



---

### **Staff Report for Item 4**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** August 22, 2017

**Applicant:** Thomas Kelly

**Application Number:** H17-03-0013

**Address:** #415 Frances Street

---

#### **Description of Work:**

Partial demolition of rear roof to accommodate new proposed dormer.

#### **Site Facts:**

The eyebrow house at 415 Frances Street is listed as a contributing resource and was constructed c.1886, per the survey. The house first appears on the 1889 Sanborn map. The eyebrow house currently has a one-story addition and at some point, it appears the south side of the building's roof was increased in height to add more ceiling height – effectively making part of the building a two-story structure, rather than the traditional one and a half story. The rest of the roof is mostly unchanged, other than the connection of the rear one-story structure.

This project came to the HARC Commission in May 2017, but was postponed for redesign.

#### **Ordinances Cited in Review:**

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

#### **Staff Analysis**

This Certificate of Appropriateness proposes the partial demolition of the rear roof of a historic eyebrow house that dates to c.1886. Even though the dormer is located on the rear of the building,

staff feels that the roof, especially its roofline, meets criteria 1, 3, 5, 6, and 8 listed in Sec. 102-218, as eyebrow houses are an especially important resource in the Key West Historic District:

(1) The roof does embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components to be demolished are the original roof line and characterize the essential form of an eyebrow house. Further demolition of that roofline would remove a roof that embodies distinctive characteristics of that resource.

(2) The roof is not specifically associated with events that have made a significant contribution to local, state, or national history;

(3) The roof has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past. The roof to be demolished is an original element of an eyebrow house and demolition will alter the character of a unique resource that is only found in Key West.

(4) The roof to be demolished is not the site of a historic event with a significant effect upon society;

(5) The roof does exemplify the cultural, political, economic, social, or historic heritage of the city. Again, staff opines that the roof exemplifies the historic heritage of the city, specifically the heritage of eyebrow houses.

(6) The roof does portray the environment in an era of history characterized by a distinctive architectural style. The roof to be demolished is an important element tied to eyebrow houses, a distinctive architecture style only found in Key West.

(7) The roof is not related to a square, park, or other distinctive area.

(8) The roof has 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. The roof is a physical characteristic that is an established visual feature of eyebrow houses. That section of the roof is original to the house and should be preserved in its form.

(9) The roof has not yielded, and is not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

# 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 17-03-13		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

415 FRANCIS ST

# OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Bill France Reg ARDIE

PHONE NUMBER

304-6786

OWNER'S MAILING ADDRESS:

415 FRANCIS ST

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Tom Kelly

PHONE NUMBER

304-1984

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

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.)

Build 9' wide GORNER at backside of roof in order to create bathroom space

Printed name of property owner or licensed contractor.

Signature.

Kevin M Chesney

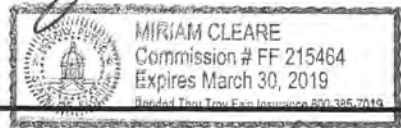
Kevin M Chesney

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me

[Notary Signature]

Personally known or produced

as identification.



04/24/17

Official Use Only:

Time: 9:55:04  
Date: 4/24/17  
Type: OC  
Receipt no: 15441  
BUILDING PERMITS-NEW  
\$100.00  
\$100.00  
\$100.00  
\$100.00

Operator: KEM/MC  
Date: 4/24/17 5:22  
Type: OC  
Receipt no: 15441  
PT  
30013  
BUILDING PERMITS-NEW  
1.00  
\$100.00  
\$100.00  
\$100.00

210-12801-87553

**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](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION: *Build dormer for bathroom space*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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 ATHORITY, 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.

**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;**

- (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.

\_\_\_\_\_  
The roof section has no distinctive characteristic, it is 5-V-Crimp roof panels.  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
There are no events in history  
\_\_\_\_\_  
\_\_\_\_\_

- (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.

There has been no significant person living in the building in the past.

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

No historic event happened within the building.

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

This building does not

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

This building does not

- (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.

The location is not unique.

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

It will not yield important information.



**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 Plans will be completed after HARC review

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

\_\_\_\_\_ No building will be removed. \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ No historic building will be removed \_\_\_\_\_  
\_\_\_\_\_

**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.

\_\_\_\_\_ The section of roof to be removed is in the rear and is not an important historic character. \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ No contributing structure will be removed. \_\_\_\_\_  
\_\_\_\_\_

**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.***

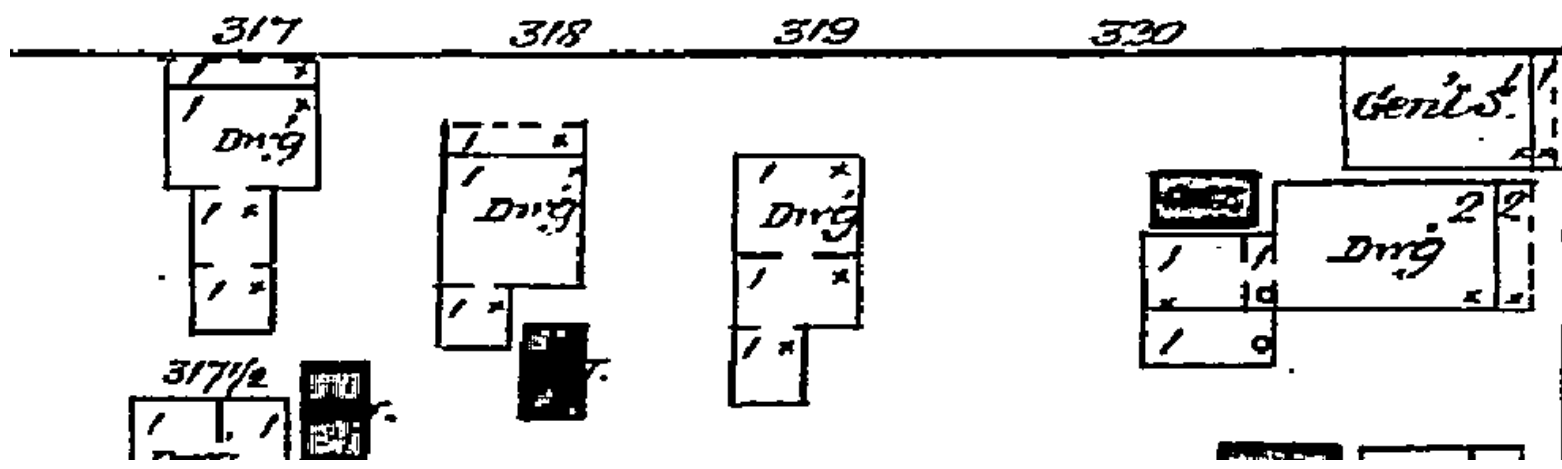
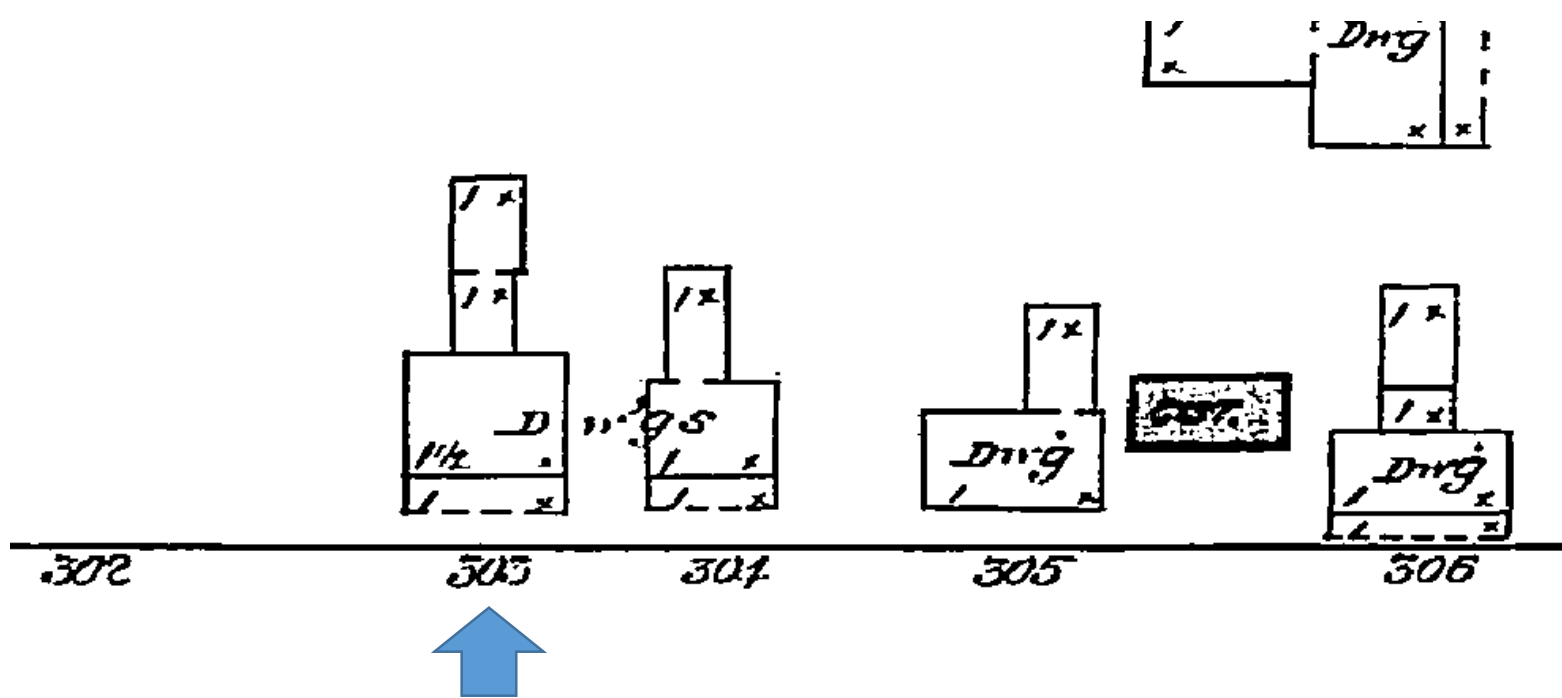
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
-----------------------------	----------------------

