Historic Architectural Review Commission
Staff Report for Item 13

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	November 28, 2017
Applicant:	Pike Architects
Application Number:	H17-03-0049
Address:	#718 Windsor Lane

Description of Work:

Demolition of rear and side additions. Partial demolition of rear wall of main house.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house, built circa 1920 is a one-story frame vernacular structure that has been altered on its rear and side elevations. The house sits second to the west corner of Windsor and Galveston Lanes.

The house has a rectangular shape floor plan configuration and the original portion of the house still preserves its roof form and its full wide front porch, however, the front porch does not preserve its original wooden floors. Several alterations have occurred to the east side and rear portion of the house. Currently, the rear portion of the house exhibits a frame addition with a flat roof, which is different in width and height from the historic gable roof structure depicted in several aerial photographs found for this review.

Staff has not been able to find approvals for the construction of the side or rear additions other than in 2005 a building permit was released for the improvements to the kitchen and bathroom “in the same footprint”- which are located on the rear addition of the house. Between the periods from 2001 through 2017, there has been no Certificate of Appropriateness issued for this address.

In October 19, 2017, the Planning Board approved a variance for rear yard setbacks, as the new design proposes extending the existing nonconformity or the rear portion of the house.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The plan includes the removal of a non-historic side addition. The design also proposes the demolition of the rear portion of the house and partial demolition of rear wall. After reviewing available aerial photographs and visiting the house, it is staff's opinion that the rear wall and rear portion of the house, all have non-historic structural and components. Since the elements proposed to be demolished are non-historic, this review is based on section 102-218 (b), which requires the following criteria for demolitions: 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;*

It is staff's opinion that the removal of the rear and side additions, as well as the partial demolition of the rear wall will not jeopardize the historic character of the neighborhood or the historic integrity of the house. By the contrary, removing the side addition will bring back an important character defining elevation to the historic house.

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

The proposed elements to be demolished are not historic.

(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 non-historic elements to be demolished are not significant or important in defining the historic character of the site. The side addition obscures a

historic and character defining elevation of the house. The rear addition, which replaced an original rear bump, was not built using the same three-dimensional footprint of the previous historic structure. Staff finds that both additions are not significant to the historic fabric or site.

(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 elements proposed to be demolish will not qualify to be contributing to the historic house in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as it complies with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the request for demolition of the non-historic additions and the partial demolition of the rear façade, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
17-00300049		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**
X	HHDR	

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

ADDRESS OF PROPOSED PROJECT:	718 WINDSOR LANE	
NAME ON DEED:	KEVIN McGINTY	PHONE NUMBER OCT 25 2017
OWNER'S MAILING ADDRESS:	715 OLIVIA ST.	EMAIL
	KEY WEST FL 33040	
APPLICANT NAME:	PIKE ARCHITECTS / SETH NEAL	PHONE NUMBER 305-296-1892
APPLICANT'S ADDRESS:	471 US HWY 1 SUITE 101	EMAIL seth@pikearchitects.com
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:		DATE 10-25-17

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 X **RELOCATION OF A STRUCTURE** ___ **ELEVATION OF A STRUCTURE** ___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X **NO** ___ **INVOLVES A HISTORIC STRUCTURE: YES** X **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: RENOVATION TO EXISTING 1 STORY RESIDENCE. DEMO. REAR & SIDE NON HISTORIC ADDITION & REPLACE W. NEW 1 STORY ADDITION. NEW POOL & DECK AT REAR YARD.

MAIN BUILDING: REPLACE EX. CONC. PORCH W. WOOD FRAMED PORCH. REPLACE EX. FOUNDATION & FLOOR FRAMING SYSTEM. REPLACE EX. DOOR & WINDOWS W. NEW WOOD IMPACT WINDOWS. REPAIR & REPLACE EX. WOOD SIDING AS REQUIRED. NEW REAR ADDITION TO HAVE HARDIE SIDING & 5V METAL ROOF. NEW WOOD DECK & POOL AT REAR OF PROPERTY.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

DEMOLITION TO REAR ADDITION THAT IS NON HISTORIC.

Oper: KEYWWC Type: BP Drawer: 1
Date: 10/25/17 53 Receipt no: 1526
2017 300049
PT * BUILDING PERMITS-NEW $600.00
1.00
Trans number: 3117917
VM VISA/MASTERC $600.00
Trans date: 10/25/17 Time: 14:47:25

25428-2427-0/C

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

REMOVE EXISTING SIDE ADDITION THAT IS NON HISTORIC.

ACCESSORY STRUCTURE(S):

REAR DECK & POOL. BELOW 30", SEE DRAWINGS 2'-4" ABOVE GRADE

PAVERS: NONE	**FENCES:** EXISTING TO REMAIN
DECKS: YES, WOOD DECK AT REAR AROUND POOL. RAISED 28" ABOVE GRADE	**PAINTING:** YES, COLORS TO BE SUBMITTED BY OWNER/CONTRACTOR AT LATER DATE FOR APPROVAL BY HARC STAFF.
SITE (INCLUDING GRADING, FILL, TREES, ETC): EXISTING TO REMAIN	**POOLS (INCLUDING EQUIPMENT):** YES, LOCATED UNDER POOL DECK, SEE DRAWINGS
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): HVAC UNITS, SEE SITE PLANS	**OTHER:**

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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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 Appropriatness: Demolition Appendix

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
17-08-0049	
ZONING DISTRICT	BLDG PERMIT #
HHDR	

ADDRESS OF PROPOSED PROJECT:	718 WINDSOR LANE KEY WEST, FL
PROPERTY OWNER'S NAME:	KEVIN MCGINTY
APPLICANT NAME:	PIKE ARCHITECTS / SETH NEAL

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	KEVIN MCGINTY 10-25-17 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVAL OF NON HISTORIC REAR ADDITION & REPLACE W. NEW 1 STORY ADDITION. REPLACE EX. CONCRETE FRONT PORCH W. MORE HISTORICALLY APPROPRIATE WOOD FRAMED PORCH. REMOVE EXISTING SIDE ADDITION THAT IS ALSO NON HISTORIC.

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.

OCT 25 2017

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

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

(c) Has no significant character, interest, or value as part fo 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.

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

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

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

(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.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

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

THE REMOVAL OF THE EXISTING REAR ADDITION WILL NOT DIMINISH THE HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.

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

REMOVING THE EXISTING REAR ADDITION & SIDE WILL NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN THE BUILDING / STRUCTURE & OPEN SPACE. THE REMOVAL OF THE SIDE ADDITION WILL ONLY INCREASE THE OPEN SPACE.

(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.

