



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2021

Applicant: Wade Morgan

Application Number: H2021-0034

Address: 803 Catherine Street

Description of Work:

Partial removal of shed roof on rear addition.

Site Facts:

The building under review is a one-story house listed as a contributing resource to the historic district. The CMU house was built circa 1920. A one-story addition and porch were added to the rear of a historic sawtooth. The circa 1965 evidence that the old wooden turned posts were removed. The house does not conform with side yard setbacks and the front and according to the submitted plans portions of side fences sit over city's right-of-way.

Ordinance Cited on Review:

- Land Development Regulations Section 102-217 (3), demolition for non-contributing or non-historic structures.

Staff Analysis:

The Certificate of Appropriateness under review proposes the partial demolition of a rear not historic shed roof. The easternmost side of the roof will be kept in place as the owners do not want to obtain a variance. There is evidence that supports that the roof in question was build circa 1985, therefore it is not a historic structure. It is staff's opinion that the request for demolition should be

reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*
- (2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The roof under review is non-historic and the applicant has submitted plans for its partial replacement and alteration. The existing non-historic roof is structurally sound, but the interior space does not provide adequate ceiling height.

(b) The historic architectural review commission shall not issue permits 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;*

The roof in question is non-historic and it does not contribute to the historic quality of the house or surrounding urban context.

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

This is not the case.

- (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.*

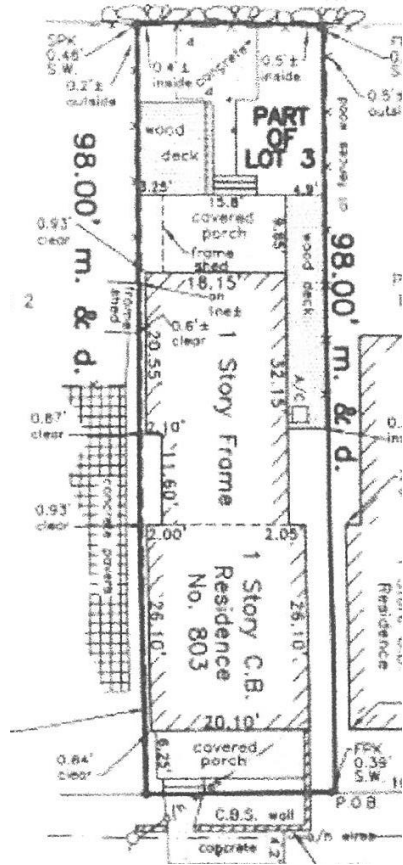
This will not be the case as the rear shed roof is part of a latter non-significant addition.

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

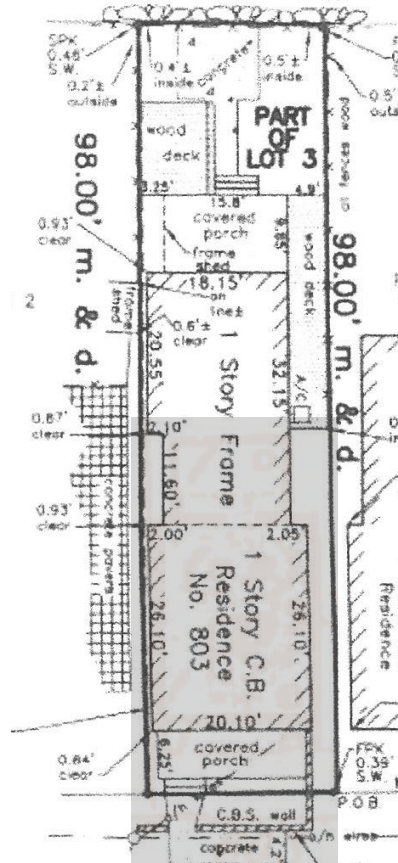
It is staff's opinion that the existing shed roof will not qualify as a contributing element to the house or to the district.

In conclusion, staff recommends to the Commission the review of the requested partial demolition of the non-historic rear shed roof as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

Current Survey



Overlay of Survey and Sanborn Map



1962 Sanborn Map



APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
 KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 2021-0034		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="radio"/> YES <input type="radio"/> NO 0.0% %

ADDRESS OF PROPOSED PROJECT:	803 Catherine Street		# OF UNITS	1.0
RE # OR ALTERNATE KEY:	1030511			
NAME ON DEED:	Ross Adam J - family trust	PHONE NUMBER	617-797-2383	
OWNER'S MAILING ADDRESS:	234 Cairn Ridge Rd	EMAIL		
	East Falmouth, MA 02536			
CONTRACTOR COMPANY NAME:	WHM Renovations	PHONE NUMBER	305-766-9600	
CONTRACTOR'S CONTACT PERSON:	Wade Morgan	EMAIL	whmrenovations@yahoo.com	
ARCHITECT / ENGINEER'S NAME:	William Rowan	PHONE NUMBER	305-394-4773	
ARCHITECT / ENGINEER'S ADDRESS:	321 Peacon Ln	EMAIL	wrowan@gmail.com	
	Key West, FL 33040			

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$ **22,400**

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) REMOVE EXISTING FLAT ROOF @ REAR
OF HOUSE APPROX 24' X 14' / 336 sq ft, FRAME NEW GABLE
ROOF WITH (3) 2'x6' SKYLIGHTS, (8) 2'x2' SKYLIGHTS, (2)
GABLE END WINDOWS (ALL IMPACT RATED ALUM.), NEW 2x4 PONY WALL
ON WEST SIDE FOR SETBACK PURPOSES, 5v METAL, NOVELTY SIDING TO MATCH

Printed name of property owner or licensed contractor. Wade Morgan (WHM Renovations)	Signature
Notary Signature as to applicant, State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced _____ as identification.	
Official Use Only:	



PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE _____ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Roof	Flat roof w/ membrane	Wood framed Gable w/ 5v metal
		FLAT IMPACT SKY LIGHTS
		NOVELTY SIDING TO MATCH

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG, LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

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:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

803 CATHERINE ST.	
ADAM J ROSS - FAMILY TRUST	

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

REMOVE APPROX. 320 SQUARE FEET OF FLAT
ROOF AT REAR ADDITION OF PROPERTY

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.

N/A

(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.

N/A

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

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

N/A

(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.

