



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: July 28, 2021

Applicant: A2O Architecture

Address: #4 Havana Lane Avenue

Description of Work:

Renovations to historic house. Reconfiguration of roof over rear structure. Additions of two skylights on main roof.

Site Facts:

The site under review is located at 4 Havana Avenue (indicated sometimes as 4 Havana Lane or 4 Havana Street) and is listed on our survey as historic and contributing, with a year built circa 1928; however Sanborn maps seem to show the structure as early as 1889. The structure has two non-historic shed roof additions towards the rear. The historic structure was also altered on the front façade at some point with the addition of asbestos siding, a metal awning, and metal columns and railings. The rear façade was also altered with the addition of asbestos siding.

The lot that the structure sits on was previously three parcels: 1 Havana Avenue, 3 Havana Avenue, and 4 Havana Avenue. A unity of title was executed in April 2021 in order to combine the parcels into one plot and parcel of land. The parcel that was 1 Havana Avenue contains a structure that is also listed on our survey as historic and contributing, with a year built circa 1929. The parcel that was 3 Havana Avenue contains a swimming pool, pavers, and extensive landscaping.

This proposal centers only on the structure at 4 Havana Avenue. The project received variances to the minimum rear yard setback and the minimum side yard setback from the Planning Board in May 2021.

Guidelines and SOIS Cited on Review:

- Guidelines for Roofing (page 26), specifically guideline 5.
- Guidelines for Windows (pages 29-30), specifically guidelines 3, 5 and 6.

- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 3, 5, 7 and 9.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 19, 22, 23, 25, 26, 29, 30 and 33.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to the historic house at 4 Havana Avenue. Renovations include changes in fenestration throughout, replacements of front porch elements, siding changes, and reconfiguration of the roof forms on the two existing non-historic rear additions.

There are no existing original windows or doors in the historic structure at 4 Havana, as they have all been replaced by new units or metal jalousies. On the front elevation of the house, the applicant proposes to change the configuration of the doors and the windows so that the door will be located at the left side, as opposed to the center. The metal jalousies in the two windows on the front of the historic house are proposed to be replaced with new two-over-two aluminum impact units. On the rear elevation, the fenestration of the two non-historic additions will include fixed units and a set of fiberglass French doors with sidelites. On the south elevation of the house, there are two existing metal jalousie windows; one is proposed to be replaced with a two-over-two aluminum impact unit, while the other is proposed to be replaced with a faux shutter unit for privacy. There is an existing non-historic wood door on this elevation, which is also proposed to be replaced with a faux shutter unit. On the north elevation, the applicant is proposing reconfiguration of the historic window placements by infilling two of three metal jalousie units and installing a set of aluminum impact French doors. The third unit will be replaced by a two-over-two aluminum impact unit. There is also a new window opening proposed on this elevation, which is to have a two-over-two aluminum impact unit, and there is an impact fiberglass door and sidelite that is proposed on a rear addition. As part of this application, the applicant is also proposing 2 skylights on the north elevation, which will be set to the back half of the historic structure.

The front porch was altered at some point in time by the addition of a metal awning, metal columns and railings, and asbestos siding. The applicant is proposing to remove the metal awning, columns, and railings and replace them with wood elements. In terms of the asbestos, the applicant is proposing to remove this material from the front façade and replace it with pressure treated wood siding to match what is existing on the sides of the house. The asbestos siding that exists on the rear elevation is also proposed to be replaced with wood siding to match that which is existing.

The existing non-historic additions toward the rear of the historic structure both have shed roofs. The applicant is proposing to reconfigure both roofs so that they are gables. The addition that is attached directly to the rear of the historic house will change from an approximately 10-foot-8-inch height to an approximately 16-foot height. The addition that is attached to the rear side of the historic house and the other addition will change from an approximately 8-foot-3-inch height

to an approximately 11-foot-5-inch height from grade. Both additions will still be below the ridgeline of the historic house after the proposed reconfigurations.

Consistency with Cited Guidelines:

Staff finds that the proposed materials for fenestration replacements on the historic house do not meet the cited HARC guidelines 3 and 6 for Windows. Staff also opines that the reconfiguration of the fenestration on the north elevation does not meet the cited Window guideline 3. However, staff does find that the proposed front porch material changes, relocation of the front door, siding changes, skylights, and roof reconfigurations of the rear additions are not conflicting with the HARC guidelines.

The main issue staff sees with this proposal has to do with the fenestration on the historic portion of the contributing house at 4 Havana Avenue. HARC guideline 3 under Windows specifies that replacement windows on contributing structures “should be of similar and compatible **configuration, material**, size, design, and **placement** as those of original windows.” Due to the period in which this house was constructed, the appropriate material for replacement windows would be wood; however, the applicant is proposing aluminum windows throughout the historic house. Though the original historic windows were all replaced at some point in time with metal jalousies, this was before today’s guidelines were put in place. Per today’s guidelines, replacement windows for any historic, contributing house must be of a compatible material to the age of the house. Guideline 6 under Windows states, “HARC may allow the addition of new window openings on secondary elevations as long as the historic visual integrity of the structure or the surrounding district is not adversely affected.” Staff opine that the reconfiguration of the fenestration on the north elevation would have an adverse impact on the visual integrity of the historic structure and would also go against guideline 3 under Windows.

In terms of the rest of the project, staff sees no conflict in the guidelines. The proposed wood replacements on the front porch, as well as the replacement of asbestos siding with wood siding, are more appropriate to the age of the structure. The relocation of the front door from the center to the left side is more typical of historic shotgun houses such as this, and although no historic photo exists showing the door on the left side, staff finds it to be appropriate. Staff also sees no conflict with the proposed skylights, as they will be set back to the rear half of the structure and should not be visible from the right-of-way. The roof reconfigurations of the rear additions also meet the cited HARC guidelines and maintain appropriateness in terms of height, scale, form, massing, proportions, and materials.

Staff sees no issues with this project other than the proposed fenestration materials and the proposed north elevation fenestration reconfiguration on the historic portion of the house at 4 Havana Avenue.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0031	REVISION #	INITIAL & DATE
FLOOD ZONE X-Zone	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	4 Havana Ave., Key West, Florida 33040	
NAME ON DEED:	1 Havana Lane, LLC.	PHONE NUMBER 305.293.8791
OWNER'S MAILING ADDRESS:	1 Havana Lane, Key West, Florida 33040	EMAIL richard@spottswoodlaw.com
APPLICANT NAME:	1 Havana Lane, LLC.	PHONE NUMBER 305.293.8791
APPLICANT'S ADDRESS:	1 Havana Lane, Key West, FL 33040	EMAIL richard@spottswoodlaw.com
APPLICANT'S SIGNATURE:	<i>Richard Spottswood</i>	DATE 5/21/21

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: Project proposes to remove portion of rear structure that is currently over [encroaching] property line for 4 Havana Ave., in order to improve rear yard setback. As a result, the proposal includes reconfiguration of roof over rear structure to accommodate removal of non-historic addition [currently over property line - 4 Havana Ave.]. Remove metal awning and iron work from front porch to establish wood porch details consistent with historic neighborhood district, and improve front yard setback. Existing pool and site work to remain.
MAIN BUILDING: Work as described at front porch, and replacement of aluminum louvers with operable windows. Replace metal shingle roof in kind. Remove large shingle siding at front facade, repair/replace wood siding as necessary. Repair/replace existing foundations, as necessary.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Remove portion of existing master bedroom addition [low slope roof], and roof over existing rear structure. Remove existing aluminum louvers and replace with operable windows.



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

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: Remove fence separating 1 & 4 Havana Ave., infill to provide pool barrier. Add portion of picket fence on south side of front facade.
DECKS: 100 SF proposed wood deck on north facade.	PAINTING: Residence will be re-painted following construction: -Body: Benjamin Moore AF-415 [Grasshopper] -Trim/Shutters: Benjamin Moore 2144-10 [Guacamole]
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): Existing to remain.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): Mini-split A/C condensor to be mounted above flood height [Flood Zone: X] on south facade of main house. Picket fence shall screen from public view.	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:	4 Havana Ave., Key West, Florida 33040
PROPERTY OWNER'S NAME:	1 Havana, LLC.
APPLICANT NAME:	Douglas A. Hamilton <i>and Richard McChesney, Authorized Representative</i>

*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	<i>5/21/21</i> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove portion of existing master bedroom addition [low slope roof], and roof over existing rear structure. Remove existing aluminum louvers and replace with operable windows.

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.
Only non-historic additions will be removed as part of this project.
(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.
Structures proposed for demolition represent minimal, non-historic additions to the historic structure.

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.

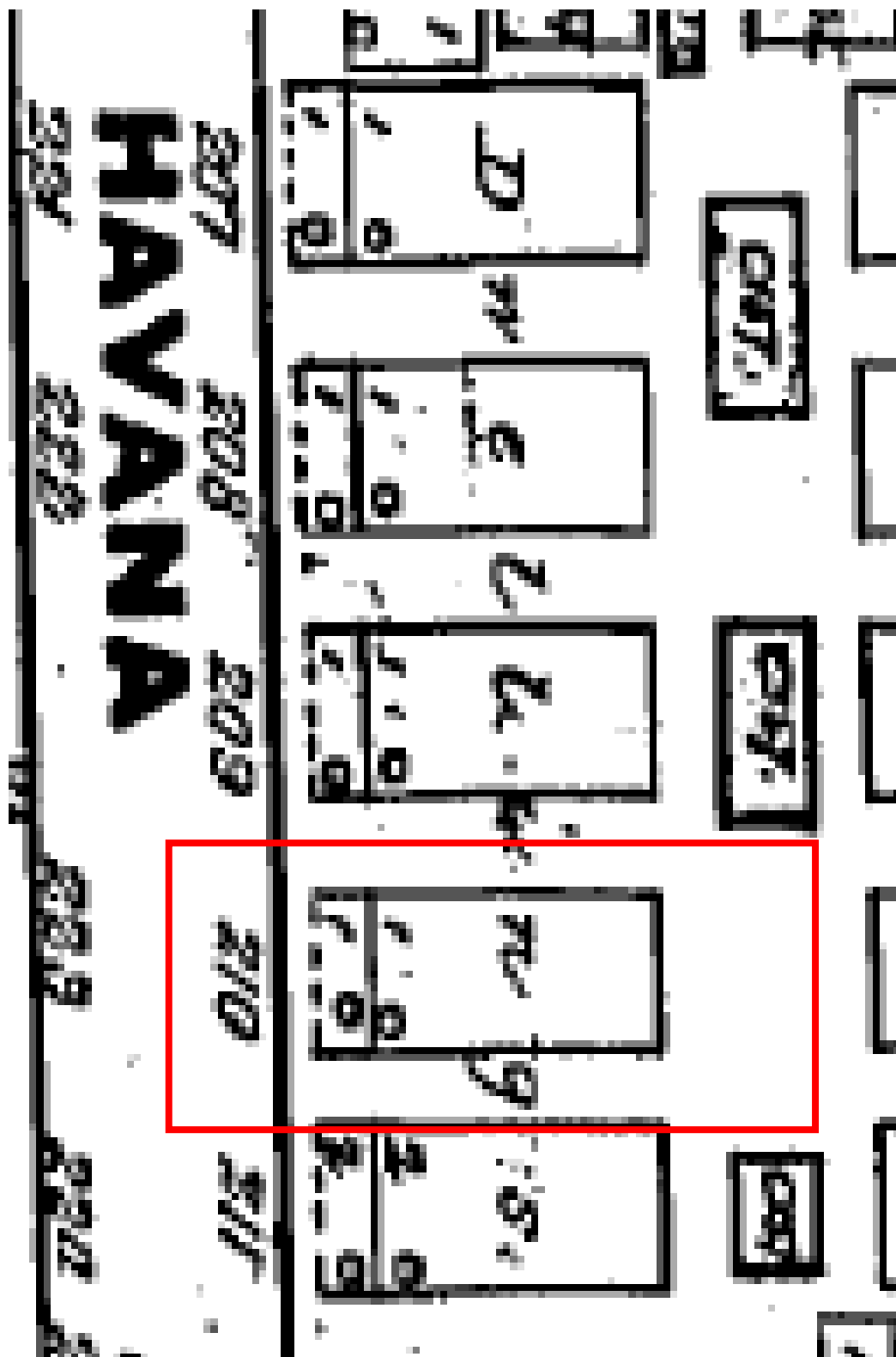
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A; for addition.
(d) Is not the site of a historic event with significant effect upon society.
N/A; for addition.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A; for addition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A; for addition.
(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; for addition.
(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.
N/A; for addition.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