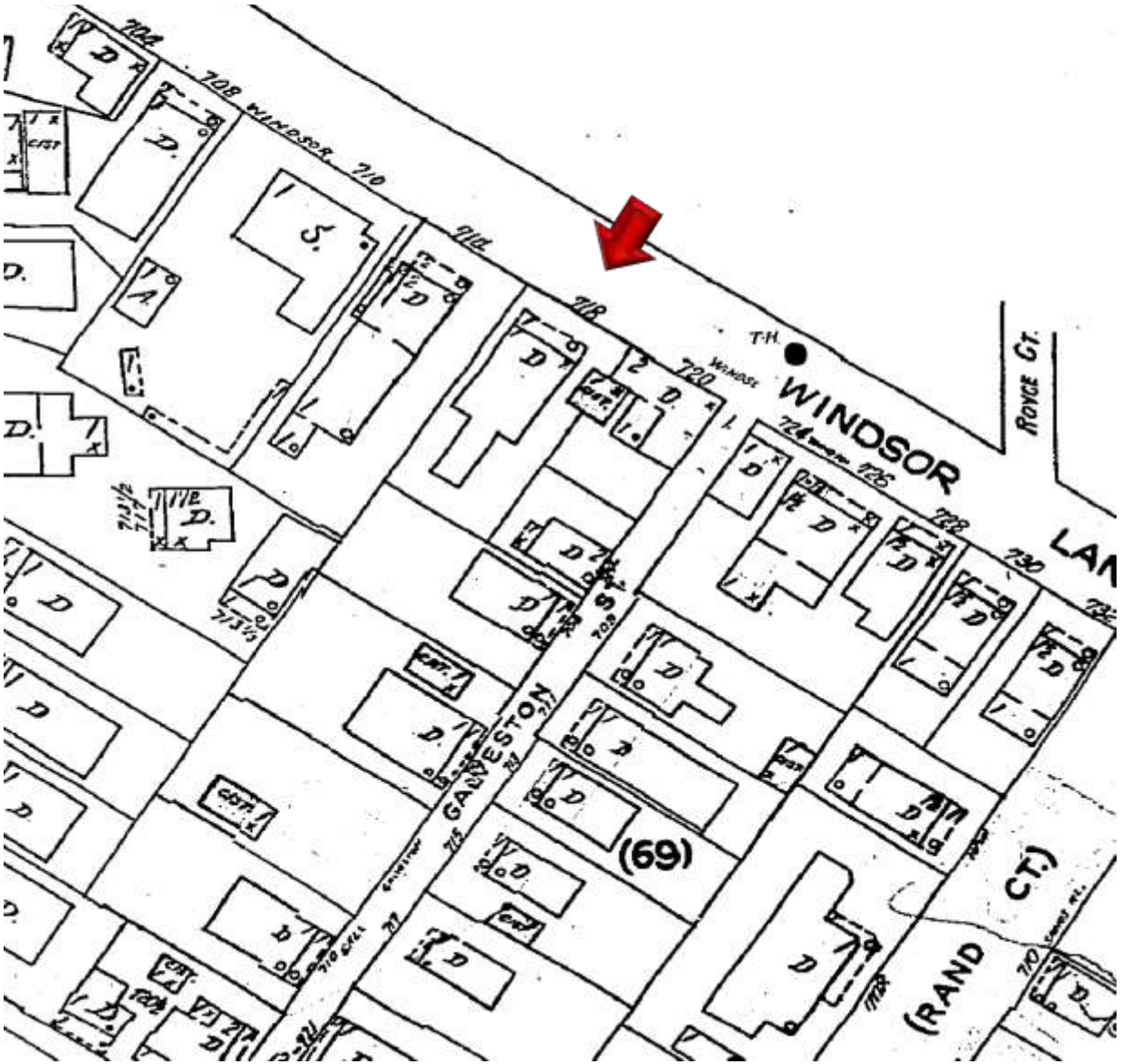
REMOVING THE REAR & SIDE ADDITIONS ARE NOT IMPORTANT IN DEFINING THE HISTORIC CHARACTER OF THE SITE OR NEIGHBORHOOD.

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

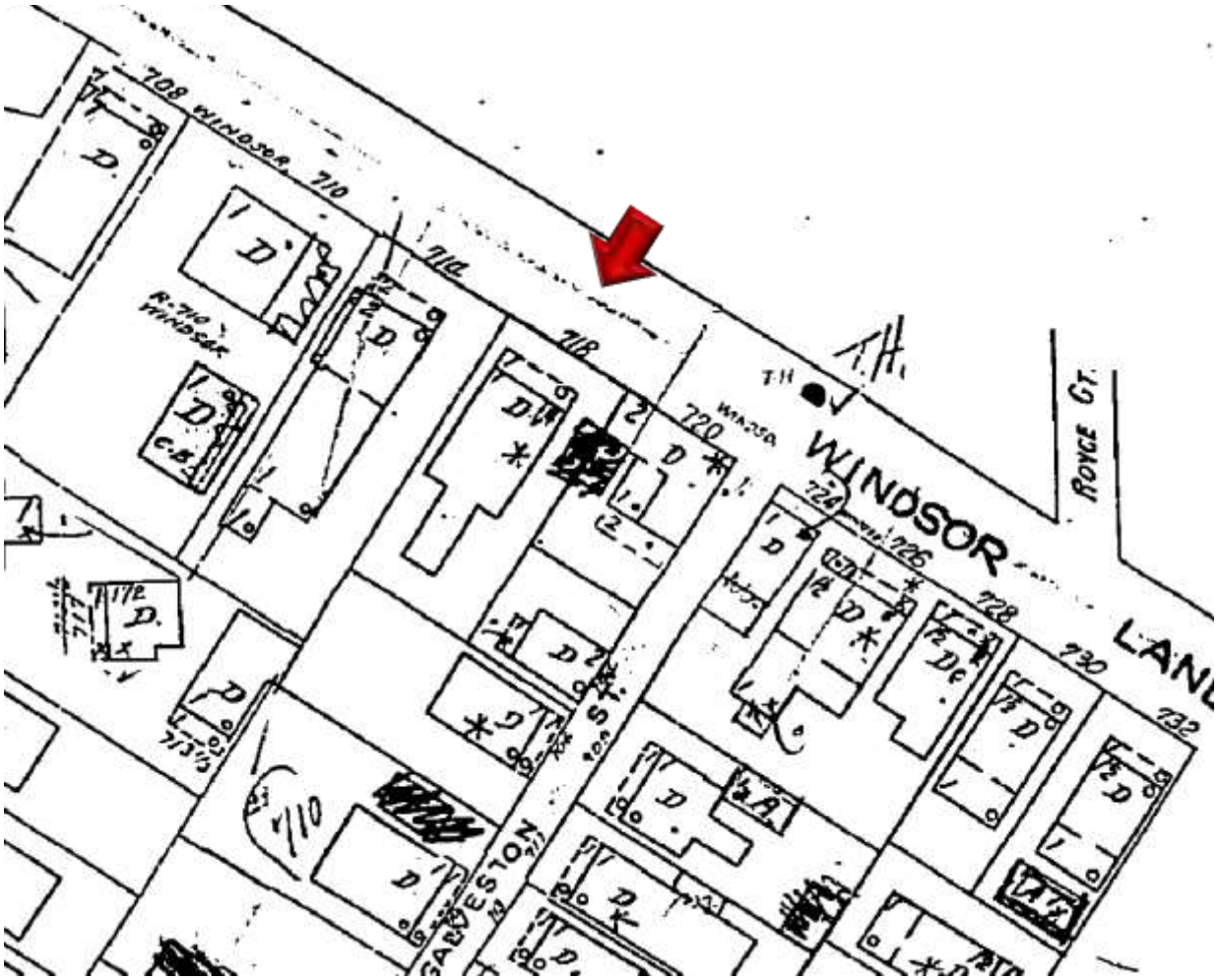
THE REMOVAL OF THE REAR & SIDE ADDITIONS WOULD NOT QUALIFY AS CONTRIBUTING.

