



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 28, 2018

Applicant: Chris Liddle, Architect

Application Number: H18-03-0053

Address: #620 Angela Street

Description of Work:

New replacement building.

Site Facts:

The main one-story house in the site is an altered-contributing resource to the historic district. The proposed new replacement is for a non-contributing structure that used to be located behind the main house. The chief building officer condemned the extinct structure after it was severely damaged during hurricane Irma. The demolished structure was considered a non-contributing resource.

This project received Planning Board approvals for side setback and building coverage variances. The previous structure was used as a rental.

Guidelines and Ordinance Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Section 122-28 of the Land Development Regulations.

Staff Analysis

This staff report is for the review of a proposal for a one and a half - story frame structure as a replacement of a demolished building. According to the applicant, the new roof slope, and height, is the same as of the previous demolished building. In addition, it was stated that the previous structure included an exterior second floor deck with staircases. Dormers are included in both sides of the new structure. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. Proposed finishes include wood lap siding for exterior walls, 1 over 1 impact resistant clear glass windows, and metal v-crimp panels for the roofing system.

The maximum height of the new proposed house is 23'-6" and the building's front wall will be setback from the street approximately 76' from the front property line. Concrete footers will support the building.

Consistency with Guidelines

Accessory structures cannot be taller than existing main structure on a site, however the applicant is reassuring that the new design is similar in height and footprint than the previous structure. The new structure will be taller than the existing buildings within the lot. The applicant added dormers, extended the eaves, relocated the footprint of the structure, relocated the second floor deck, and exterior stairs. Photos provided by the applicant did not depict any second floor deck nor stairs in the location that they are proposed. The main house used to have a second floor deck on its back, which apparently, was connected to the demolished structure; the new design will reduce in footprint that rear deck. According to the LDR's owners are entitled to build involuntarily demolished structures in their same three-dimensional envelope. Taking into consideration the LDR's it is staff's opinion that the proposed height and mass of the reconstruction meets the cited LDR's.

APPLICATION

(12:03pm) Julie

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
#03-000-53		11/27/17 B. Still
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:

620 ANGELA ST.	
ROBERT Y. FERNANDEZ DEC. TRUST	PHONE NUMBER 850 980 4444
2529 FL. GA HWY	EMAIL RF@TALSTAR.COM
HAVANA, FL 32333	
ROBERT FERNANDEZ	PHONE NUMBER 850 980 4444
2529 FL. GA HWY	EMAIL RF@TALSTAR.COM
HAVANA, FL 32333	
	DATE 16NOV17

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: ~~BUILD BACK~~ 620 B ANGELA COTTAGE

NEW REPAIR MAIN BUILDING - REPLACES COTTAGE.

MAIN BUILDING: 620 ANGELA - MAIN STRUCTURE

620 B COTTAGE IN REAR
DESTROYED BY HURRICANE IRMA

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): ~~SEE AT DEMO PLAN~~

Oper: KEYWGR Date: 11/27/17 58 Type: BP Drawer: 1
Receipt no: 3386

2017 300053
PT * BUILDING PERMITS-NEW
1.00 \$500.00

Trans number: 3119554
VM VISA/MASTERC \$500.00

Trans date: 11/27/17 Time: 12:46:03

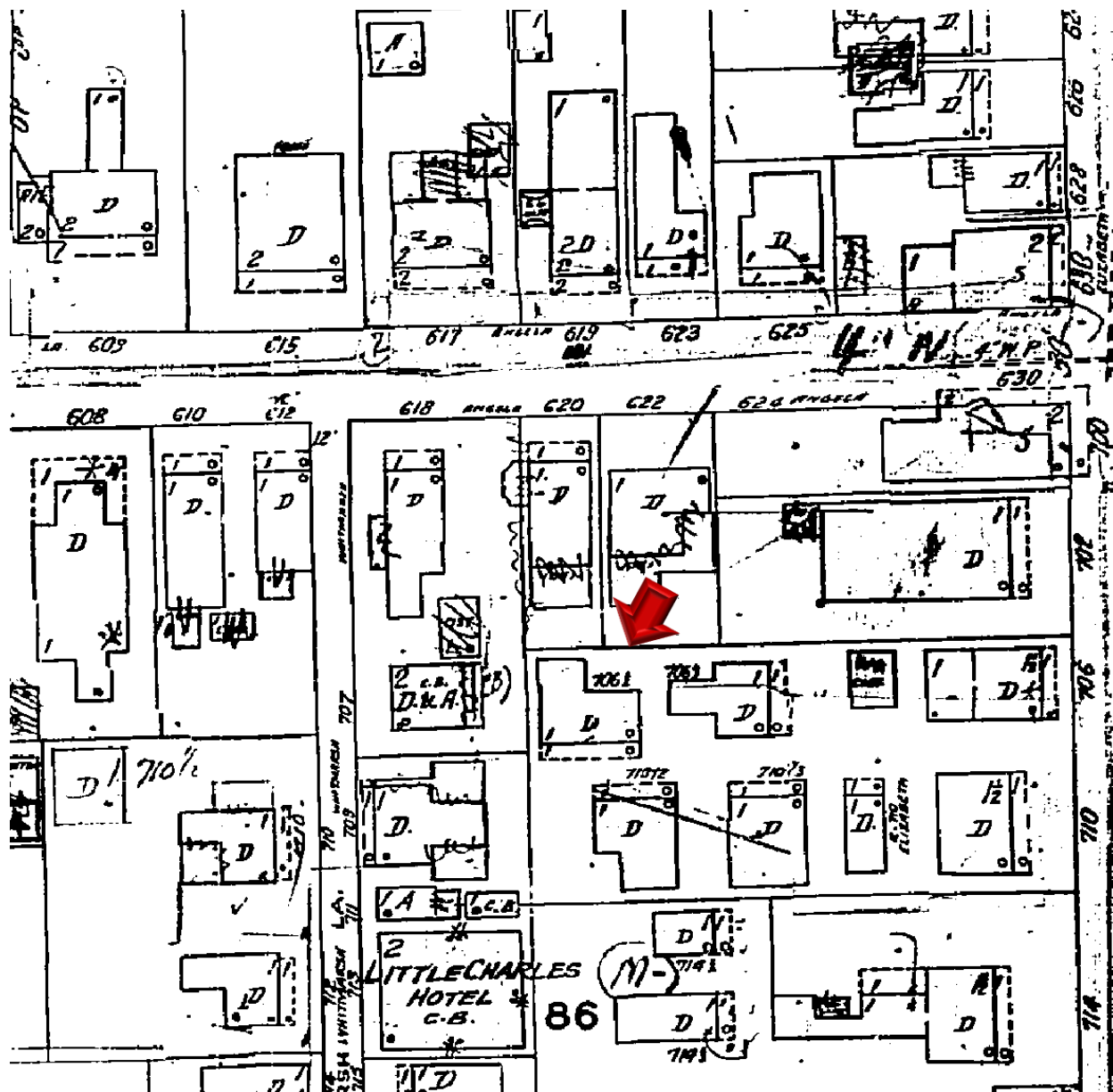
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):		G20B, G20C (2 UNITS)	
PAVERS:		FENCES:	
APPROVED POUROUS		EXISTING CONCRETE WALLS	
DECKS:		PAINTING:	
AS SHOWN ON PLANS		MATCH EXISTING	
SITE (INCLUDING GRADING, FILL, TREES, ETC.):		POOLS (INCLUDING EQUIPMENT):	
SEE A1 - SITE PLAN		NA.	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):		OTHER:	
AC / SHOWN ON PLANS.		DEMO CARPORT BEYOND HOUSE	

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.

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Main house at 620 Angela Street circa 1965. Monroe County Library.



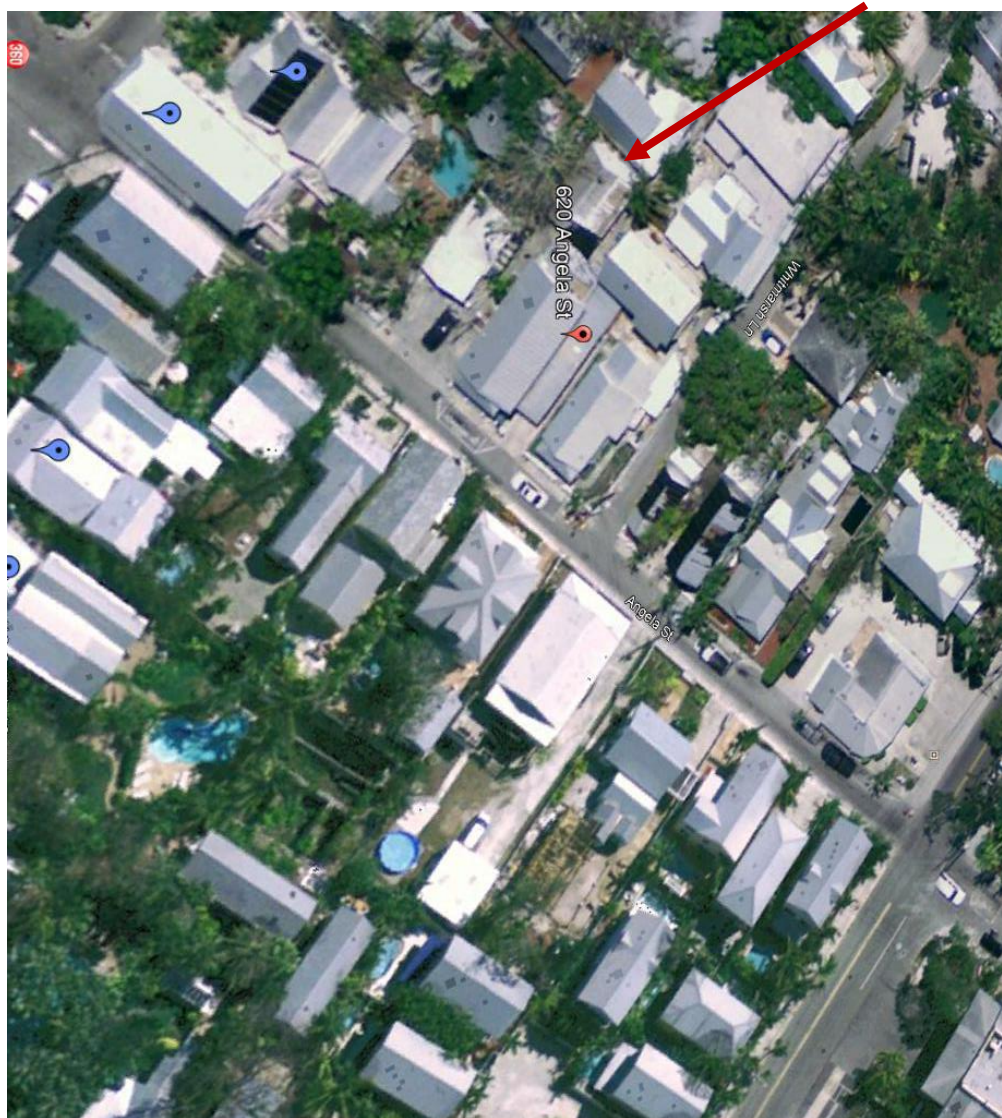
Aerial photograph 1968



Aerial photograph 1972



Aerial photograph 1998



Aerial photograph 2006

CHRIS LIDDLE ARCHITECT

Key West and the Florida Keys
305 797 4162 cliddlekw@yahoo.com

620 Angela House Pre-Existing Condition Photos

PHOTOS – 620 B Angela House: After Hurricane Irma



Banyan Tree after Storm



South Wall Crushed by Storm



Damage View from SE Corner



Tree On North Cottage Wall

Storm Damaged Porches & Roofs



Rear of Main Structure



Damaged Porches & Roofs



620 B Site after Demo & 620 C Rear



622 Angela After Storm



Adjacent Cottage to North



Cottage from SE

PHOTOS 620 B Angela House: View after Storm



620 B Stair to Upper Level & Damaged Porches



620 B Gable End Wall After Damaged Roof is Removed
Note: 12/12 Pitch & 2' Knee wall at Upper Level Loft 14' Ht.

PHOTOS- 620B Angela House: View after Partial Demolition

PHOTOS - Angela House: Storm Damage & Adjacent Structures



Tree on North Side Wall



Interior of Cottage & Loft Area



Adjacent Cottage Lifted by Banyan Tree Root Ball- Now Removed

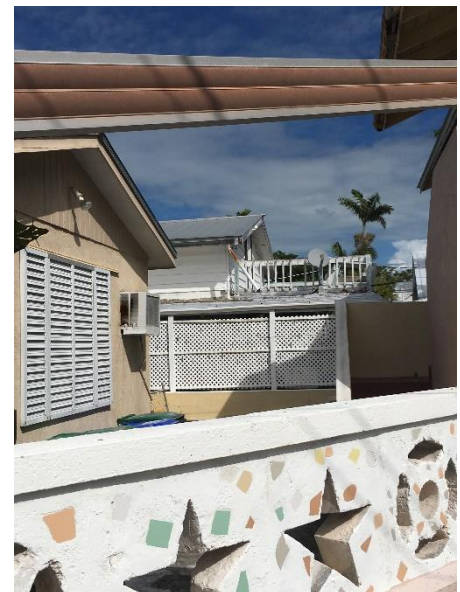
PHOTOS- 620 B Angela After Rear Lot Cleared



Site After Demolition & Clearing of Major Hurricane Debris

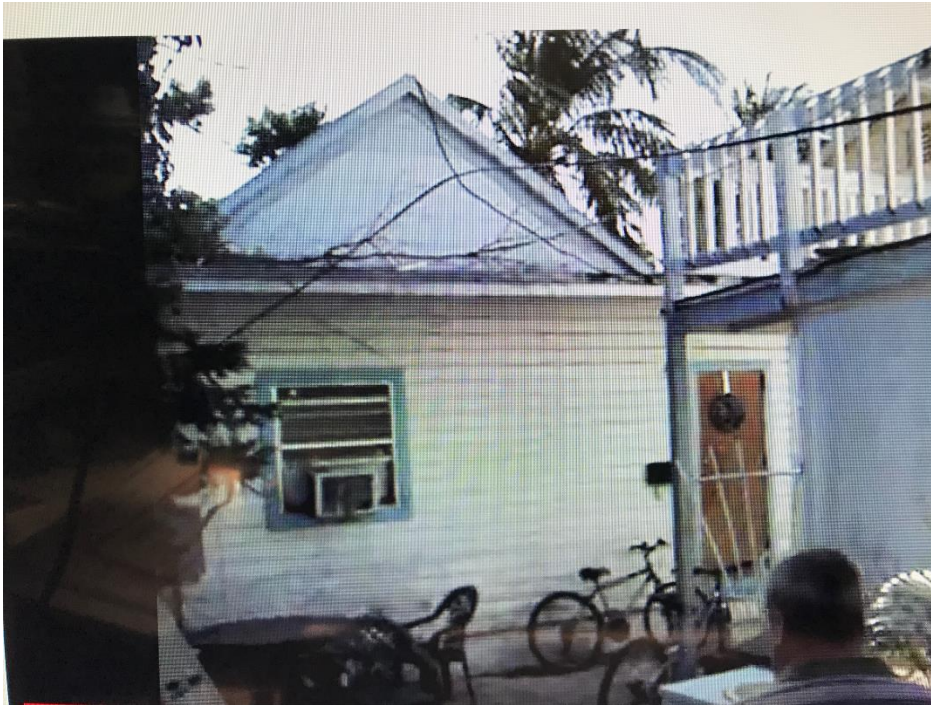


Site After Demolition Towards Whitmarsh Lane



South towards Whitmarsh

North towards Elizabeth (Now Demolished)



620 B Documentation Photo After Porch/ Deck Removal @ 2010



620 B Cottage Prior to Hurricane



620 B Cottage Hurricane Irma Tree Crushed Roof

Photo taken prior to Demolition with roof framing removed

Note: Depicts Ridge Height & @12/12 Pitch Loft Height @11'-6" @Ridge +12' Proportions, Height Scale & Massing to be recreated in replacement



Documentation Photo of Decks & Stairs connecting 620 & 620 B
Note: Shadow on floor & wall to right from connected roof above



Roof After Storm: Original deck was connected to projecting deck on right



Original Stair & Decks at Rear of 520 Angela

**Note: Original deck connecting to projecting roof deck on right
Remaining Portions of this structure to be removed & replaced in a more
conforming location.**

**Historic Proportions and Roof Overhangs will be recreated in New
Replacement Structure. Owner has received 2 variances to rebuild & restore
similar historic eaves & projecting overhangs that encroached into 5' setback
area.**



Rear of 620 After Storm

Neighborhood Context Photos



North Adjacent on Angela
2 ½ Stories



Corner of Angela & Elizabeth Streets

Adjacent Structures on Whitmarsh Lane



Corner of Angela & Whitmarsh
2 ½ Stories



Adjacent on Whitmarsh Lane
2 ½ Stories



Cottage on Whitmarsh Ln 1 Story



2 Story Home on Whitmarsh Lane



**View Along Whitmarsh Lane
2 Story Home above Garage**



View From Whitmarsh Lane

Neighborhood Context Photos on Angela Across the Street

Note: 2 ½ Story & Three Story Historic Proportions of Adjacent Homes



SW Across from 620 Angela



West Across from 620 Angela



West Across from 620 Angela



West Across from 622 Angela 3 Story

Angela Street Homes near Subject Property

Angela & Elizabeth Neighborhood Houses on Elizabeth Street



**Corner of Angela & Elizabeth SE
2 ½ Story**



**Corner of Angela & Elizabeth SW
2 ½ Story**



**Nearby House on Elizabeth St
1 ½ Story**



**Adjacent House on Elizabeth St
1 ½ Story**



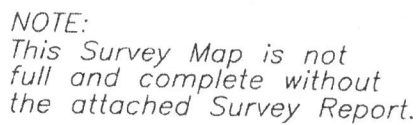
Similar Historic Replacement Structure on Baptist Lane in Key West

This 2 Unit Home was also Designed by Keys Architect Chris Liddle
The proposed 620 Angela Street Replacement will have similar materials & scale, Architectural Detailing, Historic Appearance, cladding & fenestration, & landscaping

New 2016 Construction replicates a demolished 1930s structure beyond repair.
Wood Construction meets 180 MPH Winds & 150 mph Impact FBC & ANSI
The High Efficiency Building Envelope exceeds current Florida Energy Codes
Historic “ Tin Fish-scale” roof is applied over a Hurricane proof substrate.
A Large Sapodilla Tree was also saved as part of Neighborhoods “Historic Trees”

Note: Preservation Infill Standards at 620 Angela will be similar in quality.
This recently completed new home replicates the historic features of the deteriorated original home & its connection to Bahama Village History & the Adjacent Historic Bahama Village Theatre Building

SURVEY



3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 1, Square 1, Tract 4 Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 620 Angela Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: October 15, 2010
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: PARCEL 1:

On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as a part of Lot One (1) in Square One (1) of Tract Four (4); Commencing at a point of Angela Street, distant NE'ly from the corner of Angela Street and Whitmarsh Lane, Thirty-six (36) feet, Nine (9) inches and running thence in a NE'ly direction along Angela Street Thirty-six (36) feet, Nine (9) inches; thence at right angles in a SE'ly direction Seventy-one (71) feet, Eight (8) inches; thence at right angles in a SW'ly direction Thirty-six (36) feet, Nine (9) inches; thence at right angles in a NW'ly direction Seventy-one (71) feet, Eight (8) inches, back to the Point of Beginning.

AND ALSO;

PARCEL 3:

In the City of Key West and is a part of Tract Five (5) according to Wm. A. Whitehead's Map of the Island of Key West delineated in February 1829, and is part of the land deeded to Julia A. Blodgett, according to Deed recorded in Book "E" Page 328, Monroe County, Florida records, and better described in a diagram of said land made by Charles Howe, Sr., and laid out into lots from One (1) to Sixteen (16) on the South side of Elizabeth Street: said diagram being recorded in Deed Book "E" Page 733, Monroe County, Florida records, and being more particularly described as follows: COMMENCING at the intersection of the SE'ly property line of Angela Street and the SW'ly property line of Elizabeth Street, run SE'ly along the SW'ly property line of Elizabeth St. a distance of 71 feet, 8 inches to a point; thence at right angles in a SW'ly direction 154 feet to an iron bolt; known as the Point of Beginning. From said Point run NE'ly along the last mentioned course 30 feet to a point; thence at right angles in a SE'ly direction a distance of 39 feet; thence at right angles in a NE'ly direction a distance of 10 feet to a point; thence at right angles and in a SE'ly direction a distance of 37 feet and 3 inches, to a point; thence at right angles in a SW'ly direction a distance of 40 feet to a point; thence at right angles in a NW'ly direction a distance of 76 feet and 3 inches, back to the aforementioned point of beginning, being a part of lot Three (3) and a part of Lot Four (4), according to Charles Howe, Sr. Diagram.

BOUNDARY SURVEY FOR: Robert Fernandez, Sr.;
Genworth Financial;
Premier Reverse Closings/Division of NCS/Placer Title;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

October 15, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

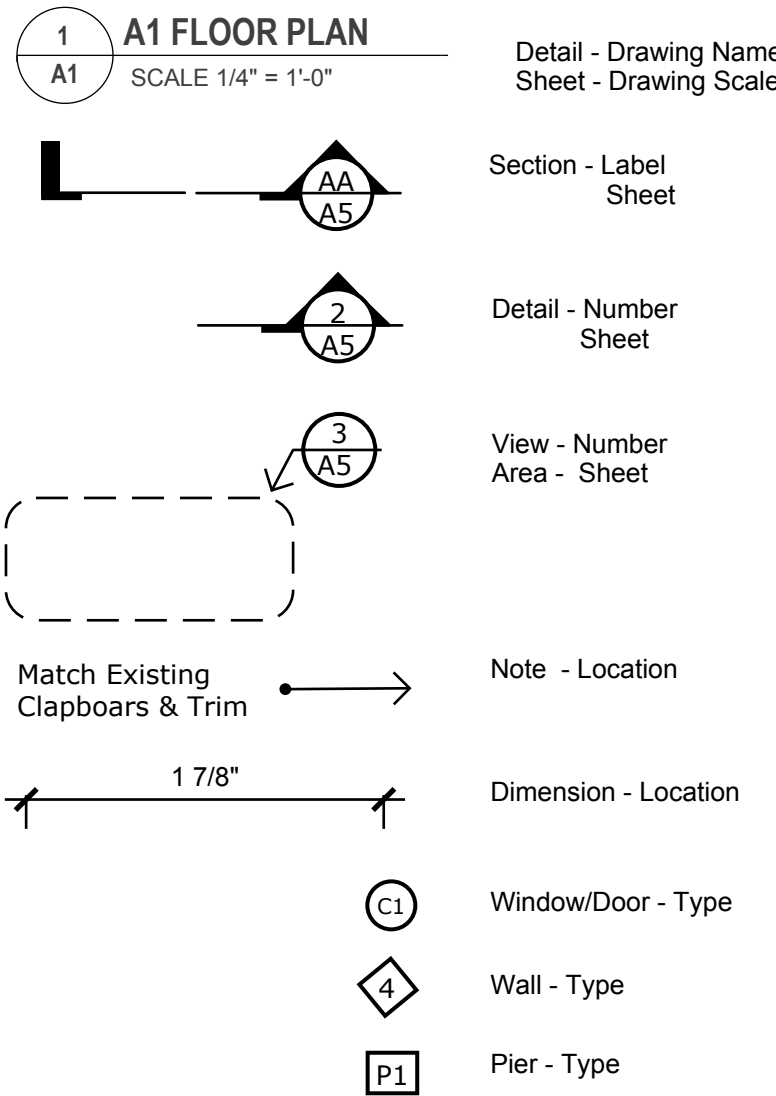


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

INDEX TO DRAWING SYMBOLS



DESIGN STANDARDS:

All Building Systems and Components Designed to conform with 2014 FLBC Florida Building Code and Current ASCE

Wind: Design to Resist 180MPH Winds 150mph Impact

FEMA & FLOODPLAIN: Building Elevation Certificate
Building Designed in Conformance w FEMA Floodplain Regs.
FLOOD ZONE: Shaded X Zone- No Historic Flooding

SITE PLAN IMPROVEMENTS:
Reduction of Non-Conforming Impervious Surfaces
Demolition of Non-Contributing Sheds in Project Area
Rebuild Existing Building: Move 3' to Reduce Non conformity

CODE COMPLIANCE MEASURES: Full Project Compliance
Replacement Structure Meets Current FLBC Requirements
Replacement Structure Meets ANSI (180mph Wind/150 Impact)

Improved Fire Safety & FD Access on Site, Noncombustible
5'-0" Ext Wall Setbacks now Conform with NFPA Access Req.
New Building Plan Meets FLAC Access Req. 5'-0" Clear Aisles

Building Footprint: 20'x28' Replace Existing Footprint & Volume
Overall Building Lot Coverage: Reduce Non Conformity
Building Height & Ridgeline: Replace w Similar Roofline
Dormers: Add 1 Gable & 1 Shed Less than 30% of Roof Area

Complies w HARC New Construction Guidelines:
Appropriate Mass, Scale, Rooflines, Openings & Materilas & Trim
Details, Building Typology & Relationships to Adjacent Structures,
Minimal necessary changes from Original Historic Structure

Zoning: Reduce Site Nonconformance, Improve Code Compliance
Maintain Household Occupancy: Less Than 4 Unrelated Persons
620-620 Angela 5 ROGOS & Utilities are Pre existing