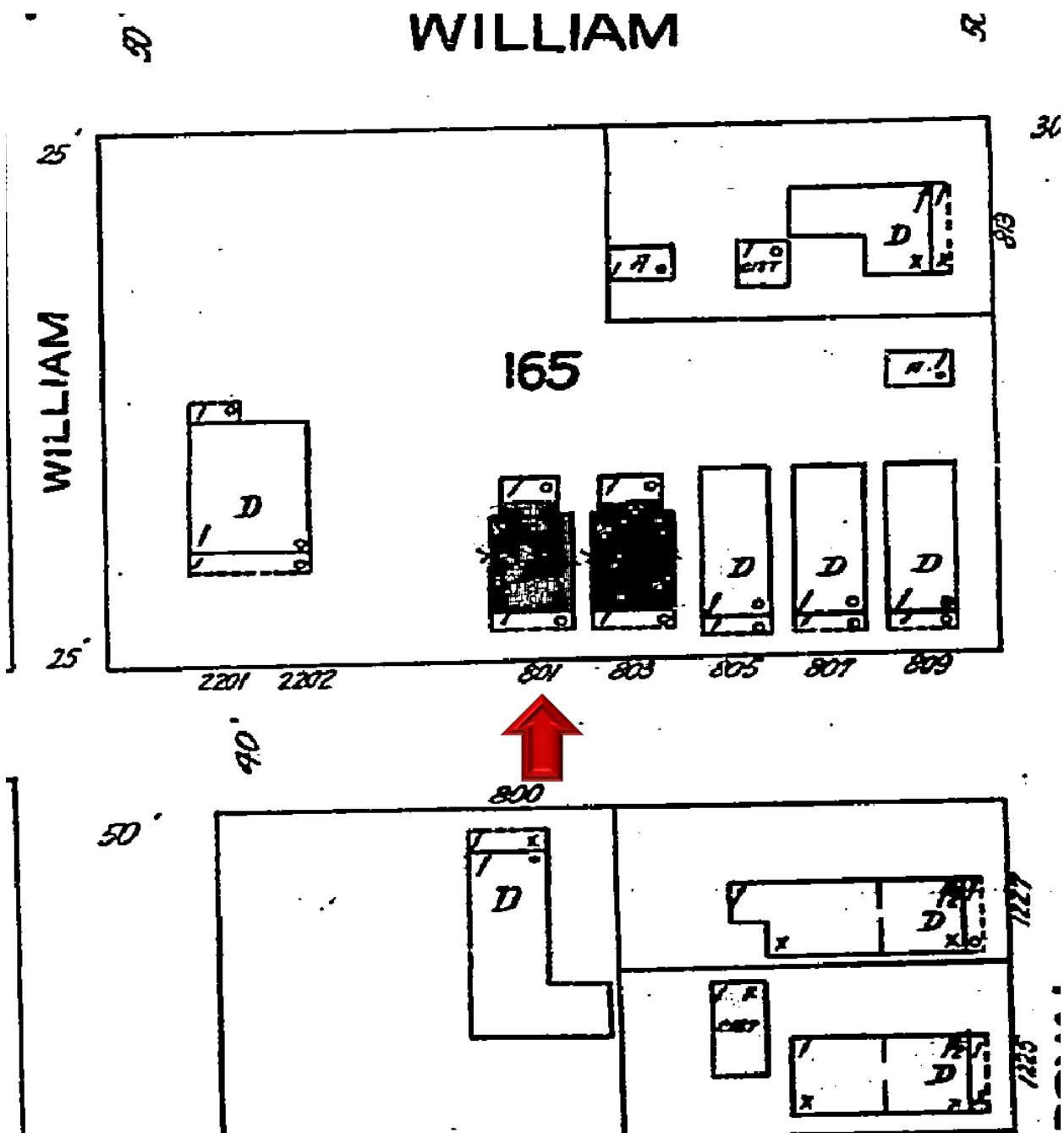
N/A

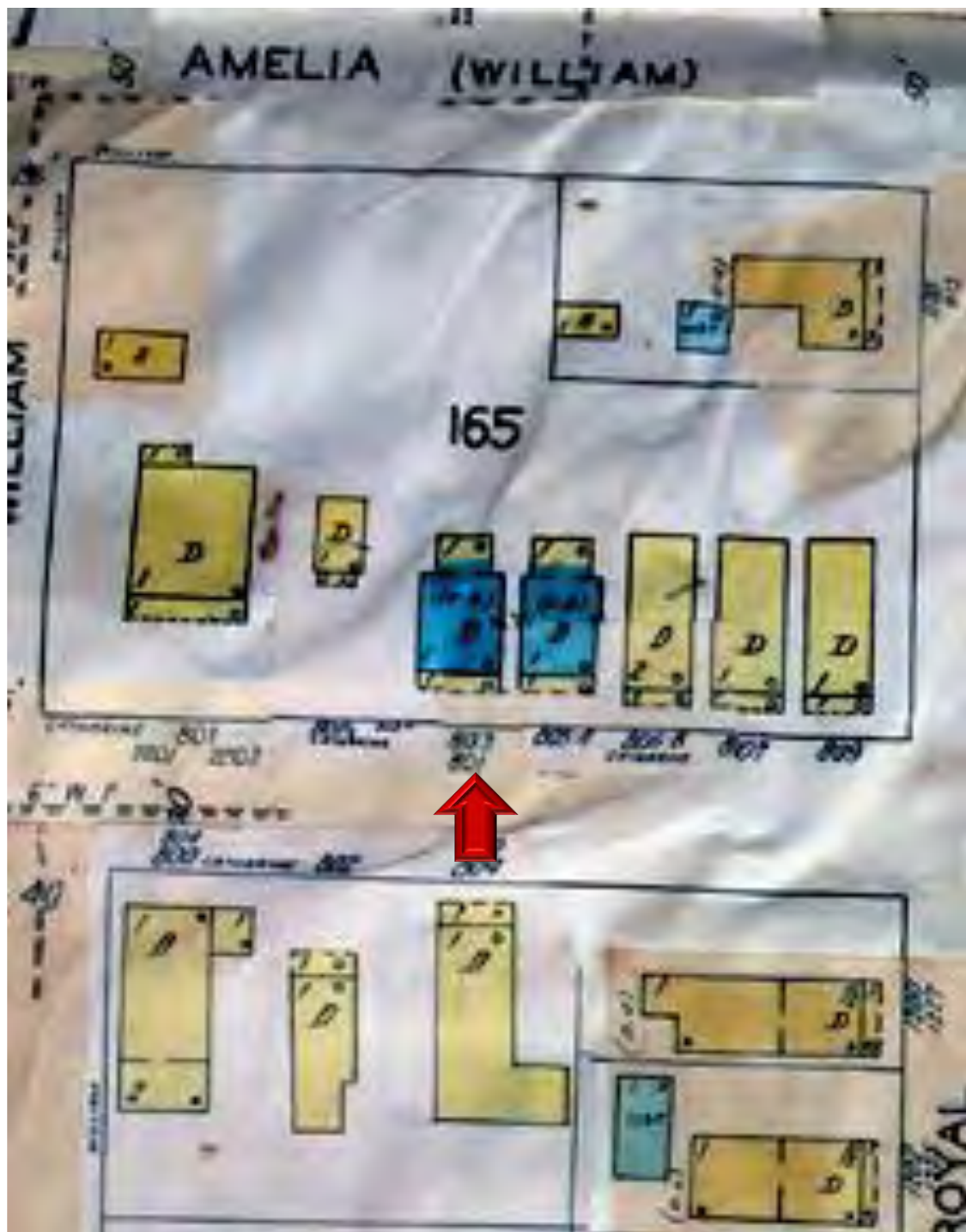
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