**OFFICE USE ONLY**

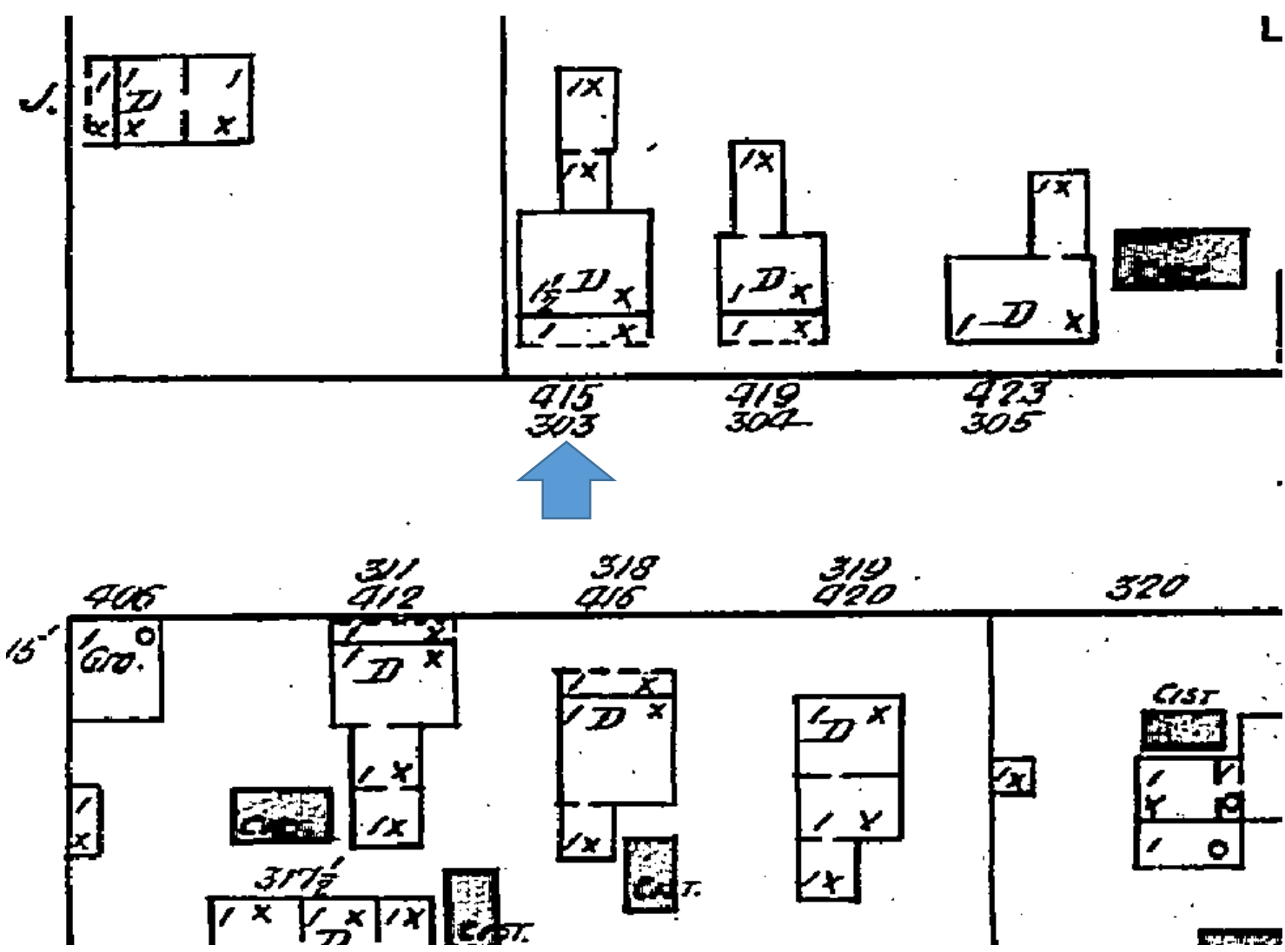
<b>BUILDING DESCRIPTION:</b>	
<input type="checkbox"/> Contributing    Year built _____    Style _____    Listed in the NRHP <input type="checkbox"/> Year _____	
<input type="checkbox"/> Not listed    Year built _____    Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
--	----------------

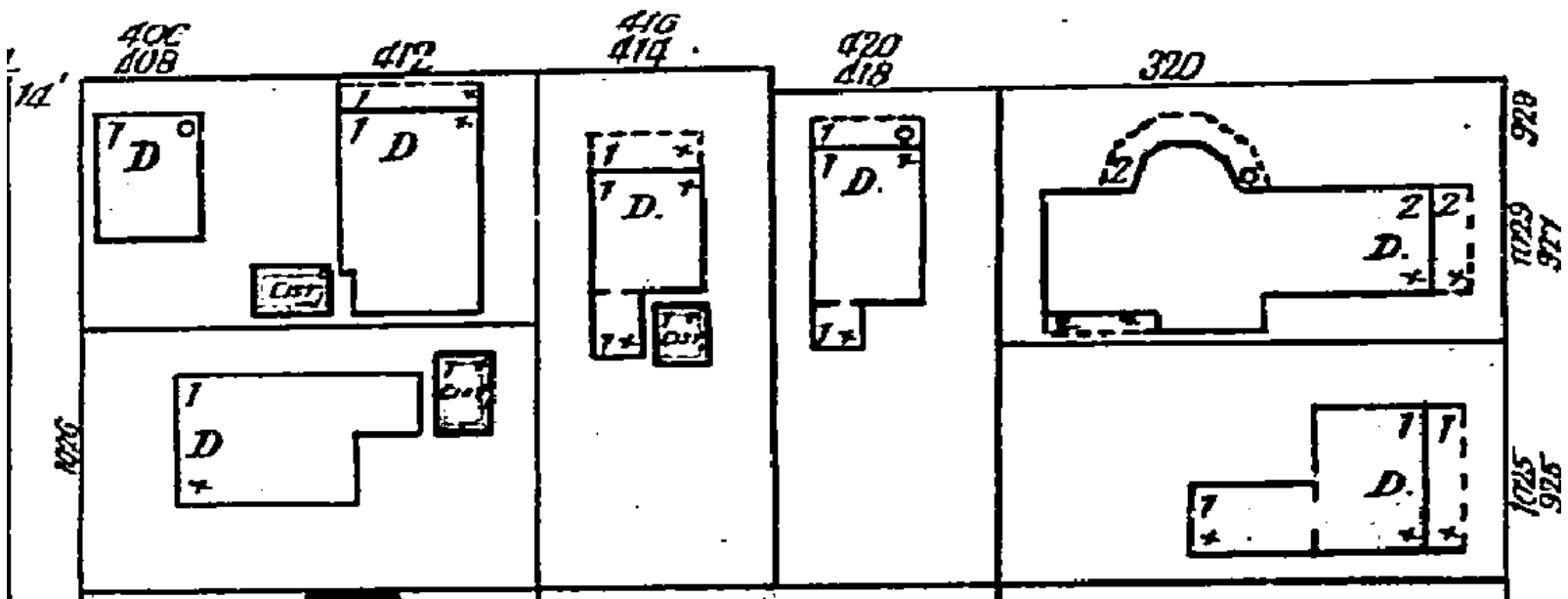
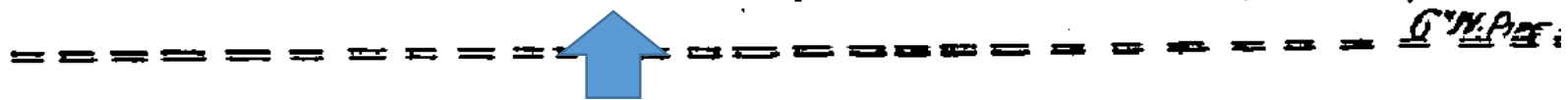
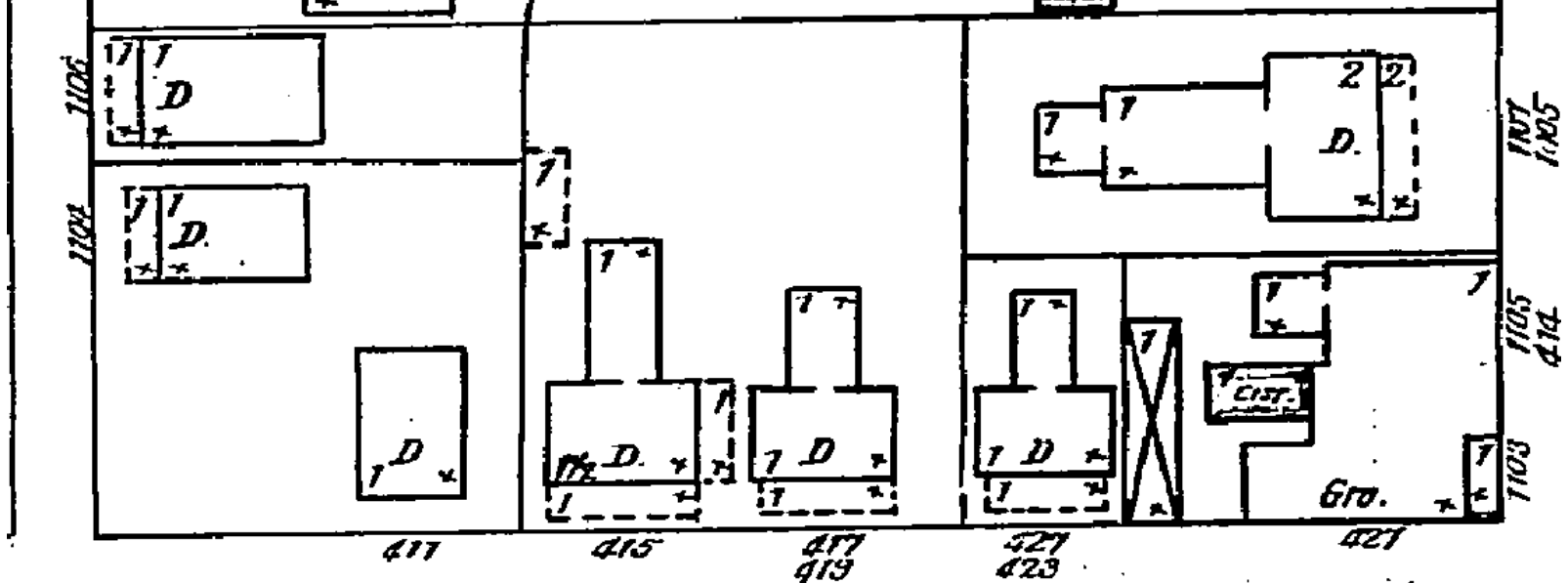
# SANBORN MAPS



