



Staff Report for Item 7a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 24, 2015

Applicant: William Rowan Architecture, Architect

Application Number: H15-01-0125

Address: #720 Elizabeth Street

Description of Work:

New one and a half story addition on contributing house.

Site Facts:

The house at 720 Elizabeth Street is currently a one-story, traditional frame vernacular house. The survey lists the structure as a contributing resource built c. 1948, but the house first appears on the 1912 Sanborn map with no change to its footprint through subsequent Sanborn maps. As of 1912, the property has always contained four residences, all one-story dwellings.

The house has a hip roof, which is a very unusual roof configuration for one-story, historic houses in Key West. Normally those type of houses have a front or side gable roof. Currently there are a two, one-story additions in the rear. Neither appear on the 1962 Sanborn map. An addition appears on a 1968 aerial photograph, and the house in its current state definitively appears on a 1972 aerial photograph, leaving staff to question whether the additions are 50 years old and historic.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 4, 9, and 10.

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8.

Roofing (pages 26), specifically guideline 4.

Staff Analysis

The Certificate of Appropriateness proposes a one-and-a-half story addition on the rear of a contributing house. Currently, the house is 19 feet, 6 inches tall. The proposed addition will be 23 feet, 6 inches tall. The current addition will be demolished for this new design, which will mostly be situated in the current addition's footprint, but will be one foot longer.

The contributing house has a hip roof, and the new addition will have a side gable roof. The roof of the main contributing structure will be altered with a small gable roof protruding from the center of the hip roof to connect to the new addition. The new roofing will be V-crimp.

The addition will have wood, 6/6 double hung windows on the sides and impact sliding glass doors on the rear. The rear of the addition will have two skylights, which will not be publicly visible.

On the west elevation, the rear window on the main house will be closed off. This does not appear to be an original window opening, as the window is slightly smaller and the placement does not appear to be original to the house.

The house will be painted a cream color with dark green shutters.

Consistency with Guidelines

1. The proposed addition will be taller than the principal building, which is a contributing resource. This will alter the height, mass, and scale of the contributing house and will be inappropriate. For over a hundred years, the property has only had one-story dwellings.
2. The new design will alter the form and configuration of the roof of the contributing resource. The guidelines state that this is only appropriate if it is a return to a "verifiable and appropriate historical form." This is a new roof configuration is not a historical form.

Staff believes the proposed addition will have an adverse effect on the historic house, as the addition will be taller than the contributing structure. The submitted plans are inconsistent with the guidelines pertaining to roofing and additions, alterations, and new construction.

APPLICATION

HARC only

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

HARC PERMIT NUMBER 15-01-125		BUILDING PERMIT NUMBER <i>waiting to apply</i>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

720 ELIZABETH

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

WARREN HILL

PHONE NUMBER

305 504 3205

OWNER'S MAILING ADDRESS:

720 ELIZABETH

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILLIAM ROWAN

PHONE NUMBER

305 2006 3784

ARCHITECT / ENGINEER'S ADDRESS:

321 PEARSON

EMAIL

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: 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.

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

REMOVE REAR SHED

**(NON HISTORIC) AND CONSTRUCT NEW ^{1 1/2} STORY ADDITION (APPROX. 16'x25')
 PLATE HT. OF SECOND FLOOR TO BE 5' 60 AS TO REDUCE MASS
 AND TO BE IN SCALE W/ SURROUNDING STRUCTURES.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: **Architect**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[Signature]*

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME
 THIS **2nd** DAY OF **January**, 20 **15**

Stamp: KEYWORD Date: 1/30/15 50 Type: BP Drawer: 1 Receipt no: 12208
 2015 1000125

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME
 THIS ___ DAY OF ___ 1.00 2015.00

Trans number: 3037880
 CK CHECK 3397 \$50.00

Trans date: 1/30/15 Time: 9:54:51



Personally known or produced

as identification.

Personally known or produced

as identification.

*RECEIVED
 JAN 29 2015
 No customer
 53006-7675-OK*

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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

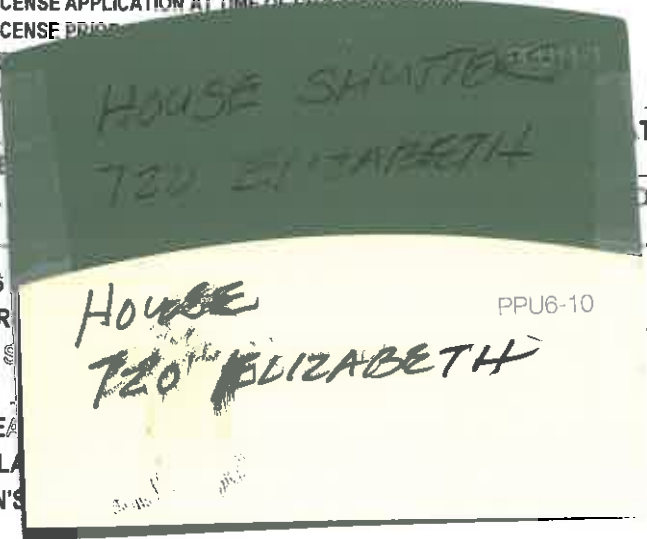
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY SUBMISSION
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO CONSTRUCTION

ROOFING: NEW ROOF-CORRECTION OTHER
 5 V METAL _____

FLORIDA ACCESSIBILITY CODE: _____

SIGNAGE: # OF SINGLE FACADE SIGNS BOULEVARD ZONE
 POLE WALL WINDOW

SQ. FT. OF EACH SIGN _____



SUBCONTRACTORS / SPECIALTY CONTRACTORS

MECHANICAL: DUCTWORK LPG TANKS

A/C: COMPLETE SERVICE FLIT

ELECTRICAL: LIGHTING OVERHEAD SERVICE VOLTAGE

PLUMBING: ONE SEWER LINE AMPS

RESTROOMS: MEN'S WOMEN'S LPG TANKS

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

PROJECT SPECIFICATIONS

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
NONE ON HISTORIC STRUCTURE	WOOD NOVELTY SIGN	SAME
NEW ADDITION TO HAVE		
BANK ARCH. ELEMENTS w/ REGARD TO SIDING / WINDOWS		

DEMOLITION: ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION **Appendix will be submitted later.*

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION. *11/27/15*

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				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
Secretary of the Interior's Standards; Guidelines for Additions, Alterations, and New Construction; Roofing; and the ordinance Sec. 102-217, 102-218, 102-125							
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 USEDP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

RECEIVED
 JAN 28 2015
 BY: MC 2150

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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.

NOT APPLICABLE

IT IS JUST A SHED THAT IS NOT HISTORIC OR OF ANY AESTHETIC VALUE.

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

NOT APPLICABLE

NOT IN ANY WAY!

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

NO

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

NO

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

NO

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

NOT UNLESS THIS IS AN EXAMPLE OF POOR DESIGN, SLOPPY CONSTRUCTION AND NO TASTE FOR THE ESTHETICS

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

NO

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

NOT IN THE LEAST!

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

NONE THAT I WOULD FOR SEE.

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 (2) 1/25/15
 No Reason _____

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

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

NO

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.

NO: SMALL ADDITION NOT A SIGNIFICANT ADDITION TO THE MAIN HISTORIC STRUCTURE

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

NO

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

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

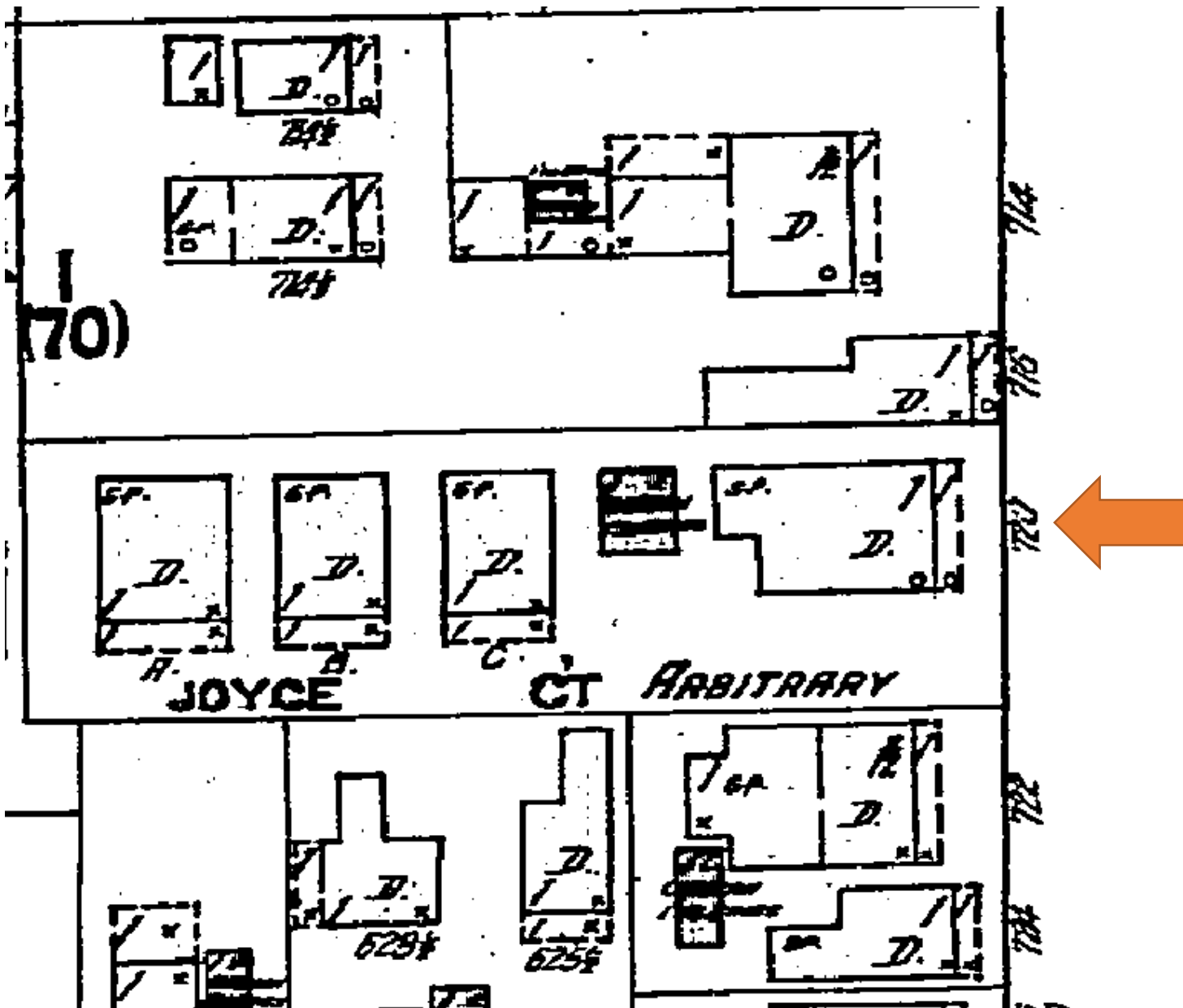
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
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OFFICE USE ONLY

