Historic Architectural Review Commission
Staff Report for Item 7

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	May 28, 2019
Applicant:	William Rowan, Architect
Application Number:	H2019-0004
Address:	#3 Lopez Lane

Description of Work

Renovations to main building and new dormer replacement. New gazebo with roof deck attached to side of main building with spiral staircase. New doors and renovations to accessory structures. Pool and deck reconfiguration.

Site Facts

The site under review is located at the end of Lopez Lane, where the main structure on the site is a frame vernacular single-family house listed as an altered-contributing resource to the historic district since 1982. The circa 1910 house is extremely altered as the south east portion of the gable roof was removed and a second floor was added and is called a "*dormer*" in the application. In addition, a one-story shed roof attached to the south side of the main house was removed. Staff has not been able to find approvals for such alterations, and as of 1972, the house configuration depicted in the 1962 Sanborn map was still in place. The front elevation of the main house is partially visible from the end of the lane, through a six-foot fence. On its south and east, the structure is surrounded by transient use structures.

On April 18, 2019, the Planning Board reviewed and approved the submitted plans for variance to exceed the maximum building coverage of 40% to 42%. Current building coverage is 37%.

Guidelines Cited on Review

- Guidelines for Roofing (page 26), specifically guideline 4.

- Guidelines for Dormers (page 27), specifically guidelines 2, 3, and 5.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 8, 9, 13, 14, 17, 21, 22, 23, and 33.
- Guidelines for New Construction (pages 38a- 38q), specifically guidelines 1, 2, 5, 12, 18, 19, 20, and 21.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 9, 10 and 11.

Staff Analysis

A Certificate of Appropriateness is under review for the replacement of an existing "*dormer*" which has altered the existing massing and roof form of an altered- contributing resource. The existing and new "*dormer*" has extended the first floor southeast wall. The design also includes the construction of an open gazebo with a roof deck that will connect to the new "*dormer*". A spiral staircase will give access to the roof deck. The proposed new gazebo will be located almost on the center of the lot.

The new "*dormer*" will have the same width of the existing one, but will have two gable roofs at both ends, connected with a shed roof in the center. Windows on the first floor southeast elevation will be replaced with sliding doors.

The plan also includes renovations to non-historic accessory structures, including new windows and doors and the reconfiguration of the existing pool in order to accommodate the proposed new gazebo.

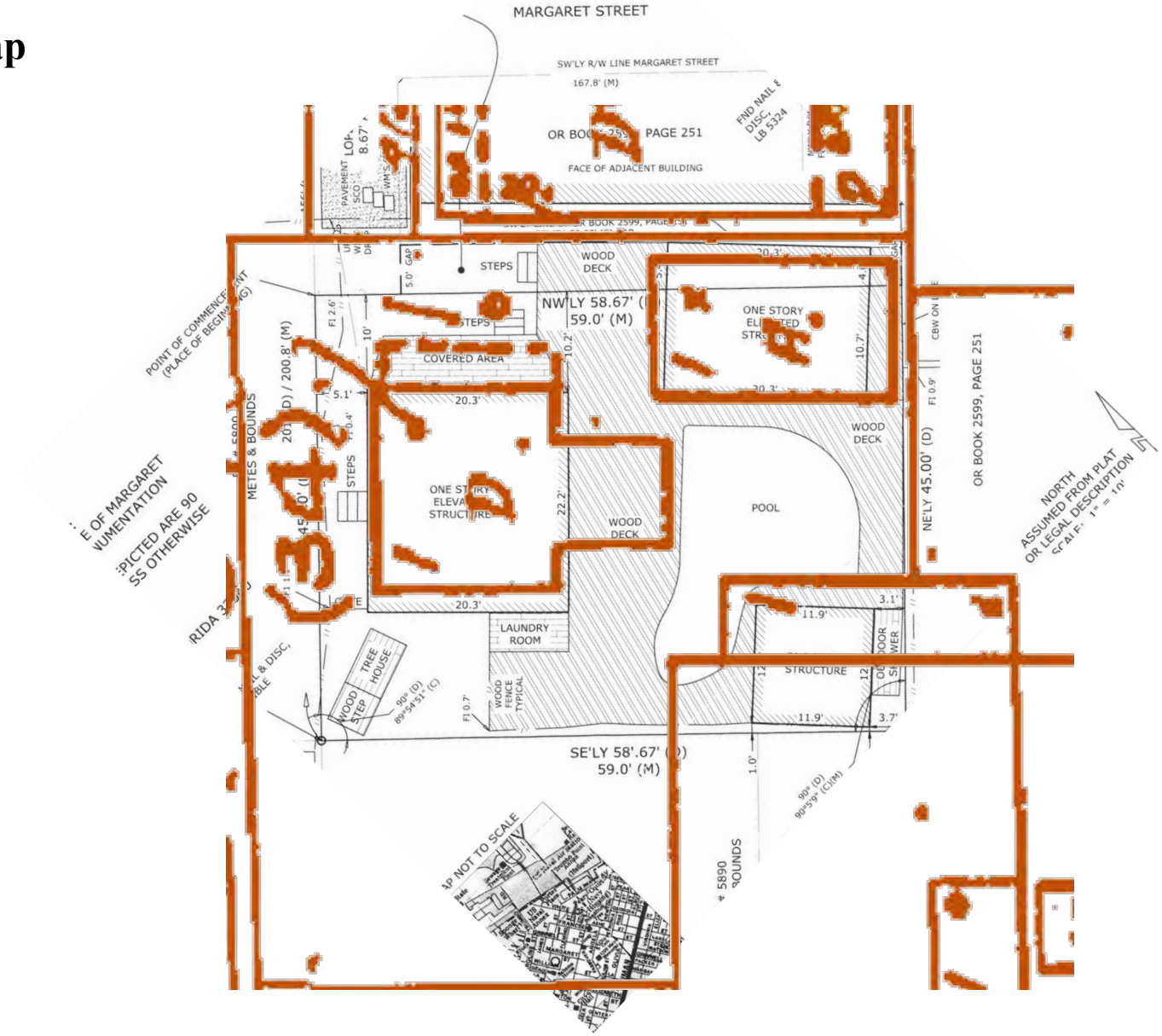
Consistency with Guidelines Cited Guidelines

This project proposes the replacement of an alteration to the main house, which has adversely affected character-defining features of a historic structure. With the current guidelines, the proposal will fail all cited regulations for additions and new construction. Moreover, the guidelines highly advise for the removal of non-historic additions that have altered character-defining features or that had changed original three-dimensional envelope of a building. The proposed new gazebo that will be attached to the "*dormer*" will have a roof deck, which current regulations disallow. Staff opines that attaching the gazebo to the main house accentuates the non-appropriate asymmetric composition of the added half-second story and will be a side addition larger than 30% of the existing original floor area (guideline 23 of additions). As designed, staff finds the design inconsistent with current regulations. An appropriate design will propose the reconstruction of the original one-story side addition and reconstruction of the gable roof to its original form.



Aerial 1972 one-story gable roof with a one story shed attached to the south

Survey and 1962 Sanborn map



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
HARC 2019-0004		MM 2/27
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	3 LOPEZ LANE	
NAME ON DEED:	MARK/BROOK PHILLIPS	PHONE NUMBER 305 304 2029
OWNER'S MAILING ADDRESS:	800 FLEMING (REAR)	EMAIL
APPLICANT NAME:	WILLIAM ROWAN	PHONE NUMBER 305.394.4773
APPLICANT'S ADDRESS:	321 PEACON LANE	EMAIL wlrowan@gmail.com
	KEY WEST, FL. 33040	
APPLICANT'S SIGNATURE:		DATE 1/28/19

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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: GAZEBO - CONSTRUCT 10'x12 STRUCTURE W/ATTACHMENT TO BLDG. A
BUILDING A: DEMO EXISTING SHED ROOF & REPLACE. RENOVATE 1ST & 2ND FLOORS
BUILDING B: NEW DOORS - RENOVATE INTERIOR
BUILDING C: NEW DOORS - RENOVATE INTER. POOL: RECONFIGURE
MAIN BUILDING:
BLDG. A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE SHED DORMER & ALL WINDOWS/DOORS ON SE ELEV.

