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**Historic Architectural Review Commission  
Staff Report for Item 11**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** April 23, 2019

**Applicant:** Matthew Stratton, Architect

**Application Number:** H2019-0008

**Address:** #733 Poorhouse Lane

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**Description of Work:**

Demolition of one-story side and rear additions. Demolition of front porch.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. Built circa 1920, the historic one-story frame vernacular house has undergone several alterations, including side and rear additions and front porch roof extensions. The building and its additions are showing signs of deterioration due to poor maintenance.

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for demolition of rear addition.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the demolition of front porch and side addition.

**Staff Analysis**

The Certificate of Appropriateness proposes the demolition of the existing additions and front porch. The northwest side addition as well as the front porch was built more than 50

years. The rear attached addition is non-historic. The applicant has submitted drawings for new proposed replacements.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

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

*(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing portions of the northwest side addition may qualify as irreparable compromised by extreme deterioration. The front porch elements are structurally sound.

The following is the criteria of section 102-125:

*1 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;*

Staff opines that the northwest addition is not a distinguishable building entity, nor it exemplifies any significant architectural or any specific method of construction. The original form of the structure has been lost with the addition and the new proposed design will bring it back. The existing front porch columns embedded into concrete bases was not the original means of construction of this character-defining feature.

*2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff understands that no significant events have ever happened in the site that has contributed to local, state, or national history.

*3 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;*

The portions of the house in question do not have significant value as part of a development, heritage, or cultural record of the city.

*4. Is not the site of a historic event with a significant effect upon society;*

Staff was not able to find the house been associated to any significant event.

- 4 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

- 5 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portions of the house in question are not unique examples of distinctive architectural style.

- 6 *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;*

The house in question is not part of a park or square.

- 7 *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; and*

The structure does not have a unique location or visual feature characteristics.

- 8 *Has not yielded, and is not likely to yield, information important in history.*

The structure in question will not yield important information in history.

The plan also includes the demolition of non-historic rear addition. The historic architectural review commission shall not issue a certificate of appropriateness 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 non- historic addition will not jeopardize the historic character of the neighborhood.

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

The cited rear addition is 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 rear addition is not significant or important in defining the historic character of the 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 proposed addition to be demolished will not qualify to be contributing resource to the historic district or to the house in a near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only reading for demolition of non-historic rear addition. A second reading will be required for the demolition of the northwest addition and the front porch.

# 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 # HARL 2019-0008	REVISION #	INITIAL & DATE MM 3/25/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	733 POORHOUSE LANE	
NAME ON DEED:	POORHOUSE PROPERTIES LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	618 GRINNELL ST	EMAIL
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
APPLICANT'S ADDRESS:	M. STRATTON ARCHITECTURE 3801 FLAGLER AVE. KEY WEST, FL	EMAIL MSTRATTONARCHITECT@G.MAIL.COM
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE 3/23/19

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	824 SF ADDITION AT REAR - 1 STORY LOWER THAN HISTORIC STRUCTURE. NEW POOL, DECK AND COVERED PORCH AT REAR.
MAIN BUILDING:	RECONSTRUCT FRONT PORCH IN WOOD IN EXISTING FOOTPRINT. NEW WOOD WINDOWS (2/2 DH) AND DOORS IN HISTORIC OPENINGS. REPLACE ROOF WITH GALVALUME V-CRIMP. REPAIR SIDING 25%. PAINT EXTERIOR.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	SEE ATTACHED

RECEIVED  
MAR 25 2019  
BY: WCM

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

ACCESSORY STRUCTURE(S): 220 SF COTTAGE AT REAR - 1 STORY LOWER THAN HISTORIC STRUCTURE AND ADDITIONS.	
PAVERS: 1 CAR PARKING AT SIDE YARD - 220 SF BRICK PAVERS	FENCES: 24 L.F. 6' TALL FLAT TOP WOOD PICKET FENCE AND 2 GATES
DECKS: 186 SF WOOD DECKS @ REAR	PAINTING: 100% EXTERIOR COLORS T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC): NEW TROPICAL LANDSCAPING, LIGHTING & IRRIGATION SYSTEM	POOLS (INCLUDING EQUIPMENT): 8X15 POOL PLUS 23 LF WATERFALL WALL FEATURE. POOL HEATER, 2 PUMPS AND FILTER @ SIDE YARD BEHIND 6' TALL FENCE.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): AC CONDENSING UNIT @ SIDE YARD BEHIND 6' TALL FENCE	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: House listed as contributing		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA # <b>H 2019-0008</b>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: **733 POORHOUSE LANE**  
 PROPERTY OWNER'S NAME: **POORHOUSE PROPERTIES LLC**  
 APPLICANT NAME: **MATTHEW STRATTON - M. STRATTON ARCHITECTURE**

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: *[Signature]*      3/23/19 CHRIS MARIO      DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

**DEMOLISH HEAVILY ALTERED FRONT PORCH AND DILAPIDATED SIDE ADDITION THAT APPEAR ON 1962 SANBORN MAP AND 1965 PROPERTY RECORD CARD.  
 ALSO DEMOLISH NON-HISTORIC REAR ADDITIONS.**

### 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.

**SIDE ADDITION IS POORLY CONSTRUCTED AND EXTREMELY DETERIORATED. ROOF FRAMING IS 1 1/2" x 3 1/2" ON THE FLAT WITH SIGNIFICANT SAG IN MIDDLE. FRONT SILL BEAM AND WALL STUDS HAVE FAILED DUE TO DETERIORATION.**

(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.

**SIDE ADDITION HAS 1 1/2" x 3 1/2" WALL STUDS AND ROOF FRAMING. FOUNDATIONS ARE STACKED CONCRETE BLOCKS. WINDOW IS ALUMINUM JALOUSIE. PROPORTIONS AND LOCATION OF SIDE ADDITION DETRACT FROM HISTORIC BUILDING.** ORIGINAL



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.

2 BAY FRONT PORCH HAS CONCRETE FLOOR, LOW WALLS, AND PEDESTALS FOR THREE (3) WRAPPED WOOD COLUMNS. ROOF WAS EXTENDED ON 3 SIDES.

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

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

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

N/A

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

N/A

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

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

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

N/A

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

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

N/A

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

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

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

ALL ADDITIONS ARE OUT OF PROPORTION AND DETRACT FROM ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

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

REMOVING SIDE ADDITIONS WILL EXPOSE SIDE OF ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

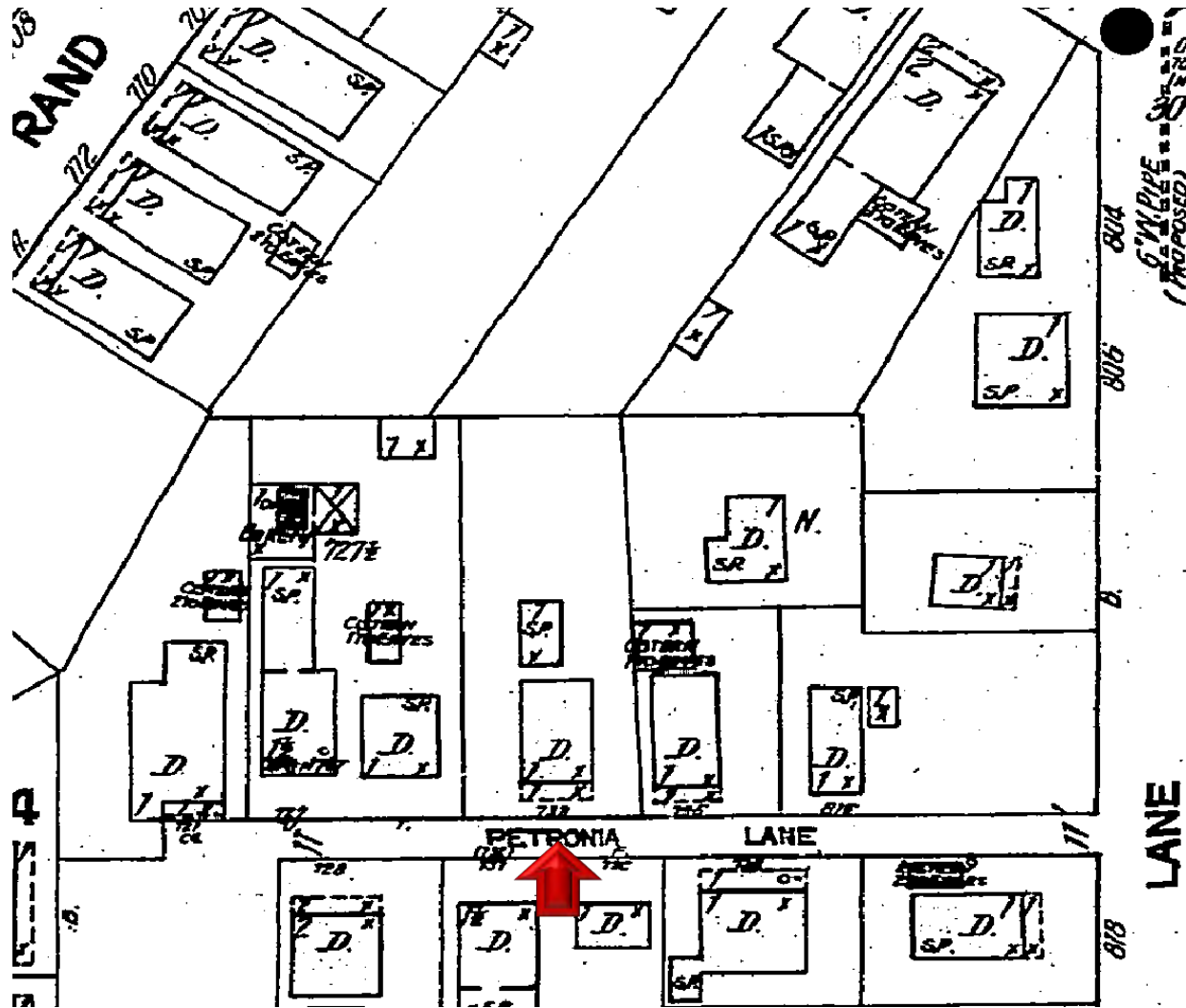
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE ADDITIONS HAVE NO CHARACTER DEFINING FEATURES. THE ADDITIONS HAVE POOR PROPORTIONS AND DETRACT FROM THE ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