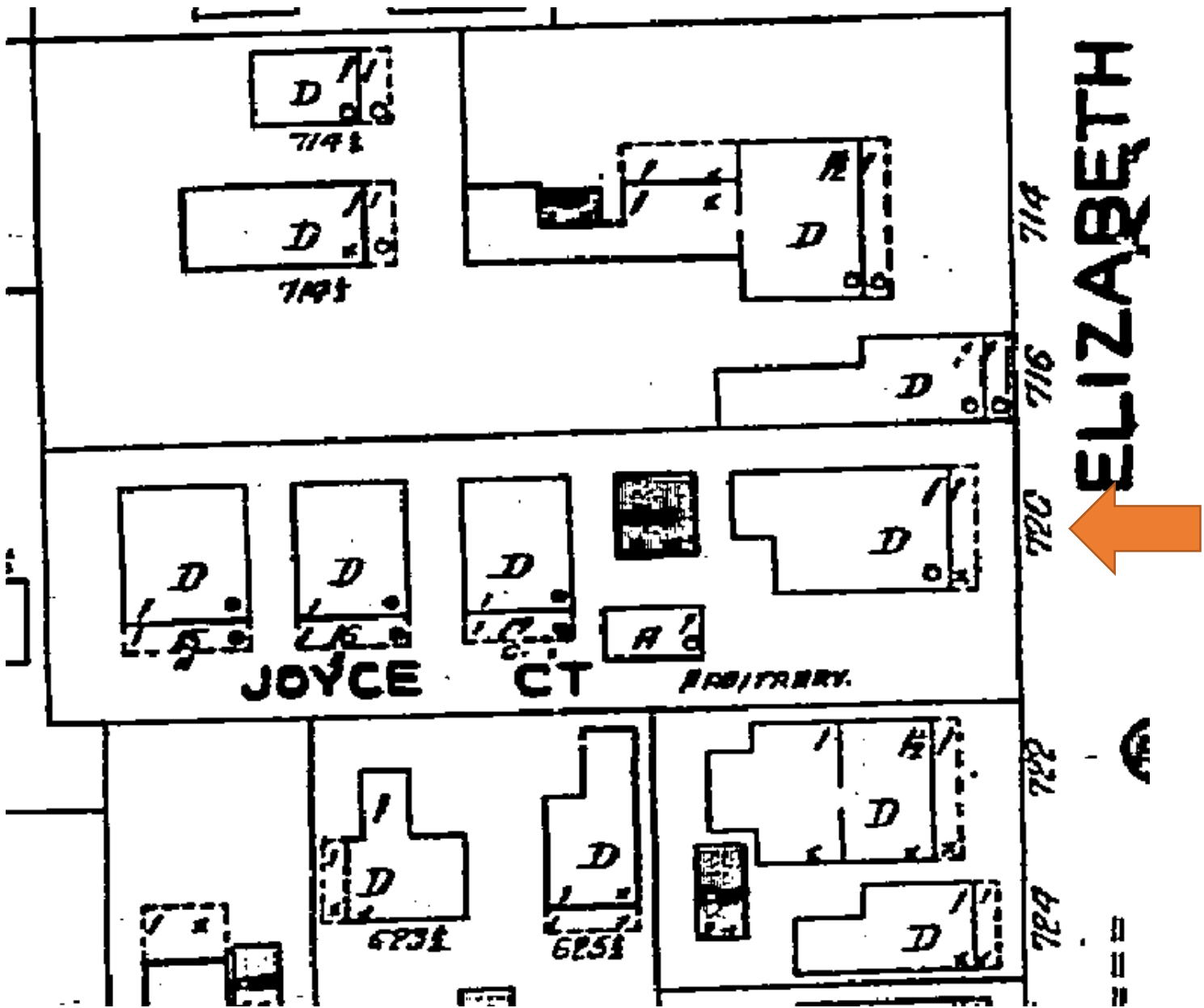
BUILDING DESCRIPTION:			
<input checked="" type="checkbox"/> Contributing	Year built <u>C.1912</u>	Style <u>Vernacular / "Bungalow"</u>	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments <u>Has two additions, built later</u>	

Reviewed by Staff on _____ <input checked="" type="checkbox"/> Notice of hearing posted <u>2/17/15</u> First reading meeting date <u>02/24/15</u> Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments <u>Main house built before 1912,</u> <u>Additions built in the 1960s.</u>
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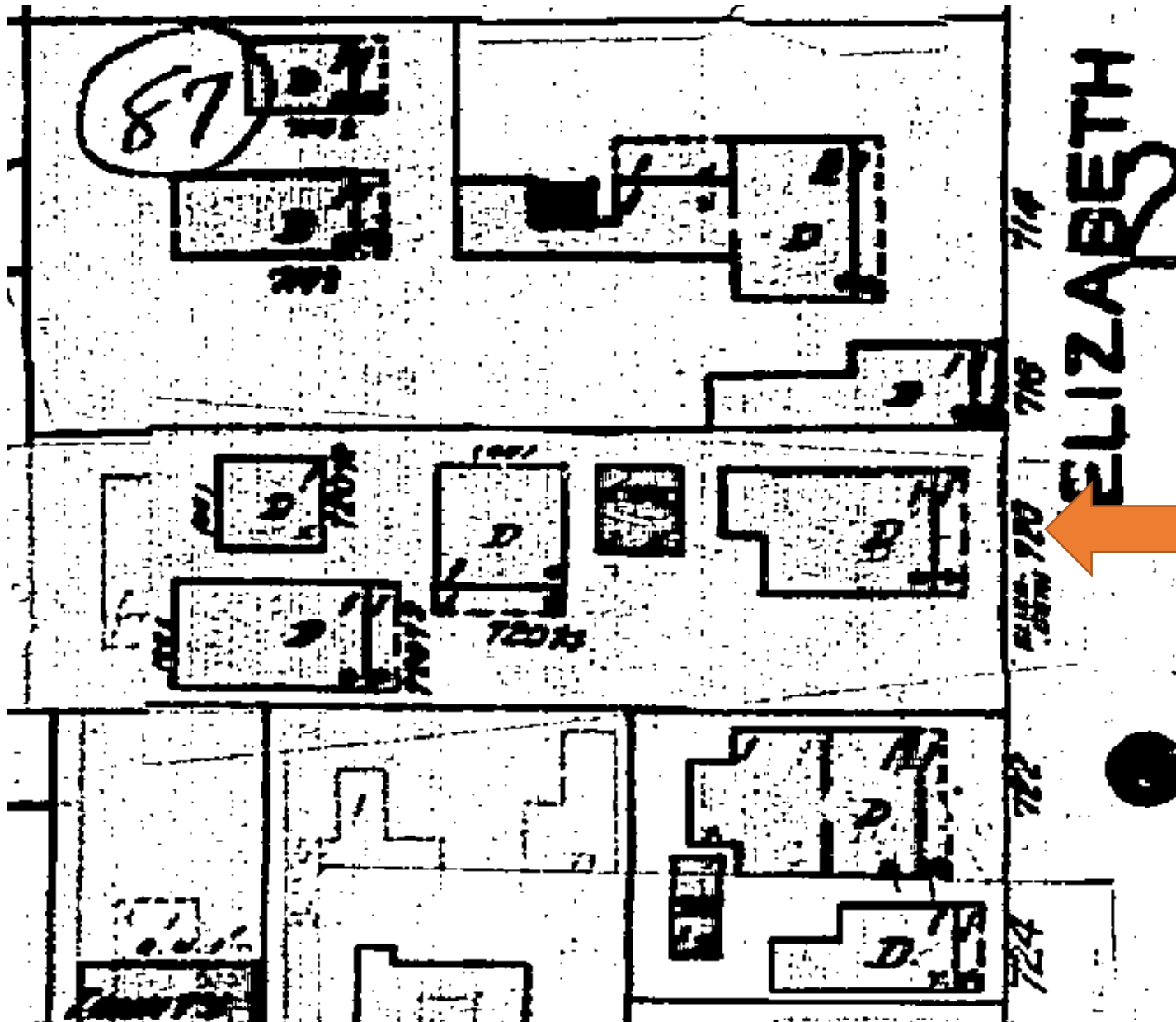
SANBORN MAPS