1889 Sanborn Map



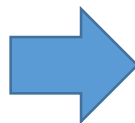
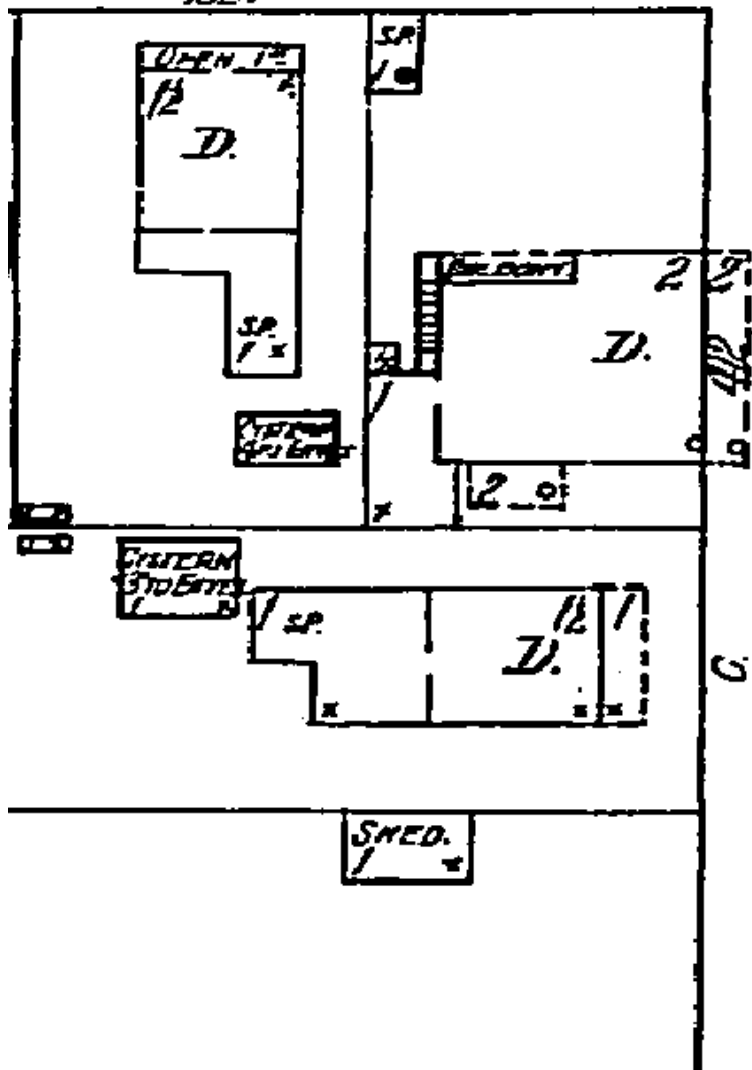
1892 Sanborn Map



1899 Sanborn Map

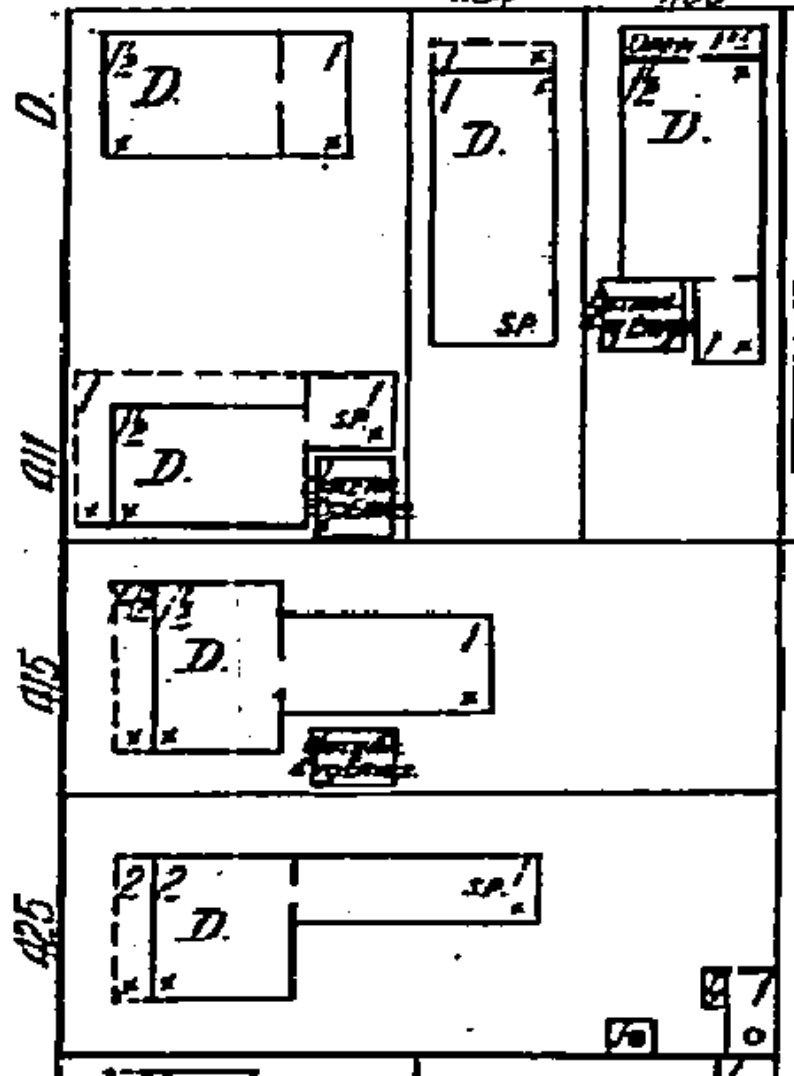
# ELGIN

1028

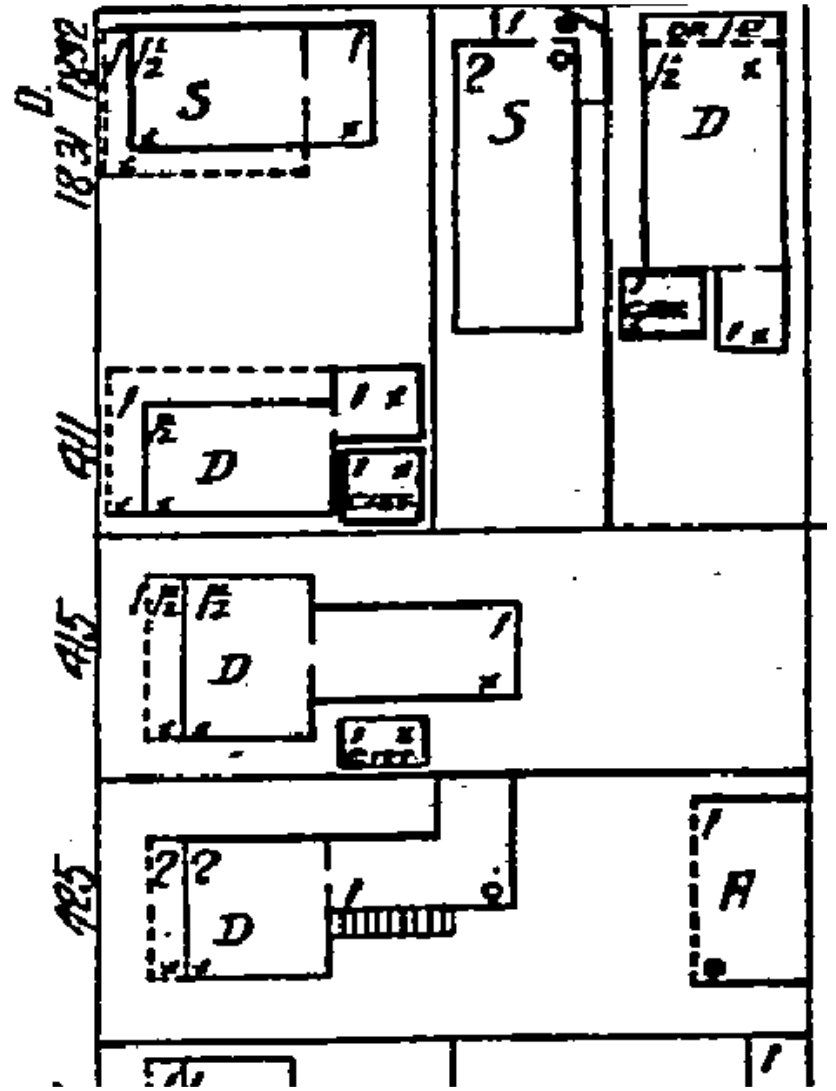
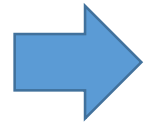
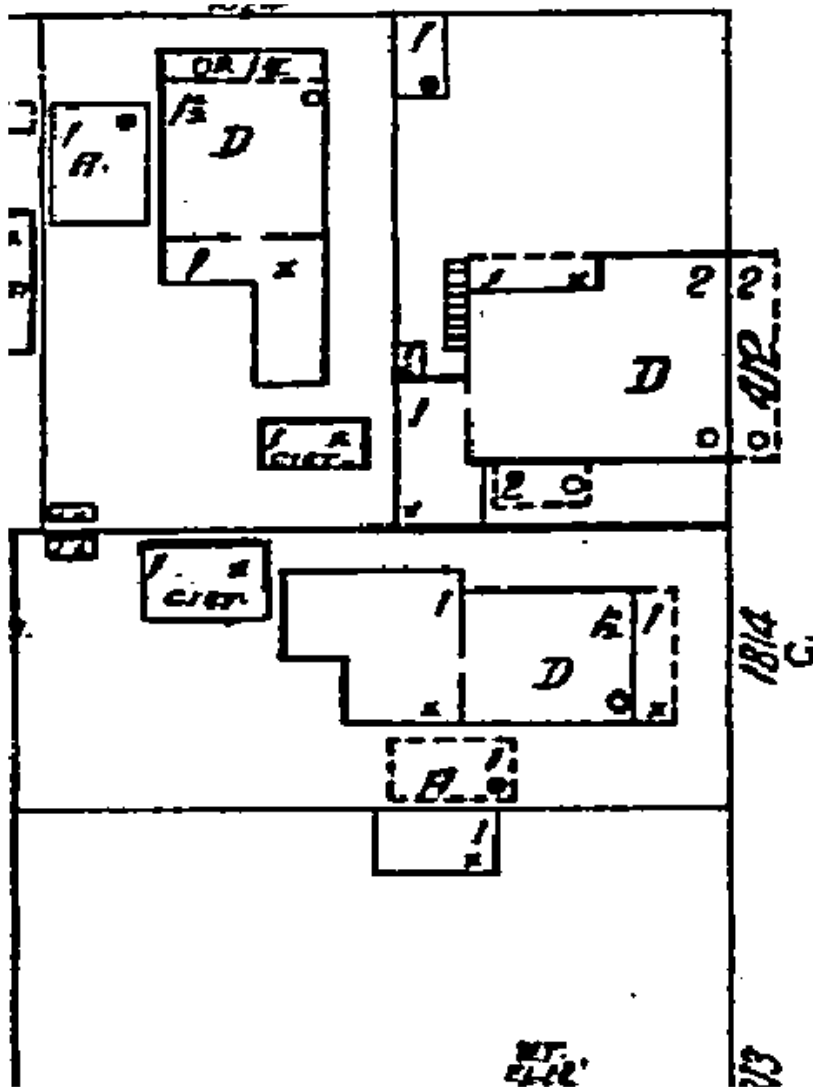