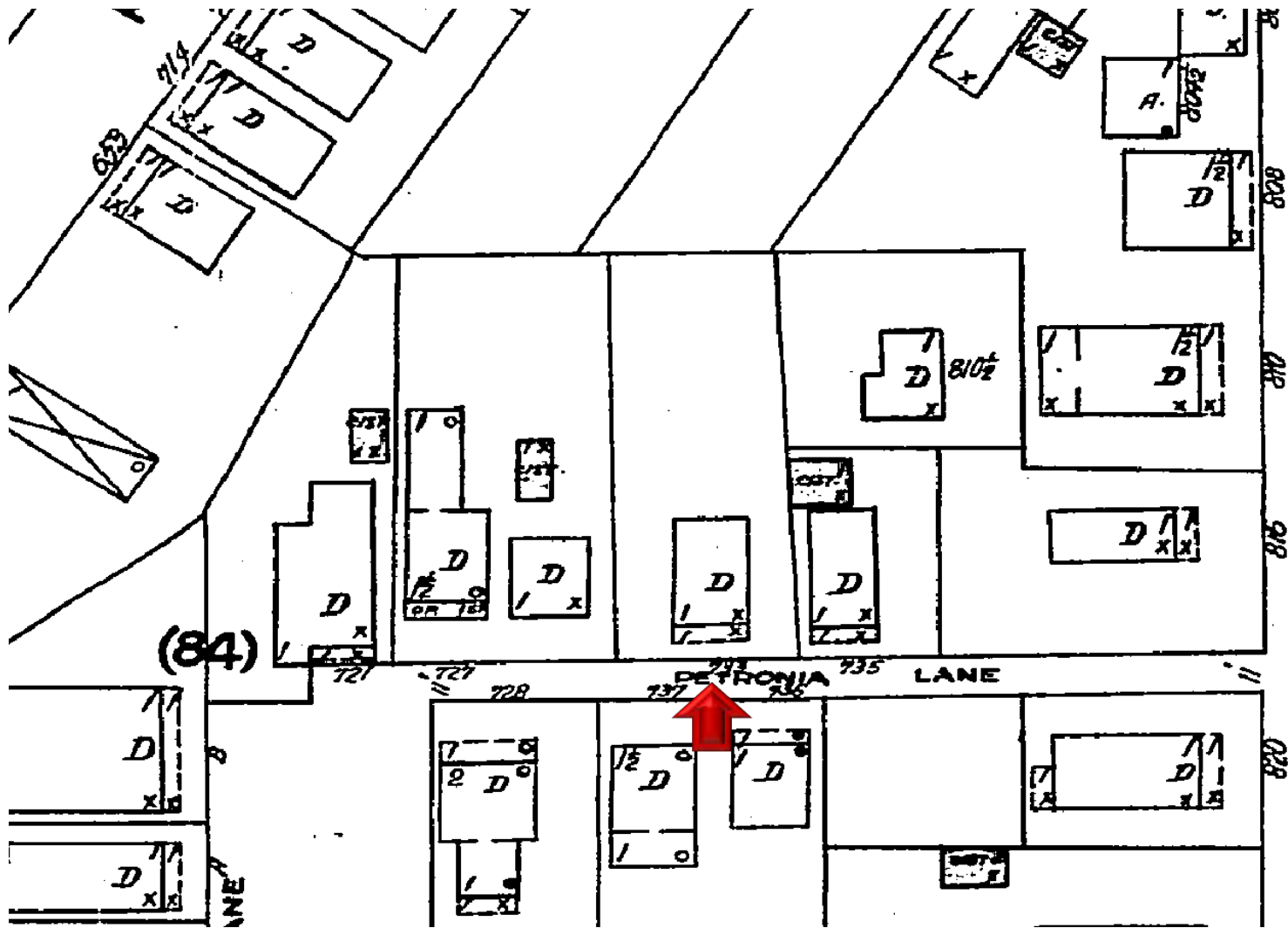
(4) Removing buildings or structures that would otherwise qualify as contributing.