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):	
BLDG. #5 RENOVATE	
PAVERS:	FENCES:
PAVERS @ ENTRY (SIDE)	EXISTING NO WORK
DECKS:	PAINTING:
EXISTING DECKS TO BE REMOVED AND NEW RECONFIGURED DECK TO BE CONSTRUCTED	ALL STRUCTURES WILL BE REPAINTED
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
LANDSCAPING AS REQUIRED	EXISTING POOL TO BE RECONFIGURED
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	3 LOPEZ LANE
PROPERTY OWNER'S NAME:	MARK & BROOKS PHILLIPS
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	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVAL OF SHED DORMER ON MAIN STRUCTURE (BUILDING A)

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.

NOT APPLICABLE

(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.

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.

NOT APPLICABLE

(c) Has no significant character, interest, or value as part fo 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.

NOT APPLICABLE

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

NOT APPLICABLE

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

N. A.

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

N. A.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N. A.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

N.A.

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

N.A.

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.

WE ARE PROPOSING TO RECONFIGURE THE EXISTING NON HISTORIC SHED ROOF.

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

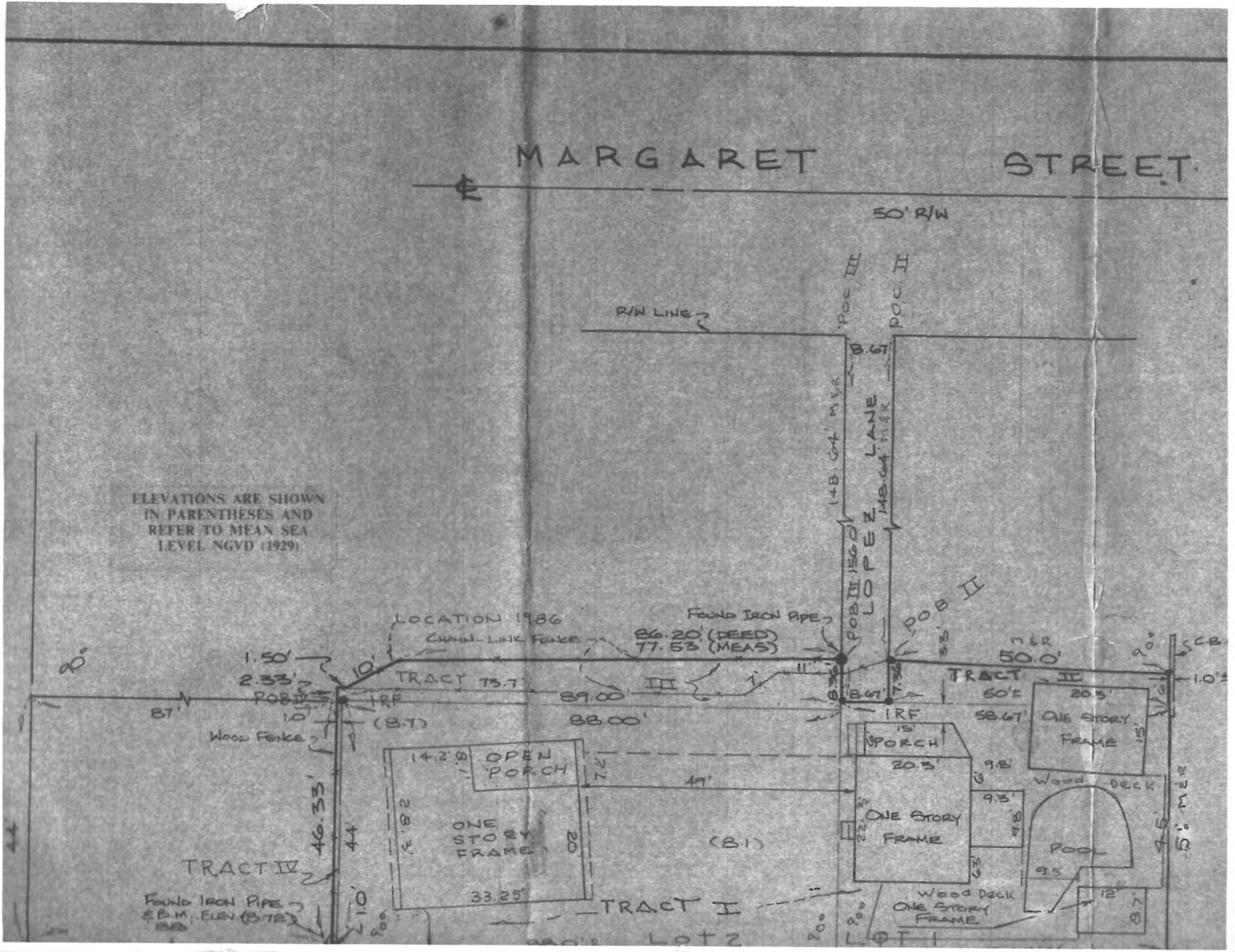
BY RECONFIGURING THE DORMER WE HOPE TO BRING IT BACK AS A BETTER RELATIONSHIP WITH THE EXISTING HISTORIC STRUCTURE.

(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.

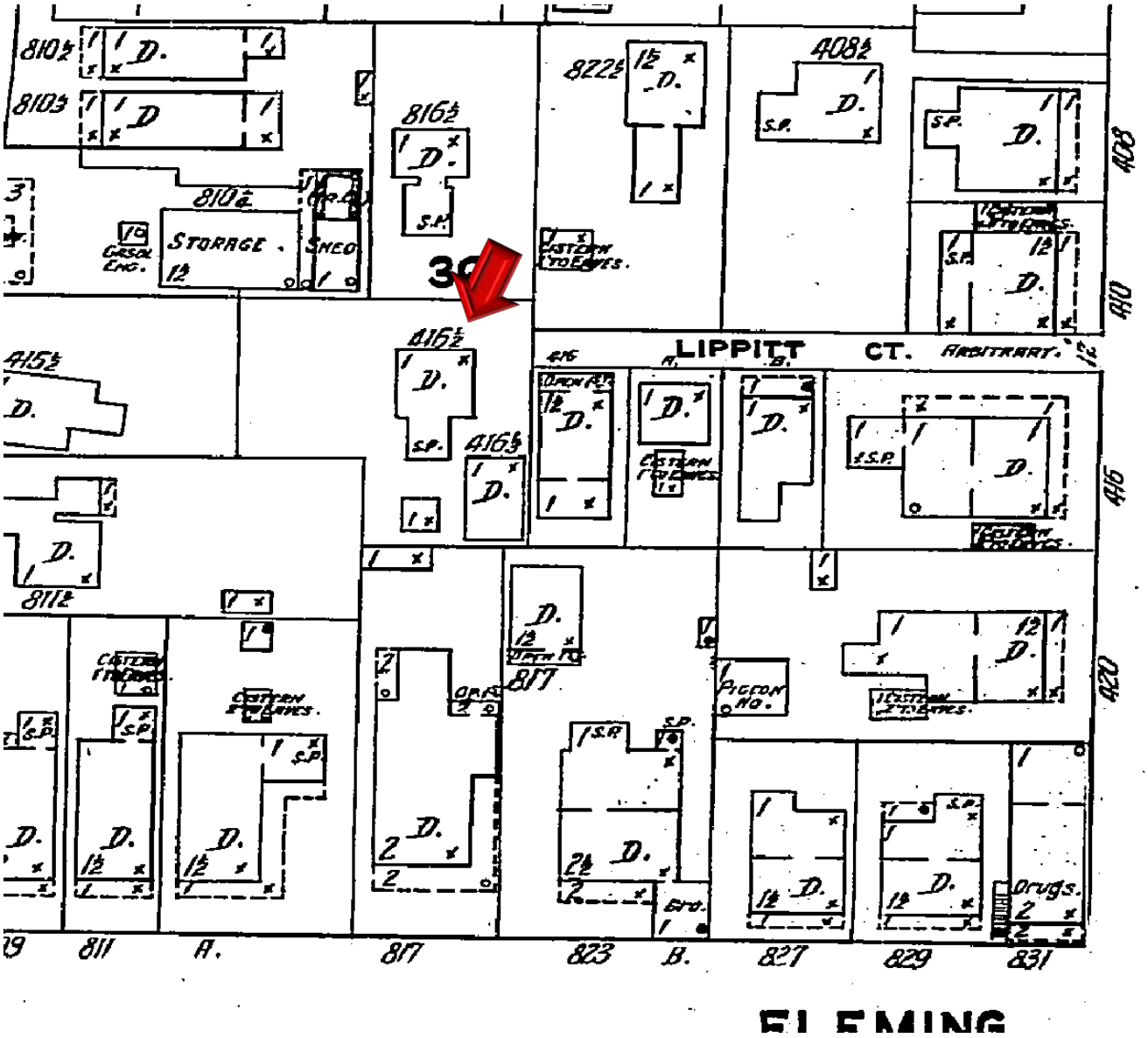
SHED DORMER IS NOT A SIGNIFICANT ADDITION THAT DEFINES THE HISTORIC CHARACTER.