1104

1106

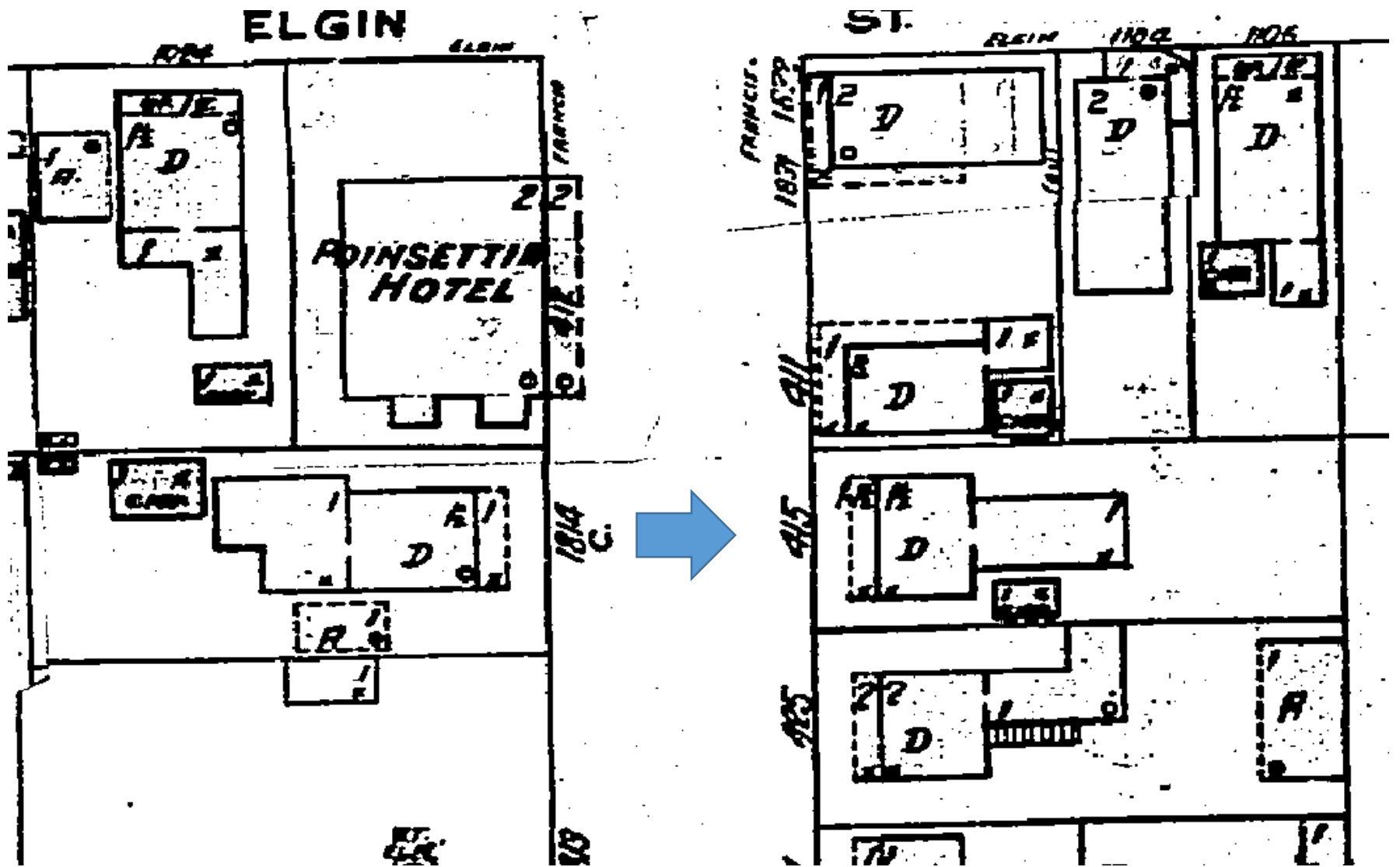


1912 Sanborn Map

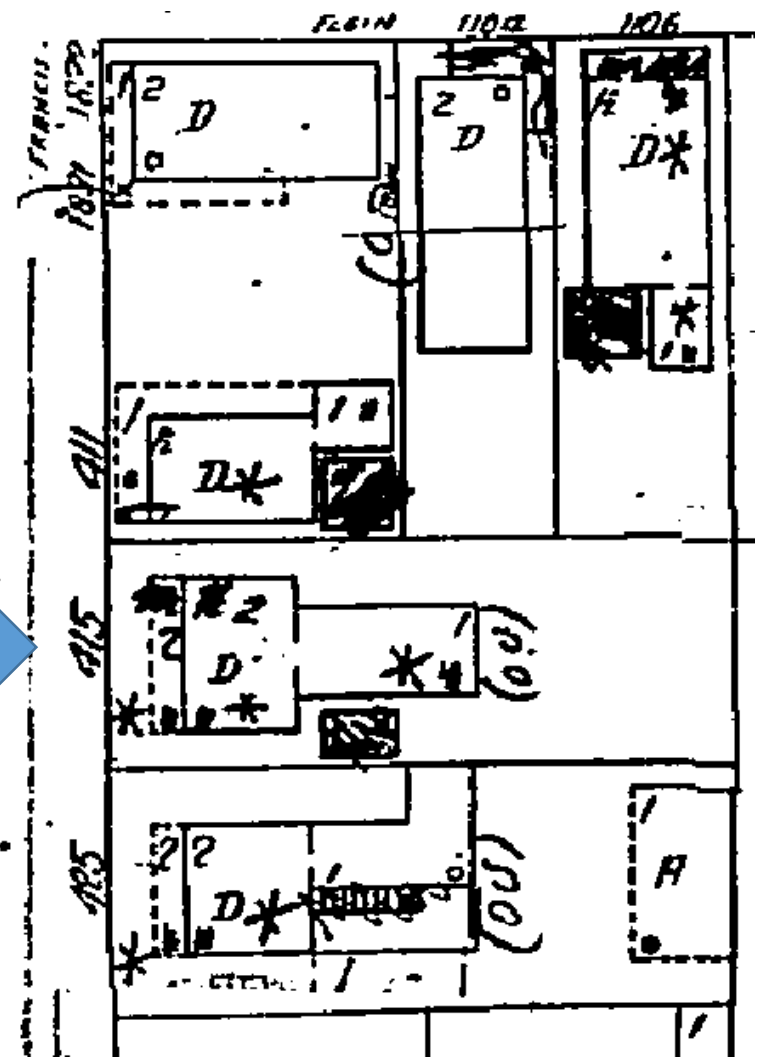
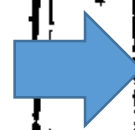
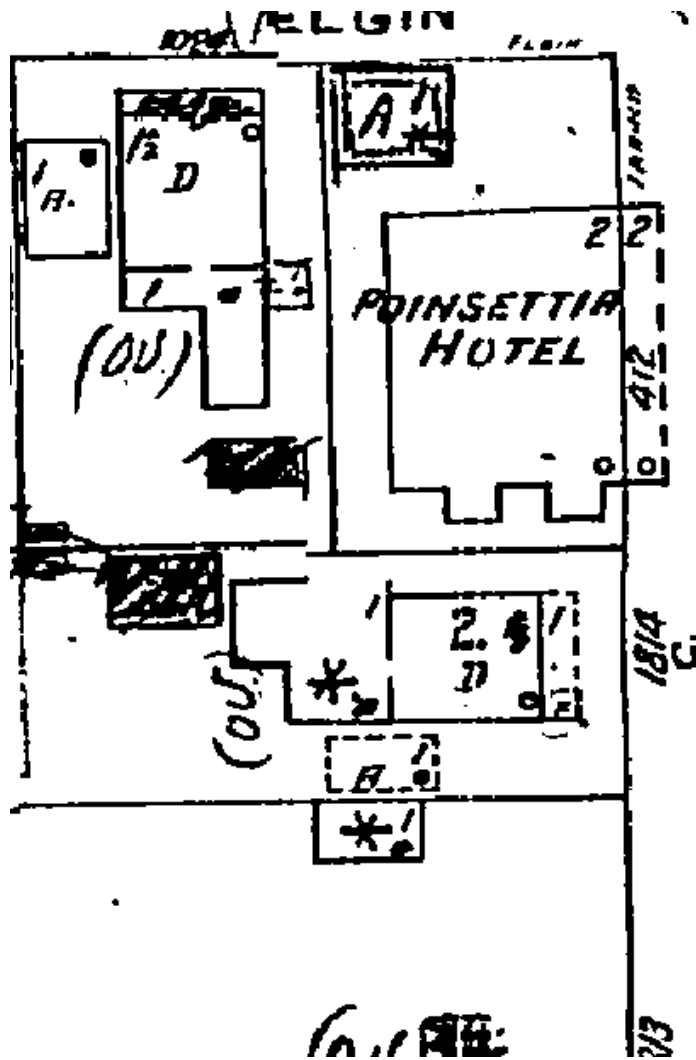


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



Mary Jane Todd's Photograph, 2002. Monroe County Public Library.