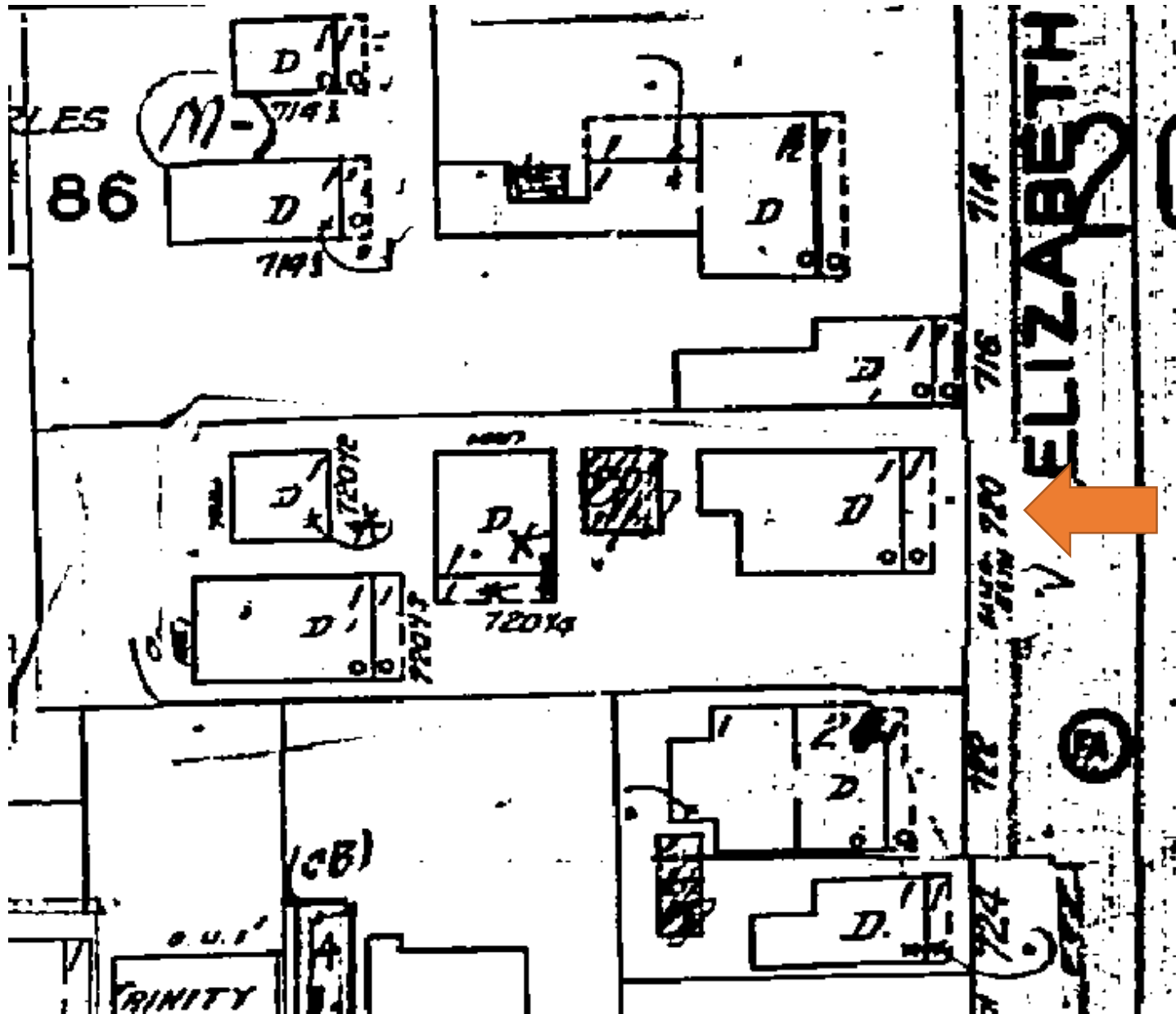
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



1968 Aerial Photograph



1972 Aerial Photograph



2011 Google Earth Image

PROJECT PHOTOS



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







East elevation.



Close-up of the two rear additions; east elevation.

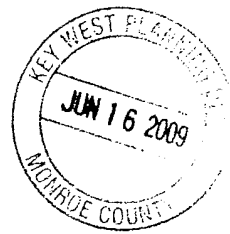
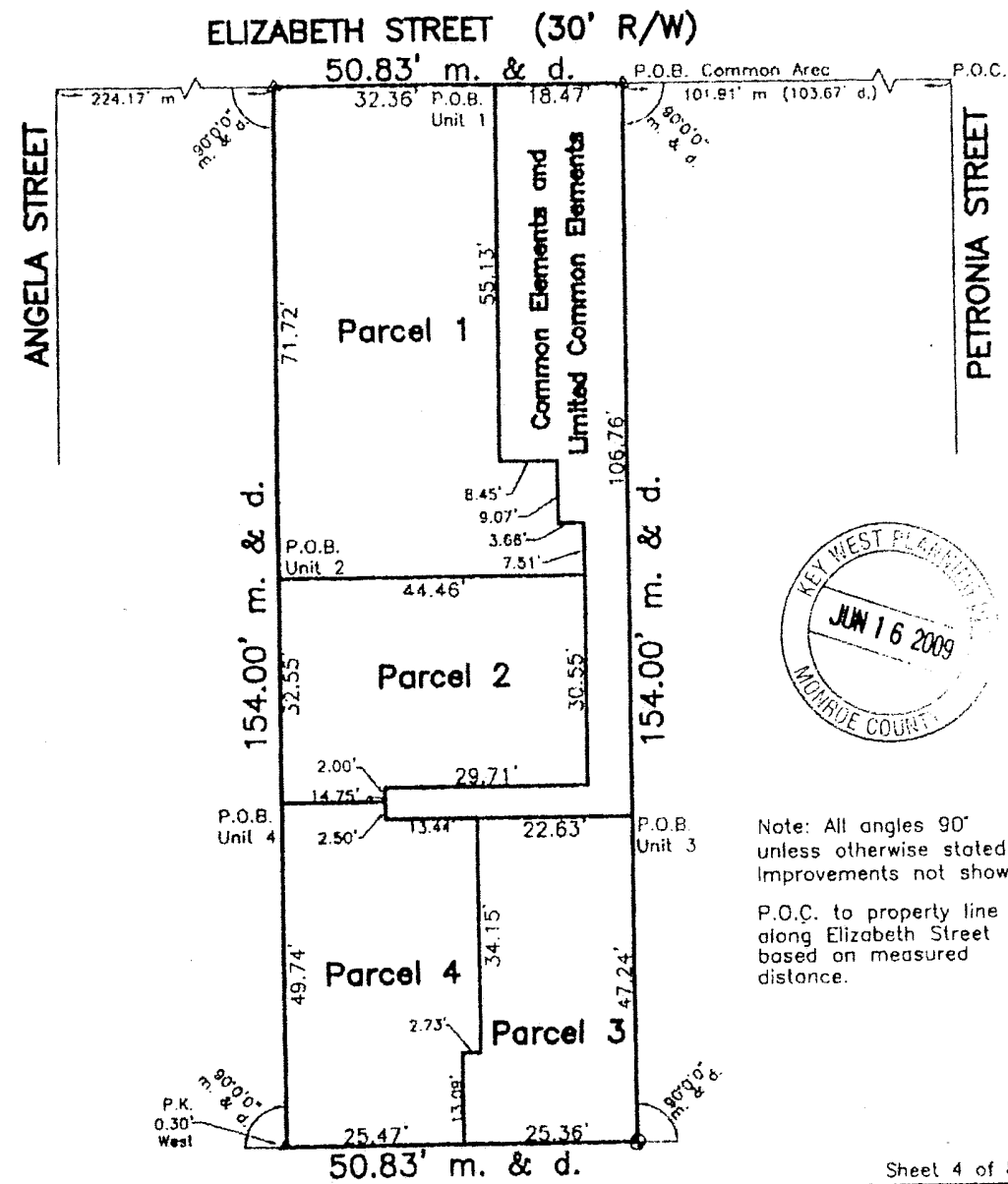


West elevation.

SURVEY

720 ELIZABETH CONDOMINIUM

Parcel Layout



Note: All angles 90° unless otherwise stated. Improvements not shown.
P.O.C. to property line along Elizabeth Street based on measured distance.

Sheet 4 of 8

720 Elizabeth Condominium
720 Elizabeth Street, Key West, Florida 33040

CONDOMINIUM SURVEY

Scale 1" = 20'	Rel. 197-76 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date 4/16/09		Flood Zone X	Flood Elev. -

REVISIONS AND/OR ADDITIONS
4/16/09: updated, buildings, wood fence, brick (06-251)
5/7/09: Revised

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

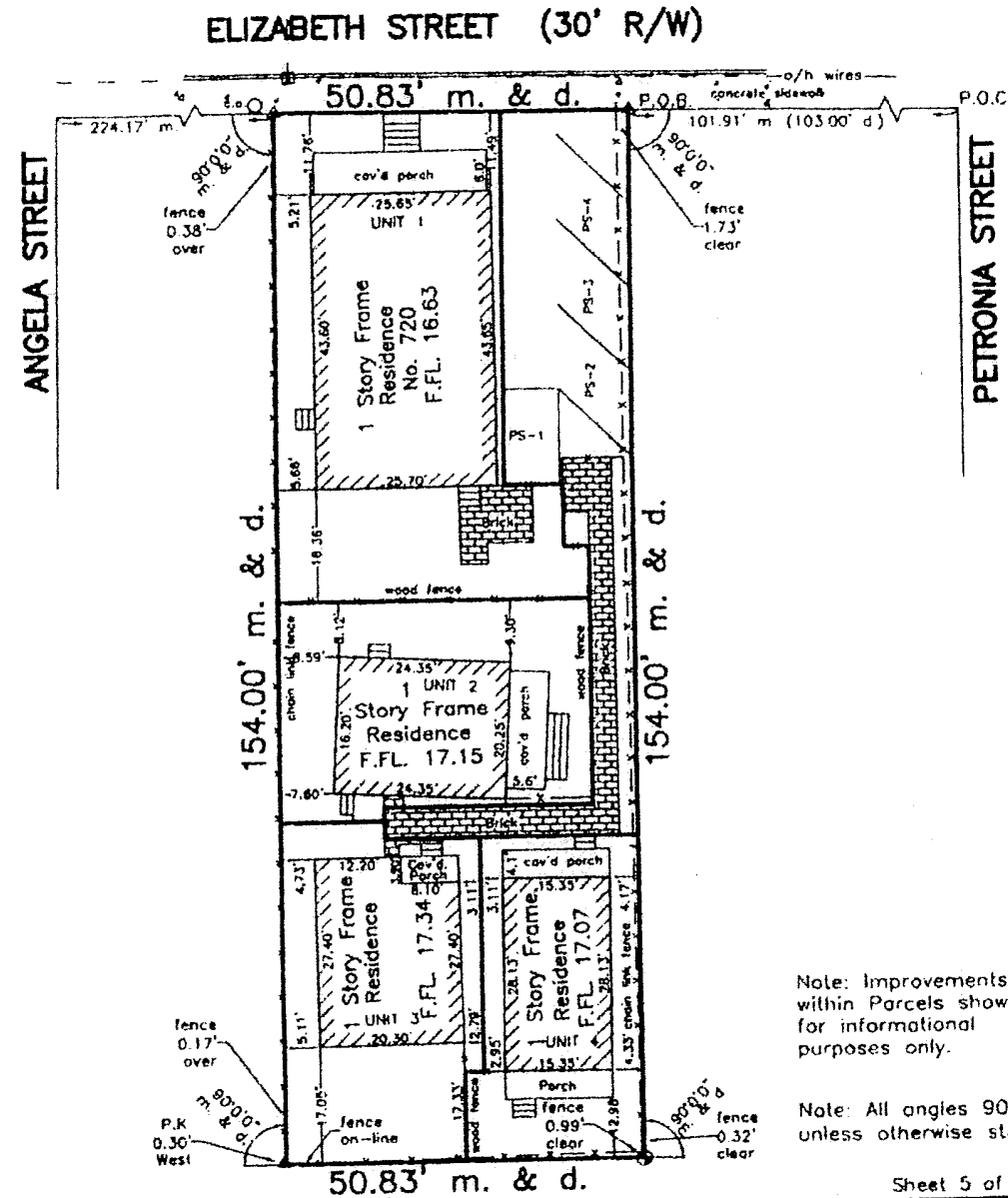
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

c:\drawings\key west\block 67\720 elizabeth street

F:\Island Surveying Data\Data-Fred\Drawings\Key West\Block 67\720 Elizabeth Street.dwg, 5/7/2009 1:46:07 PM

720 ELIZABETH CONDOMINIUM

Boundary Survey



Note: Improvements within Parcels shown for informational purposes only.