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

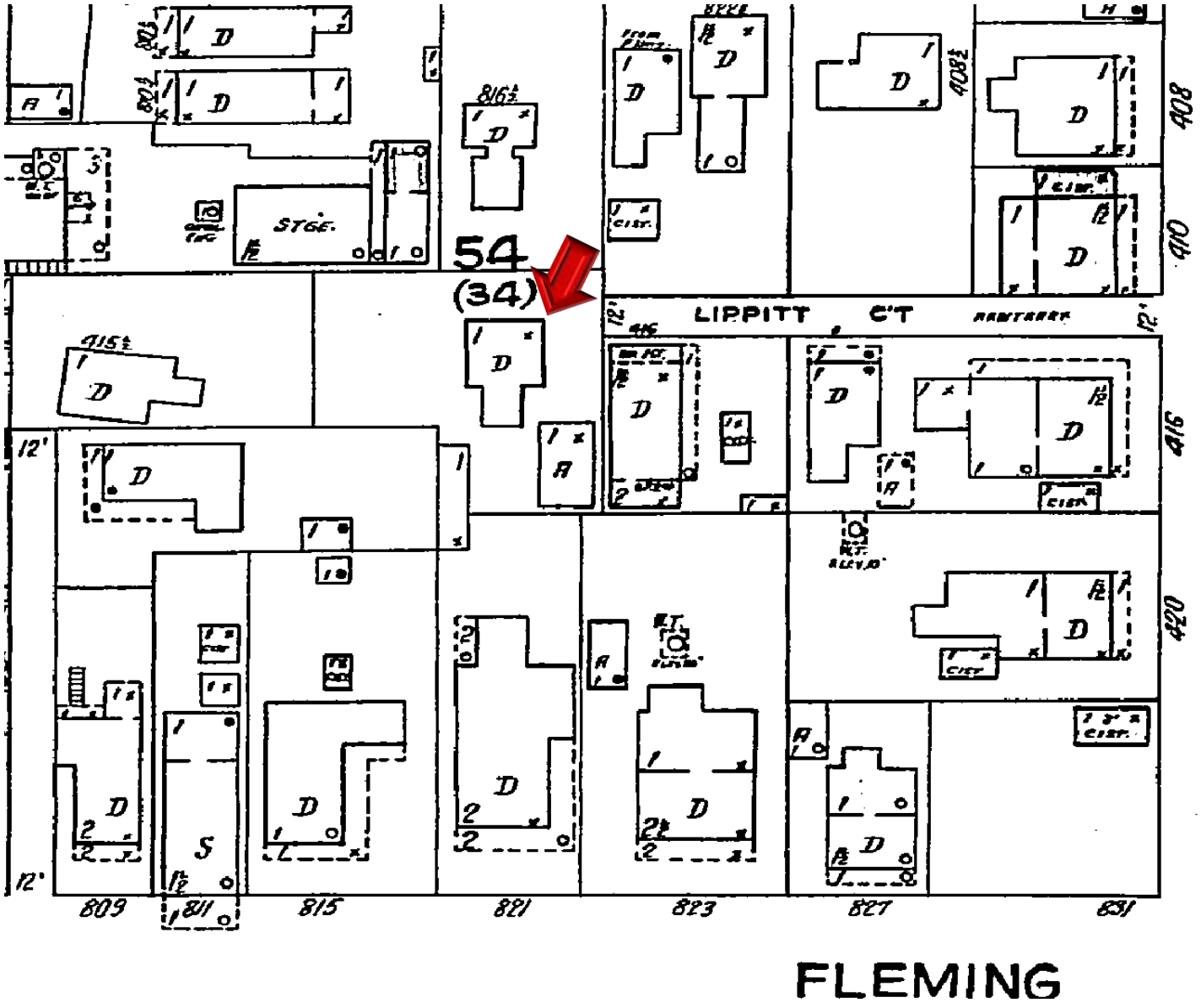
DORMER DOES NOT QUALIFY AS CONTRIBUTING


MARGARET STREET
50' R/W
R/W LINE
POC III
P.O.C. II
8.67'
148.04' M&R
LOPEZ LANE
148.04' M&R
POB III
POB II
ELEVATIONS ARE SHOWN IN PARENTHESES AND REFER TO MEAN SEA LEVEL NGVD (1929)
LOCATION 1986
CHAIN-LINK FENCE
FOUND IRON PIPE
86.20' (DEED)
77.53' (MEAS)
M&R
50.0'
90°
1.50'
2.33'
10'
TRACT III
73.7'
89.00'
TRACT II
60'±
58.67'
POB IV
IRF
(8.7)
88.00'
87'
1.0'
WOOD FENCE
20.3'
ONE STORY FRAME
15'
PORCH
14.2'
OPEN PORCH
49'
9.8'
WOOD DECK
20.3'
9.3'
ONE STORY FRAME
9.8'
POOL
9.5'
46.33'
44'
(8.2)
ONE STORY FRAME
20'
(8.1)
TRACT IV
33.25'
TRACT I
FOUND IRON PIPE & B.M. ELEV. (8.72) BAB
WOOD DECK
ONE STORY FRAME
12'
8.7'
LOT 2
LOT 1