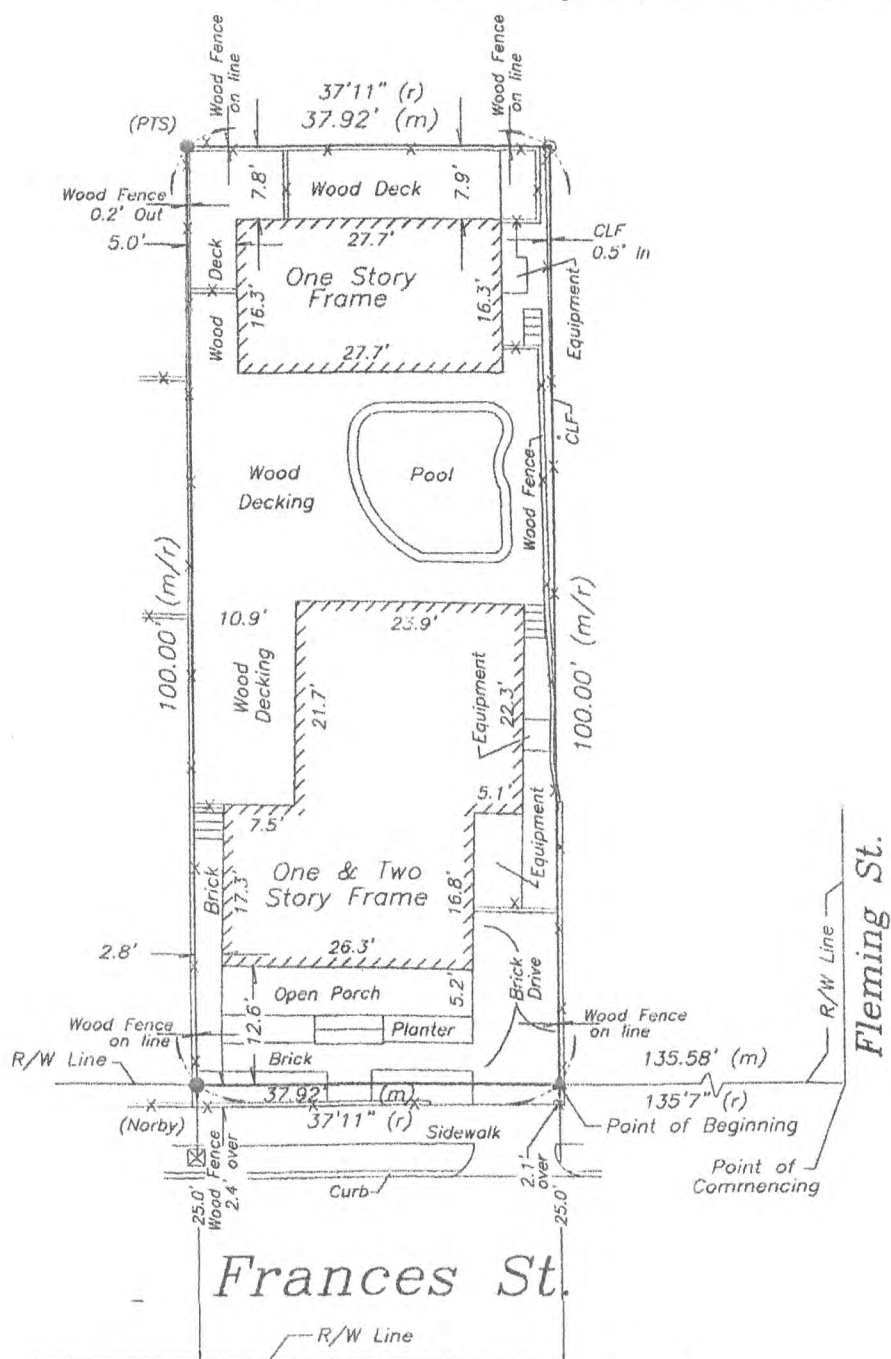




# SURVEY

415 Frances St

Boundary Survey Map of part of Lot 4, Square 31,  
Island of Key West, Florida



LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (PTS)
- ▲ Found Nail & Disc (LB 7131)
- △ 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
- ⊕ Fire Hydrant
- ⊗ Sewer Cleanout
- ⊕ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 415 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 19, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Four (4) in Square Thirty-one (31), but now better known according to Charles Howe's diagram of said Lot Four (4) in Square Thirty-one (31), as recorded in Book "G" of Deeds, on Page 485 of Monroe County Public Records. COMMENCING at a point on the Northeasterly side of Frances Street, distant 135 feet and 7 inches from the corner of Fleming and Frances Streets, and running thence along Frances Street in a Northwesterly direction 37 feet and 11 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 37 feet and 11 inches; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Renay Regardie;

J. LYNN O'FLYNN, INC.

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

September 22, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

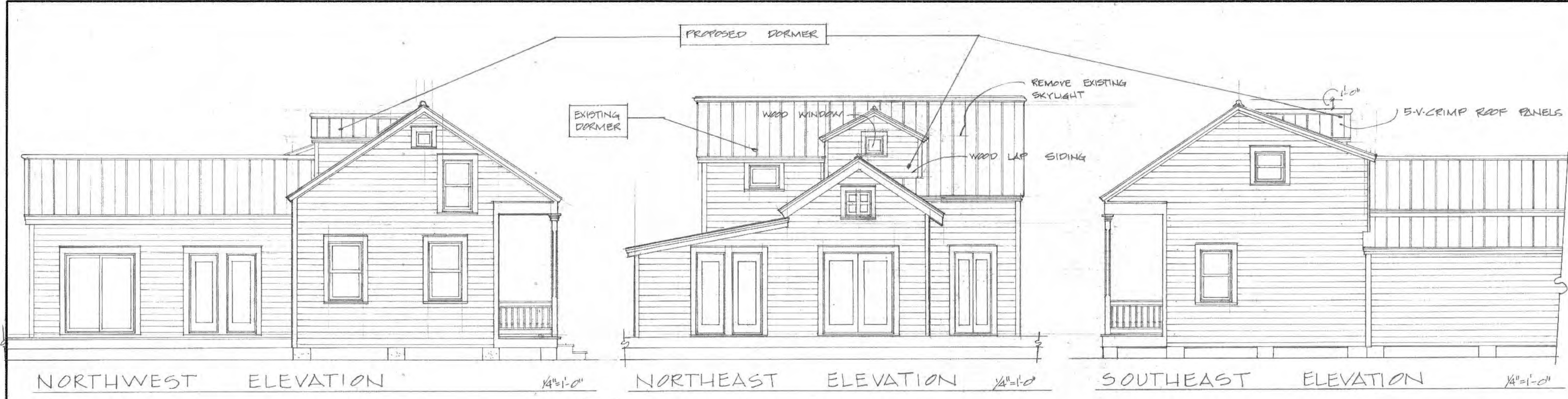
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

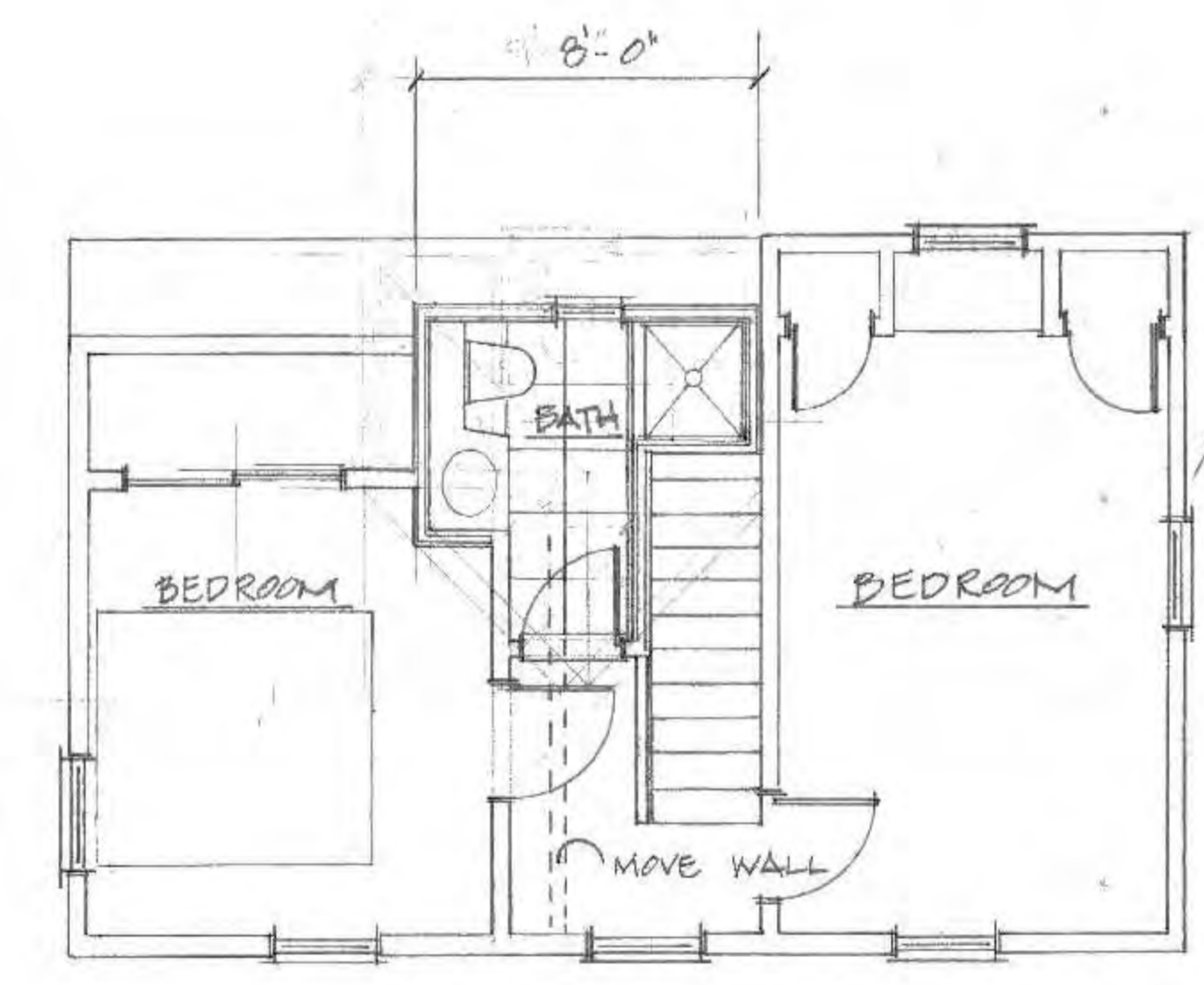
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# REVISED DESIGN