SANBORN MAPS

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

718 Windsor Lane circa 1965. Monroe County Library.

718

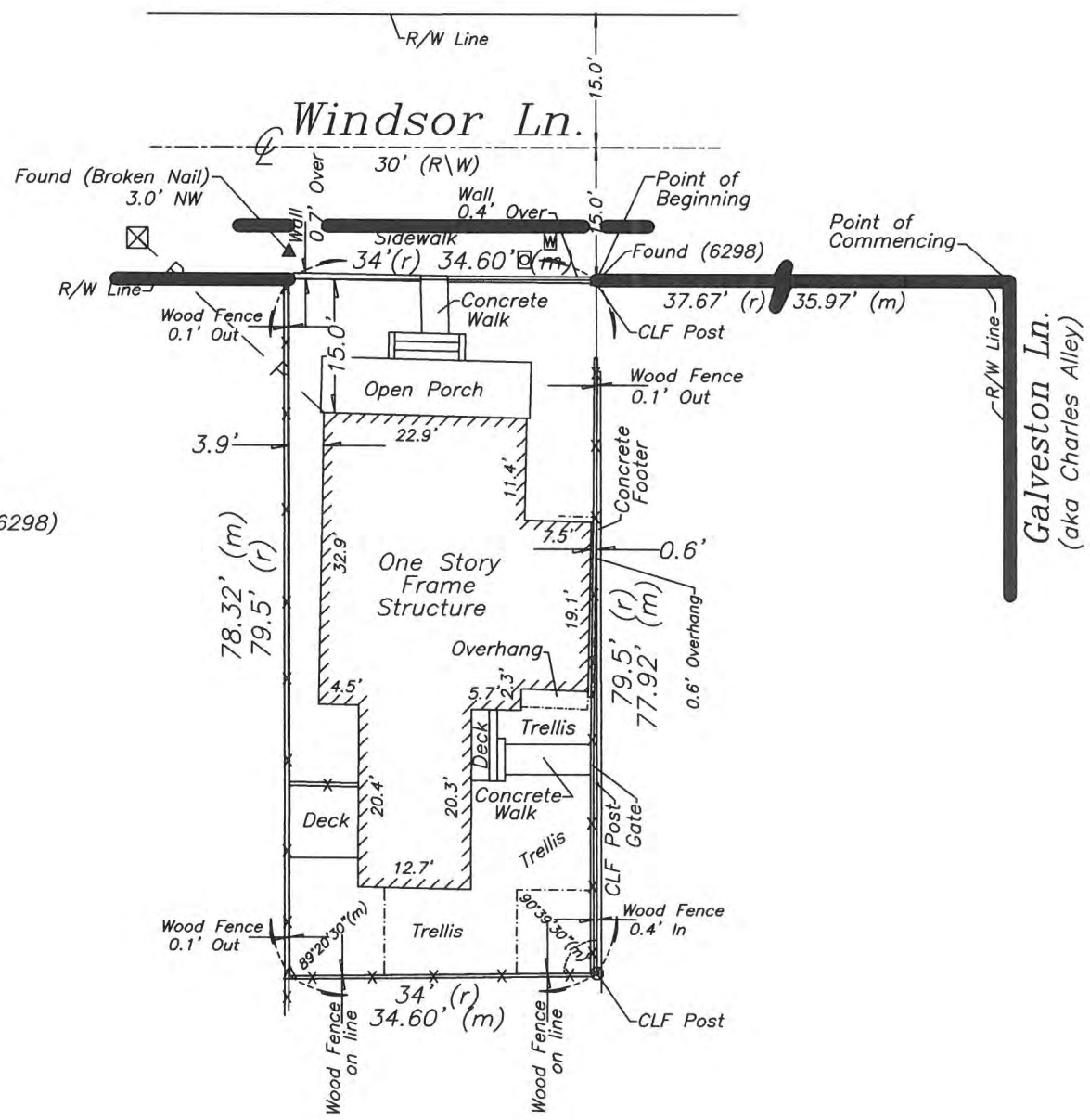
ACE

Suburban
Propane

SURVEY

Boundary Survey Map of part of Tract 5, Island of Key West, FL

1" = 20'
Assumed



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- ○ Set 3/4" Iron Pipe w/cap (6298)
- ● Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (broken nail) (6298)
- △ 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. 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: 718 Windsor Lane, 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: December 21, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Held occupation and older chain link fence as property line.

BOUNDARY SURVEY OF: On the Island of Key West and known as a Part of Tract 5, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, and more particularly described as follows:

Commence at the Intersection of the Southerly right of way line of Windsor Lane and the Westerly right of way of Galveston Lane (Charles Alley) and run thence Westerly along the said Southerly right of way line of Windsor lane, 37.67 feet to a fence corner and the point of beginning of the parcel of land herein described; thence Southerly at right angles and along a fence, 79.5 feet to a point; thence Westerly at right angles and along a fence, 34 feet to a point; thence Northerly at right angles, 79.5 feet to a point on the Southerly right of way line of said Windsor Lane, 34 feet back to the point of beginning.

BOUNDARY SURVEY FOR: Cheri Cooper;

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

January 5, 2017

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

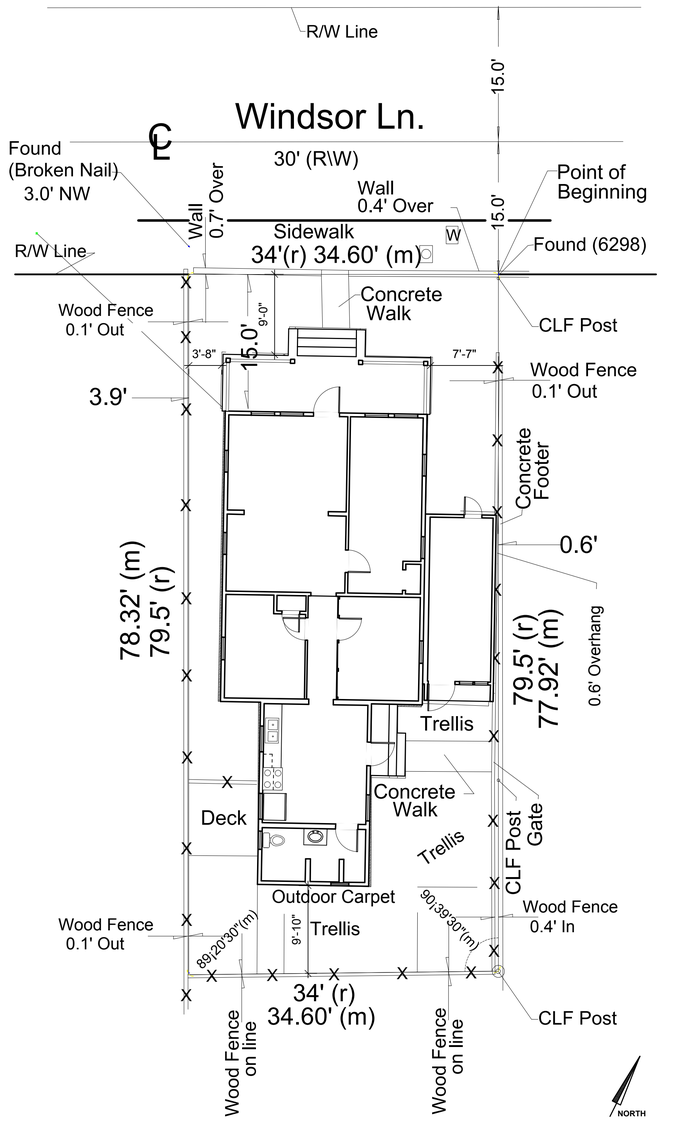
PROPOSED DESIGN

SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	2,707 SQ. FT.	EXISTING	EXISTING	EXISTING
IMPERVIOUS	1,962 SQ. FT.	1,624 (60% MAX)	1,478 (54.5%)	CONFORMING
OPEN SPACE	745 SQ. FT.	948 (35% MIN)	1,056 (39%)	CONFORMING
BUILDING COV.	1,298 SQ. FT.	1,353 (50% MAX)	1,180 (43.5%)	CONFORMING
SETBACKS				
SIDE SETBACK	3'-6"	5'	3'-6"	EXISTING TO REMAIN
SIDE SETBACK	2"	5'	7'-9"	CONFORMING
REAR SETBACK	9'-10"	20'	15'-5"	IMPROVEMENT / 4'-7" VARIANCE
FRONT SETBACK	9'	10'	9'-2"	IMPROVEMENT
BUILDING HEIGHT	18'-8"	30'	18'-8"	CONFORMING

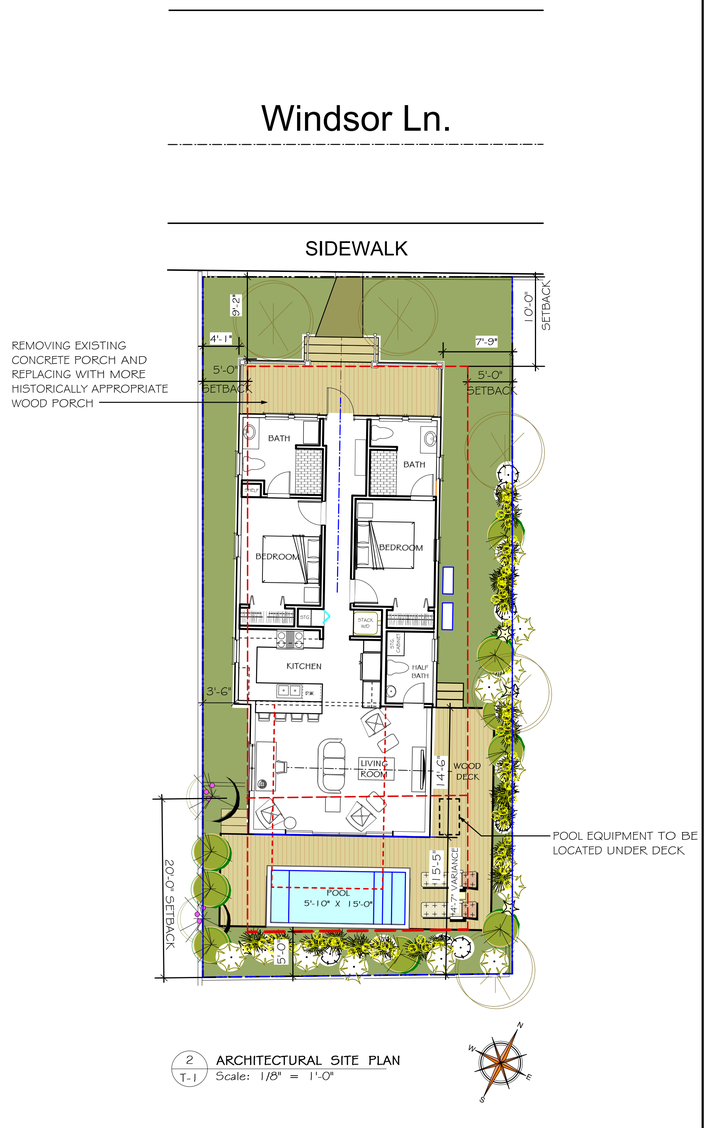
FLOOD INSURANCE MAP ZONE "X"