THE NON-HISTORIC ADDITIONS HAVE NO CHARACTER DEFINING FEATURES OR MATERIALS THAT WOULD QUALIFY AS CONTRIBUTING

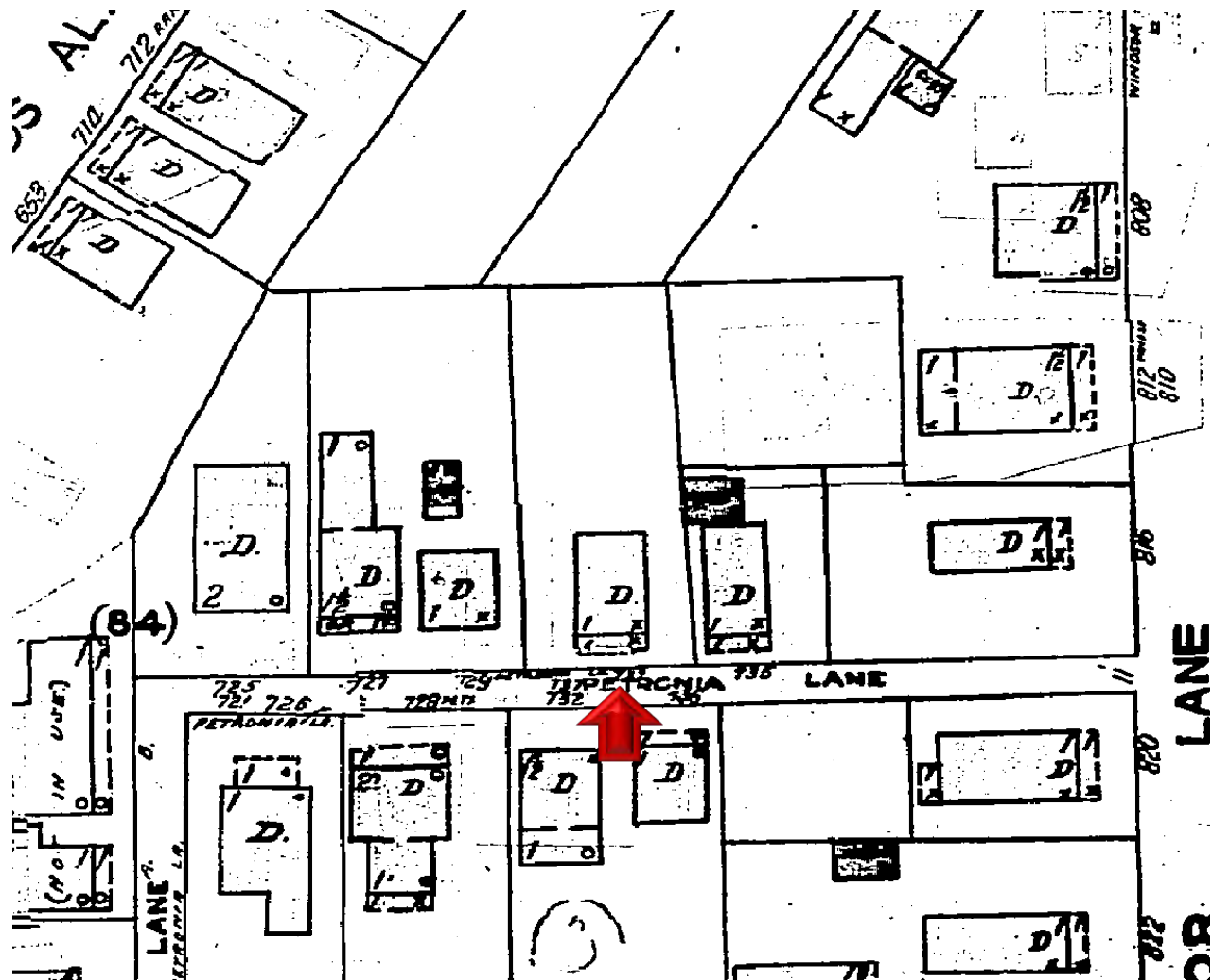
# SANBORN MAPS



1912 Sanborn map



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

# PROJECT PHOTOS





**733 Poorhouse Lane circa 1965 – Monroe County Library.**

**733 POORHOUSE LANE**



**FRONT ELEVATION**



**EAST SIDE ELEVATION**



**WEST SIDE ELEVATION**



**REAR ELEVATION**



**FRONT PORCH**



**ROOF**



**ROOF EXTENSION / BRACKETS AT ORIGINAL HISTORIC BUILDING**



**DETERIORATED REAR SILL BEAM AT SAWTOOTH**



**DETERIORATED FRONT SILL BEAM AT SIDE ADDITION**





**CONCRETE BLOCK FOUNDATIONS TYPICAL AT WEST SIDE ADDITION**



**INSIDE OF DILAPIDATED SIDE ADDITION (TO BE REMOVED)**



**WEST WALL OF ORIGINAL HISTORIC STRUCTURE TO BE EXPOSED WITH REMOVAL OF WEST ADDITIONS**



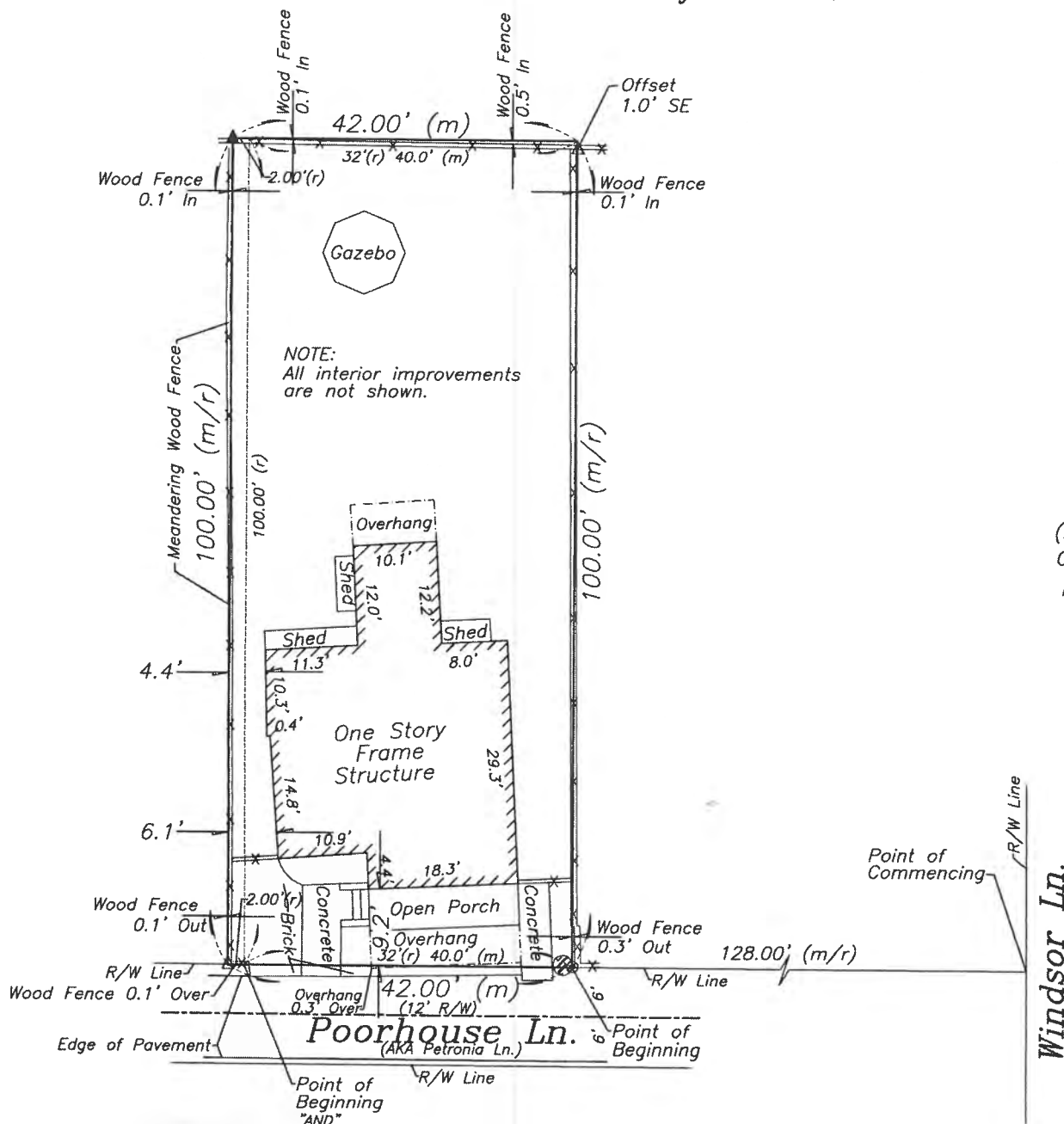
**INSIDE OF SAWTOOTH (TO BE RESTORED)**



**INSIDE OF REAR ADDITION (TO BE REMOVED)**

# SURVEY

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



## LEGEND

- ⊙ Found 2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail (PK Nail)
- △ 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

**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: 733 Poorhouse 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: November 22, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County, Florida, and is part of Tract Five (5) according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829; commencing at a point on the North side of a Twelve-foot alley-way, distant One hundred and Twenty Eight (128) feet from the corner of said alley-way and Windsor Lane and running thence in a Southwesterly direction along said alley-way, Thirty-Two (32) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Thirty-Two (32) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet to the point of beginning.

AND

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D., 1829 as a Part of Tract Five (5) and being more particularly described as follows: Commencing at the intersection of the Southwesterly Right-of-Way line of Windsor Lane and the Northwesterly Right-of-Way Line of Poorhouse Lane (a.k.a. Petronia Lane); thence in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Poorhouse Lane for 160.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwesterly Right-of-Way line of Poorhouse lane for 2.00 feet; thence at a right angle and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction for 2.00 feet; thence at a right angle and in a Southeasterly direction for 100.00 feet to the said Northwesterly Right-of-Way line of Poorhouse Lane and the Point of Beginning.

**BOUNDARY SURVEY FOR:** Poorhouse Properties LLC, a Florida limited liability company;  
The Smith Law Firm;  
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