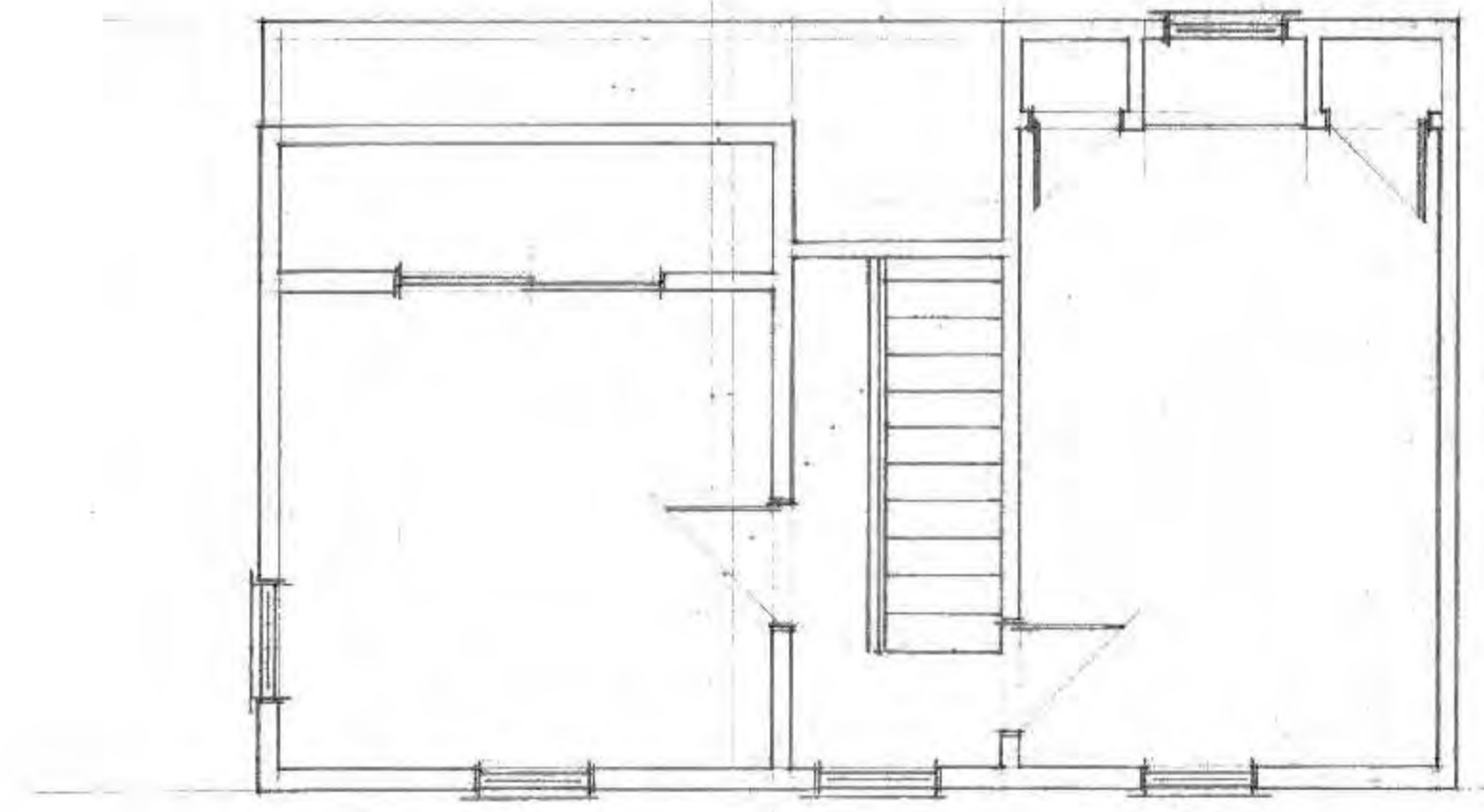


**415 FRANCES STREET**  
**KEY WEST - FLORIDA**

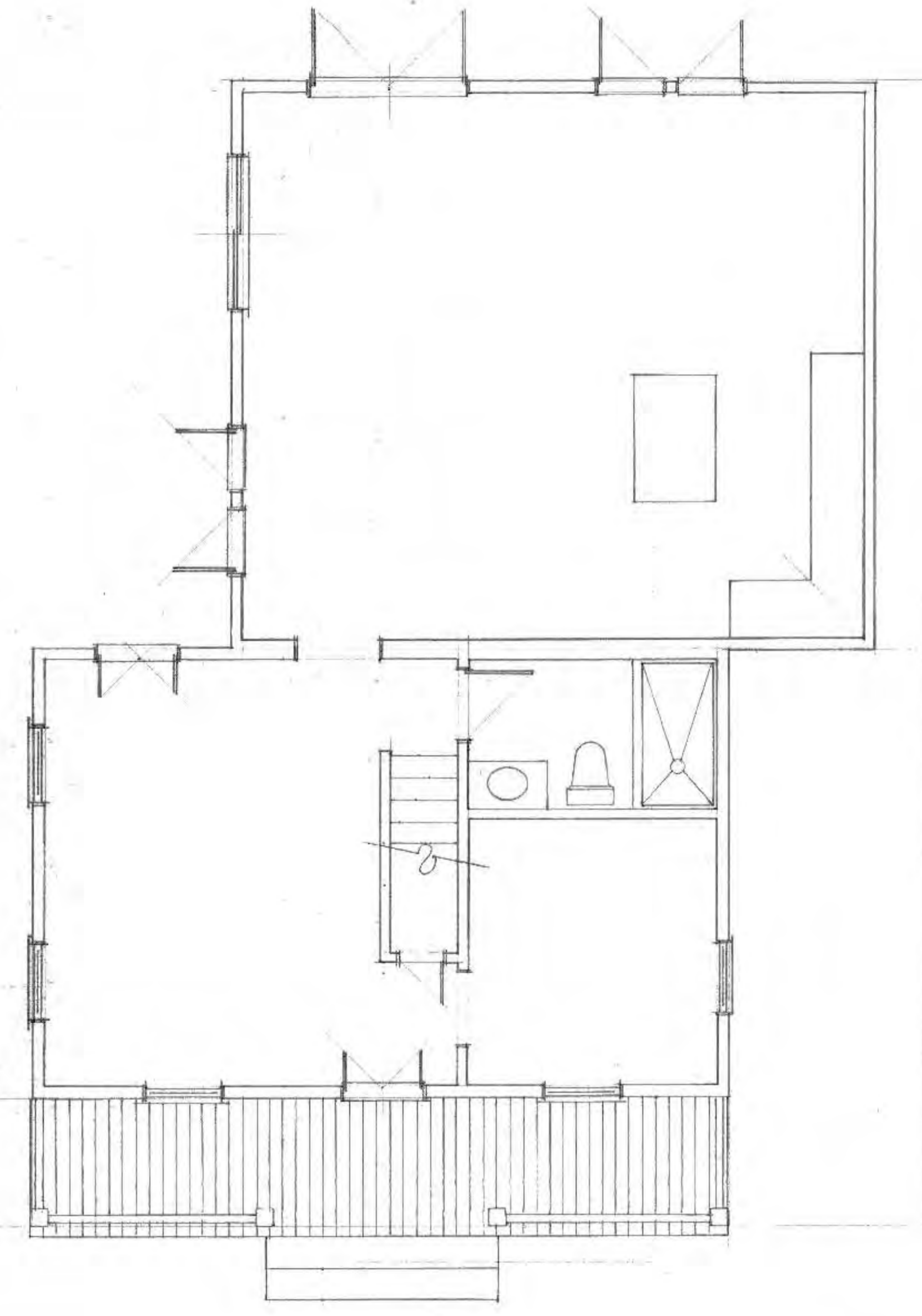
LEGAL DESCRIPTION  
 LOT 4, SQUARE 31 "Charles Howe's Diagram" BOOK "G" Pg. 485



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"



EXISTING FLOOR PLANS



1/4"=1'-0"

THOMAS KELLY ENTERPRISES INC.  
 19411 ROCKY ROAD - SUGARLOAF KEY  
 \* DESIGN CONCEPTS  
 \* CONSTRUCTION MANAGEMENT  
 (305) 304-1884