LOCATION MAP



EXISTING SITE PLAN

1 T-1 EXISITING SITE PLAN
Scale: 1/8" = 1'-0"



2 T-1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

PROJECT:

718 WINDSOR LANE
RENOVATION & ADDITION
KEY WEST , FL 33040

DRAWING INDEX

T1	PROJECT INFO & ARCHITECTURAL SITE PLAN
EX1	EXISTING PLANS & ELEVATIONS
A1	PROPOSED FLOOR PLANS
A2	PROPOSED ELEVATIONS
A3	STREETSCAPE & PHOTOGRAPHS

SCOPE OF WORK:

RENOVATION & INTERIOR RECONFIGURATION OF A HISTORIC ONE STORY WOOD FRAME HOUSE WITH LAP SIDING AND METAL ROOF. REMOVAL OF A NON-HISTORIC SIDE & REAR ADDITION, AND CONSTRUCTION OF A NEW LIVING & MASTER BEDROOM 1 1/2 STORY REAR ADDITION.

HARC APPROVAL #:

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2014 - RESIDENTAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
*PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

ARCHITECT'S SEAL

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECTS /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692
© COPYRIGHTED DRAWINGS

PROJECT: 718 WINDSOR LANE RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST , FL 33040

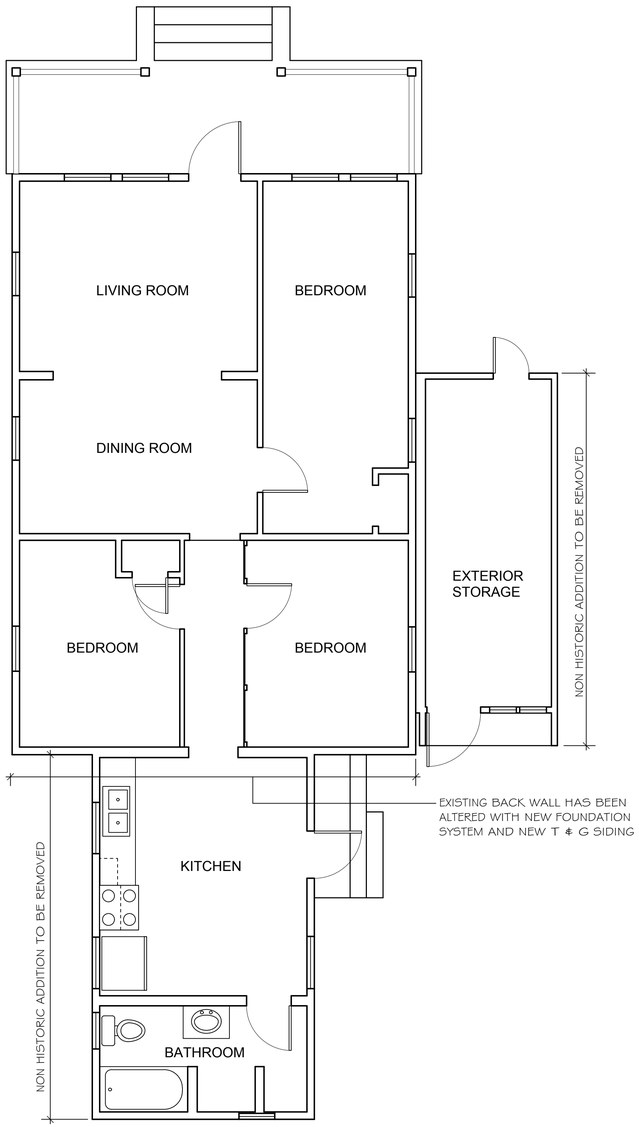
DRAWING TITLE: PROJECT INFORMATION & ARCHITECTURAL SITE PLAN

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: - -
DATE: 10-24-17

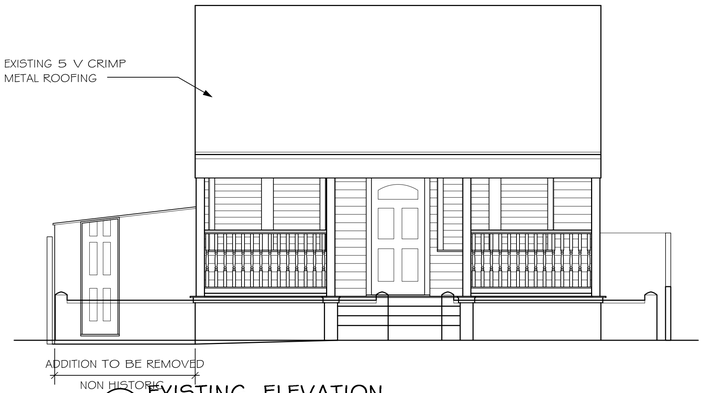
SHEET # T1

REVISION #	DATE

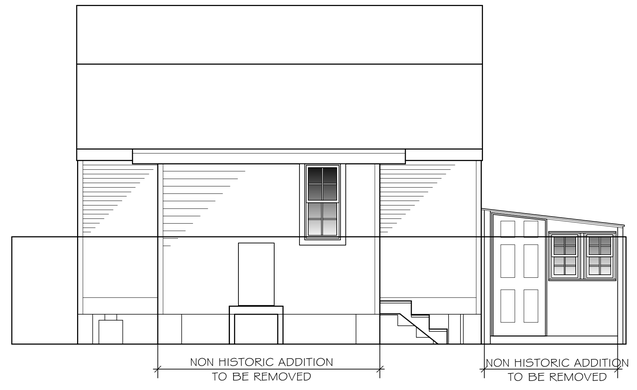
PETER M. PIKE FLA. REGISTRATION # AR0015198



5 EX1 EXISTING FLOOR PLAN
1/4"= 1'-0"



2 EX1 EXISTING ELEVATION
1/4"= 1'-0"



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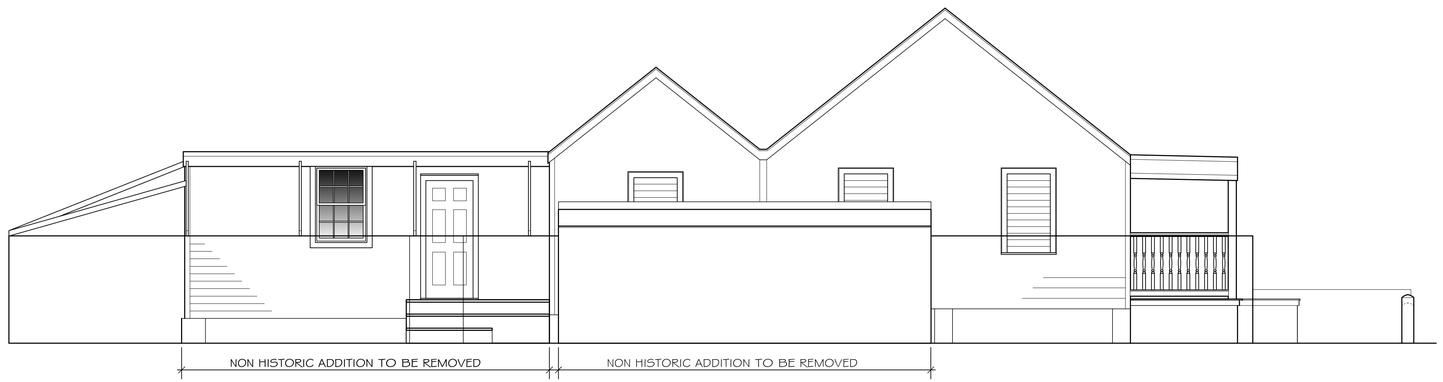


3 EX1 EXISTING ELEVATION
1/4"= 1'-0"

4 EX1 EXISTING ELEVATION
1/4"= 1'-0"

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692
© COPYRIGHTED DRAWINGS

PROJECT:
718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING PLAN & ELEVATIONS

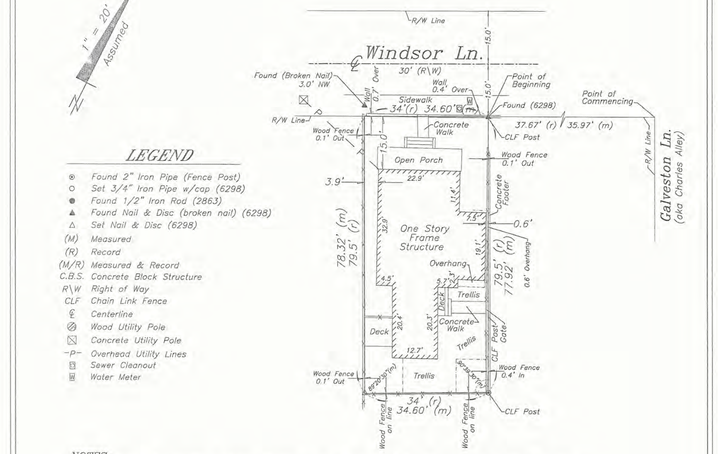
PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 10-24-17

SHEET #
EX1

REVISION #	DATE

PETER M. PIKE FLA. REGISTRATION # AR0015198

Boundary Survey Map of part of Tract 5, Island of Key West, FL



LEGEND

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- —P— Overhead Utility Lines
- S Sewer Cleanout
- W Water Meter

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Commence at the Intersection of the Southerly right of way line of Windsor Lane and the Westerly right of way of Galveston Lane (Charles Alley) and run thence Westerly along the said Southerly right of way line of Windsor lane, 37.67 feet to a fence corner and the point of beginning of the parcel of land herein described; thence Southerly at right angles and along a fence, 79.5 feet to a point; thence Westerly at right angles and along a fence, 34 feet to a point; thence Northerly at right angles, 79.5 feet to a point on the Southerly right of way line of said Windsor Lane, 34 feet back to the point of beginning.

BOUNDARY SURVEY FOR: Cheri Cooper;

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.

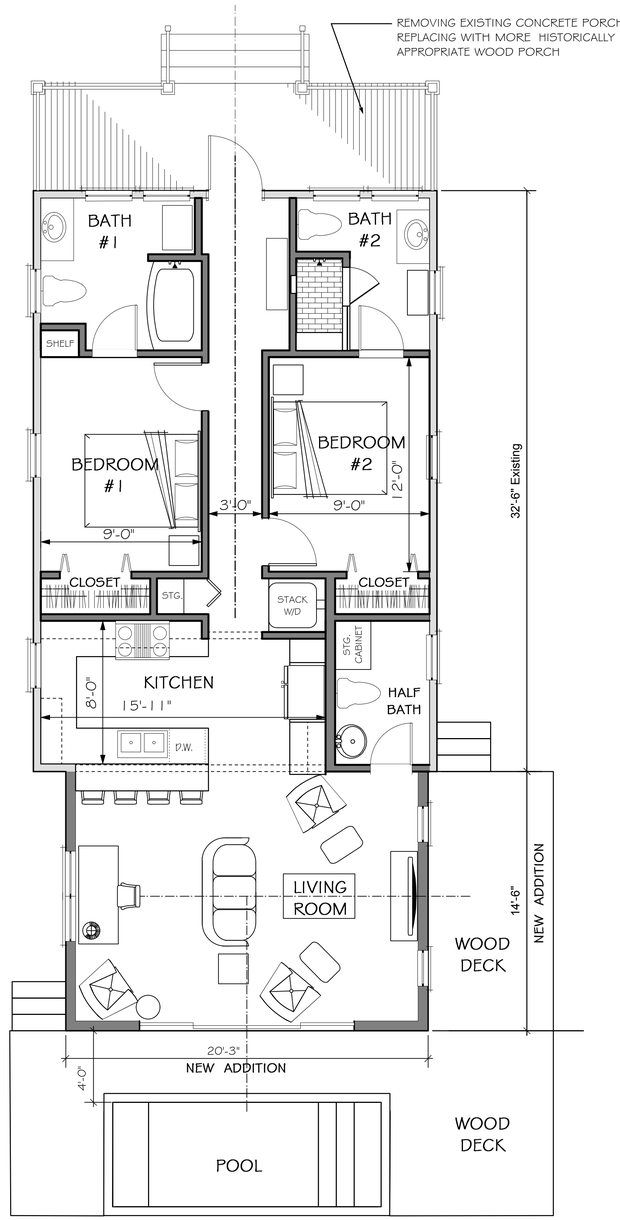
J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 5, 2017

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

SURVEY PROVIDED BY OWNER



1/A1 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

© COPYRIGHTED DRAWINGS

PROJECT:
718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST , FL 33040

DRAWING TITLE:
FLOOR PLANS

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: - -
DATE: 10-24-17

SHEET #
A1

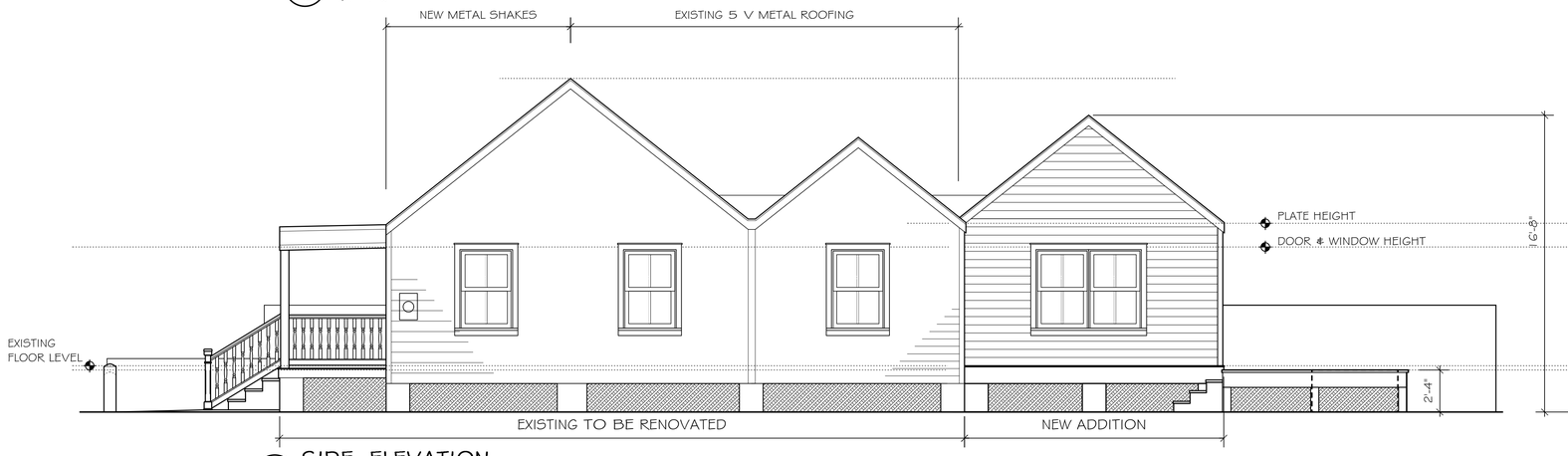
REVISION #	DATE

PETER M. PIKE FLA. REGISTRATION # AR0015198

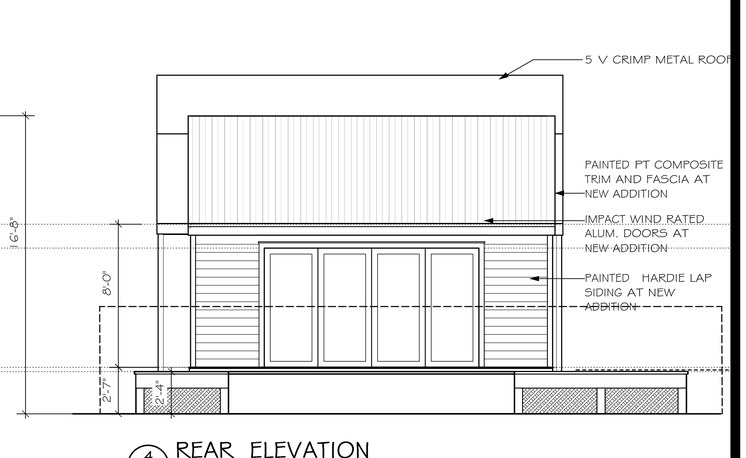
NOTE:
THIS HOUSE IS A CONTRIBUTING HISTORIC STRUCTURE PER THE HARC GUIDELINES.

1 / A2 SIDE ELEVATION
1/4"=1'-0"

2 / A2 FRONT ELEVATION
1/4"=1'-0"



3 / A2 SIDE ELEVATION
1/4"=1'-0"



4 / A2 REAR ELEVATION
1/4"=1'-0"

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

© COPYRIGHTED DRAWINGS

PROJECT:
718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 10-24-17

SHEET #
A2

REVISION #	DATE

1/A3 STREETSCAPE ELEVATION

1/4" = 1'-0"

2/A3 STREETSCAPE PHOTOGRAPHS

NTS

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

© COPYRIGHTED DRAWINGS

PROJECT:

718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST , FL 33040

DRAWING TITLE:

STREETSCAPE & PHOTOS

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 10-24-17

SHEET #

A3

REVISION #	DATE

PETER M. PIKE FLA. REGISTRATION # AR0015198

PLANNING BOARD RESOLUTION

PLANNING BOARD
RESOLUTION NO. 2017-44

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT ON PROPERTY LOCATED AT 718 WINDSOR LANE (RE # 00019000-000000) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, AND 122-630(6) (c) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a one story rear addition with a pitched roof design on the property located at 718 Windsor Lane (RE# 00019000-000000); and

WHEREAS, Section 122-630(6)(c) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the rear yard setback is twenty feet; and

WHEREAS, the proposed rear yard setback is fifteen feet and five inches; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 19, 2017; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

Chairman

Planning Director

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Chairman

Planning Director

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for the minimum open space requirements, sides and rear setback requirements variance for the reconstruction of a rear addition and porch on the property located at 718 Windsor Lane (RE# 00019000-000000) in the HHDR Zoning District pursuant to Sections 90-395, and 122-630(6) (c). of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed May 26, 2017 by Pike Architects, PA. No approval granted for any other work or improvements shown on the plans other than the construction of an addition to the property.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Chairman

Planning Director

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of October 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;

11-2-17

Sam Holland, Planning Board Chairman — Date

Attest:

10-30-17

Patrick Wright, ~~Interim~~ Planning Director — Date

Filed with the Clerk:

11-2-17

Cheryl Smith, City Clerk — Date

Chairman

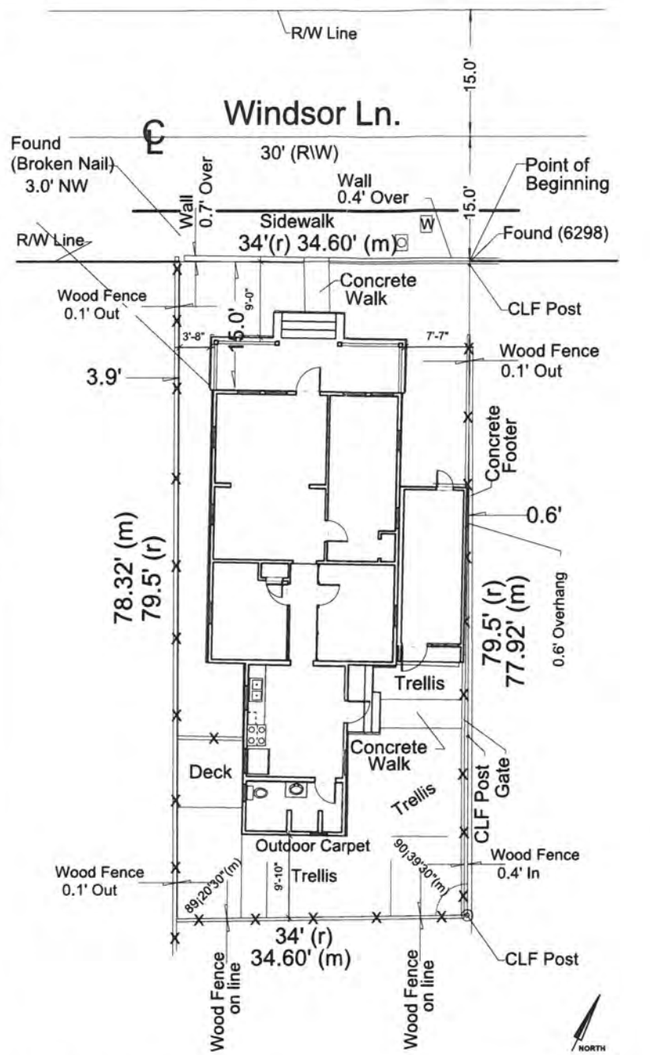
Planning Director

SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	2,707 SQ. FT.	EXISTING	EXISTING	EXISTING
IMPERVIOUS	1,962 SQ. FT.	1,624 (60% MAX)	1,478 (54.5%)	CONFORMING
OPEN SPACE	745 SQ. FT.	948 (35% MIN)	1,056 (39%)	CONFORMING
BUILDING COV.	1,298 SQ. FT.	1,353 (50% MAX)	1,180 (43.5%)	CONFORMING
SETBACKS				
SIDE SETBACK	3'-6"	5'	3'-6"	EXISTING TO REMAIN
SIDE SETBACK	2"	5'	7'-9"	CONFORMING
REAR SETBACK	9'-10"	20'	15'-5"	IMPROVEMENT / 4'-7" VARIANCE
FRONT SETBACK	9'	10'	9'-2"	IMPROVEMENT
BUILDING HEIGHT	18'-8"	30'	18'-8"	CONFORMING

FLOOD INSURANCE MAP ZONE "X"

LOCATION MAP



EXISTING SITE PLAN

1 / T-1 EXISITING SITE PLAN
Scale: 1/8" = 1'-0"

2 / T-1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

use 11-2-17

10-30-17

PROJECT:

718 WINDSOR LANE
RENOVATION & ADDITION
KEY WEST , FL 33040

DRAWING INDEX

T1	PROJECT INFO & ARCHITECTURAL SITE PLAN
EX1	EXISTING PLANS & ELEVATIONS
A1	PROPOSED FLOOR PLANS
A2	PROPOSED ELEVATIONS
A3	STREETSCAPE & PHOTOGRAPHS

SCOPE OF WORK:

RENOVATION & INTERIOR RECONFIGURATION OF A HISTORIC ONE STORY WOOD FRAME HOUSE WITH LAP SIDING AND METAL ROOF. REMOVAL OF A NON-HISTORIC SIDE & REAR ADDITION, AND CONSTRUCTION OF A NEW LIVING & MASTER BEDROOM 1 1/2 STORY REAR ADDITION.

HARC APPROVAL #:

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2014 - RESIDENTAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
*PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECTS /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

ARCHITECT'S SEAL

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1692

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718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST , FL 33040

DRAWING TITLE: PROJECT INFORMATION & ARCHITECTURAL SITE PLAN

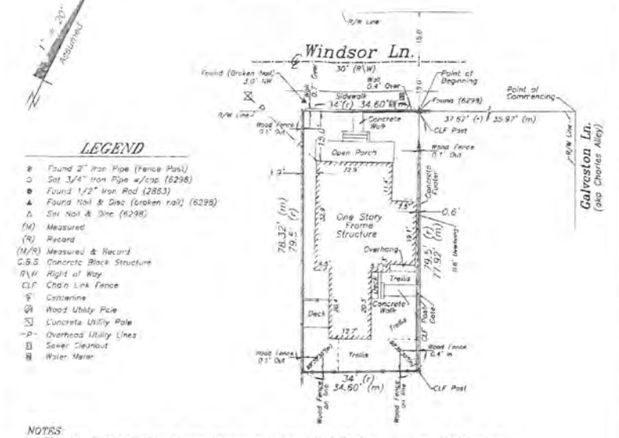
PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 05-26-17

SHEET # T1

REVISION #	DATE

PETER M. PIKE FLA. REGISTRATION # AR0015198

Boundary Survey Map of part of Tract 5, Island of Key West, FL



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (broken nail) (6298)
- 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. 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: 718 Windsor Lane, 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: December 21, 2016
9. Ownership of fences is undeterminable, unless otherwise noted
10. Adjoiners are not furnished.
11. Held occupation and older chain link fence as property line.

BOUNDARY SURVEY OF: On the Island of Key West and known as a Part of Tract 5, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, and more particularly described as follows:

Commence at the Intersection of the Southerly right of way line of Windsor Lane and the Westerly right of way of Galveston Lane (Charles Alley) and run thence Westerly along the said Southerly right of way line of Windsor lane, 37.67 feet to a fence corner and the point of beginning of the parcel of land herein described; thence Southerly at right angles and along a fence, 79.5 feet to a point; thence Westerly at right angles and along a fence, 34 feet to a point; thence Northerly at right angles, 79.5 feet to a point on the Southerly right of way line of said Windsor Lane, 34 feet back to the point of beginning.

BOUNDARY SURVEY FOR: Cheri Cooper;

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.

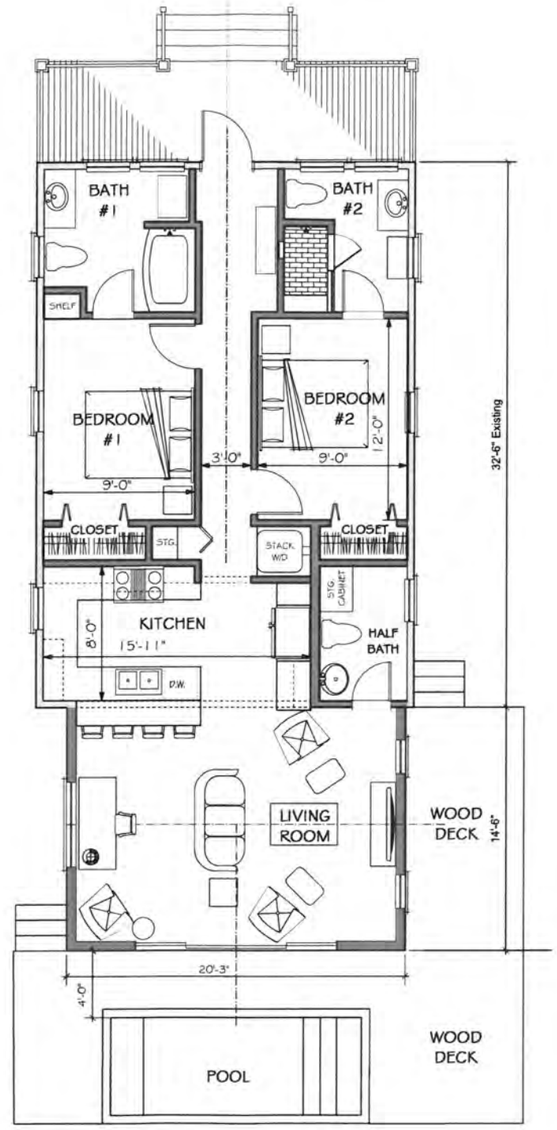
J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 5, 2017

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

SURVEY PROVIDED BY OWNER



1 / A1 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

10-30-17
11-2-17

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692
© COPYRIGHTED DRAWINGS

PROJECT: 718 WINDSOR LANE RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE: FLOOR PLANS

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 05-26-17

SHEET # A1

REVISION #	DATE

PETER M. PIKE FLA. REGISTRATION # AR0015198

1 A2 SIDE ELEVATION
1/4"=1'-0"

2 A2 FRONT ELEVATION
1/4"=1'-0"

3 A2 SIDE ELEVATION
1/4"=1'-0"

4 A2 REAR ELEVATION
1/4"=1'-0"

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1699
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PROJECT:
718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER: 17.02
DRAWN: TSN
CHECKED: -
DATE: 05-26-17

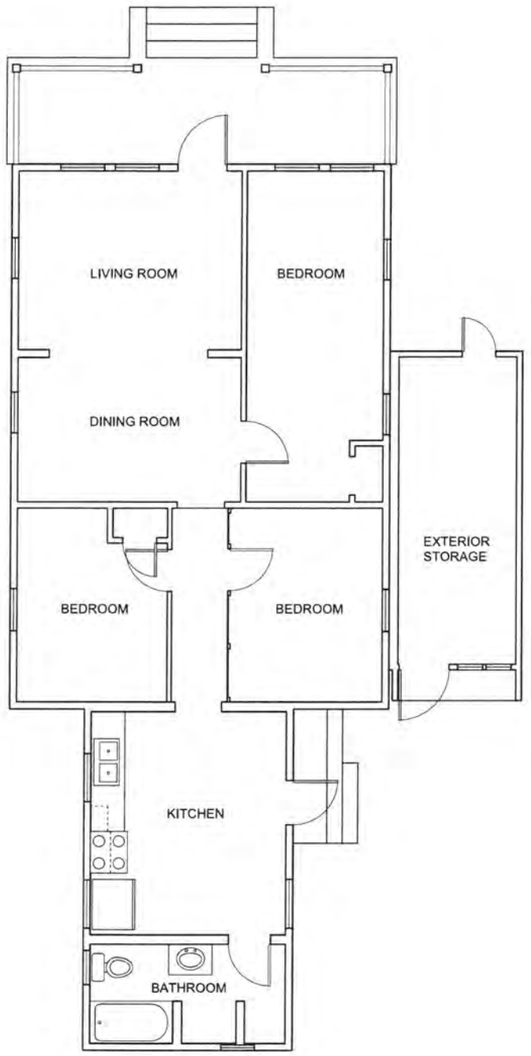
SHEET #
A2

REVISION #	DATE

PW 10-30-17

11-2-17

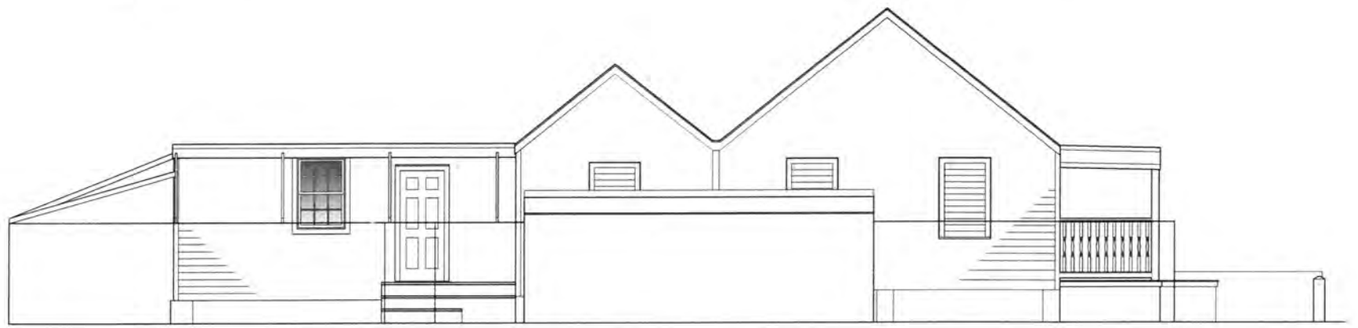
PETER M. PIKE FLA. REGISTRATION # AR0015198



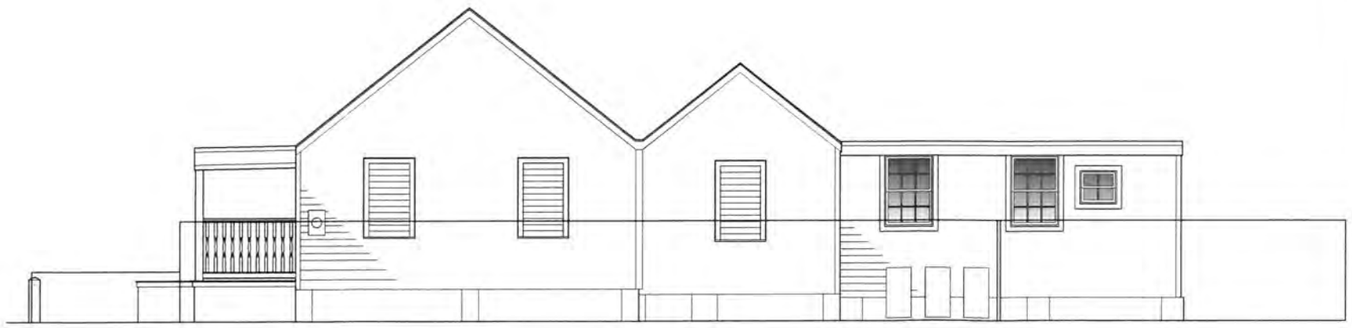
1 EX1 EXISTING FLOOR PLAN
1/4"=1'-0"

1 EX1 EXISTING ELEVATION
1/4"=1'-0"

1 EX1 EXISTING ELEVATION
1/4"=1'-0"



1 EX1 EXISTING ELEVATION
1/4"=1'-0"



1 EX1 EXISTING ELEVATION
1/4"=1'-0"

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1639
© COPYRIGHTED DRAWINGS

PROJECT:
718 WINDSOR LANE
RENOVATION & ADDITION
718 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING PLAN & ELEVATIONS

PROJECT NUMBER: 17.02
DRAWN: TSH
CHECKED:
DATE: 05-26-17

SHEET #
EX1

REVISION #	DATE

PJP 10-30-17
11-2-17

PETER M. PIKE FLA. REGISTRATION # AR0015198

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., November 28, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING ONE-STORY RESIDENCE. NEW ONE-STORY ADDITION AT REAR. NEW POOL AND DECK AT REAR YARD.DEMOLITION OF REAR AND SIDE ADDITIONS. PARTIAL DEMOLITION OF REAR WALL OF MAIN HOUSE.

#718 Windsor Lane

Applicant – Pike Architects Application #17-03-0049

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

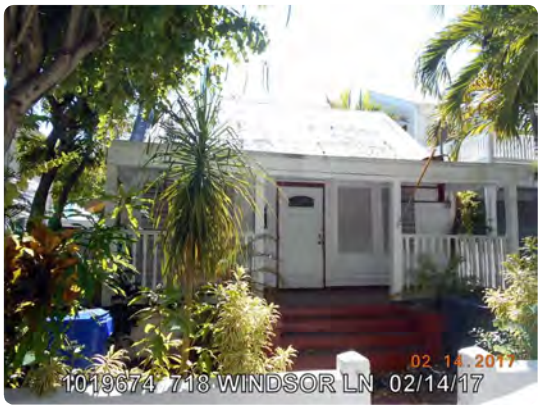
Disclaimer

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	00019000-000000
Account #	1019674
Property ID	1019674
Millage Group	10KW
Location Address	718 WINDSOR LN , KEY WEST
Legal Description	KW PT LOT 12 OF TR 5 G9-415 OR506-203 OR506-207 OR1638-2021/23 OR2524-1395/96 OR2837-1510/11 (Note: Not to be used on legal documents)
Neighborhood	6103
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

MCGINTY KEVIN
715 Olivia ST
Key West FL 33040

Valuation

		2017	2016	2015	2014
+	Market Improvement Value	$115,217	$88,620	$91,804	$86,842
+	Market Misc Value	$1,326	$1,326	$1,151	$1,047
+	Market Land Value	$338,524	$378,970	$370,561	$345,857
=	**Just Market Value**	**$455,067**	**$468,916**	**$463,516**	**$433,746**
=	**Total Assessed Value**	**$455,067**	**$468,916**	**$437,133**	**$397,394**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$455,067**	**$468,916**	**$463,516**	**$433,746**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,703.00	Square Foot	34	79.5

Buildings

Building ID	1438	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	**Year Built**	1933
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1995
Gross Sq Ft	1267	**Foundation**	WD CONC PADS
Finished Sq Ft	975	**Roof Type**	GABLE/HIP
Stories	1 Floor	**Roof Coverage**	METAL
Condition	POOR	**Flooring Type**	CONC S/B GRND
Perimeter	148	**Heating Type**	NONE with 0% NONE
Functional Obs	0	**Bedrooms**	3
Economic Obs	0	**Full Bathrooms**	1
Depreciation %	30	**Half Bathrooms**	0
Interior Walls	WALL BD/WD WAL	**Grade**	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	975	975	148
OPF	OP PRCH FIN LL	138	0	58
SFB	SEMI-FIN BASE	154	0	58
TOTAL		**1,267**	**975**	**264**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1932	1933	1	102 SF	4
PATIO	1932	1933	1	18 SF	2
PATIO	1949	1950	1	39 SF	2
CH LINK FENCE	1964	1965	1	452 SF	1
WALL AIR COND	1974	1975	1	1 UT	1

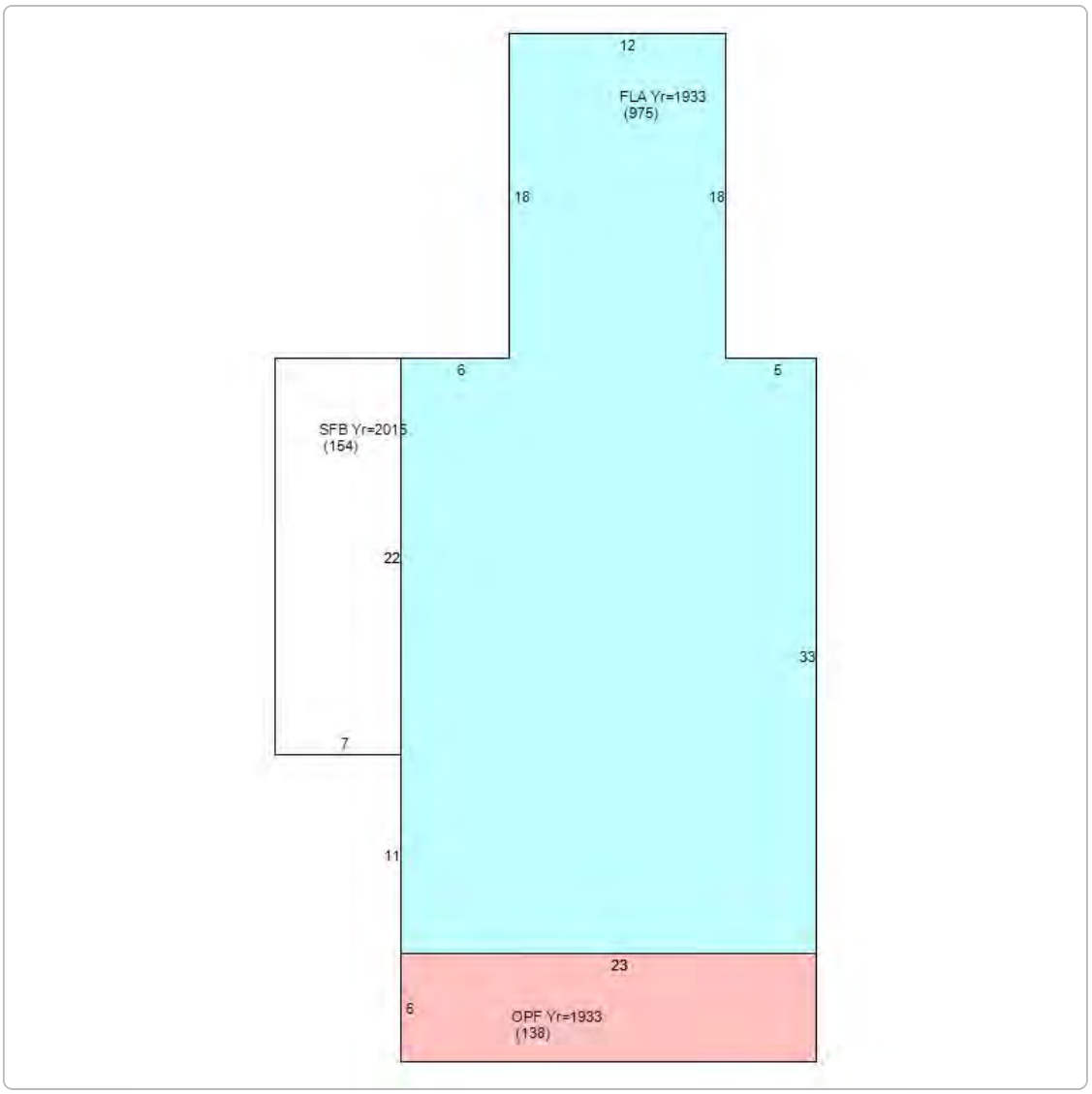
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/27/2017	$610,000	Warranty Deed	2109112	2837	1510	02 - Qualified	Improved
5/28/2011	$100	Quit Claim Deed		2524	1395	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-0922	3/22/2011	7/19/2011	$3,355		INSTALL 200sf OF VCRIMP AND 234Sf OF SINGLE PLY
06-6706	12/19/2006	12/31/2007	$1,000	Residential	INSTALL ALUMINUM RAIL ON CONCRETE STEPS
05-3772	9/8/2005	12/22/2005	$7,800	Residential	RENOVATE BATHROOM & KITCHEN SAME FOOTPRINT
02-1257	5/21/2002	11/16/2002	$1,300	Residential	UPGRADE ELECTRIC
98-1619	5/27/1998	12/31/1998	$2,500	Residential	REPAIR SIDING & WINDOWS

Sketches (click to enlarge)


12
FLA Yr=1933
(975)
18
18
6
5
SFB Yr=2015
(154)
22
33
7
11
23
6
OPF Yr=1933
(138)

Photos

02 14 2017
1019674 718 WINDSOR LN 02/14/17

Map

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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