Chris Liddle, Architect FL AR 93860



INDEX TO DRAWINGS

- COVER SHEET
G1 SITE & DEMOLITION PLANS
S1 SURVEY PLANS & DEMO
H1 HARC FLOOR PLANS
H2 HARC ELEVATIONS
H3 HARC STUCTURE & DETAILS
H4 HARC EXTERIOR VIEWS
H5 HARC WINDOWS & DOORS
H6 HARC ADJACENT BLDGS.
H7 HARC BUILDINGS & SCALE
H8 BUILDINGS DOCUMENTATION

Reconstruct Hurricane Destroyed House Rebuild Covered Porch Rebuild Exterior Stair & Decks

Demolition & Complete Reconstruction of Hurricane Destroyed Structures with New Code Compliant Structures



Chris Liddle
Architect
305 797-4162

FL AR 93860

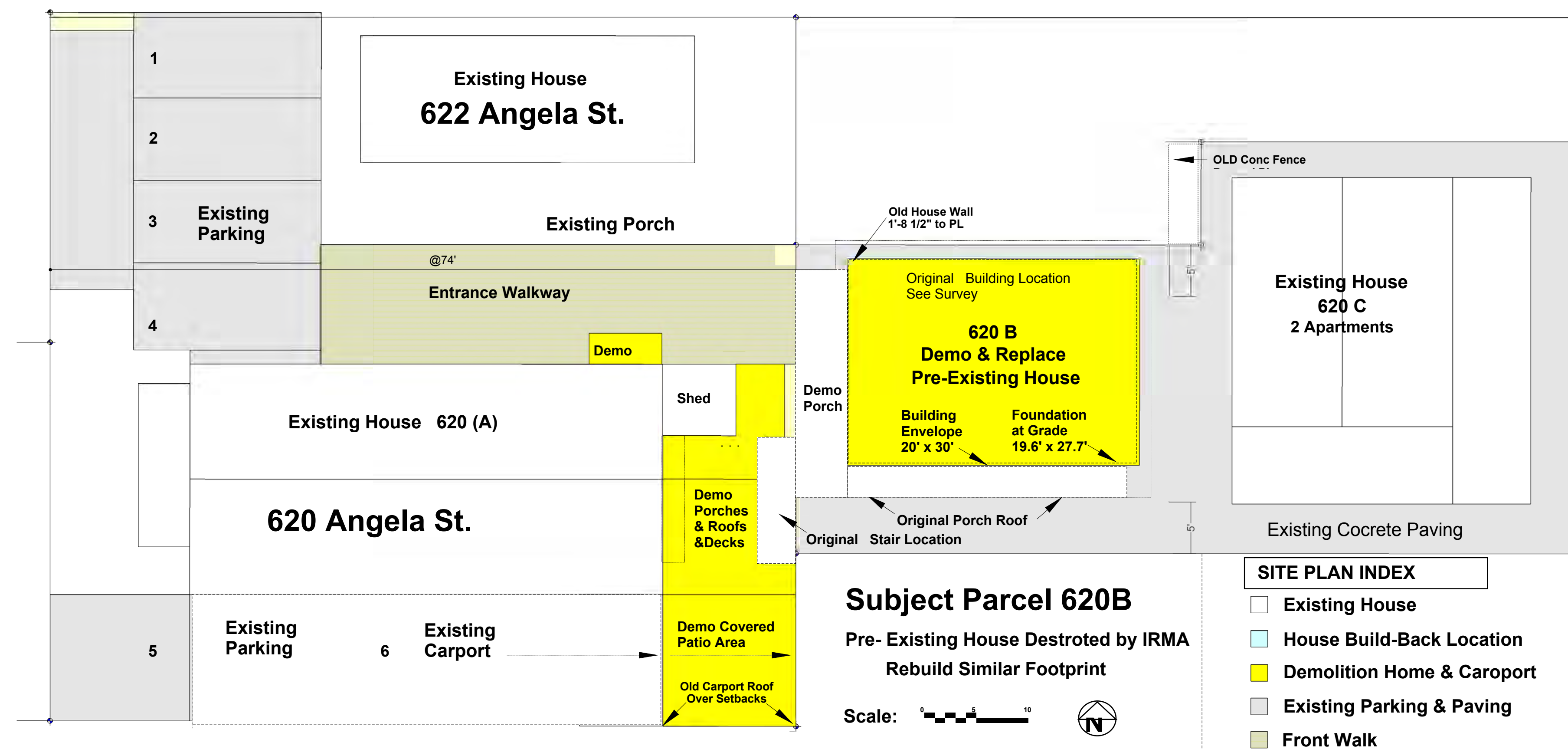
620 & 620B Angela Street - Key West Florida
Replacement of Residence Destroyed by Hurricane Irma
New Building & Site Plan & Rebuild Approvals
HARC & Planning - FEMA - FLBC - ADA

Owners : Robert Fernandez & Kingdom Builders
Location: 620 B Angela Compound - Rear
Contractor: R. Fernandez & Kingdom Builders
850 -980- 4444
Architect: Chris Liddle - 305-797-4162

HARC Historic
District Design
COA & Site Plans
Variances
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
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7/30/18

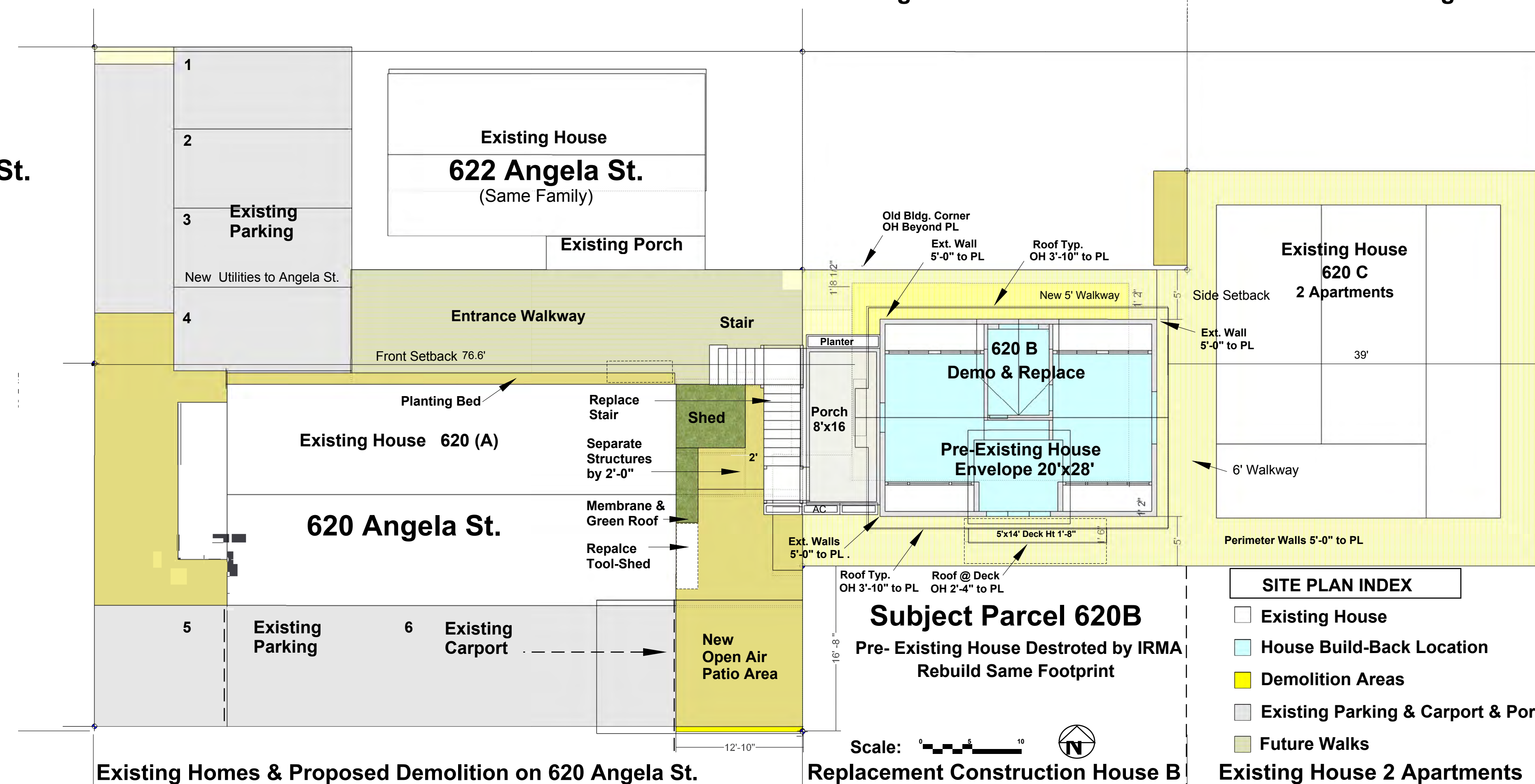
Replacement
of Historic
Structure &
Site Plan
Improvements
COVER PAGE

Angela St.



Existing Construction & Demolition on 620 & 620 B Angela St.

Angela St.



Existing Homes & Proposed Demolition on 620 Angela St.

Replacement Construction House B



Chris Liddle
Architect
305 797-4162

FL AR 93860

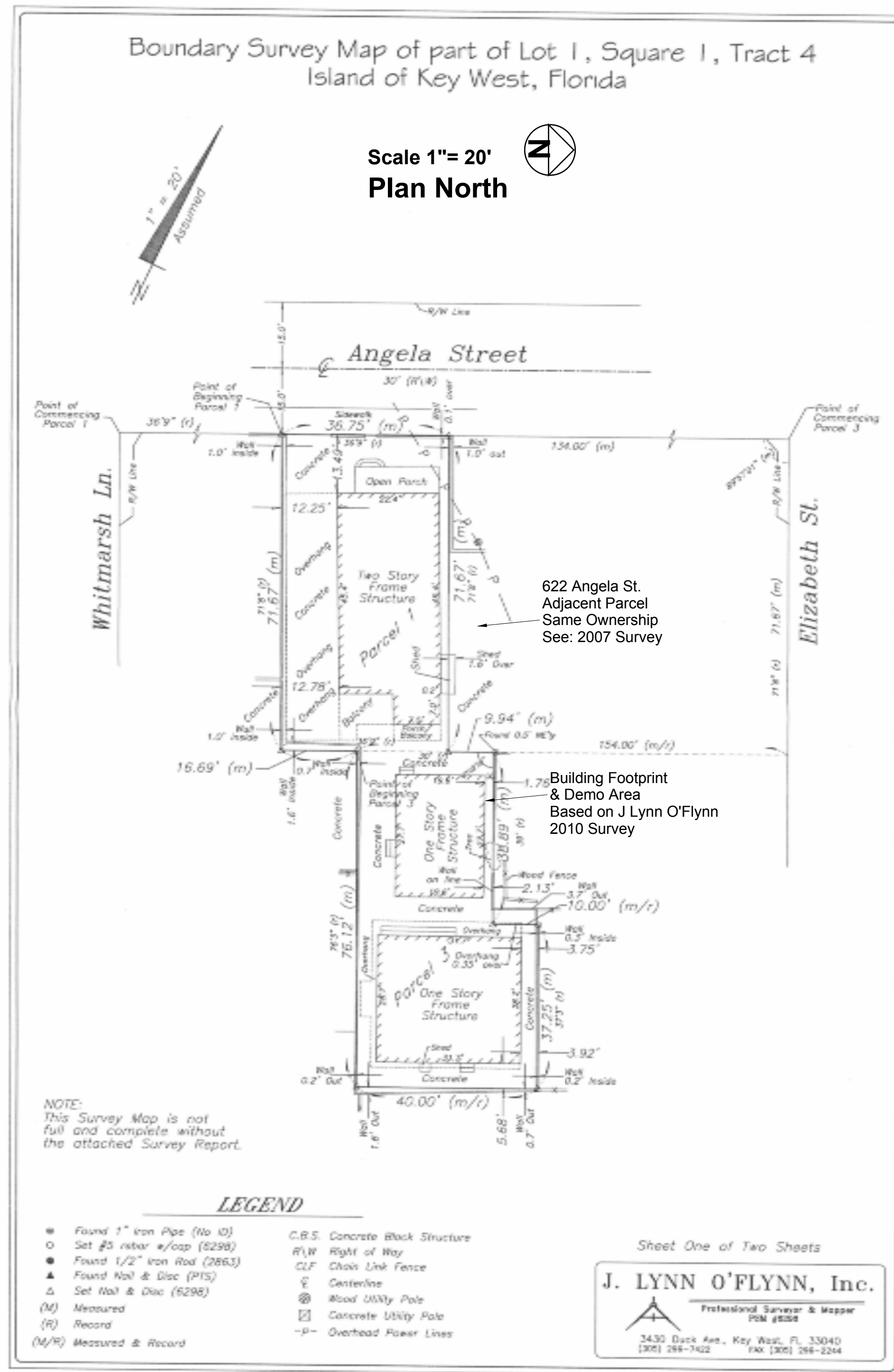
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**Demolition
& New Home**

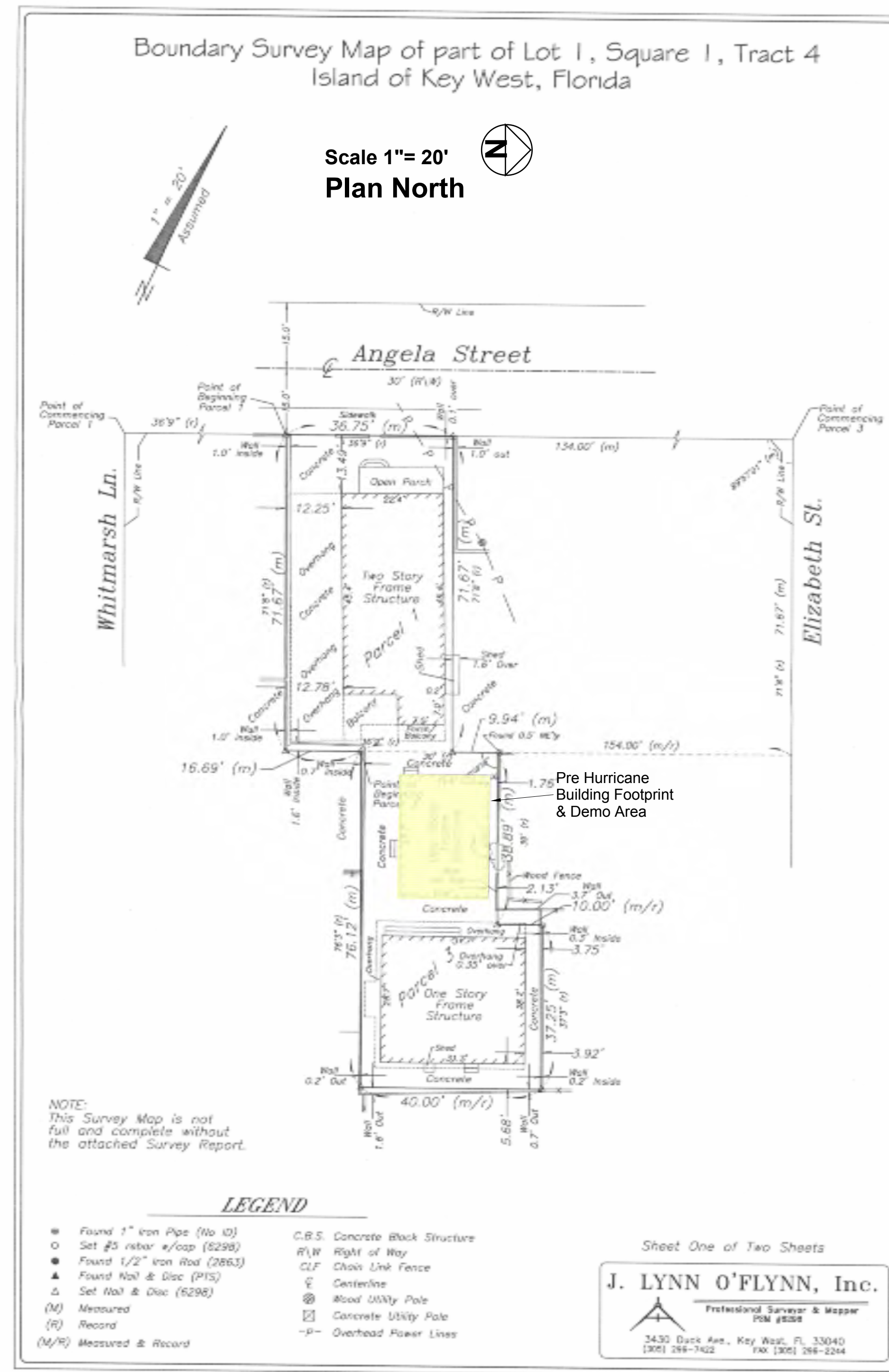
Date: 7/30/18
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G 1
**Demolition
& New Home**



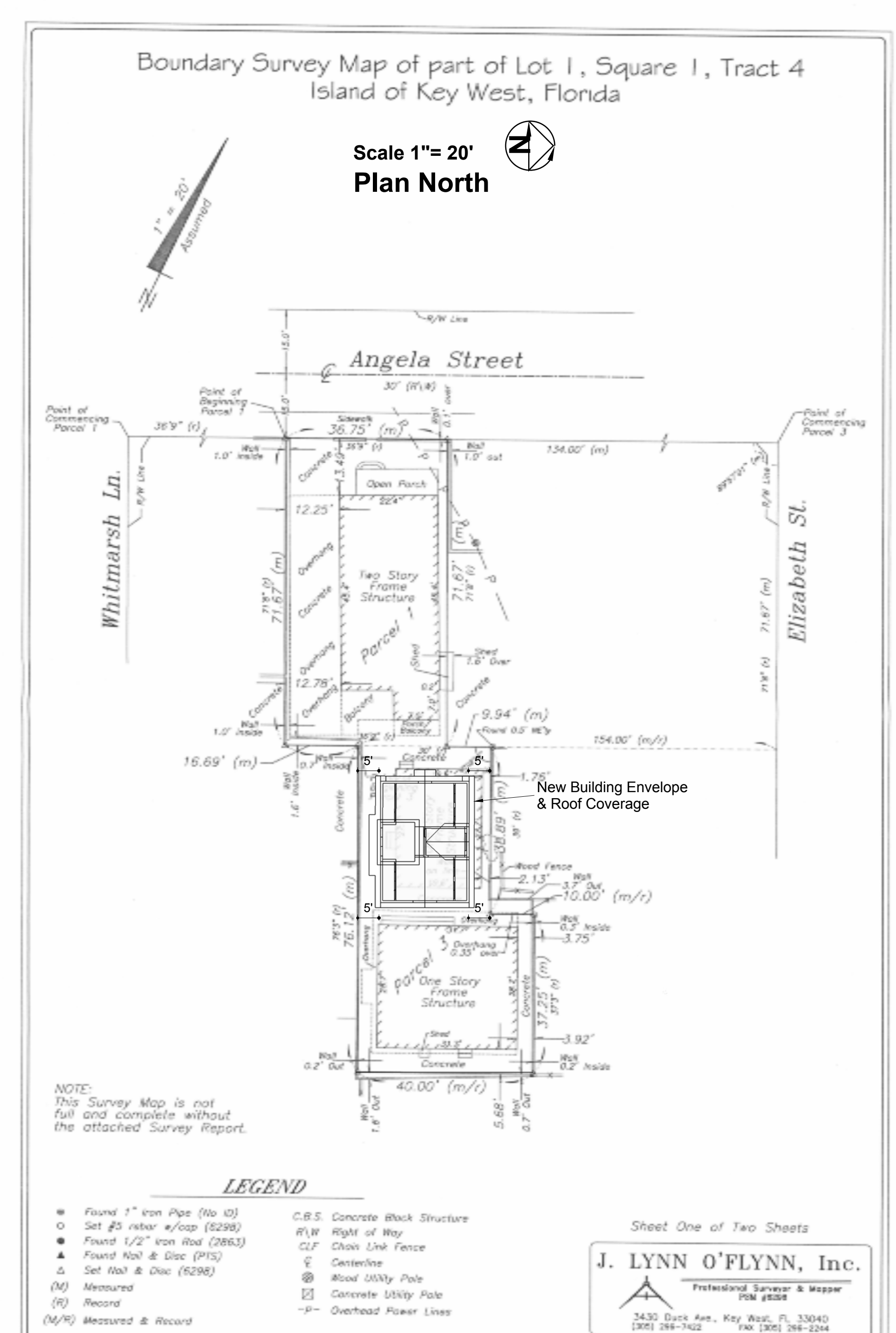
620 Angela Survey 2010 House Footprint

Scale 1"= 20'



Demo House Footprint

Scale 1"= 20'



Existing & Proposed Structures

Scale 1"= 20'