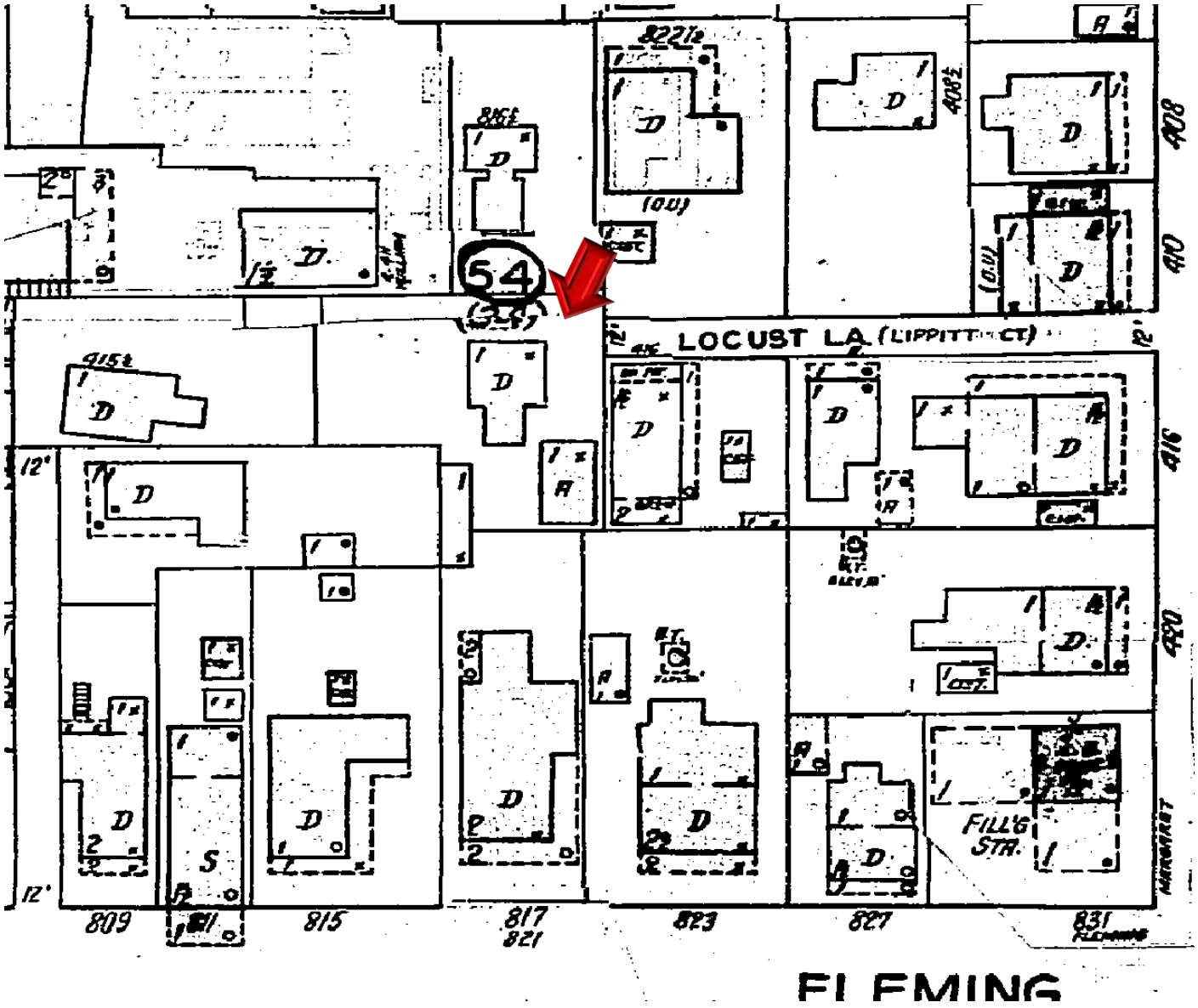
SANBORN MAPS



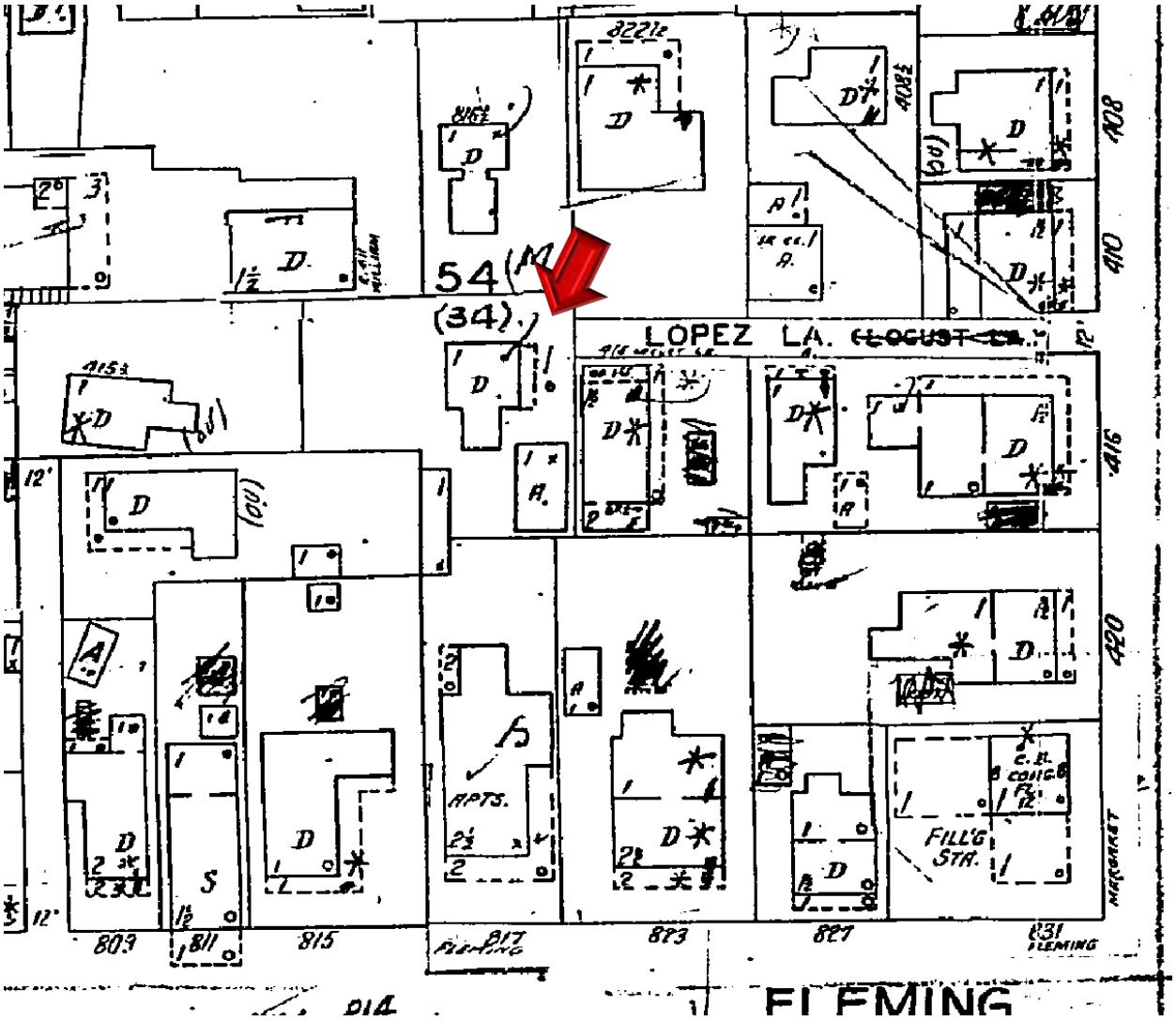
1912 Sanborn map



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS

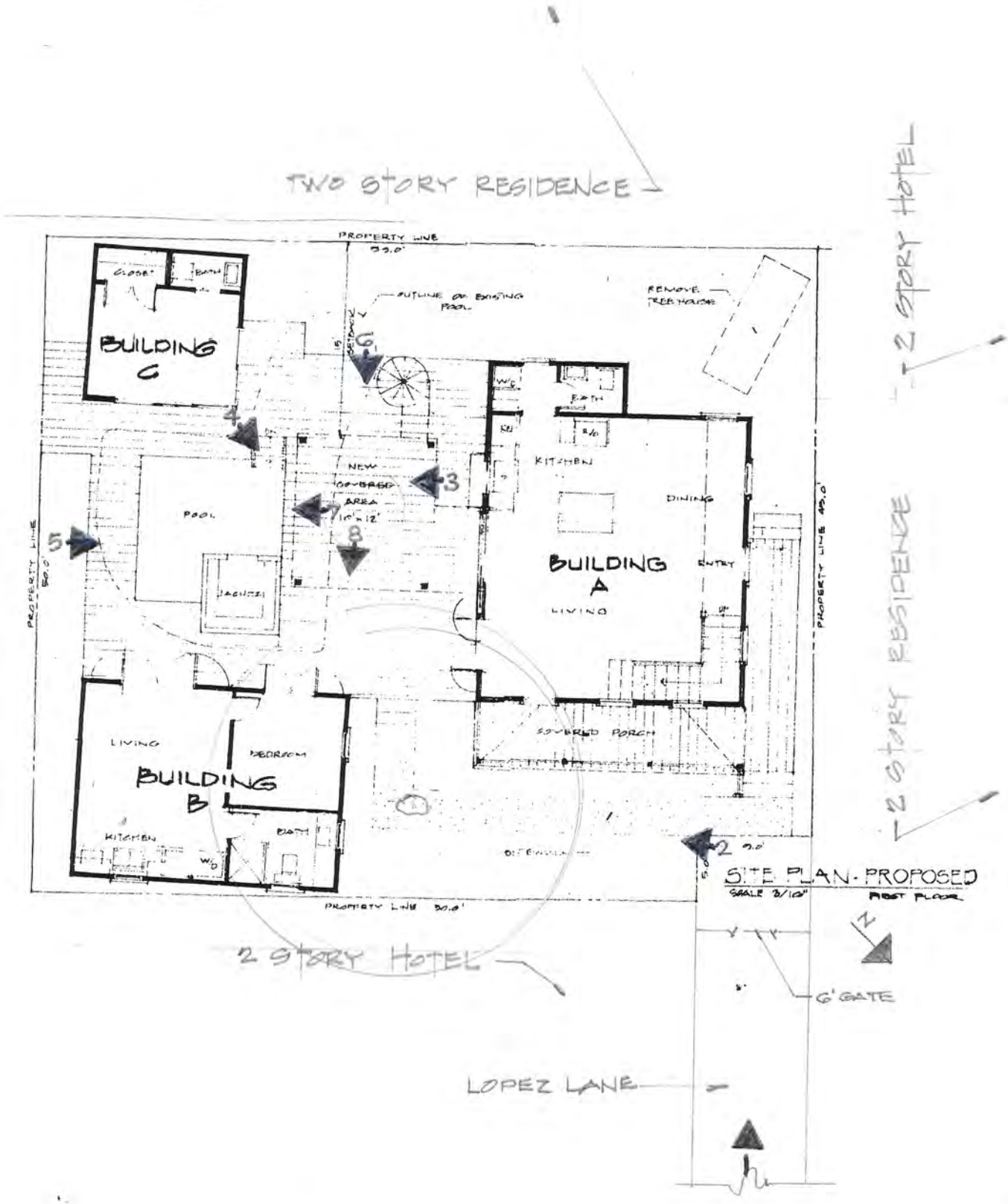


Main house at 3 Lopez Lane circa 1965. Monroe County Library.


3
NO
TRESPASSING


3

LEGEND


TWO STORY RESIDENCE
2 STORY HOTEL
2 STORY RESIDENCE
2 STORY HOTEL
2 STORY HOTEL
PROPERTY LINE 99.0'
OUTLINE OF EXISTING POOL
REMOVE TREE HOUSE
SETBACK
BUILDING C
CLOSET
BATH
POOL
JACUZZI
NEW SOLARIUM AREA 10'x12'
BUILDING A
KITCHEN
DINING
ENTRY
LIVING
SOLARIUM PORCH
BUILDING B
LIVING
BEDROOM
KITCHEN
BATH
W/D
PROPERTY LINE 50.0'
PROPERTY LINE 49.0'
PROPERTY LINE 50.0'
1
2
3
4
5
6
7
8
SITE PLAN - PROPOSED
SCALE 1/10"
FIRST FLOOR
N
6' GATE
LOPEZ LANE



①

LOPEZ LANE —
ENTRY AT END OF LANE



BLDG. B

BLDG. C —

②

BLDG. A —



④ VIEW LOOKING NORTH

BLDG A

BLDG. B



③ VIEW LOOKING EAST

BLDG. C

BLDG. C POOL HOUSE



⑤ VIEW LOOKING N.W.



⑥ VIEW LOOKING N.E.



(7)

VIEW @ 15' ABOVE DECK LOOKING SE. APPROX. HT. OF SOMEONE STANDING ON PROPOSED STRUCTURE

3 STORY HOTEL

BLDG B

BLDG C



(8)

VIEW @ 15' ABOVE POOL DECK LOOKING N.E. SAME AS PHOTO ABOVE