Note: All angles 90° unless otherwise stated.

Sheet 5 of 8

720 Elizabeth Condominium
720 Elizabeth Street, Key West, Florida 33040

CONDOMINIUM SURVEY

Scale 1" = 20'	Rel. 197-76 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date 4/16/09		Flood Zone X	Flood Elev. -

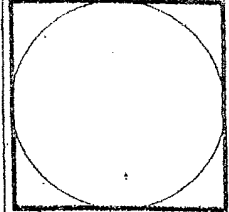
REVISIONS AND/OR ADDITIONS
4/16/09: updated, buildings, wood fence, brick (06-251)
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ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

c:\drawings\key west\block 67\720 elizabeth street

HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM R. OWAN
ARCHITECTURE

571 PEECON LANE
KEY WEST, FLORIDA
305 293 5764

Project No:

Date:

C

PROPOSED DESIGN

ft 44.46

ft 77.72'

ft 32.36'

ft 55.13'

8.45'

9.07'

3.63'

ft 7.51

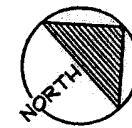
BRICK

DEMOLITION

GRAVEL PARKING

EXISTING FIRST FLOOR PLAN

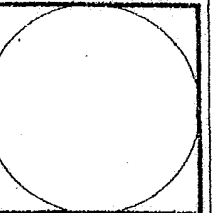
SCALE 3/16 = 1'-0"



SITE PLAN

E L I Z A B E T H S T.

HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET, KEY WEST, FL.



W I L L I A M R O W A N
ARCHITECTURE

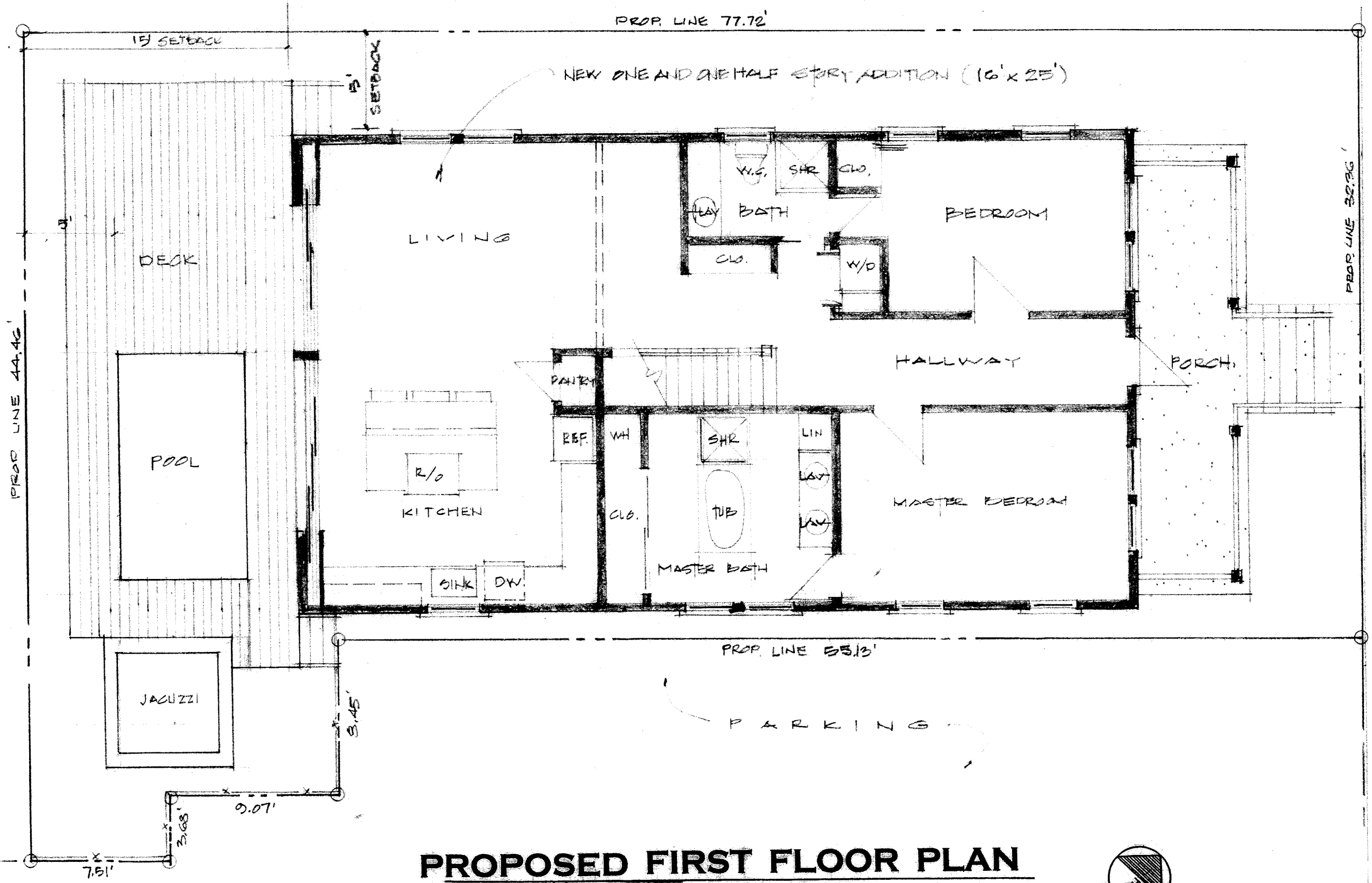
521 PELICAN LANE
305 286 5764
KEY WEST, FLORIDA
FLORIDA LICENSE #10000001

Project No:

Date: 1/25/15

1

2 OF 11



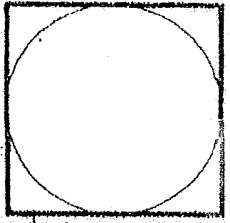
PROPOSED FIRST FLOOR PLAN
 SCALE 3/16 = 1'-0"



SITE PLAN

ELIZABETH STREET

HILL RESIDENCE
1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.



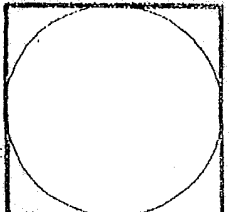
WILLIAM ROWAN ARCHITECTURE
 KEY WEST, FLORIDA
 521 PEARSON BLVD
 305 256 5265
 FLORIDA LICENSE #10085521

Project No:

Date: 1.25.15

2
 3 OF 11

HILL RESIDENCE
 1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.



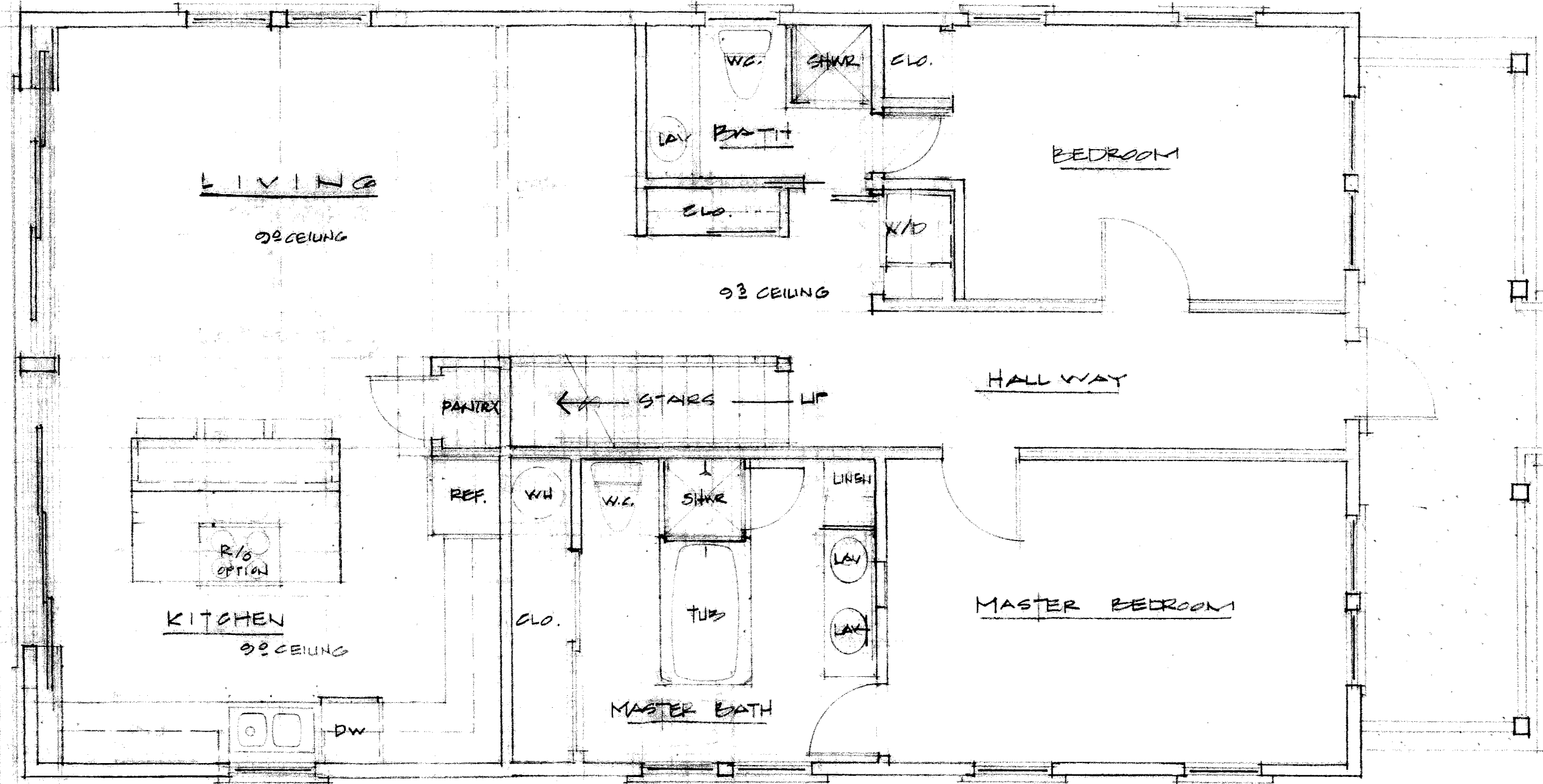
WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 321 PERCON BLVD
 305 256 2384

