



Item 2

Meeting Date: October 24, 2017
Applicant: William Rowan Architects
Application Number: H16-03-0015
Address: #820 Carsten Lane

Remanded by Special Magistrate Yates - After the fact enclosure of second floor rear addition and renovation of siding and windows. ~~New side addition to two-story addition.~~ Renovations to historic building. Elevate the house one foot ~~and shift structure 3 inches southwest.~~ New roof on second floor addition to retain existing height. New rear covered porch. Paint to match.

The project was denied by the Historic Architectural Review Commission on April 25, 2017, and was appealed at the July 26, 2017 Code Hearing. Special Magistrate Yates has remanded the decision back to HARC for clarification for a better finding to support the substantial competent evidence. For any further questions, please contact Chief Assistant City Attorney Ron Ramsingh.

REMAND FOR CLARIFICATION



Staff Report for Item 2*

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 25, 2017

Applicant: William Rowan Architects

Application Number: H16-03-0015

Address: #820 Carsten Lane

Description of Work:

After the fact enclosure of second floor rear addition and renovation of siding and windows. ~~New side addition to two-story addition.~~ Renovations to historic building. Elevate the house one foot and shift structure 3 inches southwest. New roof on second floor addition to retain existing height. New rear covered porch. Paint to match.

Site Facts:

The house at 820 Carsten Lane is listed as a contributing resource. First appearing on the 1912 Sanborn map as a one-story structure, the house has undergone a few changes since then, such as siding replacement, new skylights, a new side addition, and a large two-story addition in the rear.

This property came to HARC in March, but was postponed by the Commission due to questions over the accuracy of the plans and whether what was built matched the HARC approval in 2006.

After conducting research, it appears that a rear porch addition with a height of 23 feet was approved by the HARC Commission on November 28, 2006. A building permit was submitted and picked up in early 2007. Two inspections were conducted (auger holes and framing), but the applicant never scheduled any more inspections or closed out the permit. It appears that the structure was built, but without the necessary inspections and approvals. The plans that were issued were kept by the architect, and now the City has a copy. The City Attorney has opined that the existing two story massing is very similar to the massing

that was approved in the 2007 plans. Therefore, the massing was approved by HARC in 2006, but not the side staircase or the current enclosure. There is currently a code case for the rear addition.

This project was heard in from of the HARC Commission again in November 2016, but again, there were errors in the plans. The applicant has measured the building again and corrected the plans.

The project last came to HARC in February 2017, but was postponed for redesign.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 5, 6, 9, and 10.

2013 HARC Guidelines for Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for additions and alterations 1, 3, 4, 5, 6, and 7 and guidelines 2, 3, 4 and 5 of new construction (pages 38-38a).

Entrances, Porches, and Doors (pages 32-33), specifically guidelines 13 and 14.

Staff Analysis

This Certificate of Appropriateness proposes renovations to a contributing structure. Changes to the main house include extending a side wall out to the same location as the main structure wall. From the Sanborn maps, it appears that the existing jog was created sometime between 1948 and 1962. The new proposed wall on the southwest side will be on the same wall plane as the front of the house. The new wall will have the same board and batten as the main house with 6/6, wood windows. The house will also be elevated one foot. The current porch on the rear will be enclosed with a new rear one-story covered porch will be constructed on the back.

The two-story addition in the rear was approved by HARC in 2006 as an open porch with a staircase that went through the center of the porch addition. Over time, the central staircase was removed and a new exterior staircase was built on the side of the house – without a Certificate of Appropriateness. Staff approved repairs to the staircase in 2015. The second story porch was also enclosed without benefit of a Certificate of Appropriateness. The submitted project proposes to add new board and batten siding to match the rest of the house. New impact windows will be installed and new sliding doors will be installed on the rear of the house on the first floor.

The house currently has four existing skylights. The plans show that two of the skylights have been moved, but that is not marked on the plans, nor specified in the application description. As such, the relocation of the two skylights is not under review.