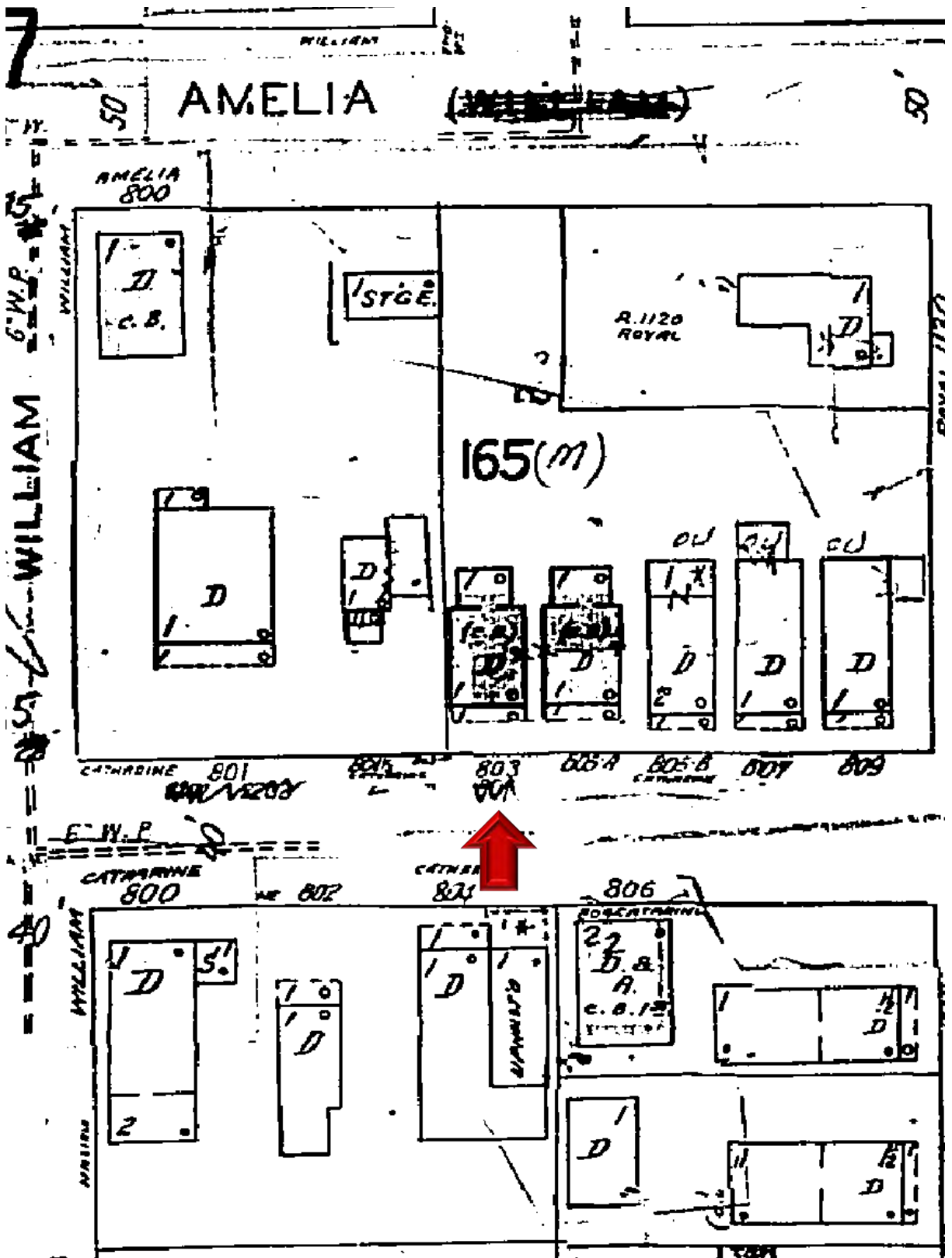
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (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.
REMOVING NON - HISTORIC FLAT ROOF
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
REMOVING NON - HISTORIC FLAT ROOF ONLY
(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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS





1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



803 Catherine Street circa 1965. Monroe County Library.



PARTIAL FLAT ROOF TO BE REMOVED



EXISTING SAWTOOTH TO REMAIN

EXISTING CONDITIONS
@ NORTH ELEVATION



PROPOSED REAR ELEVATION (RENDERING)

FLAT ROOF WITHIN SETBACK TO REMAIN EXISTING



EXISTING CONDITIONS AT WEST

ELEVATION

EXISTING CONDITIONS @ EAST ELEVATION

SAWTOOTH TO REMAIN



FLAT ROOF TO BE REMOVED

REMOVE FLAT ROOF

COVERED DECK TO REMAIN



EXISTING CONDITIONS AT NORTHEAST CORNER

SURVEY



A portion of
"Key West Investment Co."
Plat Book1, Page 49
City of Key West

based on assumed meridian
earing: R/W Catherine Street
existing elevation
ased on N.G.V.D. 1929 Datum
No.: V-276 Elevation: 7.217'
has not been performed on
ounding properties.
performed on: 6/25/15

P.K. Nail
Nail, P.L.S. No. 2749
2" I.B., P.L.S. No. 2749
1/2" iron pipe/bar

oss;
le Insurance Company;
Ashby, P.A.;
Bank of the Florida Keys

I certify that the attached Boundary Survey is correct to the best of my knowledge and belief; that it meets the minimum standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 of the Florida Administrative Code, and the American Land Title Association, and that it complies with the provisions of Section 72.027, and the American Land Title Association, and that it is a true and correct copy of the original survey as shown hereon.