2 STORY ADJACENT HOTEL

ROOF OF BLDG. B

SURVEY

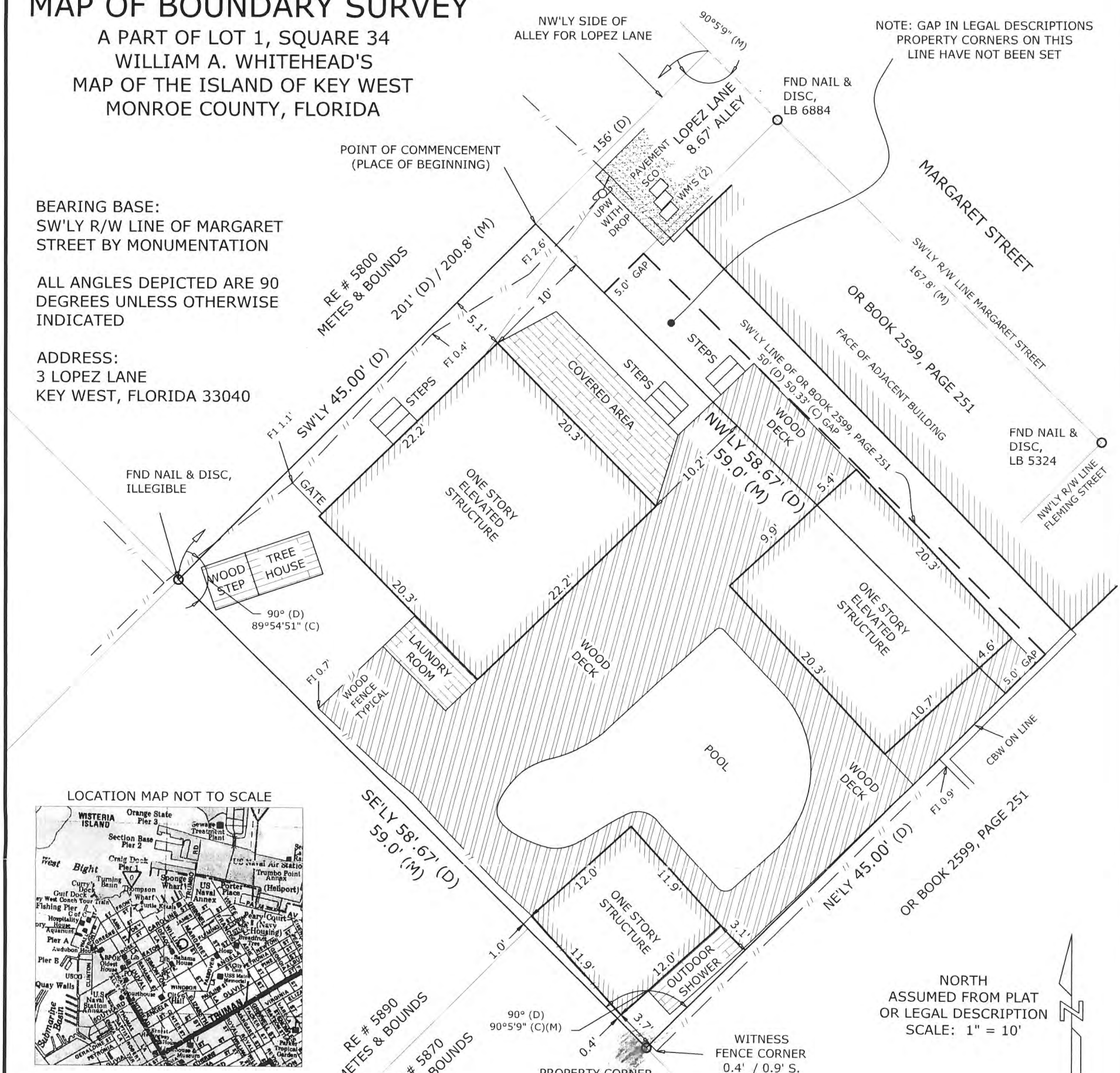
MAP OF BOUNDARY SURVEY

A PART OF LOT 1, SQUARE 34
WILLIAM A. WHITEHEAD'S
MAP OF THE ISLAND OF KEY WEST
MONROE COUNTY, FLORIDA

BEARING BASE:
SW'LY R/W LINE OF MARGARET STREET BY MONUMENTATION

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
3 LOPEZ LANE
KEY WEST, FLORIDA 33040



LOCATION MAP NOT TO SCALE

CERTIFIED TO:
MARK PHILLIPS

LEGAL DESCRIPTION:
On the Island of Key West and known on William A. Whitehead's map of said delineated in February 1829 A.D. as part of Lot One (1), in Square Thirty-four (34), Commencing at a point on the NW'ly side of an Alleyway Eight feet and eight inches wide running in from Margaret Street which point is One Hundred and Fifty-six (156) feet from said Margaret Street, and runs thence in a SW'ly direction Forty-five (45) feet; thence at right angles in a SE'ly direction Fifty-eight (58) feet eight (8) inches; thence at right angles in a NE'ly direction Forty-five (45) feet; thence at right angles in a NW'ly direction Fifty-eight (58) feet and eight (8) inches to the place of beginning.