December 17, 2018

**J. LYNN O'FLYNN, Inc.**

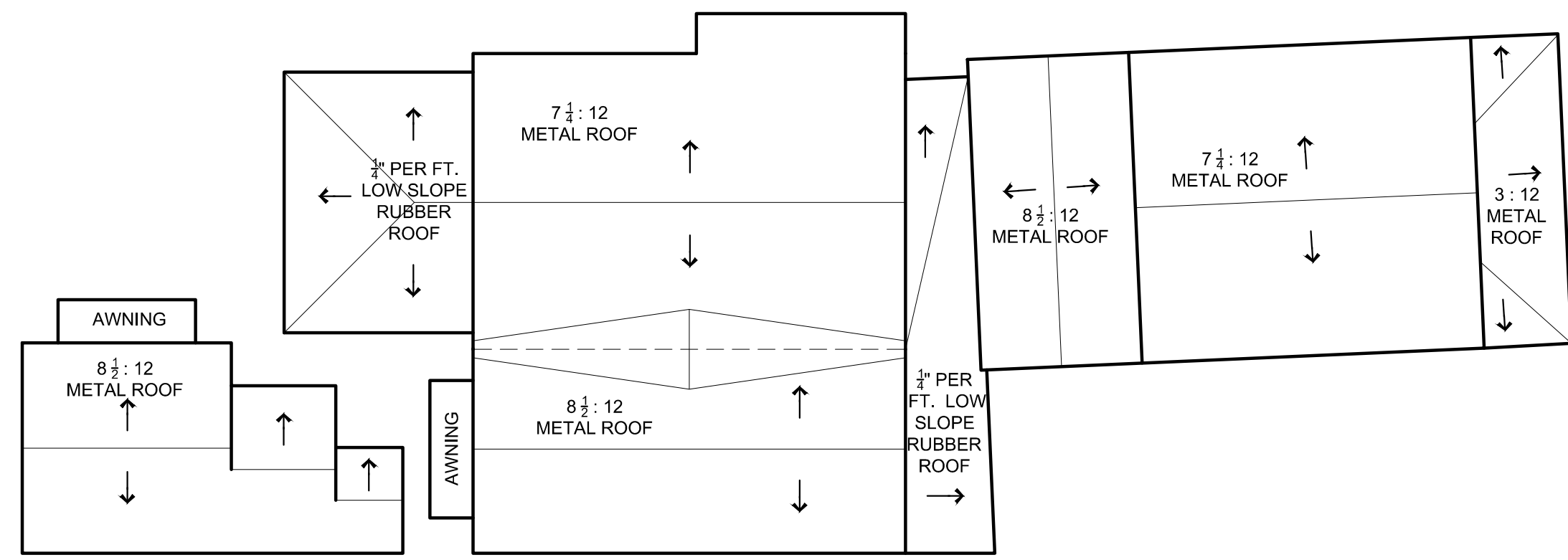


Professional Surveyor & Mapper  
PSM #8298

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

# PROPOSED DESIGN



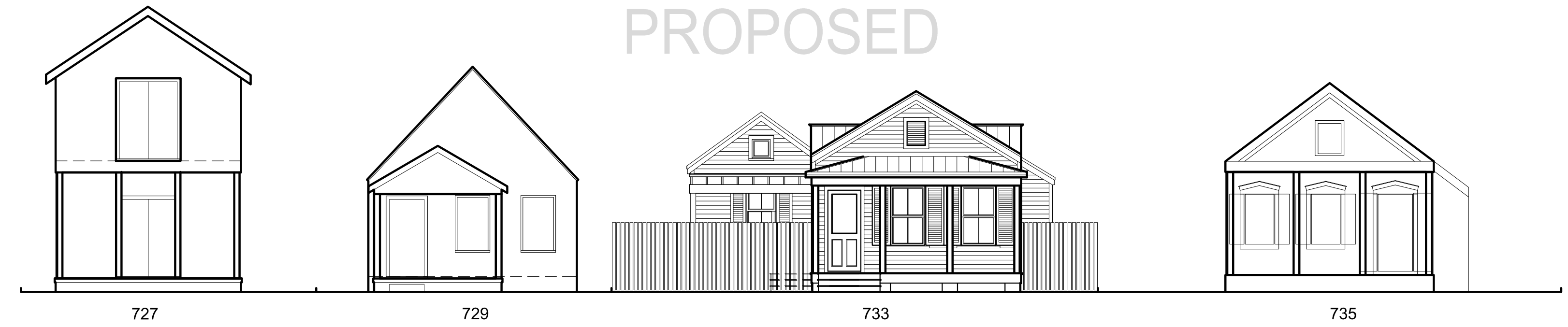


ROOF PLAN  
1/8"=1'-0"

SITE DATA ZONE HHDR 4,200 SF LOT		
	ALLOWED	PROPOSED
OPEN SPACE (MIN)	1,470 SF MIN. (35%)	1,574 SF (37.5%)
BUILDING COVERAGE	2,100 SF MAX. (50%)	1,988 SF (47.3%)
IMPERVIOUS SURFACE	2,520 SF MAX (60%)	2,515 SF (59.9%)
840 SF REAR YARD COVERAGE	252 SF MAX (30%)	207 SF (24.6%)

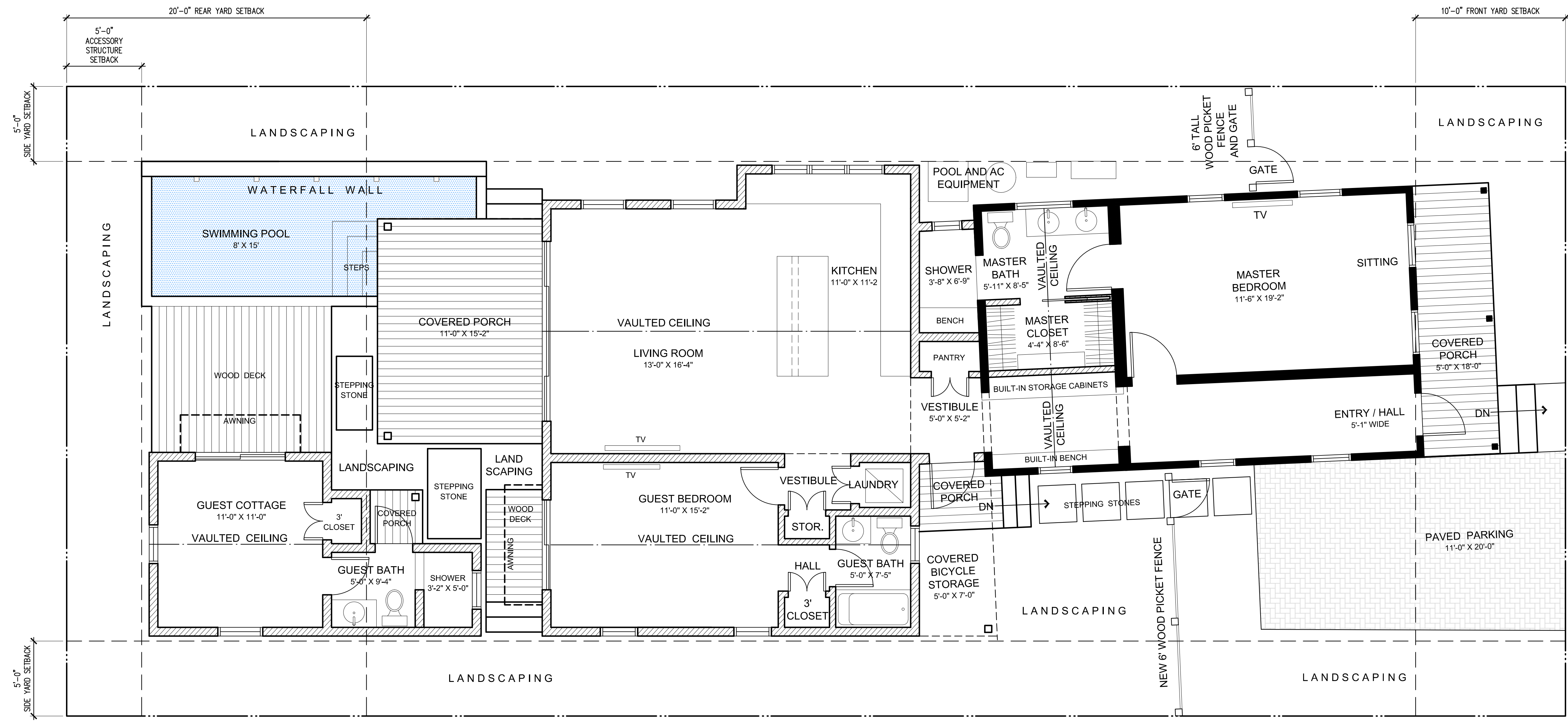


EXISTING

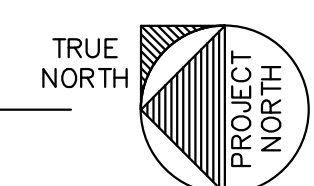


PROPOSED

POORHOUSE LANE STREETScape  
1/8"=1'-0"



FIRST FLOOR / SITE PLAN  
1/4"=1'-0"



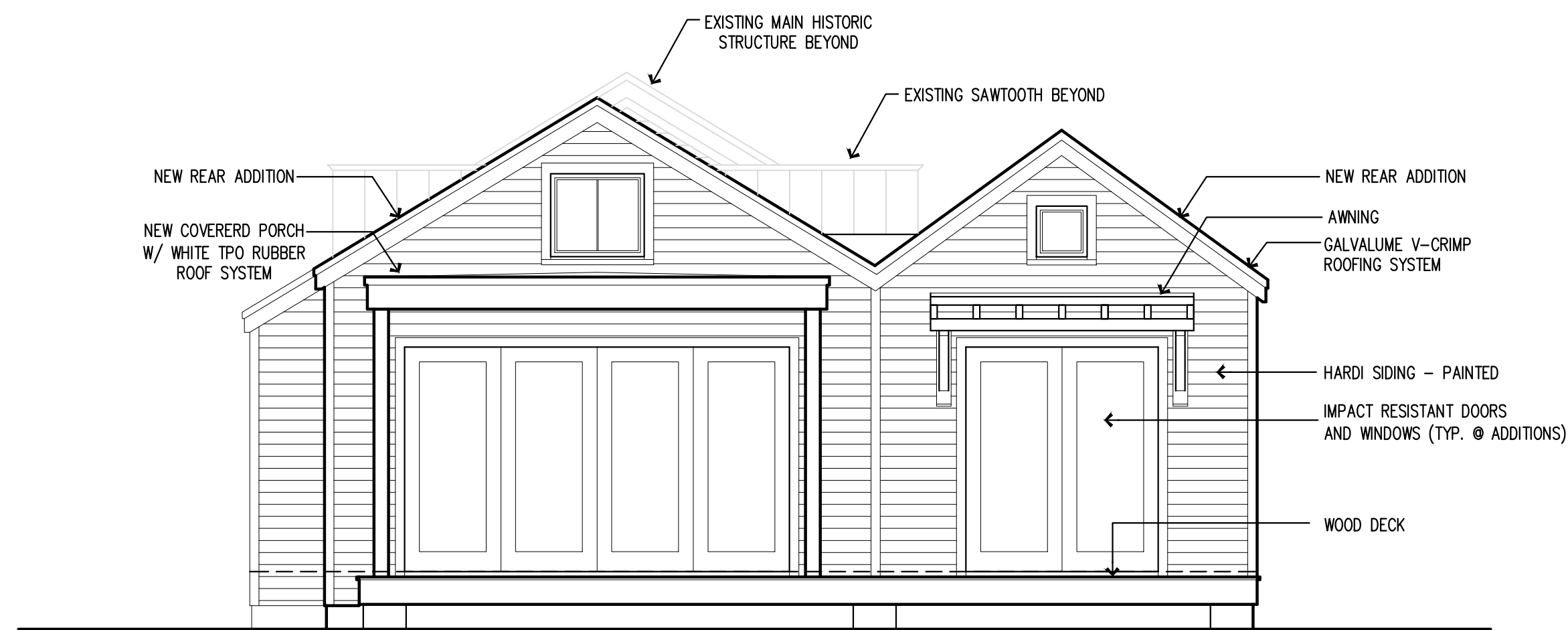
Improvements to  
**733 Poorhouse Lane**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

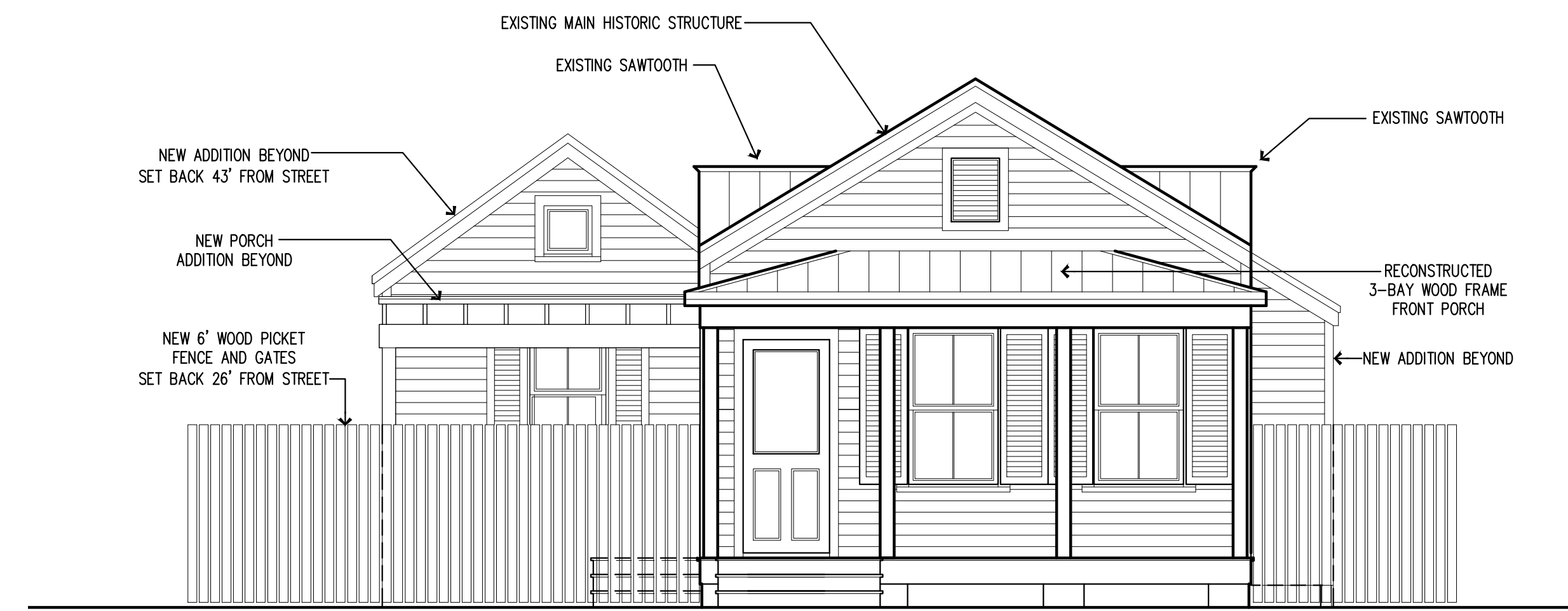


Date 3.24.19  
Project #

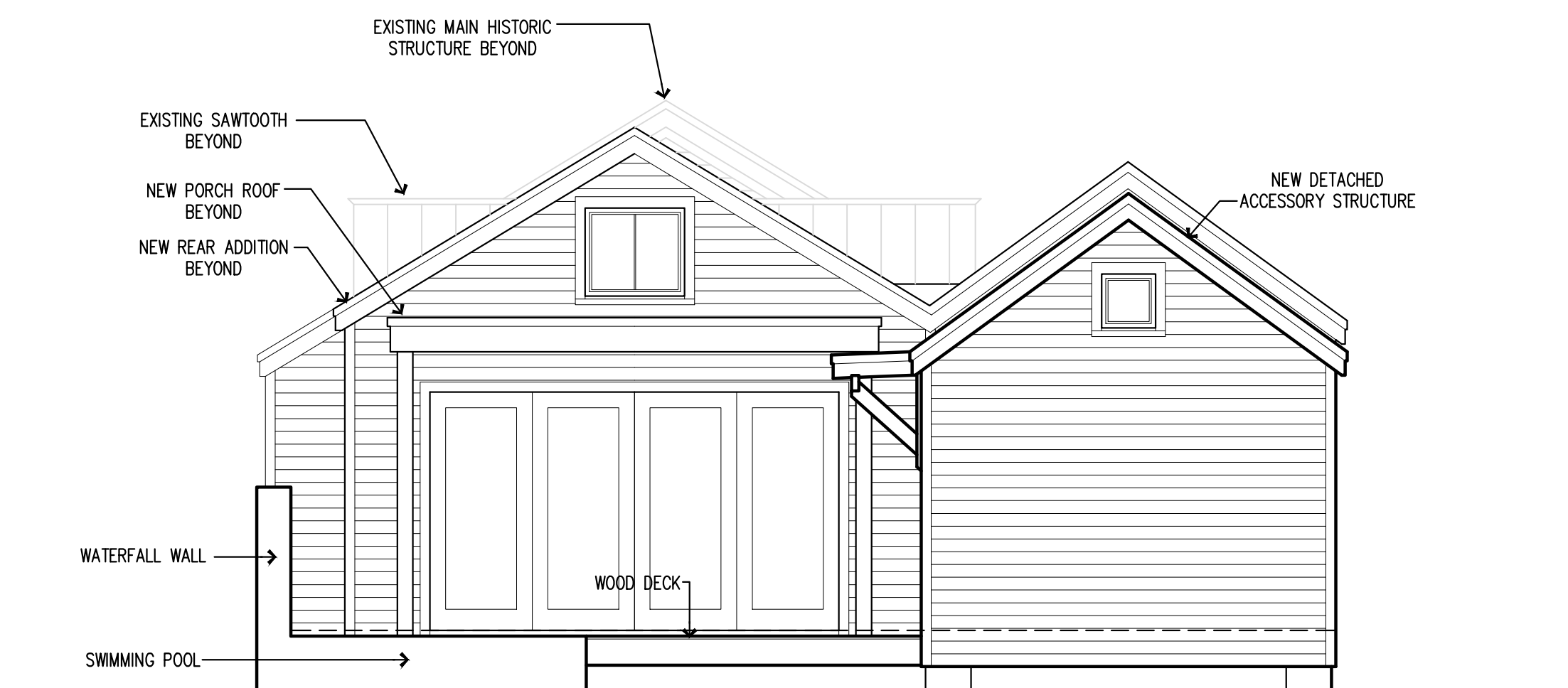
**A-1**



PROPOSED REAR ELEVATION WITHOUT COTTAGE  
1/4"=1'-0"



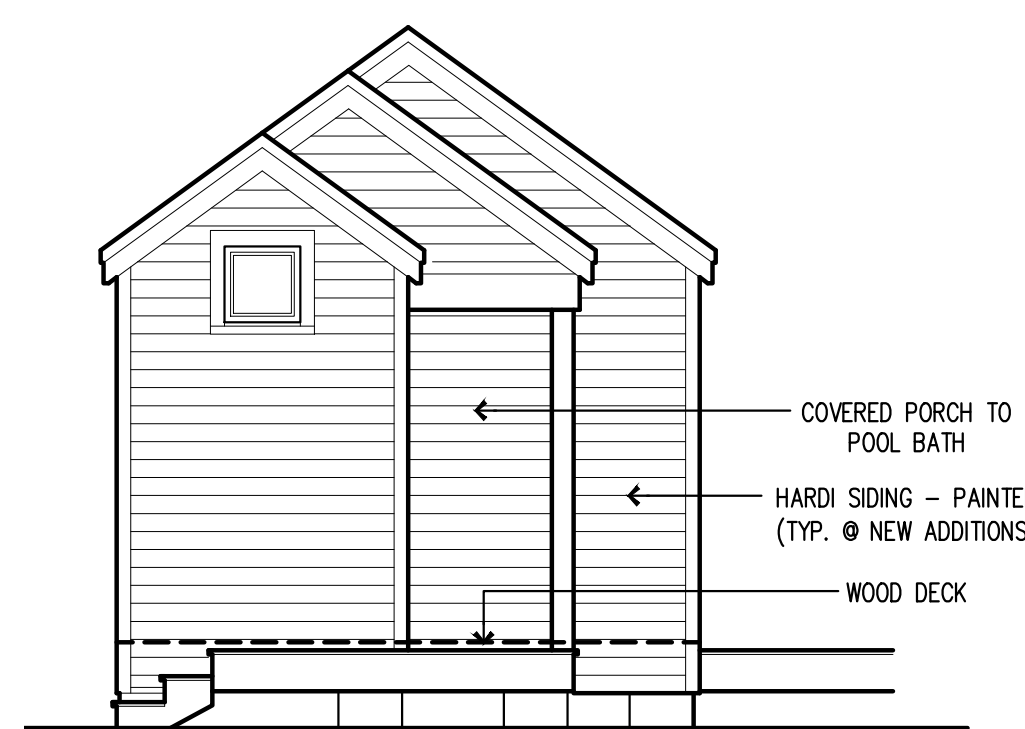
PROPOSED FRONT ELEVATION  
1/4"=1'-0"



PROPOSED REAR ELEVATION WITH COTTAGE  
1/4"=1'-0"



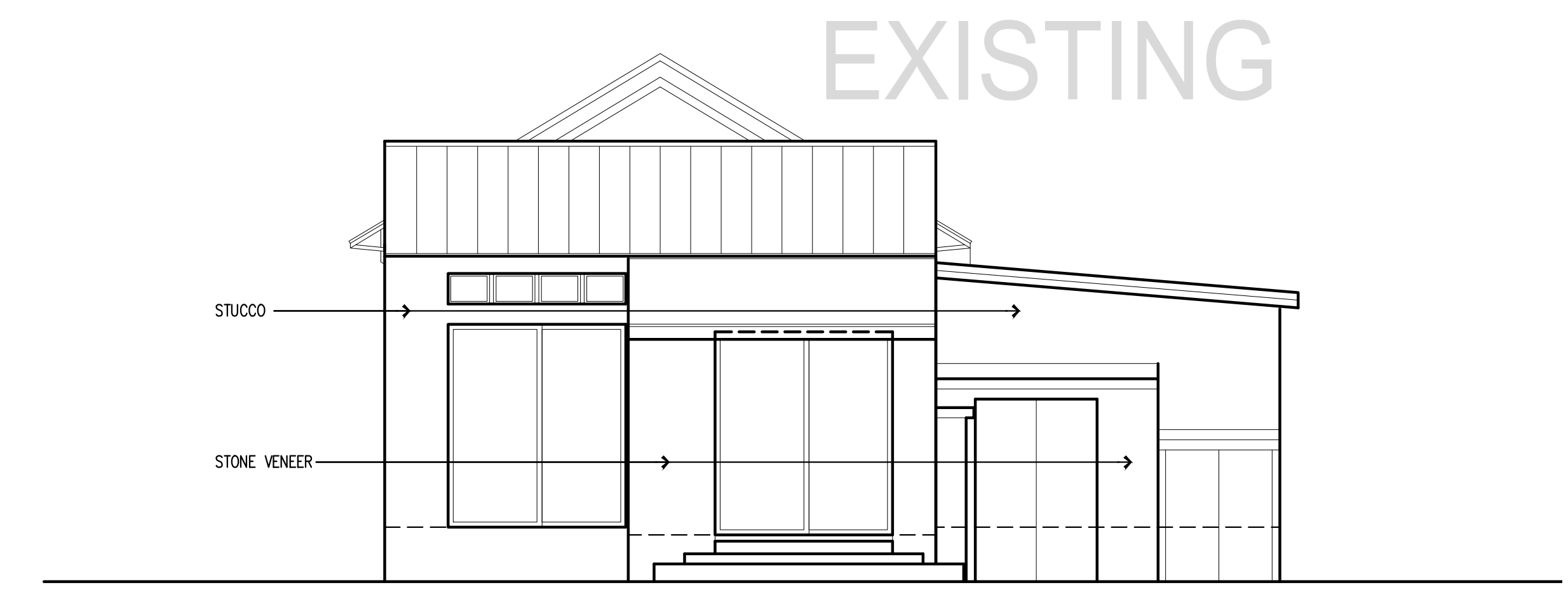
EXISTING FRONT ELEVATION  
1/4"=1'-0"



PROPOSED FRONT (SOUTH) ELEVATION OF COTTAGE  
1/4"=1'-0"



PROPOSED EAST SIDE ELEVATION OF COTTAGE  
1/4"=1'-0"



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

Improvements to  
**733 Poorhouse Lane**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



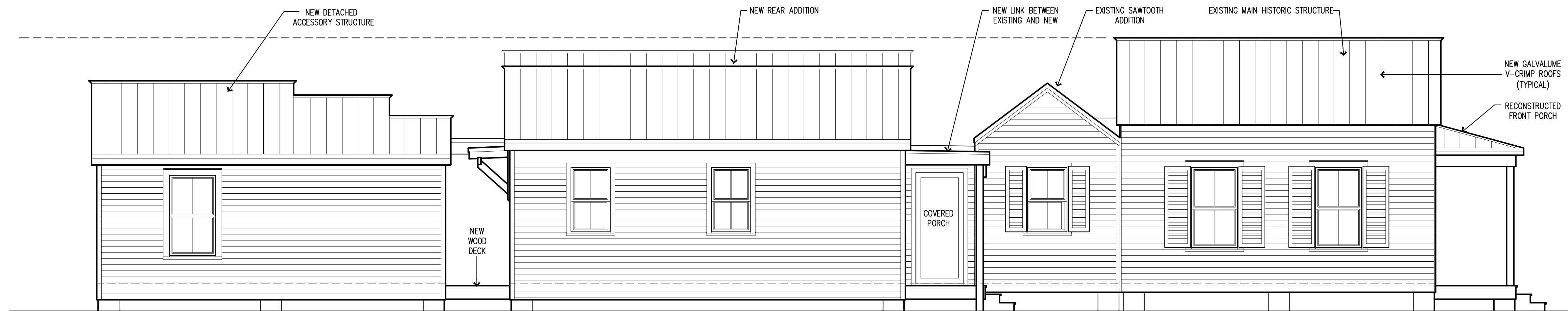
Date 3.24.19

Project #

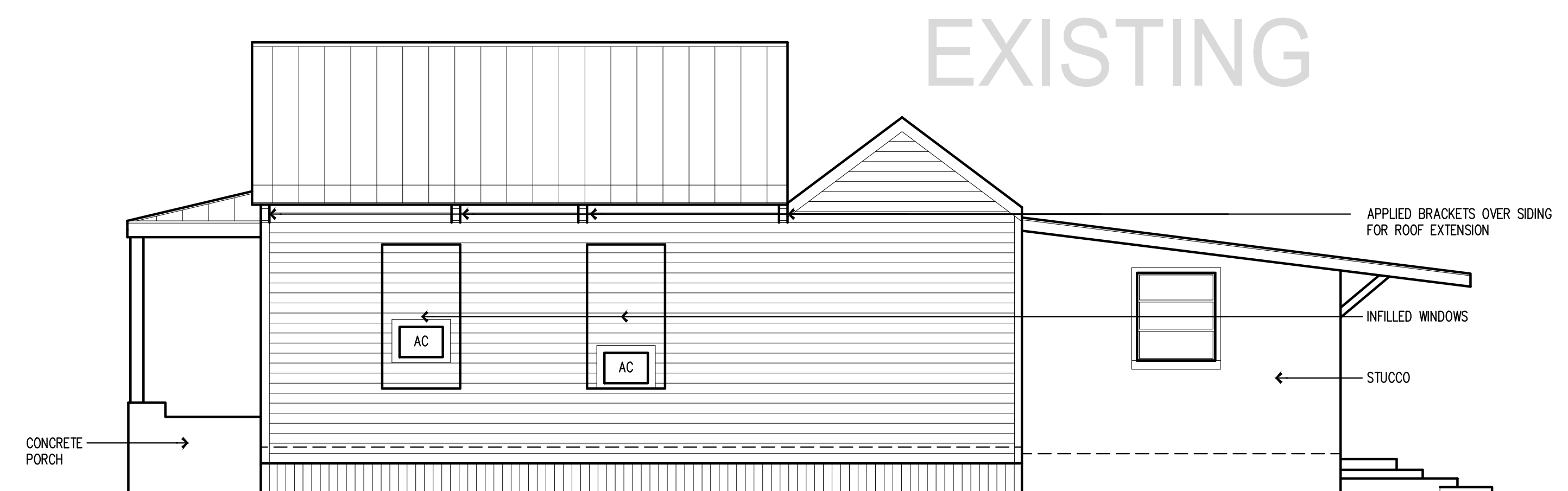
**A-2**



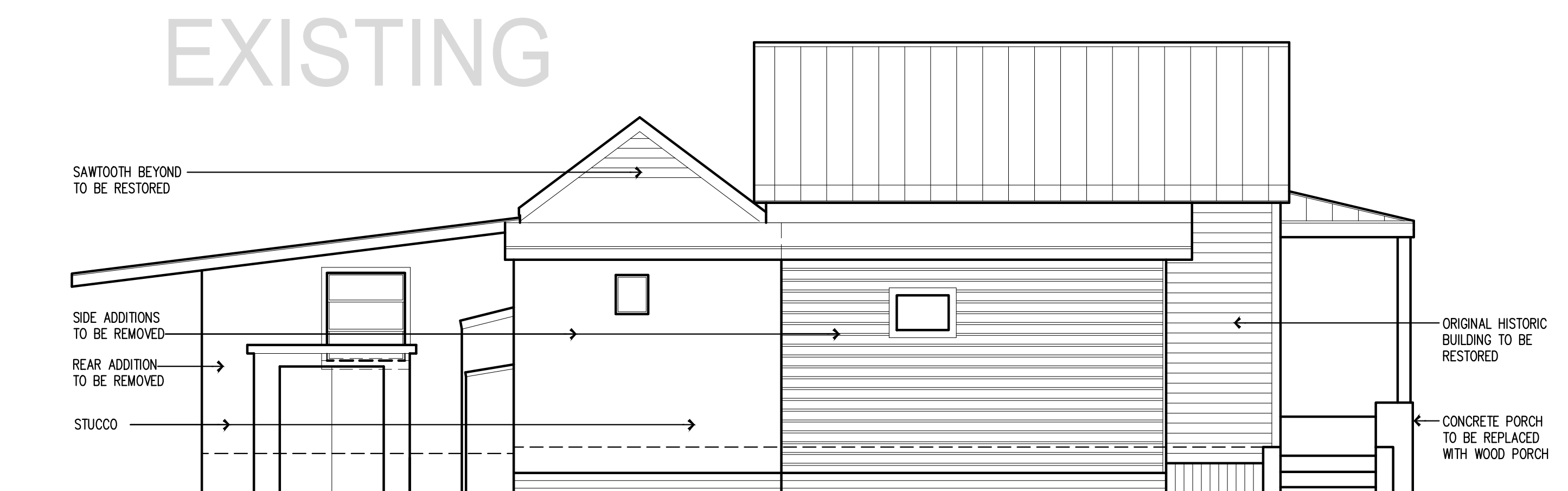
PROPOSED EAST SIDE ELEVATION  
1/4"=1'-0"



PROPOSED WEST SIDE ELEVATION  
1/4"=1'-0"



EXISTING EAST SIDE ELEVATION  
1/4"=1'-0"



EXISTING WEST SIDE ELEVATION  
1/4"=1'-0"

Improvements to  
**733 Poorhouse Lane**  
Key West, Florida 33040

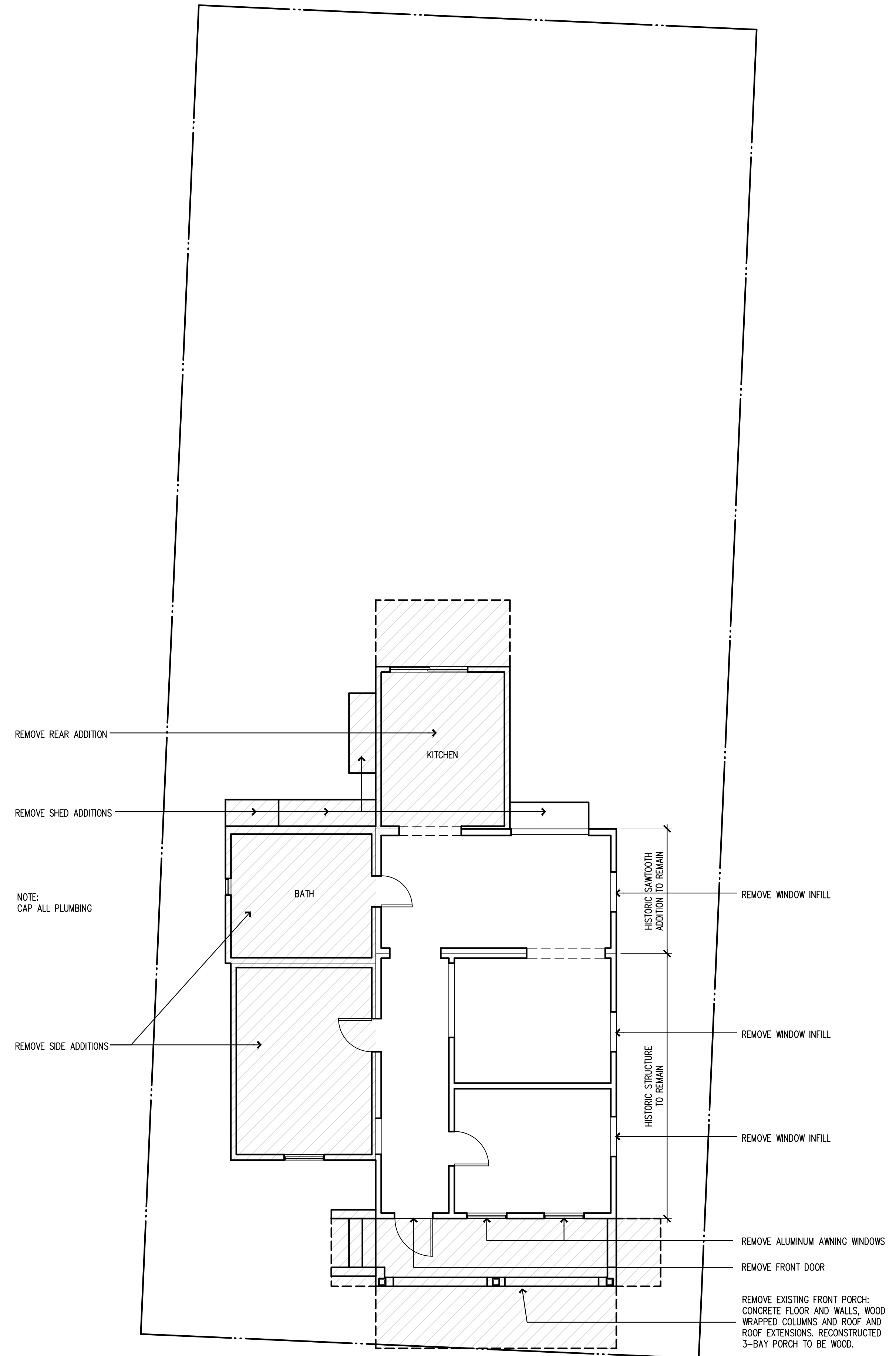
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



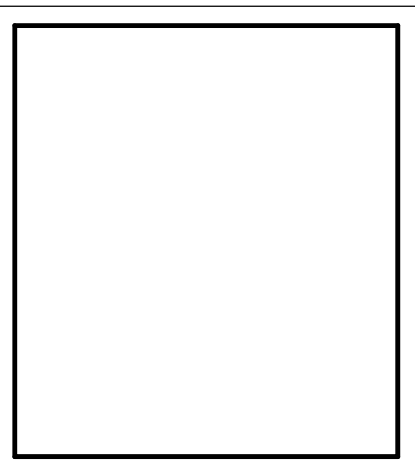
Date 3.24.19

Project #

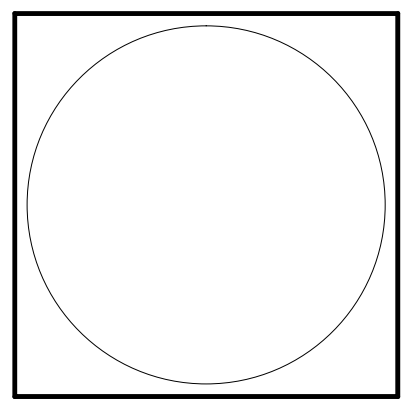
A-3



DEMOLITION PLAN  
3/16"=1'-0"



Improvements to  
**733 Poorhouse Lane**  
Key West, Florida 33040



M. Stratton Architecture  
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Key West, Florida 33040  
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Date 3.24.19

Project #

**D-1**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., April 23, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE INCLUDING NEW FRONT WOODEN PORCH. NEW ONE-STORY ADDITION AT REAR OF HISTORIC HOUSE. NEW ACCESSORY STRUCTURE, NEW POOL, AND DECK. SITE IMPROVEMENTS INCLUDING ONE OFF STREET PARKING, PAVERS, AND FENCES. DEMOLITION OF ONE-STORY SIDE AND REAR ADDITIONS. DEMOLITION OF FRONT PORCH.**

**#733 POORHOUSE LANE**

**Applicant – Matthew Stratton, Architects    Application #H2019-0008**

**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](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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00019380-000000  
 Account# 1020061  
 Property ID 1020061  
 Millage Group 10KW  
 Location 733 POORHOUSE Ln, KEY WEST  
 Address  
 Legal KW PT OF TR 5 VV-122 YY-302 H2-81 E2-491 H3-153 OR852-238/40L/E OR877-1750  
 Description OR1102-1868 OR1332-1129/30L/E OR1677-1967/68 OR1677-1969/70 OR1677-1971/72 OR1866-1285/87 OR2931-2055D/C OR2942-1475  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

POORHOUSE PROPERTIES LLC  
 618 Grinnell St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$94,938	\$96,445	\$85,730	\$87,503
+ Market Misc Value	\$1,740	\$1,740	\$1,740	\$1,514
+ Market Land Value	\$541,800	\$541,800	\$490,408	\$552,145
= Just Market Value	\$638,478	\$639,985	\$577,878	\$641,162
= Total Assessed Value	\$142,049	\$139,128	\$136,267	\$135,320
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$116,549	\$113,628	\$110,767	\$109,820

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,200.00	Square Foot	42	100

**Buildings**

Building ID 1477	Exterior Walls WD FRAME
Style 1 STORY ELEV FOUNDATION	Year Built 1933
Building Type S.F.R. - R1/ R1	EffectiveYearBuilt 1989
Gross Sq Ft 1007	Foundation WD CONC PADS
Finished Sq Ft 917	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type SFT/HD WD
Perimeter 140	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation% 35	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 400
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	917	917	140
OPF	OP PRCH FIN LL	90	0	46
<b>TOTAL</b>		<b>1,007</b>	<b>917</b>	<b>186</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	100 SF	1
CH LINK FENCE	1964	1965	1	400 SF	1
UTILITY BLDG	1974	1975	1	196 SF	1
WALL AIR COND	1984	1985	1	1 UT	2
FENCES	1984	1985	1	48 SF	2



**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/26/2018	\$625,000	Warranty Deed	2200059	2942	1475	03 - Qualified	Improved
2/1/2018	\$0	Death Certificate	2190674	2931	2055	88 - Unqualified	Improved
4/1/1982	\$45	Warranty Deed		852	238	U - Unqualified	Improved

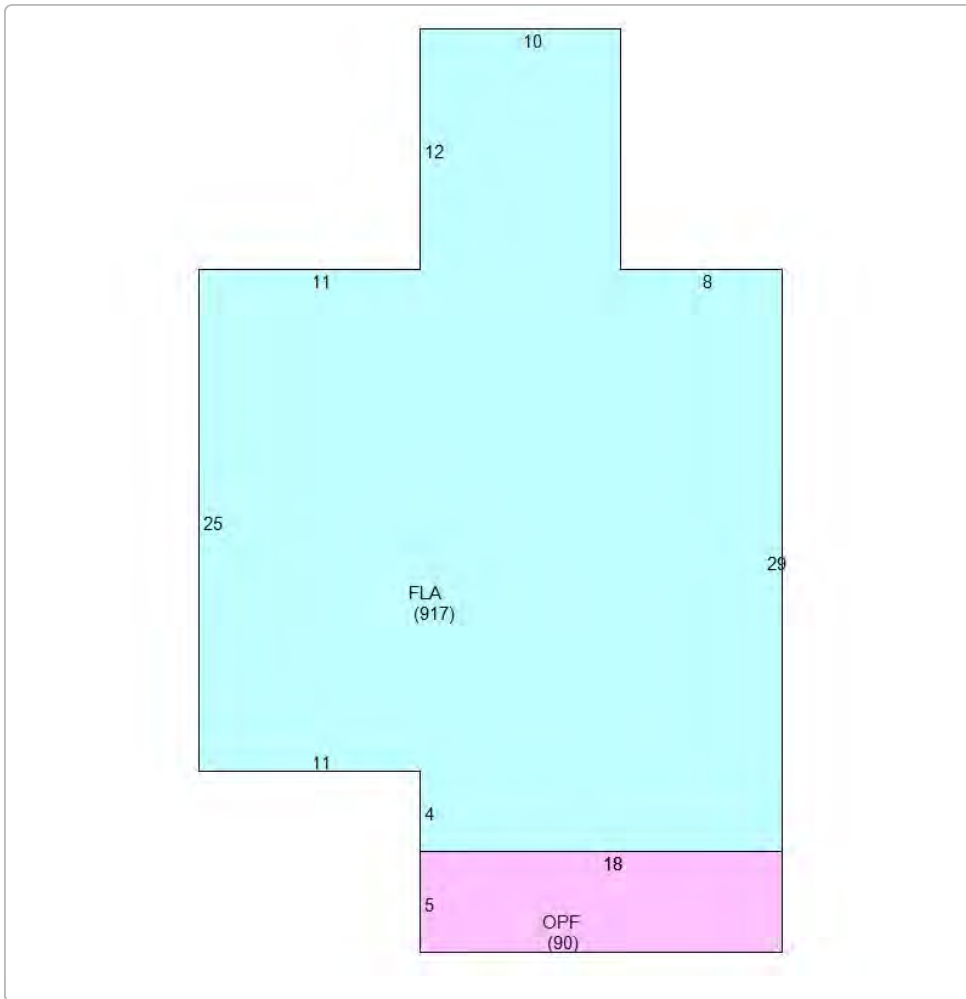
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0469	3/8/2019		\$4,000	Residential	SELECT DEMO OF INT FINISHES, EXT PAVING AND FRONT PORCH EXTENDED ROOF
17-2526	7/11/2017	12/12/2018	\$0	Residential	REPAIR EXISTING PORCH OVERHANG TO ROOFING WOOD AND AGING MATERIALS TO MATCH EXISTING PAINT FORNTO FHOUSE
03-2760	8/22/2003	12/23/2003	\$100		PAINT

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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