Consistency with Guidelines

1. Enclosure: At some point, the open two-story porch approved by HARC was enclosed with plywood, and the central staircase was removed. The proposed plan is to legalize the enclosure and renovate it with board and batten siding, rather than leave the existing plywood. The plans propose to keep the small walkway that was not enclosed over the years. Board and batten is a more appropriate exterior material than plywood and is more consistent with the guidelines.
2. New Roof on Rear Addition: The plans also propose a new roof with a lesser pitch to retain the rear two-story addition's current height even with the structure's elevation of one foot. While the new roof will retain the building's same height, the new form of the roof works to keep the same massing of the rear addition.
3. Renovations to the Contributing House: The proposed extension of the wall on the main house will create one long wall plane. From the Sanborn maps, the southwest side of the house has changed over time, and it appears that the main house did have a longer rectangular footprint that was closer to standard proportions of one-story frame vernacular houses. The house did have an inward jog. Sometime between 1948 and 1962, the southwest wall was demolished further towards the front – changing the shape of the original house. It does look that the current length of the house is different from what the Sanborn maps show, as both the 1912 Sanborn map and the 1962 Sanborn map show longer buildings (each also differing with each other). This proposed plan is to extend the southwest wall further out, partially returning the house to more of its original footprint.
4. Elevation of the House: The elevation of the house of one foot does not appear to be a requirement of FEMA, as the house is in the AE-6 zone, and the structure is currently at 7.2 NGVD (BFE+1). The HARC Guidelines state that the elevation of buildings is to comply with federal regulations, and this building currently complies with federal regulations. On the other hand, the structure is very low to ground with no crawl space underneath. It does not appear to have much of relationship with its neighboring structures, as most of the neighboring structures are more elevated off the ground. As such, staff feels that the elevation does not interfere with the essential form and integrity of properties in the neighborhood. The Urban Forestry Manager has stated that the roots of the large nearby Strangler Fig could cause issues with the foundation of the house in the future, and that elevation will help protect the Strangler Fig so it will be able to continue to grow.

It is staff's opinion that the proposed design is consistent with the guidelines and the Secretary of the Interior's Standards for Rehabilitation. The elevation of the house is against the guidelines, but the elevation of the structure will have positive impacts on the structure and the nearby Strangler Fig. The applicant has worked to lower the pitch of the

roof of the two-story addition so that the elevation of the structure will have less of an impact on Carsten Lane and Carey Lane.

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



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 116-03-0015		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

820 Carsten Lane

OF UNITS
1

RE # OR ALTERNATE KEY:

1011720

NAME ON DEED:

Donald and Susan Lynch

PHONE NUMBER
274-619-9163

OWNER'S MAILING ADDRESS:

EMAIL
lynch.Don@comcast.net

CONTRACTOR COMPANY NAME:

N/A

PHONE NUMBER
N/A

CONTRACTOR'S CONTACT PERSON:

N/A

EMAIL
N/A

ARCHITECT / ENGINEER'S NAME:

William Rowan

PHONE NUMBER
305-394-4773

ARCHITECT / ENGINEER'S ADDRESS:

321 Peacon Lane, KW 33040

EMAIL
wrowan@gmail.com

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: \$

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.)

See attached.

Printed name of property owner or licensed contractor. Donald Lynch	Signature. <i>Donald Lynch</i> AS Attorney in fact.
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <i>Patricia Gae Ganister</i>	
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:
	Board and Batten	Board and Batten

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 checked="" type="checkbox"/> NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	02/28/2017	HARC MEETING DATE:	04/25/2017	HARC MEETING DATE:	
REASONS OR CONDITIONS: DENIED SOI, 13, 6, 9, 10. & GUIDELINES (OLD) ADDITION P. 37 1, 3, 4, 6 & 7					
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.

REVISED
Attachment to Combination Application: Floodplain, Construction and HARC
HARC Permit No. H16-03-0015

Architectural features to be altered:

- After the fact enclosure of second floor rear addition and renovation of siding, windows ~~and second floor side addition.~~
- Renovations to historic building.
- Paint to match.
- Elevate house one (1) foot and ~~re-locate house to the southwest three (3) inches to~~
~~comply with setbacks.~~
- Demolition of non-historic rear roof ~~and exterior staircase.~~ Partial demolition of southwest wall and rear wall ~~of original building.~~
- New rear covered porch.
- New roof on second floor addition to lower roof pitch one (1) foot to retain exiting height of roof.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

OR THAT THE BUILDING OR STRUCTURE; **REAR WALL (HISTORIC)**

- (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.

THIS WALL THAT IS PROPOSED TO BE DEMOLISHED HAS BEEN COMPLETELY ALTERED EXCEPT SEVERAL STUDS WITHIN. IT WAS MODIFIED AND USED AS A WALL FOR THE TWO STORY ADDITION IN THE 90's

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO

(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.

No

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

No

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

No

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

No

(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.

No

(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.

No

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

No

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(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.

(a) A complete construction plan for the site is included in this application

____ Yes Number of pages and date on plans _____

No Reason HARC REQUIREMENTS ONLY

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);

TWO STORY REAR ADDITION (NON HISTORIC)

(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.