ABBREVIATIONS:

BFP	= BACK-FLOW PREVENTER	NAVD	= NORTH AMERICAN VERTICAL DATUM 1988
BO	= BLOW OUT	NGS	= NATIONAL GEODETIC SURVEY
C	= CALCULATED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
CA	= CENTRAL ANGLE	OHW	= OVERHEAD WIRES
CL	= CENTERLINE	P	= PLAT
CLF	= CHAINLINK FENCE	PID	= PERMANENT IDENTIFIER
D	= DEED	POB	= POINT OF BEGINNING
EB	= ELECTRIC BOX	POC	= POINT OF COMMENCEMENT
EM	= ELECTRIC METER	R	= RADIUS
(F)	= FIELD	ROL	= ROOF OVERHANG LINE
FFE	= FINISHED FLOOR ELEVATION	SCO	= SANITARY CLEAN-OUT
FH	= FIRE HYDRANT	SMH	= SANITARY MANHOLE
FI	= FENCE INSIDE	SV	= SEWER VALVE
FO	= FENCE OUTSIDE	TOB	= TOP OF BANK
FOL	= FENCE ON LINE	TOS	= TOE OF SLOPE
GI	= GRATE INLET	UPC	= UTILITY POLE CONCRETE
GL	= GROUND LEVEL	UPM	= UTILITY POLE METAL
GW	= GUY WIRE	UPW	= UTILITY POLE WOOD
L	= ARC LENGTH	WDF	= WOOD FENCE
LE	= LOWER ENCLOSURE	WM	= WATER METER
LP	= LIGHT POLE	WV	= WATER VALVE
LS	= LANDSCAPING		
M	= MEASURED		
MHWL	= MEAN HIGH WATER LINE		

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
UTILITY POLE WOOD
UTILITY POLE CONC.

GENERAL NOTES
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

SCALE:	1"=10'
FIELD WORK DATE:	10/19/18
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	18101507

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED _____
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

RESIDENTIAL UPGRADES
PHILLIPS RESIDENCE

#3 LOPEZ LN. KEY WEST, FLORIDA 33040



VIEW OF COTTAGE #1



FRONT VIEW OF COTTAGE #1

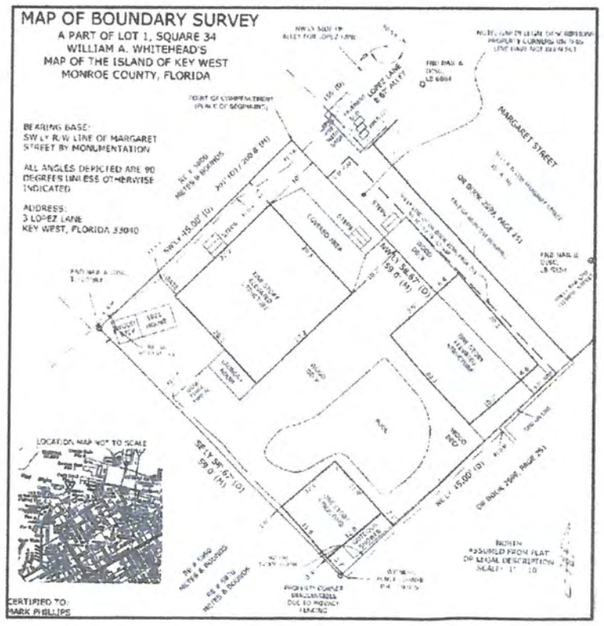


PROPOSED AREA OF CONSTRUCTION

SITE LOCATION

SHEET INDEX

NO.	DESCRIPTION
1	SITE PLAN, SURVEY, SITE DATA, NOTES
2	PROPOSED FLOOR PLAN
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS



SURVEY

GENERAL NOTES

All work shall comply with the 2017 6th edition Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING:	Florida Building Code, 2017
ELECTRICAL:	National Electrical Code, 2017
PLUMBING:	Florida Building Code (Plumbing), 2017
MECHANICAL:	Florida Building Code (Mech.), 2017
GAS:	LP Gas Code, 2017 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)

PROJECT DATA	#4 LOPEZ LANE		FLOOD: AE-6		ZONE: HMDR		
	PROPOSED		EXISTING		ALLOWED		VARIANCE
RE NO	00005690-000100						
SETBACKS:							
FRONT	35'		35'		10'		NO
SIDE	2.75'		2.75'		5'		NO
SIDE	3.58'		3.58'		5'		NO
REAR	35'		35'		15'		NO
LOT SIZE	2,655 S.F.		2,655 S.F.		6,000 S.F. MIN.		NO
BUILDING COVERAGE	1,113 S.F.	42%	988 S.F.	37%	1062 S.F.	40%	YES
BUILDING HEIGHT	18.5'		18.5'		30'		NO
IMPERVIOUS AREA	1,361 S.F.	51%	1,326 S.F.	50%	1593 S.F.	60%	NO
OPEN SPACE	735 S.F.	27%	500 S.F.	19%	929 S.F. MIN.	35%	NO

RESIDENTIAL UPGRADES
PHILLIPS RESIDENCE
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305.296.3794

PROJECT NO

DATE: 11-30-2018

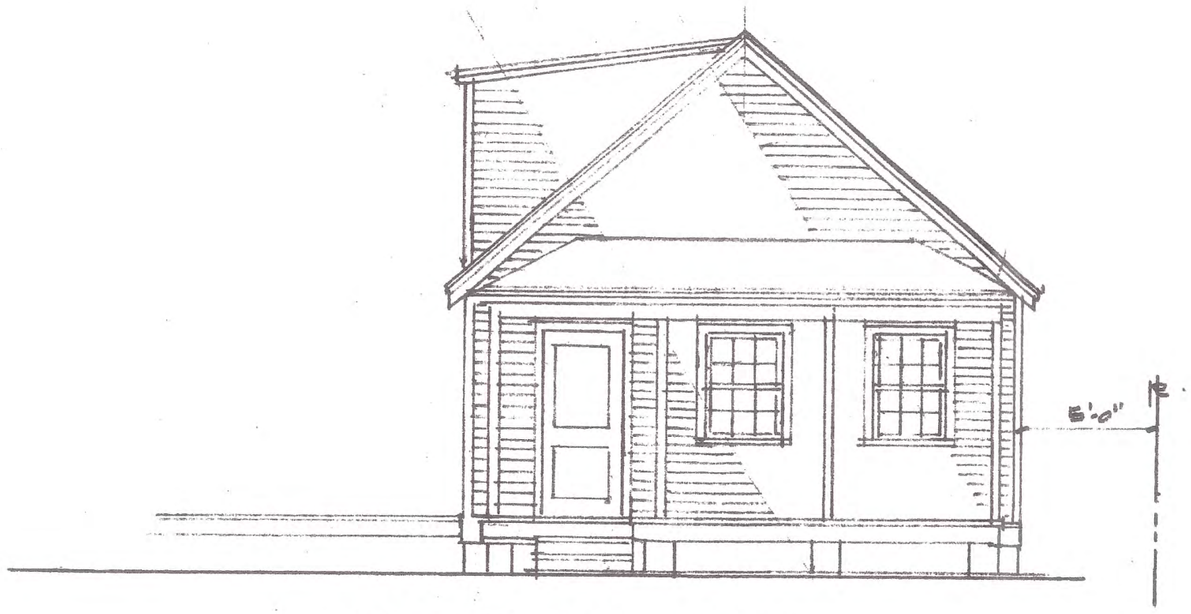
1

1 OF 4



EXISTING SITE PLAN

SCALE 3/16" = 1'-0"