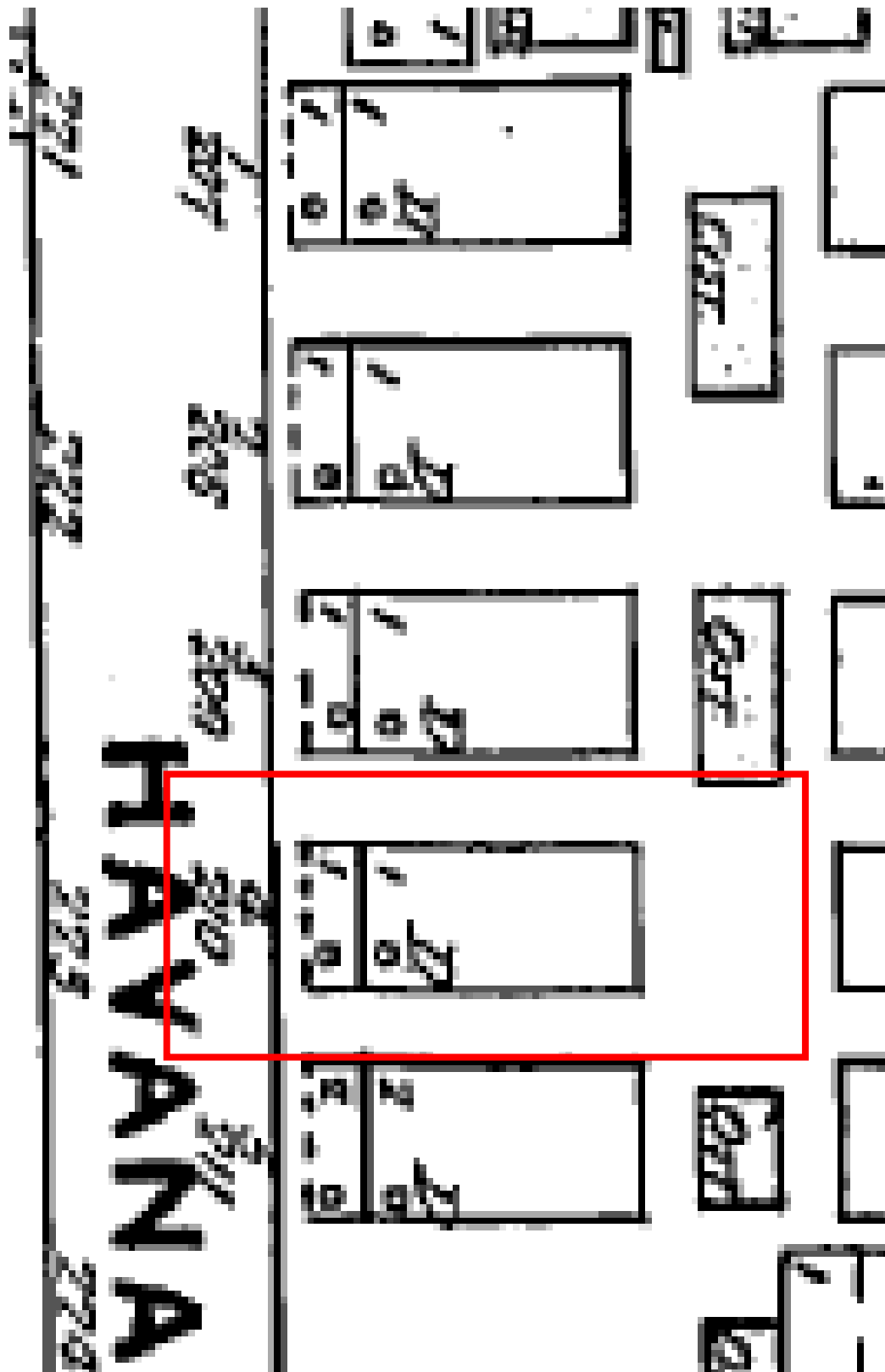
(i) Has not yielded, and is not likely to yield, information important in history,
N/A; for addition.

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Addition proposed for demolition does not support the historic significance of the main structure.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Removal of structure restores open space, and improves setbacks.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Addition does not appear to hold historic significance. Low-slope roof does not match character of historic structure in this instance.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Addition does not appear to qualify as contributing, and does not support character of existing historic structure.

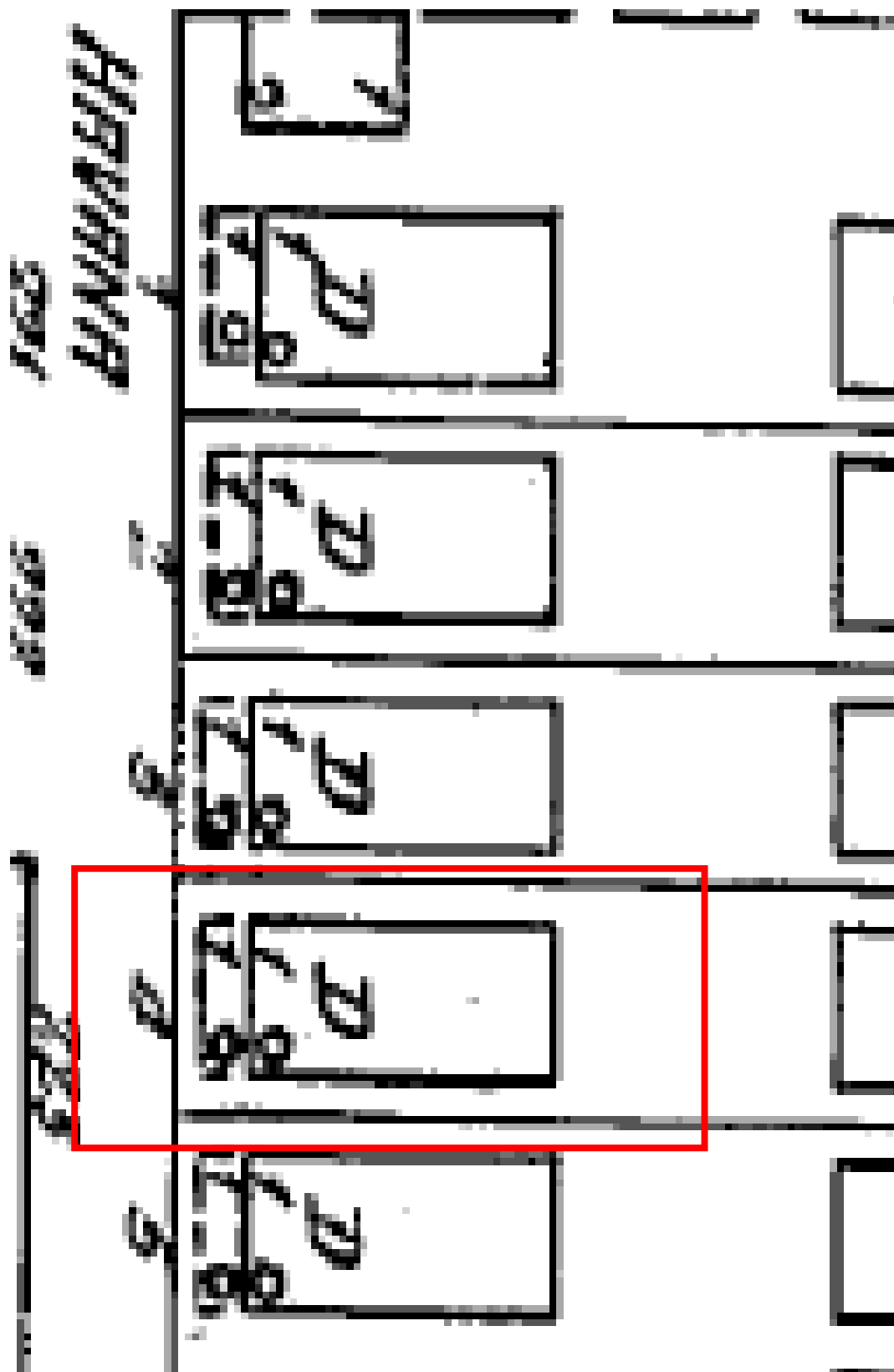
SANBORN MAPS



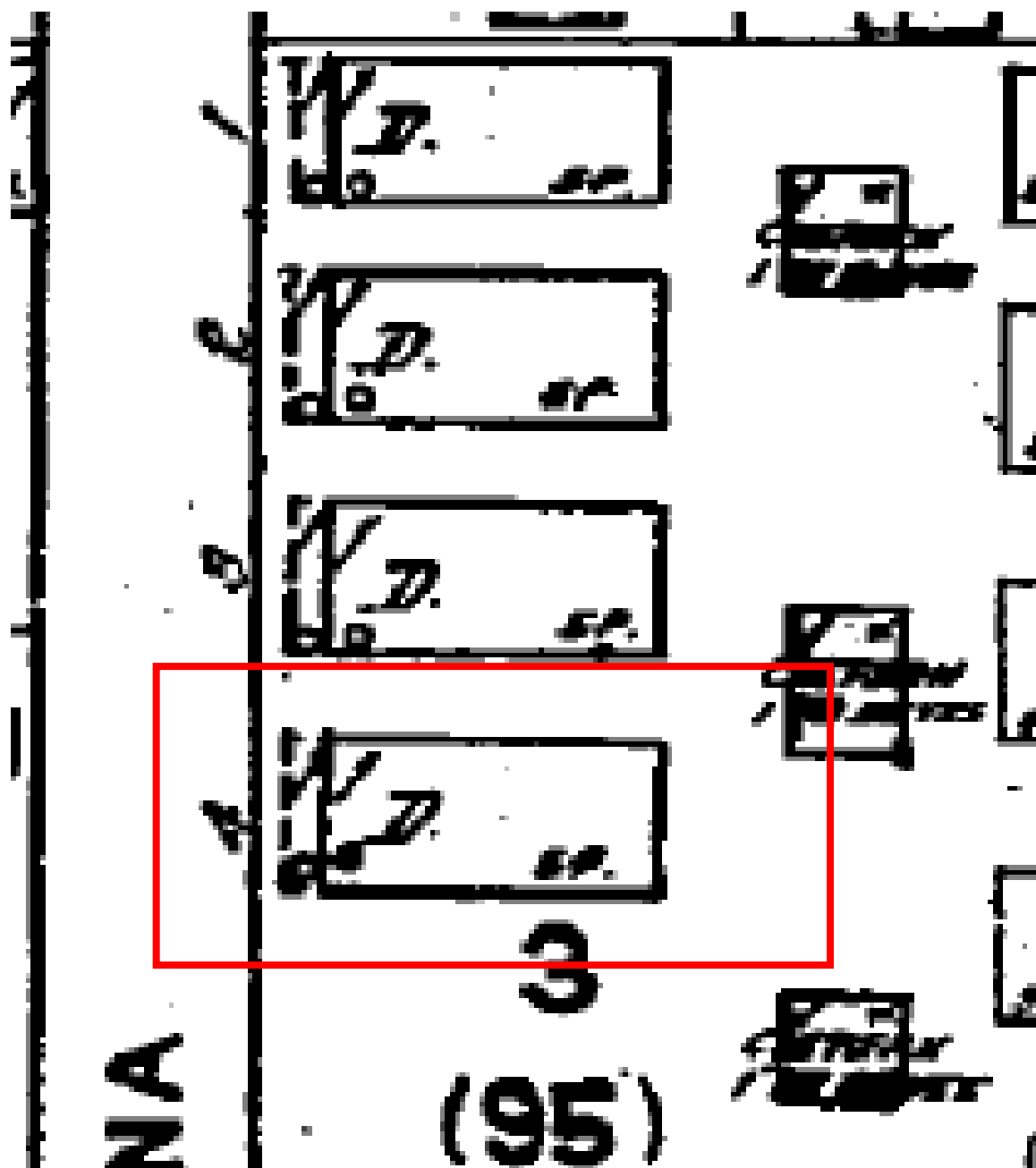
1889 Sanborn with the property at 4 (210) Havana Avenue indicated in red.



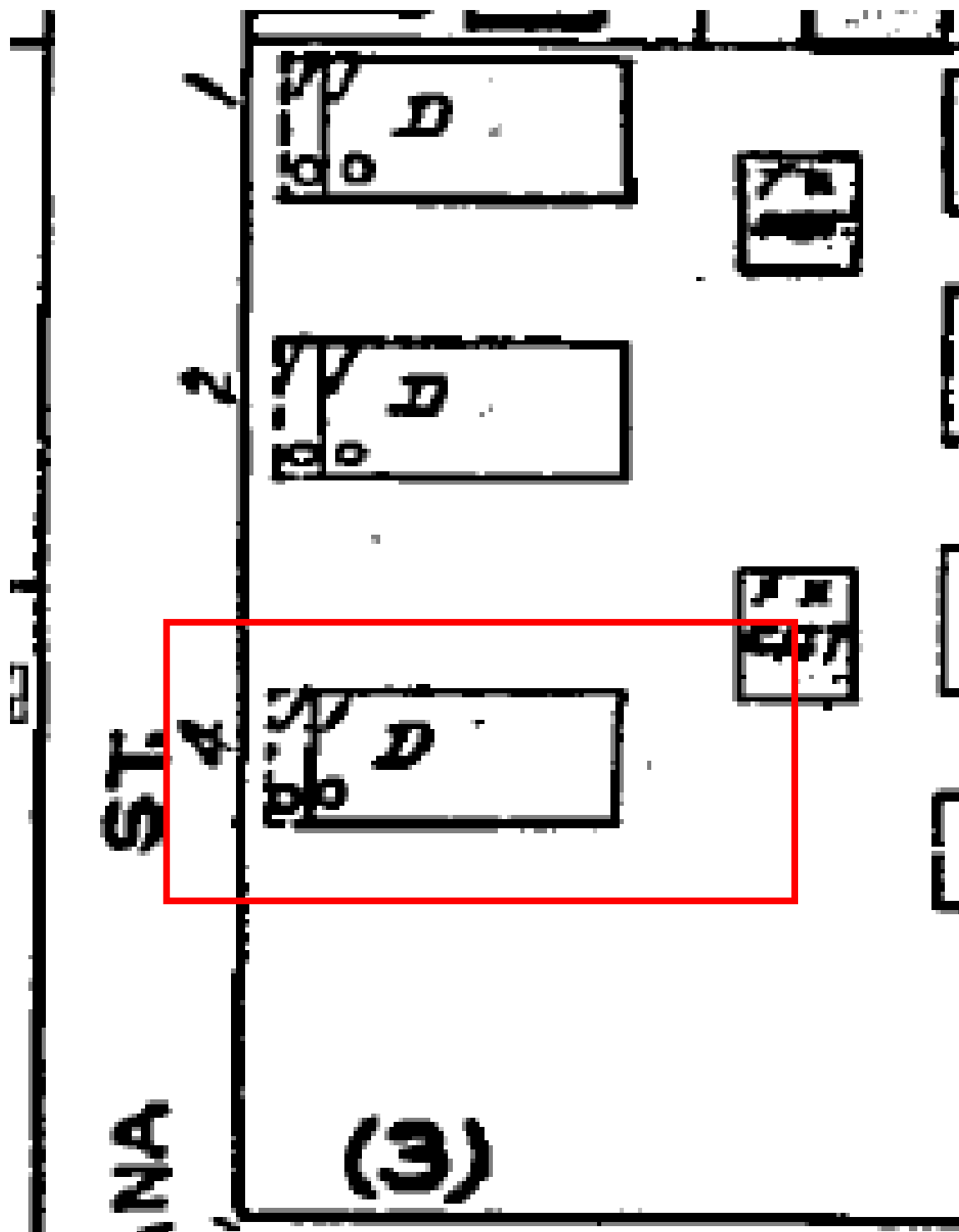
1892 Sanborn with the property at 4 (210) Havana Avenue indicated in red.



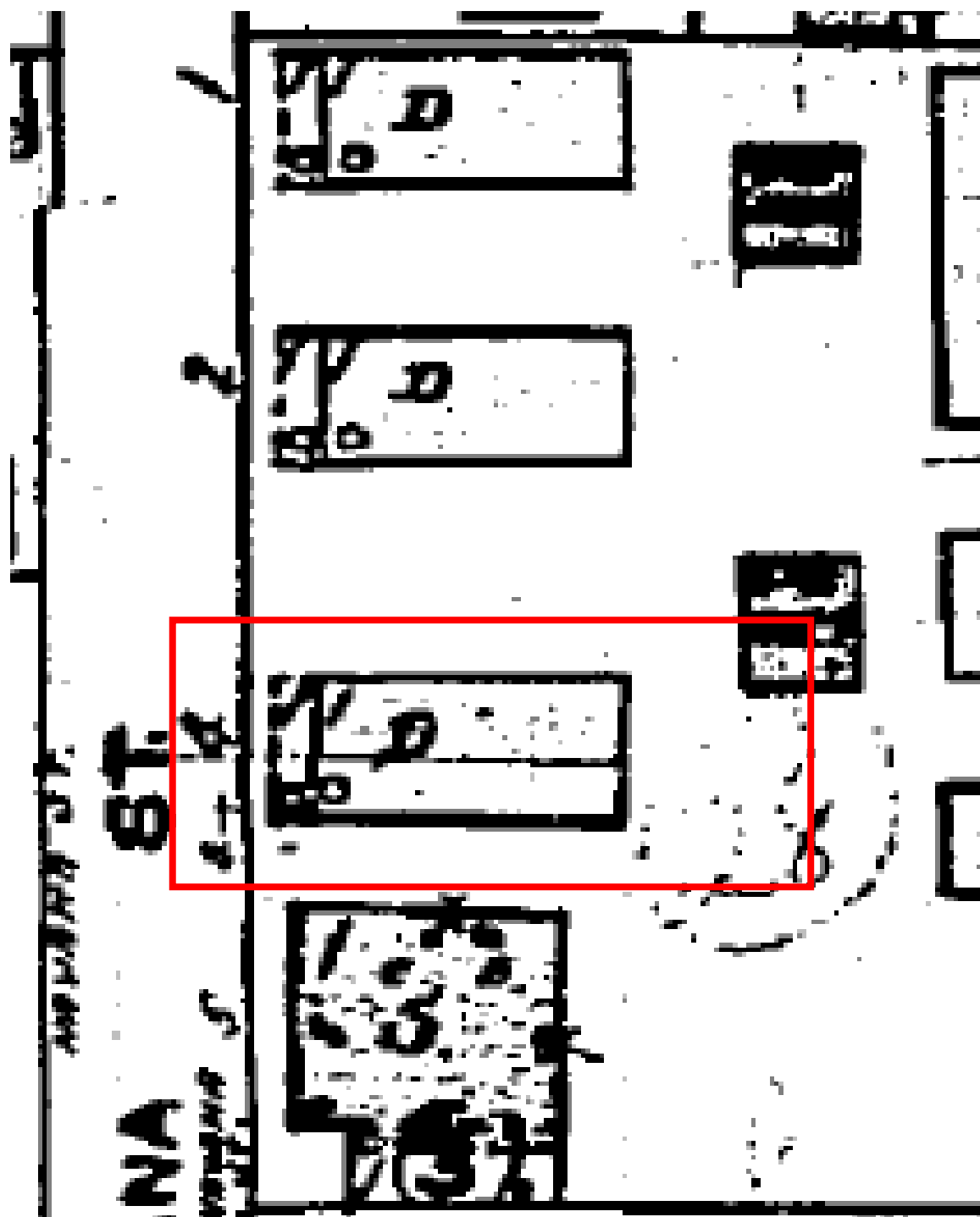
1899 Sanborn with the property at 4 Havana Avenue indicated in red.