415 FRANCES STREET  
 REAR DORMER  
 KEY WEST

DRAWN: TCK  
 DATED: 04/11/17

SHEET NUMBER  
**D-1**  
 OF

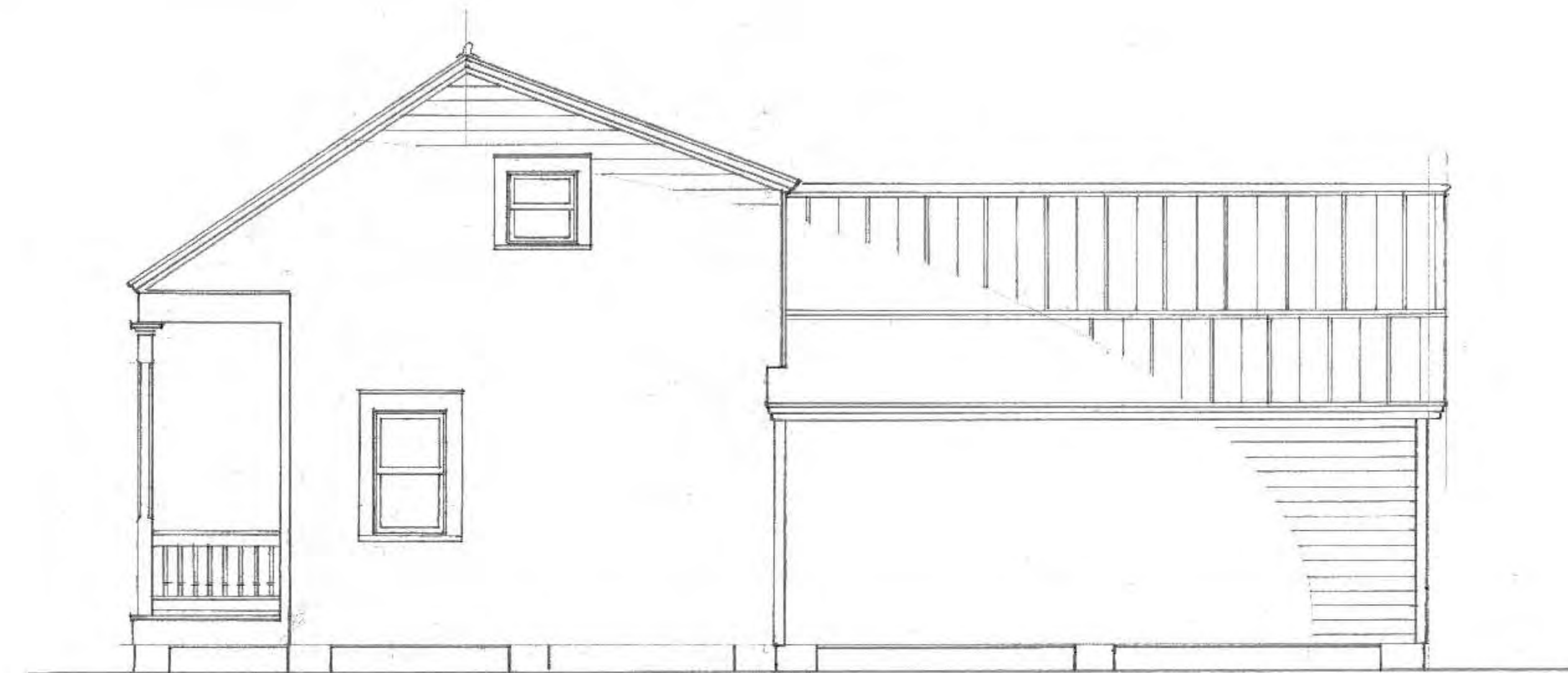




NORTHEAST ELEVATION 1/4"=1'-0"



NORTHWEST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"

KEY WEST

415 FRANCES STREET  
EXISTING EXTERIOR ELEVATIONS

DRAWN: TCK  
DATE: 06/10/17

SHEET NUMBER

D-2  
OF

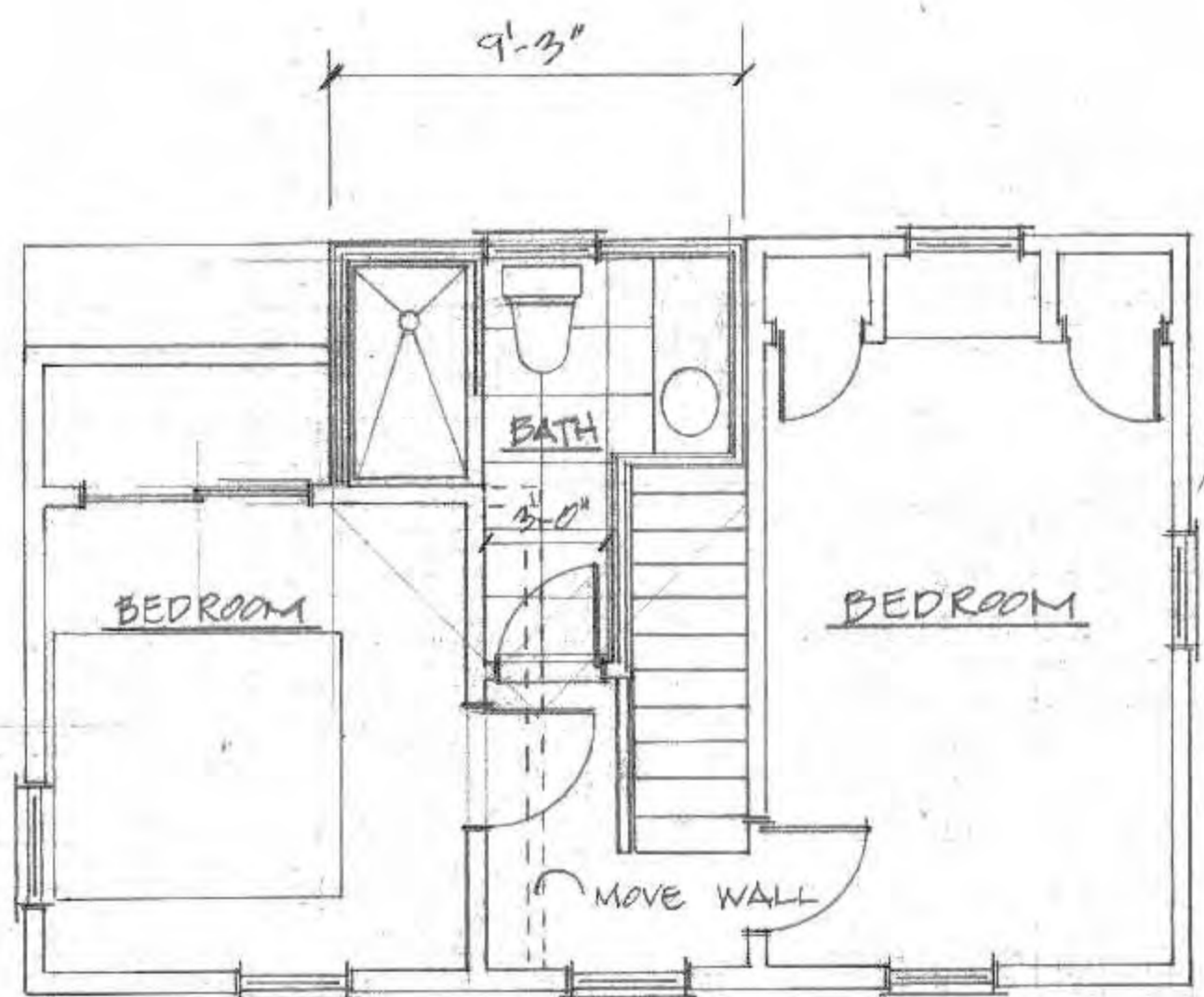
PREVIOUSLY SUBMITTED DESIGN



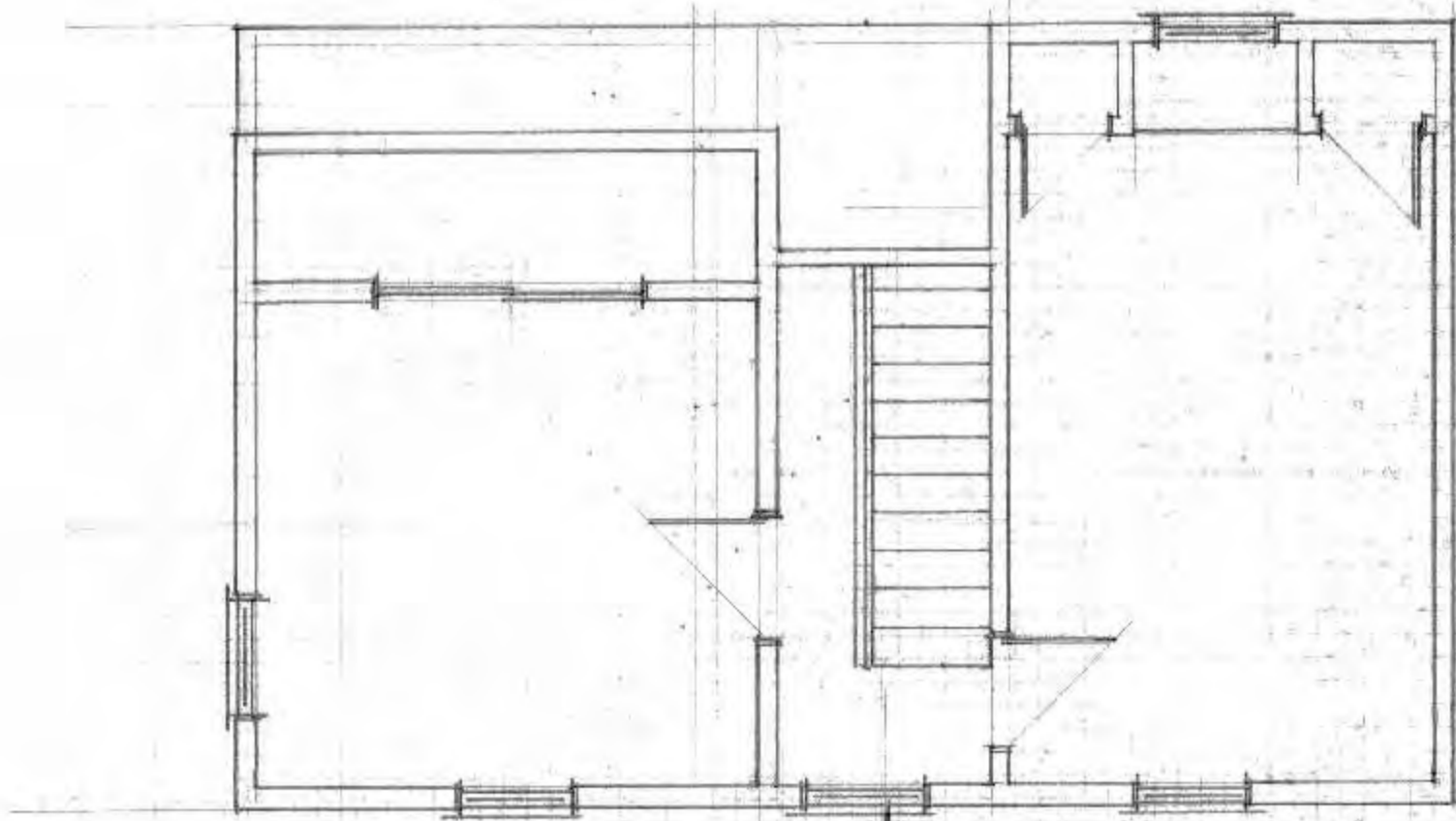
**415 FRANCES STREET**  
**KEY WEST - FLORIDA**

