRUCTURE	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.): RE-GRADE/P ^{AV} @ NEW CONSTRUCTION FOR DRAINAGE, SWALE @ REAR	POOLS (INCLUDING EQUIPMENT): 7' x 30' @ REAR OF PROPERTY, POOL EQUIP. @ 5' FROM REAR PROPERTY LINE
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: NEW WOOD FRAMED CARPORT W/ 5V ROOFING APPROX 16' x 10'

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:

1421 CATHERINE ST.


PROPERTY OWNER'S NAME:

BRENDA DONNELLY

APPLICANT NAME:

WILLIAM ROWAN

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.**

 PROPERTY OWNER'S SIGNATURE	Brenda Donnelly 12/29/17 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

1. REMOVE ENTIRE FRONT PORCH EXCEPT HISTORIC PORTION OF ROOF
2. REMOVE EXISTING GARPORT 1
3. REMOVE SMALL ADDITION (BATH/STO.) 5'x15' ON WEST SIDE OF MAIN STRUCTURE

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.

(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.

BOTH GARPORT (ATTACHED) AND SMALL ADDITION ARE NOT OF HISTORICAL SIGNIFICANCE.

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.

No

(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.

No

(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.

No

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

No

(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.

NOT

(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.

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.

NO

(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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N.A.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N.A.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N.A.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N.A.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

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

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

This form must be submitted with your application

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

TOTAL OF APPLICATION FEE: \$ 600

Comments:

1421 Catherine - New side addition,
new accessory structure, reconstruction of
front porch

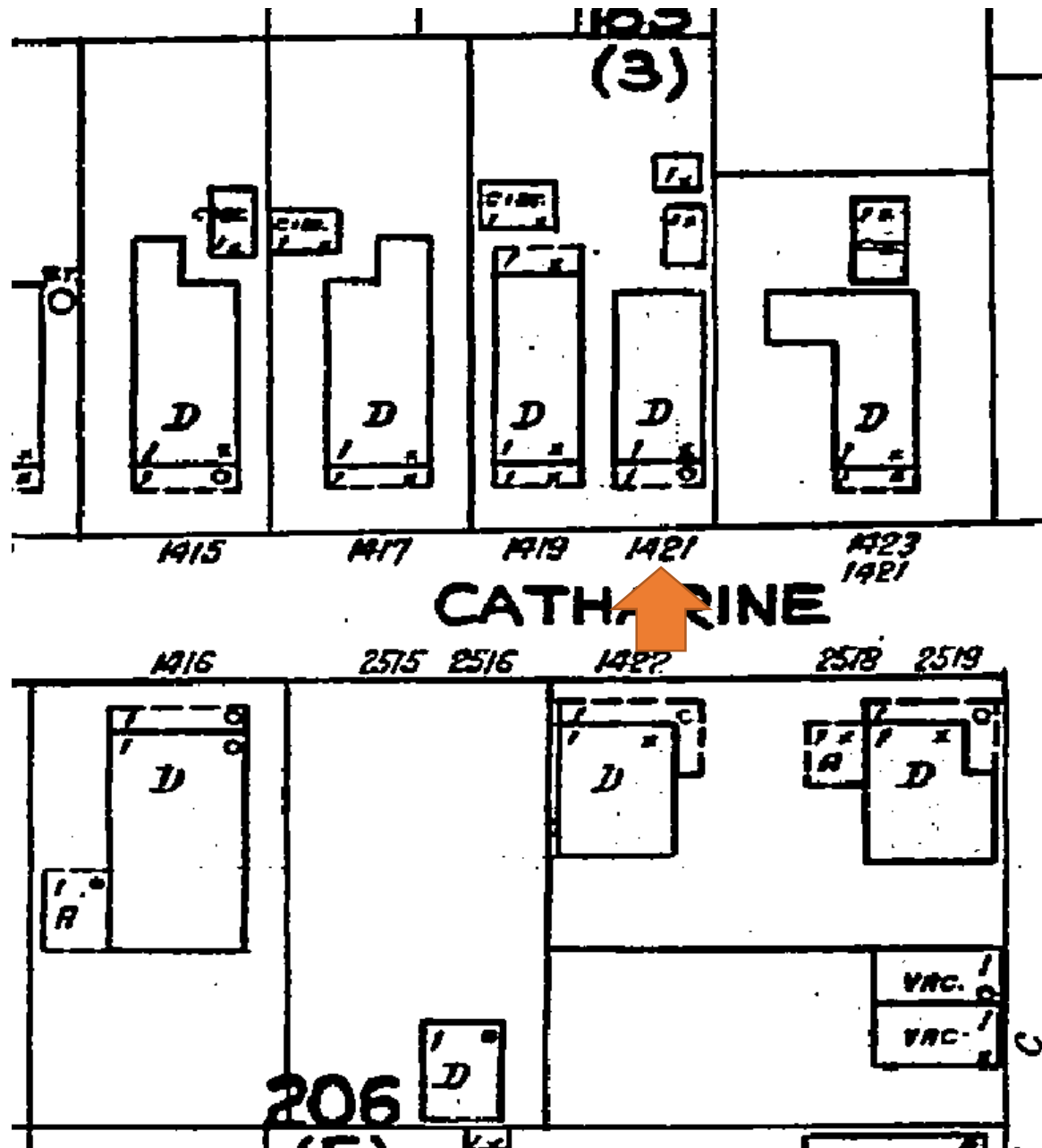
Date of Pre-Application Meeting:

12/4/17

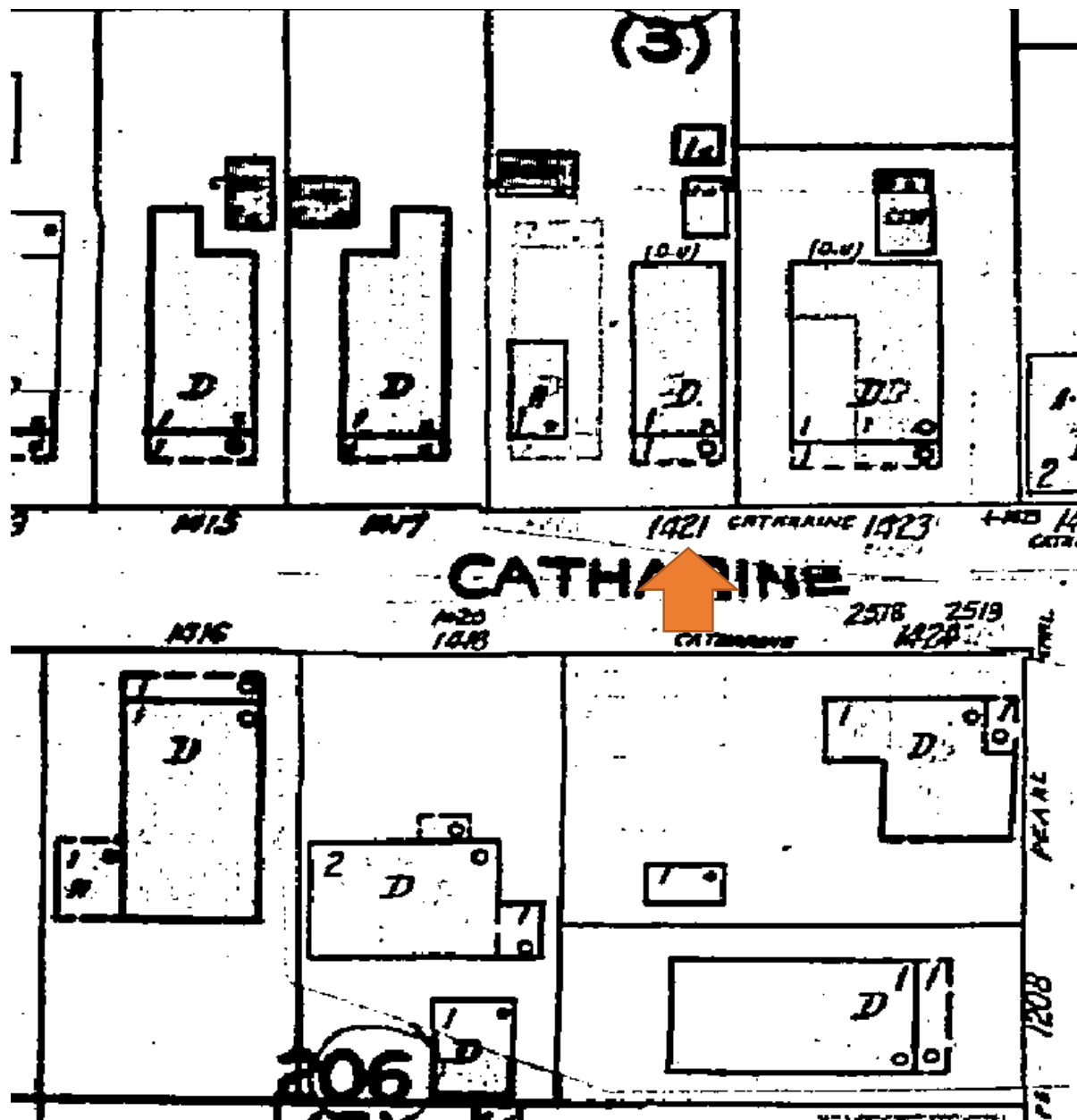
By Staff:

Kelly for

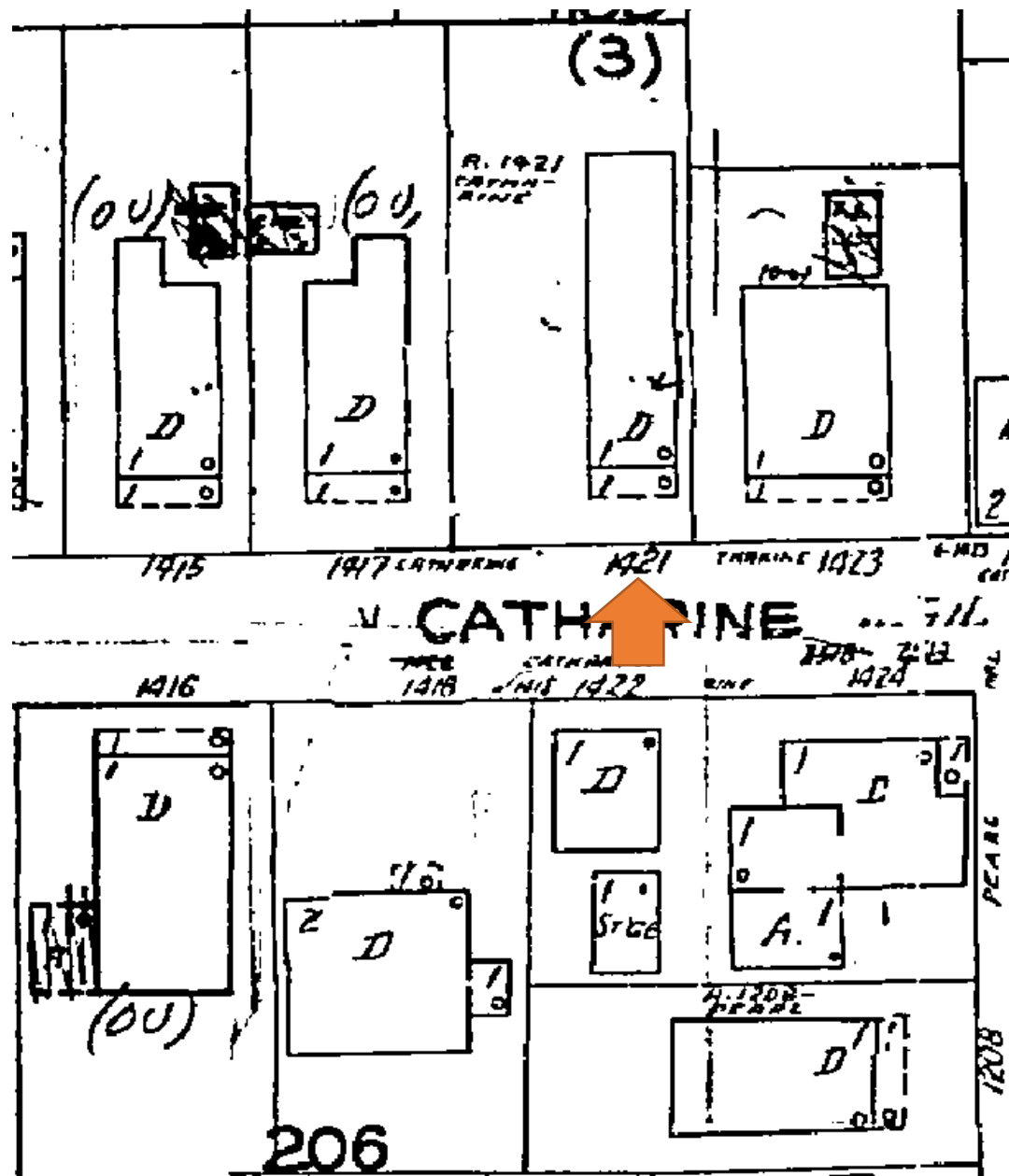
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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





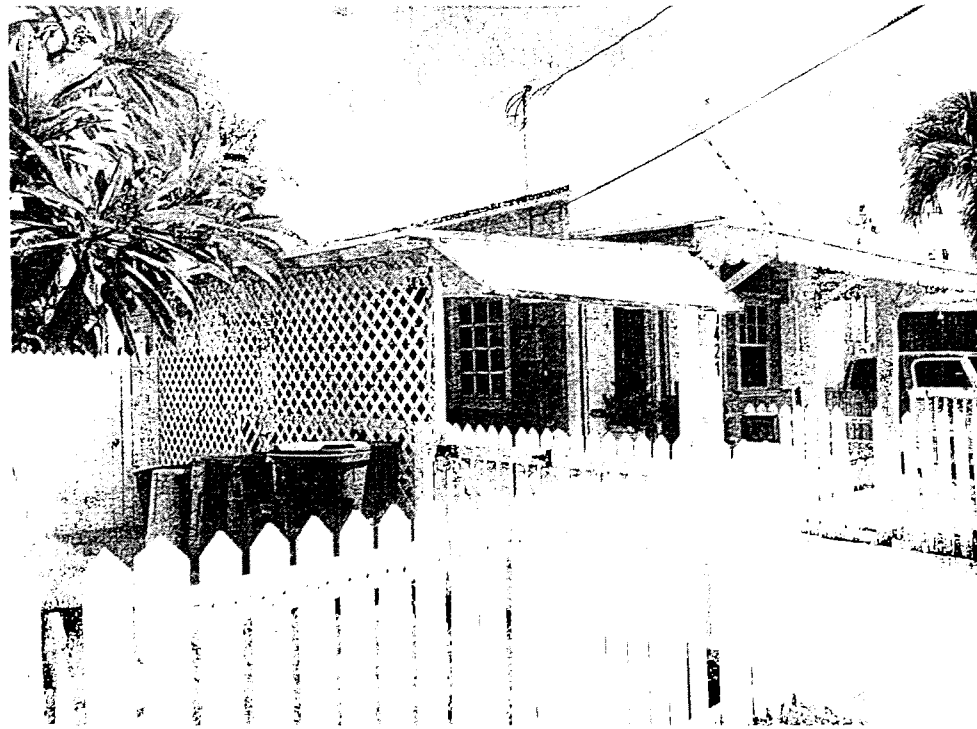
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PIP 13



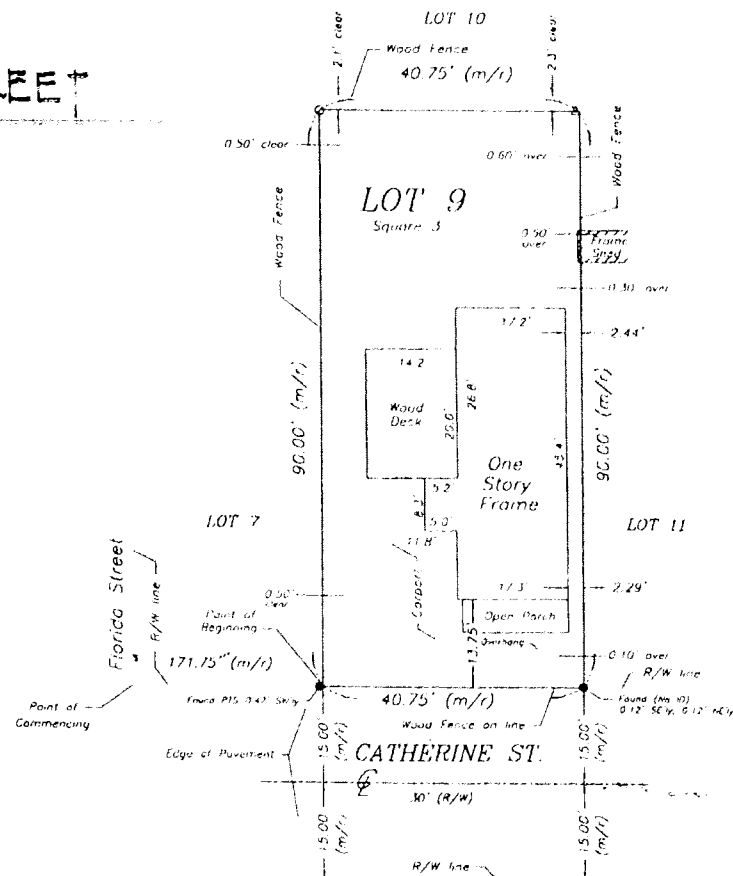
please pick up
after your
friends



REVISED DESIGN



VIEW FROM STREET



SURVEY

1" = 20.0'

SITE DATA

ZONING	HMDR		
FLOOD	AE 6	6.2'	7.2'
LOT SIZE	3668 SF		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	40% - 1470 SF	31.6% - 1162 SF	40% - 1470 SF
IMPERVIOUS RATIO	60% / 2201 SF	35% / 1284 SF	52% / 1930 SF
OPEN SPACE	35% / 1284 SF	60% / 2283 SF	34.5% / 1260 SF
SETBACKS			
FRONT	10'	6.25'	5.75'
SIDE	5'	6.0'	5'
REAR	15'	30.85'	N/A
REAR (ACCESSORY)	5'	0'	5'

STORM DRAINAGE

SARFOT HARC APPROVAL HIG-03-0042

BUILDING STRUCTURES PROPOSED

HISTORY	50' x 10'	500 SF
ARTICLE	12' - 22' + 4' x 4'	288 SF
SARFOT	9' x 10'	144 SF
ACCESSORY	10' x 14'	140 SF
		1472 SF
		1470 SF

IMPERVIOUS AREAS

BURBS	1472 SF
POOL	210
CONCRETE	144
DRIVEWAY	56
TOTAL	1872 SF
	1872 SF < 2201 SF (ALLOWED) 60%

OPEN SPACE

IMPERVIOUS AREA	1872 SF
DECK AREA	530 SF
TOTAL	2402 SF - 2402 SF - 1260 SF / 285%

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
142 CATHERINE KEY WEST, FL.