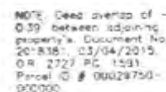
4. HILDEBRANDT
Land Surveyor & Mapper No. 2749

On the island of Key West and known on William A. Whitehead's Map of said island, as part of Tract Twelve (12) and is part of Lot Three (3) of Square Four (4) of the Amended Plat of part of said Tract Twelve (12), as amended by the Key West Investment Company's and recorded in Book [redacted] Page 49 of Monroe County, Florida records.

Commencing at a point on the Northwest side of Catherine Street, distance One hundred-two (102) feet and Four (4) inches from the corner of Catherine and Royal Streets, running thence in a Southwesterly direction Twenty-four (24) feet, Two (2) inches; thence at right angles in a Northwesterly direction Ninety-eight (98) feet; thence at right angles in a Northeasterly direction Twenty-four (24) feet, Two (2) inches; thence at right angles in a Southeasterly direction Ninety-eight (98) feet back to the Point of Beginning.

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CE	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plot
C.B.	Concrete Block	PG	Page
CUP	Concrete Utility Pole	PB	Plot Book
COY'D	Covered	P.O.B.	Point Of Beginning
D	Dead	P.O.C.	Point Of Commencement
ELEV	Elevation	R/W	Right Of Way
F.F.L.	Finished Floor Elevation	SIB	Set Iron Bar
FD	Found	SIP	Set Iron Pipe
FIB	Found Iron Bar	SPK	Set Nail And Spike
FPK	Found Nail & Disc	STY	Story
INV	Invert	UP	Utility Pole
IRR	Irregular	WM	Water Meter

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



NOTE: All angles are 90°00'00" unless otherwise described.

(305) 293-0468
Fax: (305) 293-0237
thildeb1@bellsouth.net
L.B. No. 7700

fred\drawings\keywest\block121\803catherine

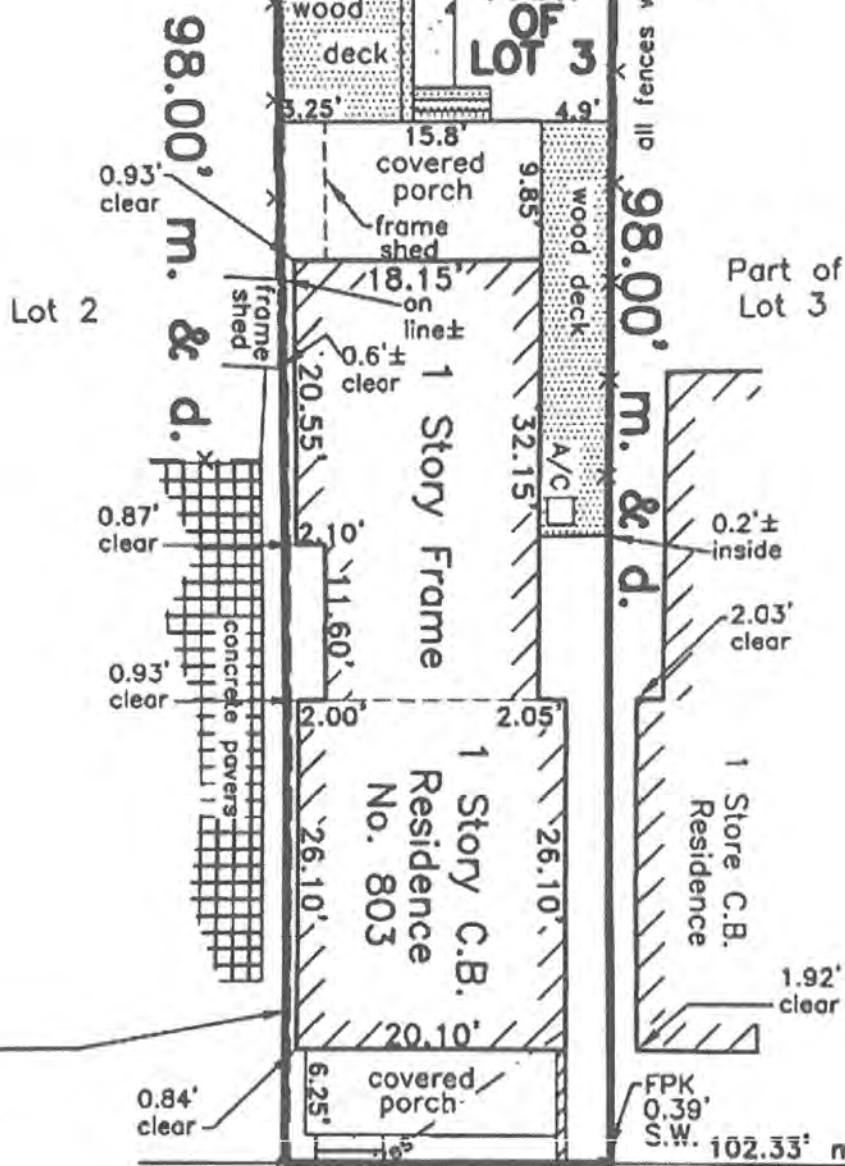
Lot 7 24.17' m.&d. Stone Wall

SPK 0.46' S.W. 0.2'± outside

0.4'± inside concrete

0.5'± inside

FPK 0.62' S.W. 0.5'± outside



ROYAL STREET

Westerly Right-of-Way line

P.O.C.

NOTE: All angles are 90°00'00" unless otherwise described

CATHERINE STREET
(50' R/W)

TE: Deed overlap of 59' between adjoining property's. Document No. 18381, 03/04/2015, R. 2727 PG. 1591. rcel ID # 00029750-0000.

PROPOSED DESIGN

THE ROSS RESIDENCE RESIDENTIAL UPGRADES

803 CATHERINE STREET KEY WEST, FLORIDA 33040

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of Monroe county, and the state of Florida. Applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2020
ELECTRICAL: National Electrical Code, 2020
PLUMBING: Florida Building Code (Plumbing), 2020
MECHANICAL: Florida Building Code (Mech.), 2020
GAS: LP Gas Code, 2020 edition (NFPA 58)

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

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.

Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.

TREE PROTECTION PLAN

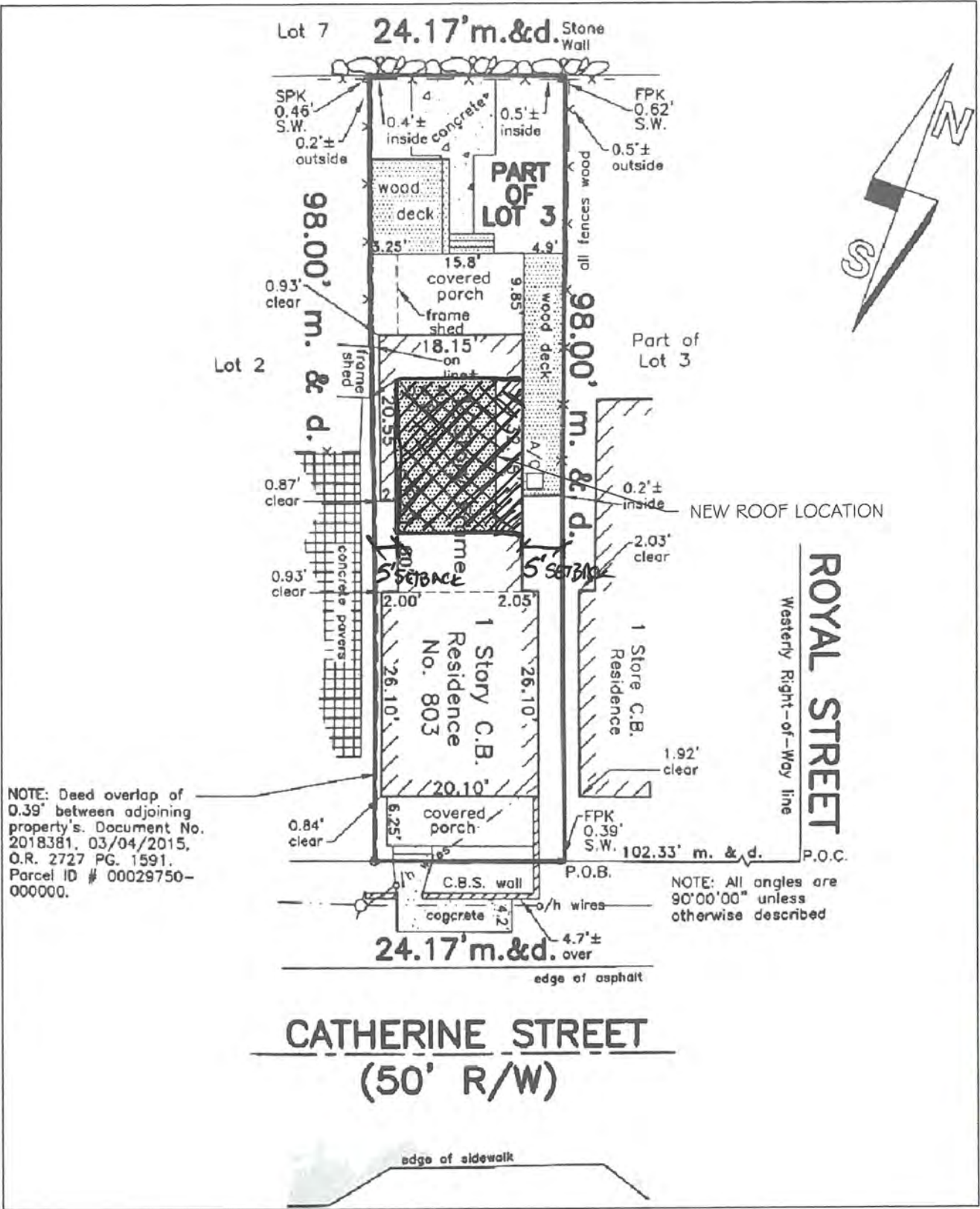
CANOPY OF EXISTING TREE TO BE MINIMALLY TRIMMED FOR ROOF ACCESS / CONSTRUCTION

NO TREE ROOT SYSTEMS ARE TO BE DISTURBED

SHEET INDEX

SHT	DESCRIPTION
1	COVER, SURVEY, NOTES, LOCATION
2	PROPOSED ELEVATIONS
3	SECTION, NOTES, DETAILS
4	ROOF FRAMING PLAN, NOTES, SPECS

Basic Building Structural Information				
Floor and Roof Live Loads				
Attics:		20 psf w/ storage, 10 psf w/o storage		
Habitable Attics, Bedroom:		30 psf		
All Other Rooms:		40 psf		
Garage:		40 psf		
Roofs:		20 psf		
Wind Design Data				
Ultimate Wind Speed:		180 mph	Nominal Wind Speed:	139 mph
Risk Category:		II	Wind Exposure:	C
Enclosure Classification:		Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:		0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+27.0 psf max., -43.0 psf min.		
	Roof Zone 2:	+27.0 psf max., -74.9 psf min.		
	Roof Zone 3:	+27.0 psf max., -110.7 psf min.		
	Roof at Zone 2 Overhangs:	-87.5 psf min.		
	Roof at Zone 3 Overhangs:	-147.2 psf min.		
	Wall Zone 4:	+47.0 psf max., -50.9 psf min.		
	Wall Zone 5:	+47.0 psf max., -62.8 psf min.		
The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.				
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.				
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.				



SURVEY



SATELITE VIEW

COVER

THE ROSS RESIDENCE
RESIDENTIAL UPGRADES

803 CATHERINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

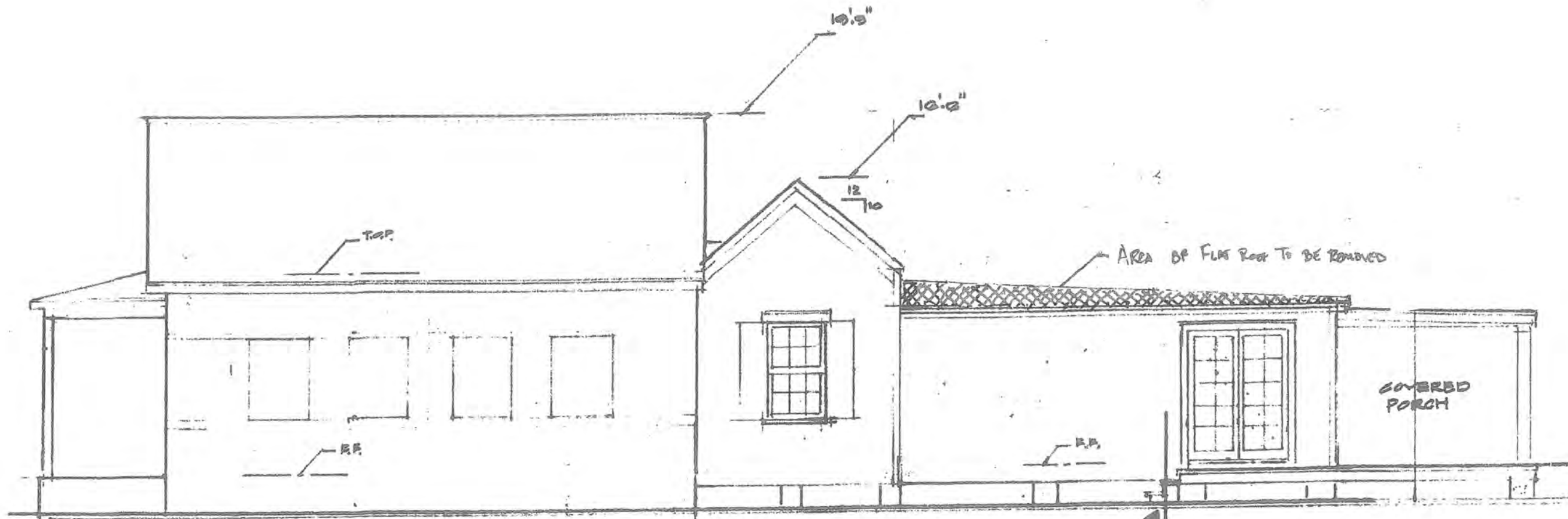
KEY WEST, FLORIDA
FLORIDA LICENSE AR-007751

PROJECT NO :

DATE : 6-1-2021

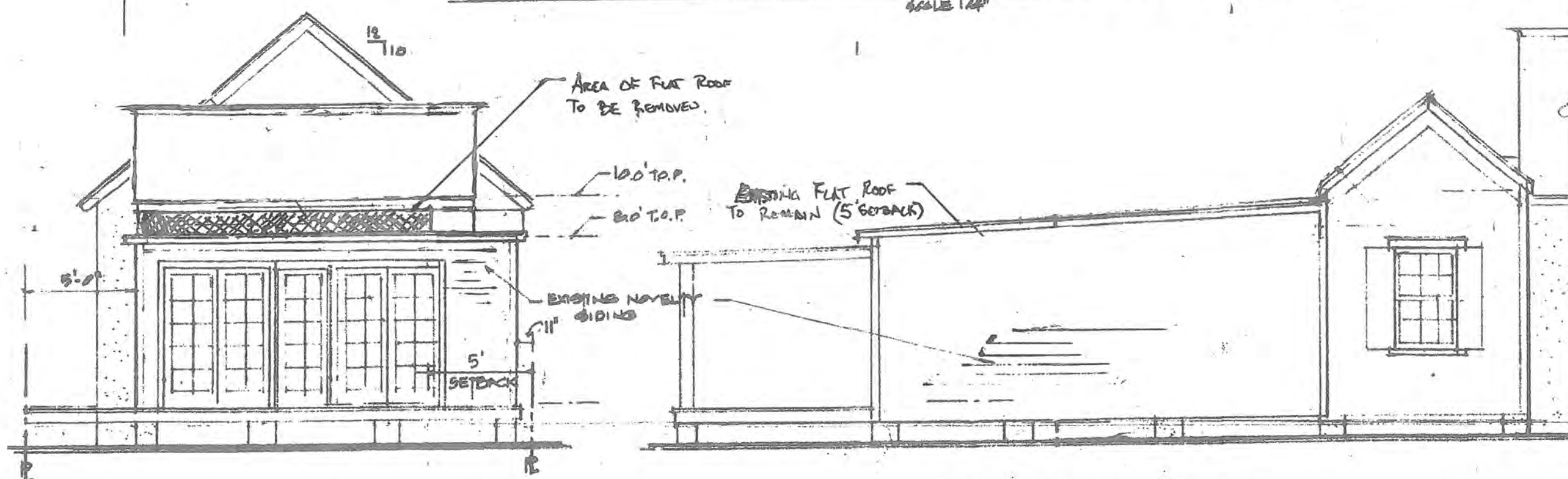
1

1 OF 4



EAST ELEVATION (EXISTING)

SCALE 1/4"



NORTH ELEVATION

SCALE 1/4"

EXISTING

WEST ELEVATION (PARTIAL)

SCALE 1/4"