NORTH ELEVATION

SCALE 3/16"



EAST ELEVATION

SCALE 3/16"

EXISTING

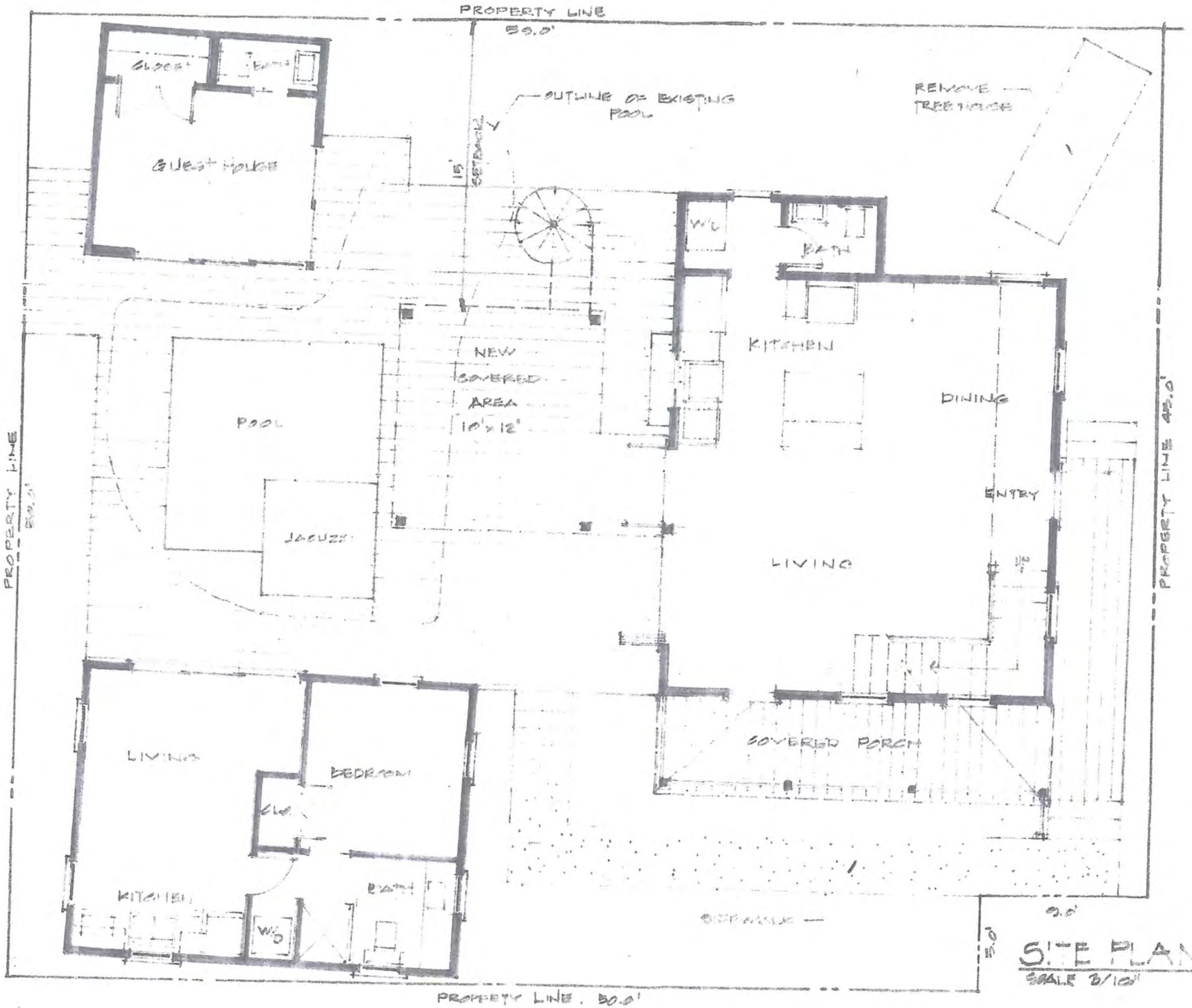
RESIDENTIAL UPGRADES
PHILLIPS RESIDENCE
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST FLORIDA
FLORIDA LICENSE AR0017751
321 PEACON LANE
305 296 3794

PROJECT NO:

DATE: 1-15-2019

3



SITE PLAN - PROPOSED
SCALE 1/10"

RESIDENTIAL UPGRADES
PHILLIPS RESIDENCE
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

11/30/18

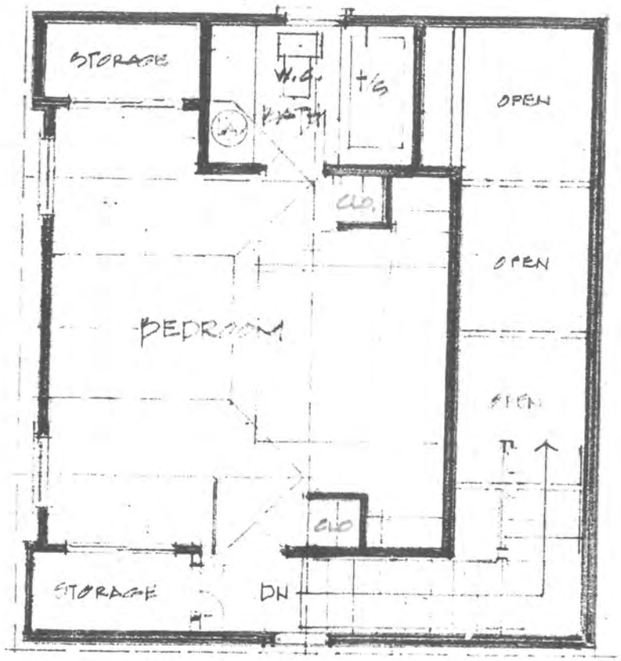
WILLIAM ROWA
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR0017731
321 PEACON LANE
305 296 5784

PROJECT NO:

DATE: 11-30-2018

2

2 OF 4



COTTAGE #1

SCALE 3/16" SECOND FLR.



NORTH ELEVATION

SCALE 3/16"



EAST ELEVATION

SCALE 3/16"

PROPOSED

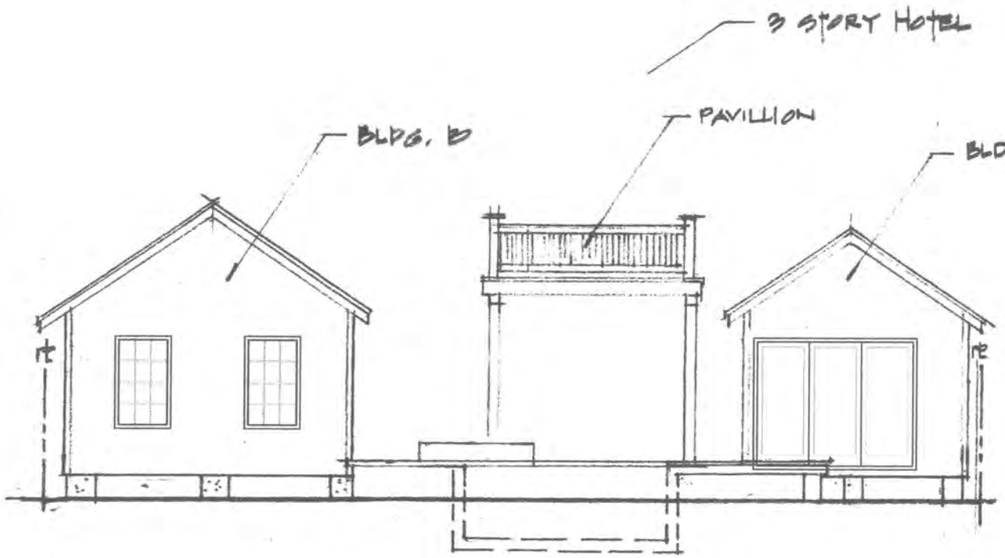
PHILLIS PROPERTY
RENOVATION - REMODEL
3 LOPEZ LN. KEY WEST, FL.