Project No:

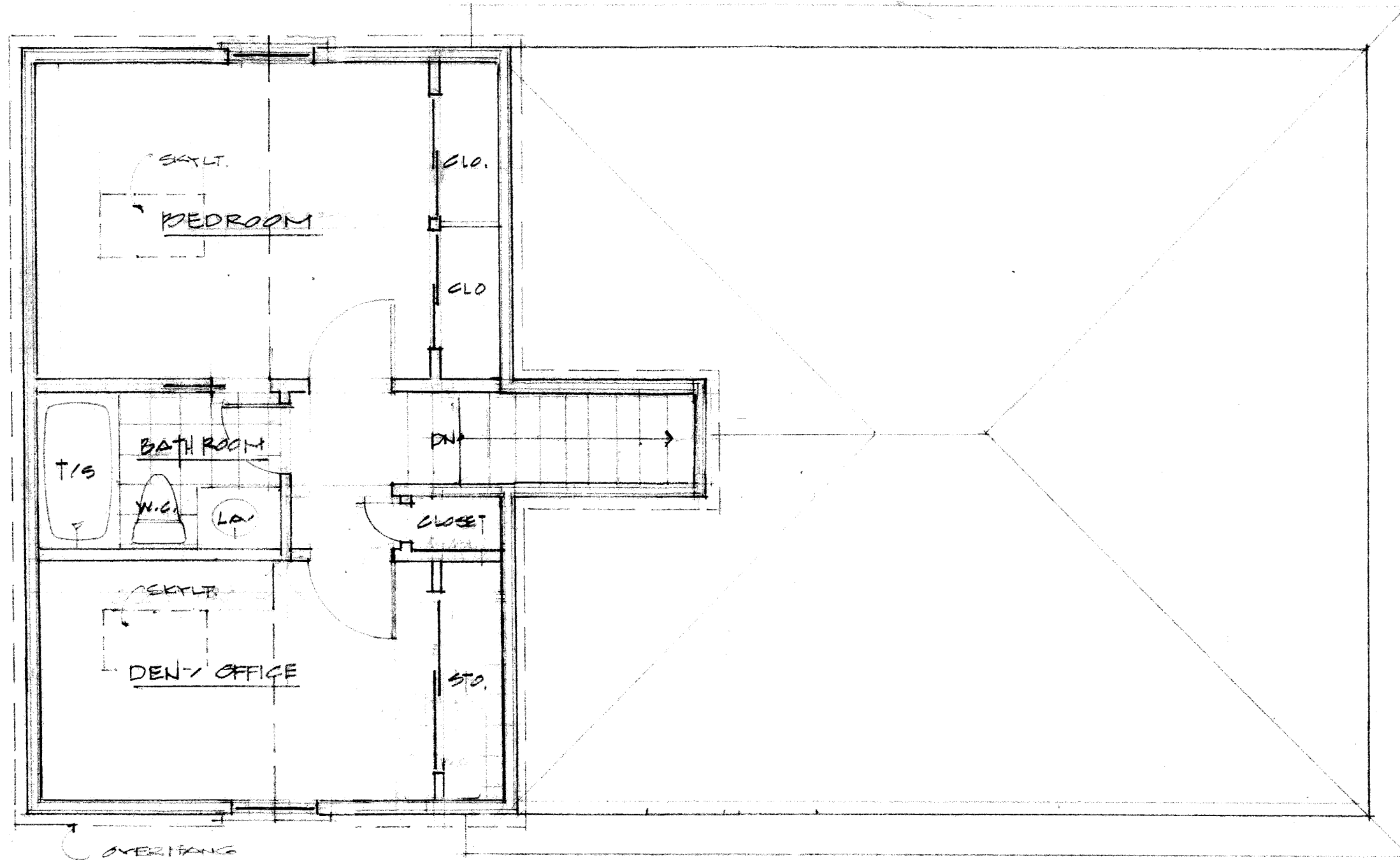
Date: 1-25-15

3

4 0011

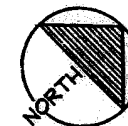


PROPOSED FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

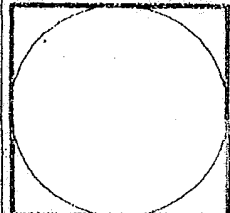


PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"



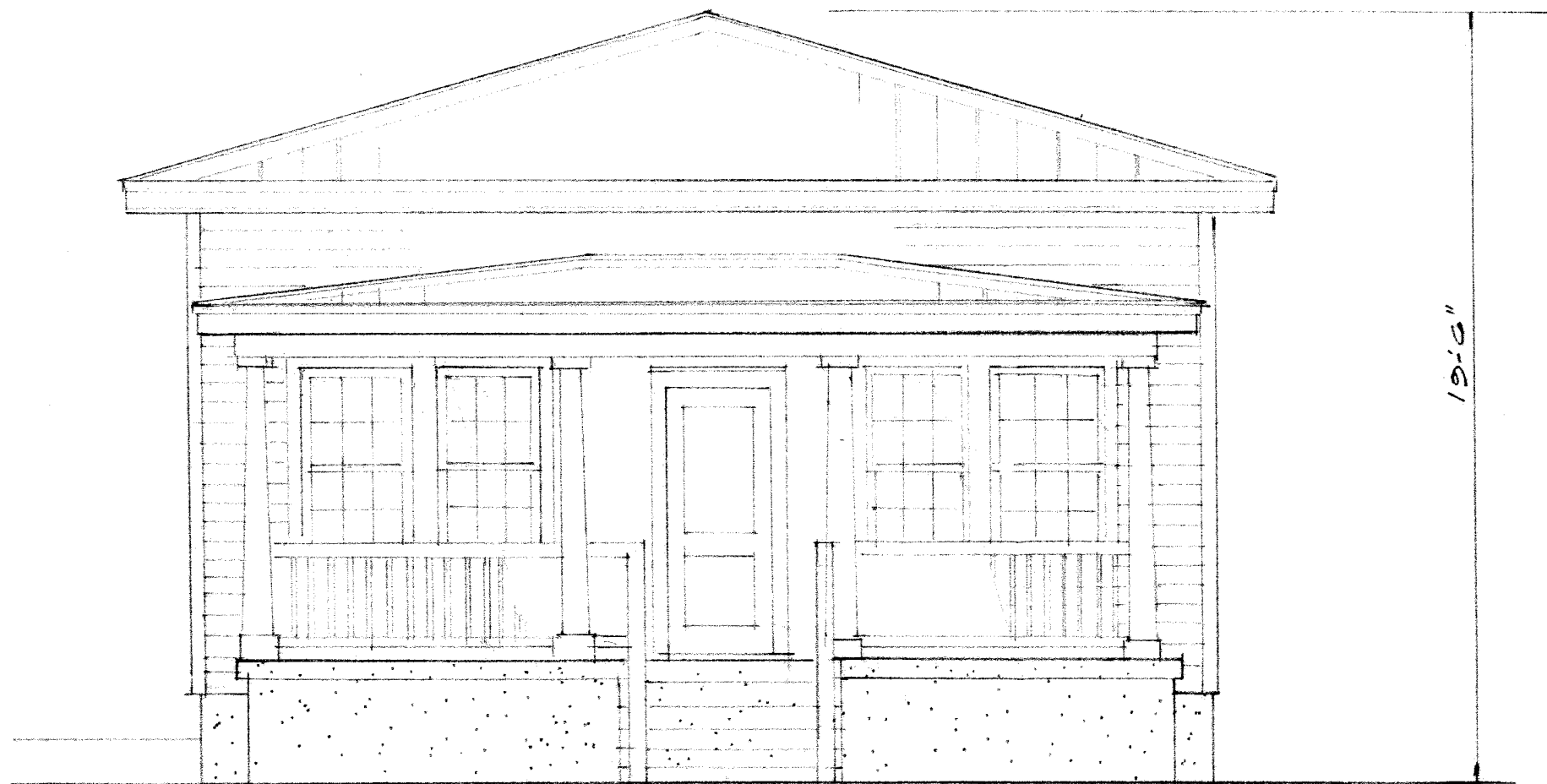
HILL RESIDENCE
 1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM R. OWAN
 ARCHITECTURE
 521 PEACOCK LANE
 305 396 3366
 KEY WEST, FLORIDA
 FLOOR PLAN ARCHITECT

Project No:
 Date: 1.25.15

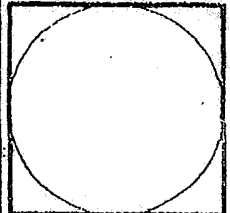
4
 150011



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

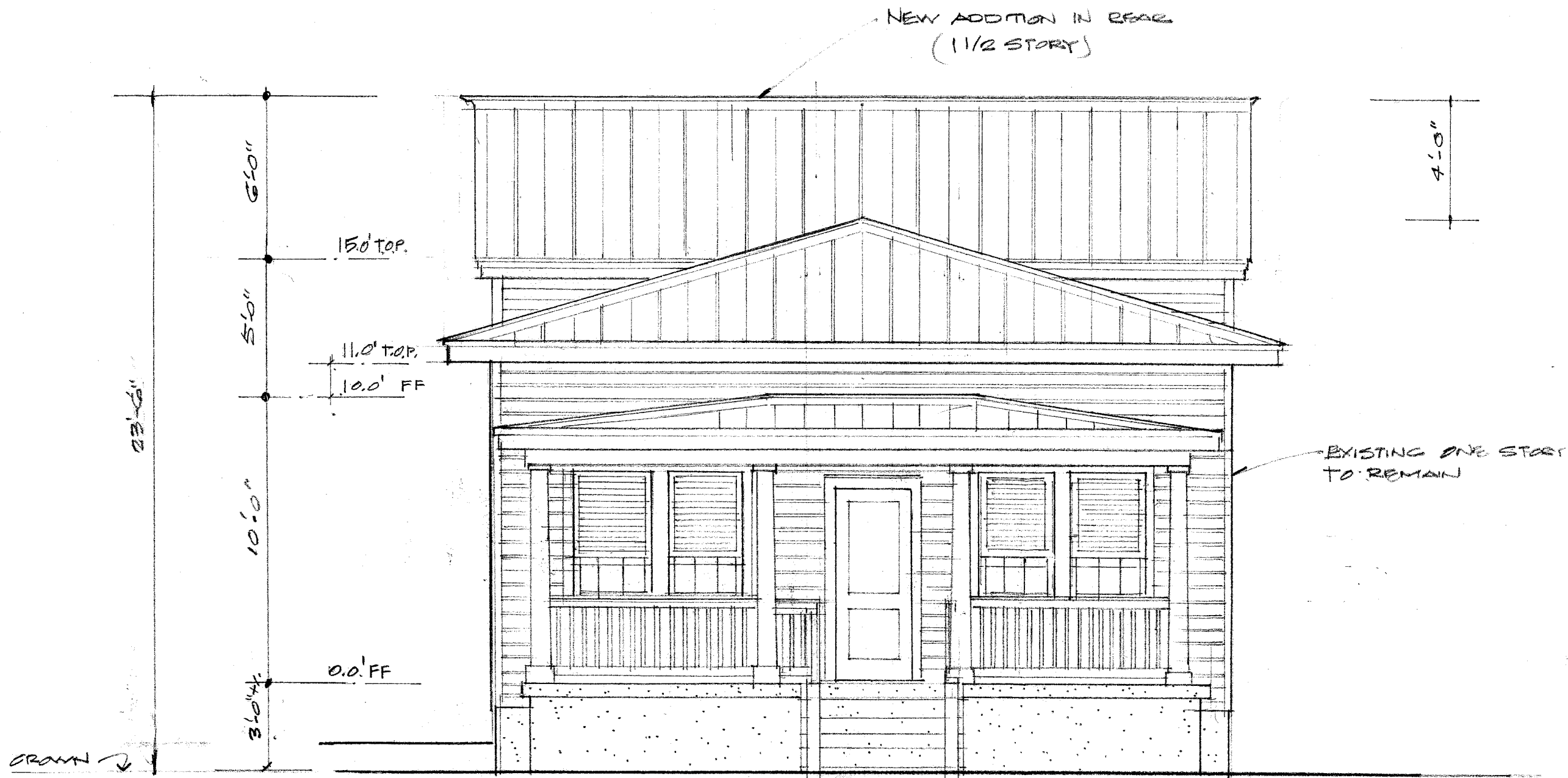
HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM R. OWAN
ARCHITECTURE
321 PEARSON DRIVE
305 296 5266
KEY WEST, FLORIDA
FLORIDA LICENSE #18782

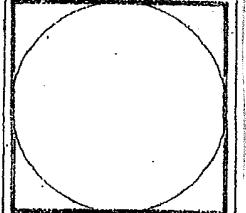
Project No:
Date: 1.25.15

5
6 OR 11



PROPOSED NORTH ELEVATION
 SCALE 3/16 = 1'-0"

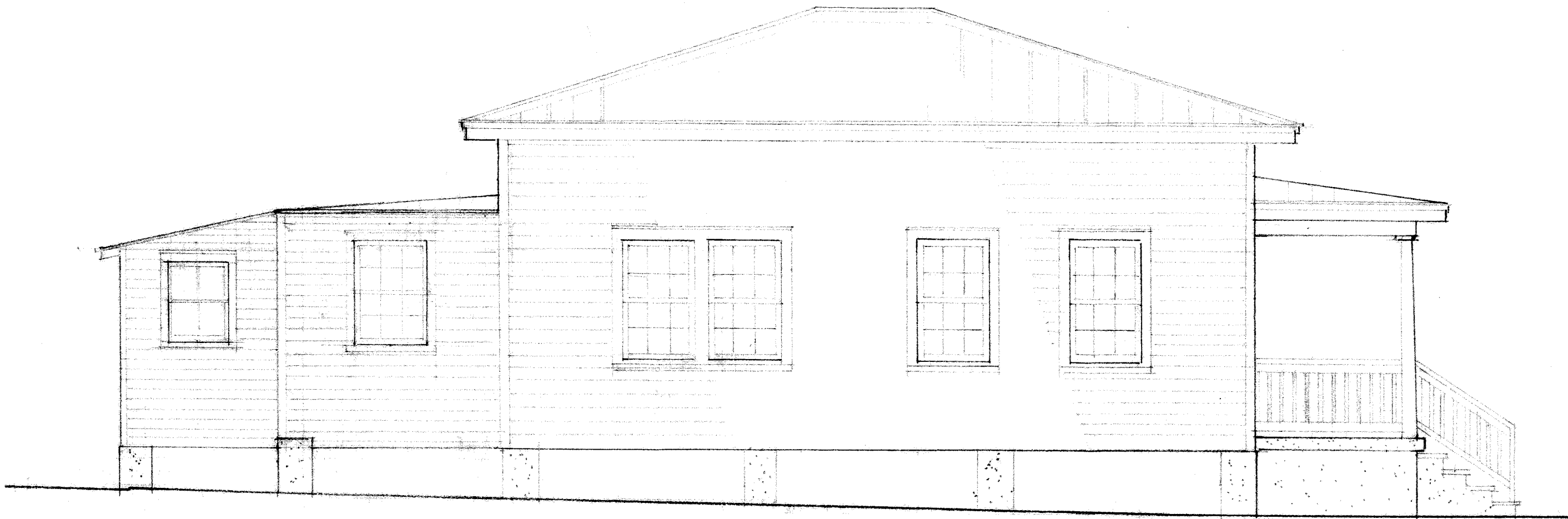
HILL RESIDENCE
 1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM ROWAN
 ARCHITECTURE
 571 PENSACOLA BLVD
 305 256 8764
 KEY WEST, FLORIDA
 FLORIDA LICENSE #12345

Project No:
 Date: 1/25/15

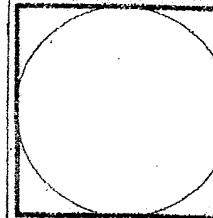
6
 7011



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"

HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM ROWAN
ARCHITECTURE

521 PEARSON LANE
305 296 3764

KEY WEST, FLORIDA
FLORIDA LICENSE # 12002

Project No:

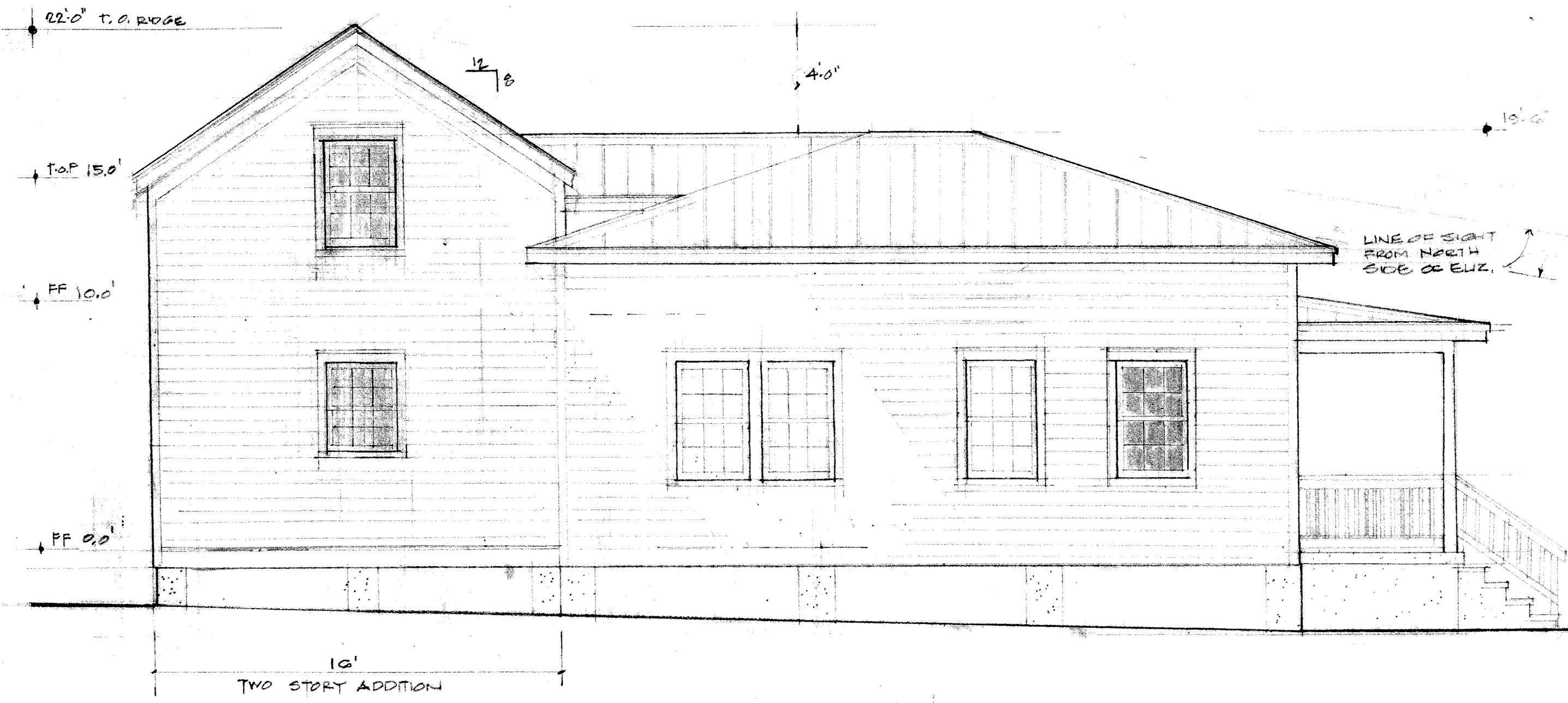
Date: 1-25-15

7

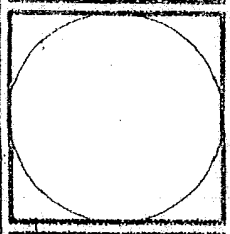
8 2 11

DETAIL NOTES

ALL NEW WINDOW TO BE
WOOD W/SHUTTERS TO
MATCH EXISTING



HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET, KEY WEST, FL.



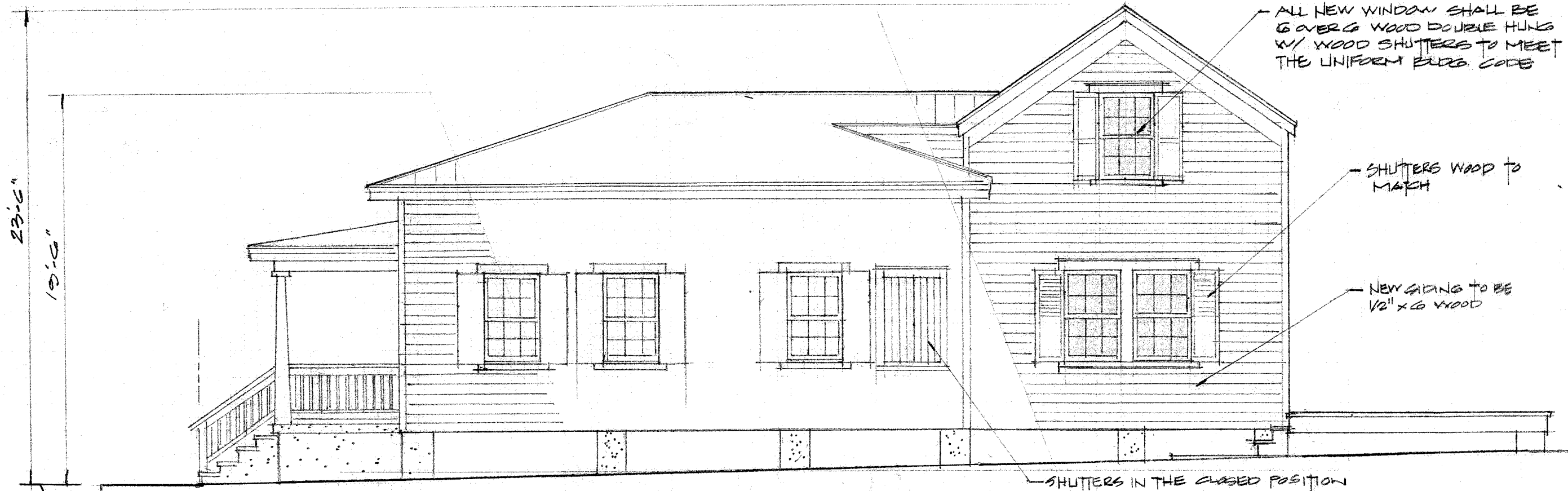
WILLIAM R. CROWAN
ARCHITECTURE
KEY WEST, FLORIDA
305 884 3366

Project No:

Date: 1/25/15

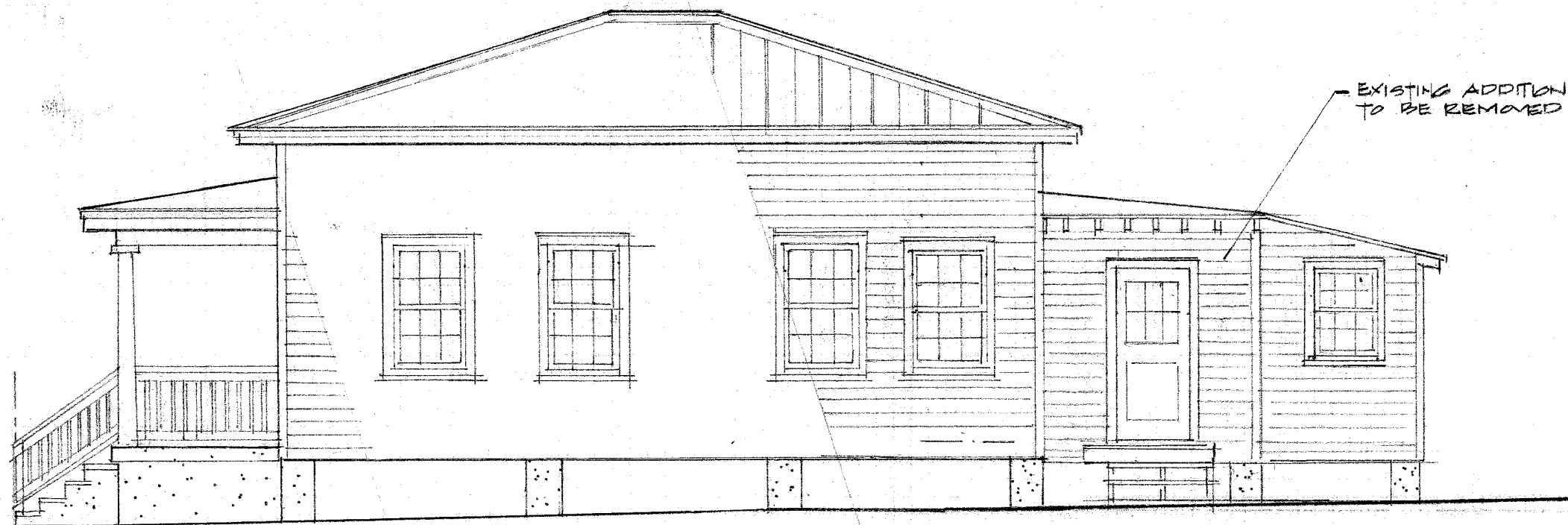
8
9 of 11

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



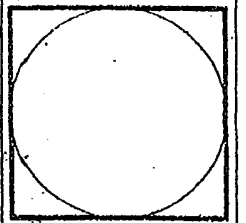
PROPOSED WEST ELEVATION

CROWN (ELIZABETH)



EXISTING WEST ELEVATION

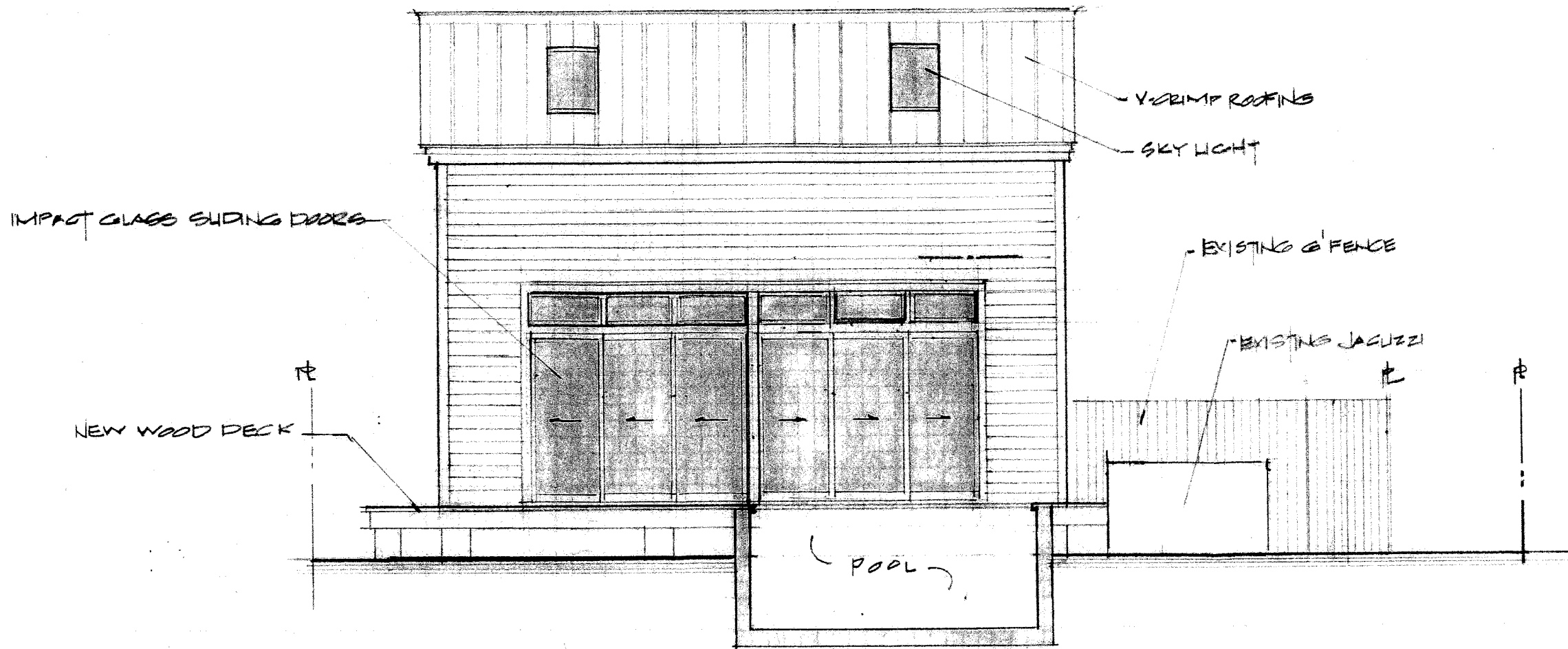
HILL RESIDENCE
1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.



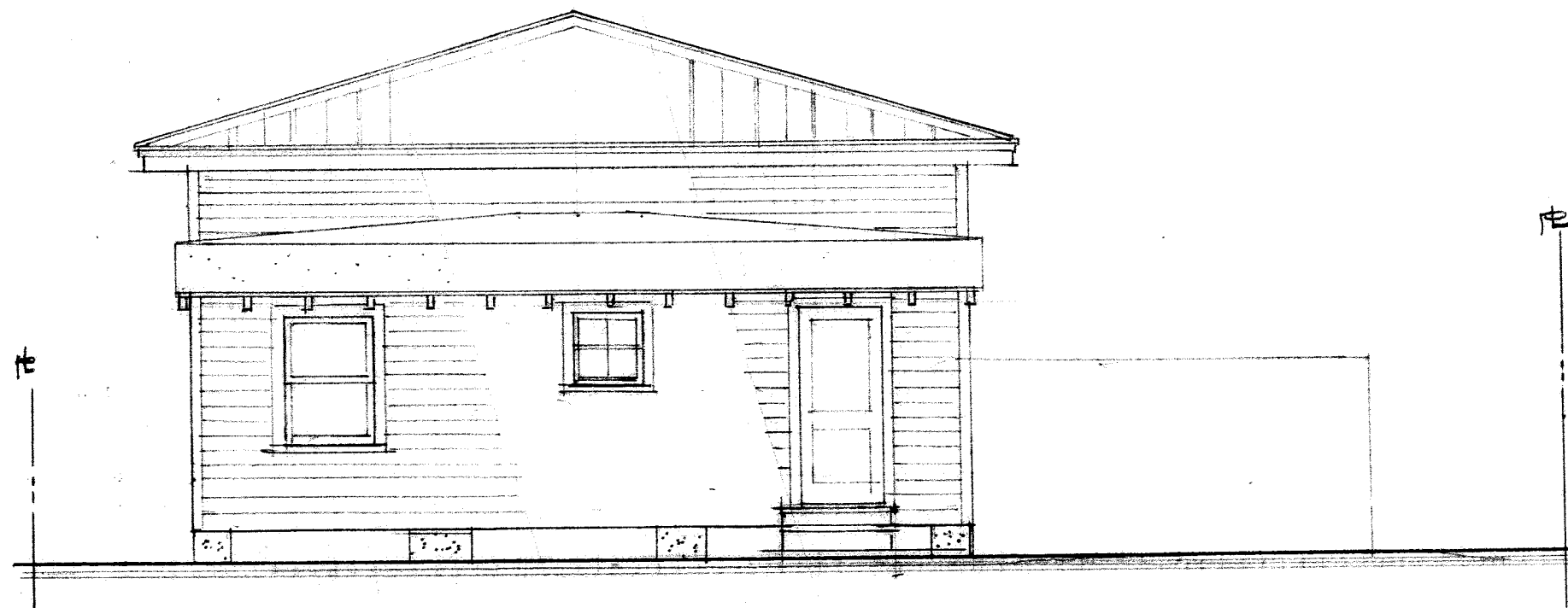
W. I. A. M. R. O. W. A. N.
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE # 18752
 521 PERCON LANE
 505 256 5764