NOT APPLICABLE
THIS ADDITION (2 STORY) IS NOT HISTORIC HAVING BEEN BUILT IN THE 1990's.

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

NOT APPLICABLE

AND

(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 STRUCTURE IS NOT HISTORIC

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

NOT CONTRIBUTING

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 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 there will be a final inspection 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:
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OFFICE USE ONLY

BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

April 26, 2017

Greg Oropeza
221 Simonton Street
Key West, FL 33040

RE: AFTER THE FACT ENCLOSURE OF SECOND FLOOR REAR ADDITION AND RENOVATION OF SIDING AND WINDOWS. ~~NEW SIDE ADDITION TO TWO-STORY ADDITION.~~ RENOVATIONS TO HISTORIC BUILDING. ELEVATE THE HOUSE ONE FOOT ~~AND SHIFT STRUCTURE 3 INCHES~~ SOUTHWEST. NEW ROOF ON SECOND FLOOR ADDITION TO RETAIN EXISTING HEIGHT. NEW REAR COVERED PORCH. PAINT TO MATCH.

And

DEMOLITION OF NON-HISTORIC REAR ROOF ~~AND EXTERIOR STAIRCASE.~~ PARTIAL DEMOLITION OF SOUTHWEST WALL AND REAR WALL ~~OF ORIGINAL BUILDING.~~

**FOR: #820 CARSTEN LANE – HARC APPLICATION #H16-03-0015
KEY WEST HISTORIC DISTRICT**

Dear Mr. Oropeza:

This letter is to notify you that the Key West Historic Architectural Review Commission **denied** the application for the above-mentioned address at the public meeting held on April 25, 2017.

The Commissioners reviewed the submitted application and voted to deny the proposed plan based on the Article VI - Design Guidelines in Key West's Historic District and Article V - U.S. Secretary of the Interior's Standards for Rehabilitation, particularly the following guidelines:

Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically standards 1, 3, 6, 9, and 10.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, and its site and environment.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 6. Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and*

other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Guidelines for Additions and Alterations (page 37), specifically guidelines 1, 3, 4, 6, and 7.

1. *A structure shall not be altered and/or expanded in such a manner that its essential character-defining features are disguised or concealed.*
3. *Addition design should be compatible with the characteristics of the original structure, neighboring buildings, and streetscapes.*
4. *Additions should be constructed with a scale, height, and mass that is appropriate to the original building and its neighbors.*
6. *Additions should not alter the balance and symmetry of a historic structure.*
7. *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to:

Ms. Cheryl Smith
City Clerk, City of Key West
1300 White Street
Key West, Florida 33040

Should you have any questions, please do not hesitate to contact our office at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

PLEASE BE ADVISED THAT THIS LETTER IS NOT A RENDERING OF THE DECISION OF HARC, NOR IS IT THE ORDER FROM WHICH AN APPEAL CAN BE TAKEN. THIS IS MERELY A COURTESY SUMMARY OF THE EVENTS AT THE PERTINENT HARC MEETING.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely:



Kelly Perkins
HARC Assistant Planner
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3975

kperkins@cityofkeywest-fl.gov

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 24, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMANDED BY SPECIAL MAGISTRATE YATES – AFTER THE FACT ENCLOSURE OF SECOND FLOOR REAR ADDITION AND RENOVATION OF SIDING AND WINDOWS. ~~NEW SIDE ADDITION TO TWO-STORY ADDITION.~~ RENOVATIONS TO HISTORIC BUILDING. ELEVATE THE HOUSE ONE FOOT ~~AND SHIFT STRUCTURE 3 INCHES SOUTHWEST.~~ NEW ROOF ON SECOND FLOOR ADDITION TO RETAIN EXISTING HEIGHT. NEW REAR COVERED PORCH. PAINT TO MATCH.

FOR- #820 CARSTEN LANE

Applicant – William Rowan Architect

Application #H16-03-0015

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



WEST
2725

820

Public Meeting Notice
[Small, illegible text follows]

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gregory Oropeza, 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:
870 Carsten Lane on the
19 day of October, 2017.

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 10-24-17, 2017.

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 H16-03-0015.

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

Signed Name of Affiant:

[Signature]
Date: 10-19-17
Address: 221 Simonton
City: Key West
State, Zip: Fl. 33040

The forgoing instrument was acknowledged before me on this 19th day of October, 2017.

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

NOTARY PUBLIC

Sign Name: Patricia Gae Ganister
Print Name: Patricia Gae Ganister

Notary Public - State of Florida (seal)
My Commission Expires: 9/20/18