WILLIAM BROWN
ARCHITECTURE
521 PEARCON DRIVE
305 296 5764
KEY WEST, FLORIDA
FLORIDA LICENSED ARCHITECT

Project №:

Date: 10-1-18

9



LOOKING EAST



LOOKING SOUTH



LOOKING WEST



LOOKING NORTH

RESIDENTIAL UPGRADES
PHILLIPS RESIDENCE
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACON LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017251

PROJECT NO

DATE 4-11-2019

1

1 OF 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., May 28, 2019 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO MAIN BUILDING AND NEW DORMER REPLACEMENT. NEW GAZEBO WITH ROOF DECK ATTACHED TO SIDE OF MAIN BUILDING WITH SPIRAL STAIRCASE. NEW DOORS AND RENOVATIONS TO ACCESSORY STRUCTURES. POOL AND DECK RECONFIGURATION. DEMOLITION OF SHED DORMER.

#3 LOPEZ LANE

Applicant – William Rowan, Architect Application #H2019-0004

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.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

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	00005690-000100
Account#	1005894
Property ID	1005894
Millage Group	10KW
Location Address	3 LOPEZ Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 34 OR609-133 OR617-259 OR650-142 OR650- 147/48 OR991-833/34 OR991-835/36Q/C OR1373-1067/1068 OR1373-1069/70Q/C OR1396-915/917Q/C OR1911-17/18Q/C OR1969-2374(LG) (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

PHILLIPS MARK
809 Fleming St
Key West FL 33040

PHILLIPS BROOKS
809 Fleming St
Key West FL 33040

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$152,896	$152,896	$126,148	$123,090
+	Market Misc Value	$15,118	$15,118	$15,117	$12,664
+	Market Land Value	$402,289	$402,289	$485,844	$435,897
=	**Just Market Value**	**$570,303**	**$570,303**	**$627,109**	**$571,651**
=	**Total Assessed Value**	**$570,303**	**$570,303**	**$599,447**	**$544,952**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$570,303**	**$570,303**	**$627,109**	**$571,651**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,639.00	Square Foot	45	58

Buildings

Building ID	358	**Exterior Walls**	ABOVE AVERAGE WOOD with 33% WD FRAME
Style		**Year Built**	1933
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1989
Gross Sq Ft	1879	**Foundation**	WD CONC PADS
Finished Sq Ft	994	**Roof Type**	GABLE/HIP
Stories	3 Floor	**Roof Coverage**	MIN/PAINT CONC
Condition	AVERAGE	**Flooring Type**	CONC S/B GRND
Perimeter	222	**Heating Type**	NONE with 0% NONE
Functional Obs	0	**Bedrooms**	1
Economic Obs	0	**Full Bathrooms**	2
Depreciation %	35	**Half Bathrooms**	0
Interior Walls	WALL BD/WD WAL	**Grade**	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	460	0	86
FLA	FLOOR LIV AREA	994	994	222
OPU	OP PR UNFIN LL	291	0	112
OPF	OP PRCH FIN LL	102	0	46
SBF	UTIL FIN BLK	32	0	24
TOTAL		**1,879**	**994**	**490**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1942	1943	1	96 SF	1
RES POOL	1975	1976	1	287 SF	4
WOOD DECK	1975	1976	1	325 SF	1
WALL AIR COND	1983	1984	1	1 UT	1
FENCES	1996	1997	1	80 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/21/2004	$620,000	Warranty Deed		1969	2374	Q - Qualified	Improved
9/1/1995	$1	Warranty Deed		1373	1067	M - Unqualified	Improved
10/1/1986	$1	Warranty Deed		991	833	M - Unqualified	Improved
2/1/1969	$4,800	Conversion Code		650	147	Q - Qualified	Improved

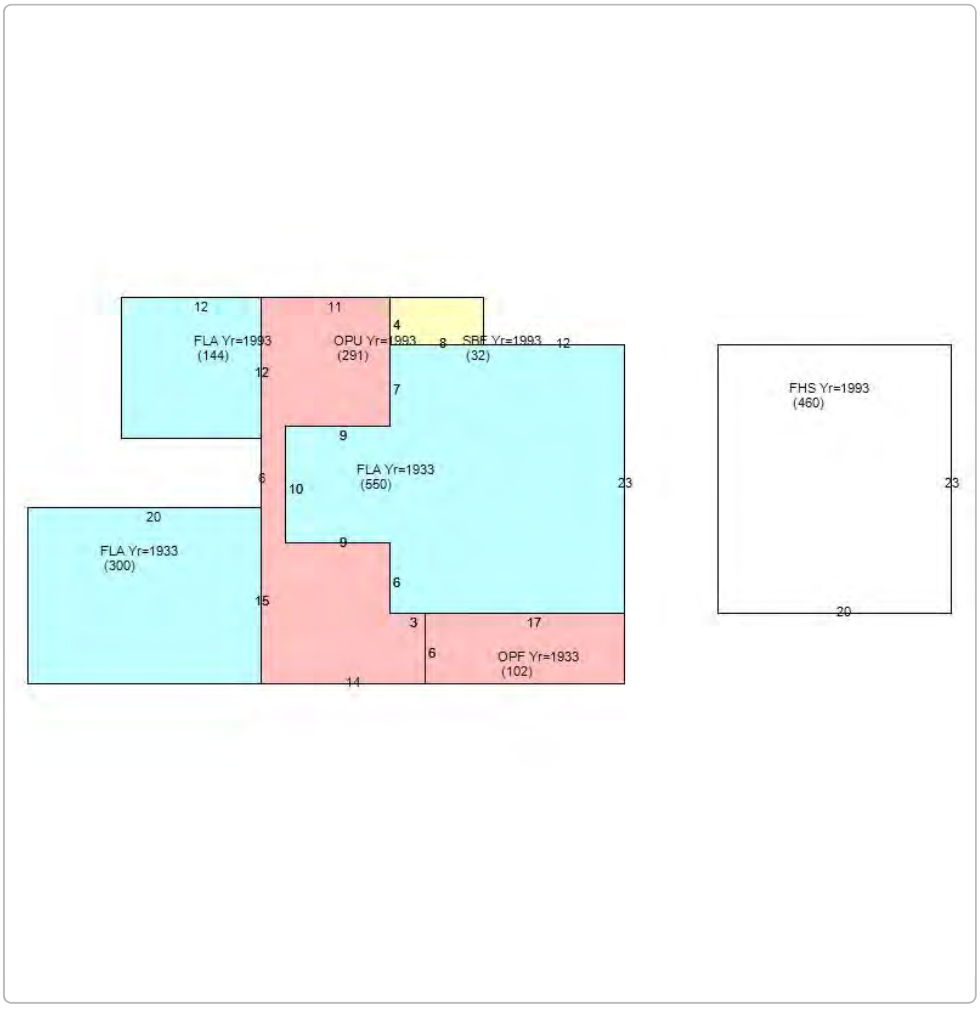
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0800002187	6/17/2008	6/17/2008	$1,500	Commercial	REPLACE DAMAGED 200 AMP SERVICE
9601925	5/1/1996	12/1/1997	$225	Commercial	FENCE

View Tax Info

View Taxes for this Parcel

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.

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Developed by

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