EXISTING

EXISTING ELEVATIONS

THE ROSS RESIDENCE
RESIDENTIAL UPGRADES

803 CATHERINE STREET KEY WEST, FLORIDA 33040



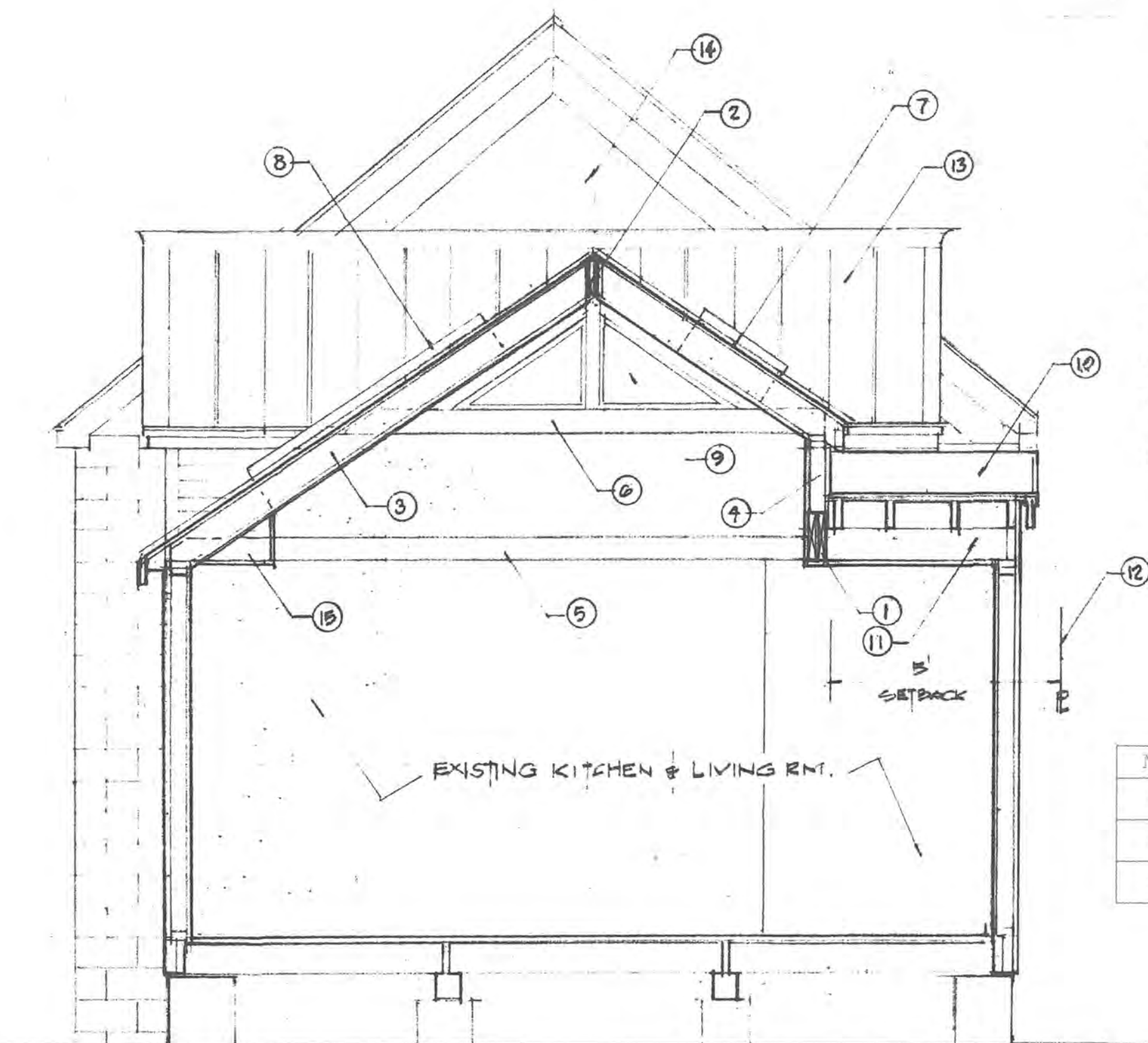
WILLIAM ROWAN
ARCHITECTURE

STATE OF FLORIDA
LICENSED ARCHITECT
12574
12/1/2021

ALL RIGHTS RESERVED

1 OF 1





LEGEND

1. WALL BEAM (2) LVL 1 3/4" x 12"
2. RIGID BEAM (1) LWL 3 1/4" x 9 1/4"
3. RAFTERS 2x8 (SEE FRAMING PLAN)
4. NEW PONY WALL 2x4 W/ 3/4" PT EA. SIDE
5. WALL TIES (2) 2x6 (SEE FRAMING PLAN)
6. COLLAR TIES (2) 2x6 " " "
7. ROOF 3/4" PT. PLYWD., PEAL STICK, MTL V-CRIMP
8. SKYLIGHTS (3) 2' X 6' & (3) 2' X 2'
9. WINDOWS - BOTH GABLES CUSTOM
10. EXISTING ROOF INSIDE SETBACK TO REMAIN
11. EXISTING CEILING (REPAIR OR REPLACE)
12. WEST PROPERTY LINE
13. ONE STORY WOOD FRAMED SAWTOOTH
14. ONE STORY CMU
15. NEW SOFFIT

WINDOW SCHEDULE

MK.	QTY.	DESCRIPTION / DETAILS	PRESSURES REQ.
A	3	2' X 6' IMPACT SKYLIGHT	+45.0 PSF / -49.0 PSF
B	3	2' X 2' IMPACT SKYLIGHT	+47.0 PSF / -50.9 PSF
C	1	GABLE END FIXED IMPACT	+47.0 PSF / -50.9 PSF

A SECTION @ NEW ROOF

THE ROSS RESIDENCE
RESIDENTIAL UPGRADES
803 CATHERINE STREET KEY WEST, FLORIDA 33040



WILLIAM ROWAN N
ARCHITECTURE
803 CATHERINE STREET
KEY WEST, FLORIDA 33040
TEL: 305.244.4521

6-1-2021

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:

NEW GABLE ROOF ON REAR ADDITION WITH 6 SKYLIGHTS AND 2 GABLE END WINDOWS. REMOVAL OF FLAT ROOF ON REAR ADDITION.

#803 CATHERINE STREET

Applicant –Wade Morgan Application #H2021-0034

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 WADE MORGAN, 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:
803 CATHERINE STREET, KEY WEST, FL 33040 on the 20TH day of JULY, 2021.

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 H2021-0034.

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

Signed Name of Affiant:

WADE MORGAN

Date: 7-20-2021

Address: 417 ELIZABETH ST REM

City: KEY WEST, FL 33040

State, Zip: FL, 33040

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

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

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23



PROPERTY APPRAISER INFORMATION



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 00029760-000000
Account# 1030511
Property ID 1030511
Millage Group 10KW
Location 803 CATHERINE St, KEY WEST
Address
Legal KW INVESTMENT CO SUB PB1-49 PT LOTS 3-4 SQR 4 TR 12 E2-185 OR607-319
Description OR744-494 OR753-1473 OR753-983/85 OR755-1718 OR756-388 OR799-2080
 OR928-786/87 OR1034-396 OR1081-1555 OR1779-1086/87 OR2226-805 OR2226-
 806/07 OR2733-1624 OR2750-804/05 OR2750-1193/95 OR2818-621/22
 (Note: Not to be used on legal documents.)
Neighborhood 6096
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

ROSS ADAM J 1998 FAMILY TRUST UNDER AGR
 8/18/1998
 234 Cairn Ridge Rd
 East Falmouth MA 02536

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$149,182	\$150,958	\$154,510	\$156,286
+ Market Misc Value	\$11,943	\$12,190	\$12,435	\$12,682
+ Market Land Value	\$368,143	\$360,680	\$356,327	\$356,327
= Just Market Value	\$529,268	\$523,828	\$523,272	\$525,295
= Total Assessed Value	\$529,268	\$523,828	\$523,272	\$525,295
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$529,268	\$523,828	\$523,272	\$525,295