**Chris Liddle
Architect**
305 797-4162

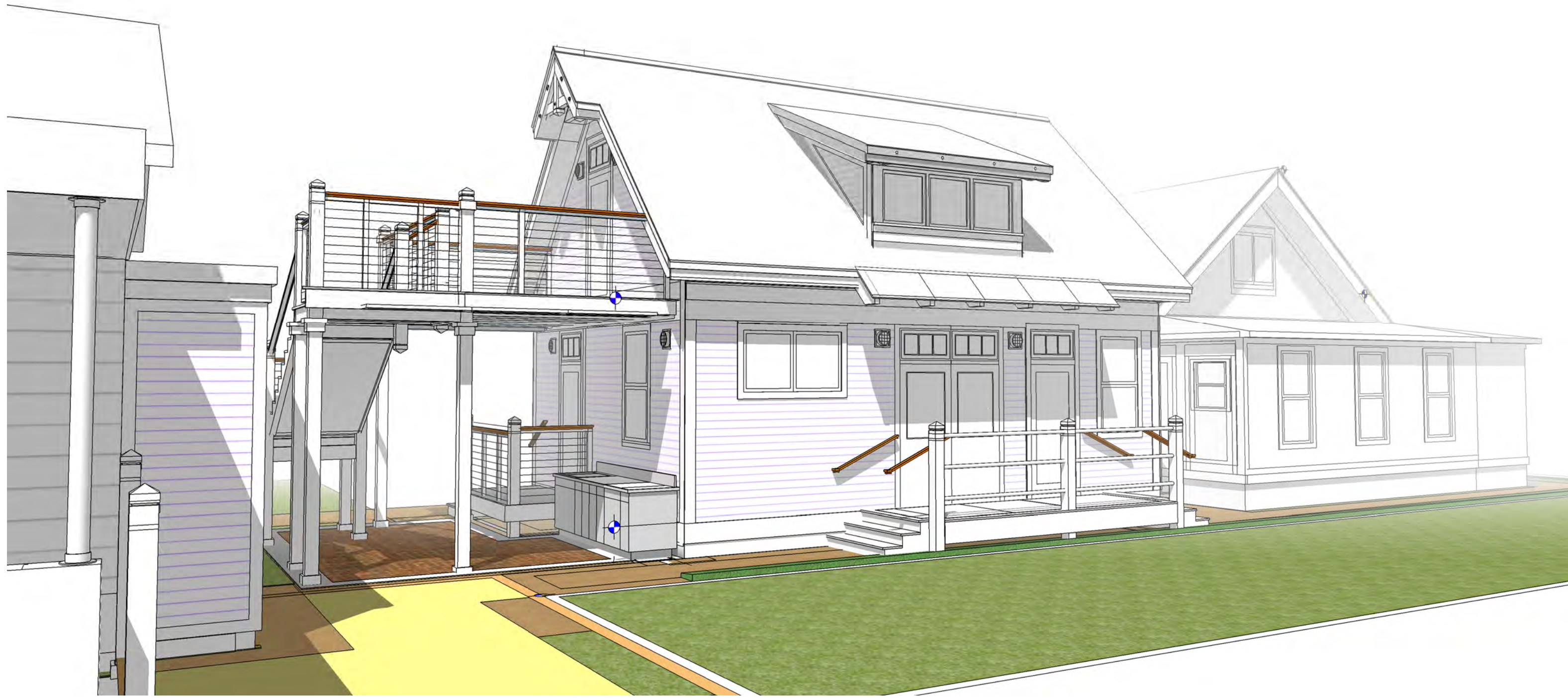
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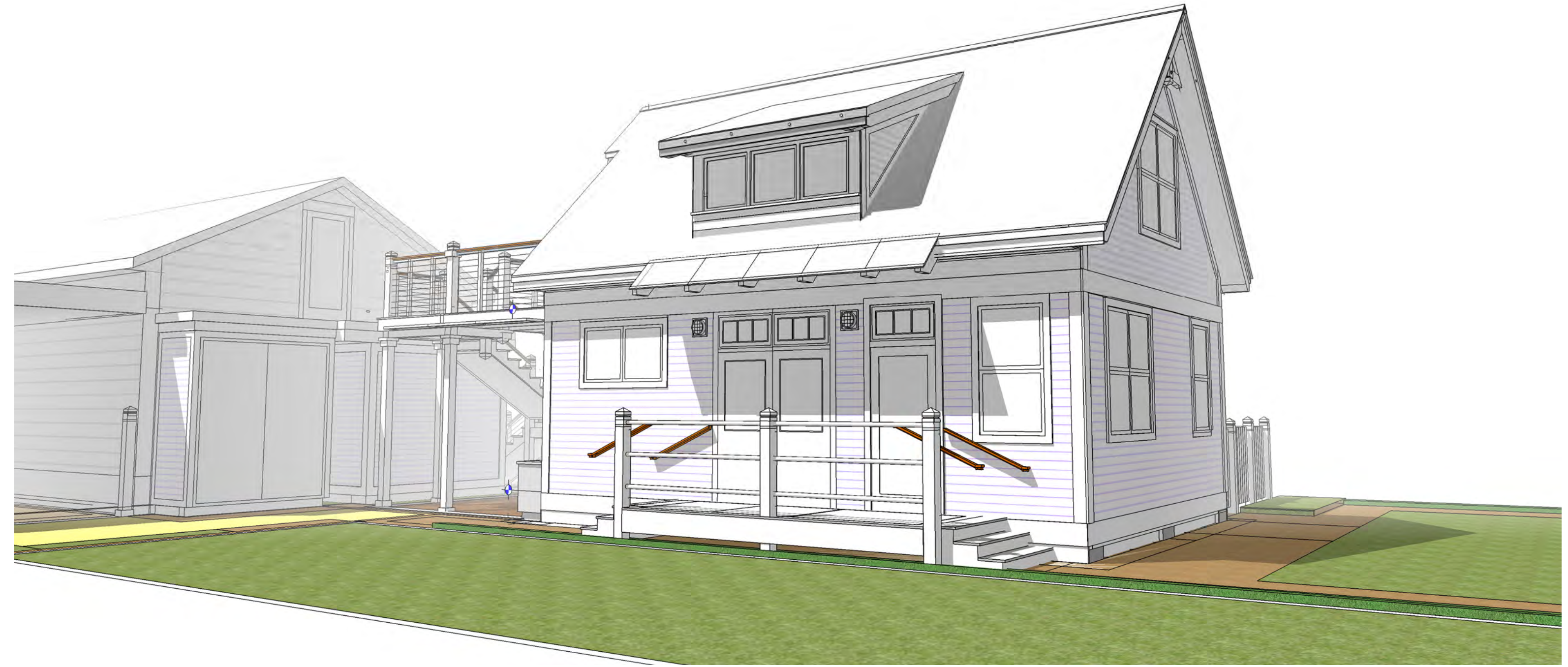
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**Survey
Demo Plan
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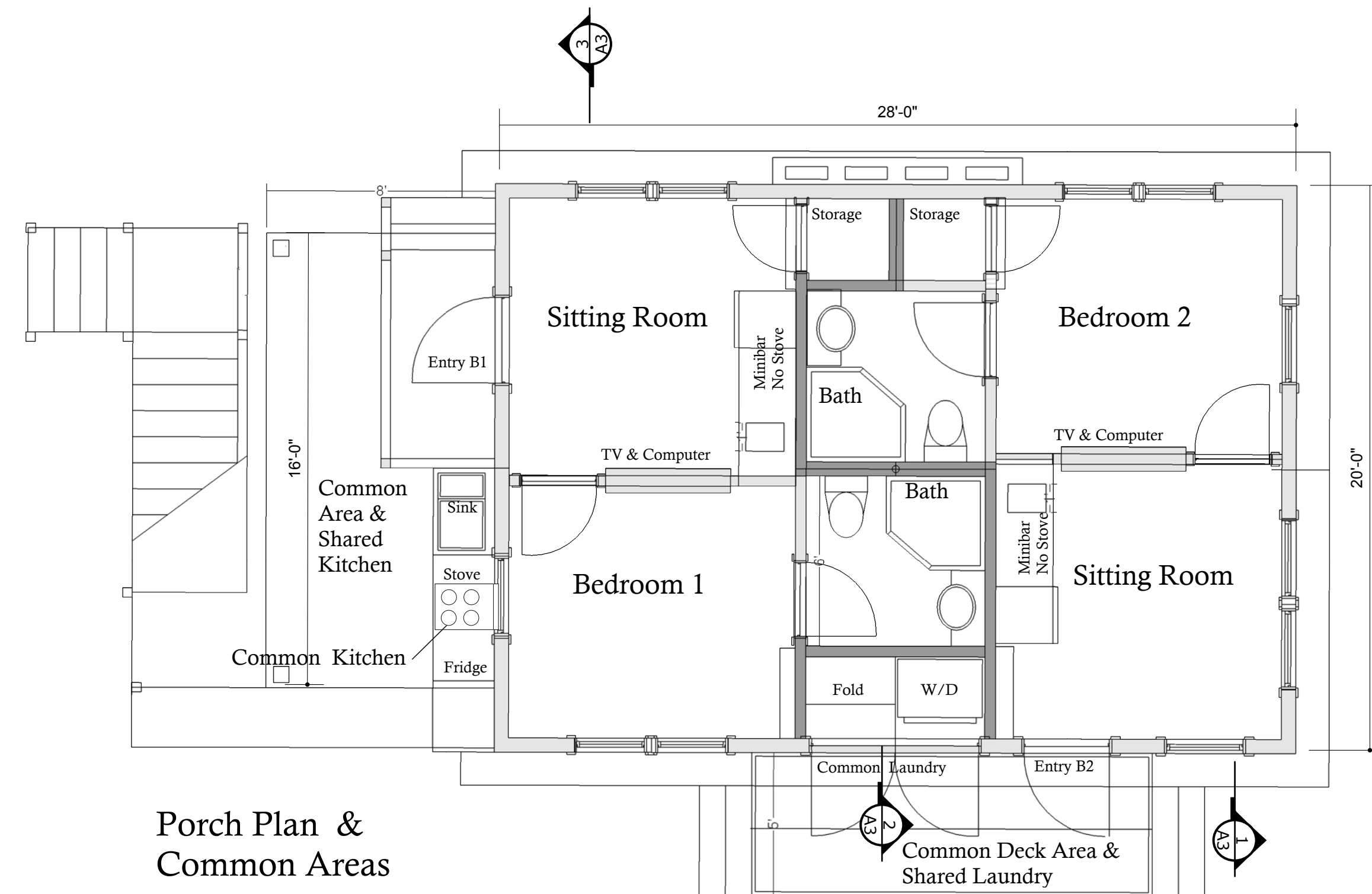
S 1
**Survey
Demo Plan
New House**



Western View Porch & Common Areas



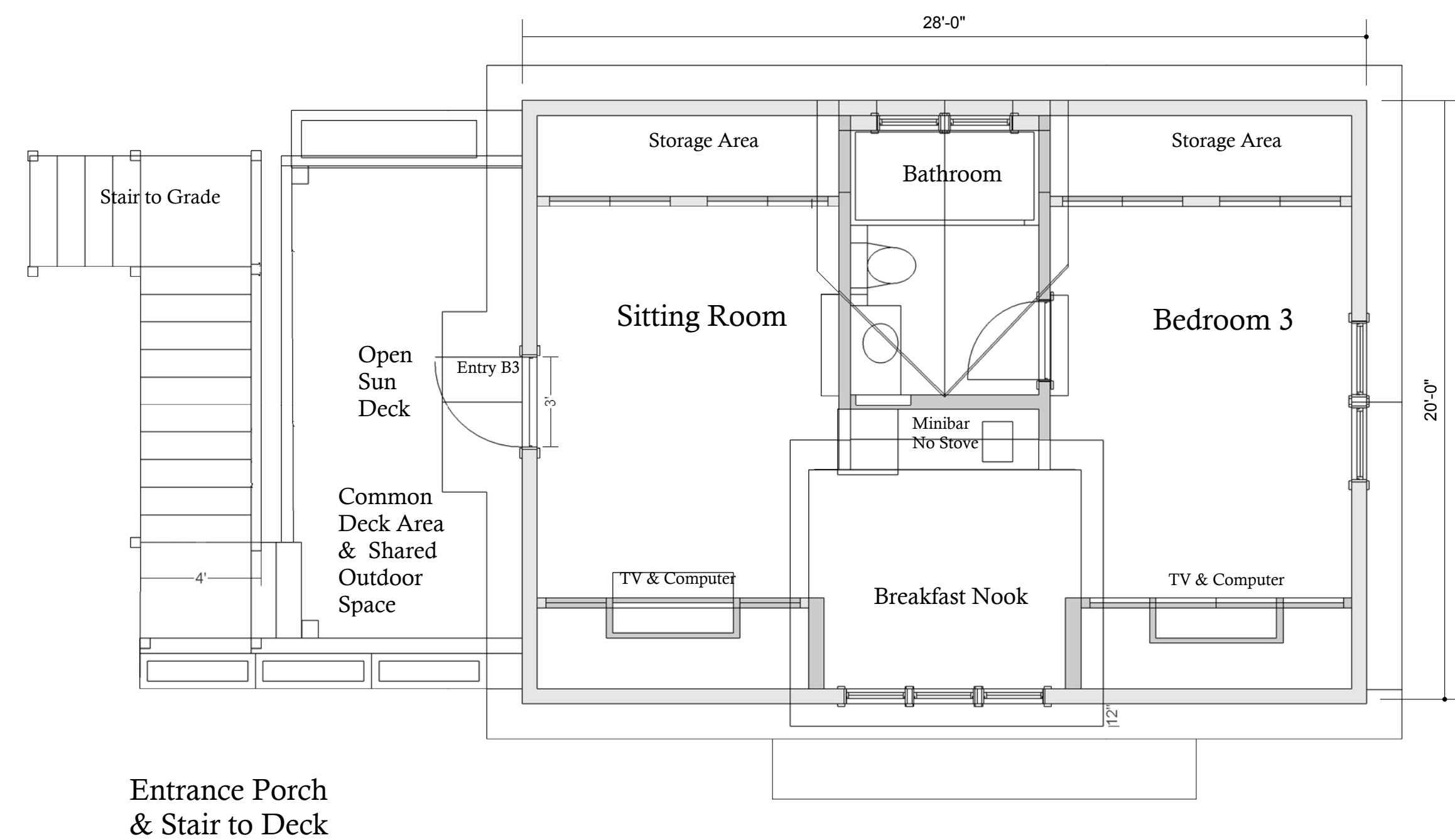
Eastern View Entrance Porch & Stair



Porch Plan & Common Areas

Floor Plan

1
A1
Floor Plan Cottage
Scale: 1/4" = 1'-0"



Entrance Porch & Stair to Deck

Loft Bedroom Area

2
A1
Floor Plan Loft
Scale: 1/4" = 1'-0"



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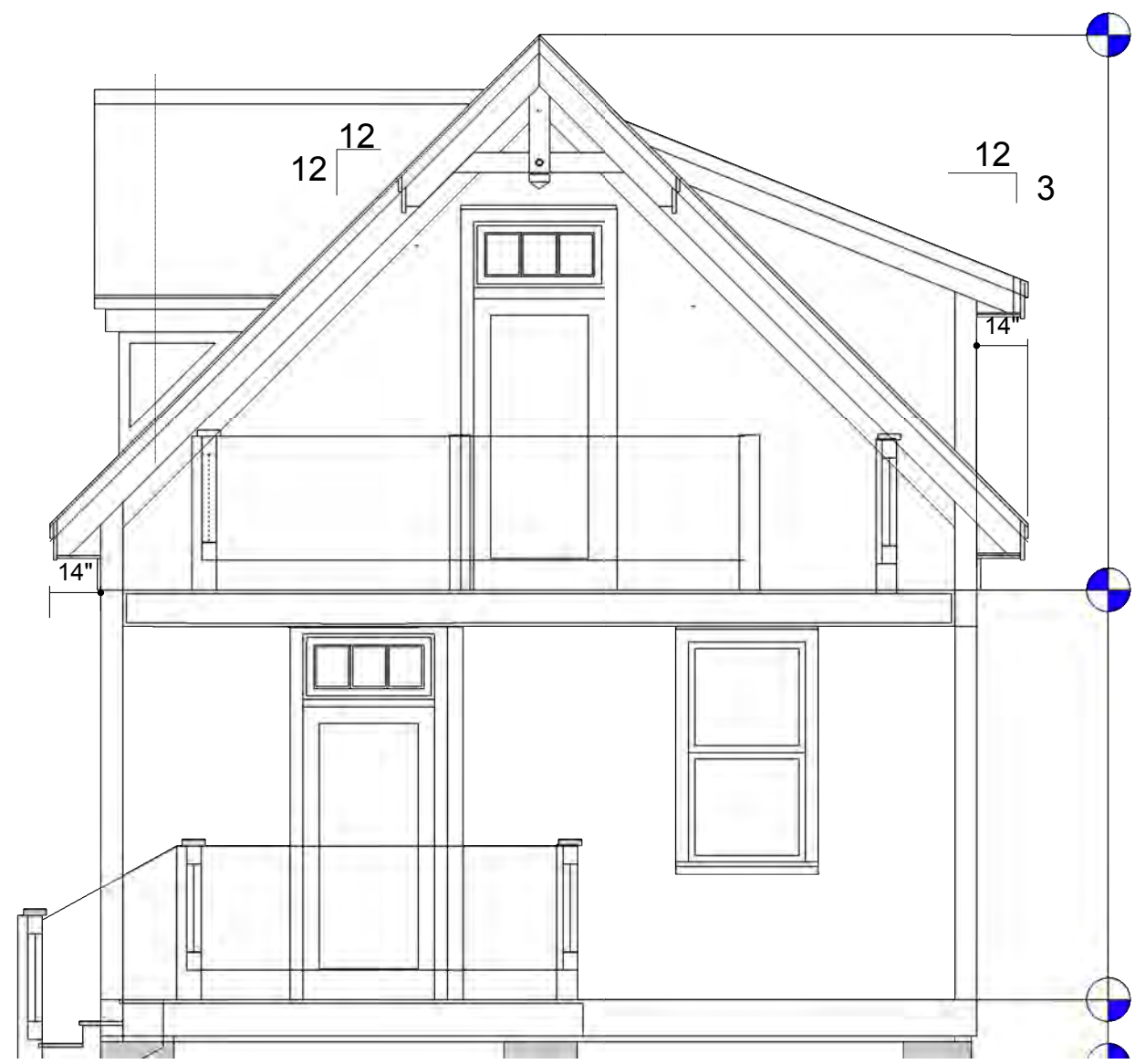
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Floor Plan

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7/30/18

H1
House
Replacement
Floor Plan



West Elevation

1
H4
West Elevation
1/4" = 1'-0"



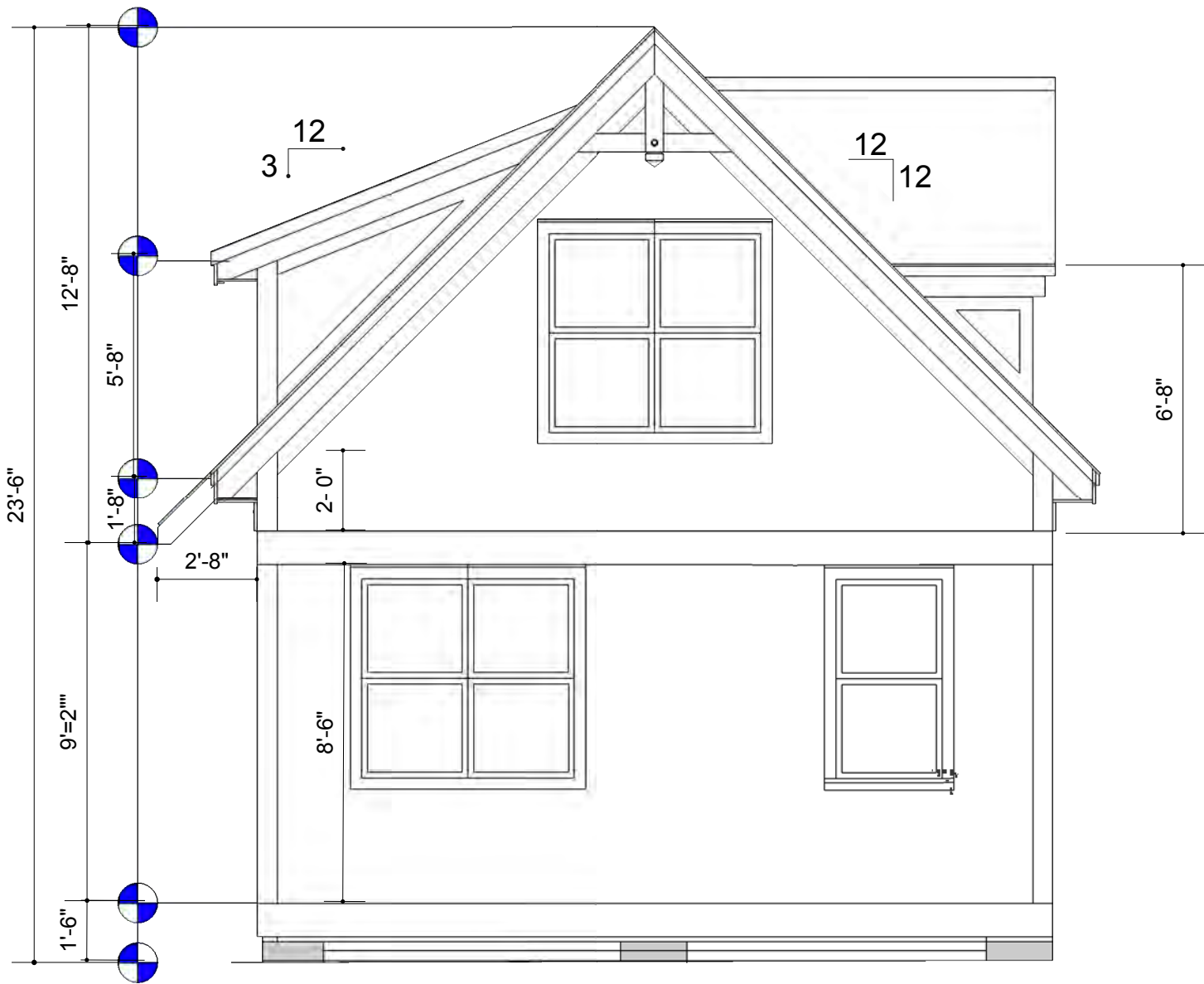
South Elevation & Porches

2
H4
South View & Porches
1/4" = 1'-0"



South Elevation & Deck

3
H4
South Elevation
1/4" = 1'-0"



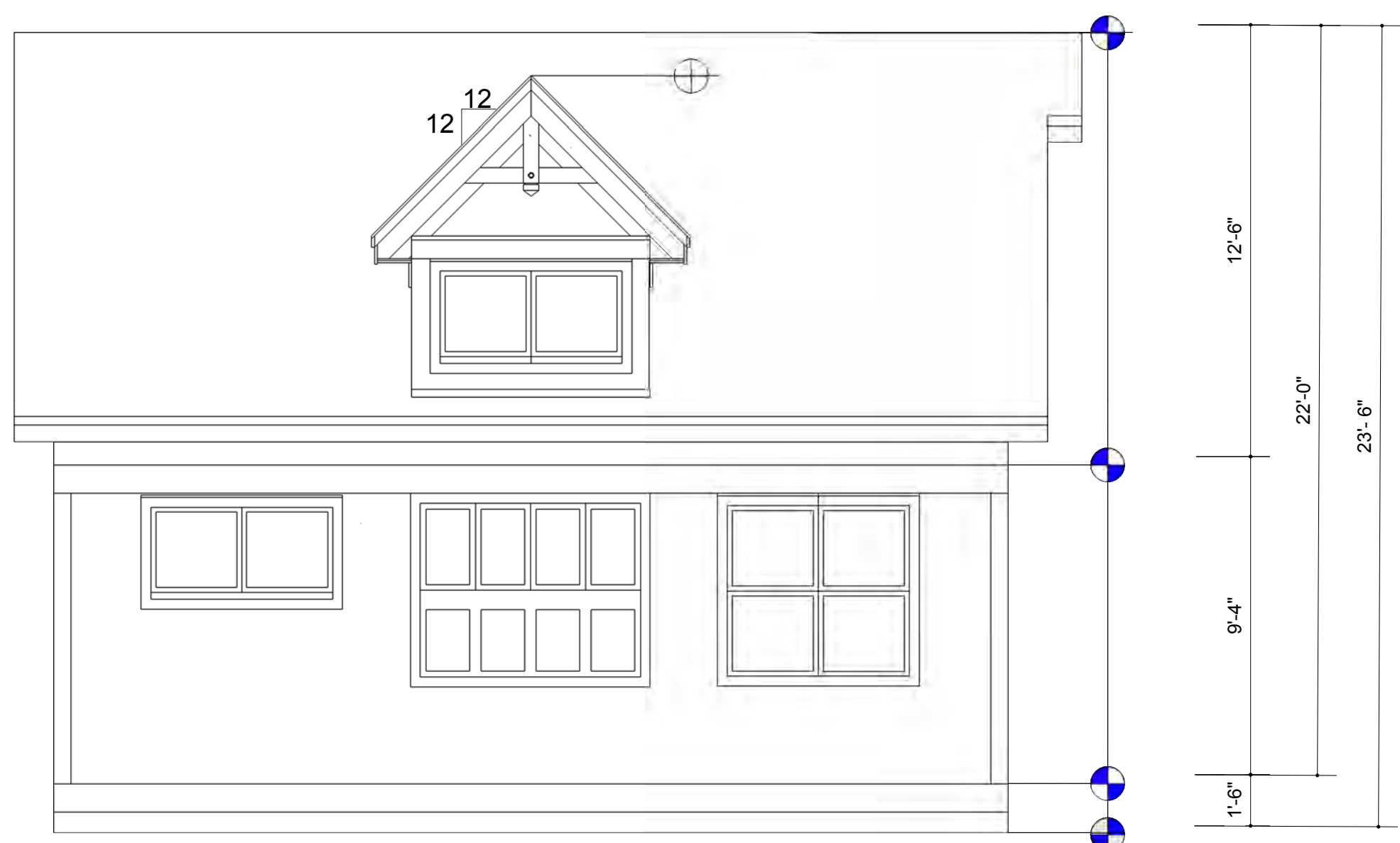
East Elevation

4
H4
East Elevation
1/4" = 1'-0"



West Elevation & Porches

5
H4
East View & Porches
1/4" = 1'-0"



North Elevation

6
H4
North Elevation & Utility
1/4" = 1'-0"

Wind Pressures: Conform to ASCE 7-10
Design Wind Pressures: As Shown on Plans
Provide NOAs for Doors & Exterior Components
Provide NOAs for Roof Cladding & Membrane
Follow Screw Patterns & Attachment Requirements