Project No:
 Date: 1.25.15

9
 10 OF 11

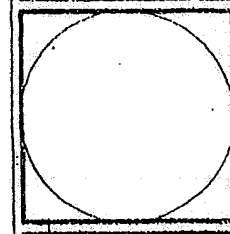


PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

HILL RESIDENCE
1 1/2 STORY ADDITION
 720 ELIZABETH STREET, KEY WEST, FL.

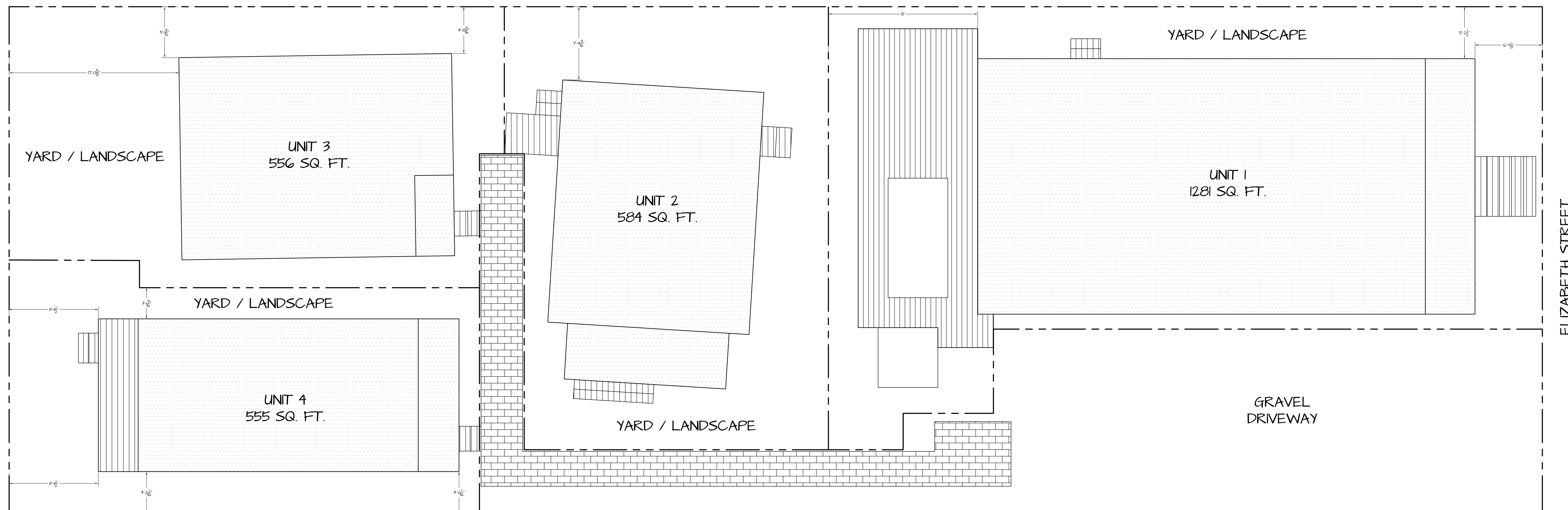


WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE # 100000001
 521 PEARSON DRIVE
 305 296 3764

Project No:

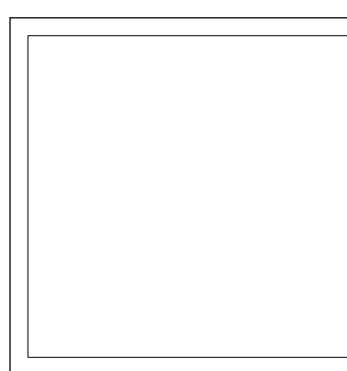
Date: 1.25.15

10
 11 OF 11

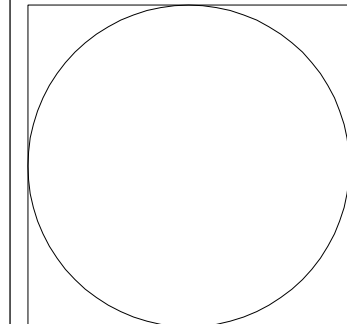


SITE DATA
3/16" = 1'-0"

SITE DATA			
Zoning	HHDR		
FEMA Flood Zone	X		
Lot Size Overall	7828 S.F.		
Building Coverage			
Allowed:	50% (3914 S.F.)		
Existing:	37.5% (2942 S.F.)		
Proposed:	39% (3032 S.F.)		
Impervious Ratio			
Allowed:	60% (4696 S.F.)		
Existing:	55% (4305 S.F.)		
Proposed:	56% (4417 S.F.)		
Open Space			
Min. Allowed:	35% (2739 S.F.)		
Existing:	43% (3337 S.F.)		
Proposed:	41% (3225 S.F.)		
Setbacks	Allowed	Existing	Proposed
Front	10'	5.5'	5.5' NC.
Side	5'	4.7'	4.7' NC.
Side	5'	4.3'	4.3' NC.
Rear	20'	12.9'	12.9' NC.
Building Height			
Existing:	16.1'		
Proposed:	23.6'		
Storm Drainage			
Existing Coverage	2942 S.F.		
Proposed Coverage	3105 S.F.		
Add of 112 S.F.	112 / 12 = 9.3 cubic feet of swale req.		



HILL RESIDENCE
1 1/2 STORY ADDITION
720 ELIZABETH STREET KEY WEST, FLORIDA 33040



WILLIAM ROWAN N
ARCHITECTURE
331 PEAACON LANE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-017751

PROJECT NO:
rev. 2-11-15
DATE: 1-25-15

720 ELIZABETH
(EXISTING)



720 ELIZABETH
(PROPOSED)

720 ELIZABETH
(EXISTING)



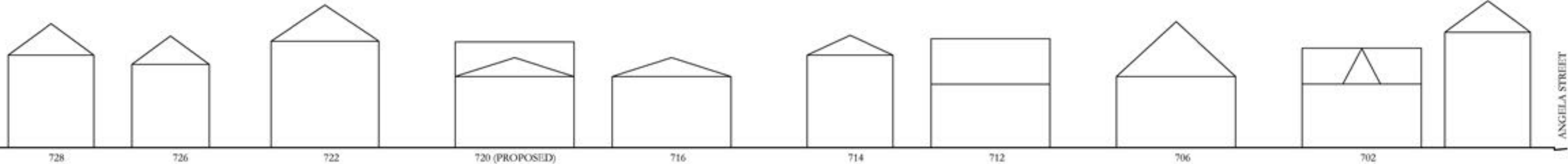
720 ELIZABETH
(PROPOSED)

720 ELIZABETH
(EXISTING)



720 ELIZABETH
(PROPOSED)

PETRONIA STREET



ANGELA STREET

ELIZABETH STREET (STREETSCAPE 702 TO 728)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND HALF STORY ADDITION ON REAR OF CONTRIBUTING HOUSE. DEMOLITION OF REAR ADDITION ON CONTRIBUTING HOUSE.

FOR- #720 ELIZABETH STREET

Applicant – William Rowan Architecture

Application # H15-01-0125

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

720

Public Meeting Notice

NOTICE OF PUBLIC MEETING
The following meeting will be held on
the date and at the location indicated below.
The meeting will be held in accordance with
the provisions of the Open Meetings Act.
The meeting will be held on
the date and at the location indicated below.
The meeting will be held in accordance with
the provisions of the Open Meetings Act.

PROPERTY APPRAISER INFORMATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared PAMELA A. Hill
AND WARREN H. Hill, who, first being duly sworn, on oath,
depose and says that the following statements are true and correct to the best of
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
720 ELIZABETH ST, #1 KEY WEST, FL 33040 on the
17th day of FEBRUARY, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on FEBRUARY 24,
2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-0125

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

Signed Name of Affiant:

[Signature]
Date: 2-17-2015
Address: 720 ELIZABETH ST # 1
City: KEY WEST FL
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 17th day of
February, 2015.

By (Print name of Affiant) Henry W Hill who is
~~personally known to me or~~ has produced Drivers License as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Jo Bennett

Notary Public - State of Florida (seal)
My Commission Expires: May 26 2015





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 9094138 Parcel ID: 00018201-000100

Ownership Details

Mailing Address:

HILL WARREN H AND PAMELA A
 121 ROCKY RD
 BANNER ELK, NC 28604-7781

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 720 ELIZABETH ST UNIT: 1 KEY WEST

Legal Description: UNIT 1 720 ELIZABETH CONDOMINIUM OR2670-253/54

Click Map Image to open interactive viewer



Condominium Details

Condo Name: 720 ELIZABETH CONDOMINIUM

Footage: 1118 **Year Built:** 1903

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	548,044	0	0	548,044	488,230	0	548,044
2013	576,169	0	0	576,169	443,846	0	576,169
2012	576,169	0	0	576,169	403,497	0	576,169
2011	366,816	0	0	366,816	366,816	0	366,816
2010	465,229	0	0	465,229	465,229	0	465,229

2009	166,187	0	0	166,187	166,187	0	166,187
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Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/4/2014	2670 / 253	600,000	WD	02

This page has been visited 496,671 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176