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,369.00	Square Foot	24	98

Buildings

Building ID 2299	Exterior Walls ABOVE AVERAGE WOOD with 49% CONC BLOCK
Style 1 STORY ELEV FOUNDATION	Year Built 1945
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2005
Gross Sq Ft 1522	Foundation WD CONC PADS
Finished Sq Ft 1072	Roof Type IRR/CUSTOM
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 176	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 18	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 450
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	552	552	0
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	520	520	0
OPU	OP PR UNFIN LL	150	0	0
OPF	OP PRCH FIN LL	180	0	0

TOTAL	1,522	1,072	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TILE PATIO	1985	1986	1	9 SF	3
FENCES	1987	1988	1	155 SF	5
FENCES	1988	1989	1	312 SF	2
WOOD DECK	2015	2016	1	102 SF	4
RES POOL	2015	2016	1	84 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/30/2016	\$100	Quit Claim Deed	2093806	2818	621	11 - Unqualified	Improved
7/9/2015	\$0	Certificate of Title		2750	804	12 - Unqualified	Improved
6/17/2015	\$655,000	Warranty Deed		2750	1193	02 - Qualified	Improved
4/2/2015	\$437,800	Certificate of Title		2733	1624	12 - Unqualified	Improved
7/24/2006	\$610,000	Warranty Deed		2226	805	Q - Qualified	Improved
4/18/2002	\$360,000	Warranty Deed		1779	1086	Q - Qualified	Improved
2/1/1989	\$150,000	Warranty Deed		1081	1555	Q - Qualified	Improved
11/1/1987	\$75,000	Warranty Deed		1034	396	Q - Qualified	Improved
10/1/1979	\$60,000	Conversion Code		799	2080	Q - Qualified	Improved

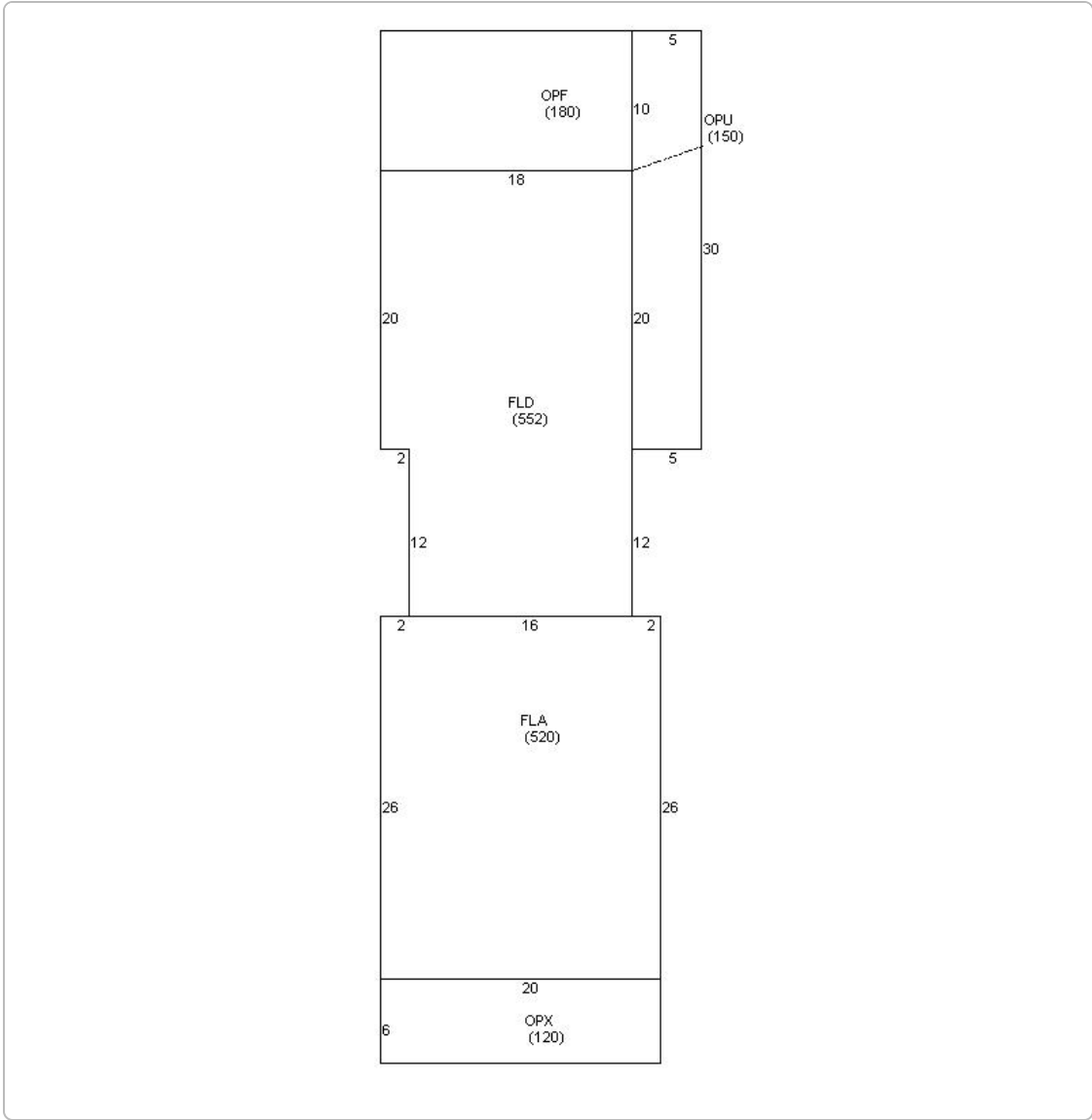
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-4320	11/19/2015	5/12/2017	\$50,035	Residential	DEMO 153SF OF EXISTING CONCRETE SLAB. DEMO 234SF OF LOW EXISTING WOOD DECK. CONSTRUCT NEW 1115SF OF WOOD DECK TO MATCH ELEVATION OF EXISTING CONSTRUCT NEW 7FT 12-6 POOL PER PLANS
06-3135	5/24/2006	7/7/2006	\$2,500	Residential	REPLACE 5 SQS. ROLL ROOFING WITH COOLEY MEMBRANE
05-0224	1/24/2005	10/14/2005	\$1,200	Residential	REPLACE SERVICE WITH A 200AMP
00-3025	9/25/2000	10/26/2000	\$2,200	Residential	ROOF
97-2554	7/30/1997	8/21/1998	\$2,000	Residential	REPAIR ROOF
97-2264	7/1/1997	8/1/1997	\$1,000	Residential	ROOF

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.

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