Proposed Elevations



Chris Liddle
Architect
305 797-4162

FL AR 93860

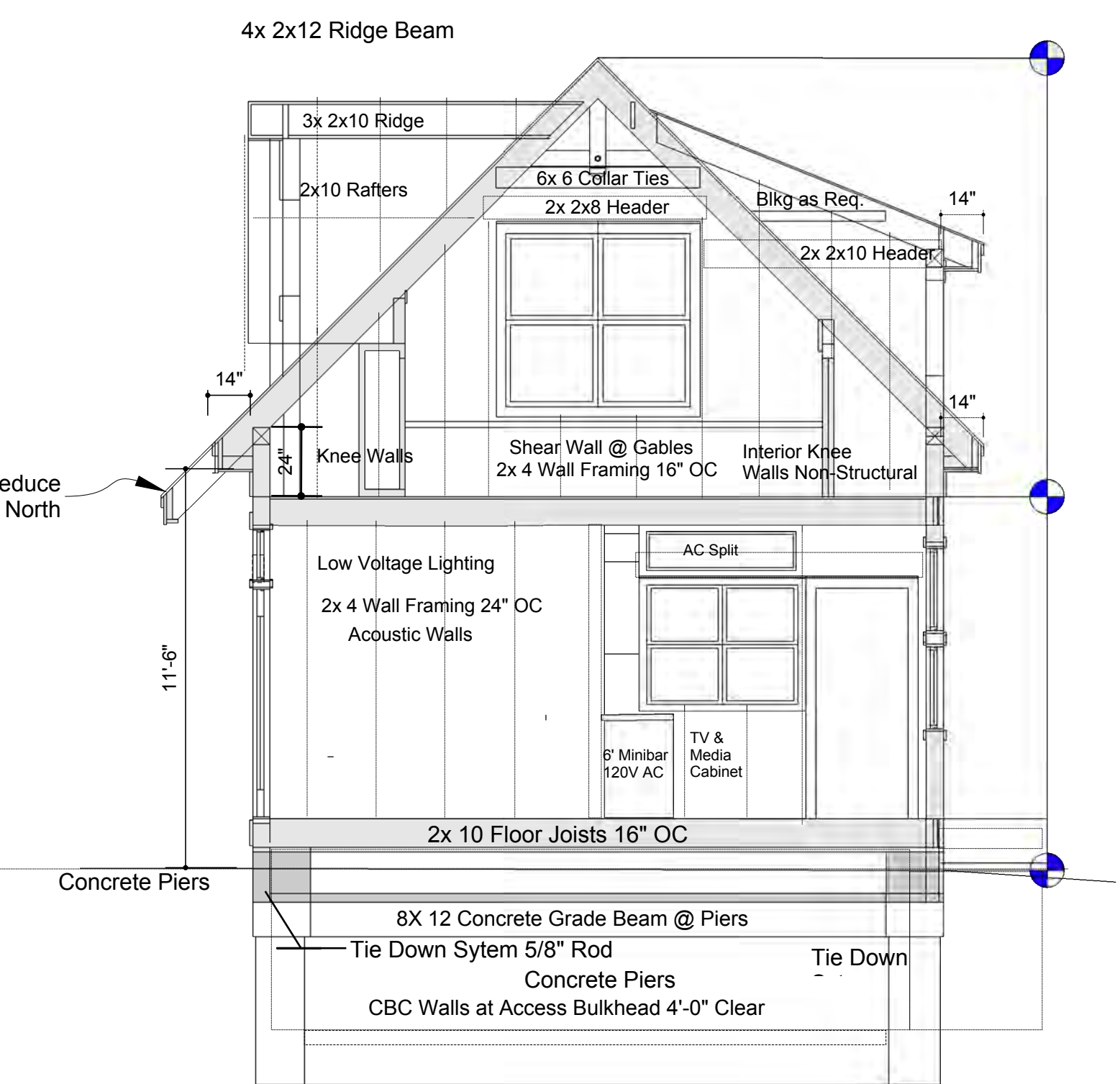
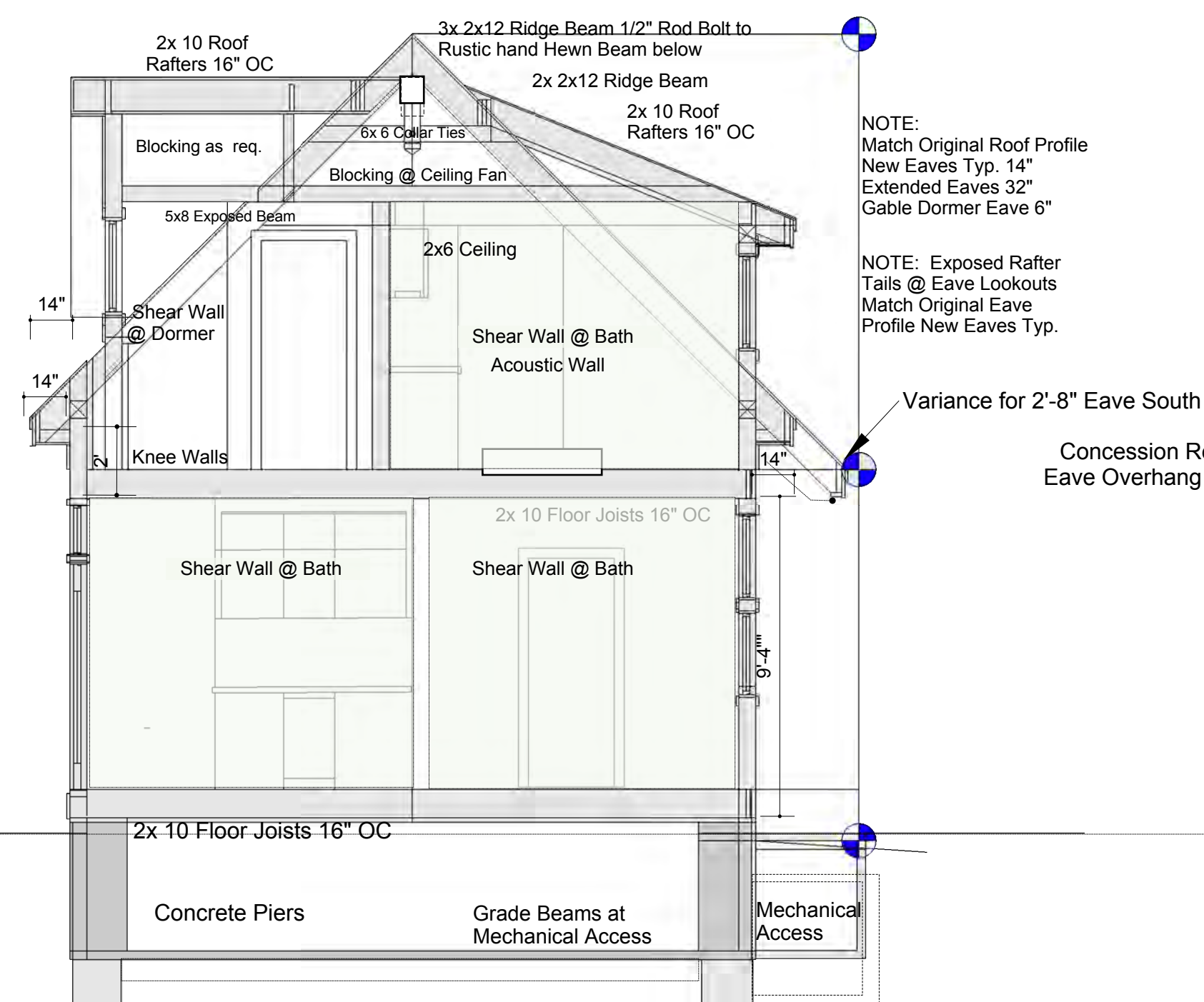
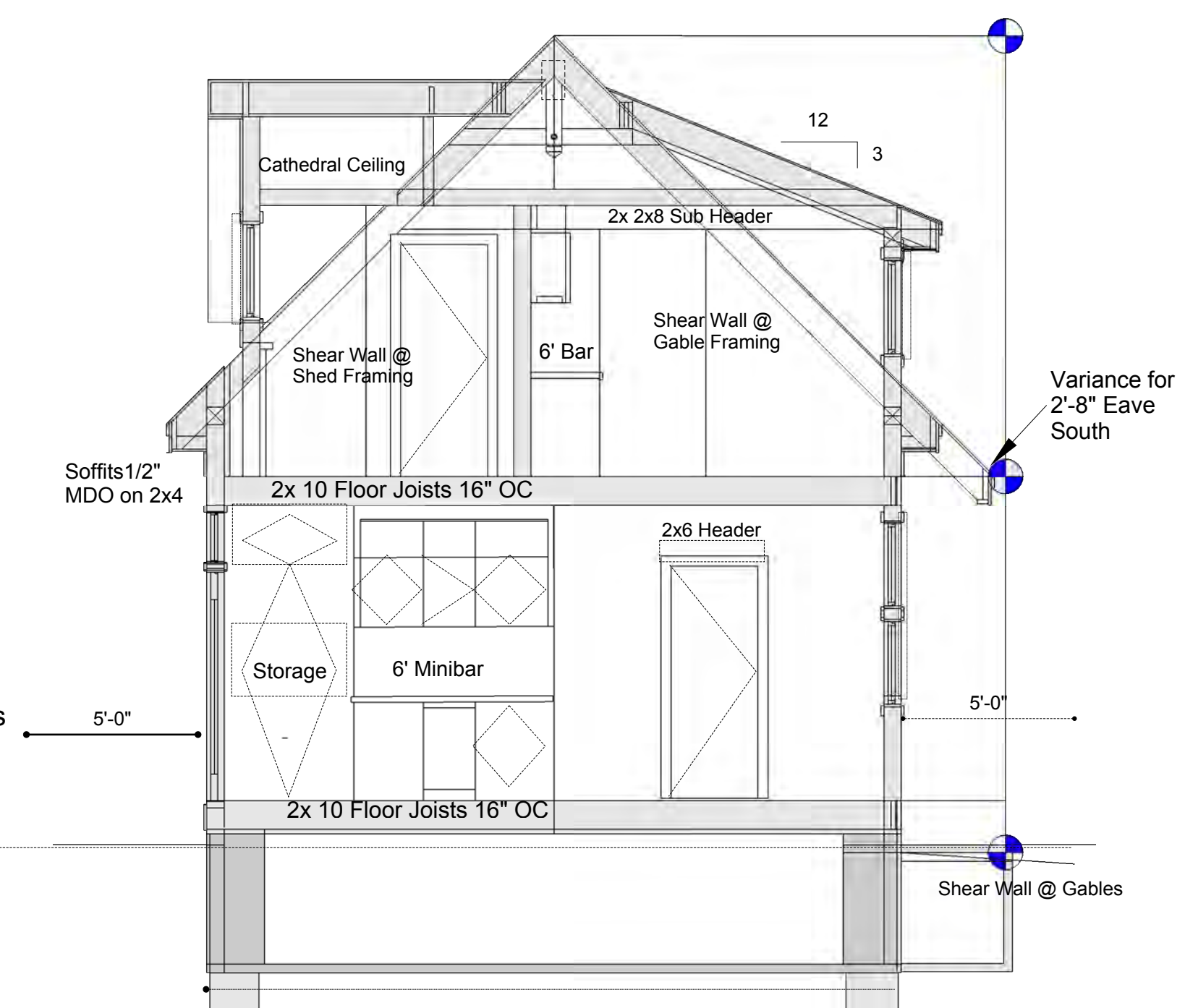
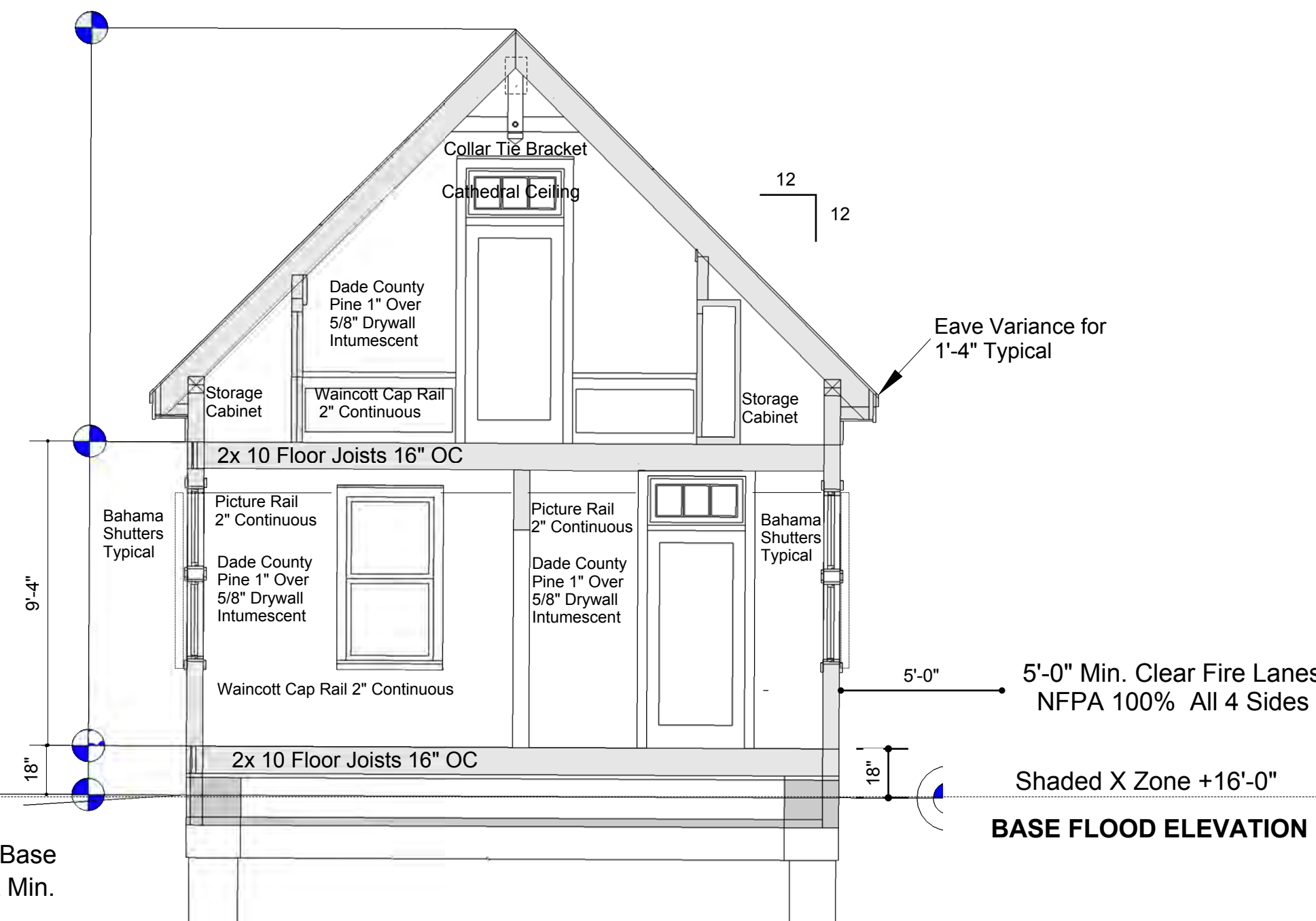
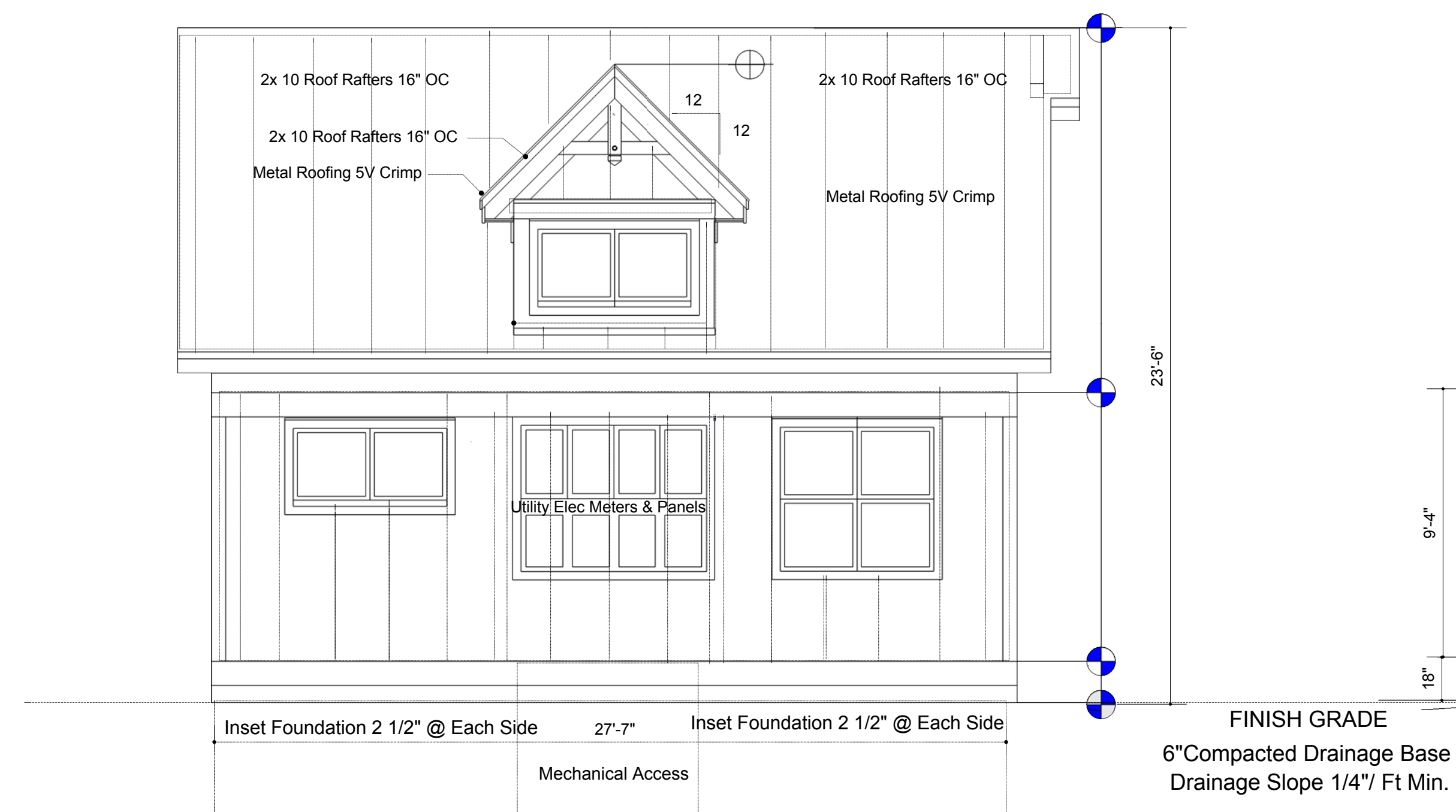
620 & 620B Angela Street - Key West Florida
Replacement of Residence Destroyed by Hurricane Irma
New Building & Site Plan & Rebuild Approvals
HARC & Planning - FEMA - FLBC - ADA

Owners : Robert Fernandez & Kingdom Builders
Location: 620 B Angela Compound - Rear
Contractor: R. Fernandez & Kingdom Builders
850 -980- 4444
Architect: Chris Liddle - 305-797-4162

Elevations
Exterior Walls
Building Scale

Date: 7/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18
7/30/18

H2
Elevations
Exterior Walls



Chris Liddle
Architect
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FL AR 93860

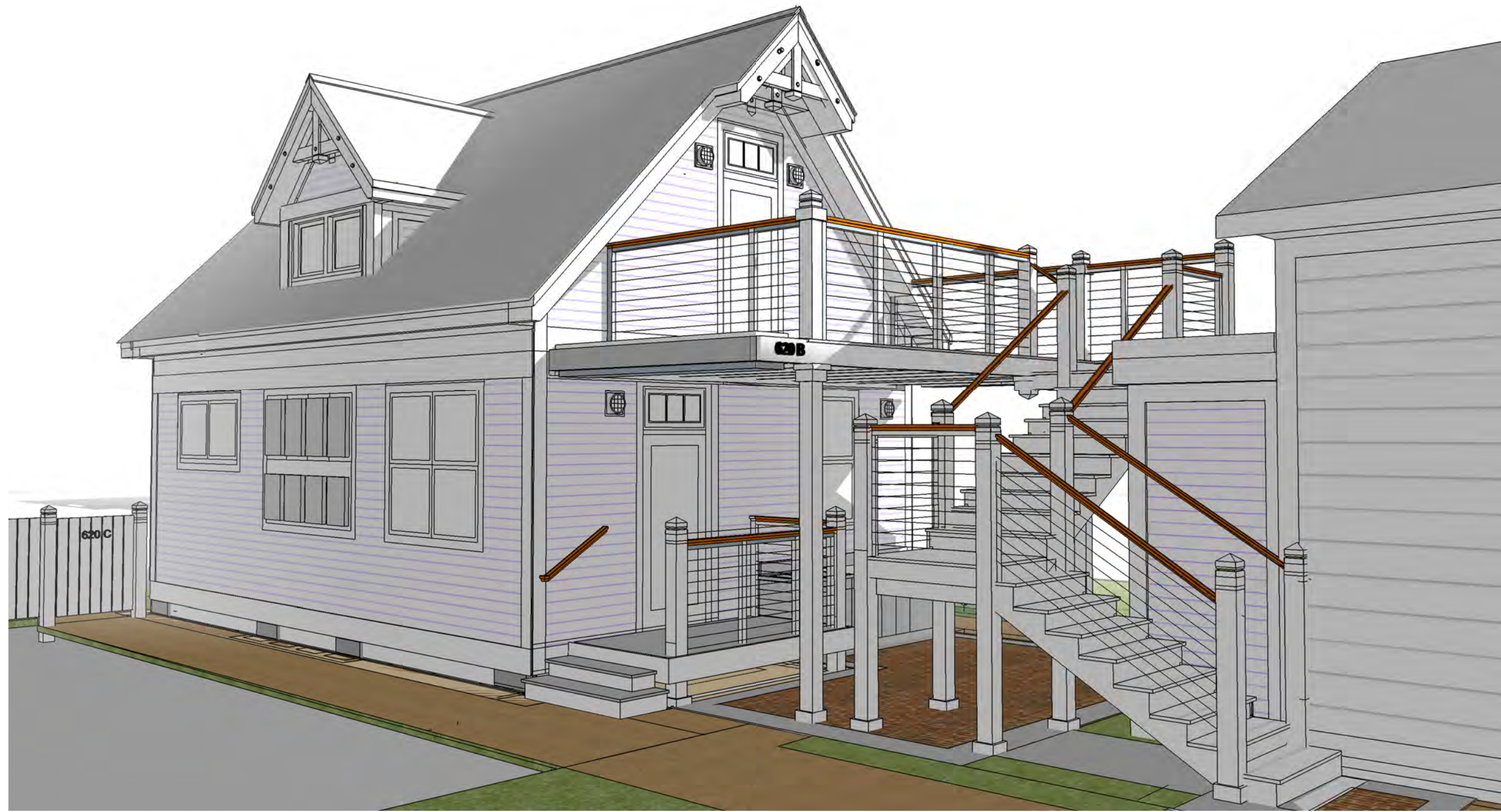
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Design Structure
Roofs & Eaves
Date: 1/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18
7/30/18

H3

Structural Design



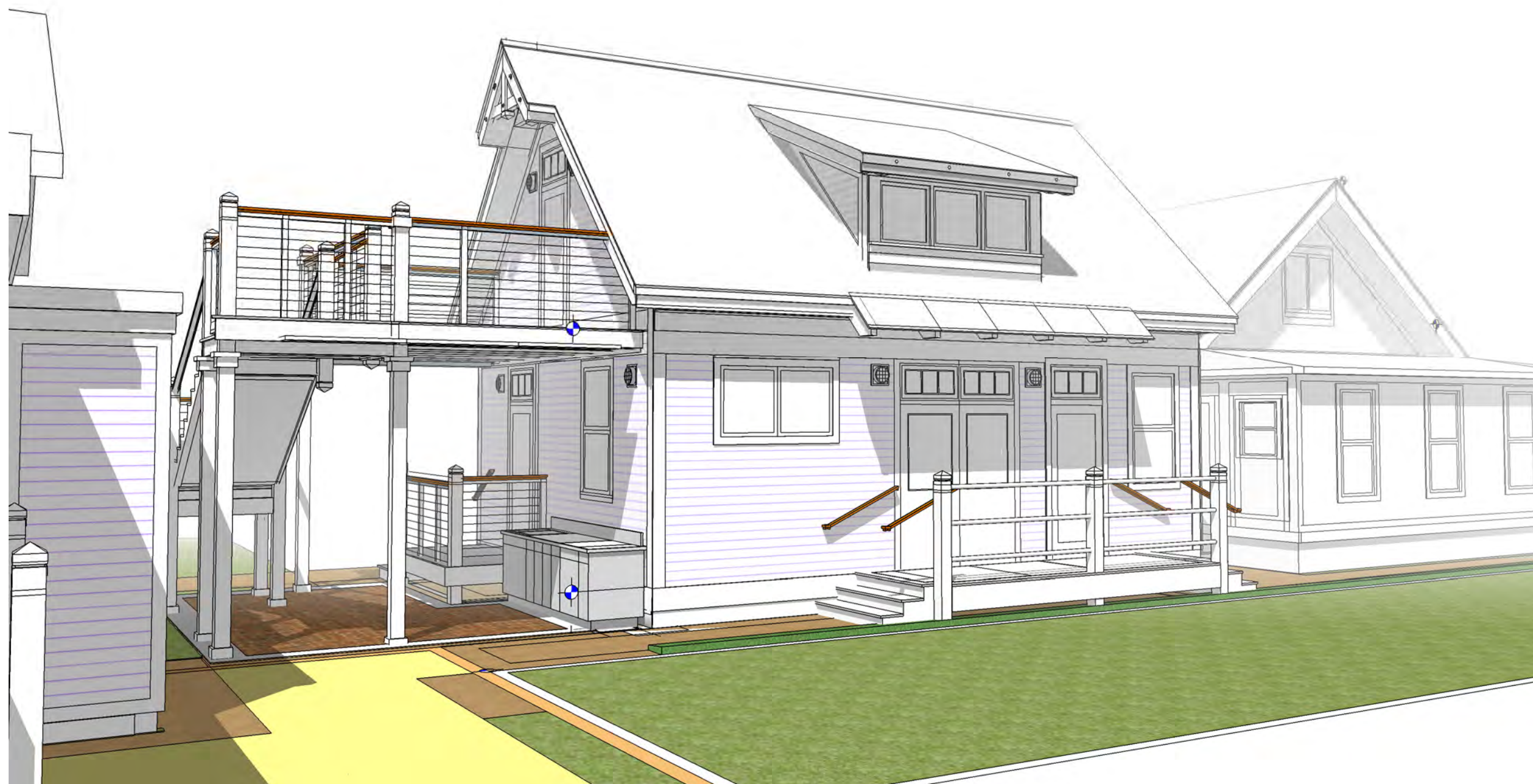
A1 North Side View
H4 Scale: NTS



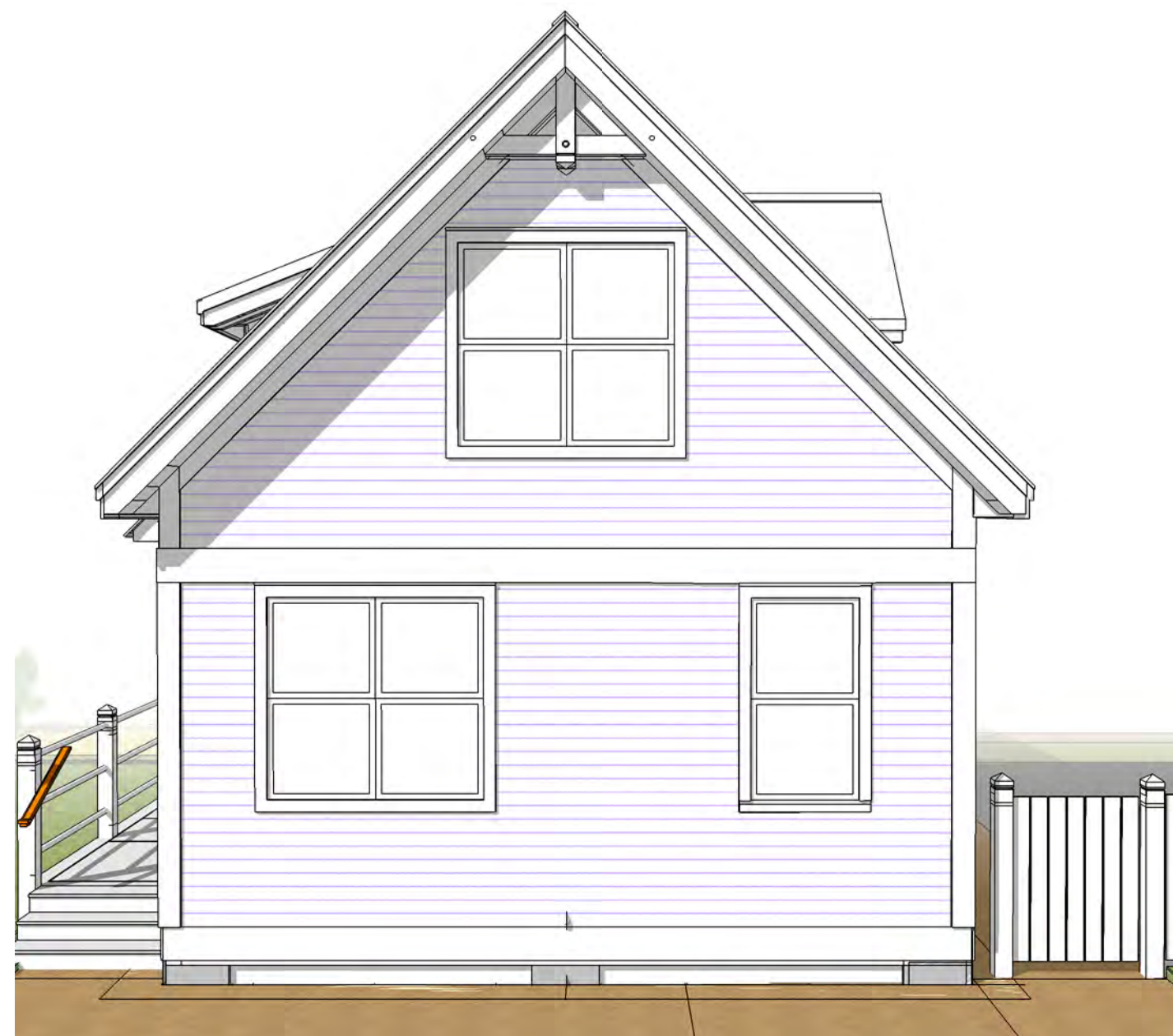
A2 Angela Street Side - Entrance
H4 Scale: NTS



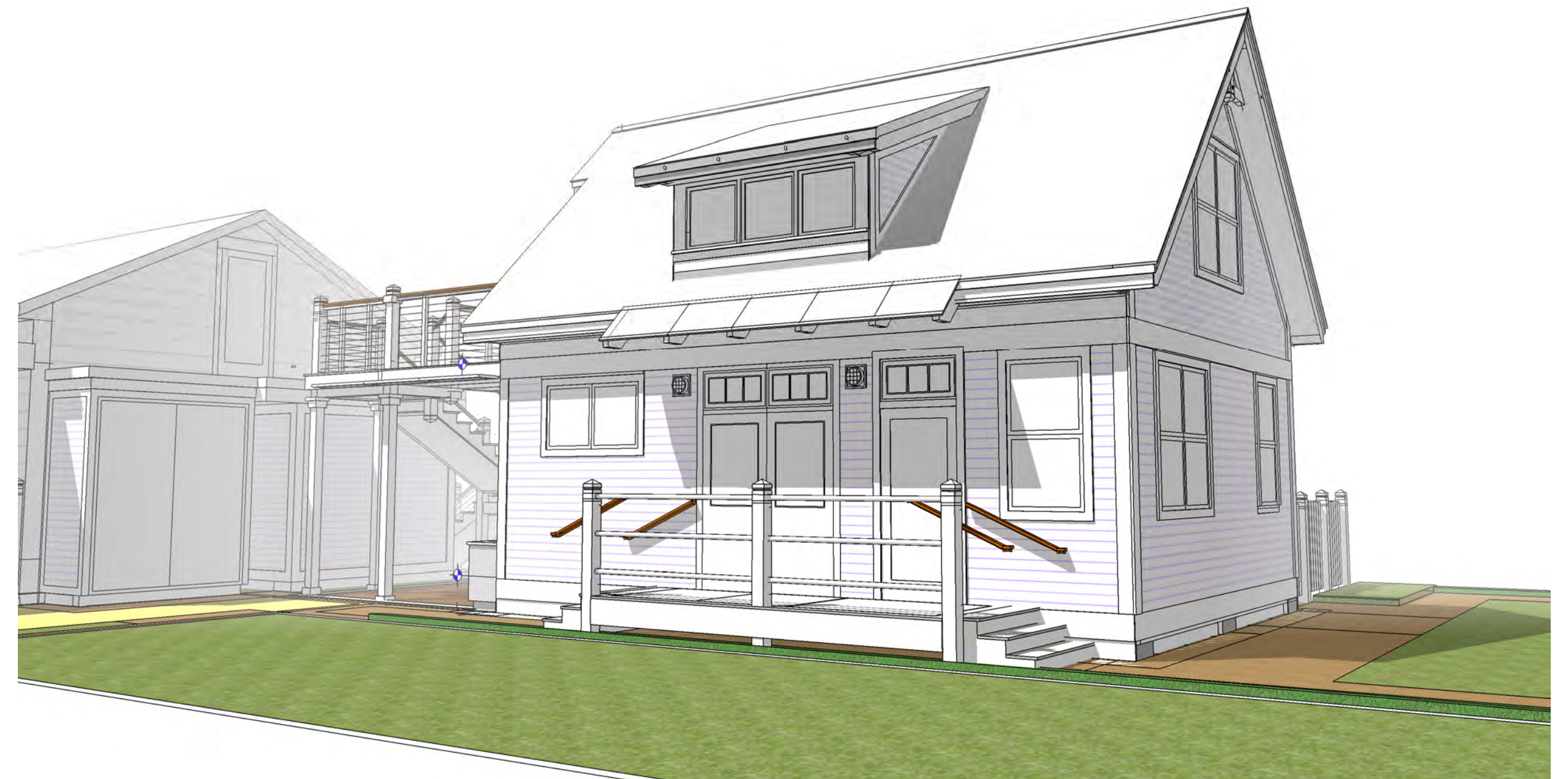
A3 North Side - Entrance View
H4 Scale: NTS



A4 Southwest Corner View
H4 Scale: NTS



A4 West Side -Rear of Cottage
H4 Scale: NTS



A4 Southeast Corner View
H4 Scale: NTS



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Exterior Views
House Stair
& Porches
Date: 7/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18
7/30/18

H4
Exterior Views
Details & Trim

WINDOW NOTES:
Energy Efficient

All Windows & Doors
Require NOAs

Aluminum Clad Wood
Widows

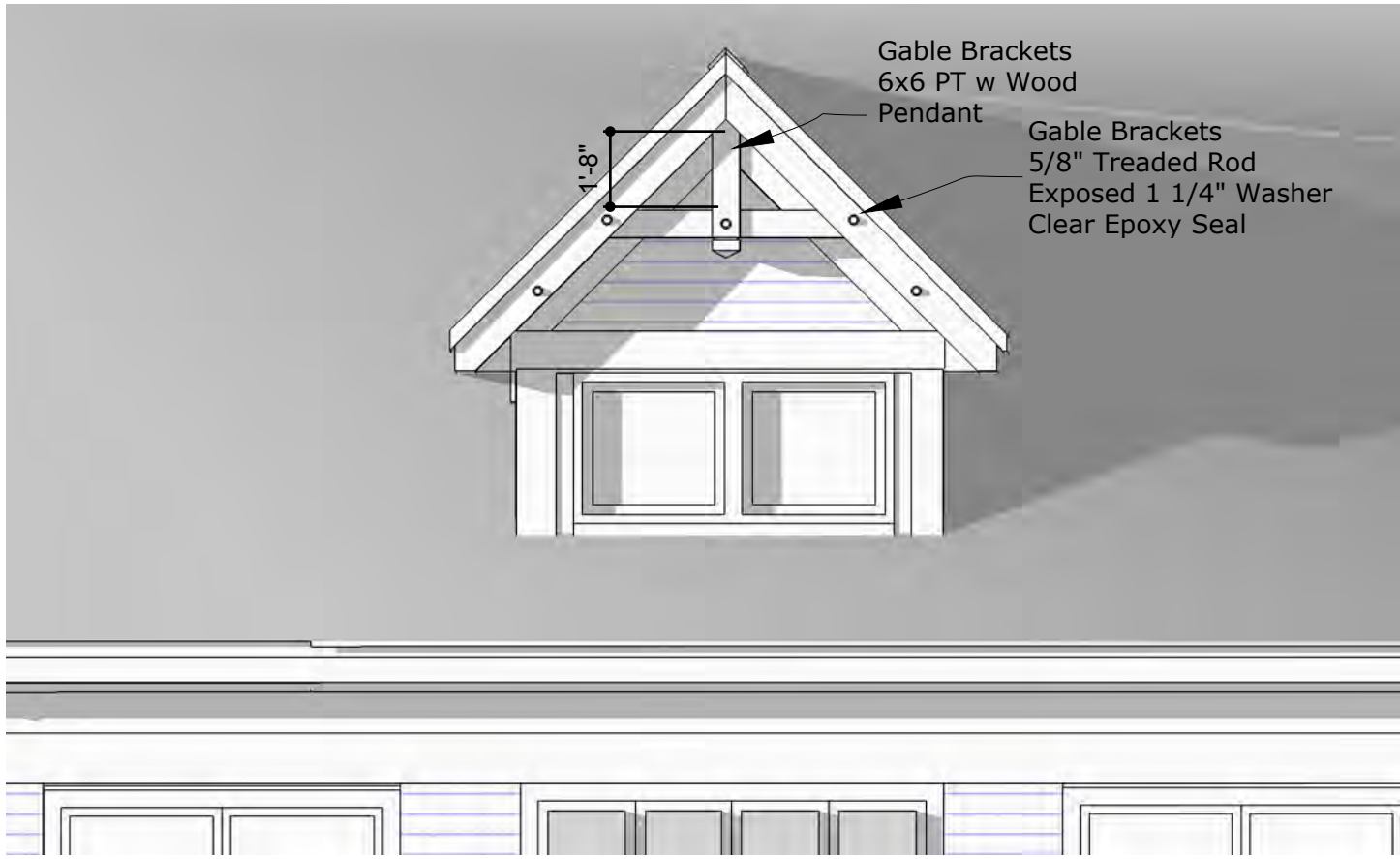
Alternate: Approved Steel
or Fiberglass

Glazing Thermopane w
Argon Fill

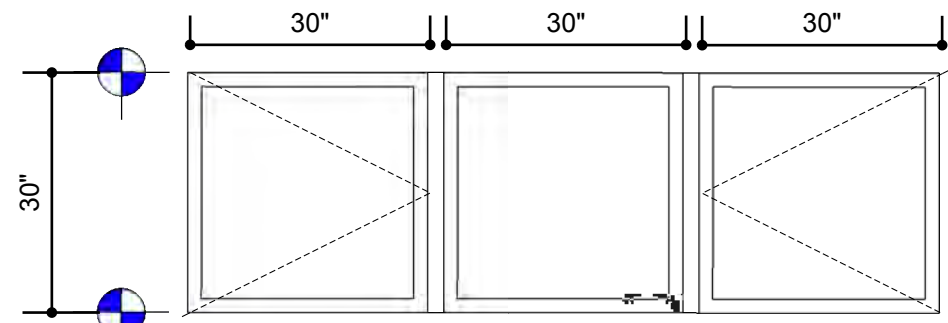
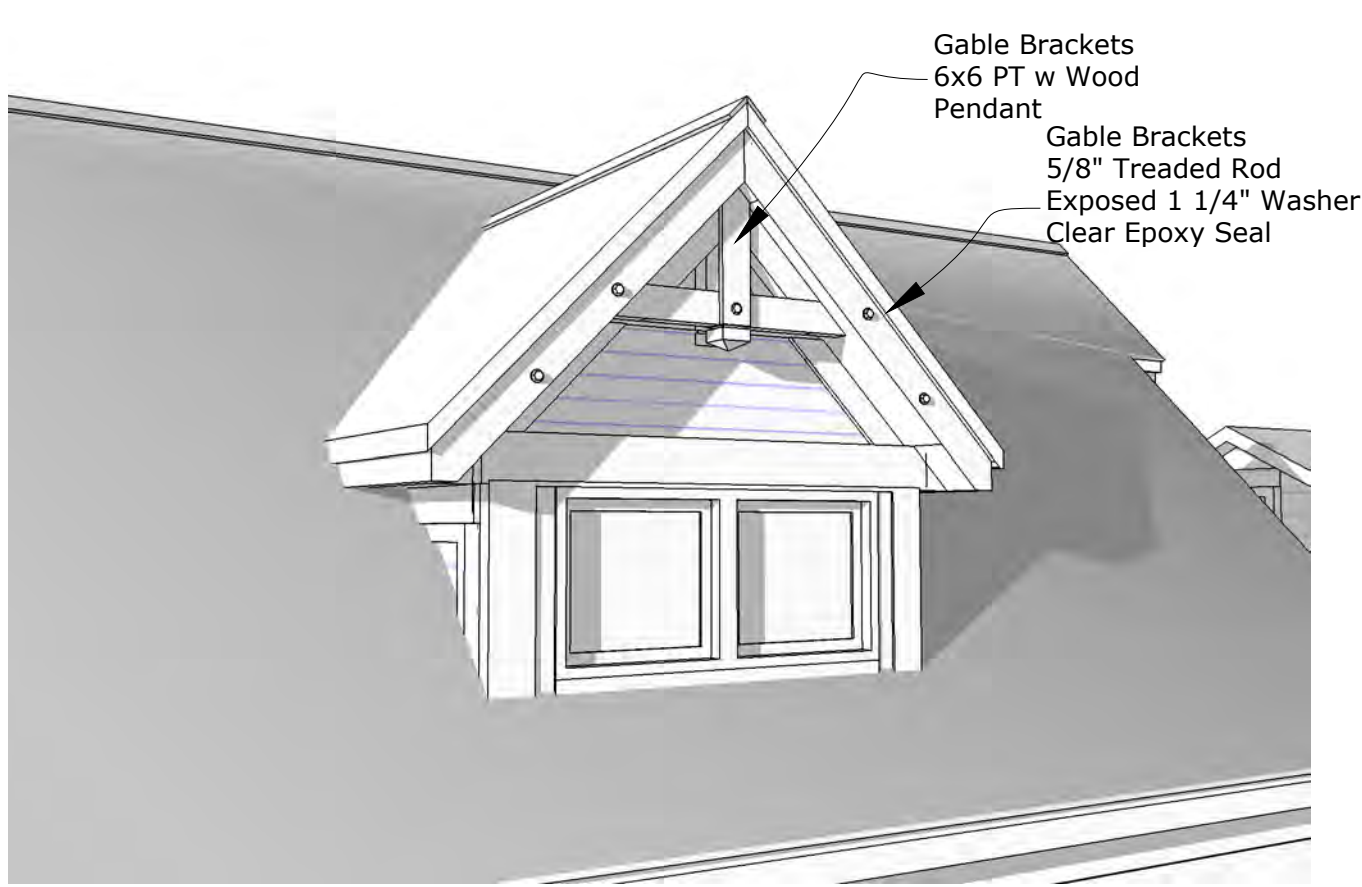
South & West Glazing
Heat Mirror Film

Window Hardware
Brushed Nickel Finish

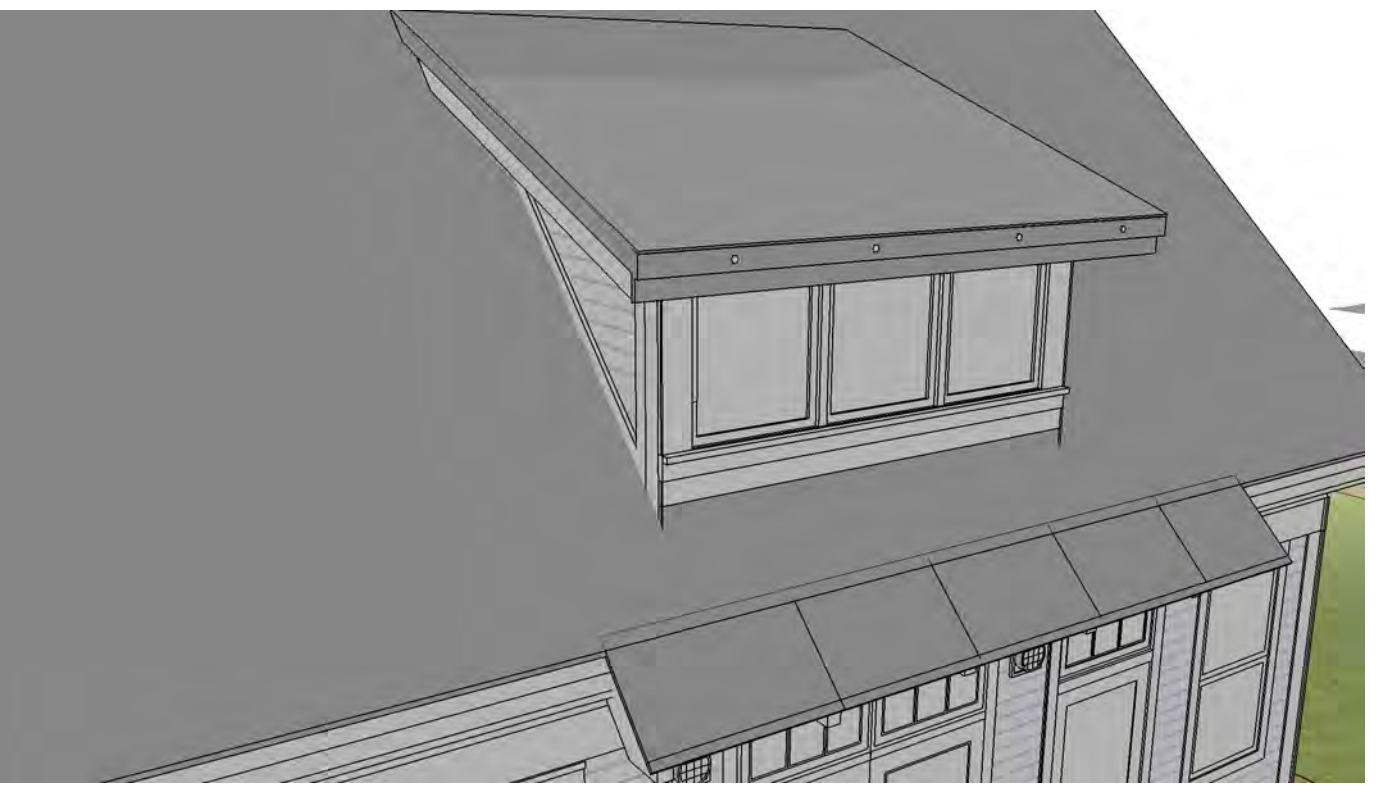
Door Hardware Brushed
Nickel Finish



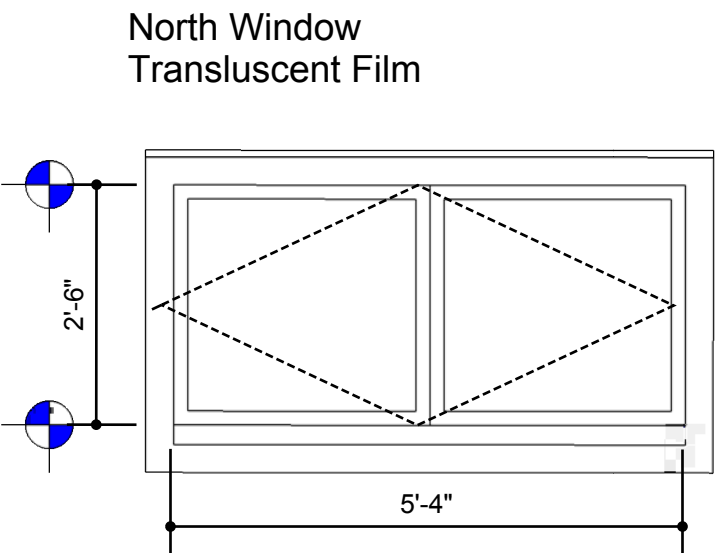
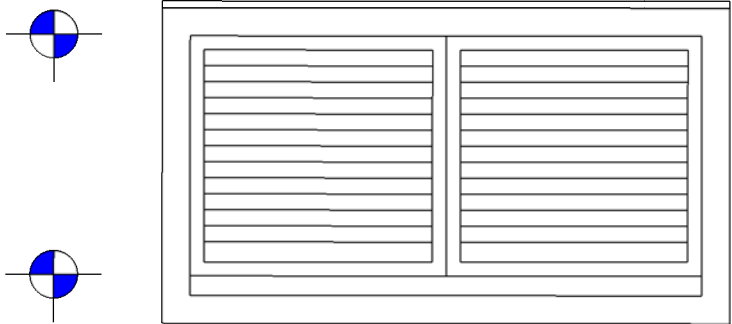
B
H5 Gable Dormer
Scale: 1/2" : 1'



5
H1 Casement & Fixed Window
Scale: 1/2" : 1'



A
H1 Shed Dormer
Scale: 1/2" : 1'

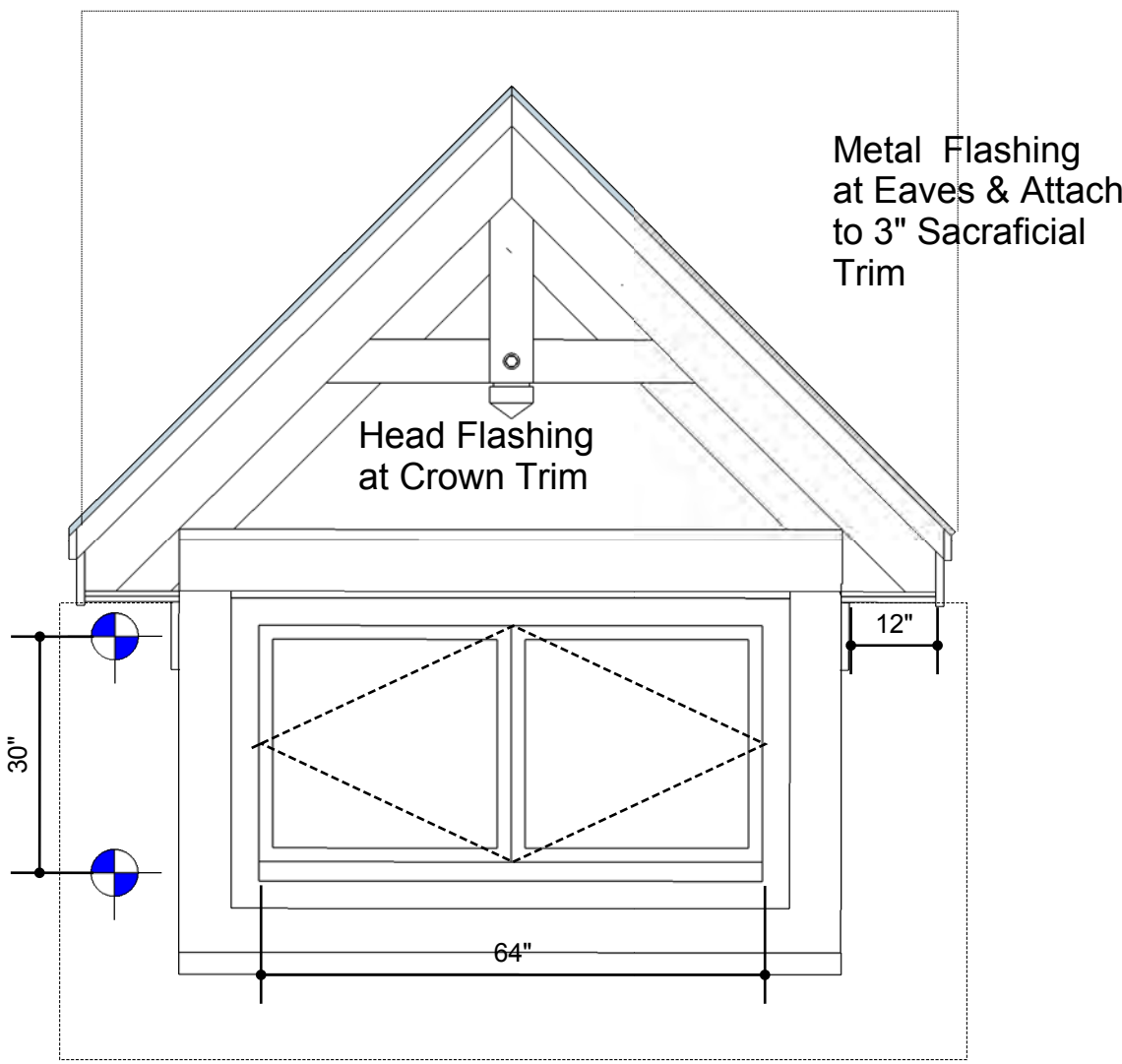


4
H5 C1 Casement Window
Scale: 1/2" : 1'

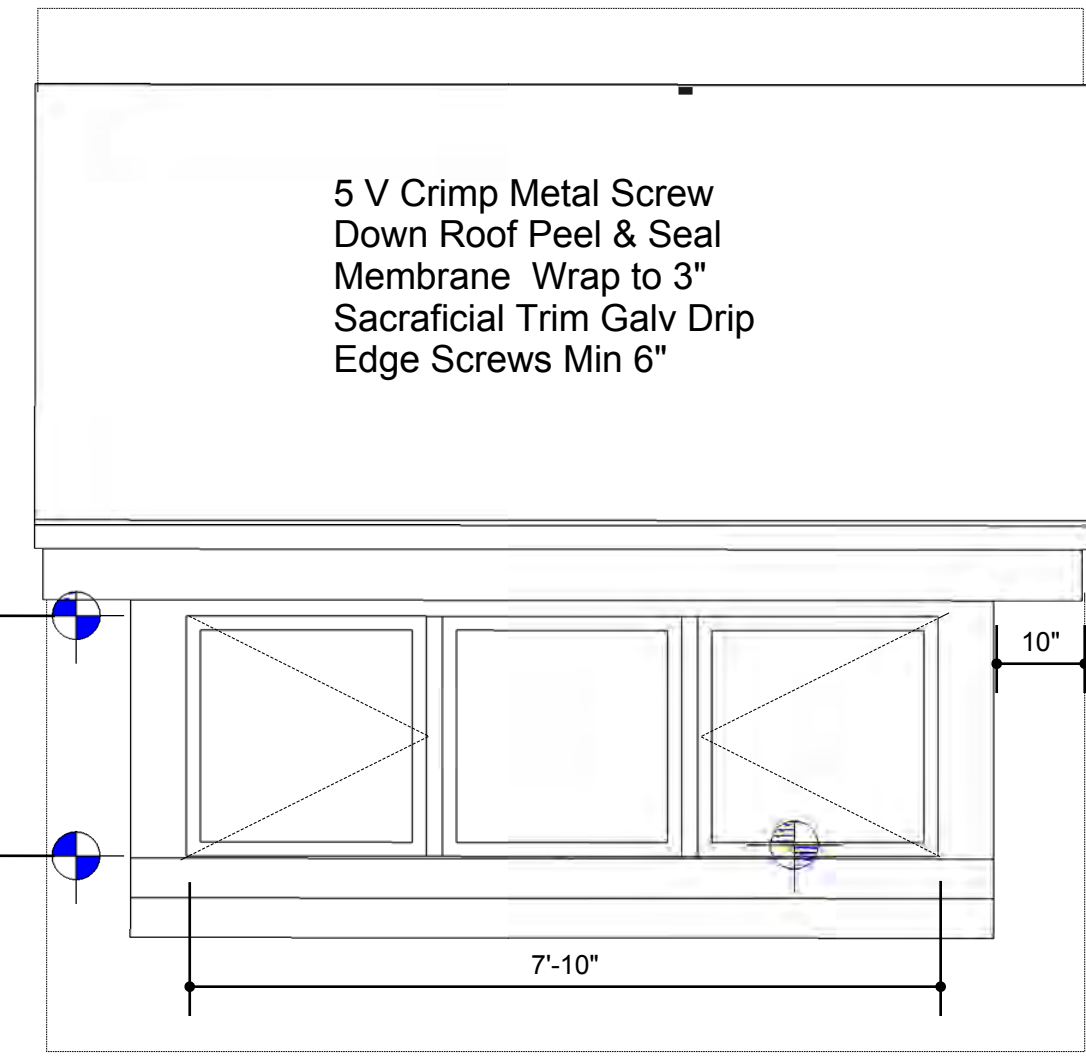
Wrap Eaves
w Peel & Seal
or Membrane
Flashing

Wrap Window
Frames w
Membrane
Flashing

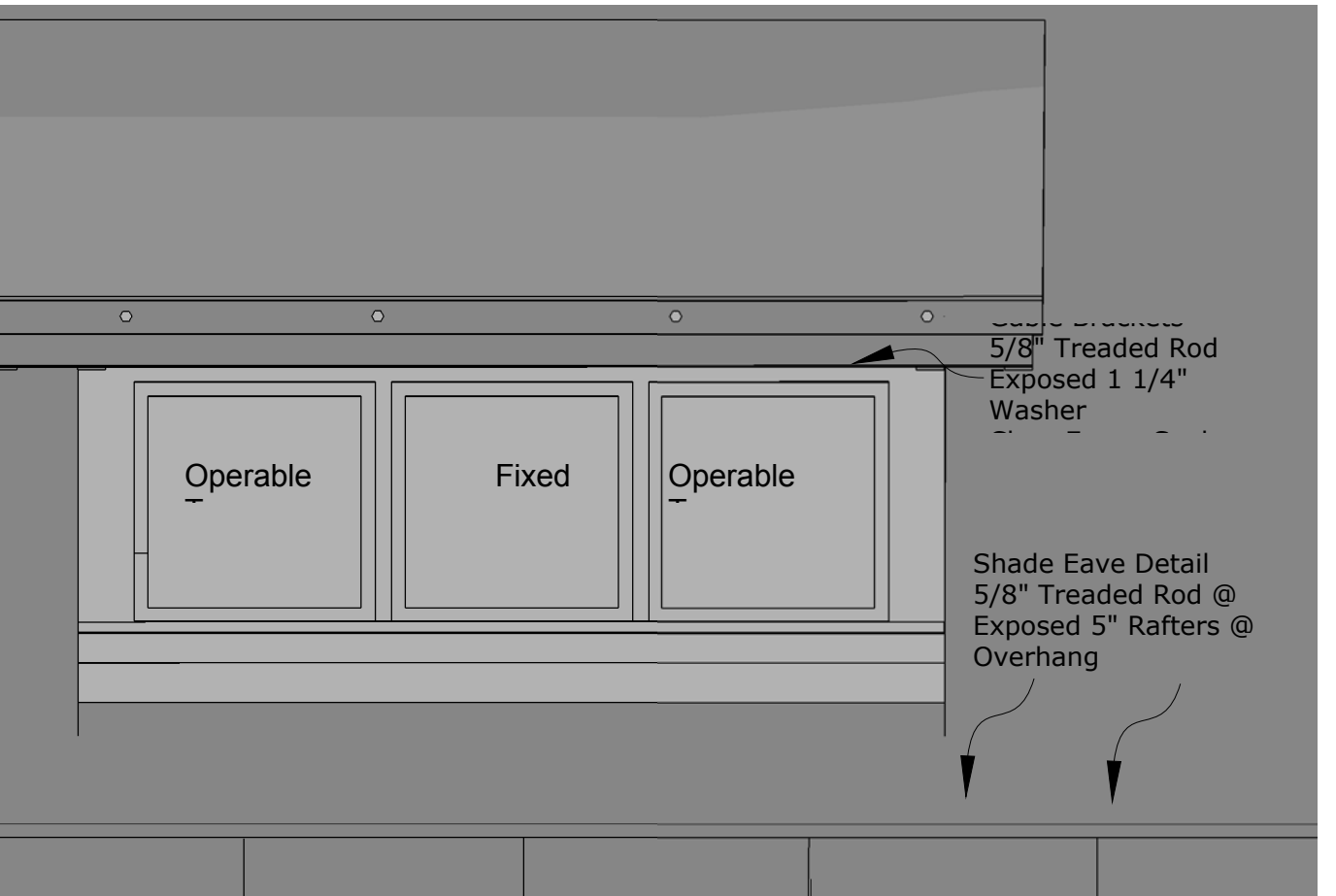
Wrap Eaves
w Peel & Seal
or Membrane
Flashing



4
H5 C1 Casement
Scale: 1/2" : 1'

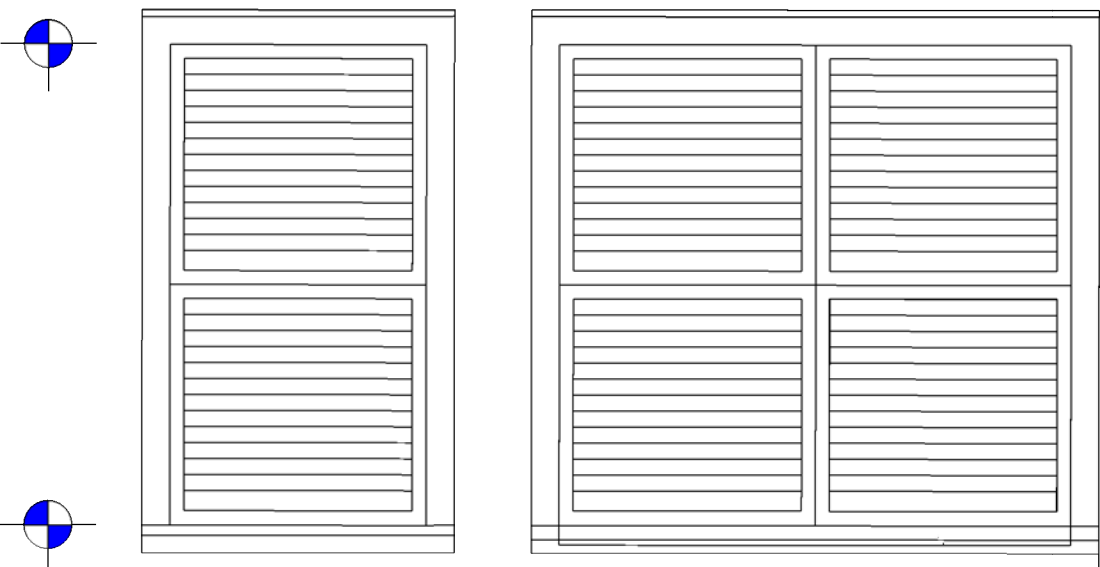


5
H5 C2 Casement & Fixed
Scale: 1/2" : 1'



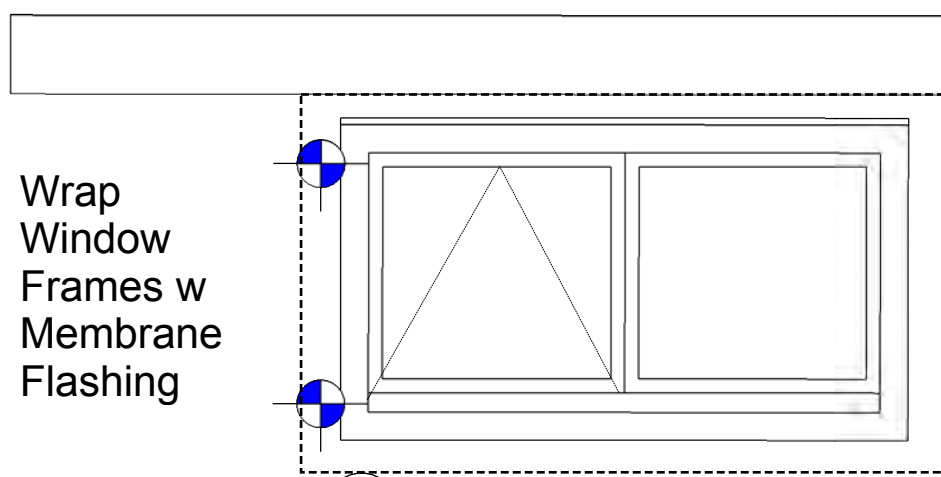
B
H5 Shed Details
Scale: 1/2" : 1'

Dormers Windows & Flashing



S
H5 Bahama Shutters Typical
Scale: 1/2" : 1'

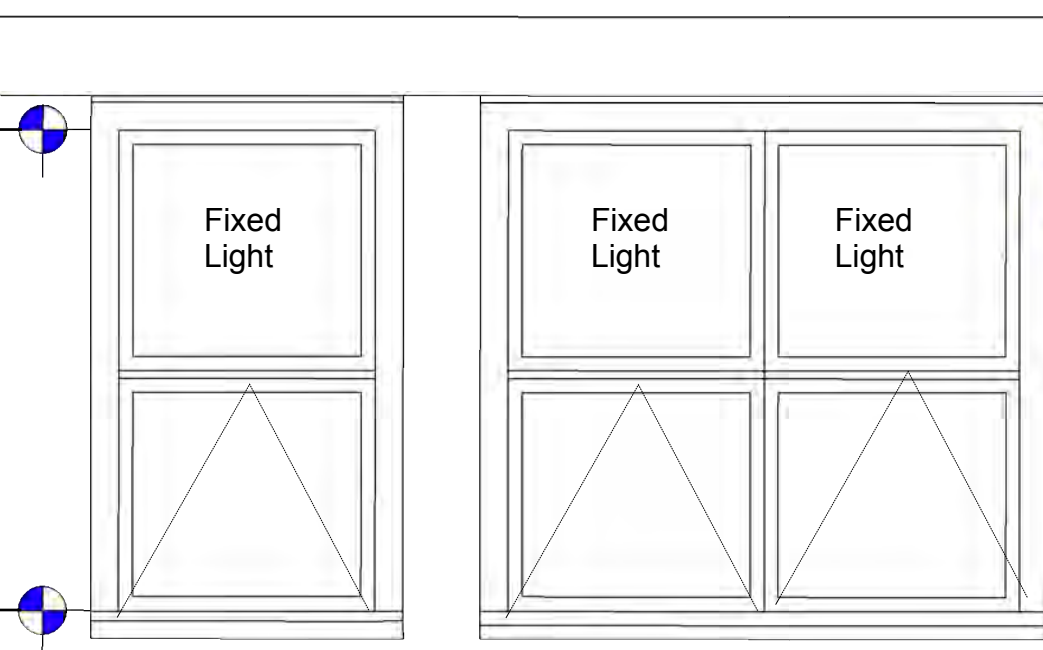
Trim Above Window Frames w Membrane



3
H1 A 1 Awning
Scale: 1/2" : 1'

Trim Above Widow Frames w Membrane Flashing

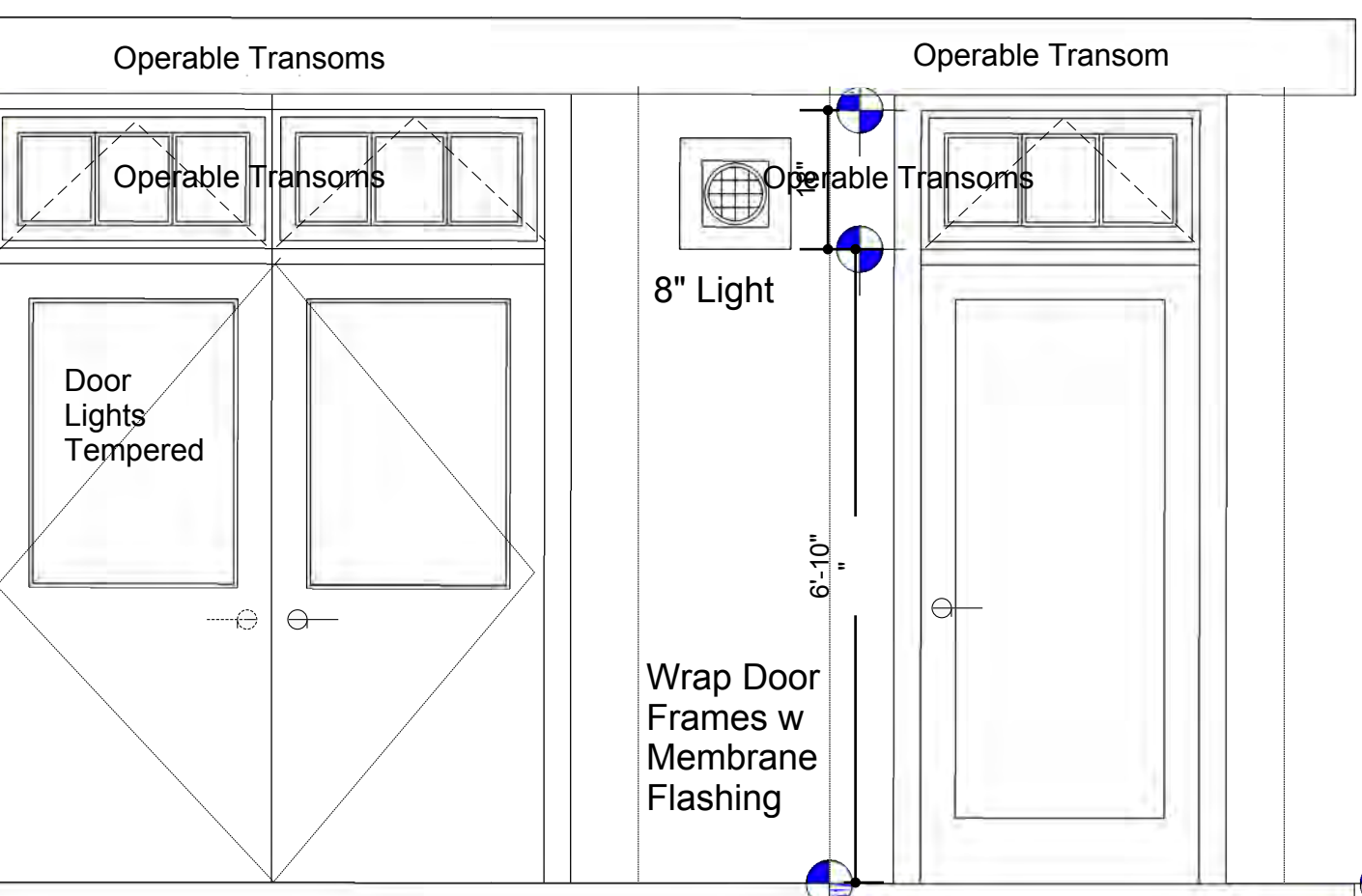
Wrap Widow Frames w Building Wrap Tyvek OE



3
H1 A 1 Awning
Scale: 1/2" : 1'

3A
H1 A 1 Awning
Scale: 1/2" : 1'

Trim Above Window Frames w Membrane



F2
H5 F3 French - Pair
Scale: 1/2" : 1'

F2
H5 F2 Transoms
Scale: 1/2" : 1'

F1
H5 F1 French - Transom
Scale: 1/2" : 1'

F1
H5 F1 Transoms
Scale: 1/2" : 1'

Exterior Windows & Doors

WINDOW & DOOR TYPES

- C1 5'-4" x 2'- 6" Double Casement
- C2 7'-10" x 2'- 6" Triple Casement
- A1 2'- 6" x 5'-2" Fixed/Operable Awning
- A2 5'- 4" x Double Fixed/ Operable Awning

DOOR TYPES

- F1 3'-0" X 6'- 8" Double Casement
- F1 1'-6" Transom Operable Awning
- Utility Doors at Laundry
- F2 3'-0" X 6'- 8" x 2 Door 24x28 Light
- F1 1'-6" Transom Operable Awning

NOTE: WINDOW & DOOR TYPES
Contractor to Provide Complete NOAs
Exactly Matching Approved Windows
Pella Clad Wood w Rollscreen or Equal



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FL AR 93860

620 & 620B Angela Street - Key West Florida
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HARC APPROVED
Doors & Windows
Shutters

Date: 7/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18
7/30/18

H5

Doors &
Windows



620B Angela
8 Birdseye View from Angela Street



1 Pedestrian View on Angela Street & Building Context



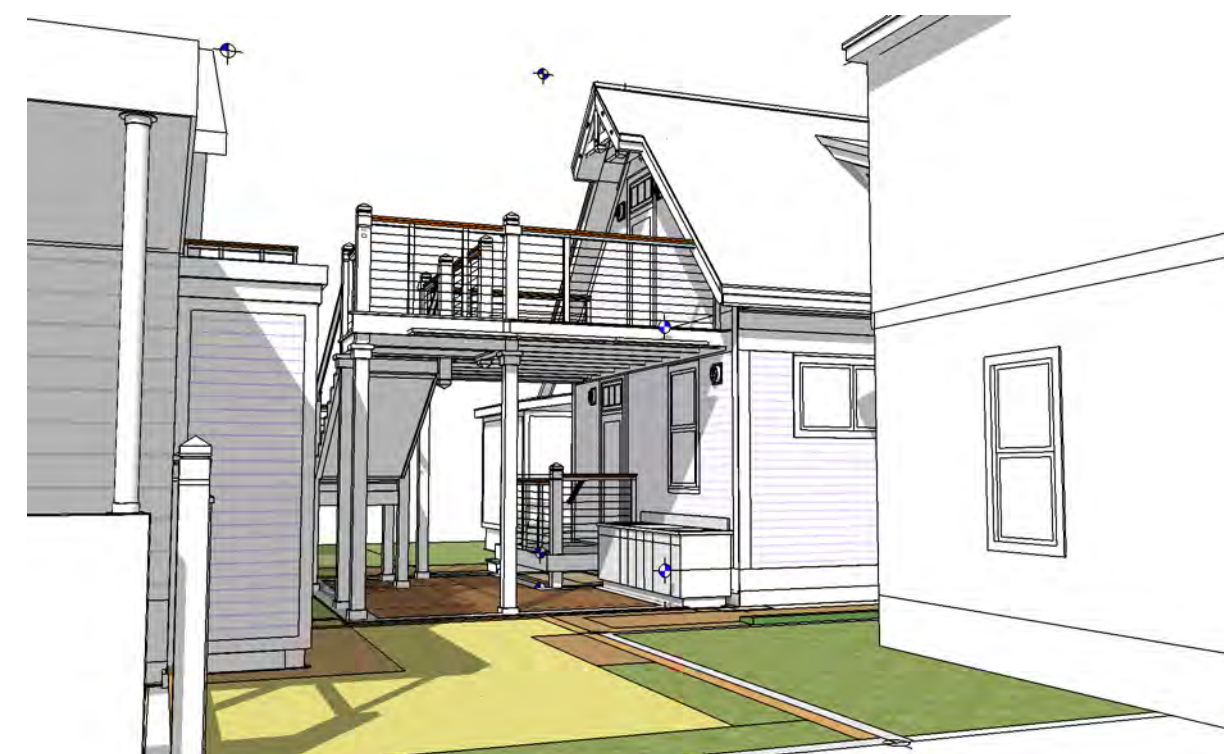
2 Entrance View from Angela Street



3 Birdseye View NE toards Angela



7 Birdseye View from Elizabeth side

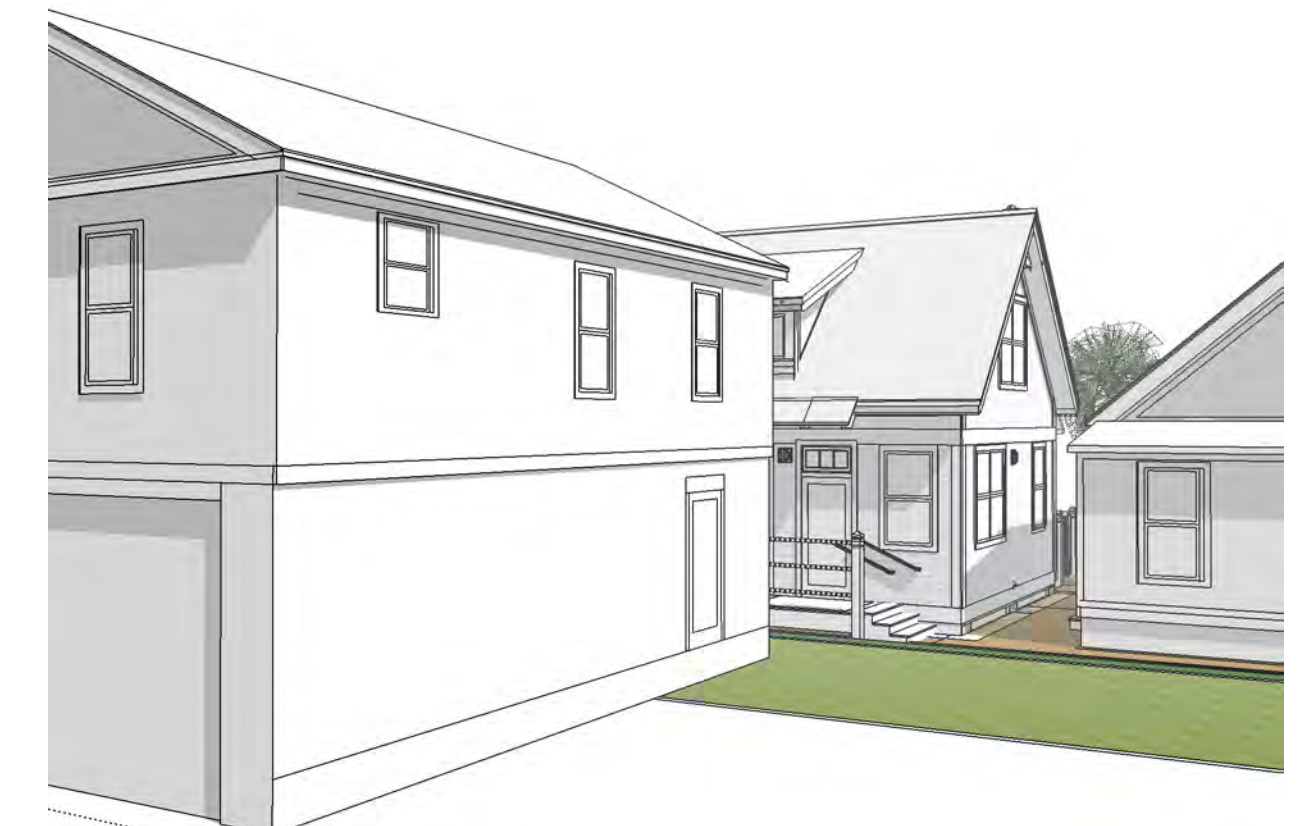


6 New View from Whitmarsh Lane

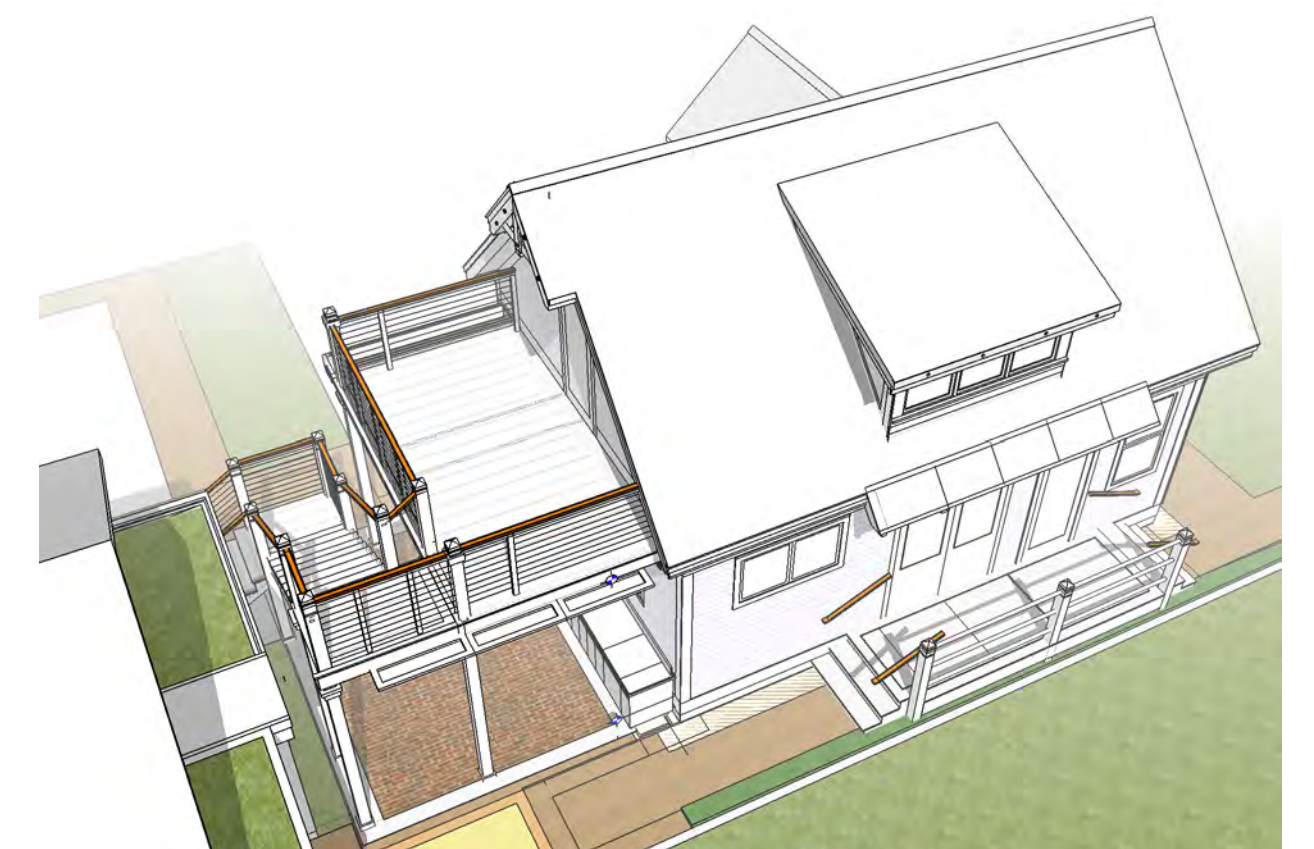


Overhead View 620 & 622 Angela

Whitmarsh Lane Side



4 Whitmarsh Lane Partial View



5 Top View Stair & Deck & Porch



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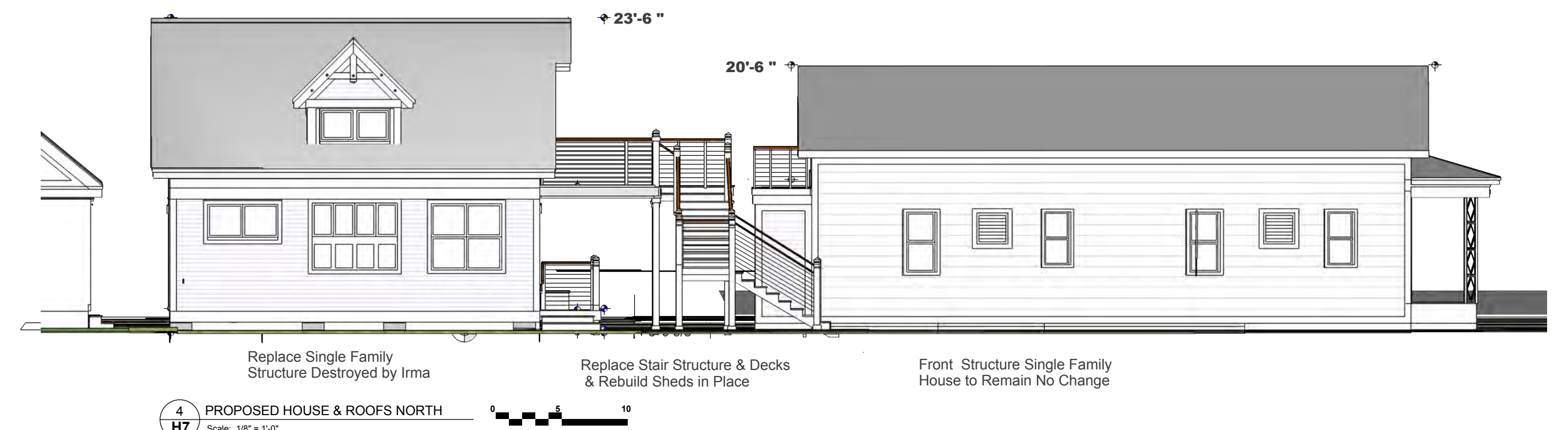
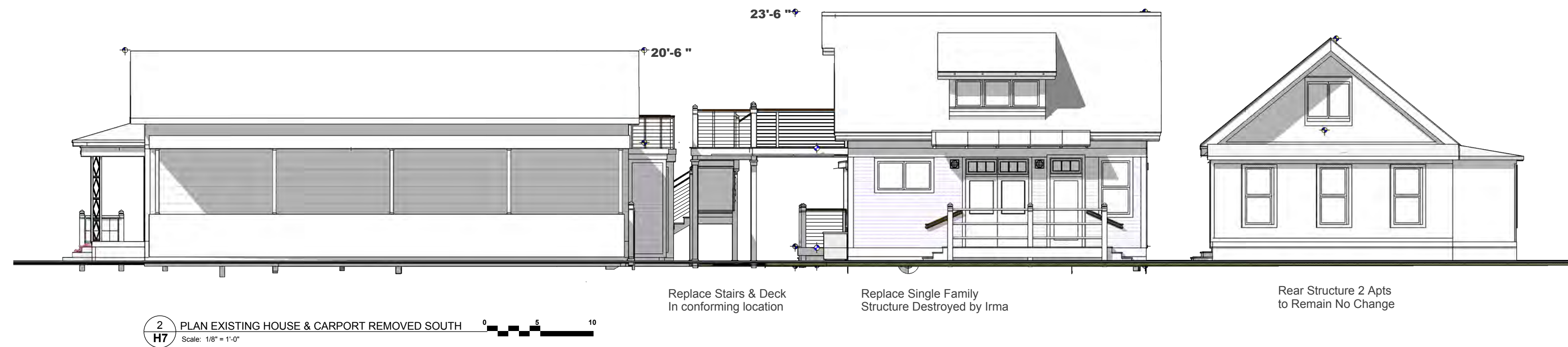
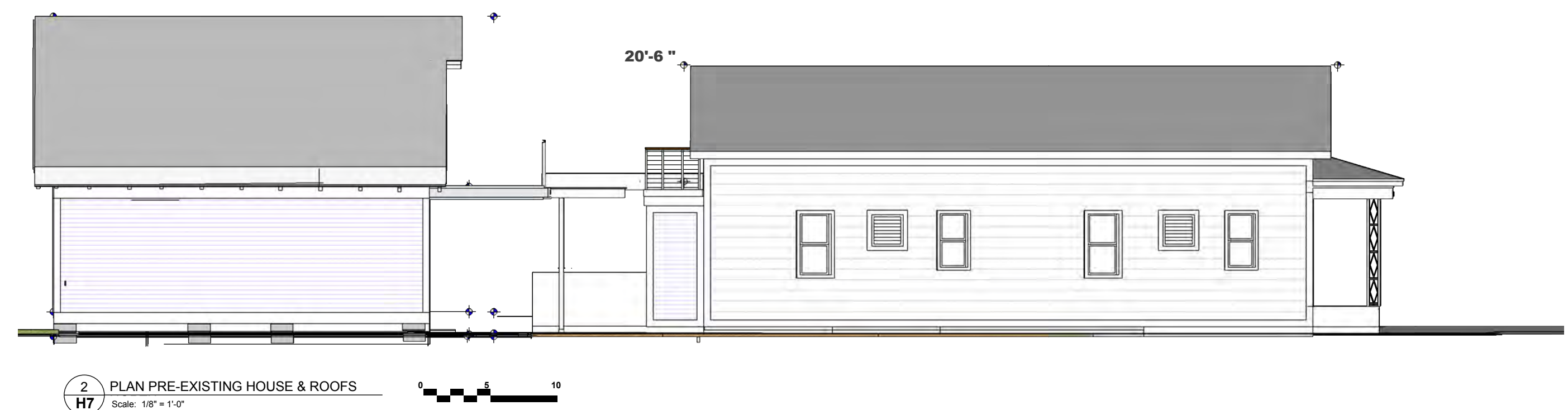
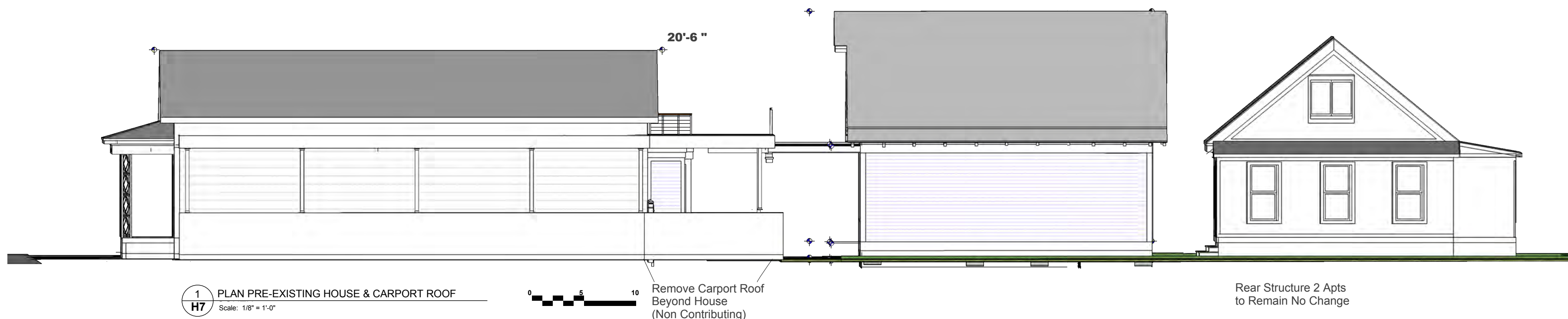
FL AR 93860

620 & 620B Angela Street - Key West Florida
Replacement of Residence Destroyed by Hurricane Irma
New Building & Site Plan & Rebuild Approvals
HARC & Planning - FEMA - FLBC - ADA

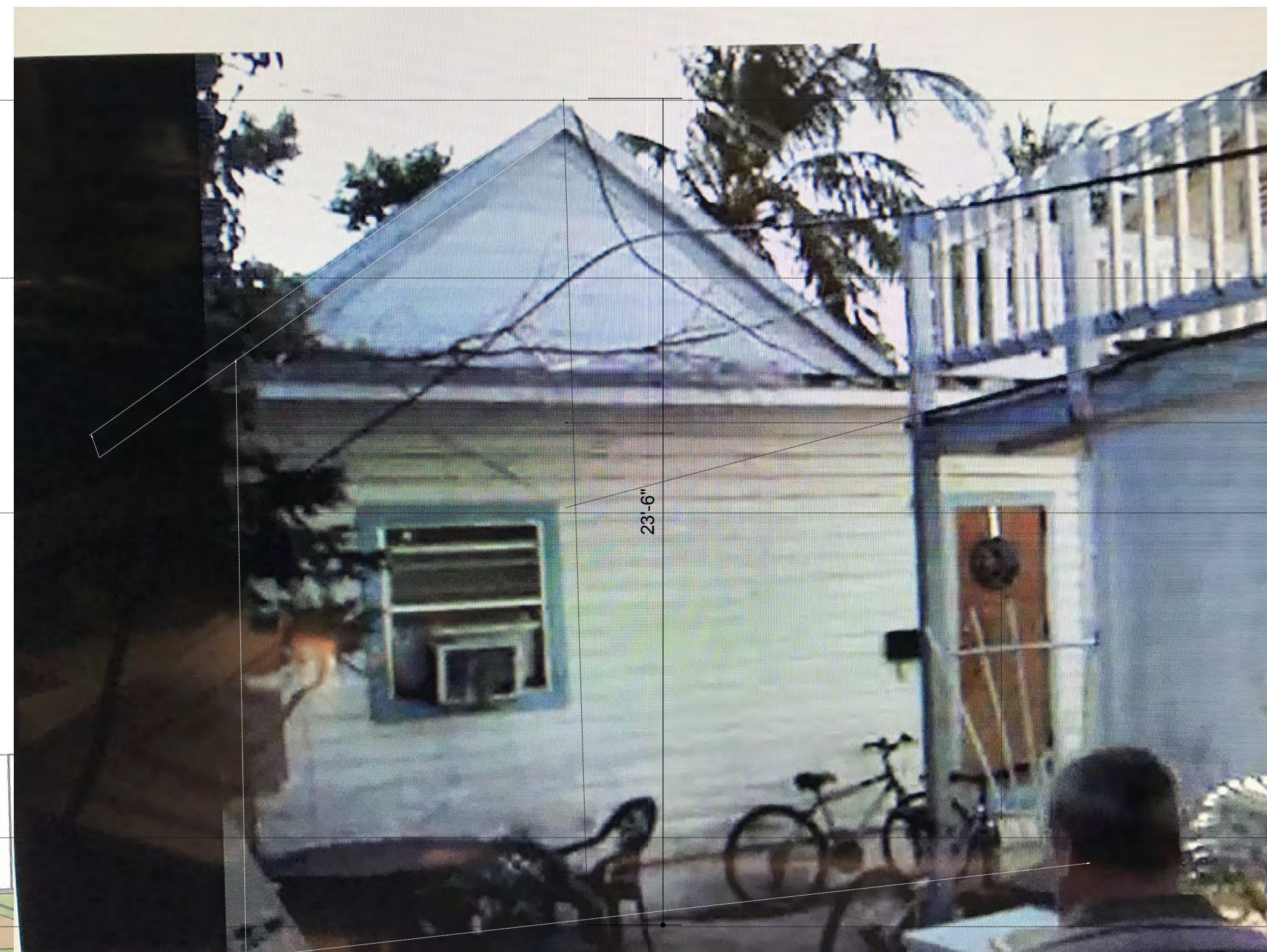
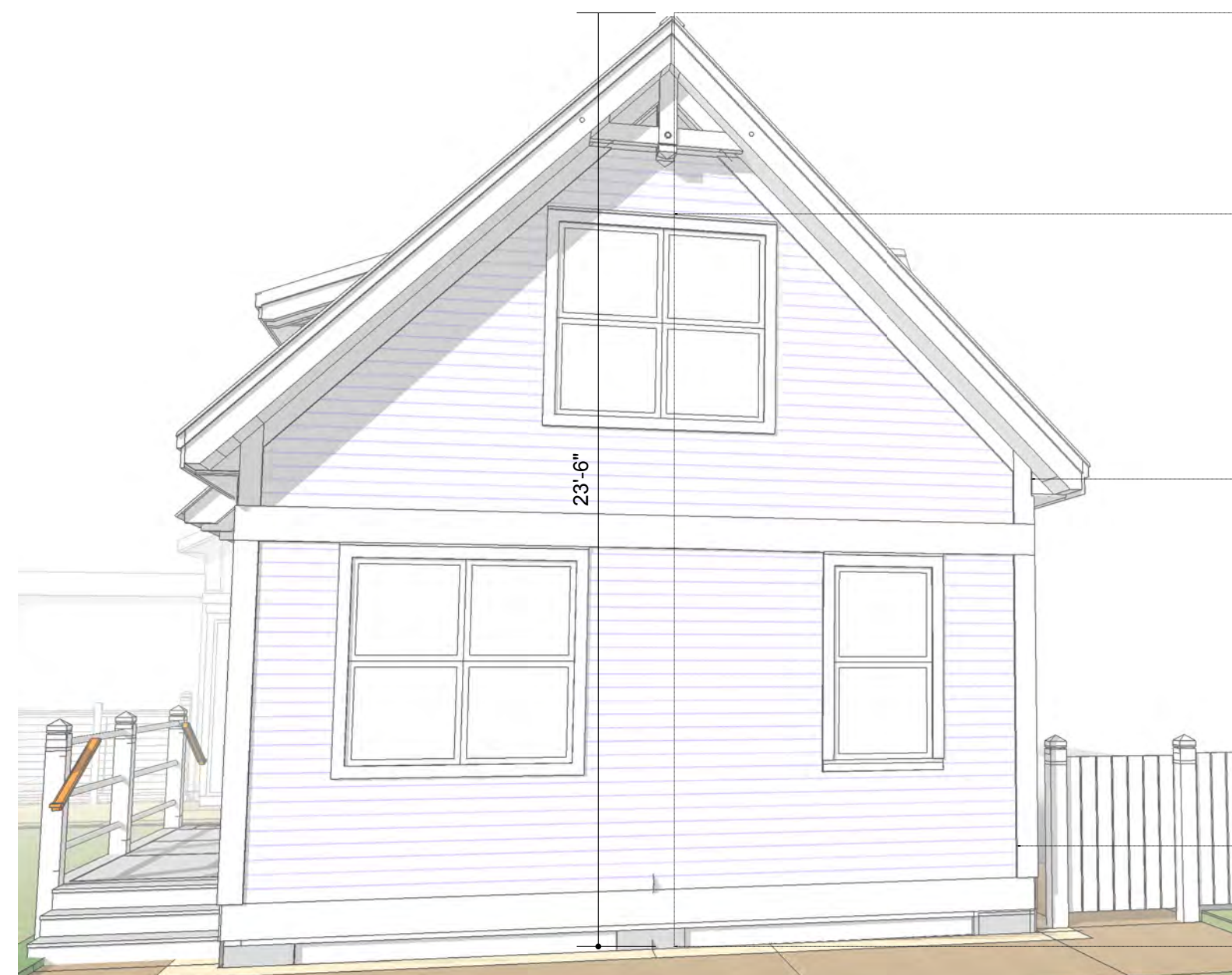
Owners : Robert Fernandez & Kingdom Builders
Location: 620 B Angela Compound - Rear
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Adjacent Area
Building Context
Mass & Scale
Date: 7/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18
7/30/18

H6
Building
Context
Mass & Scale



620 B Angela Street Replacement of Residence Destroyed by Hurricane Irma



5 EXISTING HOUSE 620 B & PORCH WESTERN VIEW
H7
NTS

6 PROPOSED HOUSE - MASS & SCALE
H7
Scale: NTS

7 PHOTO - PRE-EXISTING HOUSE 620B & PORCH
H7
Scale: 1/8" = 1'-0"

9 ELEVATION PROPOSED HOUSE HEIGHT MASS & SCALE
H7
Scale: 1/4" = 1'-0"



Chris Liddle
Architect
305 797-4162

FL AR 93860

620 & 620B Angela Street - Key West Florida
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BUILDING DOCUMENTATION OLD & NEW
Date: 7/30/18
REVISIONS: 12/7/17 -12/11/17
REVISIONS: 12/14/17 -12/15/17
REVISIONS: 1/08/18 - 1/29/18
REVISIONS: 2/08/18 3/12/18 3/29/18 7/30/18

H7
BUILDING MASS & SCALE OLD & NEW



11/27/2017

Revised After Planning Approval 7/27/2018

To: City of Key West Comprehensive Plans Review

HARC: Building Plans Review for Design Approval & Demolition

620 Angela Street Recent History

During Hurricane Irma a Large Banyan Tree fell onto the Cottage Structure completely crushing the roof and walls & knocking the adjacent structure off its foundation. Our determination: The destroyed home could not be saved or repaired; and complete reconstruction will be required. The Demolition of the home is complete at this time & the demolition permit remains active pending review of proposed replacement plans & related scope of demolition under this permit.

In accordance with Planning Guidelines; replacement of the developed portions of the site within the existing building footprint with new structures is allowed. Since the existing site plan is over density; the owners have agreed to take appropriate measures to reduce the development intensity & improve open space, access & coverage, drainage & impervious soil conditions. The new structure is a fully Code Compliant building & new 5' NFPA compliant fire lanes will be created on all 4 sides.

RE: 620 Angela Street Compound, House B Demolition Permit Approval:

- Demolition Completed, Tree Removed, House Debris Removed
- Cause: Severe Structural Damage in Hurricane Irma From Large Tree
- Plan: Build-back as New Pre-Existing House Stair, & Decks

We are submitting our proposal for complete removal of deteriorated portions of the property to the rear of the Principle Contributing Structure, including staircase & carport roof beyond the house. Site demolition outlined here is also included. Laundry Shed is retained and Tool Shed re-roofed & enclosed in place. See G1

Planning Issues Resolved during reconstruction:

RE: 620 Angela Street Compound, Main House Carport Demolition:

Planning staff have recommended that owners voluntarily remove the rear portion of the existing carport. This will allow a Front Porch facing Angela St. to be incorporated in the new structure as, required by HARC Guidelines when adjacent structures have porches. Deck Replaces Pre -Existing Deck in conforming location.

The removal of the rear carport will allow the new porch & deck to be built without extending the nonconformity (i.e. roof, lot coverage, paving) and open up the (pre-existing, over density) Site with more open common space, light & airflow. Also the structural wall setbacks on the two property lines will be restored & the non-conformity corrected. This will create improved pedestrian access egress & fire lanes. Roof Overhangs are shortened to reduce the pre-existing non- conformity.

We accept the direction from planners for partial removal of the old carport shed extending beyond the rear of the main house (Principle Contributing Structure). We stipulate that this portion of the carport structure is a non-contributing structure & believe this small demolition can be determined by staff to be non-contributing (per 1960s Photo) & therefore can be exempted from formal HARC Board review requirements. This allows the project to proceed directly to HARC for Design Review, Approval & COA.

The owners have agreed to remove the pre-existing non-conforming carport & slab along both rear property lines where it extends past the main house. This gesture is intended to reduce the density & lot coverage & improve site drainage. The New open space created will serve as an open patio with approved porous paving.

A portion of the existing entitlement will be used to allow the lot coverage to be re-built as a more welcome & conforming porch & deck as part of the House Build-Back, shown on plans. Since both houses on Angela have porches; this Porch is a necessary feature to build in strict conformance with HARC's New Building Guidelines.

The new structure is intended to complement the overall housing configuration on the site & adjacent family home at 620 Angela. The 3 Bedroom Cottage with Shared Laundry & Kitchen will provide a homey domicile for 3-4 unrelated people. No "New Units" or rental spaces will be created. All new structures & utilities will be fully Code Compliant. Existing Parking does not change. Occupancy (& BPAS) are unchanged.

RE: 620 Angela Street Compound: Approve Reconstruction of Cottage 620 B

1. Planning Dept.: Administrative Review & Build –Back Letter
2. Owners seek Administrative Approval of proposed reconstruction project
3. Owners & Architect will work with staff to resolve any site non-conformance issues
4. Owners seek Build-Back Letter covering Legal Unit Determination (LUD)
5. Build-Back Bypass Exemption from ROGO, BPAS

620 Angela Street. B Approve Porch & Staircase Replacement, Cottage 620 B

- Please see our enclosed Replacement Plan for the Secondary Structure (demolished) & proposed porch build-back in rear.
- Plans for the Main House also include build-back of the exterior staircase to the upper level (demolished) & small deck connecting to attic of main home.

Since the project has qualified for the necessary Reconstruction approval, we are submitting our plans for HARC review to receive a Certificate of Appropriateness for the intended design. Please see enclosed plans.

620 Angela – Extend Demo Permit: Admin.

HARC Staff: Approval of Non-contribution of Carport extension

Include Non Contributing portions of Carport in Existing Demo for Home Reconstruction. We received administrative approval without further formal review of demo. Photos support non- contributing aspects of Carport.

**620 Angela – Design Review and Certificate of Appropriateness
IRMA Destroyed Home Reconstruction**

We have pre-reviewed the proposed plans with staff and understand the desire to see Historic treatment of the replacement cottage & rear of the main (possibly) contributing structure. The Main Structure has been continuously modified.

We agree with the findings of HARC Staff Review that **Main House** facing Angela Street, and rear **Cottage B** are “possible contributing structures” and we plan to treat them as a vital part of the historic pedestrian streetscape & neighborhood fabric, as improvements are made. We believe that the existing Carport extension roof is non-contributing & seek approval so it can be removed

The Original Building at **620 B** will be re-constructed to the same size footprint 20'x 28' on the same parcel. The new foundation will be located so as to maximize the clearance, & access all around the building (5' Min) and also improve access & egress to the **3rd Cottage C** located behind **Cottage B** on the same parcel.

Design Standards are to follow HARC & National Standards. US Dept. of Interior Standards. **General Exterior:** Since no specific direction is provided for replacement structures the design will follow the **HARC Guidelines** for new Home Construction. The original house appearance will be preserved much as it is now and; will be compatible with the existing context in the Historic Family Compound which includes 622 Angela. The two story structure on the lane also is owned by family.

Interiors: The Dade County Pine Beams & Boards salvaged from the cottage will be re-used inside to bring back some of the original materials & historic feel to the home.

Preserving Existing Scale and Proportions: Keep Width & Height Similar

New 1 1/4 Story Structure” 20' Width (22'-8" @ Eaves) & 22'-0" Height (FF to Ridge”) Overall Ridge Height to match Pre-Existing Envelope 23'-6”.

Height: Most adjacent & surrounding neighborhood structures are similar in height or higher than structure proposed. The Pre-Existing Ridge Height is 23'-6” From Grade. Pitch 12:12 FF = 1'-6” Min Above Grade, follows New Guidelines.

Scale: The scale proportions & overall dimensions of the original Historic Cottage will be preserved & a new Code Conforming Structure created to replace it. The new design seeks to closely follow the form, function, image & ambiance of the original without copying, embellishing or creating a false sense of history. The design is intended to complement & harmonize with adjacent architectural forms & detailing.

Two other homes remain intact in original condition on the 2 sites. The new structure will receive historic district design treatment intended to harmonize with the original neighborhood & adjacent structures on and across Angela Street & along Whitmarsh Lane, as well as Elizabeth Street & the Solaris Hill Neighborhood.

Mass: The placement of the new porch structure shifts the structure into a more Code Compliant location with greatly improved access removing the non-conforming aspects of the original structure. This means proposed dormers can be re-built in a new conforming configuration & a porch can be built-back without increasing lot coverage. Dormers & Porch will be built in a new conforming location & size.

Open Space: Complete removal of the existing canopy beyond the house will allow this Lot coverage to be utilized as open space & allows re-creation the new porch in a more conforming location. Existing Laundry & tool Sheds will be rebuilt "as is". Measures taken are intended to improve the balance of mass & open space, enhance views from the public space, and improve the historic feel with appropriate overall positive & negative spacial relationships within the building context.

Context: New Structure replaces the pre-existing (now demolished) cottage in a similar location on the site. Proposed Porch facing Angela St. properly addresses the Street Context & provides access, egress & common open space on the site in accordance with the Key West Comprehensive Plan & HARC Guidelines. We plan to maintain direct street access to the existing main entrance to preserve the original historic features of the streetscape & pedestrian access from the public way.

As seen on proposed plans, the low- profile cottage is barely visible from the street. Neighbors' private yards are protected by existing walls. Partial glimpses from the public way reveal its form. The new structure will access the cottage's loft area from the new (replacement) stairway. The appearance will match the original structure, but be clearly individuated from the original historic main house & its architectural expression. The simple Cape & dormers reflect neighborhood features & details.

The new house structure will begin @20' from the rear wall of existing house structure. The new exterior replacement stairway will serve the replacement home & entry porch & decks at the upper level of both structures.

Style: The new design is a 1/ 1/4 Story Cottage The scale & proportions derive from the original cottage. This modest building type utilizes the attic or loft area. Capes modest size & compact plan references the tiny cottages mariners have built; dotting the coastline from Nantucket to Key West since the age of sail. The use of the building's loft area references old "Sail Lofts" with headroom for sail-making.

The modest proportions of minimal dormers & headroom are in keeping with an accessory structure of this type in the High Density Housing Zone in old town.

The original roofing & tarpaper & clapboard siding will be replaced with compatible Metal Roofing & Siding. Profile of siding is to match "novelty rustic channel" used throughout the property to connect the home with its "family members" on the compound. New Stair & Deck Railings: Metal & wood cap contrast with existing.

Repair Plan Outline: Main House

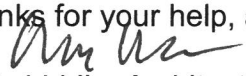
- Sitework: Remove Lot Coverage, roofed areas & Carport Extension
- Remove unsuitable rear carport shed areas, as shown.
- Reduce Paving, remove concrete on site & replace w Site Drainage
- Incorporate stair beyond rear wall of main structure into new addition
- Remove existing shed roof at bump-out addition
- Replace 600-800 CF Paving with Porous Paving & Drainage system
- Provide new foundation for Stair & Porch at rear wall of Existing House
- Safely remove & dispose of unsuitable paving materials & concrete

Replacement Cottage

- Restore Original Building Envelope using same footprint & similar volume
- Use Efficient composite wall system with high density foam insulation
- Provide a complete Hurricane Tie-down system, anchors and straps
- New Hurricane Proof 180 mph Windows & Doors, Provide NOAs
- Transom Windows with true divided light, alum. Clad painted exterior
- New windows and doors Low-e or solar film, roll screens, Bahama Shutters
- New Porch & Deck 8'x 16' connecting to new Replacement Stair build-back
- Provide new common areas Patio & Outdoor Kitchen & Laundry Room Deck
- Provide composite novelty clap-boards and trim to match existing
- Seal entire wall system with epoxy primer, paint and penetrating sealer
- Apply epoxy sealant coating to exposed siding, trim and woodwork
- New Roofing to be Metal 5 V Crimp, 3/4" Sheathing, Peel & Seal
- Alternate NOAs: Membrane Rood & Interlocking Fish-Scale metal shingles
- Roofing Fascia, Trim & and Soffits as shown, match existing features
- New Stairs Handrail Guard Rails. Tread Lights, Planters, & AC Mounts
- Exterior lights will be down-shielded, Use LED lighting throughout.

Since the owners recently lost the home we are hopeful that once the project is approved by HARC Staff & Board; work can proceed to rebuild. The proposed home may still be one of the first structures in old town to be entirely rebuilt after Hurricane Irma & will provide much needed: "Decent Affordable Housing" in keeping with Historic Guidelines and housing needs near town center.

Thanks for your help, as we are still rebuilding Key West, after Hurricane Irma.


Chris Liddle, Architect

Preservation Notes: General

- Listed on Historic Resources Index Pre 1954; Possible Contributing Structure
- Does not appear in 1890s Sanborn Maps
- Structures Appear on Site c.1912 Sandborn Map: Main Structure later
- Main House Remodeled in 1940s, 50s, 60s & 70s, 89s to current footprint
- May be a non-contributing structure due to continuous bad modifications & deteriorated condition of aging wood structure, w insect & hurricane damage
- Record Plans Show: Rear Sheds & carport modified Thru 1960s into 1970s
- Main Structure: Wood-Frame Vernacular Building, Historic Streetscape
- Rear Sheds: Non-Contributing, Non-Conforming, Past Useful Economic Life
- Original Structures may have been moved to this site.
- Sheds & carport in rear are Non- contributing structures due to continuous replacement remodeling, and cobbling of sub- standard materials & deteriorated state, Staff has approved removal of rear portions for Planning Compliance with site coverage.

Documentation: Architectural Plans: G1, S1, H1-H8

(November 2017 Submittal)

Historic Survey Page: (MO 00724A) Pre 1954

Possible Contributing Structure- Wood Frame Vernacular @1926-1950

Sandborn Maps: 1892, 1899, 1912

Aerial View Neighborhood Context: 2014

Record Plans & photos @ 1970s –Ongoing Modifications of structures

Survey- Engineered -Existing

Property Record Card

Building Photos-Context Photos See Attached Pages 1-9

Site Plans G1

Planning Notes: Variances Approved for Historic Eaves Inside Setback Area

Please See Approval Package and Support Letters from Over 30 Neighbors

Appendix A Planning Notes**After HARC Approval:**

City of Key West, Building Department: Building Plan & Code Approval

City of Key West Fire Department: Life Safety & Emergency Egress, & Access

Architectural Plans: G1, S1, H1-H8, S1-S8

Technical Submittals, KWFD Approval

Utilities & Site Drainage & Retention

To improve existing site conditions the owners have agreed to remove as much of the existing impervious concrete cap that covers much of the open site (@1000SF). The owners plan to completely replace existing utilities which transit other properties with new underground utility corridor to Angela At.

This excavation creates an opportunity to excavate 600-800 cubic feet of impervious fill & cement & replace it with sand & gravel drainage bed lined with geo fabric & capped with new pervious paving. New utilities will be embedded in the new fill. This will provide an opportunity to upgrade Supply & Drainage piping as well as Storm-water runoff. Underground Electric & Cable Utilities will allow the unsightly Power pole in the yard to be removed during the process, enlarging the fire lane.

Life Safety:

The removal of the rear canopy will open up the site and relieve congestion from preexisting over-density. Re-building a portion of the coverage in a conforming location will allow new structure to meet current FL Bldg. Codes as well.

The new structure replaces an aged wood frame structure sheathed in tarpaper & clapboards. The replacement will harden the structure to potential winds & storms as required. We believe that the complete replacement of the Cottage is the only practical solution and there is not a smaller or more realistic alternative.

We plan to meet with Fire Marshall Barrosso and review construction means & methods & accept their recommendations for the protection of the property in the new configuration. The new structure will be non-combustible fire resistant construction. New Clear Unit Numbering will assist First Responders as well.

Code Review:

Once approved our complete replacement plans will include. Detailed Building Plans, Structural Specifications, NOAs & Repair Procedures & Products to be included for building department review.

New Additions are designed to Comply with Current FL Bldg. & Energy Codes

New insulation Levels & Performance Standards are designed to exceed Energy & Green Building Codes & BPAS Appropriate Use Guidelines.

Documentation Photos Appendix B: - See Attached Appendix.

**Project: 620 B Angela Street****BUILDING MATERIALS: WINDOWS & DOORS - COMPONENTS & CLADDING****EXTERIOR FINISH & WINDOW SCHEDULE 11/27/2017**

WINDOW & DOOR SCHEDULE: 620 B Angela St., Key West FL					
First Floor	Type	Size W x H	Notes	Item # NOA	Qty
Entry Door French Transom	View Glass Screens	3'-0" x 6'-8"		F1	2
Laundry Doors Exterior w Transom	Double Clad w 20x 30 Light	6'0" x 6'8"			
Transoms- Typ.	Awning	3'0" x 1'-4"	Operable		
Awning Double	Low -e True Divided Lights	5'-4" x 3'-11"		A2	2
Awning - Single Fixed Above	Low -e True Divided Lights	2'-8" x 2'-8" 2'-8" x 2'-8"		A1	2
Loft Level	Type	Size W x H	Notes	Item # NOA	
Casement - Double	Low -e True Divided Lights	5'-4" x 2'-6"	Bath	C2	1
2x Casement & Fixed Middle	Low -e True Divided Lights	2'-8" x 7'-6"		C3	1
French Door w Operable Transom		3'-0" x 6'-8" 3'-0" x 1'-4"	Alt: Louvers Over Door	F1	
Typical NEW Window: Impact Resistant Frame, Alum. Clad Wood, Impact Resistant Low-e Thermo-pane Glass with Integral Divided Lights, Roll Screen System, or Approved Alternate Jamb clips. (No brick mold), for Field Applied 5/4 Ext Trim, Jamb Extension Components Finish: Antique White Kynar Epoxy or Equal 1 Provide 1 Spare screen for each type Provide Sliding Screens for Sliding French Doors					

Exterior Finishes: 620 B Angela, Key West FL					
Walls	Type	Size	Notes	Item #	QTY
Clapboards	Wood Painted Or Composite	Match Existing Exposure	Back prime, Prime & 2 Coats, Epoxy Clear coat		
Trim	Wood Painted Or Composite	Match Existing	Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Skirt Boards	Wood Painted	Match Existing	Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Trim	Wood Painted		Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Fascias	Wood	8" Typ.	Match Existing		
Roofing	Typical				
5V Crimp	Galvanized Sheet Metal		Fasteners See Structural	NOA	
Roof Sheathing	¾" PT Exterior Plywood		Fasteners See Structural	NOA	
Membrane	Peel & Seal Seams				
Framing	2x10s 24"OC		Fasteners See Structural		
Insulation Roof Cathedral	9 ½" 2LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood		
Insulation Dormers	9 ½" 2LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood	R- 38	
Insulation New Roof	9 ½" 5LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood	R-48	

Insulation New Roof Addition	9 1/4" 2LB Spray Foam	Field Apply	5/8" BC Ext Plywood PT	R-48	
Exterior Walls					
4" Wood Frame			Alt. 1 apply 1" rigid Foam under Plywood	R-24 Alt: R-32	
Floor	Rigid Foam		Hardware Cloth	R-24	
Sills	Membrane	Door & Window Sills	Alt. 1 apply 1" rigid Foam under Plywood	R-24 Alt: R-32	
Membrane Flashing at Walls			Silicone Bead Ext edge		
			Wrap Sills Min 24" Up Frame	Building Felt or Equal	

Interior Finishes: Doors & Casework- 620 Angela St., Key West FL

Main Floor	Type	Size W x H	Rough Opening	Item #	QTY
Bath Doors	Flush Pocket	2'-6" x 6'-8"			3
Closet Doors	Hinged Pair	2'-8" x 6'-8"			2
Laundry	Double Pair	6'0"x 6'-8"			
Cabinets & Casework					
Casework	Bookcases	80"- Align	Typical		
Kitchen Cabinets	See Dwgs	24"x72"			
Kitchen Counters	Concrete Alt. Corian	6' -1" Top			
Study & TV Bookcases	Casework At TV				
Interior Finishes					
Kitchen Cabinet s			Under Separate Contract		

Kitchen Counters	Stone	W24" Top 36"	Under Separate Contract	NIC	
Wainscott:	Breakfast & Storage: Dade County Pine Alt: -3/8" Plywood by adhesive rabbit to base and Chair--rail				
Chair rail:	3" - 5/4" cap 2 1/4" rail				
Picture Rail:	Typical : Brosco 1/ 3/4' @ 80"				

Codes: Conform to Current Florida Building Code & Coastal Wind Zone Req
180MPH Wind.

Provide specified Products with NOAs and Manufacturers Shop Drawings
Sill Height Typ. 2'-8"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., August 28, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REPLACEMENT BUILDING.

#620 ANGELA STREET

Applicant – Chris Liddle, Architect Application #17-03-0053

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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 00018110-000000
Account # 1018627
Property ID 1018627
Millage Group 10KW
Location 620 ANGELA St, KEY WEST
Address
Legal KW PT LOT 1 SQR 1 TR 4 AND PT LOTS 1-2-3-4 OF TR 5 G8-350 G10-496
Description G37-99/100 OR381-715/20 OR399-103 (UNR D/C ONFILE) OR907-351L/E OR907-352L/E OR907-354L/E OR1609-1549/50 OR1609-1551/52 OR1609-1553/54 OR2678-857D/C OR2678-858D/C
 (Note: Not to be used on legal documents)
Neighborhood 6103
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

FERNANDEZ ROBERT Y DEC TR 5/4/1999
 C/O FERNANDEZ JOHN F TRUSTEE
 2529 FL GA HWY
 Havana FL 32333

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$207,378	\$268,274	\$226,531	\$232,675
+ Market Misc Value	\$13,383	\$15,043	\$15,043	\$13,079
+ Market Land Value	\$629,470	\$629,470	\$493,555	\$449,753
= Just Market Value	\$850,231	\$912,787	\$735,129	\$695,507
= Total Assessed Value	\$550,612	\$600,047	\$545,497	\$495,907
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$850,231	\$912,787	\$735,129	\$695,507

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,293.00	Square Foot	0	0

Buildings

Building ID	1332	Exterior Walls	METAL/ALUM with 71% ABOVE AVERAGE WOOD	
Style	GROUND LEVEL	Year Built	1933	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1985	
Gross Sq Ft	3240	Foundation	WD CONC PADS	
Finished Sq Ft	1058	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	MIN/PAINT CONC	
Condition	POOR	Flooring Type	CONC S/B GRND	
Perimeter	138	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	36	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	165	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	1,058	0	0
FLA	FLOOR LIV AREA	1,058	1,058	0
OUU	OP PR UNFIN UL	203	0	0
OPF	OP PRCH FIN LL	707	0	0
SBF	UTIL FIN BLK	49	0	0
TOTAL		3,240	1,058	0

Building ID	1335	Exterior Walls	WD FRAME
Style	GROUND LEVEL	Year Built	1943
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1981
Gross Sq Ft	928	Foundation	CONC BLOCK
Finished Sq Ft	928	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	122	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	38	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	928	928	0
TOTAL		928	928	0

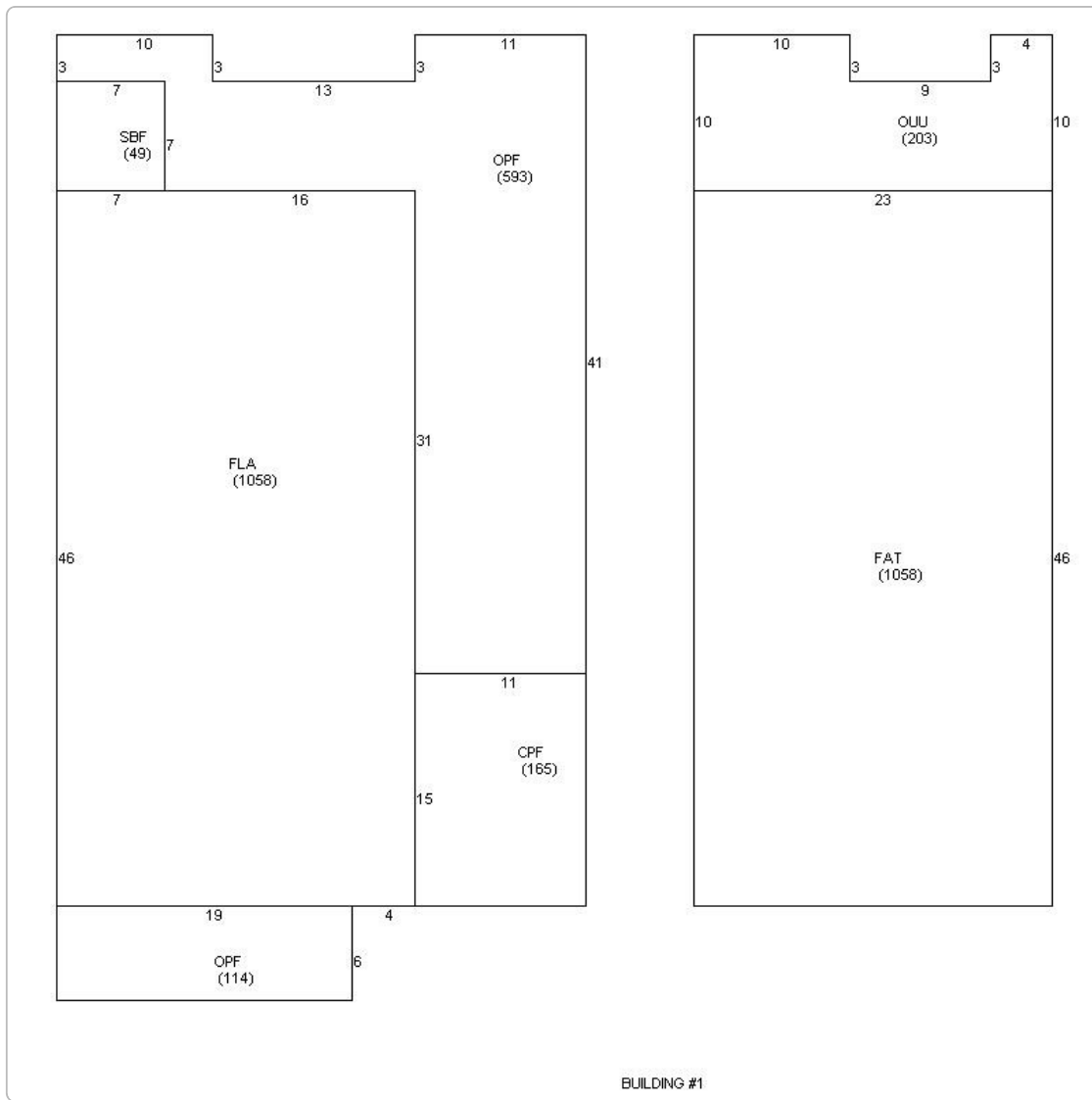
Yard Items

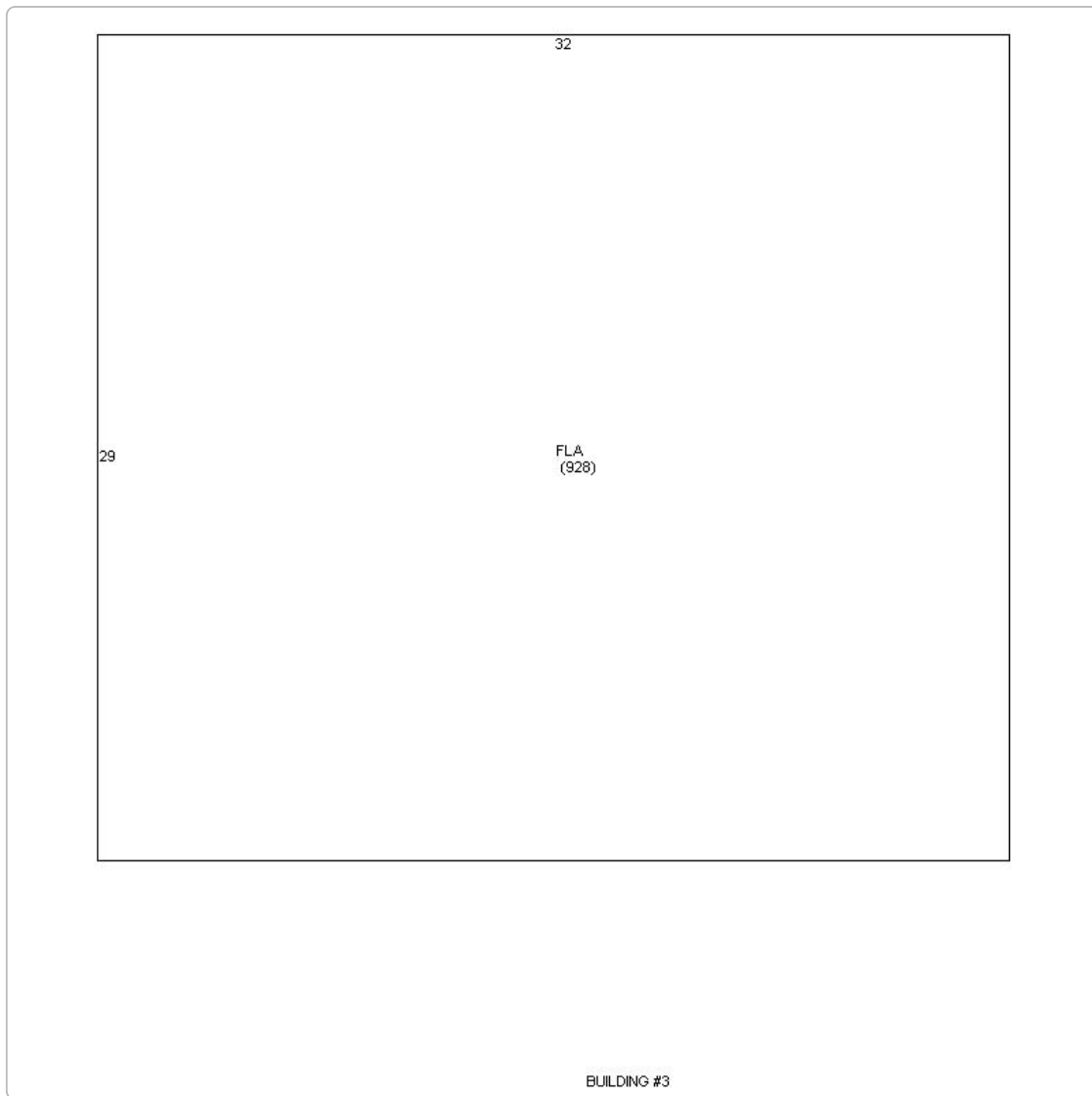
Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1987	1988	1	2 UT	1
WALL AIR COND	1991	1992	1	4 UT	1
FENCES	1965	1966	1	2009 SF	4
RW2	1965	1966	1	48 SF	2
PATIO	1965	1966	1	762 SF	1

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
17-7053	9/25/2017	10/31/2017	\$0	Residential	IRMA EMERGENCY PERMIT- DEMOLISH HOME DESTROYED BY TREE FALL
17-2346	8/17/2017		\$45,000	Residential	PAINT UNITS 1,2,3 INT/EXT NEW CABINETS, FIXTURES, WALL PLATES AND LIGHTING FIXTURES, NEW FLOORING AND WINDOW TREATMENTS NEW FASCIA AND TRIM ON 620 ANGELA MAIN HOUSE
17-2389	6/21/2017		\$2,400	Residential	TEAR OFF EXISTING ROOF INSTALL POLYGLASS PEEL AND STICK, INSTALL VCRIMP 616SF
0103441	10/18/2001	11/19/2001	\$4,500	Residential	METAL ROOF
0001391	5/22/2000	10/12/2000	\$950	Residential	ELECTRICAL
9803008	10/1/1998	8/12/1999	\$1,500	Residential	RELOCATE RISER(STORM DAMA

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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