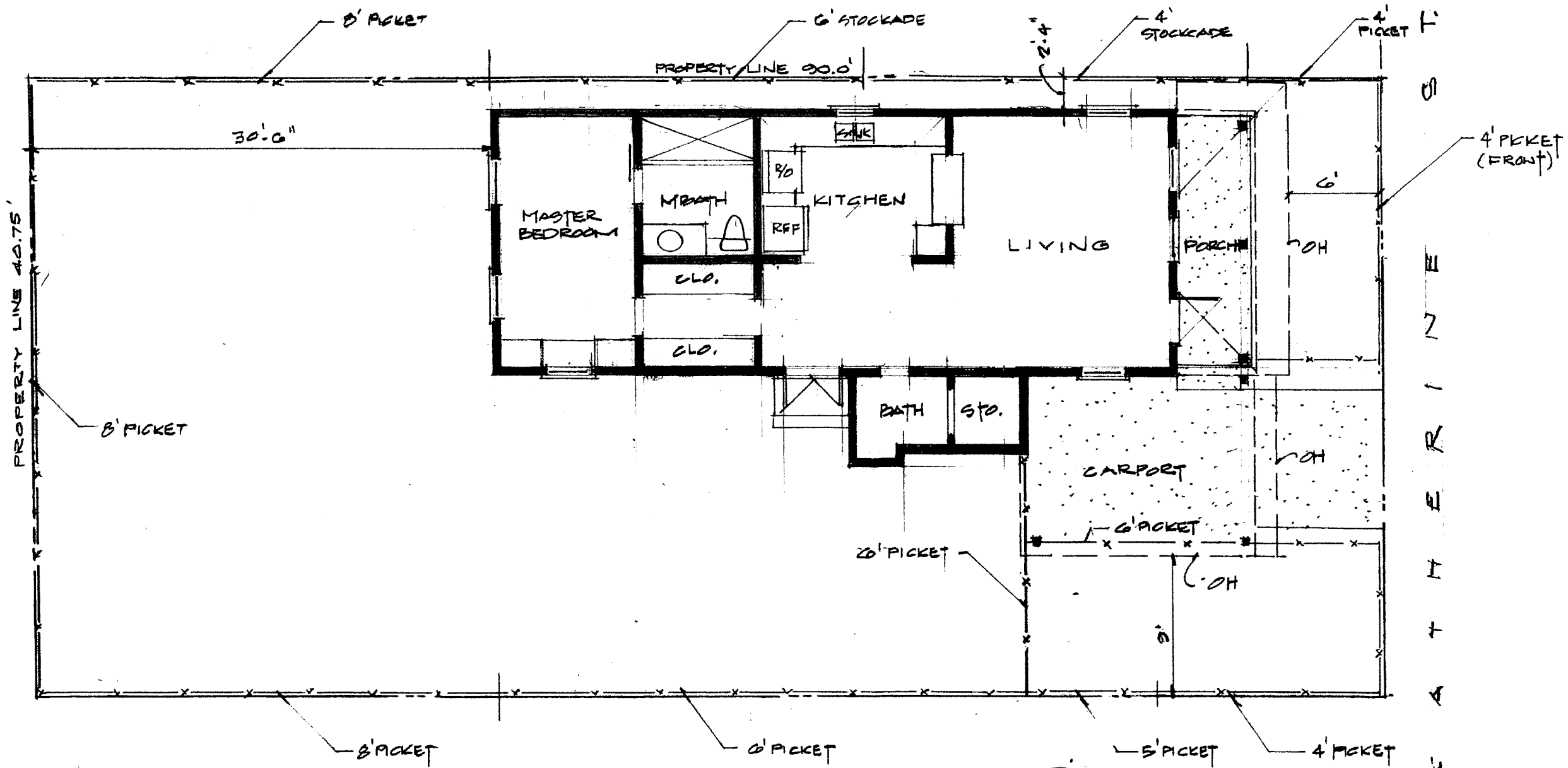
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
321 PEACOCK LANE
305 294 3784
KEY WEST, FLORIDA
FLORIDA LICENSE APPROVED

Project No:

Date: 11-25-17

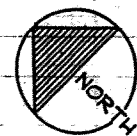
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1 OF 6

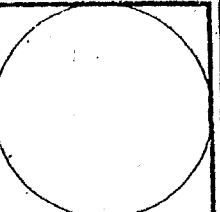


SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL.



WILLIAM ROWAN
ARCHITECTURE

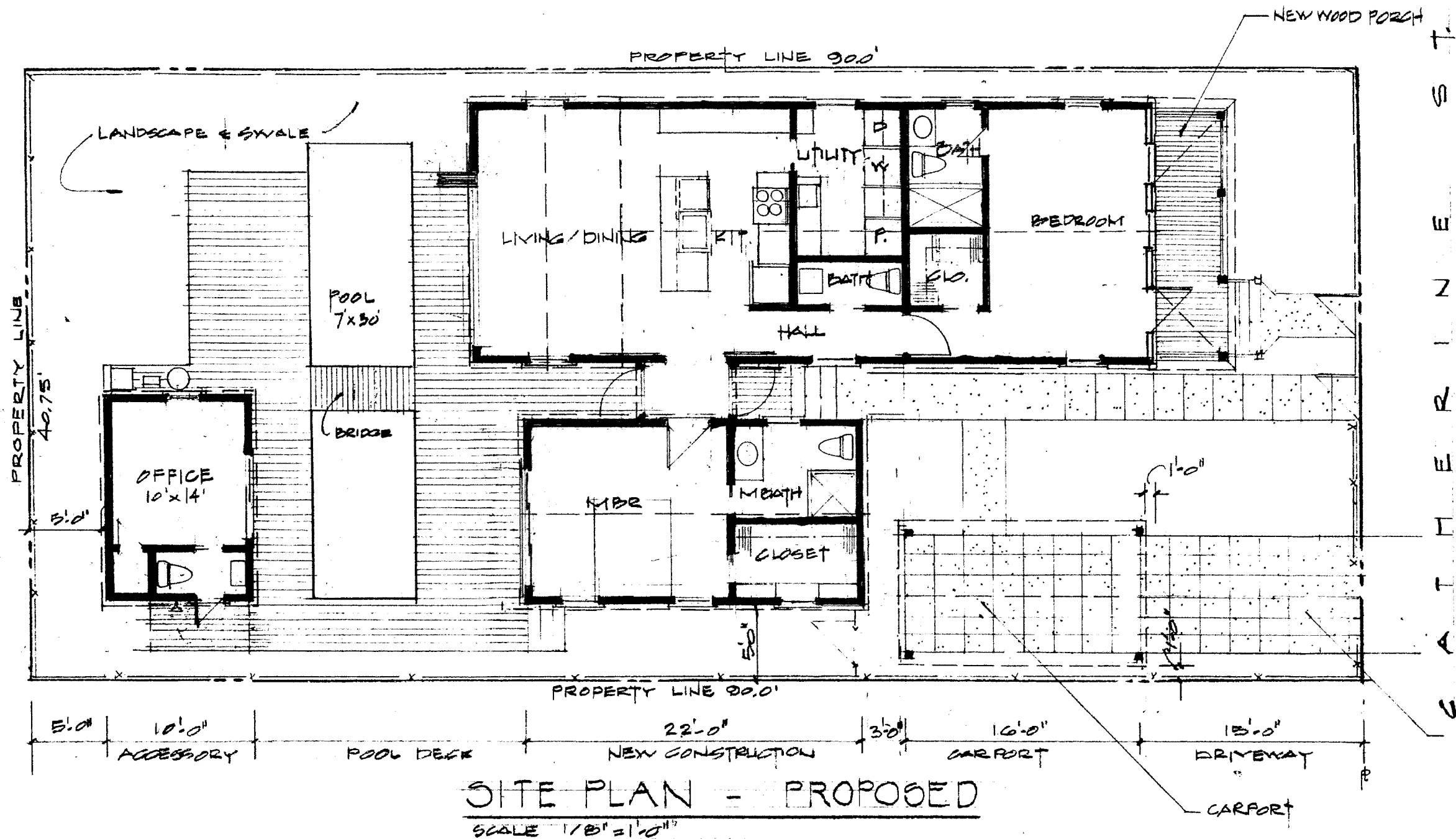
KEY WEST, FLORIDA
311 PEAOCK LANE
305 296 5764

Project No:

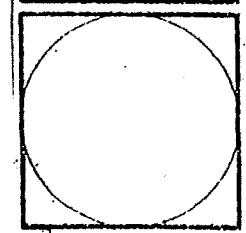
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1

2 of 6

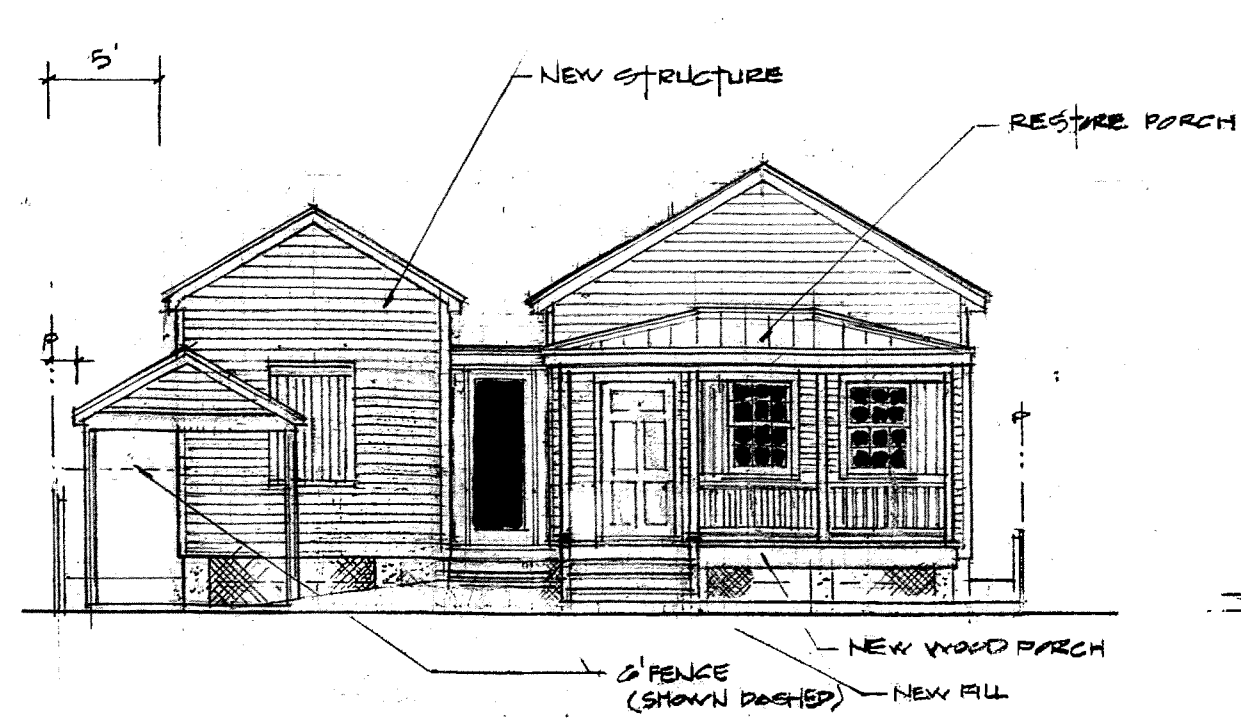


DONNELLY RESIDENCE
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 42 CATHERINE KEY WEST, FL.



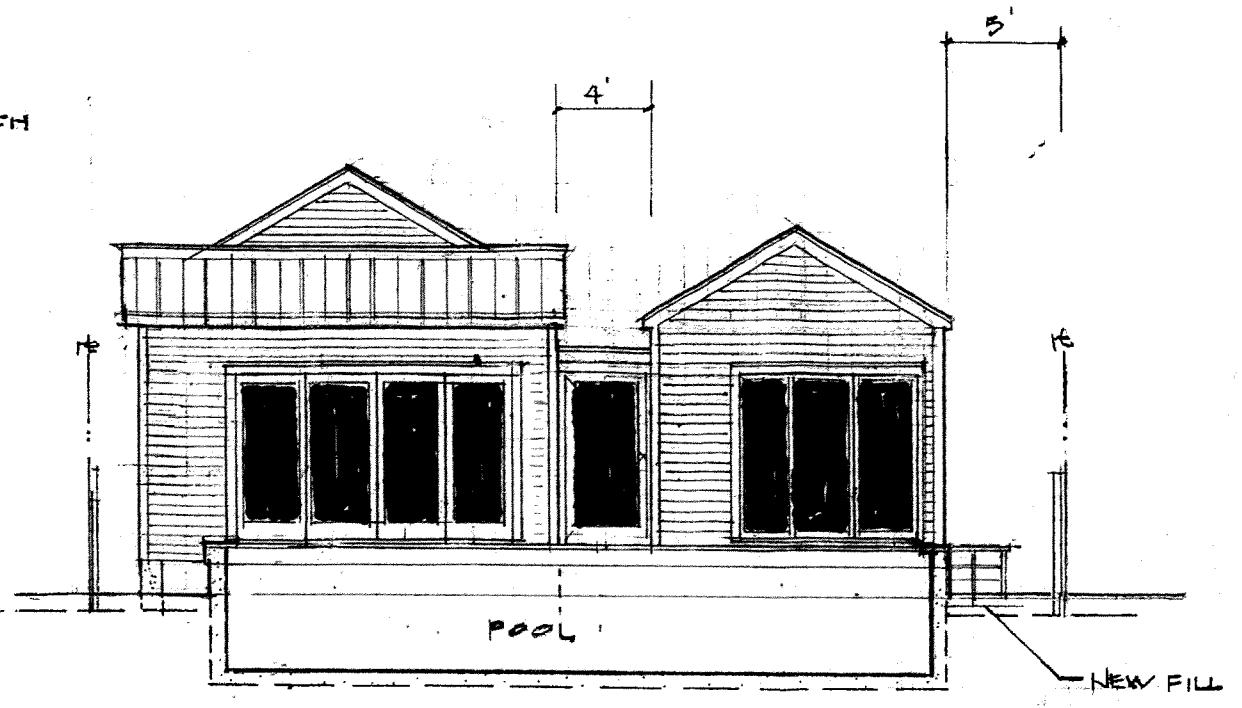
WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 571 PEACOCK LANE
 305 298 5784

Project No:
 Date:

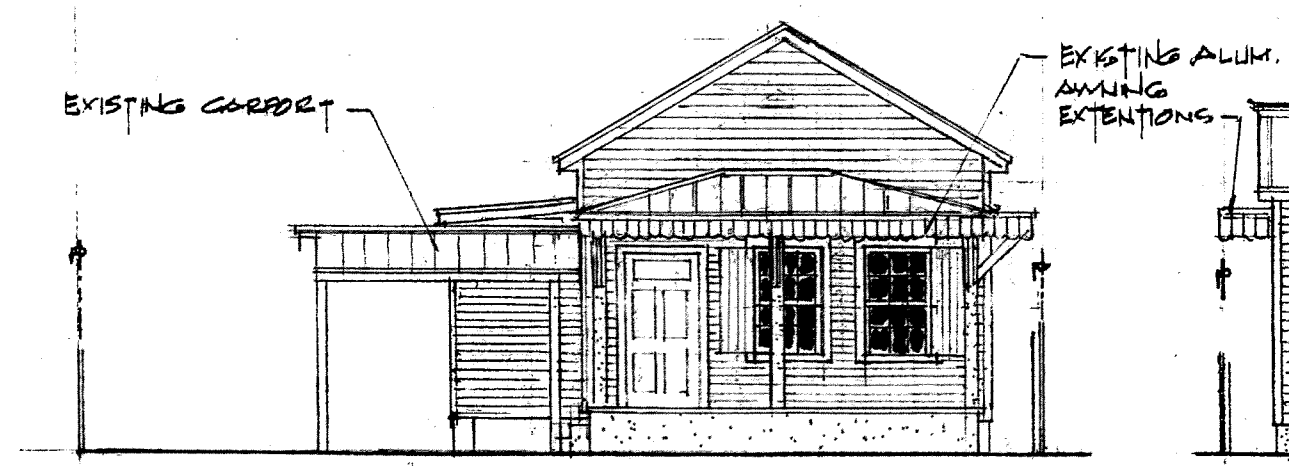


SOUTH ELEVATION

PROPOSED
SCALE 1/8" = 1'-0"

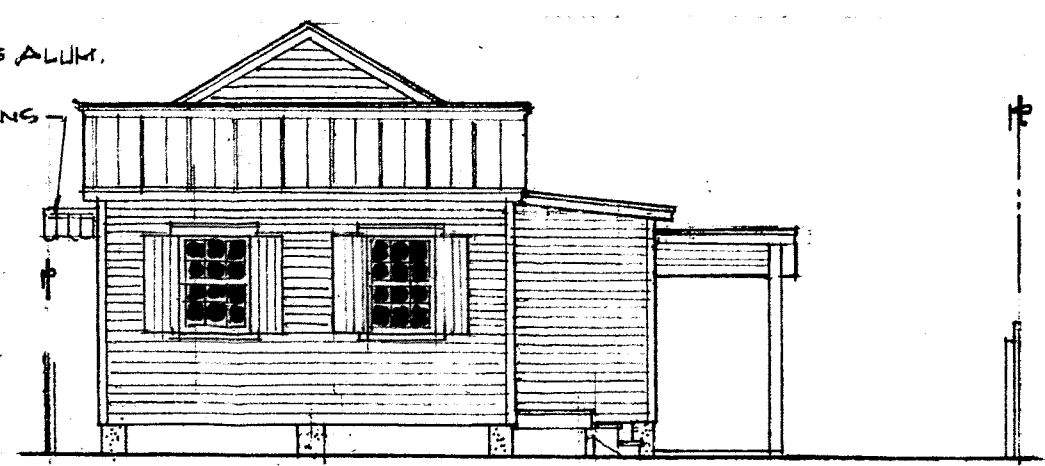


NORTH ELEVATION



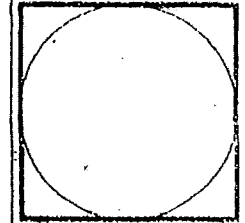
SOUTH ELEVATION

EXISTING
SCALE 1/8" = 1'-0"



NORTH ELEVATION

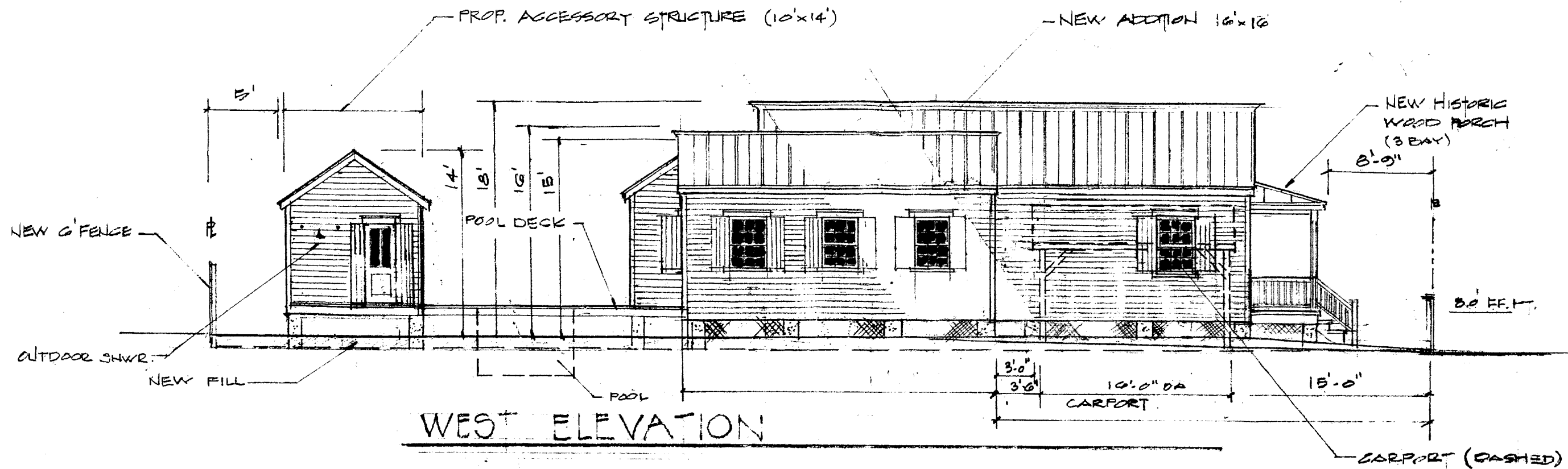
DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL



WILLIAM BOWMAN
ARCHITECTURE
321 DEACON DRIVE
KEY WEST, FLORIDA
305 296 3764

Project No:

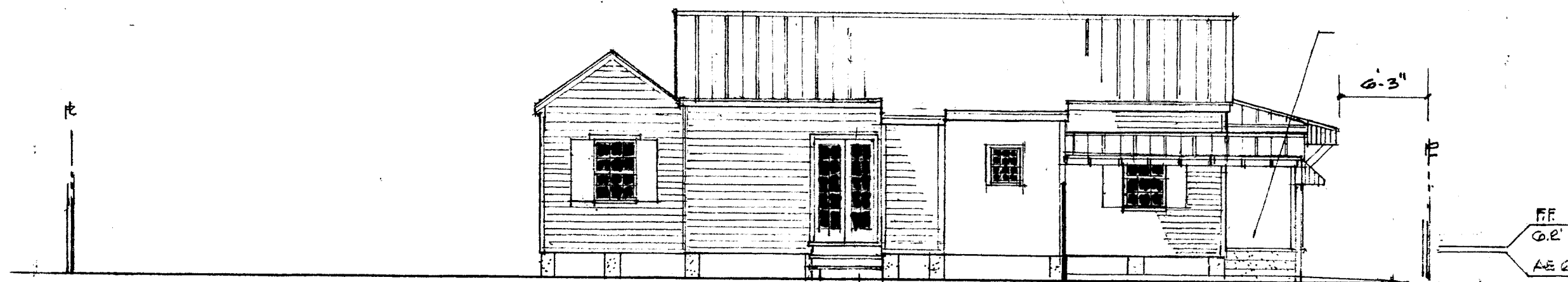
Date: 11.25.17



WEST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"

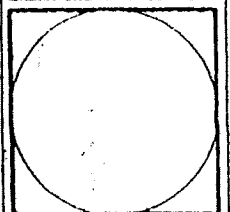


WEST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

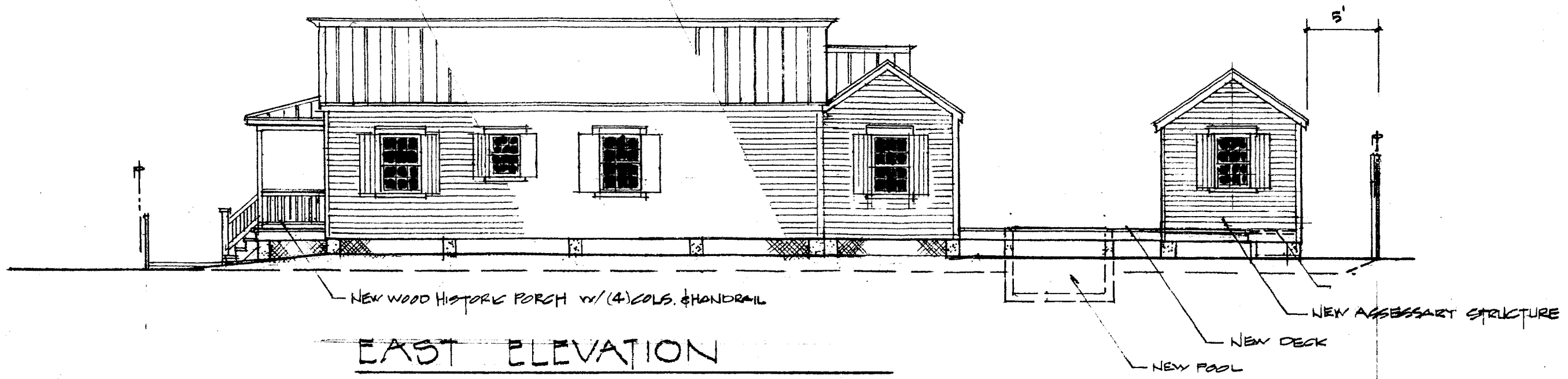
DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
421 CATHERINE KEY WEST, FL.



WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
321 PEACOCK LANE
305 296 5764

Project No:
Date: 11.25.17

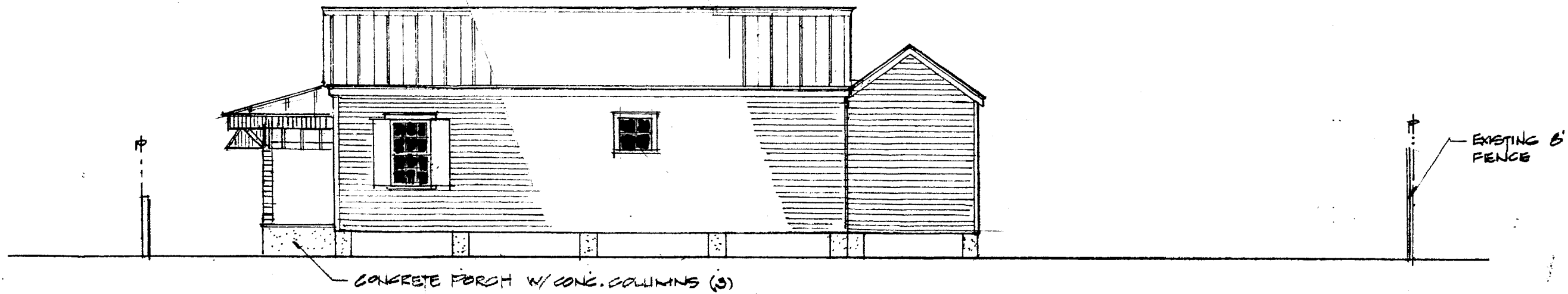
4
5 OF 6



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL.

WILLIAM BOWMAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #100000000
511 PEARSON DRIVE
305 294 1366

Project No:

Date: 11-25-17

5

6 OF 6



STREETSCAPE EXISTING

CATHERINE STREET



STREETSCAPE PROPOSED

CATHERINE STREET

STREETSCAPE OF CATHERINE STREET 1417 CATHERINE STREET - 1126 PEARL STREET

SCALE: 3/16 = 1'-0"

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE KEY WEST, FLORIDA
305 596 3704 FLORIDA LICENSE AR-017751

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name BRENDA DONNELLY	FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 CATHERINE STREET	Policy Number:
City KEY WEST State FL ZIP Code 33040	Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1035700

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. N24°33'21.05" Long. W081°47'14.82" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>N/A</u>	sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>0</u>	
c) Total net area of flood openings in A8.b	<u>0</u>	sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

A9. For a building with an attached garage:

a) Square footage of attached garage	<u>N/A</u>	sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>0</u>	
c) Total net area of flood openings in A9.b	<u>0</u>	sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168	B2. County Name MONROE	B3. State FLORIDA
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B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6
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B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0020 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>6.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>6.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

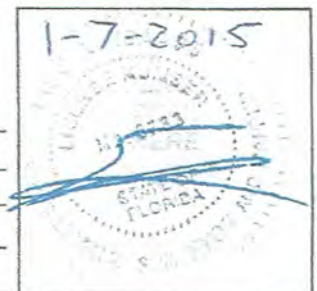
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

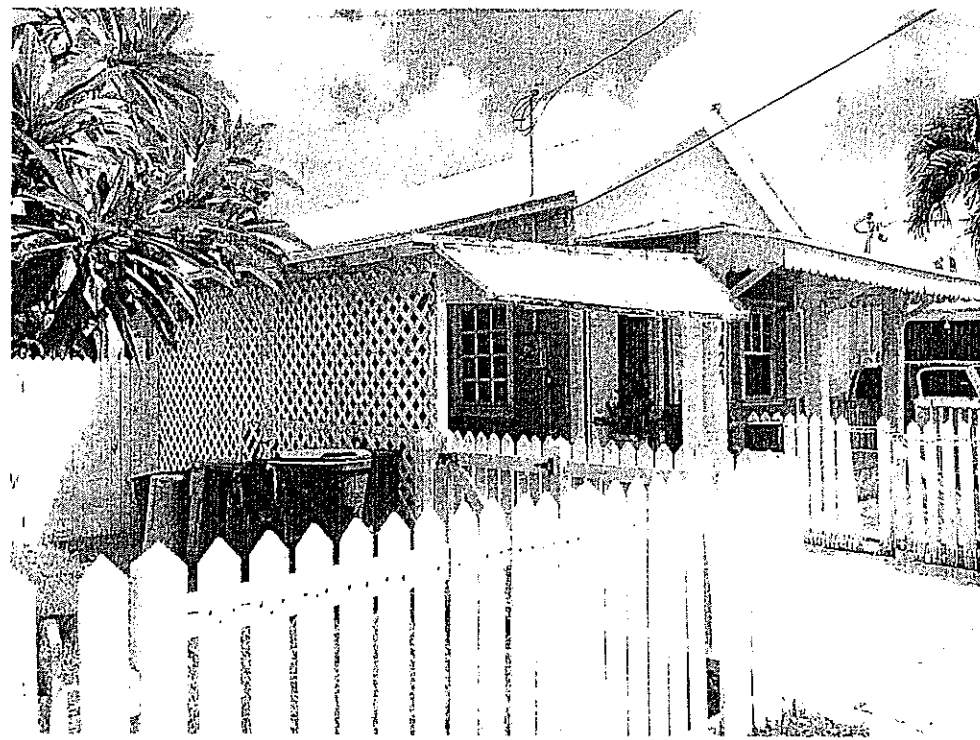
☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

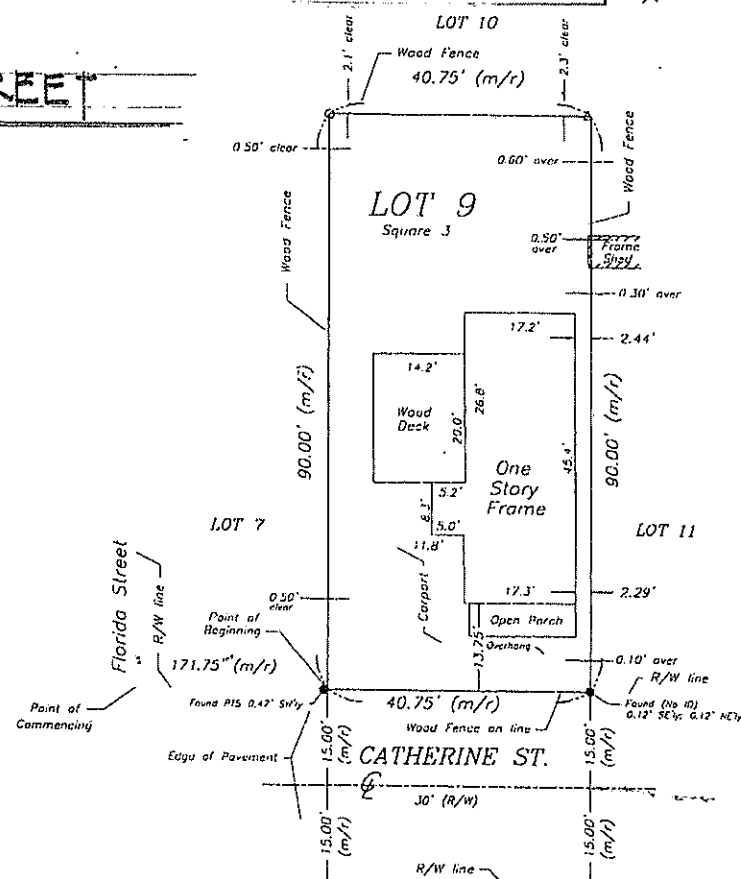
Certifier's Name ERIC ISAACS	License Number PSM 6783
Title SURVEYOR & MAPPER	Company Name FLORIDA KEYS LAND SURVEYING
Address 19960 OVERSEAS HIGHWAY	City SUGARLOAF KEY State FL ZIP Code 33042
Signature	Date 01/07/2015 Telephone (305) 394-3690



PREVIOUSLY SUBMITTED DESIGN



VIEW FROM STREET



SURVEY

1" = 20.0'

SITE DATA

ZONING	HMDR		
FLOOD	AE G	6.2'	7.2'
LOT SIZE	3668 SF		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	40% - 1467 SF	31.6% - 1162 SF	40% - 1467 SF
IMPERVIOUS RATIO	60% / 2201 SF	38% / 1385 SF	46% / 1684 SF
OPEN SPACE	35% / 1284 SF	60% / 2203 SF	35% / 1284 SF
SETBACKS			
FRONT	10'	6.25'	8.75'
SIDE	5'	16.0'	5'
REAR	15'	30.85'	N.C.
REAR (ACCESSORY)	5'	0'	5.0'

STORM DRAINAGE

CARPET HARC APPROVAL H16-03-0042

BUILDING STRUCTURES (PROPOSED)

HISTORIC	51' x 12'	918 SF
ADDITION	16' x 16'	256 SF
CARPET	9' x 16'	144 SF
ACCESSORY	10' x 14.5'	145 SF
		1403 SF < 1467 SF

IMPERVIOUS AREAS

BLDGS.	1337 SF
POOL	210
CONCRETE	25
* PARKING	82
* WALKWAY	30
* 50%	1684 SF

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
142 CATHERINE KEY WEST, FL

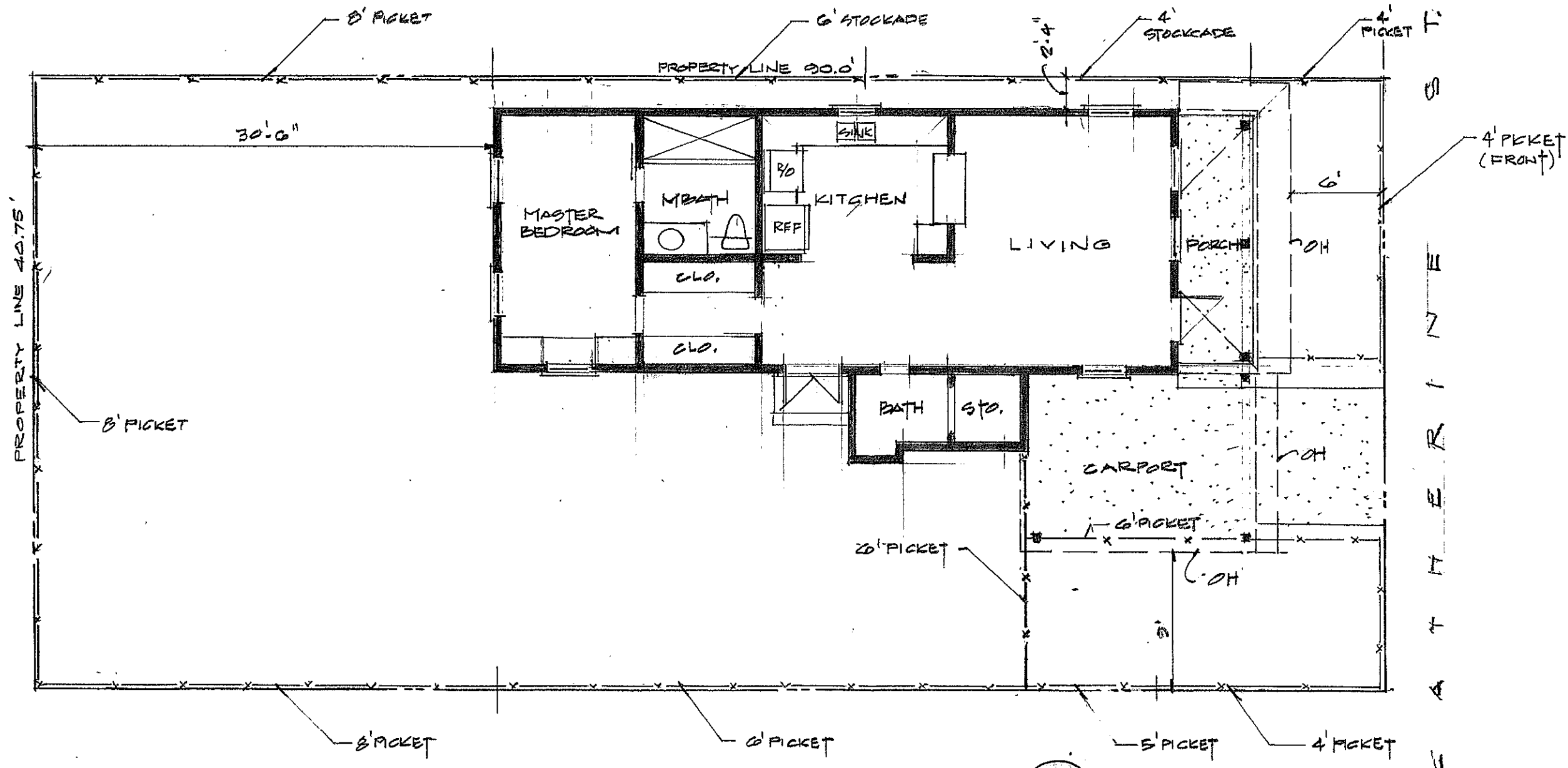
WILLIAM ROWAN
ARCHITECTURE
321 PEAKE LANE
KEY WEST, FLORIDA 33593-3744

Project No:

Date: 11-25-17

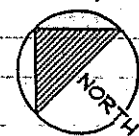
C

1 OF 6



SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
421 CATHERINE KEY WEST, FL

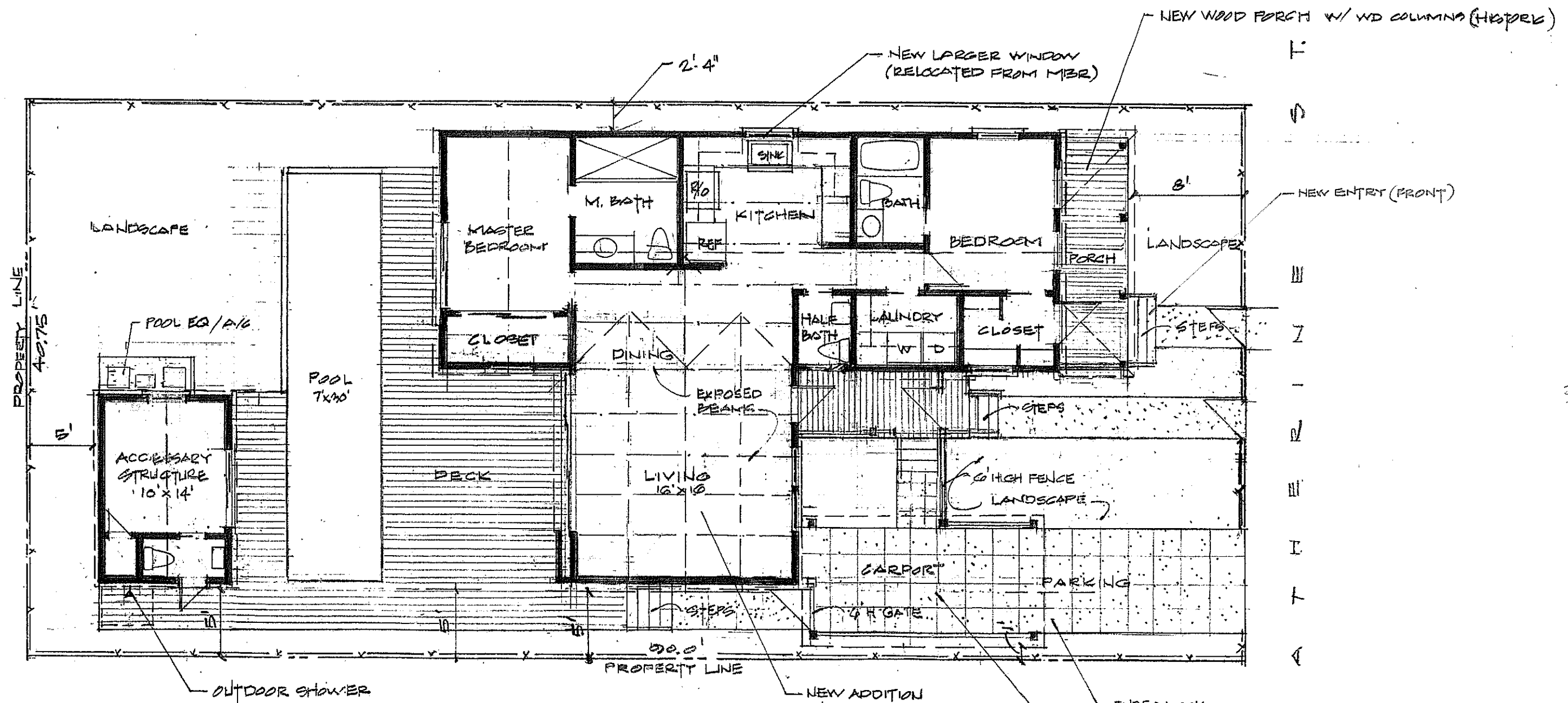
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FOUNDER/DESIGNER/ARCHITECT
1711 PEARSON LANE
KEY WEST, FL 34604
305.296.5166

Project No:

Date: 11.25.17

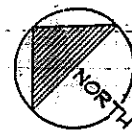
1

2 of 6



SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
421 CATHERINE KEY WEST, FL.

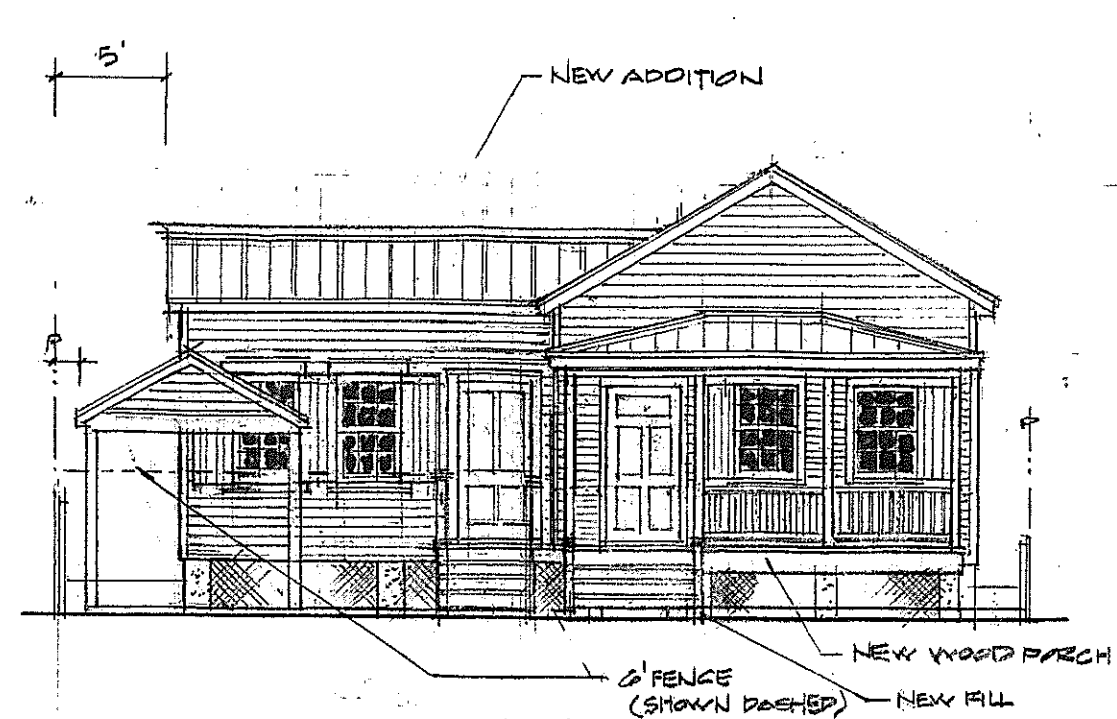
WILLIAM ROWAN
ARCHITECTURE
311 PEARSON LANE
KEY WEST, FLORIDA
305 296 5564

Project No:

Date: 11-25-17

2

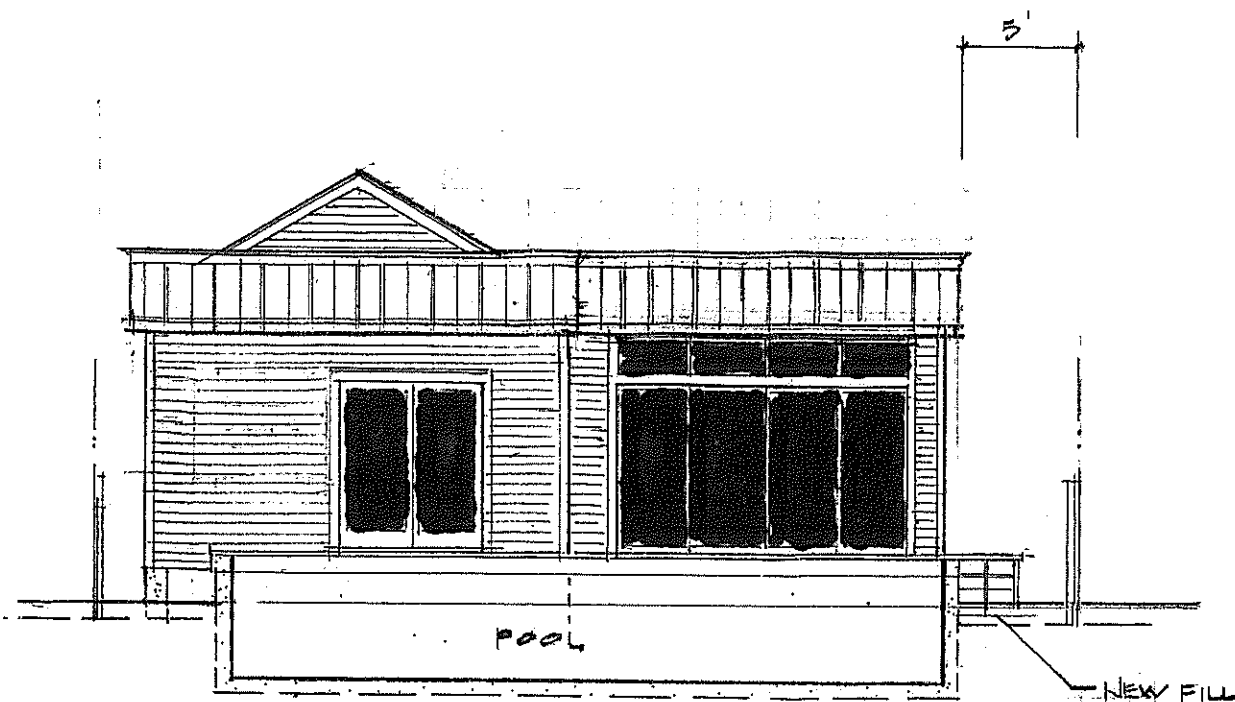
3 OF 6



SOUTH ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



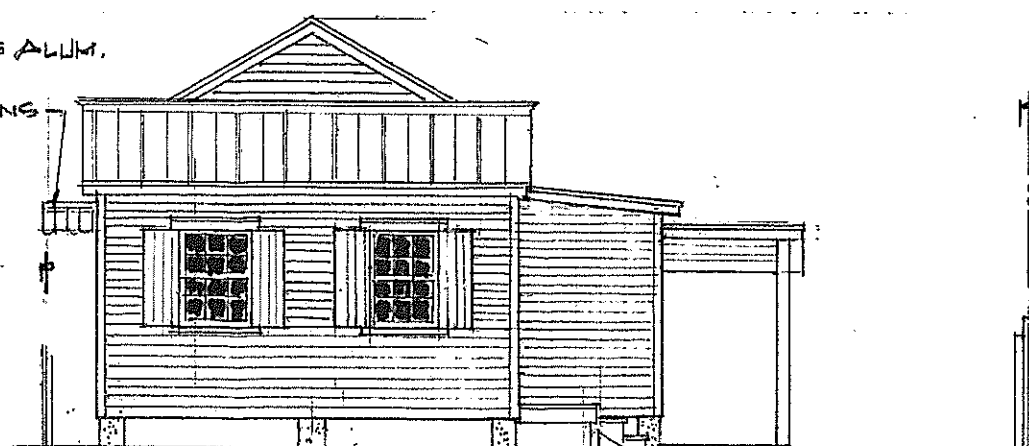
NORTH ELEVATION



SOUTH ELEVATION

EXISTING

SCALE 1/8" = 1'-0"



NORTH ELEVATION

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL

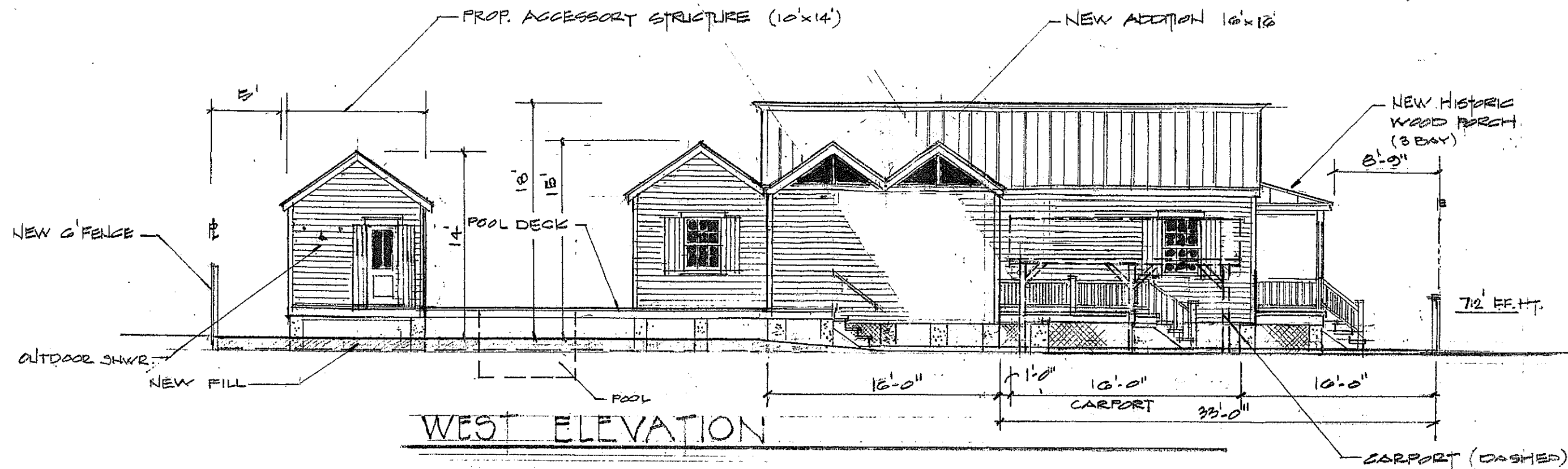
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #15553
SINCE 1985

Project No:

Date: 11.25.17

3

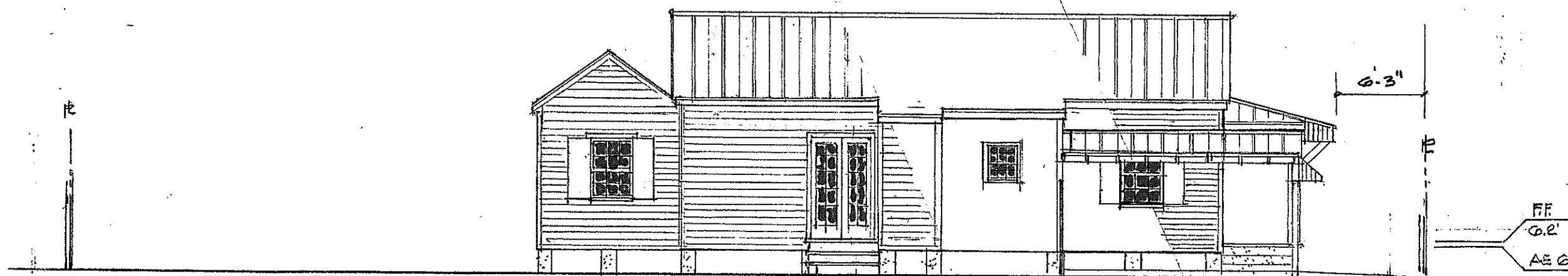
4 OF 6



WEST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



WEST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1421 CATHERINE KEY WEST, FL.

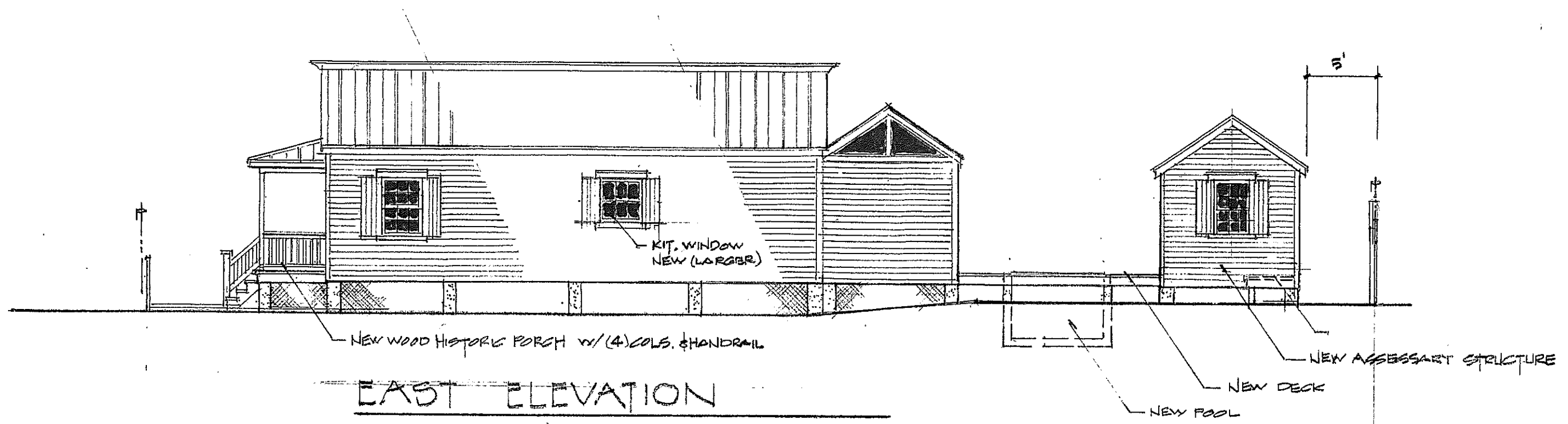
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #100001
511 PEACON LANE
305 296 5764

Project No:

Date: 11-25-17

4

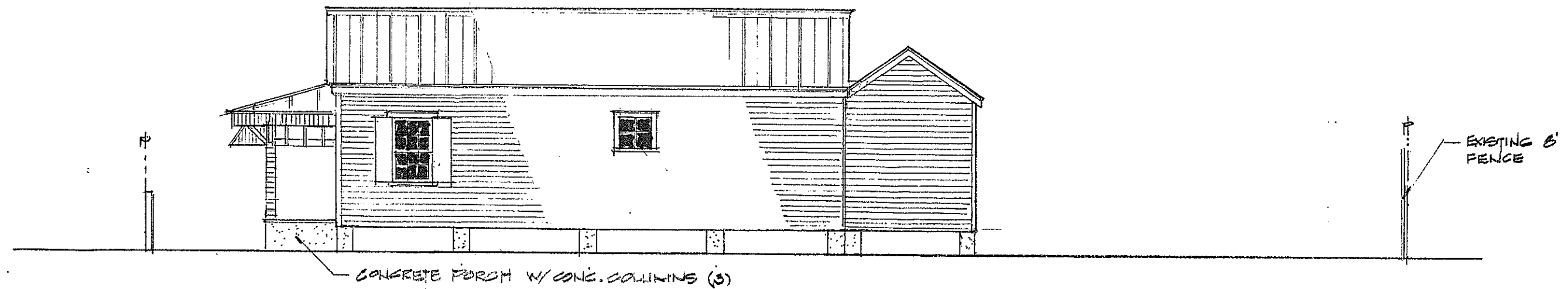
5 OF 6



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE
NEW ADDITION & ACCESSORY
1401 CATHERINE KEY WEST, FL.

WILLIAM ROWAN
ARCHITECTURE
351 SEACON DRIVE
KEY WEST, FLORIDA
305 296 5566

Project No:

Date: 11.25.17

5

6 OF 6



STREETSCAPE EXISTING

CATHERINE STREET



STREETSCAPE PROPOSED

CATHERINE STREET

STREETSCAPE OF CATHERINE STREET 1417 CATHERINE STREET - 1126 PEARL STREET

SCALE: 3/16 = 1'-0"

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 596 3704
KEY WEST, FLORIDA
FLORIDA LICENSE AR-017751

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE HOUSE ONE FOOT. RECONSTRUCTION OF FRONT PORCH AND STAIRS. NEW CARPORT AND ONE-STORY ADDITION. NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND EXISTING CARPORT. REMOVAL OF SIDE ADDITION.

FOR- #1421 CATHERINE STREET

Applicant – William Rowan

Application #H18-03-0002

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00034820-000000
Account # 1035700
Property ID 1035700
Millage Group 10KW
Location 1421 CATHERINE ST , KEY WEST
Address
Legal KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C
Description OR1670-304/305(ORDER) OR1706-2180/82 OR1949-2096Q/C(LG)
 (Note: Not to be used on legal documents)
Neighborhood 6149
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

DONNELLY BRENDA J
 1421 Catherine ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,737	\$83,133	\$86,032	\$93,644
+ Market Misc Value	\$2,212	\$2,241	\$1,961	\$1,797
+ Market Land Value	\$471,114	\$392,870	\$297,459	\$222,626
= Just Market Value	\$565,063	\$478,244	\$385,452	\$318,067
= Total Assessed Value	\$279,041	\$273,302	\$271,402	\$269,248
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$254,041	\$248,302	\$246,402	\$244,248

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,739.00	Square Foot	41	92

Buildings

Building ID 2773
Style
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1028
Finished Sq Ft 782
Stories 1 Floor
Condition AVERAGE
Perimeter 126
Functional Obs 0
Economic Obs 0
Depreciation % 31
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1938
EffectiveYearBuilt 1994
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	121	0	0
FLA	FLOOR LIV AREA	782	782	0
OPF	OP PRCH FIN LL	85	0	0
SBF	UTIL FIN BLK	40	0	0
TOTAL		1,028	782	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1954	1955	1	44 SF	2
WOOD DECK	1986	1987	1	280 SF	2
FENCES	2000	2001	1	100 SF	2

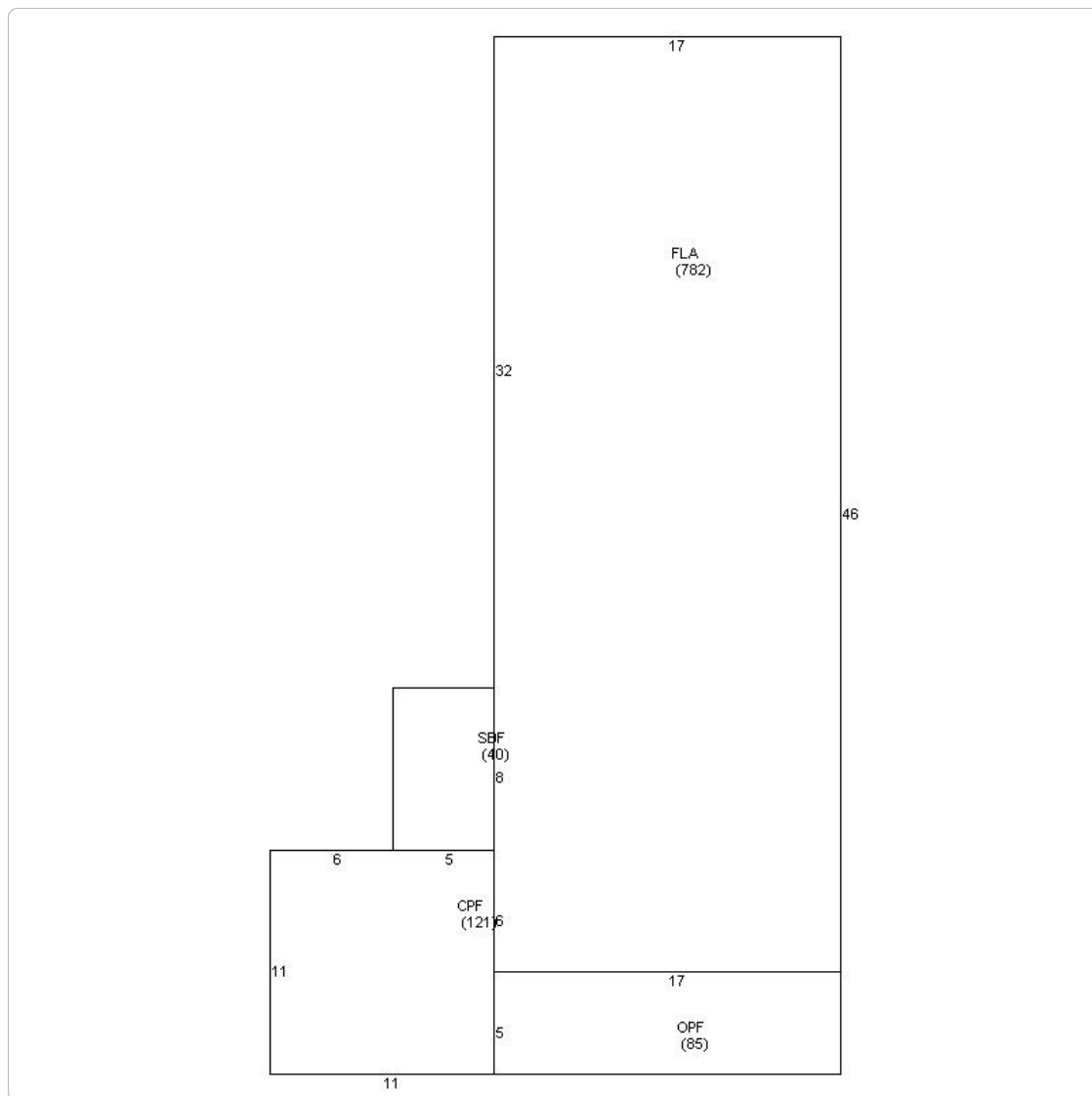
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/22/2001	\$259,000	Warranty Deed		1706	2180	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4299	7/17/2006	9/28/2006	\$2,300		ATF-2.5 TON SPLIT SYSTEM
06-3981	6/30/2006	9/28/2006	\$900		ELECTRIC FOR A/C
06-0214	1/23/2006	7/7/2006	\$10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
06-0243	1/23/2006	7/7/2006	\$5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF
0102283	6/13/2001	10/15/2001	\$1,000	Residential	UPGRADE ELECTRICAL SERVIC
9601984	5/1/1996	8/1/1996	\$10,500		RENOVATIONS
9602078	5/1/1996	8/1/1996	\$1,700		ROOF
B933256	11/1/1993	10/1/1994	\$300		REPAIRS

Sketches (click to enlarge)



Photos



Map



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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