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## **Historic Architectural Review Commission**

### **Staff Report for Item 8**

**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

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#### **Description of Work**

Demolition of shed dormer.

#### **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 southeast 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 sides, 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%.

#### **Ordinances Cited on Review**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the removal of a shed “*dormer*” at the main house.

## **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. In order to accommodate the new “dormer” the existing one must be demolished.

It is staff’s opinion that the request for the demolition of a non-historic second floor addition of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR’s. The ordinance states the following; *“the historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff’s opinion that the removal of the non- historic second floor addition will liberate the house from an inappropriate addition and can bring back the original roof form of the house. However, the proposed new addition to the roof is contrary to current design regulations.

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

The addition in question has destroyed and altered a character-defining element of the house.

- (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.*

The addition in question has destroyed and altered a character-defining element of the house. The “dormer” cannot be considered a significant later addition to the historic house.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

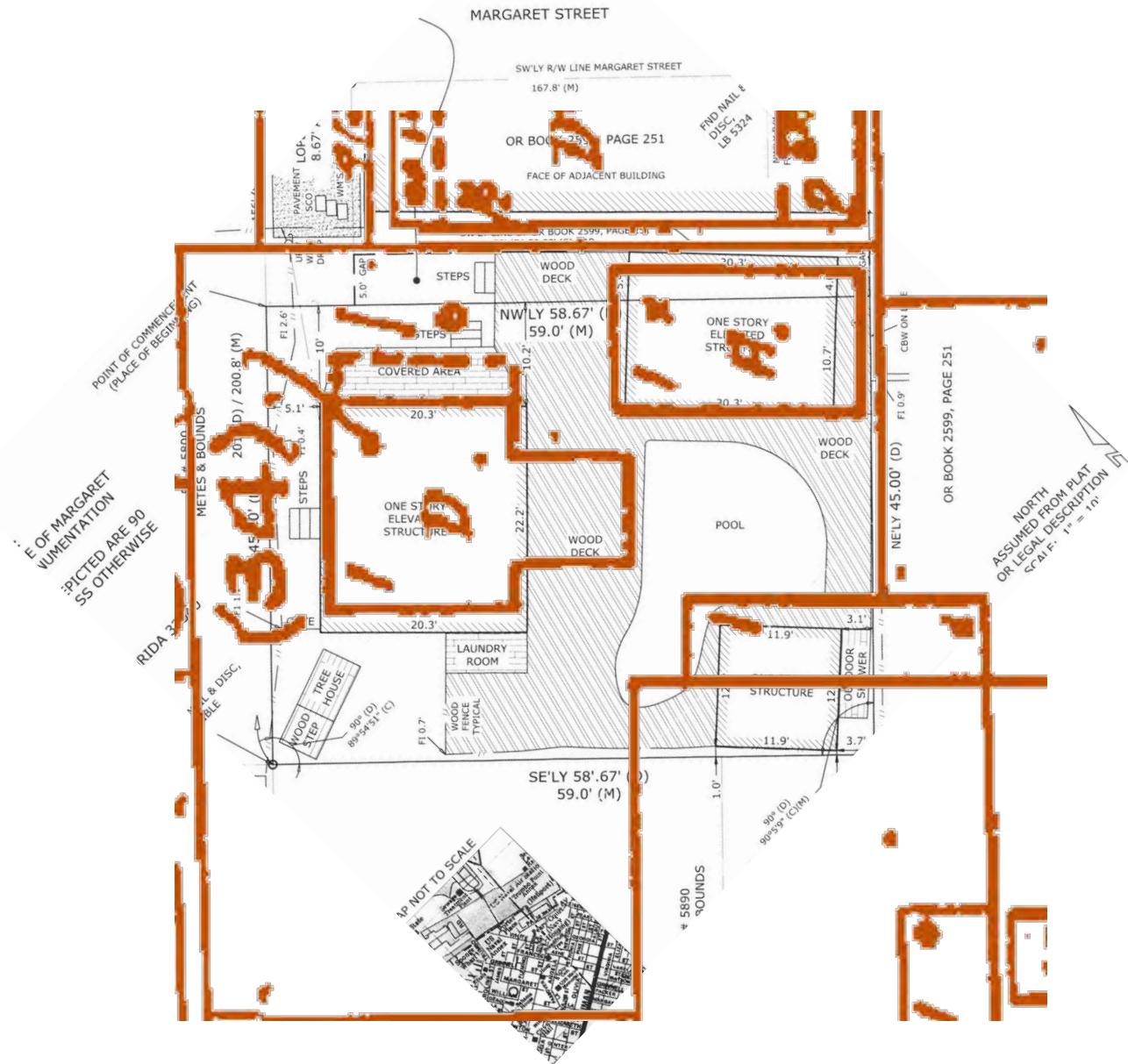
It is staff’s opinion that the “dormer” has created the status of the main house as an altered-contributing resource.

In conclusion, it is staff's opinion that the request for the removal of the existing addition will be beneficial and an appropriate action, nonetheless, the proposed design fails current regulations for new construction and additions. If the Commission finds the design and demolition request appropriate, this will be the only required reading.



**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 # HARC 2019-0004	REVISION #	INITIAL & DATE 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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

3 LOPEZ LANE	
MARK / BROOK PHILLIPS	PHONE NUMBER 305 304 2929
809 FLEMING (REAR)	EMAIL
WILLIAM ROWAN	PHONE NUMBER 305.394.4773
321 PEACOCK LANE	EMAIL wlrowan@gmail.com
KEY WEST, FL. 33040	
	DATE 1/28/19

**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:	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. to RENAME	
PAVERS:	FENCES:
PAVERS @ ENTRY (SIDE)	EXISTING NO WORK
DECK:	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 CORNER 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 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.

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' RW

R/W LINE

ELEVATIONS ARE SHOWN  
IN PARENTHESES AND  
REFER TO MEAN SEA  
LEVEL NGVD (1929)

LOCATION 1986

CHAIN-LINK FENCE

FOUND IRON PIPE

26.20' (DEED)  
77.53' (MEAS)

1.50'

2.33'

87'

WOOD FENCE

TRACT 73.7

IRF

(8.7)

89.00'

88.00'

14.2' x 1.0' OPEN PORCH

ONE STORY FRAME

33.25'

TRACT IV

FOUND IRON PIPE  
S.B.M. ELEV (8.72)

TRACT I

LOT 2

POB III 156.0'

148.04' MER

POB II 156.0'

148.04' MER

LOPEZ LANE

POB III 156.0'

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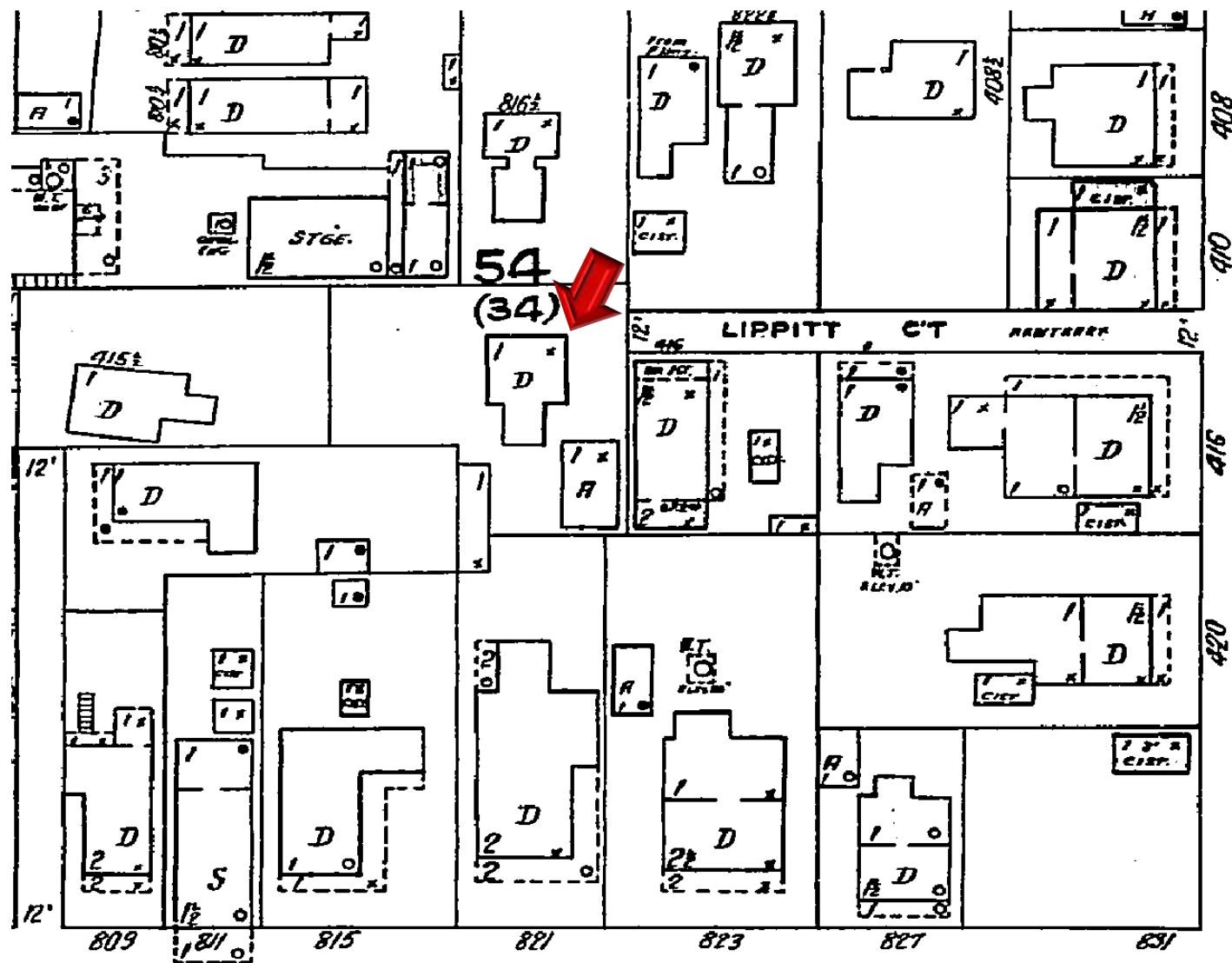
148.04' MER

# SANBORN MAPS



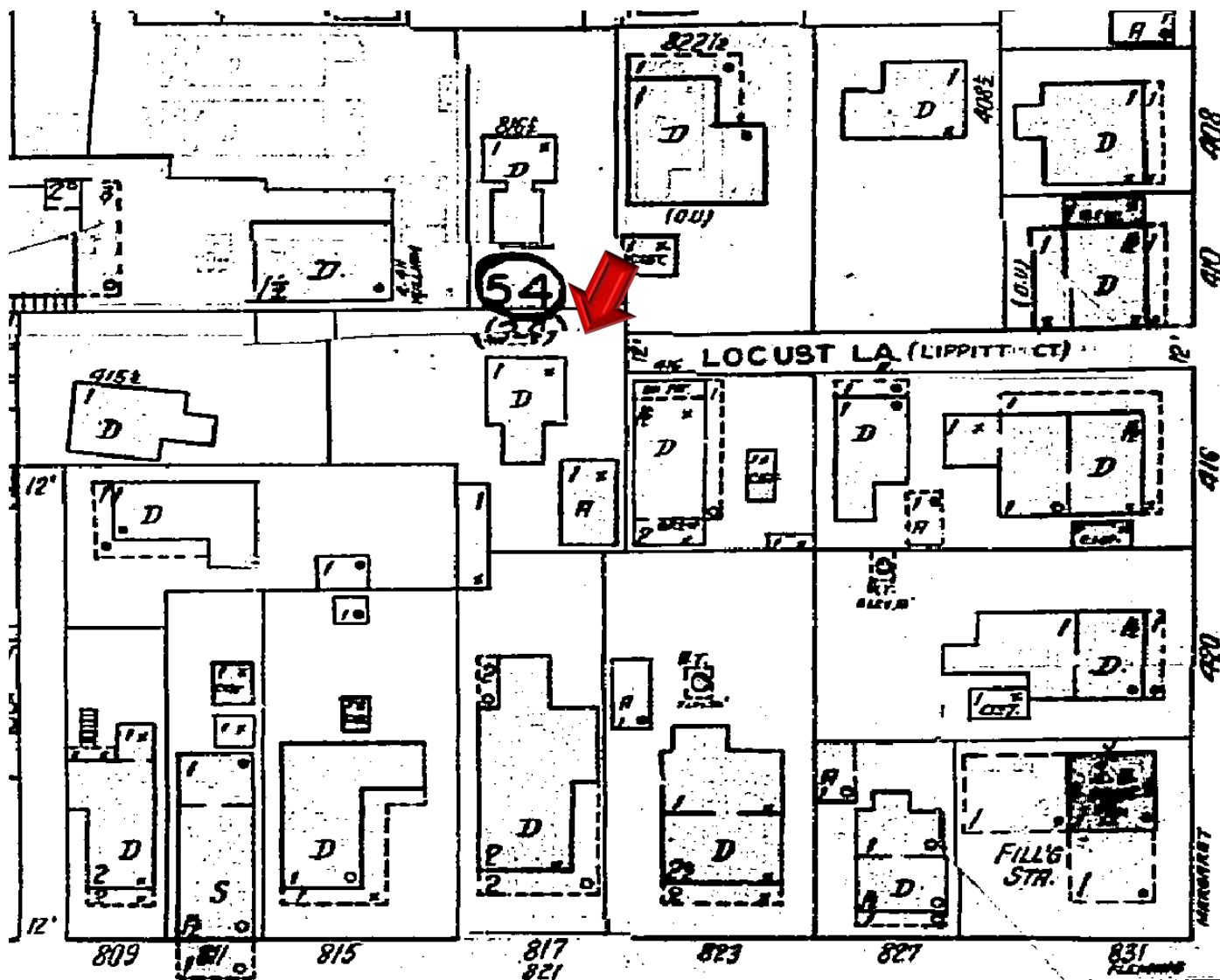


## 1912 Sanborn map



FLEMING

1926 Sanborn map



FI FMING

1948 Sanborn map



# PROJECT PHOTOS





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





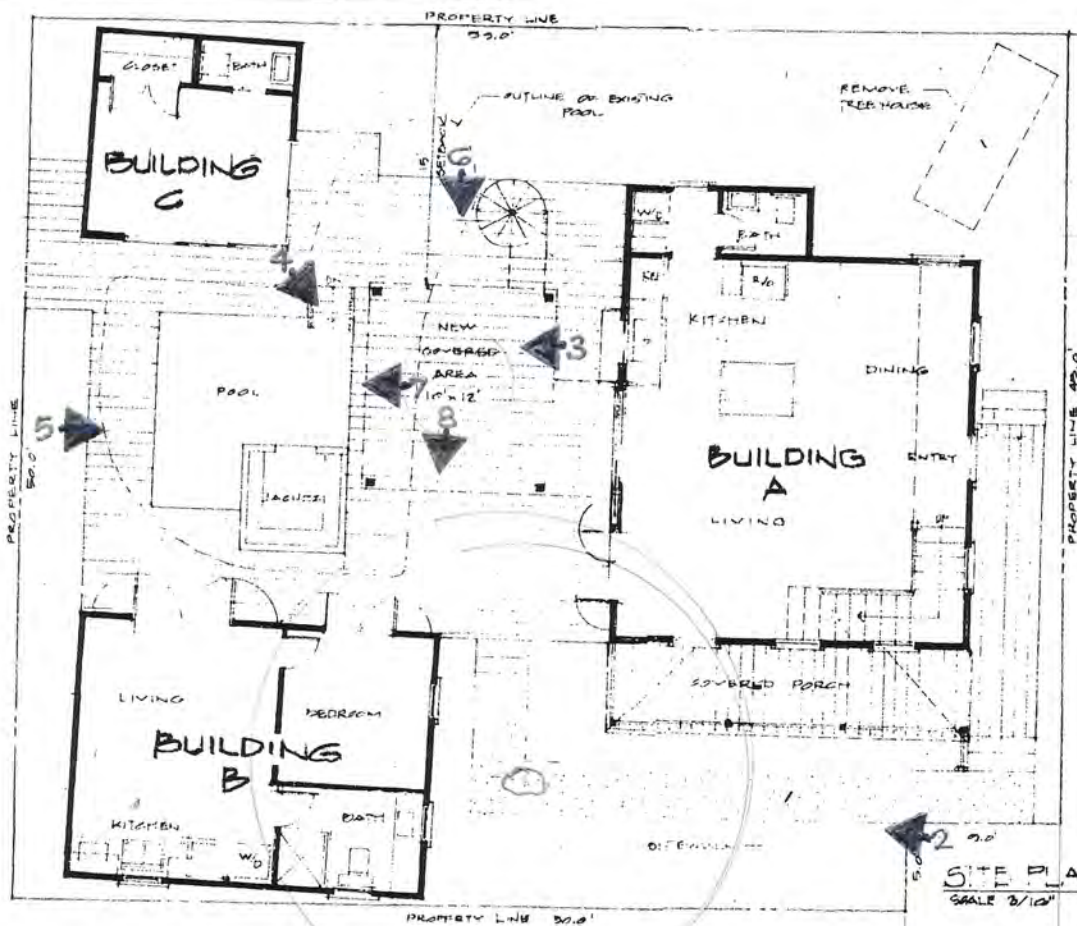


# LEGEND

TWO STORY RESIDENCE

2 STORY HOTEL

2 STORY RESIDENCE



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

12

G' GATE

LOPEZ LANE





①

LOPEZ LANE —  
ENTRY AT END OF  
LANE



BLDG. B

BLDG. C —

BLDG. A —

②





④  
VIEW  
LOOKING  
NORTH

BLDG A      BLDG. B



③  
VIEW  
LOOKING  
EAST

BLDG. C

BLDG. C  
POOL  
HOUSE





⑤

VIEW  
LOOKING  
N.W.

BLDG. C

BLDG. A

BLDG. B

LOCATION OF  
PROPOSED STRUCTURE

MAIN ENTRY (BEYOND)



⑥

VIEW  
LOOKING  
N.E.

2 STORY  
HOTEL

BLDG. A

APPROX. LOCATION  
OF PROPOSED STRUCTURE

BLDG. B





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







# 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

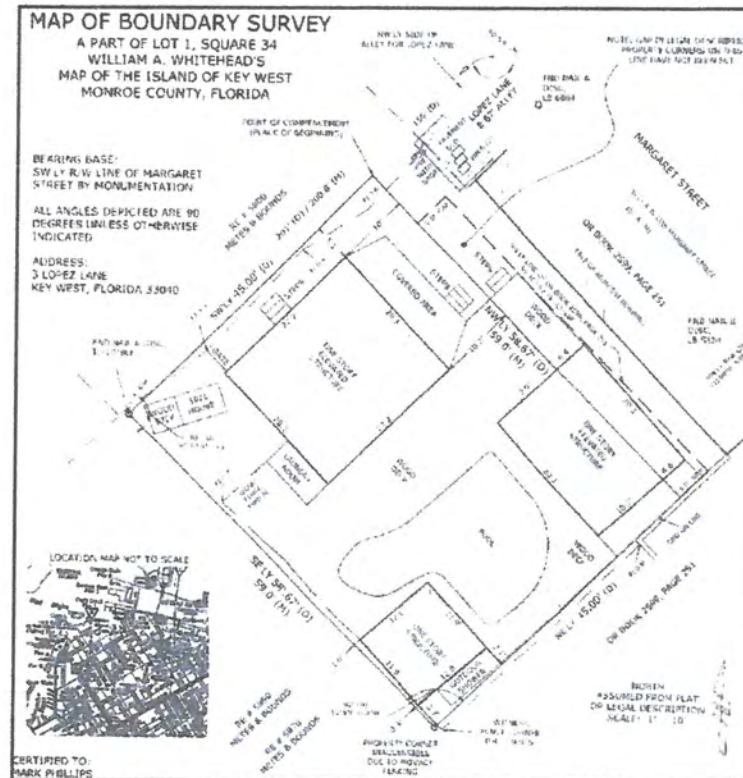
SHEET INDEX	
NO.	DESCRIPTION
1	SITE PLAN, SURVEY, SITE DATA, NOTES
2	PROPOSED FLOOR PLAN
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS

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 ASCE 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)



SURVEY

PROJECT DATA	#4 LOPEZ LANE		FLOOD: AE-G		ZONE: HMDR		VARIANCE
	PROPOSED	EXISTING	ALLOWED				
RE NO	00005690-00000						
SETBACKS							
FRONT	35'	35'	10'				NO
SIDE	2.75'	2.75'	5'				NO
SIDE	358'	358'	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%	1,593 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 AR401751

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 AR-001751

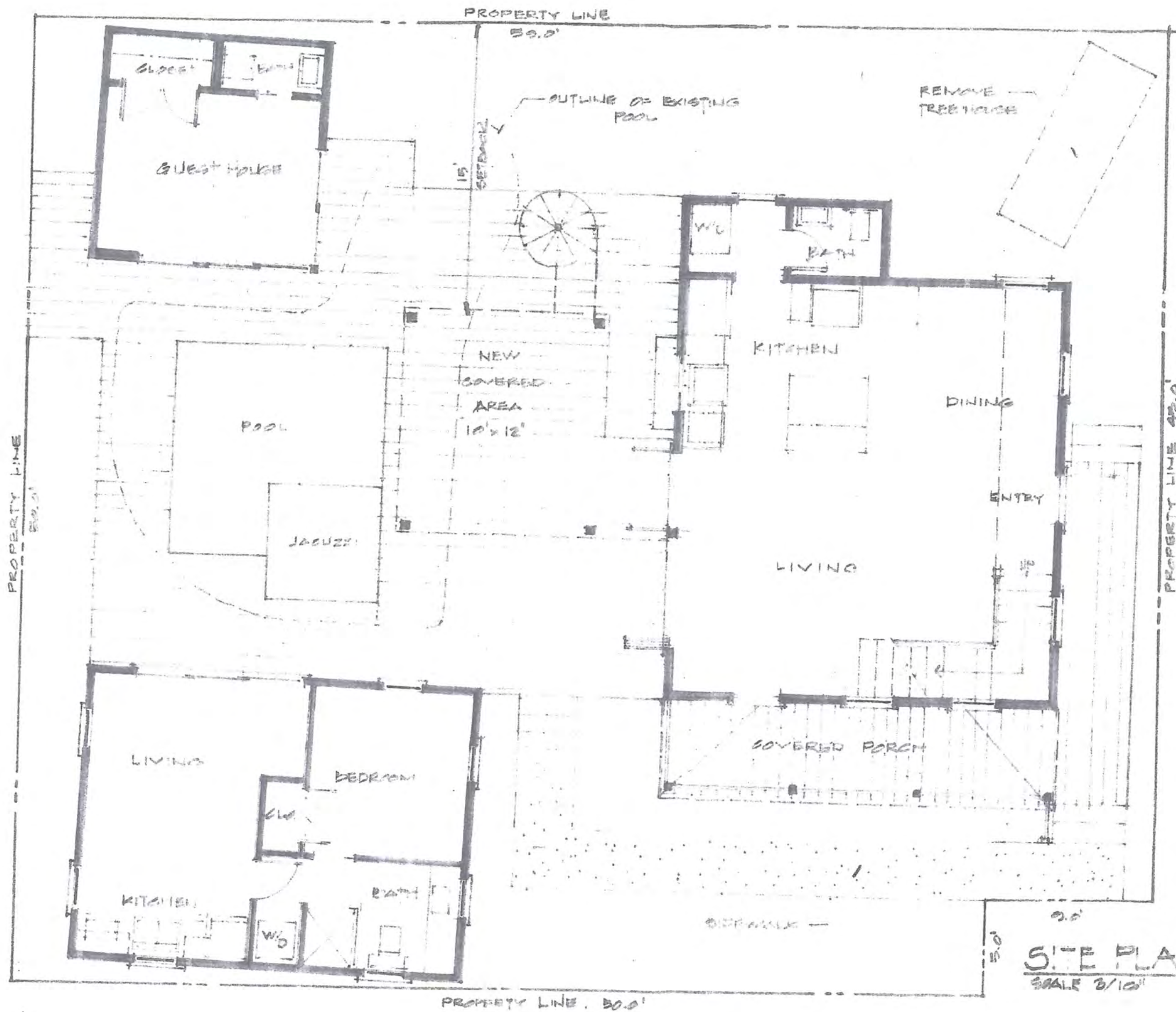
PROJECT NO.

DATE: 1-5-2019

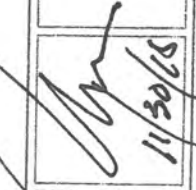
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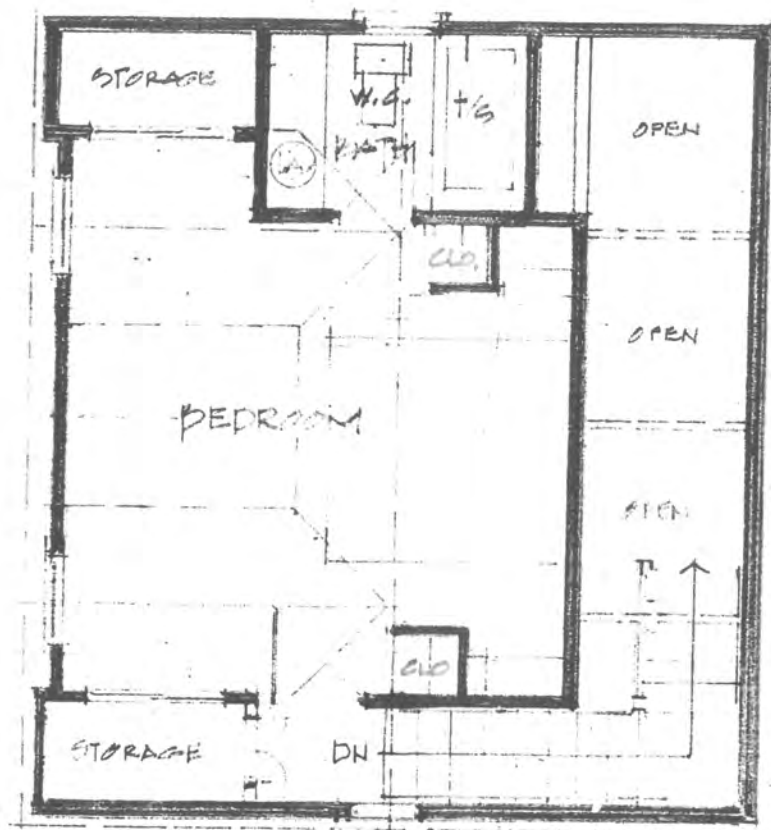
3 OF 4



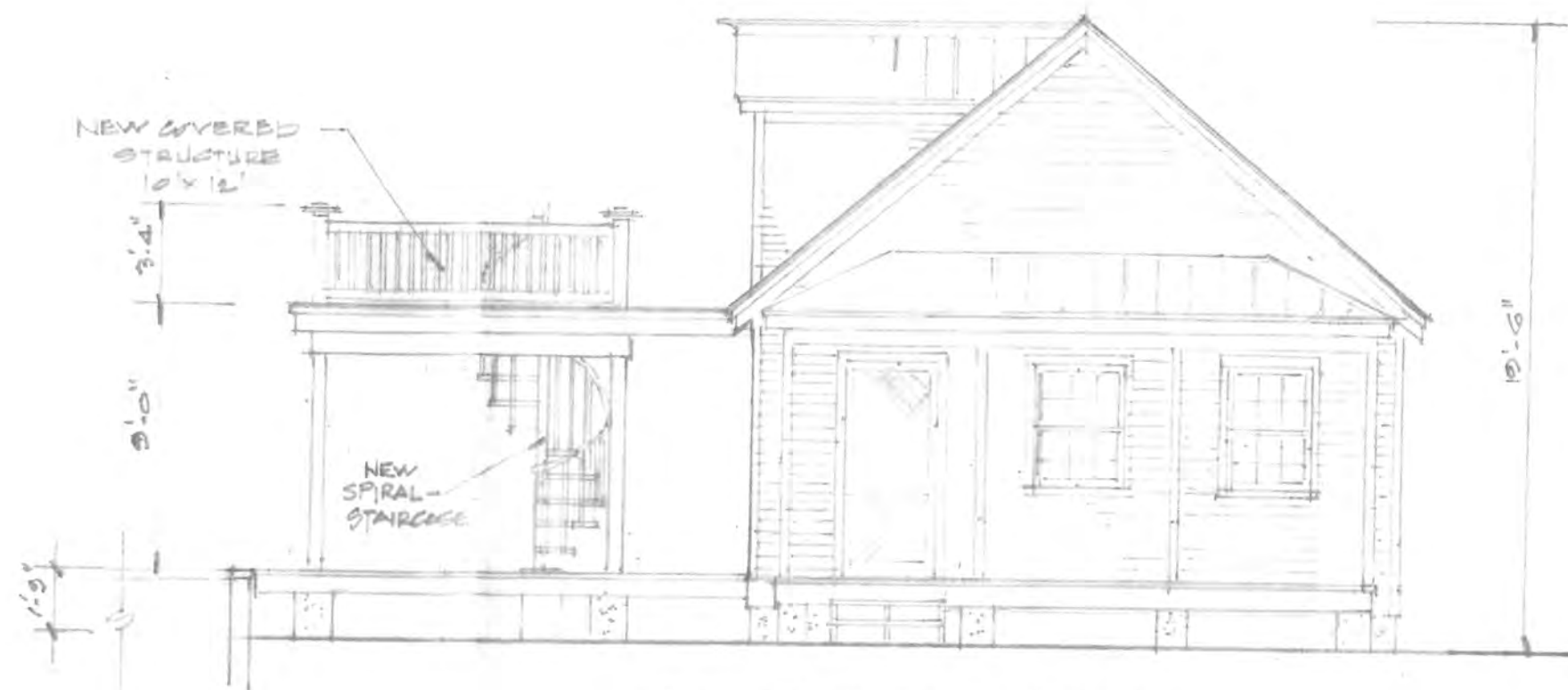


**SITE PLAN - PROPOSED**  
 SCALE 3/10"

<b>RESIDENTIAL UPGRADES</b> <b>PHILLIPS RESIDENCE</b> #3 LOPEZ LN. KEY WEST, FLORIDA 33040	
<b>WILLIAM ROWAN</b> ARCHITECTURE <small>321 PEAOCK LANE          KEY WEST, FLORIDA          FLORIDA LICENSE #000781</small>	 11/30/18
PROJECT NO.:	DATE: 11-30-2018
<b>2</b> 2 OF 4	



COTTAGE #1  
SCALE 3/16" SECOND FLR.



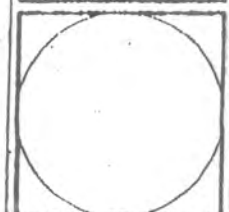
NORTH ELEVATION  
SCALE 3/16"



EAST ELEVATION  
SCALE 3/16"

PROPOSED

PHILIPS PROPERTY  
RENOVATION-REMODEL  
3 LEPREZ LN, KEY WEST, FL.



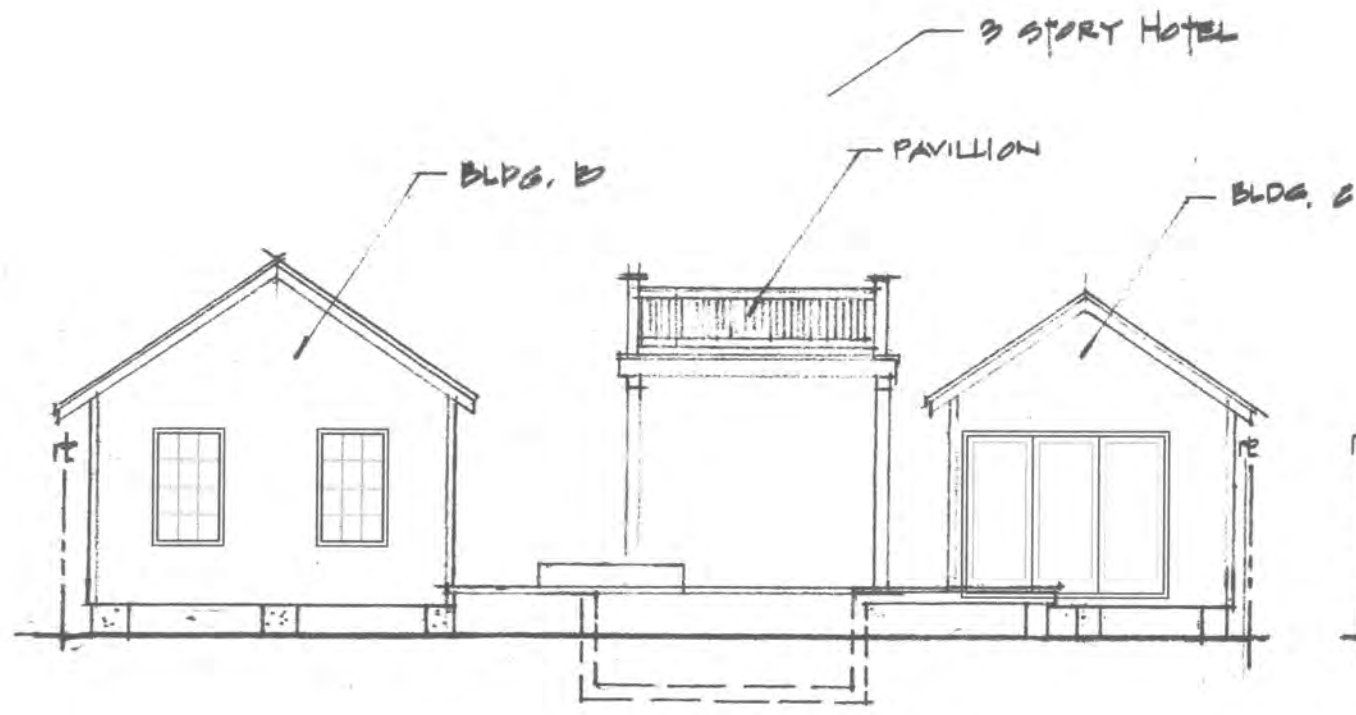
WILLIAM ROWAN  
ARCHITECTURE  
521 PEACOCK LANE  
KEY WEST, FLORIDA  
305 296 5774

Project NP:

Date: 10-1-10

OK





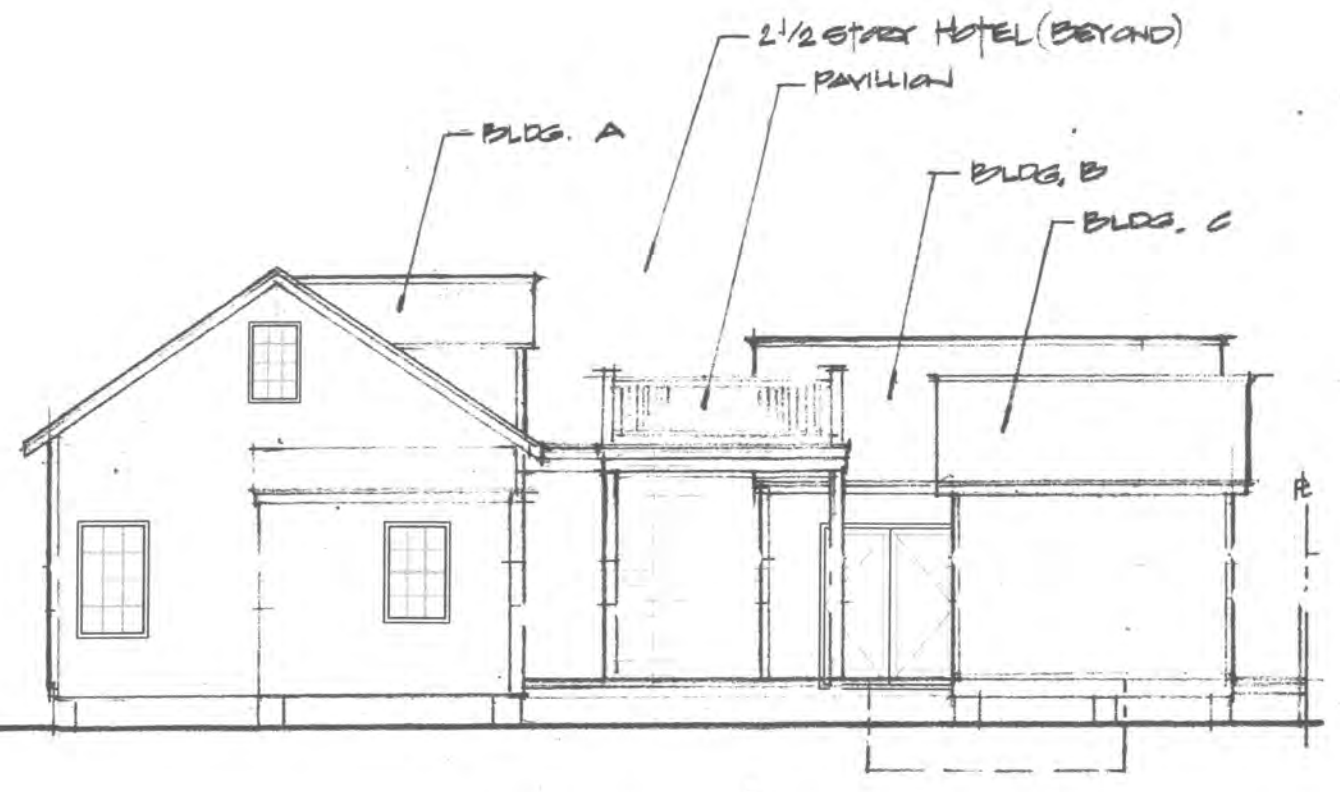
LOOKING EAST



LOOKING SOUTH



LOOKING WEST



LOOKING NORTH

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

WILLIAM ROWAN  
ARCHITECTURE  
311 BEACON LANE  
KEY WEST, FLORIDA  
330 266 7154  
FLORIDA LICENSE AR-001751

PROJECT NO.

DATE: 4-1-2019

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

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

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

# 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** 00005690-000100  
**Account#** 1005894  
**Property ID** 1005894  
**Millage Group** 10KW  
**Location** 3 LOPEZ LN, KEY WEST  
**Address**  
**Legal** KW PT LOT 1 SQR 34 OR609-133 OR617-259 OR650-142 OR650- 147/48 OR991-833/34  
**Description** 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** No  
**Housing**



### 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

<b>Building ID</b>	358	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD with 33% WD FRAME
<b>Style</b>		<b>Year Built</b>	1933
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1989
<b>Gross Sq Ft</b>	1879	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	994	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	3 Floor	<b>Roof Coverage</b>	MIN/PAINT CONC
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	222	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Depreciation %</b>	35	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	550
		<b>Number of Fire Pl</b>	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
<b>TOTAL</b>		<b>1,879</b>	<b>994</b>	<b>490</b>

## 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

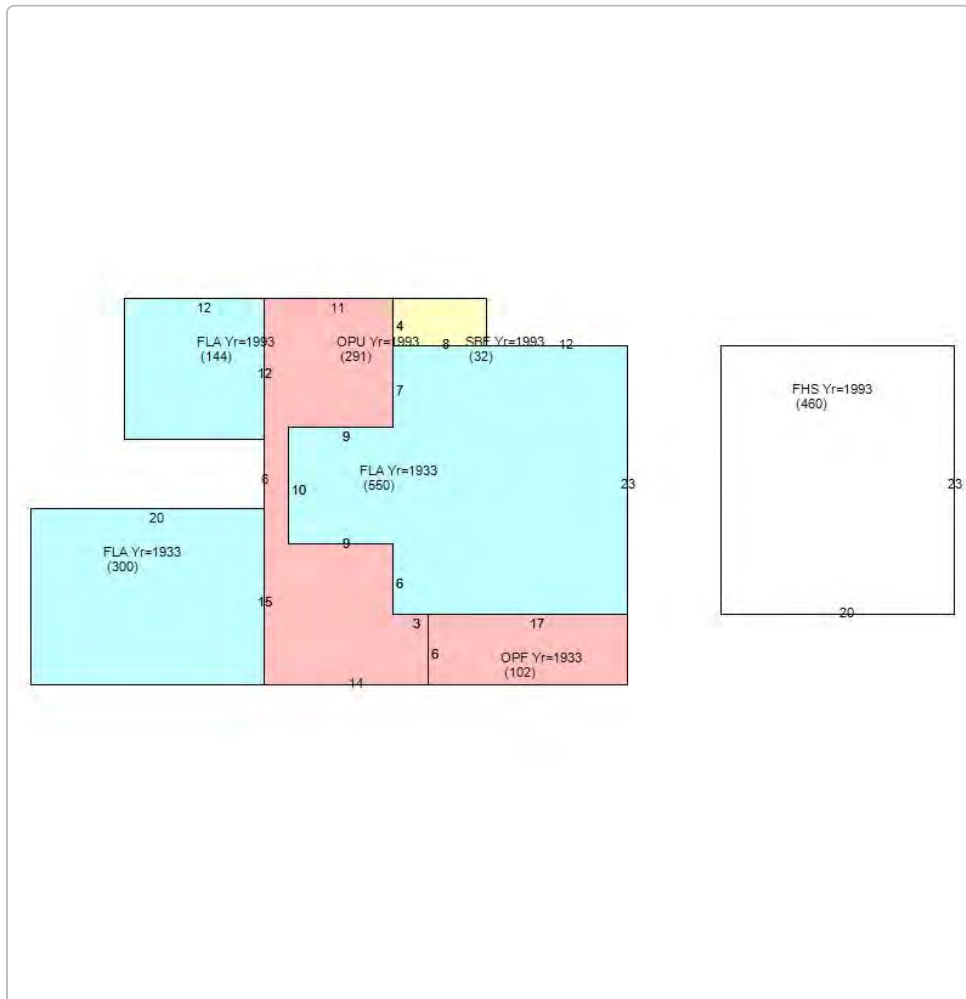
## Permits

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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