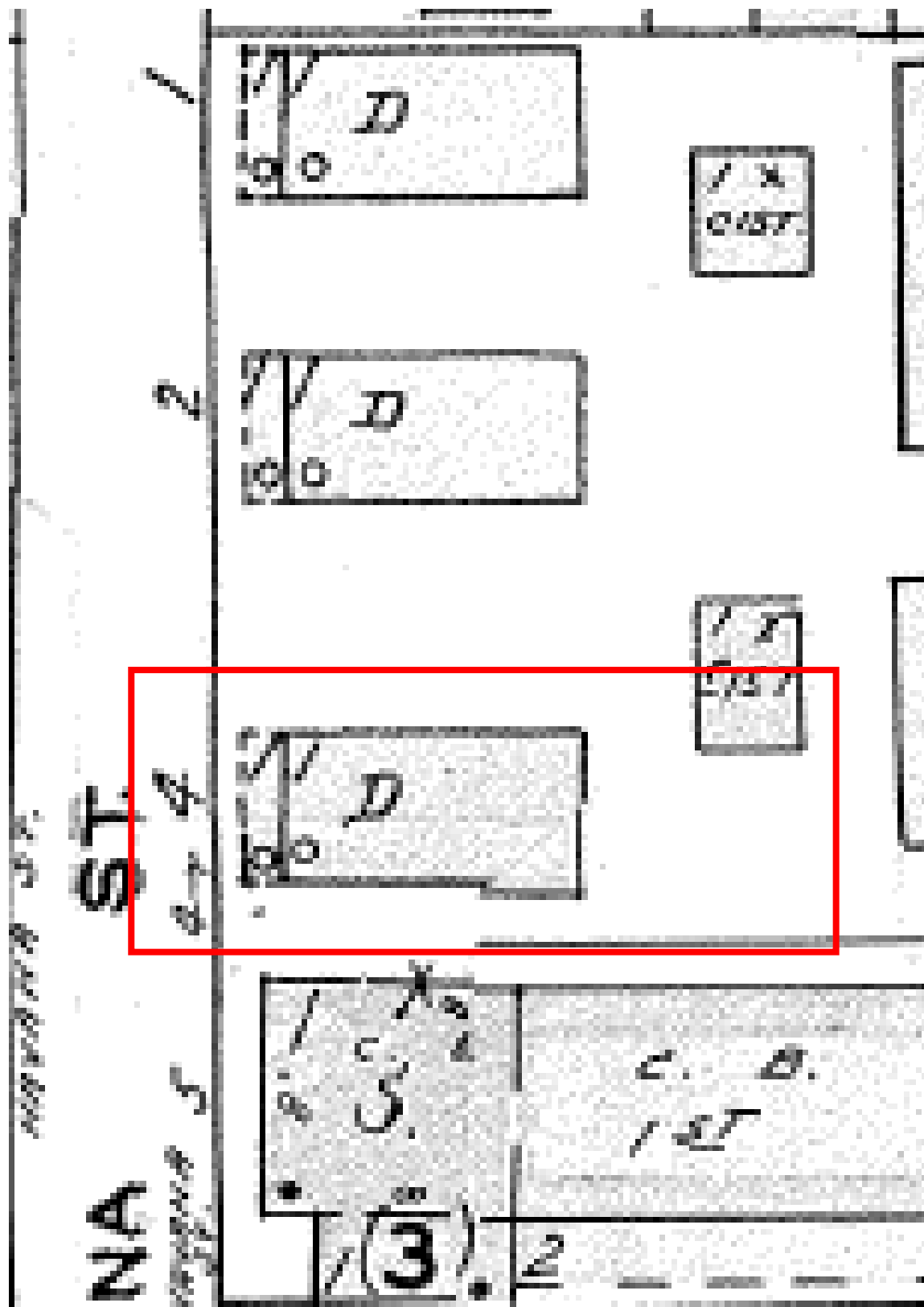
1912 Sanborn with the property at 4 Havana Avenue indicated in red.



1926 Sanborn with the property at 4 Havana Avenue indicated in red.



1948 Sanborn with the property at 4 Havana Avenue indicated in red.

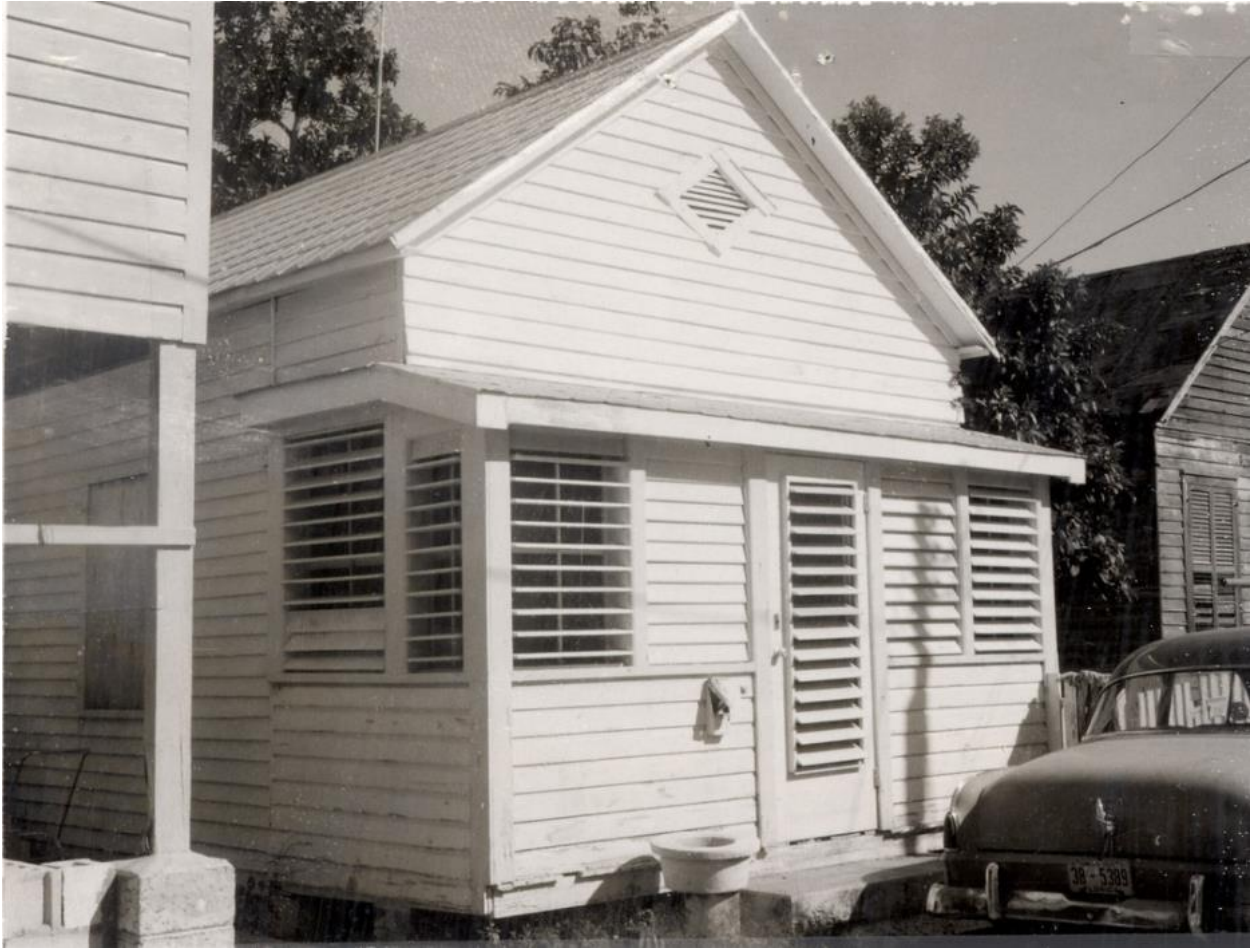


1962 Sanborn with the property at 4 Havana Avenue indicated in red.

PROJECT PHOTOS



Historic photo of the house at 4 Havana Avenue circa 1965.



Historic photo of the house at 1 Havana Avenue circa 1965.



1106 OLIVIA ST. - North Façade [2021]



HAVANA AVE. - Viewed from Olivia St. [2021]



1106 OLIVIA ST. – West Façade [2021]



1 HAVANA AVE. – West Façade [2021]



1 & 3 HAVANA AVE. – West Façade [2021]



3 & 4 HAVANA AVE. – West Façade [2021]



3 HAVANA AVE. – West Façade [2021]



4 HAVANA AVE. – West Façade [2021]



4 HAVANA AVE. – South & West Façades [2021]



5 HAVANA AVE. – West Façade [2021]



NICHOLS AVE. – Viewed from Havana Ave. [2021]



6 HAVANA AVE. – West Façade [2021]



4 HAVANA AVE. – North & West Façades [2021]



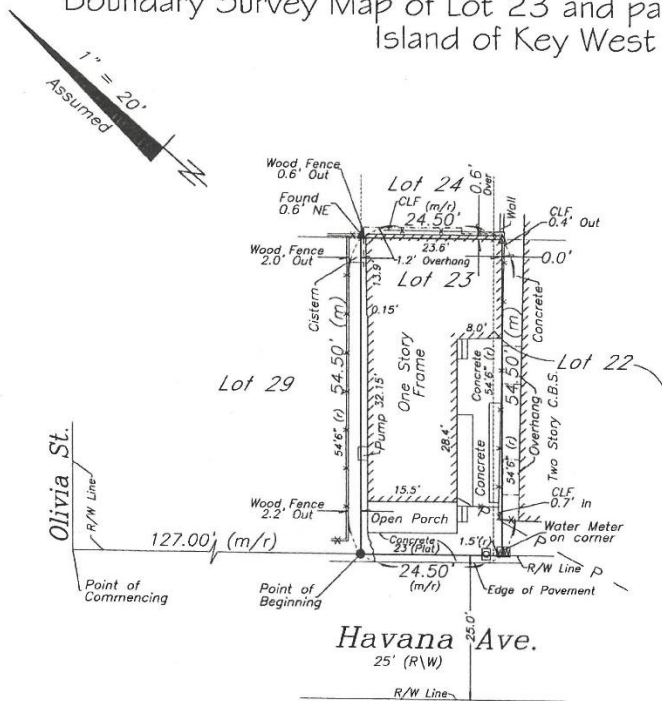
4 HAVANA AVE. – North Façade viewed from 1 Havana Ave. [2021]



4 HAVANA AVE. – Back corner viewed from 1 Havana Ave. [2021]

SURVEY

Boundary Survey Map of Lot 23 and part of Lot 22, Tract 6 Island of Key West



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (FKLS)
- ▲ Found Nail & Disc (FKLS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout
- ⊞ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. This survey does not determine or imply ownership.
3. Underground foundations and utilities were not located.
4. All angles are 90° (Measured & Record) unless otherwise noted.
5. Street address: 4 Havana Avenue, Key West, FL.
6. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
8. North Arrow is assumed and based on the legal description.
9. Date of field work: March 12, 2021
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map, delineated in February A.D. 1829, as a part of Tract 6, but better described as Lot 23 and part of Lot 22 according to a survey and subdivision of a part of said Tract 6 made by W.A. Gwynn and recorded in Plat Book 1, Page 46, Monroe County, Florida records.

COMMENCING on the Northeast side of Havana Avenue, distant 127 feet from the corner of Olivia Street and Havana Avenue, running in a Southeasterly direction along Havana Avenue, 24 feet and 6 inches; thence at right angles in a Northeasterly direction 54 feet and 6 inches; thence at right angles in a Northwesterly direction 24 feet 6 inches; thence at right angles in a Southwesterly direction 54 feet and 6 inches to a point of beginning.

BOUNDARY SURVEY FOR: 1 Havana Lane LLC;
Spottswood, Spottswood, Spottswood & Sterling PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

J. LYNN O'FLYNN, INC.

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

March 17, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #5298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 296-2244

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S24°54'18"E ASSUMED
ALONG THE CENTERLINE OF
HAVANA AVENUE.

ALL ANGLES DERIVED
ARE IN DEGREES UNLESS
OTHERWISE INDICATED

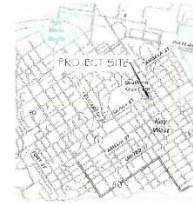
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
143 HAVANA AVE.
KEY WEST, FL 33040

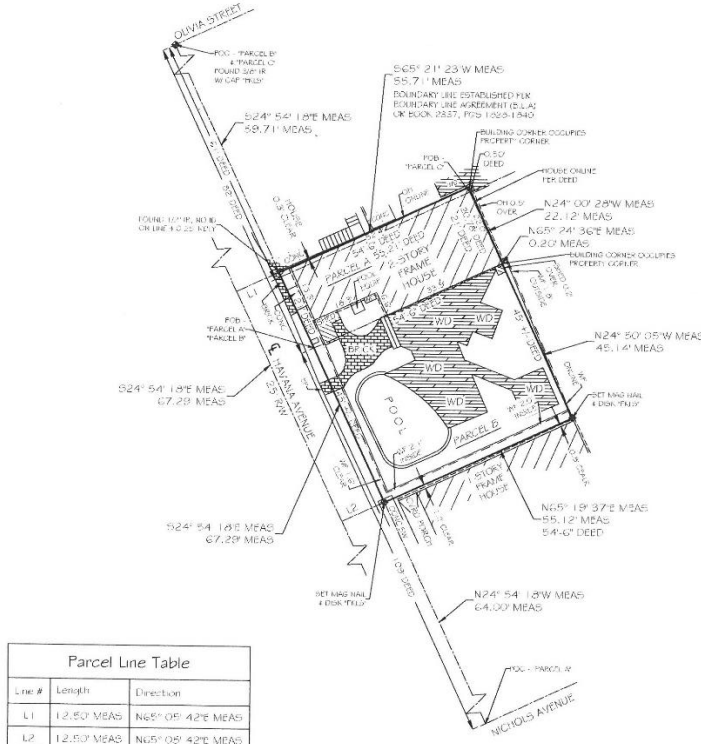
COMMUNITY NO.: 120168
MAP NO.: 120870-1512K
MAP DATE: 02-18-2005
FLOOD ZONE: X SHADED

LEGEND

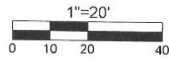
- 0 - WATER METER
- - SANITARY SEWER CLEAN-OUT
- - MANHOLE
- - WOOD POWER POLE
- - CONCRETE POWER POLE
- ⊕ - WATER VALVE
- ⊕ - SANITARY SEWER MANHOLE



LOCATION MAP - NTS
SEC. 05-T685-R25E



Line #	Length	Direction
L1	12.50' MEAS	N65°05'42"E MEAS
L2	12.50' MEAS	N65°05'42"E MEAS



TOTAL AREA = 3,718.41 SQFT ±

REVISION (1) - 03/08/2018 - REVISED TO INCLUDE "PARCEL C"

CERTIFIED TO -

1 Havana Lane, LLC, a Florida limited liability company;
Spottswood, Spottswood, Spottswood & Stening, PLLC;
Chicago Title Insurance Company;

NOT: THIS SURVEY HAS BEEN PREPARED BY THE ENGINEER, AND REPRESENTS A PUBLIC RECORD. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT.

SCALE: 1"=20'
DATE: 02/18/2005
REVISION: 03/08/2018
DATE: 11/01/18
DRAWN BY: MFB
CHECKED BY: JH-46

NOT: THIS SURVEY HAS BEEN PREPARED BY THE ENGINEER, AND REPRESENTS A PUBLIC RECORD. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT.

NOT: THIS SURVEY HAS BEEN PREPARED BY THE ENGINEER, AND REPRESENTS A PUBLIC RECORD. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS CORRECT.



FLORIDA KEYS
LAND SURVEYING
13960 OVERLOOK HOLLOW
SUNGLASS KEY, FL 33042
PHONE: (305) 394-3290
FAX: (305) 599-7373
EMAIL: FLS5mail@gmail.com

LEGAL DESCRIPTION

"PARCEL A"

On the Island of Key West and known as Lot Thirty Seven (37), according to a subdivision of part of the Tract Six (6), a diagram of which is recorded in Flat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County, Commencing at the corner of Havana Avenue and an alley, and thence Northwesterly along Havana Avenue One Hundred Nine (109) feet for a starting point, thence at right angles to Havana Avenue in a Northwesterly direction Fifty Four (54) feet, and Six (6) inches, thence at right angles in a Northwesterly direction twenty one (21) feet, thence at right angles in a Southwesterly direction Fifty Four (54) feet and Six (6) inches, thence at right angles in a Southwesterly direction along Havana Avenue Twenty One (21) feet to the Point of Beginning.

"ALSO"

"PARCEL B"

William A. Whitehead's map of said island delineated in February, A.D., 1819, but better described as Lots 29 and 30, according to W.A. Gwynn's plat recorded in Flat Book 1, Page 46, Monroe County, Florida Public Records, Commencing at a point on the Northeast side of Havana Avenue distant Eighty Two (82) feet Southwesterly from the corner of Oliva Street and Havana Avenue, runs Southwesterly along Havana Avenue Forty Five (45) feet, more or less, thence at right angles Northwesterly Forty Four (44) feet Six (6) inches, thence at right angles Northwesterly Forty Five (45) feet, more or less, thence at right angles Southwesterly Forty Four (44) feet Six (6) inches to the Point of Beginning.

"ALSO"

"PARCEL C" - LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West and known as William A. Whitehead's map of said island, delineated in February, A.D., 1829, as part of Tract 6, also known as part of Lot Thirty Six (36), according to a subdivision of part of the said Tract Six (6), a diagram of which is recorded in Flat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County, being more particularly described as follows:

Commencing at the point of intersection of the Southeastern right of way line of Oliva Street and the Northeastern right of way line of Havana Avenue and thence S24°54'18"E along the said Northeastern right of way line of Havana Avenue for a distance of 61.00 feet to the Northeastern corner of lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, thence N65°05'42"E along the Northeastern boundary line of the said lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, for a distance of 55.21 feet to the Northeastern corner or lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the land hereinafter described; thence course N65°05'42"E for a distance of 0.50 feet to a point on the Northeastern face of an existing two-story frame house; thence S24°00'00"E, and along the Northeastern face of the said existing two-story frame house for a distance of 20.79 feet to the Southeastern corner of the said existing two-story frame house; thence S65°24'36"W along the Southeastern face of the said existing two-story frame house for a distance of 0.20 feet to the Northeastern boundary line of lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida; thence N24°50'05"W along the Northeastern boundary line of the said lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, for a distance of 20.78 feet back to the Point of Beginning. Said parcel of land contains 7.77 square feet, more or less.

PROPOSED DESIGN

1 & 4 HAVANA AVE.

KEY WEST, FL 33040
RESIDENTIAL RENOVATION
PARCELS: 00021310-000000 /
00021250-000000 / 00021180-000000

HARC DRAWINGS

SCOPE OF WORK

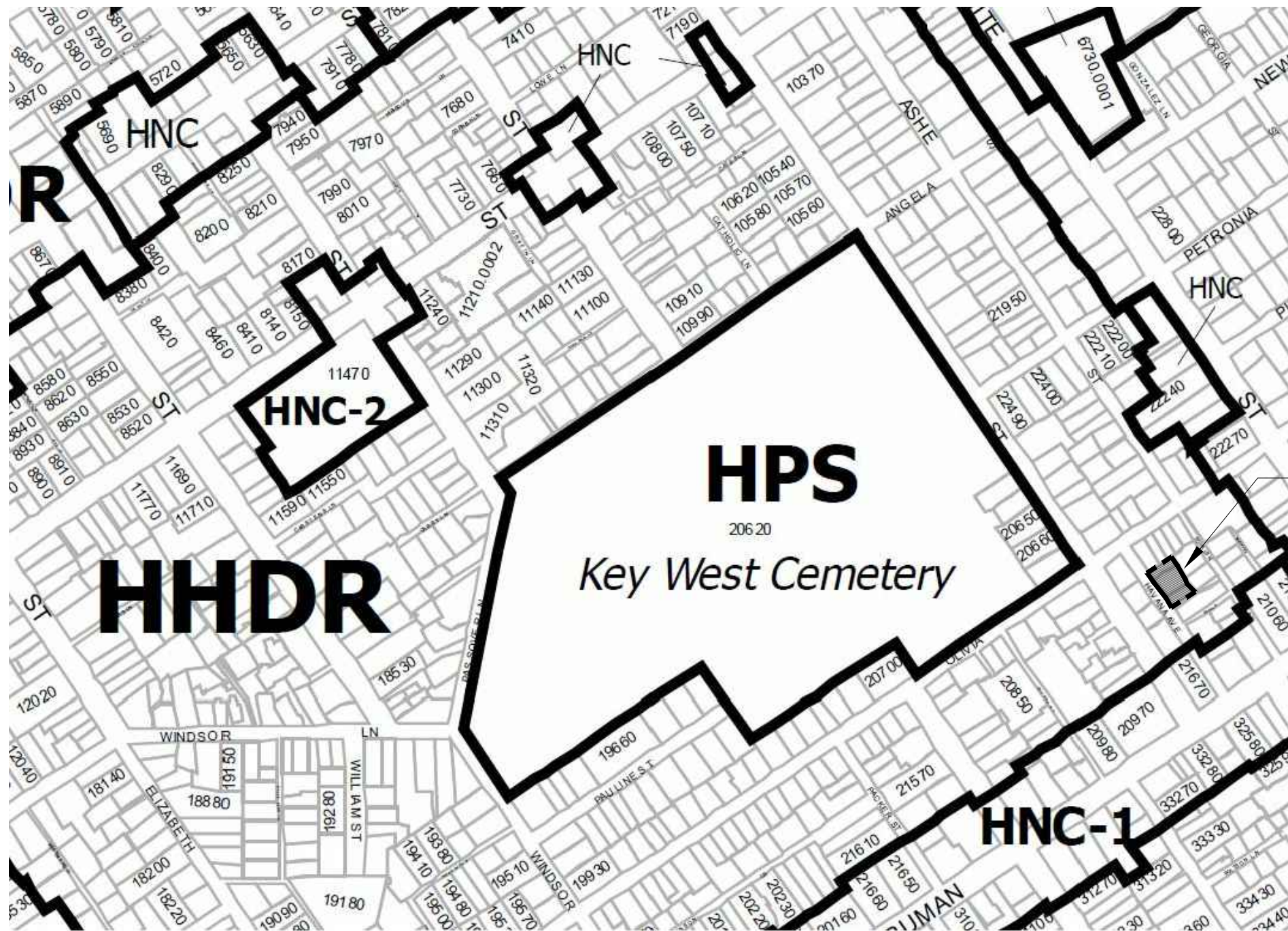
- REMOVE PORTION OF REAR STRUCTURE CURRENTLY OVER PROPERTY LINE [4 HAVANA AVE.]; TO IMPROVE REAR YARD SETBACK.
- RECONFIGURE ROOF OF ADDITION TO ACCOMMODATE REMOVAL OF NON-HISTORIC ADDITION [OVER PROPERTY LINE - 4 HAVANA AVE.].
- REMOVE METAL AWNING AND IRON WORK FROM FRONT PORCH TO ESTABLISH WOOD PORCH DETAILS CONSISTENT WITH HISTORIC NEIGHBORHOOD DISTRICT [4 HAVANA AVE.]; IMPROVE FRONT YARD SETBACK.
- EXISTING POOL AND SITE WORK TO REMAIN.

DRAWING INDEX

- | | |
|------|--|
| G1.0 | COVER, SCOPE OF WORK, & SURVEYS |
| A1.1 | SITE PLANS & SITE DATA TABLE |
| A1.2 | NEIGHBORHOOD MASSING - EXISTING AND PROPOSED |
| A2.1 | EXISTING & PROPOSED FLOOR PLANS |
| A3.1 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |

CODE INFORMATION

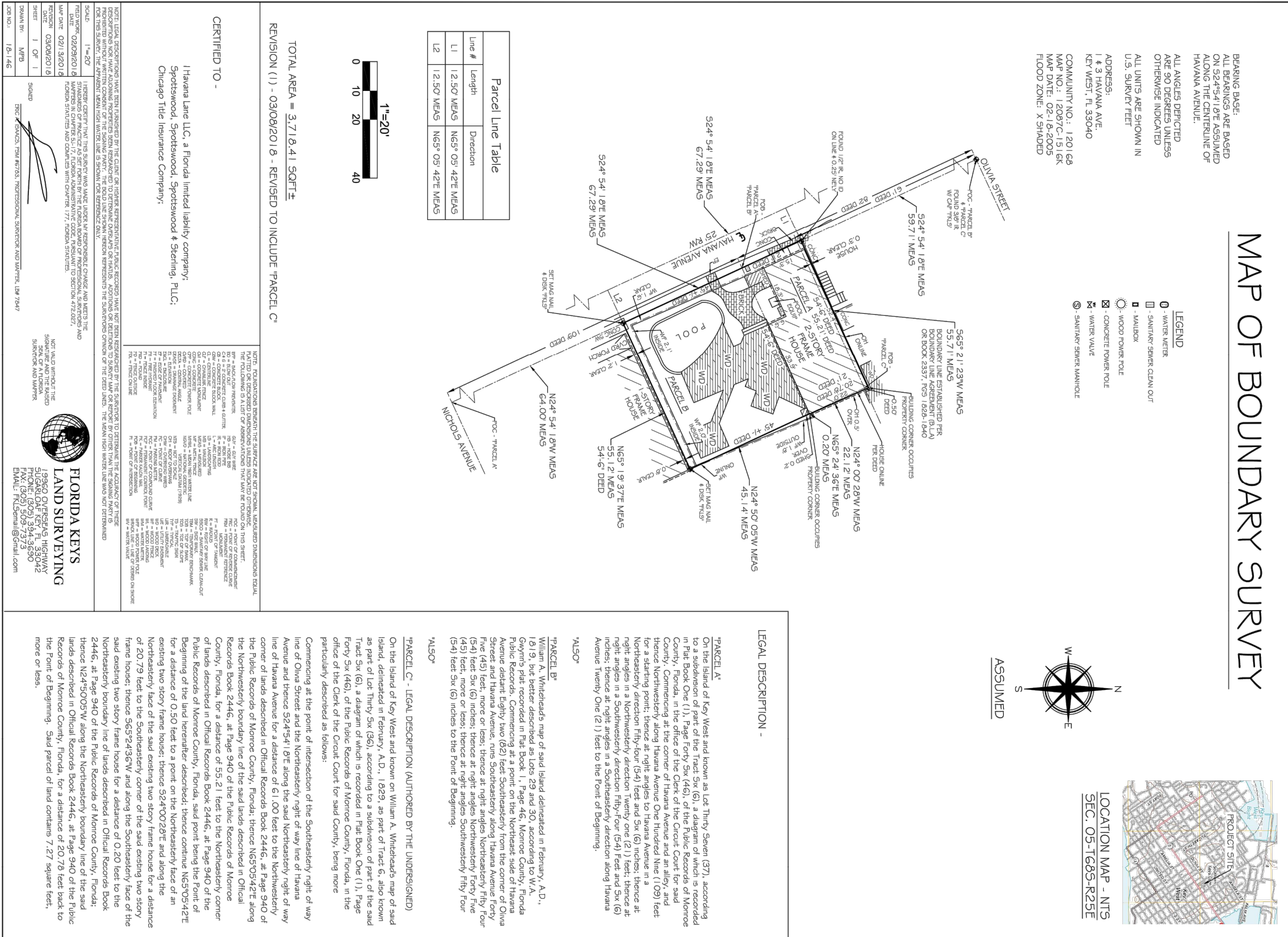
- APPLICABLE CODES
2020 FLORIDA BUILDING CODES - SEVENTH EDITION
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE: X



PROJECT SITE:
Historic High Density Residential
[HHDR]

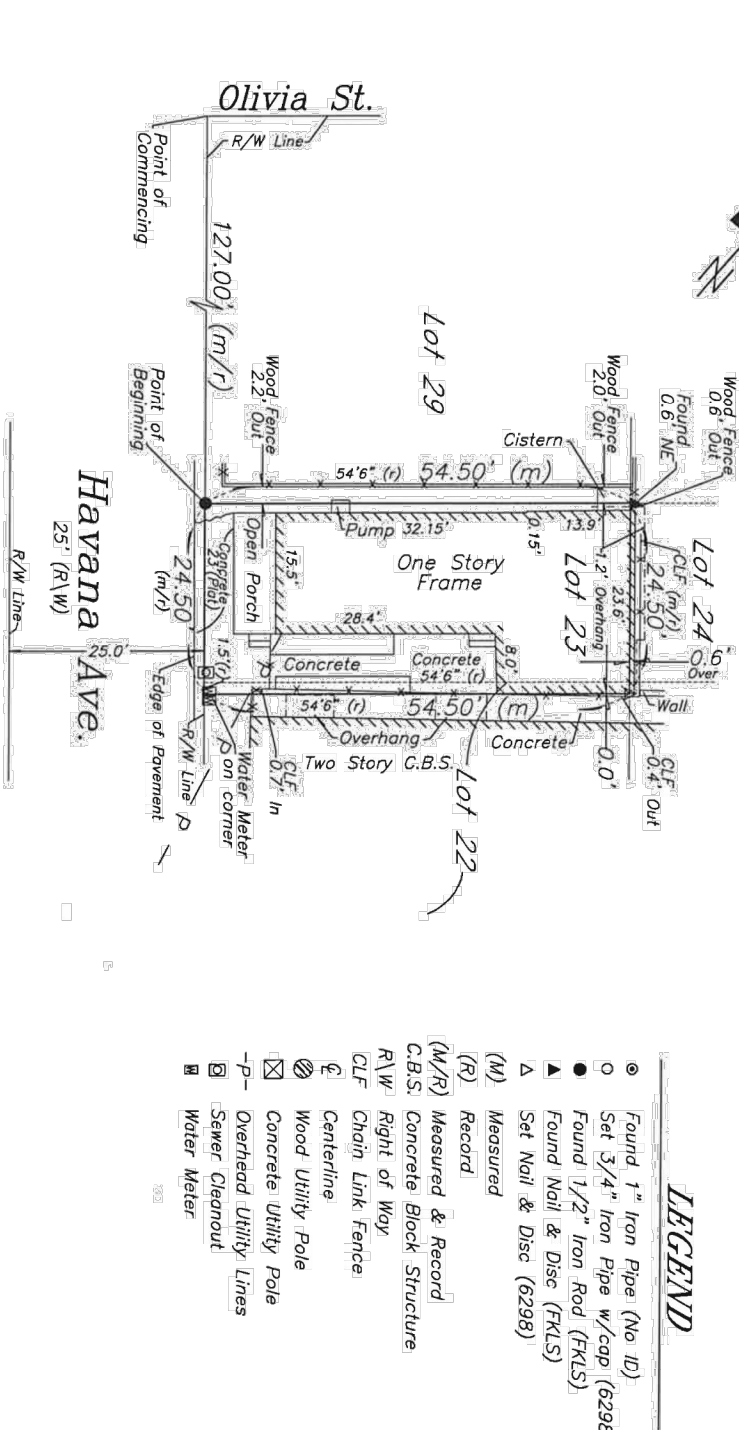
1 ZONING MAP
SCALE: NOT TO SCALE

MAP OF BOUNDARY SURVEY



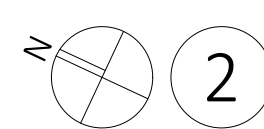
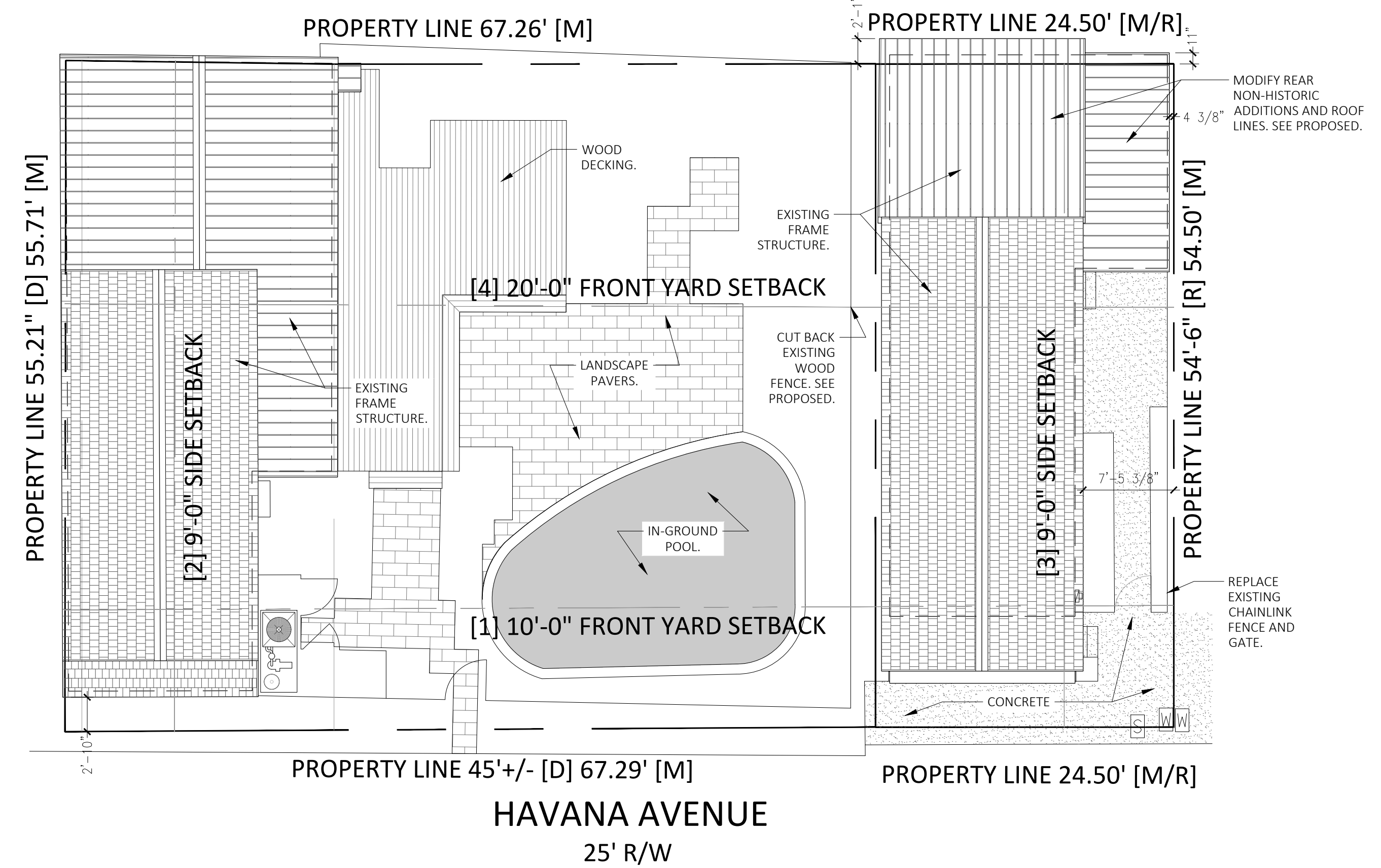
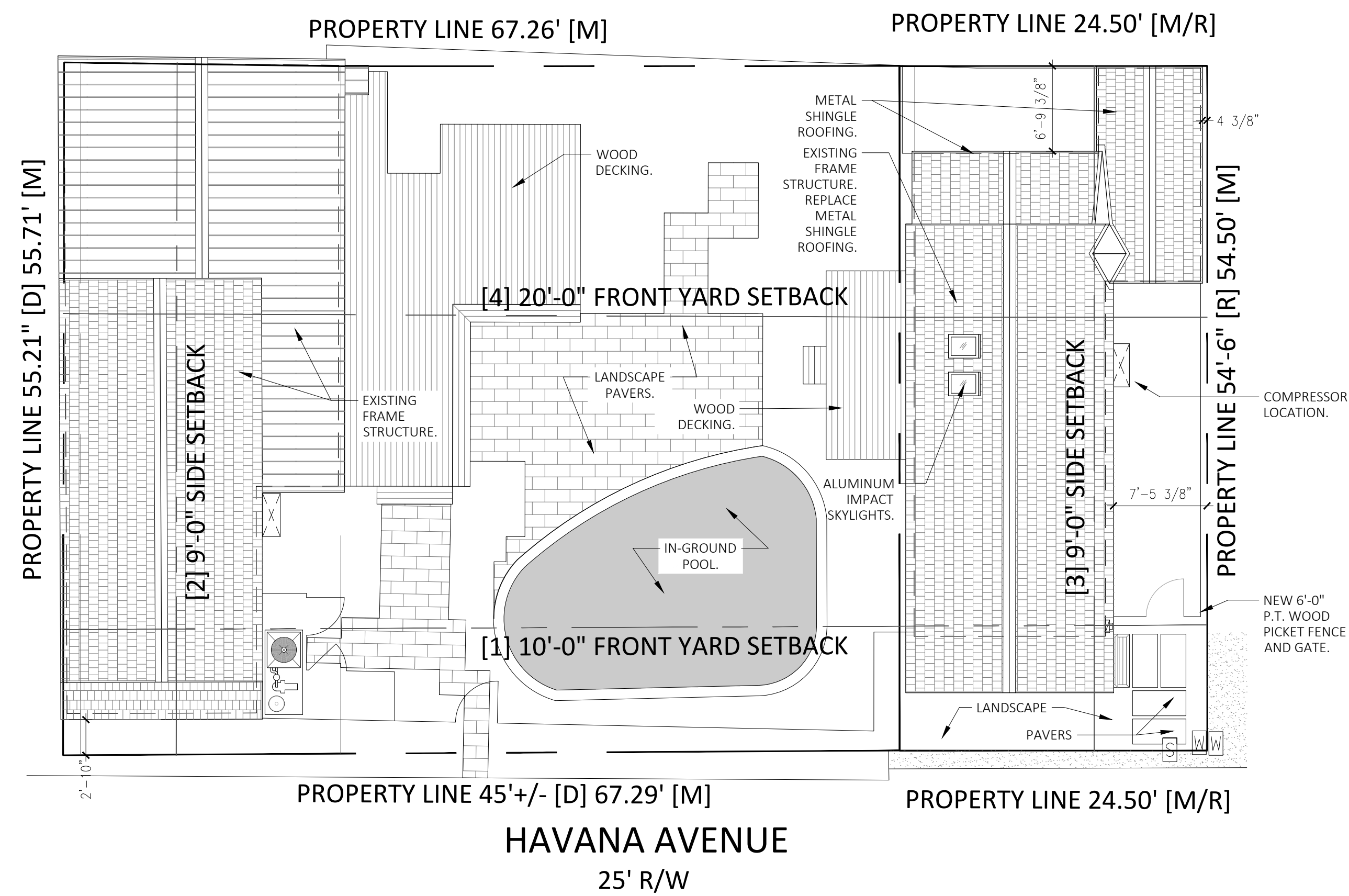
1 COPY OF SURVEY [1 & 3]
SCALE: NOT TO SCALE

Boundary Survey Map of Lot 23 and part of Lot 22, Tract 6 Island of Key West

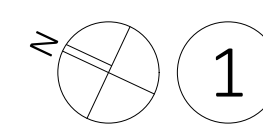
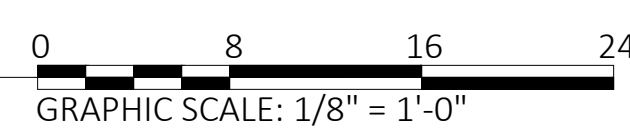


2 COPY OF SURVEY [4]
SCALE: NOT TO SCALE

A2O ARCHITECTURE P: 305.241.7671 T: 305.241.7671 F: 305.241.7671 E: a2o@architect.com P: 305.241.7671 F: 305.241.7671 E: a2o@architect.com	ARCHITECT:	CONSULTANTS:	HAMILTON RESIDENCE - 1 HAVANA LANE, LLC.	RESIDENTIAL RENOVATION	4 HAVANA LANE KEY WEST, FLORIDA 33040	SUBMISSIONS:	APPROVALS: PLANNING APPROVED: 2021.05.20	PROJECT #: 21.11	SHEET: G1.0
						COVER, COPY OF SURVEY, & SCOPE OF WORK		JULY 13, 2021	

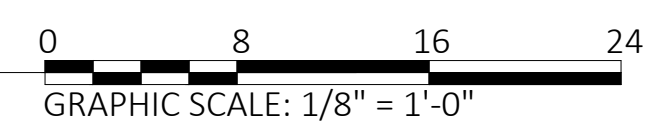


PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN

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



PROJECT SITE DATA TABLE				
1 & 4 HAVANA AVE., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00021310-000000 / 00021250-000000 / 00021180-000000				
ZONING DISTRICT	HHDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	5,011.85 SF	NO CHANGE	N/A
HEIGHT	30'-0"	16'-10 3/4"	16'-10 3/4"	COMPLIES
SETBACKS				
[1] FRONT YARD: PL-W	10'-0"	2'-10"	2'-10"	EXISTING
[2] SIDE YARD: PL-N	9'-0" ¹	0'-0"	0'-0"	EXISTING
[3] SIDE YARD: PL-S	9'-0" ¹	0'- 4 3/8"	0'- 4 3/8"	EXISTING [VAR. REQ.]
[4] REAR YARD: PL-E	20'-0"	2'-1" OVER	0'-0"	IMPROVES [VAR. REQ.]
BUILDING COVERAGE	50% MAX [2,505.93 SF]	40.99% [2,054.12 SF]	38.63% [1,936.19 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [3,007.11 SF]	64.72% [3,243.84 SF]	59.90% [3,002.25 SF]	COMPLIES
OPEN SPACE	35% MIN [1,754.15 SF]	26.73% [1,339.65 SF]	31.55% [1,581.24 SF]	IMPROVES

DATA TABLE NOTES:

1. WHEN COMBINING THE PARCELS, SIDE YARD SETBACKS INCREASE FROM 5'-0" TO 9'-0" PER CITY OF KEY WEST LDR: SEC. 122-630. - DIMENSIONAL REQUIREMENTS, [6].
2. REQUESTED SETBACK VARIANCES REFER TO #4 HAVANA AVE. [SOUTHEAST CORNER OF PARCEL], ONLY. THE SETBACKS FOR #1 HAVANA AVE. ARE AN EXISTING CONDITION AND WILL NOT BE MODIFIED AS A PART OF THIS PROJECT.

SITE PLAN NOTES:

1. SITE PLAN FOR 1 & 3 HAVANA AVE. BASED ON SURVEY DATED 03/08/2018 BY FLORIDA KEY S LAND SURVEYING, AND FIELD MEASUREMENTS BY A2O ARCHITECTURE.
2. SITE PLAN FOR 4 HAVANA AVE. BASED OFF OF SURVEY DATED 03/17/2021 BY J. LYNN O'FLYNN, INC., AND FIELD MEASUREMENTS BY A2O ARCHITECTURE.

1331

A1.1

JULY 13, 2021
20 ARCHITECTURE, LLC

SITE PLANS & DATA TABLE

PROJECT #:

APPROVALS:

SUBMISSIONS:

HAMILTON RESIDENCE - 1 HAVANA LANE, LLC.

RESIDENTIAL RENOVATION

4 HAVANA LANE
KEY WEST, FLORIDA 33040

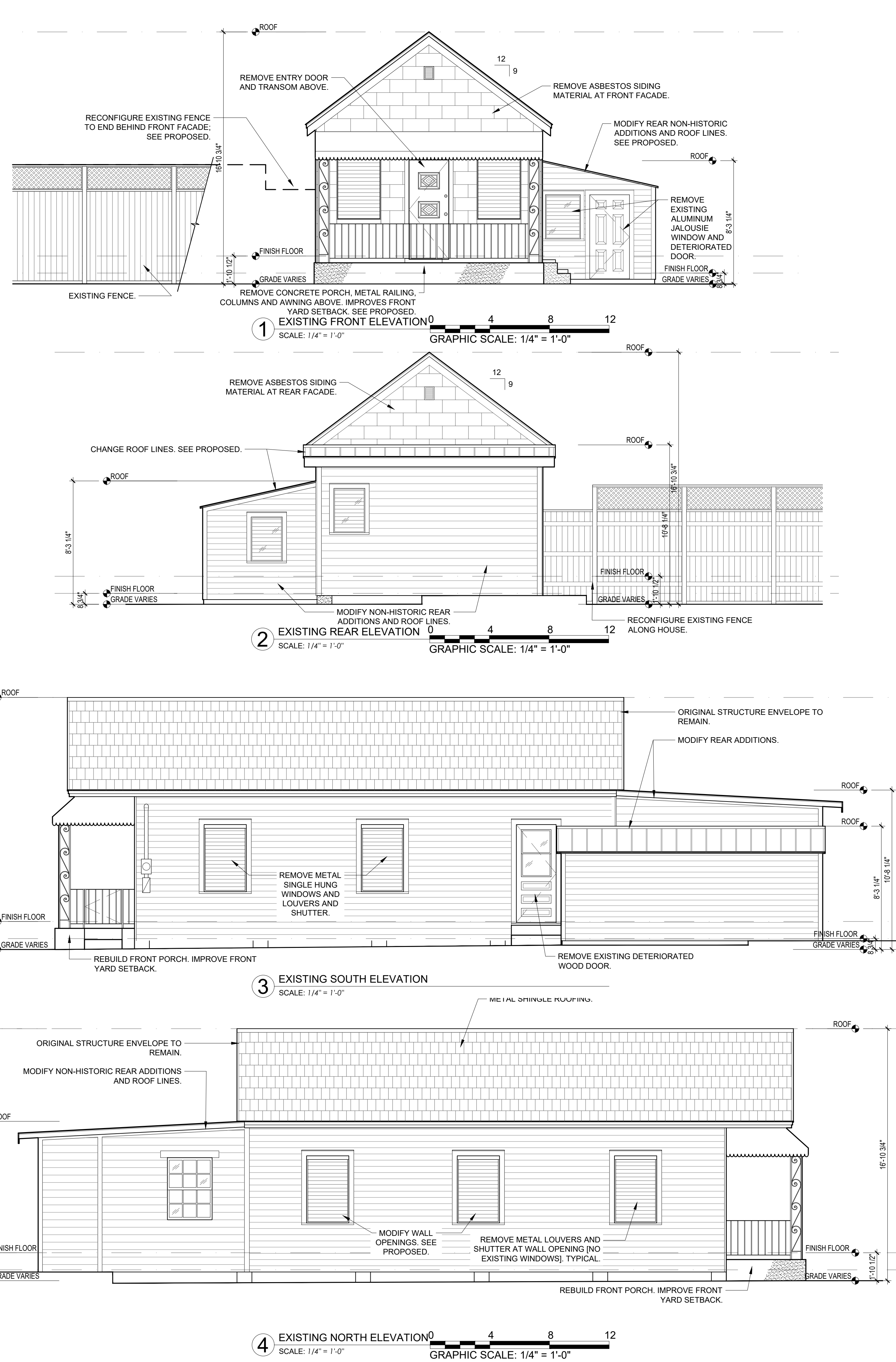
ARCHITECT:

CONSULTANTS:

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/23

A₂O
ARCHITECTURE

P: 305.741.7676
 E: A2OARCHITECTURE@GMAIL.COM
 PROF. REG. AA.26003092
 13706 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. RECONFIGURATION OF ROOF OVER REAR STRUCTURE. ADDITIONS OF TWO SKYLIGHTS ON MAIN ROOF. DEMOLITION OF NON-HISTORIC REAR ADDITION. REMOVAL OF METAL AWNING, IRONWORK, AND ASBESTOS SIDING ON FRONT ELEVATION.

#4 HAVANA LANE

Applicant – A2O Architecture Application #H2021-0031

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lori Thompson, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
20th day of July, 2021.
4 HAVANA LANE

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on July 28th, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2021-0031.

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

Signed Name of Affiant:

[Signature]
Date: 7/20/21
Address: 500 FLEMING ST
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20th day of July, 2021.

By (Print name of Affiant) Lori Thompson who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Diane T. Castillo
Print Name: Diane T. Castillo
Notary Public - State of Florida (seal)
My Commission Expires: _____







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 00021310-000000
 Account# 1022055
 Property ID 1022055
 Millage Group 10KW
 Location 1 HAVANA Ave, KEY WEST
 Address
 Legal KW PB 1-46 PT LT 22 ALL LOT 23 AND PT LOT 29-30 AND LOT 37 OF TR 6 AND PT LT 36 A4-463 B2-174 C2-330 C4-355 F1-105 G28-352 G43-421 G74-440 E1-286 OR15-292 OR281-363/64 OR313-202/03 OR606-15 OR679-248/49 OR682-603/04 OR760-1978/79 OR825-1300/01 OR1696-314/15 OR2236-1494/95 OR2337-1828/40 OR2446-940/41 OR2899-306/07 OR2899-308/09 OR3079-1872 OR3091-1666 OR3096-1323
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

1 HAVANA LANE LLC
 221 Simonton St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$612,285	\$499,826	\$388,163	\$298,064
+ Market Misc Value	\$26,631	\$25,319	\$25,891	\$26,464
+ Market Land Value	\$214,081	\$202,105	\$185,637	\$184,549
= Just Market Value	\$852,997	\$727,250	\$599,691	\$509,077
= Total Assessed Value	\$799,975	\$727,250	\$469,188	\$426,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$852,997	\$727,250	\$599,691	\$509,077

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,818.00	Square Foot	0	0
RES SUPERIOR DRY (0150)	1,237.00	Square Foot	21	54.5

Buildings

Building ID	1609	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1929
Building Type	S.F.R. - R1 / R1	Effective Year Built	2016
Gross Sq Ft	1108	Foundation	WD CONC PADS
Finished Sq Ft	1018	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	148	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	3	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	90	0	42
FLA	FLOOR LIV AREA	1,018	1,018	148
TOTAL		1,108	1,018	190

Building ID	64711	Exterior Walls	WD FRAME	
Style	1 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	Effective Year Built	1999	
Gross Sq Ft	925	Foundation	WD CONC PADS	
Finished Sq Ft	850	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	198	Heating Type		
Functional Obs	0	Bedrooms		
Economic Obs	0	Full Bathrooms	1	
Depreciation %	30	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	850	850	178

OPF	OP PRCH FIN LL	75	0	40
TOTAL		925	850	218

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1994	1995	1	1 UT	2
RES POOL	2015	2016	1	175 SF	4
WOOD DECK	2015	2016	1	330 SF	4
FENCES	1979	1980	1	300 SF	2
RES POOL	2001	2002	1	350 SF	3
WOOD DECK	2019	2020	1	0 SF	2
CH LINK FENCE	1964	1965	1	216 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/9/2018	\$1,220,000	Warranty Deed	2162305	2899	308	05 - Qualified	Improved
11/13/2009	\$334,000	Warranty Deed		2446	940	30 - Unqualified	Improved
4/25/2001	\$201,500	Warranty Deed		1696	0314	M - Unqualified	Improved
2/1/1981	\$100,000	Warranty Deed		825	1300	U - Unqualified	Improved

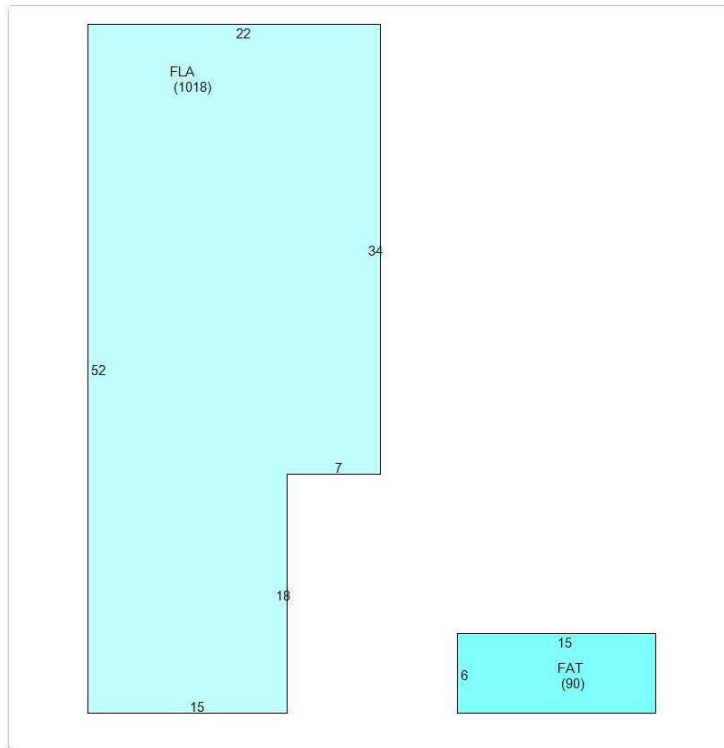
Permits

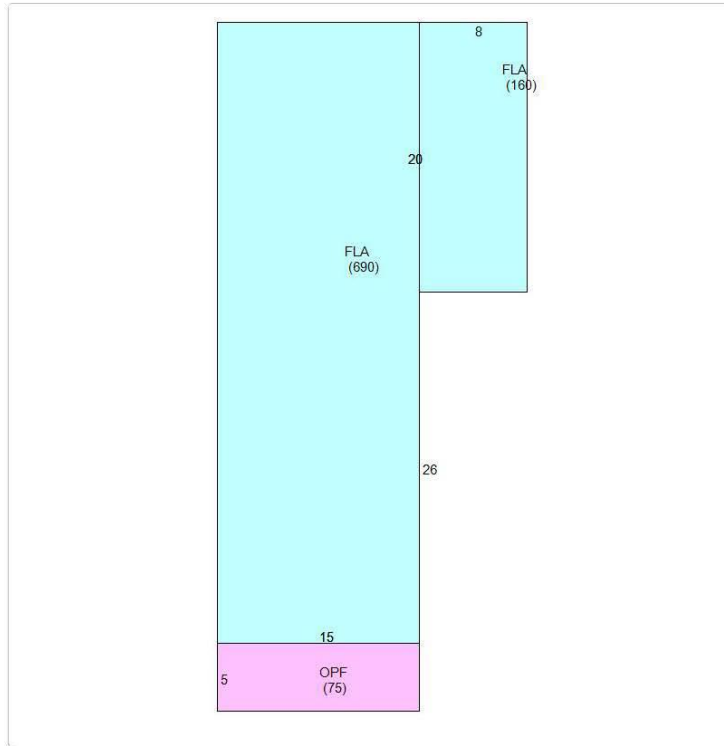
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0646	4/9/2021		\$3,400	Residential	Remove approx 300 sq feet of drywall to determine condition of wood underneath. Demo kitchen cabinets, drywall and 2 bathrooms, tile, flooring etc. **NOC required**
21-0802	4/9/2021		\$0	Residential	remove interior wood lapboard from walls and ceilings to studs, approx 2500 sq ft. plans to be submitted for full renovation.
21-0839	4/9/2021	4/21/2021	\$0	Residential	Remove top layer of siding, front only. Remove top layer of siding to expose original. ***Not for removing any other elements but just first layer of siding at front. ET****
21-0903	4/9/2021	4/21/2021	\$0	Commercial	Removal of sub floors. Removal of approx 4 layers of sub flooring though out house to joists. Bottom layer completely rotted. Complete engineering plans forthcoming. **NOC exempt**
18-1214	11/25/2019		\$0	Residential	SQ front awning: remove existing roofing, install gable, eaves trim/drip, berridge metal shingle roofing, ridge cap/j-clip, ss screws. Remainder of roof: perform routine maintenance. **New metal shingles to match existing (KP
18-2842	11/25/2019		\$0	Residential	Replace (1) 2 over 2 wood window w/like. **NOC REC'D 11/8/18
18-0975	1/7/2019	11/5/2019	\$22,000	Residential	DEMO WALKWAY REPLACE DECKING LAY STONE PATIO NEW TRASH ENCLOSURE NEW POOL EQUIP ENCLOSURE
14-5588	12/15/2014	3/8/2016	\$1,800		BUILD DECK AROUND OLD SPA AREA, 2 BENCHES TO MATCH EXISTING DECK
13-1189	4/9/2013	4/16/2014	\$5,000	Residential	RE-PLASTER 78 LF RESIDENTIAL POOL. REPLACE & BENCH TILE. INSTALL POOL SAFETY NET.
08-3909	11/4/2008	3/25/2009	\$2,500		RE SURFACE POOL
03-0666	3/6/2003	12/2/2003	\$1,500	Residential	RUBBER ROOFING
0202732	10/4/2002	10/28/2002	\$2,500	Residential	RE PLASTER POOL
0004065	1/22/2001	11/29/2001	\$74,063	Residential	REBUILD FIRE DAMAGE
0002966	9/20/2000	9/30/2000	\$300	Residential	FIRE DAMAGE
9901922	6/8/1999	11/9/1999	\$500	Residential	ELECTRIC REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

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

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

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