**LEGAL DESCRIPTION**

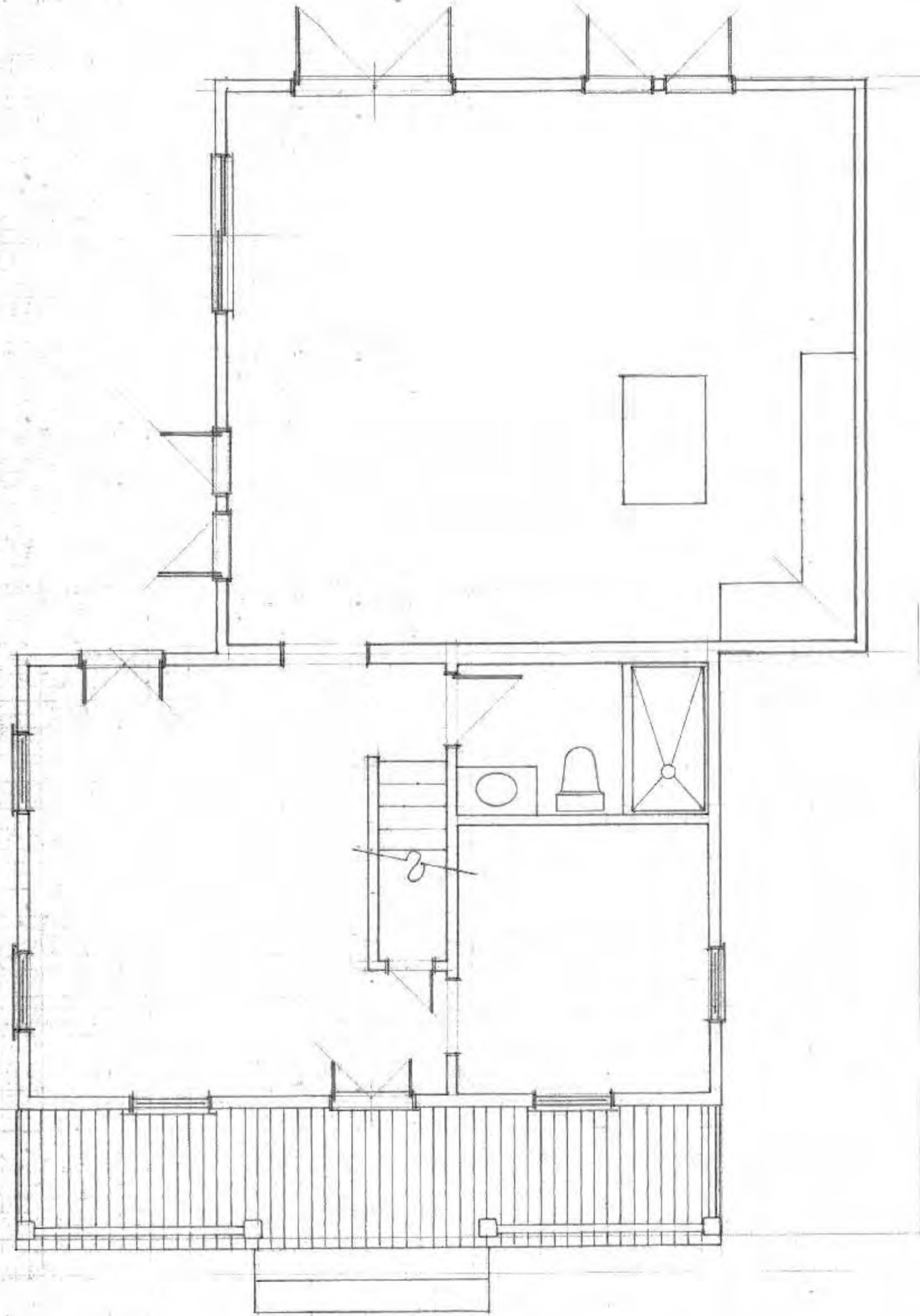
LOT 4, SQUARE 31 "Charles Howe's Diagram" BOOK "G" Pg. 485



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"



EXISTING FLOOR PLANS



1/4"=1'-0"

THOMAS KELLY ENTERPRISES INC.  
 18141 ROCKY ROAD - SUGARLOAF KEY  
 • DESIGN CONCEPTS  
 • CONSTRUCTION MANAGEMENT  
 (305) 304-1884

415 FRANCES STREET  
 REAR DORMER

DRAWN: TCK  
 DATE: 04/11/17

SHEET NUMBER  
**D-1**  
 OF

KEY WEST

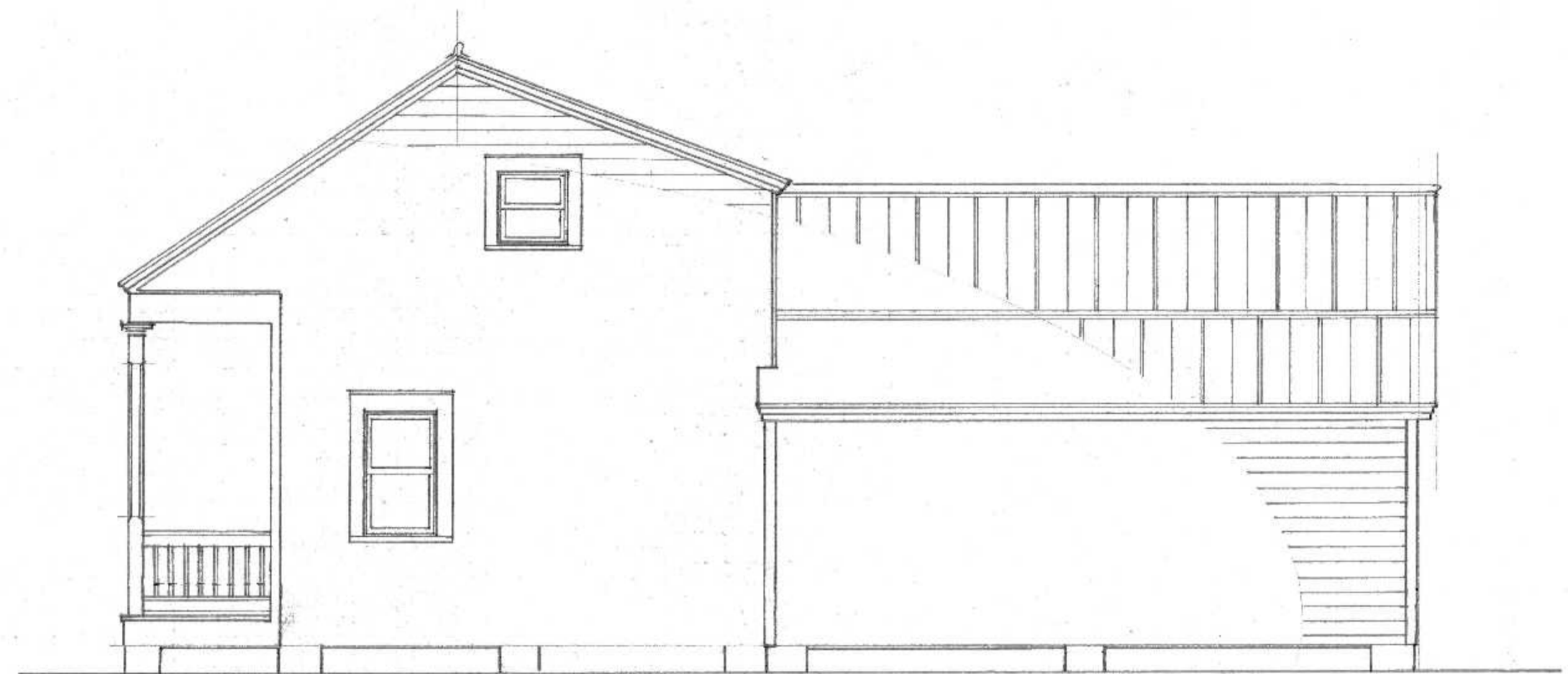
3  
 5



NORTHEAST ELEVATION 1/4"=1'-0"



NORTHWEST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"

KEY WEST

415 FRANCES STREET  
EXISTING EXTERIOR ELEVATIONS

DRAWN: TOK  
DATE 05/10/17

SHEET NUMBER

D-2  
OF

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW DORMER AT REAR OF MAIN HOUSE.  
PARTIAL DEMOLITION OF REAR ROOF TO  
ACCOMMODATE NEW PROPOSED  
DORMER.**

**FOR- #415 FRANCES STREET**

**Applicant – Thomas Kelly**

**Application #H16-03-0013**

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION