

Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



Item 5.a.2.

Request for demolition of non historic structures, new construction and restoration of historic house- # **911 Watson Street- Applicant: Matthew Stratton, Architect (H10-01-94)** – Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a “pop-up” rooftop structure, a free standing pool house on north corner of property, a free standing 16’ by 24’ gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation include: replacement of french doors with pair of wood 6 over 6 double hung windows, replace front door with solid 4 panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24’ (+/-) of structure, utilizing salvaged historic rafters from rear 12’ of structure. Install new Galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace three existing doors at historic window opening locations on side elevations with new wood windows. Add 650 sq. ft. addition to south side of historic structure, 232 sq. ft. addition at rear of historic structure, and 1,000 sq. ft. addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10’ by 10’ cabana and observation tower, a 4’ tall curved concrete garden wall, 8’ tall louvered garden walls, louvered panels and gates at existing carport, tiered 6’-12” concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway.

Revised Staff Report

5a-2 Request for demolition of non historic structures, new construction and restoration of historic house- # **911 Watson Street- Applicant: Matthew Stratton, Architect (H10-01-94)**

Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a "pop-up" rooftop structure, a free standing pool house on north corner of property, a free standing 16' by 24' gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation include: replacement of french doors with pair of wood 6 over 6 double hung windows, replace front door with solid 4 panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24' (+/-) of structure, utilizing salvaged historic rafters from rear 12' of structure. Install new Galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace three existing doors at historic window opening locations on side elevations with new wood windows. Add 650 sq. ft. addition to south side of historic structure, 232 sq. ft. addition at rear of historic structure, and 1,000 sq. ft. addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10' by 10' cabana and observation tower, a 4' tall curved concrete garden wall, 8' tall louvered garden walls, louvered panels and gates at existing carport, tiered 6'-12" concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway.

The house located on 911 Watson Street is not listed in the surveys. The Sanborn map of 1948 is the first map that shows structures in the site; the previous Sanborn map (1926) shows an empty lot. On the 1948 Sanborn map three structures are shown;

1. A main building located in the center of the front yard, with a front porch facing Watson Lane. This structure is rectangular in footprint and was used as a residence.
2. A smaller structure, marked with an A (automobile) is located on the south portion of the lot. This structure is rectangular in footprint and is in angle, in relationship to the street.
3. A small structure, also rectangular in footprint with no front porch, is located on the north side of the lot and setback from the street. This structure was used as a residence.

The Sanborn map of 1962 shows the main building with the same footprint, the structure used for automobile is scratched as a sign that it was demolished at some point in time, and the structure at the north side of the lot was altered into an "L" shape.

The site has been evolved in the past years. Staff did not find any Certificate of Appropriateness filed for this address for the past ten years. On a visual inspection staff noticed that the main house has been altered and several structures have been attached to it, including a wood structure over the south portion of the roof. The site consists of the main house, a carport, a frame shed located at the back of the main house, a small shed at the front of the lot, a one story pool house, a pool, wood decks and a tile patio with concrete walkways. Several old trees are located in the site and will be maintained as part of the new landscape.

The proposed new design includes, among other changes, the demolition of all non historic additions and non historic structures within the site, with the exception of the carport. The plans also include the demolition of the swimming pool, wood decks, fences, tile and concrete patio and sidewalks. The main house will remain with the exception of its back portion. The Historic Architectural Review Commission approved on a first reading the proposed demolitions on the public meeting held on July 13, 2010.

After a review of the Sanborn maps and an inspection of the house it is staff's understanding that the attached structures to the main house as well as the pool house, the front and back sheds, and the fences are non historic and not contributing resources. Moreover the attached additions to the main house have damaged part of the historic fabric. With all existing solid fences on the front yard the house can barely be seen from the street.

The submitted plans include additions to the main house, splash and lap pools, new landscape, and the rehabilitation of the existing main house and carport.

Because this application includes proposed demolitions a second reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).**

(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.

(b) 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;
 - (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; 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.
 - (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).
- (c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

12, (Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the structures that are proposed to be demolished are not historic, nor they can be considered to be listed as contributing on a near future. The existing fences as well as the decks, swimming pool, concrete patio and sidewalks are not historic. By reviewing the 1962 and 1948 Sanborn Maps and by studying the construction materials and methodology of such additions and buildings there is enough information that supports the theory that these are not historic structures and are not significant architectural components to the historic district or to the surrounding urban context.

The main structure is a historic structure that is not listed in any of the surveys as contributing. The new design proposes the demolition of the back portion of the historic house. During the visual inspection staff observed that the back portion of the house has been altered, there is not much historic fabric left, many doors and openings give access to an attached covered space. Staff understands that the back portion of the

house has been altered through time and any historic integrity has been lost and compromised.

It is staff understanding that the proposed demolitions of non historic structures, swimming pool, decks, fences and sideways can be considered as stated in the Code of Ordinance section 102-218- Demolitions in the historic district. The plan also proposes the demolition of the back portion of a historic house that has lost its historic fabric due to insensible additions. The applicant has included on the submitted plans a new design for the entire site, which retains many elements of the historic house.

Staff recommends to this commission to **approve** the request of demolition, as represented in the plans.

Description of the proposed design

As stated before the main house located at 911 Watson Street is not listed as a contributing resource in the surveys. Although it is not contributing the applicant is proposing to maintain the historic house and built new additions around it. The house is located on an uncommon lot for the historic district, with approximately 10,168 square feet of land.

The plans include the construction of two new structures attached to the sides of the main house and a back attached addition. The main house is a one story frame structure. At the back of the lot the site plan includes a splash and lap pools and a series of decks.

To the south of the main house a master suite addition will be connected by a proposed breezeway. The master suite will be square in footprint 25' wide by 25' depth. A hip roof with clerestory windows crowns the center of this structure. The maximum height of this structure is approximately 19'-1" from ridge to ground. A breezeway with glass doors facing east and west connects the master suite with the main house. For the exterior walls of the master suite the plans include different textured finishes as corrugated metal siding for the lower portion of the walls, split face white concrete finish for all the columns, and distress painted wood siding. For the clerestory solid areas aluminum shingles will be installed. Roofs will be covered with metal v-crimp panels.

To the north side of the main house a two story frame structure will be connected by a one story frame structure that will serve as an office. The two story structure is rectangular in footprint approximately 15'-0" wide by 42'-0" depth. This structure houses a garage, which is partially covered with a shed roof, and a studio located on the second floor. The studio is covered with a hip roof that extends 24'- 3" from ground to ridge. A guest suite is located behind the garage on the first floor; this space has a flat roof that will be used as a sun deck. Attached to the back of the structure a pool side cabana is shown in the plans. This part

of the addition is a two story structure with a flat roof that will be used as a deck. The cabana is square in footprint, 10' wide by 10' depth and its overall height is 27'-0" including railing posts. For the exterior walls of the new structures the plans include corrugated metal siding for the garage, split face white concrete finish for all the columns, and distress painted wood siding. For the second floor exterior walls, where the studio will be located, aluminum shingles will be installed. For the second floor exterior walls for the cabana stained wood lap siding will be used. Roofs will be covered with metal v-crimp panels. For the proposed sun deck, observation deck and staircase stainless steel cable railing systems will be used. New doors and windows will be aluminum clad impact resistant.

The plans also include a four feet curved garden wall in the front yard. For the existing carport four feet tall louvered wood walls will be installed on the first bay and the height of the louvered walls will double on the second bay, facing north. The existing carport will also have four feet tall louvered gates. The plans also include two eight feet height wood louvered garden walls flanking both sides of the main house facing east. A six feet wood picket fence will be installed in the perimeter of the lot on its south, west and north sides.

On the back of the site a 25 meter lap pool is included in the design as well as a splash pool with a waterfall. Wood and concrete decks are part of the proposed site improvements as well as raised planters 10 feet tall ending with a perpendicular planter that will be 12 feet tall.

According to the plans the main house will be restored.

The Historic Architectural Guidelines can be applied to review the proposed new design. Staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

Additions, alterations and new construction:

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the character defining elements this house posses are in its main façade. It is staffs believe that the main façade of this historic house will not be disguised or concealed by the proposed additions.
- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This building is not listed as a contributing resource.

- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed plans includes a contemporary design that alludes to traditional forms.
- *(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* Staff understands that the existing lot for this house is large in size. The use of connectors that are attached to the main house and which are lower or the same height as the historic house make the four new taller structures less massive and more in scale with the main building. Staff understands that having two of the additions rotated and not parallel with the main house also creates the effect of lowering the scale of these additions.
- *(5)- Additions should be attached to less publicly visible secondary elevations of an historic structure-* The attached additions will be connected to the main house on the back and side elevations.
- *(6)- Additions should not alter the balance and symmetry of a historic structure-* Staff understands that the proposed addition will alter the balance and symmetry of the historic house, nevertheless this symmetry has been altered for many years when insensible attached additions were added to this structure. The new design is more balanced that the existing conditions that can be observed and will create a cohesive plan.
- *(7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings-* The proposed addition will be attached to the back and side elevations of the historic house; therefore the main building will not be enlarged. The surrounding structures include one and a half and two stories buildings.
- *(8)-New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed-* The new design incorporates different textures, forms and materials which will create a clear differentiation of what is new. No character defining elements of the historic building will be destroyed, damaged or changed.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the proposed additions will conform to actual setbacks for this particular historic zone district HHDR;

Front yard- 10 ft
Street side- 5 ft
Side- 5 ft
Rear- 20 ft
Maximum height 30 ft

Nevertheless staff understands that the proposed raised planters will require a variance for back yard setbacks.

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case.

3. **Height** – must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new additions will be one and two story structures.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

Staff understands that the existing lot for this house is large in size. The use of connectors that are attached to the main house and which are lower or the same height as the historic house serves as a transition for the new proposed structures. The connecting structures are effective since they create a balanced transition between the main house and the new structures in scale, massing and height. Staff understands that having two of the additions rotated and not parallel with the main house also creates the effect of lowering the scale of these additions. The use of different textures on the exterior wall surfaces is another strategy that was used to create a more appropriate design.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design does not mimics historic element, rather incorporates traditional construction materials, forms, rhythms of void and solid as well as textures that can be found in the historic district.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed additions incorporate design elements which are harmonious and compatible with the historic urban fabric.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New*

construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

The proposed new construction materials for the addition are compatible with existing materials found in the surrounding buildings; some of them are used for different purposes.

For the proposed front four feet height solid wall the eight feet height louvered garden walls and the proposed raised planters staff understands that guidelines for Fences and walls, pages 41-42, can be used to review his application:

- *(3) A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions-* Staff understands that the proposed solid four feet tall curved fence will comply with this guideline.

Staff also wants to review the proposed observation deck over the cabana by applying the guidelines for proportion, scale and mass (page 38);

- **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

Staff understands that an observation roof proposed over a tower will outsize the majority of structures in the streetscape or historic zone. This site is close to the cemetery and staff understands that this observation tower will be visible from it.

After reviewing the proposed plans staff recommends to the commission to **approve the plans as submitted with the following suggestions;**

1. Proposed raised planters on the back can be lowered to meet maximum height requirements for fences and walls in the guidelines.
2. Revision of the proposed observation deck over the cabana.

Staff also suggests that the applicant coordinate with the Landscape Division and the Planning Department.

Correspondence

August 6, 2010

Ms. Enid Torregrosa
HARC Planner
City of Key West

RE: 911 WATSON STREET

Dear Enid,

I received your staff report yesterday afternoon, and I respectfully submit my responses for your consideration:

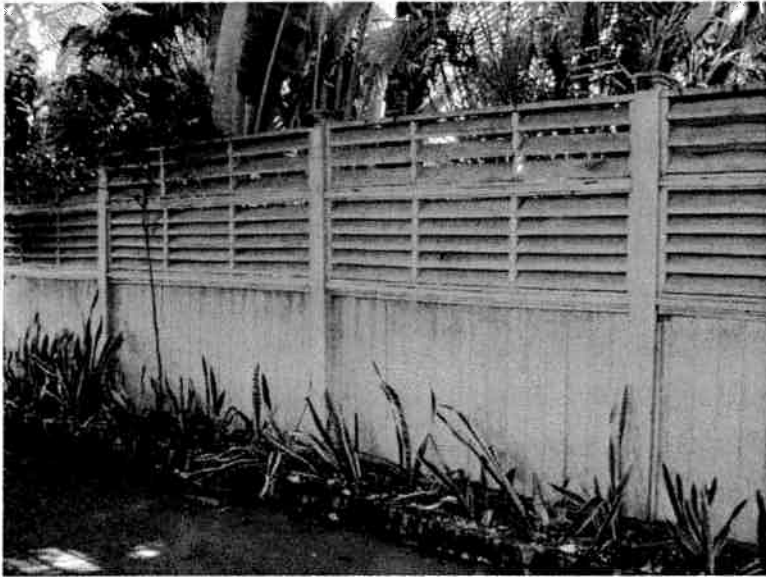
- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed plans includes a contemporary design that alludes to traditional forms, nevertheless some architectural elements are not compatible with the characteristics of the neighboring buildings and streetscape; as an example the tall raised planters and tall louvered walls.

The cited guideline is prefaced with the following:

“Alterations, additions, and new construction can permanently damage the design of historic buildings and streetscapes by introducing out of scale, poorly designed changes, which alter the symmetry and beauty of historic districts. Poorly constructed additions may lead to the deterioration of a building by altering the functional design of a historic structure redirecting water into areas, which produce wood rot and decay. Modern additions commonly deteriorate before historic original portions of a structure and, if deemed necessary, should be carefully planned and constructed to minimize impact on the structure’s health and appearance.”

“HARC reviews alterations to non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible HARC will encourage projects that lessen the detracting of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or noncontributing buildings within the district.”

Within this context, I believe the tall raised planters and tall louvered walls are compatible with their surroundings. The tall raised planters are proposed for the rear yard, which will not be visible from the streetscape, while the proposed 8' tall louvered wall will be very similar to the approximately 60 lineal feet of 8' tall louvered fence located directly across the street at 910 Watson:



- (6)- *Additions should not alter the balance and symmetry of a historic structure*- Staff understands that the proposed addition will alter the balance and symmetry of the historic house, nevertheless this symmetry has been altered for many years when insensible attached additions were added to this structure.

Although staff does not infer negativity with their comment, I do not believe that the proposed alterations will alter the balance and symmetry of the historic house, but rather restore balance and symmetry through the elimination of insensible attached additions and the restoration of the front façade.

Due to the lack of terms in the architectural glossary of the HARC guidelines, I turned to The New Lexicon Webster's Dictionary of the English Language:

Symmetry – the quality of being well balanced or well proportioned
regularity in form or similarity of structure

Balance - to keep in equilibrium
harmony in design

While not *equally* balanced, I believe the proposed design is well balanced, well proportioned, and harmonious.

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed additions will conform to actual setbacks for this particular historic zone district HHDR;

Front yard- 10 ft

Street side- 5 ft

Side- 5 ft

Rear- 20 ft

Maximum height 30 ft

Nevertheless staff understands that the proposed west awning of the cabana will require a variance for back yard setback. Staff also understands that the eight feet front garden walls and the proposed raised planters will also require variances.

The applicant does not anticipate the need for any variances.

Sec. 122-1145 (b)(1)(a) of the LDR's state that "Movable awnings may project not over three feet into a required yard, provided that where the yard is less than five feet in width the projection shall not exceed one-half the width of the yard."

In years past, "movable awnings" have typically been considered awnings that are not a permanent part of the structure (i.e. surface mounted and/or "RE-movable"). Also, "collapsible" and "retractable" have been approved interpretations for this regulation.

Please see explanations below regarding raised garden walls and planters.

4. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials for the addition are compatible with existing materials found in the surrounding buildings; some of them are used for different purposes. Nevertheless the proposed metal louvered garden walls are not traditional to the historic district.

CORRECTION / CLARIFICATION: The louvered garden walls are to be constructed of wood, not metal.

For the proposed front four feet height solid wall the eight feet height louvered garden walls and the proposed raised planters staff understands that guidelines for Fences and walls, pages 41-42, can be used to review his application;

- (3) *A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions-* Staff understands that the proposed solid four feet tall curved fence will comply with this guideline.

Staff understands that the proposed eight feet height louvered garden walls do not comply with this guideline. These garden walls are free standing structures intended to separate, enclose or define a space; this is part of a fence definition in the City Code (Chapter 86.9). It is clear that in the plans the front eight feet tall louver garden wall located to the north side of the main house is used to create a courtyard, while the 8 feet tall louvered garden wall on the front south side of the main house serves the utilitarian purpose as to control ingress or egress to the property. It is staff believes that the proposed height of these garden walls is inconsistent with the guidelines.

I do not believe the cited guideline pertains to the proposed 8' tall louvered garden walls in my application because they are not located at the front of the structure, but rather behind the front porch and front wall of the historic structure.

Sec. 122-1183 (d)(1)(c) of the LDR's, which address standards for fences and hedges, state that, "Fences up to six feet in height may be constructed ON the front, rear and side yard property lines of any parcel of land, provided that the upper two feet of such six-foot fence has openings of at least 50 percent or more in the construction of the fence. Solid fences up to six feet in height may be constructed on rear and side yard property lines of any parcel of land provided such solid six-foot fence is not constructed on property lines intersecting at street corners and that the adjoining property owners file their written consent with the building department consenting to the construction of such six-foot solid fence."

Additionally, Sec. 122-1145 (b)(1)(c) of the LDR's, which address projections and obstructions in required yards, states that, "Fences, walls and hedges shall be permitted in required yards subject to the land development regulations."

The proposed 8' tall louvered garden walls are not positioned on any property line or within any yard setback. I believe the proposed garden walls are in compliance with the intent of the LDR regulations and HARC guidelines, which is to maintain the pedestrian scale of historic neighborhoods and to maintain public visibility of historic structures from the right of way.

- *(5) Solid six foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement- It is staff believe that the proposed ten feet and twelve feet proposed planters constitute a wall and does not comply with this particular guideline.*

Again, I do not believe that this guideline pertains to the proposed raised planters. The planters are considered an integral part of the swimming pool design, and there are separate 6' tall fences proposed for "separating or enclosing or defining space" at the sides and rear property line. The planters are designed to meet swimming pool and/or accessory structure setback requirements. Why would I be allowed to construct an accessory structure such as a shed or a garage at the proposed planter location, but not a planter?

The HARC guidelines Architectural Glossary and the LDR's define **structure** as "Anything built, constructed or assembled with a fixed location on the ground. Among other things, structures include buildings, mobile homes, wall, fences, signs, driveways, pools, and ponds."

The LDR's define **accessory structure** as "a subordinate structure that is detached from the principal structure, the use of which is incidental to that of the principal structure."

It is my belief that the raised planters better fit the definition of *“accessory structure”* than *“fence”*.

Section 122-1181 of the LDR’s state that,

“Accessory uses or structures as defined in section 86-9 shall be allowed in all districts . . . No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line.”

The proposed raised planters were designed to meet the requirements of an accessory structure.

The adjacent property at 909 Grinnell has a non-conforming 2-story structure with balcony that sits 10’ off the common rear property line in lieu of the required 20’ rear yard setback. There is currently a non-conforming concrete block and wood fence on this property line that varies in height from 8’ to 12’. Additionally, the adjacent property at 905 Grinnell has a non-conforming 1-story structure set 5’ off the common rear property line in lieu of the required 20’ rear yard setback, with an attached covered porch that extends all the way onto the shared property line. There is an existing 7’ tall concrete block wall on the property line.

The proposed design of the wood picket fence and planter wall at the swimming pool will eliminate existing non-conforming fences and bring the site into full compliance, while maintaining much desired privacy between neighbors.

Last year, a similar 10’ tall wall was constructed at 420 Elizabeth (HARC approval H08-02-28-255)



Also last year, a similar 8' tall planter wall was constructed at 612 Olivia (HARC 08-10-30-1223)



Staff also wants to review the proposed observation deck over the cabana by applying the guidelines for widow's walks and roof decks (page 28);

- *Roof decks were not typical on one or one and a half story primary structures. They may or may not be appropriate for two story buildings, depending on the individual circumstances and characteristics of the building-* Although this guideline is intended for existing structures staff understands that the proposed observation deck looks like a widows walk from the front elevation.

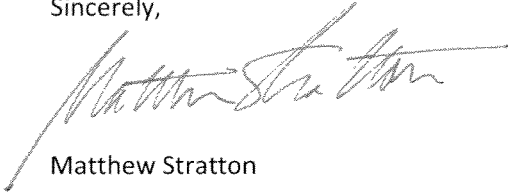
While the proposed design does not fully meet the definition of "Widow's walk" listed in the architectural glossary, I do believe the proposed design meets the guideline on page28 that states:

"Widow's walk additions and roof decks must be compatible in scale and design with the existing structure."

The roof deck is positioned behind the two story garage structure and will not be visible from the right of way. The observation deck is also positioned behind the two story garage structure, with the front wall set back 61'-6" from the right of way. With the right of way being only 10' wide, and the existing dense canopy that exists on the property, it is highly unlikely that this element will be visible from the public right of way. The observation deck is designed to be in the treetops, 20' off the rear property line, and 5' off the side property line in alignment with a 6' wide easement located between 1008 Olivia and 1010 Olivia which will allow views to the cemetery.

I'm not sure what is considered to be proper procedure, but I would appreciate it if you would forward these comments to the commissioners for their review. I am pleased with your recommendation for approval, and hopeful that these comments will alleviate your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Stratton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matthew Stratton

m.stratton.architecture.pllc

1403 Catherine Street

Key West, Florida 33040

305.923.9670

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., August 31, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON HISTORIC STRUCTURES, NEW
CONSTRUCTION AND RESTORATION OF HISTORIC HOUSE
911 WATSON STREET- APPLICATION NO. (H10-01-94)
Applicant: Matthew Stratton, Architect**

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

Staff Report

August 10, 2010

5a-2 Request for demolition of non historic structures, new construction and restoration of historic house- # **911 Watson Street- Applicant: Matthew Stratton, Architect (H10-01-94)**

Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a "pop-up" rooftop structure, a free standing pool house on north corner of property, a free standing 16' by 24' gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation include: replacement of french doors with pair of wood 6 over 6 double hung windows, replace front door with solid 4 panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24' (+/-) of structure, utilizing salvaged historic rafters from rear 12' of structure. Install new Galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace three existing doors at historic window opening locations on side elevations with new wood windows. Add 650 sq. ft. addition to south side of historic structure, 232 sq. ft. addition at rear of historic structure, and 1,000 sq. ft. addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10' by 10' cabana and observation tower, a 4' tall curved concrete garden wall, 8' tall louvered garden walls, louvered panels and gates at existing carport, tiered 6'-12" concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway.

The house located on 911 Watson Street is not listed in the surveys. The Sanborn map of 1948 is the first map that shows structures in the site; the previous Sanborn map (1926) shows an empty lot. On the 1948 Sanborn map three structures are shown;

1. A main building located in the center of the front yard, with a front porch facing Watson Lane. This structure is rectangular in footprint and was used as a residence.
2. A smaller structure, marked with an A (automobile) is located on the south portion of the lot. This structure is rectangular in footprint and is in angle, in relationship to the street.
3. A small structure, also rectangular in footprint with no front porch, is located on the north side of the lot and setback from the street. This structure was used as a residence.

The Sanborn map of 1962 shows the main building with the same footprint, the structure used for automobile is scratched as a sign that it was demolished at some point in time, and the structure at the north side of the lot was altered into an "L" shape.

The site has been evolved in the past years. Staff did not find any Certificate of Appropriateness filed for this address for the past ten years. On a visual inspection staff noticed that the main house has been altered and several structures have been attached to it, including a wood structure over the south portion of the roof. The site consists of the main house, a carport, a frame shed located at the back of the main house, a small shed at the front of the lot, a one story pool house, a pool, wood decks and a tile patio with concrete walkways. Several old trees are located in the site and will be maintained as part of the new landscape.

The proposed new design includes, among other changes, the demolition of all non historic additions and non historic structures within the site, with the exception of the carport. The plans also include the demolition of the swimming pool, wood decks, fences, tile and concrete patio and sidewalks. The main house will remain with the exception of its back portion. The Historic Architectural Review Commission approved on a first reading the proposed demolitions on the public meeting held on July 13, 2010.

After a review of the Sanborn maps and an inspection of the house it is staff's understanding that the attached structures to the main house as well as the pool house, the front and back sheds, and the fences are non historic and not contributing resources. Moreover the attached additions to the main house have damaged part of the historic fabric. With all existing solid fences on the front yard the house can barely be seen from the street.

The submitted plans include additions to the main house, splash and lap pools, new landscape, and the rehabilitation of the existing main house and carport.

Because this application includes proposed demolitions a second reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).*

(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.

(b) 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;
- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; 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.
- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the structures that are proposed to be demolished are not historic, nor they can be considered to be listed as contributing on a near future. The existing fences as well as the decks, swimming pool, concrete patio and sidewalks are not historic. By reviewing the 1962 and 1948 Sanborn Maps and by studying the construction materials and methodology of such additions and buildings there is enough information that supports the theory that these are not historic structures and are not significant architectural components to the historic district or to the surrounding urban context.

The main structure is a historic structure that is not listed in any of the surveys as contributing. The new design proposes the demolition of the back portion of the historic house. During the visual inspection staff observed that the back portion of the house has been altered, there is not much historic fabric left, many doors and openings give access to an attached covered space. Staff understands that the back portion of the

house has been altered through time and any historic integrity has been lost and compromised.

It is staff understanding that the proposed demolitions of non historic structures, swimming pool, decks, fences and sideways can be considered as stated in the Code of Ordinance section 102-218- Demolitions in the historic district. The plan also proposes the demolition of the back portion of a historic house that has lost its historic fabric due to insensible additions. The applicant has included on the submitted plans a new design for the entire site, which retains many elements of the historic house.

Staff recommends to this commission to **approve** the request of demolition, as represented in the plans.

Description of the proposed design

As stated before the main house located at 911 Watson Street is not listed as a contributing resource in the surveys. Although it is not contributing the applicant is proposing to maintain the historic house and built new additions around it. The house is located on an uncommon lot for the historic district, with approximately 10,168 square feet of land.

The plans include the construction of two new structures attached to the sides of the main house and a back attached addition. The main house is a one story frame structure. At the back of the lot the site plan includes a splash and lap pools and a series of decks.

To the south of the main house a master suite addition will be connected by a proposed breezeway. The master suite will be square in footprint 25' wide by 25' depth. A hip roof with clerestory windows crowns the center of this structure. The maximum height of this structure is approximately 19'-1" from ridge to ground. A breezeway with glass doors facing east and west connects the master suite with the main house. For the exterior walls of the master suite the plans include different textured finishes as corrugated metal siding for the lower portion of the walls, split face white concrete finish for all the columns, and distress painted wood siding. For the clerestory solid areas aluminum shingles will be installed. Roofs will be covered with metal v-crimp panels.

To the north side of the main house a two story frame structure will be connected by a one story frame structure that will serve as an office. The two story structure is rectangular in footprint approximately 15'-0" wide by 42'-0" depth. This structure houses a garage, which is partially covered with a shed roof, and a studio located on the second floor. The studio is covered with a hip roof that extends 24'- 3" from ground to ridge. A guest suite is located behind the garage on the first floor; this space has a flat roof that will be used as a sun deck. Attached to the back of the structure a pool side cabana is shown in the plans. This part

of the addition is a two story structure with a flat roof that will be used as a deck. The cabana is square in footprint, 10' wide by 10' depth and is overall height is 27'-0" including railing posts. For the exterior walls of the new structures the plans include corrugated metal siding for the garage, split face white concrete finish for all the columns, and distress painted wood siding. For the second floor exterior walls, where the studio will be located, aluminum shingles will be installed. For the second floor exterior walls for the cabana stained wood lap siding will be used. Roofs will be covered with metal v-crimp panels. For the proposed sun deck, observation deck and staircase stainless steel cable railing systems will be used. New doors and windows will be aluminum clad impact resistant.

The plans also include a four feet curved garden wall in the front yard and nest to the existing carport. For the existing carport four feet tall louvered walls will be installed on the first bay and the height of the louvered walls will double in height on the second bay facing north. The existing carport will also have four feet tall louvered gates. The plans also include two eight feet height louvered garden walls flanking both sides of the main house facing east. A six feet wood picket fence will be installed in the perimeter of the lot on its south, west and north sides.

On the back of the site a 25 meter lap pool is included in the design as well as a splash pool with a waterfall. Wood and concrete decks are part of the proposed site improvements as well as raised planters 10 feet tall ending with a perpendicular planter that will be 12 feet tall.

According to the plans the main house will be restored.

The Historic Architectural Guidelines can be applied to review the proposed new design. Staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

Additions, alterations and new construction:

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the character defining elements this house possesses are in its main façade. It is staffs believe that the main façade of this historic house will not be disguised or concealed by the proposed additions.
- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* This building is not listed as a contributing resource.

- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed plans includes a contemporary design that alludes to traditional forms, nevertheless some architectural elements are not compatible with the characteristics of the neighboring buildings and streetscape; as an example the tall raised planters and tall louvered walls.
- *(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* Staff understands that the existing lot for this house is large in size. The use of connectors that are attached to the main house and which are lower or the same height as the historic house make the four new taller structures less massive and more in scale with the main building. Staff understands that having two of the additions rotated and not parallel with the main house also creates the effect of lowering the scale of these additions.
- *(5)- Additions should be attached to less publicly visible secondary elevations of an historic structure-* The attached additions will be connected to the main house on the back and side elevations.
- *(6)- Additions should not alter the balance and symmetry of a historic structure-* Staff understands that the proposed addition will alter the balance and symmetry of the historic house, nevertheless this symmetry has been altered for many years when insensible attached additions were added to this structure.
- *(7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings-* The proposed addition will be attached to the back and side elevations of the historic house; therefore the main building will not be enlarged. The surrounding structures include one and a half and two stories buildings.
- *(8)-New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed-* The new design incorporates different textures, forms and materials which will create a clear differentiation of what is

new. No character defining elements of the historic building will be destroyed, damaged or changed.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed additions will conform to actual setbacks for this particular historic zone district HHDR;

Front yard- 10 ft
Street side- 5 ft
Side- 5 ft
Rear- 20 ft
Maximum height 30 ft

Nevertheless staff understands that the proposed west awning of the cabana will require a variance for back yard setback. Staff also understands that the eight feet front garden walls and the proposed raised planters will also require variances.

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, lowers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*

This will not be the case.

3. **Height** – *must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and*

existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new additions will be one and two story structures.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

Staff understands that the existing lot for this house is large in size. The use of connectors that are attached to the main house and which are lower or the same height as the historic house serves as a transition for the new proposed structures. The connecting structures are effective since they create a balanced transition between the main house and the new structures in scale, massing and height. Staff understands that having two of the additions rotated and not parallel with the main house also creates the effect of lowering the scale of these additions. The use of different textures on the exterior wall surfaces is another strategy that was used to create a more appropriate design.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design does not mimics historic element, rather incorporates traditional construction materials, forms, rhythms of void and solid as well as textures that can be found in the historic district.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed additions incorporate design elements which are harmonious and compatible with the historic urban fabric.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials for the addition are compatible with existing materials found in the surrounding buildings; some of them are used for different purposes. Nevertheless the proposed metal louvered garden walls are not traditional to the historic district.

For the proposed front four feet height solid wall the eight feet height louvered garden walls and the proposed raised planters staff understands that guidelines for Fences and walls, pages 41-42, can be used to review his application;

- *(3) A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions-* Staff understands that the proposed solid four feet tall curved fence will comply with this guideline.

Staff understands that the proposed eight feet height louvered garden walls do not comply with this guideline. These garden walls are free standing structures intended to separate, enclose or define a space; this is part of a fence definition in the City Code (Chapter 86.9). It is clear that in the plans the front eight feet tall louver garden wall located to the north side of the main house is used to create a courtyard, while the 8 feet tall louvered garden wall on the front south side of the main house serves the utilitarian purpose as to control ingress or egress to the property. It is staff believes that the proposed height of these garden walls is inconsistent with the guidelines.

- *(5) Solid six foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement-* It is staff believe that the proposed ten feet and twelve feet proposed planters constitute a wall and does not comply with this particular guideline.

Staff also wants to review the proposed observation deck over the cabana by applying the guidelines for widow's walks and roof decks (page 28);

- *Roof decks were not typical on one or one and a half story primary structures. They may or may not be appropriate for two story buildings, depending on the individual circumstances and characteristics of the building- Although this guideline is intended for existing structures staff understands that the proposed observation deck looks like a widows walk from the front elevation.*

After reviewing the proposed plans staff recommends to the commission to **approve the plans as submitted with the following suggestions;**

1. Eight feet height louvered garden walls proposed on the front can be lowered to meet the height requirement for fences and walls in the guidelines.
2. Proposed raised planters on the back can be lowered to meet maximum height requirements for fences and walls in the guidelines.
3. Revision of the proposed observation deck over the cabana.

Staff also suggests that the applicant coordinates with the Landscape Division and Planning Department.

Staff Report

July 27, 2010

July 16, 2010

Enid Torregrosa
HARC Planner
City of Key West

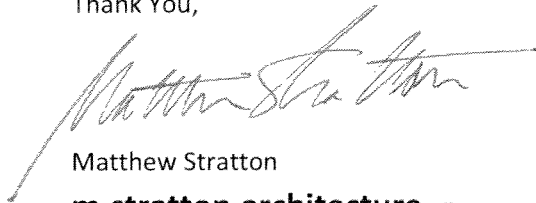
RE: 911 WATSON LANE

Dear Enid,

The second hearing for my 911 Watson Lane application is scheduled for July 27th, 2010; however, I will be out of town and unable to attend this meeting.

Could you please postpone this item until the following meeting on August 10th, 2010?

Thank You,

A handwritten signature in black ink, appearing to read "Matthew Stratton", with a long horizontal flourish extending to the right.

Matthew Stratton

m.stratton.architecture.pllc

1403 Catherine Street
Key West, Florida 33040
305.923.9670

5b-4 Request for demolition of non historic structures, new construction and restoration of historic house- # **911 Watson Lane- Applicant: Matthew Stratton, Architect (H10-01-94)**

Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a "pop-up" rooftop structure, a free standing pool house on north corner of property, a free standing 16' by 24' gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation include: replacement of french doors with pair of wood 6 over 6 double hung windows, replace front door with solid 4 panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24' (+/-) of structure, utilizing salvaged historic rafters from rear 12' of structure. Install new Galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace three existing doors at historic window opening locations on side elevations with new wood windows. Add 650 sq. ft. addition to south side of historic structure, 232 sq. ft. addition at rear of historic structure, and 1,000 sq. ft. addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10' by 10' cabana and observation tower, a 4' tall curved concrete garden wall, 8' tall louvered garden walls, louvered panels and gates at existing carport, tiered 6'-12" concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway.

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1. A main building located in the center of the front yard, with a front porch facing Watson Lane. This structure is rectangular in footprint and was used as a residence.
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3. A small structure, also rectangular in footprint with no front porch, is located on the north side of the lot and setback from the street. This structure was used as a residence.

The Sanborn map of 1962 shows the main building with the same footprint, the structure used for automobile is scratched as a sign that it was demolished at some point in time, and the structure at the north side of the lot was altered into an "L" shape.

The site has been evolved in the past years. Staff did not find any Certificate of Appropriateness filed for this address for the past ten years. On a visual inspection staff noticed that the main house has been altered and several structures have been attached to it, including a wood structure over the south portion of the roof. The site consists of the main house, a carport, a frame shed located at the back of the main house, a small shed at the front of the lot, a one story pool house, a pool, wood decks and a tile patio with concrete walkways. Several old trees are located in the site and will be maintained as part of the new landscape.

The proposed new design includes, among other changes, the demolition of all non historic additions and non historic structures within the site, with the exception of the carport. The plans also include the demolition of the swimming pool, wood decks, fences, tile and concrete patio and sidewalks. The main house will remain with the exception of its back portion.

After a review of the Sanborn maps and an inspection of the house it is staff's understanding that the attached structures to the main house as well as the pool house, the front and back sheds, and the fences are non historic and not contributing resources. Moreover the attached additions to the main house have damaged part of the historic fabric. With all existing solid fences on the front yard the house can barely be seen from the street.

The submitted plans include additions to the main house, splash and lap pools, new landscape, and the rehabilitation of the existing main house and carport.

Because this application includes proposed demolitions a first reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).

(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.

(b) 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;*
 - (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; 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.*
 - (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*
- (c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

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The main structure is a historic structure that is not listed in any of the surveys as contributing. The new design proposes the demolition of the back portion of the historic house. During the visual inspection staff observed that the back portion of the house has been altered, there is not much historic fabric left, many doors and openings give access to an attached covered space. Staff understands that the back portion of the house has been altered through time and any historic integrity has been lost and compromised.

It is staff understanding that the proposed demolitions of non historic structures, swimming pool, decks, fences and sidewalks complies with the Code of Ordinance section 102-218- Demolitions in the historic district. The plan also proposes the demolition of the back portion of a historic house that has lost its historic fabric due to insensible additions. The applicant has included on the submitted plans a new design for the entire site, which retains many elements of the historic house.

Staff recommends to this commission to **approve** the request of demolition, as represented in the plans. Staff also recommends to the commission to request the applicant to coordinate with the Landscape Division the review of the proposed plans as well as protection of existing trees during any demolition or construction process. This project will require a second reading.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 110-01-94

OWNER NAME: JOE & KELLIE KIELY DATE: 6/25/10

OWNERS ADDRESS: 911 WATSON LANE PHONE #: (828) 350-8681

APPLICANT'S NAME: MATTHEW STRATTON PHONE #: 923-9670

APPLICANT'S ADDRESS: 1403 CATHERINE ST.

ADDRESS OF CONSTRUCTION: 911 WATSON LANE # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

Demolish non-historic additions and accessory structures, including: enclosed L-shaped shed roof addition at NW corner of historic structure, covered side porch with shed roof along entire length of south elevation, gable roof addition on the north side of the building, a "pop-up" rooftop structure, a free standing pool house on northeast corner of property, a free standing 16' X 24' gable roof accessory structure at the rear of the property, and the in-ground concrete swimming pool. Restore front elevation including: replacement of French doors with pair of wood 6/6 double hung windows, replace front door with solid 4-panel wood door, and restore the gable louvered vent. Restore historic roofline over front 24' (+/-) of structure, utilizing salvaged historic rafters from rear 12' of structure. Install new galvalume v-crimp roof at historic structure and porch. Patch and paint existing wood novelty siding, trim and rafter tails. Replace (3) existing doors at historic window opening locations on side elevations with new wood windows. Add 650 SF addition to south side of historic structure, 232 SF addition at rear of historic structure, and 1,000 SF addition at north side of historic structure. Add wood awning and porch at south elevation at existing door location. Tile existing concrete porch floor. Site improvements include a new lap pool, splash pool, pool decking, 10' X 10' cabana and observation tower, a 4' tall curved concrete garden wall, 8' tall louvered garden walls, louvered panels and gates at existing carport, tiered 6'-12' concrete planters behind pool, wood picket fencing at side and rear yards, and brick paving for sidewalk and driveway.

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/25/10
Applicant Signature: [Signature]

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<u>N/A</u>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Not listed as contributing. / Demolition Ordinance.
Guidelines for additions, alterations and new
construction. (pages 36-38)*

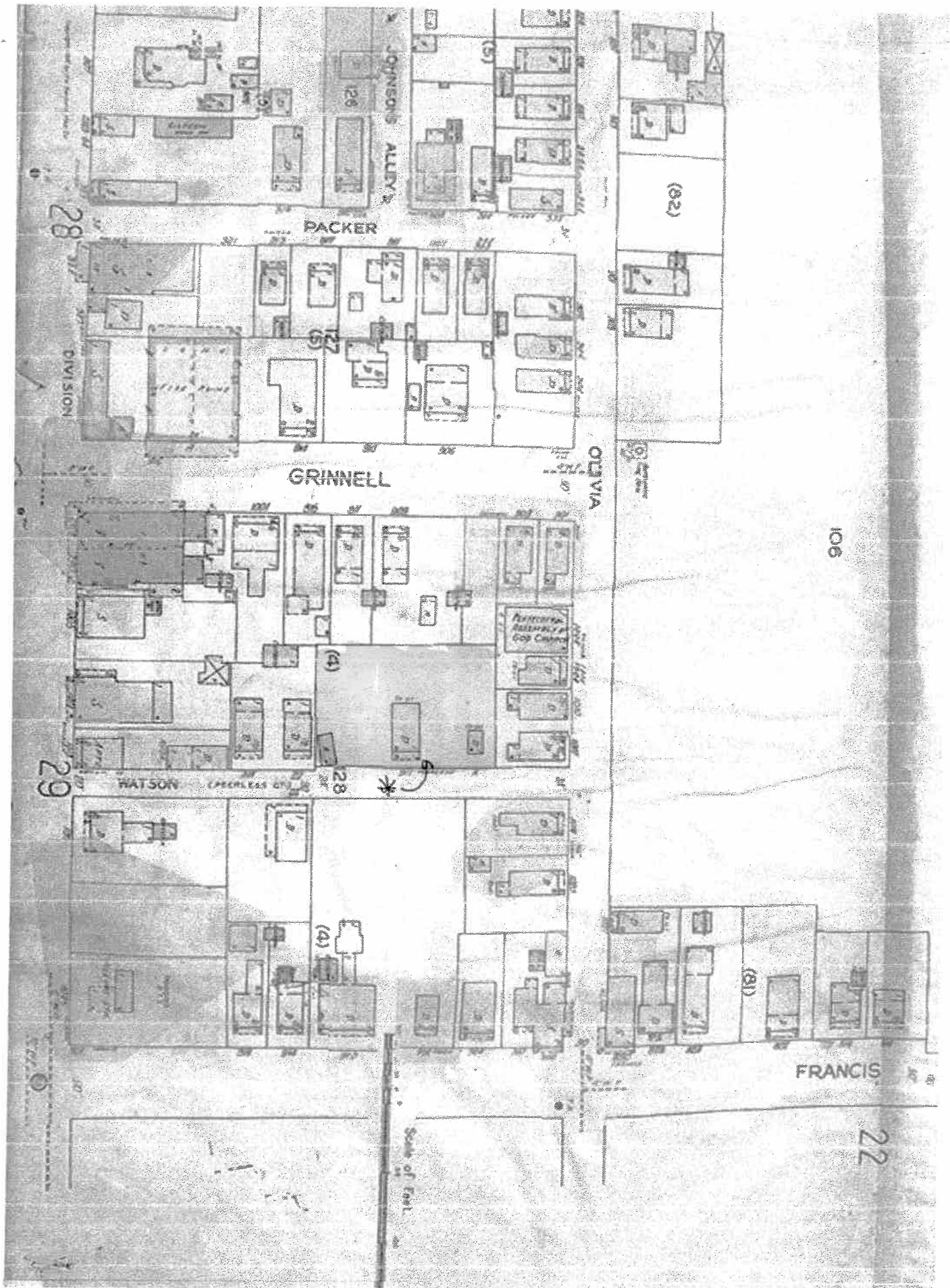
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

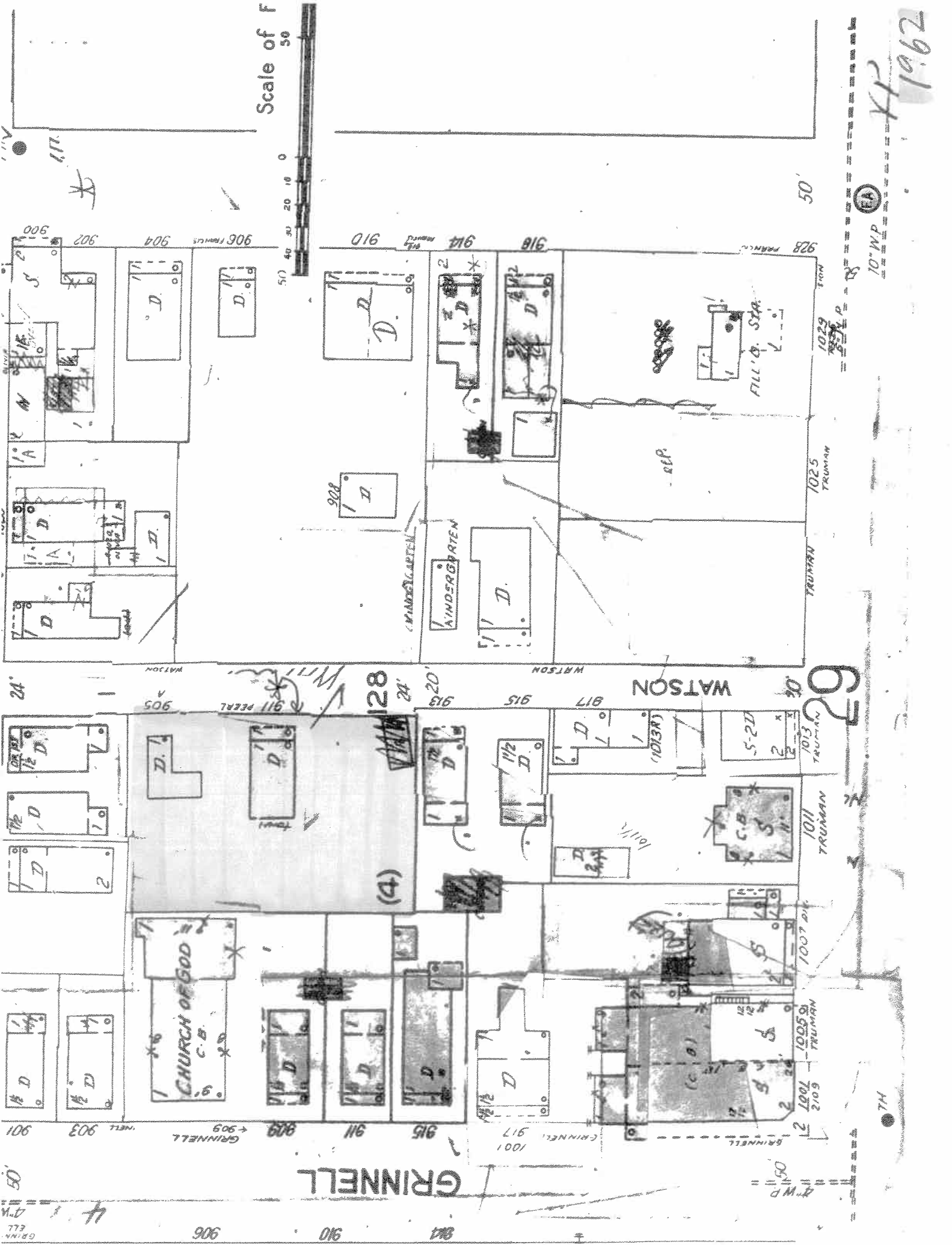
Historic Architectural
Review Commission

Sanborn Maps



21-2

1940



Scale of 1/4"

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WATSON

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C.B.

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Project Photos

911 WATSON LANE

BUILDING EVOLUTION:

The structure first appeared on the 1948 Sanborn Map as a rectangular, one story dwelling with a front porch. Prior to 1948 the property was shown as an empty lot.

The configuration remained unchanged on the 1962 Sanborn Map.

The 1965 Property Record Card photo is consistent with the earlier Sanborn Maps **(SEE PHOTO 1)**.

In 1974 the property sold, and over the next 36 years the same owner made many alterations to the historic structure, and constructed several additions and accessory structures. None of these structures appear to have been permitted or properly constructed, and most are not compliant with local zoning ordinances or building codes.

The historic structure is an 18' wide X 38' deep, 700 SF one-story wood frame structure on a 10,000+ SF lot. The front and middle rooms are roughly 10'-6" x 12'-0" each, and are served by a 4'-6" x 21'-6" side hall. The rear room is roughly 16'-0" x 17'-0".

The structure is NOT listed on city survey as contributing, but by definition is HISTORIC because of its age. It has been severely altered thru the years, and its features do not fit any of the traditional Key West architectural styles. Non-traditional characteristics of this structure include a shallow 5:12 pitch roof, and a two-bay front porch with horizontally proportioned bays **(SEE PHOTO 2)**.

PREVIOUS ALTERATIONS TO THE HISTORIC STRUCTURE:

- The Historic wood front porch floor has been replaced with concrete (sometime since the 1965 photo) **(SEE PHOTO 3)**
- All floor joists throughout entire house have been replaced with 2x6 (1 ½" x 5 ½") @ 12" o.c. with a 2" notch at beams **(SEE PHOTO 4)**
- The rear section of the house (the back 16') has a plywood subfloor w/ tile over top **(SEE PHOTO 5)**
- The sill beam across the back of the house has been replaced
- All historic window openings have been converted to doorways, including the pair of windows on the front which have been replaced with a pair of french doors **(SEE PHOTOS 6 AND 7)**
- The interior walls at the back section of the house have been removed (only exterior walls remain). Large portions of the exterior walls have been removed, and all historic window and door openings have been altered at this rear section of the house. **(SEE PHOTOS 8 AND 9)**
- A 14' wide X 16' deep section of roof through the middle of the house has had all the rafters cut or completely removed along with the historic solid board sheathing where the "pop-up" rooftop structure was added **(SEE PHOTOS 10, 11 AND 12)**

The only Historic fabric that remains include:

- 12" x 12" limestone piers remain (typical)
- Historic 4" x 5" sill beams remain at both sides and down the middle of the historic structure, although the middle historic beam has been sistered with 2x6's (1 ½" x 5 ½") on each side of the beam.
- The front section of the house (front 2 rooms + hall) appear to have the original hardwood floors
- The front two rooms have historic walls dade county pine walls and ceilings
- The historic front porch roof structure remains, and 2 of the 3 posts are original.
- The front 10' of the historic gable roof structure remains (consisting of 6 pair of 1 5/8" x 3" rafters and solid board sheathing) – and the rear 12' of historic gable roof structure remains (consisting of 7 pair of 1 5/8" x 3" rafters and solid board sheathing). All historic rafters are at 2' on center (+/-) but all have been modified with contemporary diagonal bracing **(SEE PHOTO 13)**.

DEMOLITION:

We are asking for permission to remove non-historic structures that have occurred since 1974, which include:

- An enclosed, L-shaped shed roof addition at the northwest (rear) corner of the building **(SEE PHOTOS 14 AND 15)**
- A covered side porch with shed roof that runs the entire length of the South elevation and wraps around the rear of the building **(SEE PHOTOS 16 AND 17)**
- A Gable Roof Addition on the north side of the building **(SEE PHOTOS 18 AND 19)**
- A "Pop-Up" Rooftop Structure and Exterior Stairs **(SEE PHOTOS 20 AND 21)**
- An in-ground concrete Swimming Pool **(SEE PHOTOS 22 AND 23)**
- A Free Standing Pool House on the northeast corner of the property **(SEE PHOTOS 24, 25, 26, 27 AND 28)**
- A Free Standing 16' X 24' Accessory Structure at the rear of the property **(SEE PHOTOS 29 AND 30)**

RESTORATION:

We intend to restore the primary elevation to resemble the 1965 Property Record Card photo. We intend to replace the pair of French doors on the front elevation with a pair of wood double hung 6/6 windows, replace the front door with a solid 4-panel door, and restore the gable louvered vent. The 1965 photo shows a wood porch floor, but we intend to install new tile over the existing concrete porch floor, and the photo shows asbestos shingles but we plan to retain and paint the existing wood novelty siding.

RENOVATIONS AND ADDITIONS:

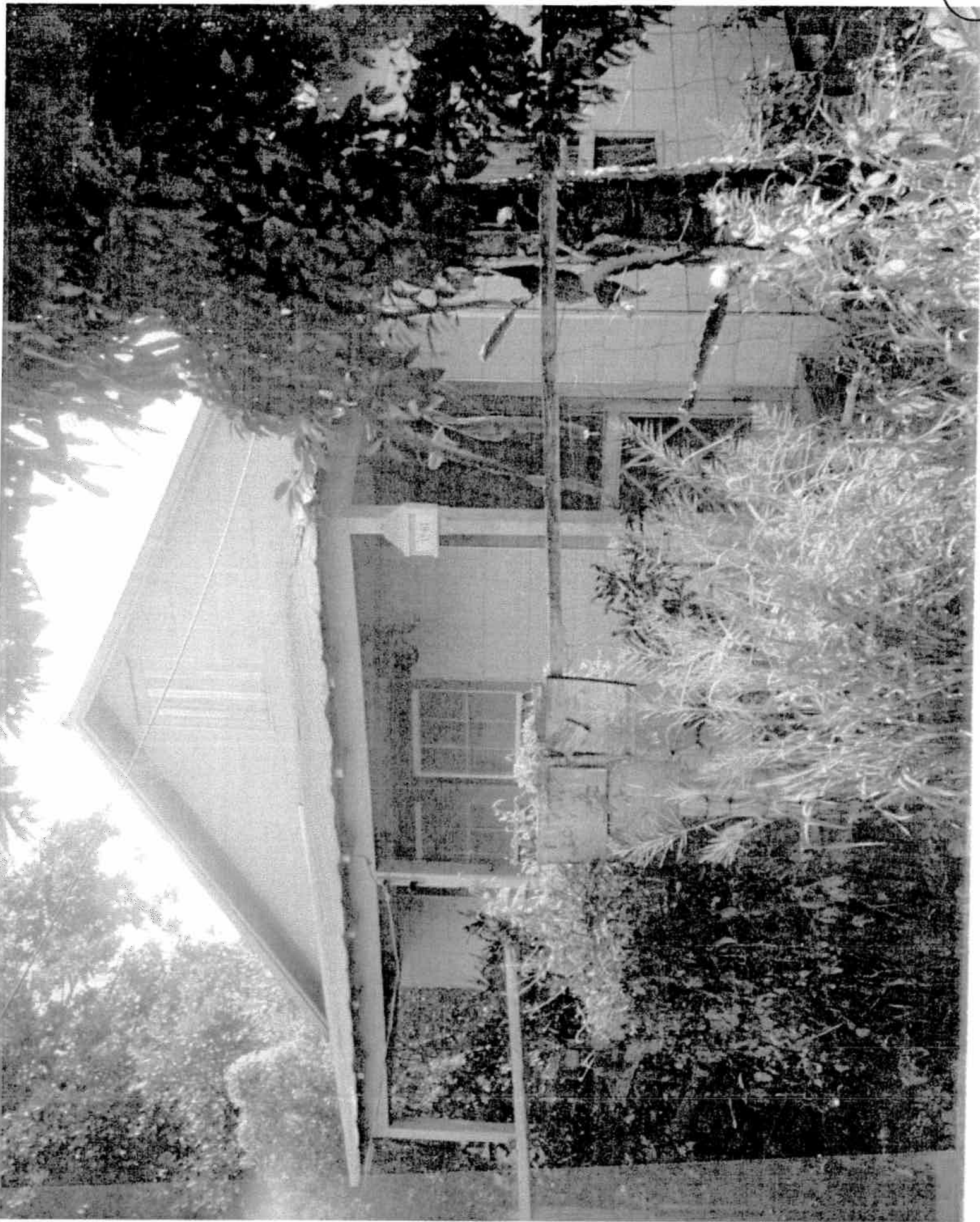
The lane is very narrow with very mature trees (**SEE PHOTOS 31 AND 32**), and we intend to open up the space in front of the house and expose the front facade of the historic structure to the lane by eliminating the existing 6' tall chain link and wood fencing running along the front property line (**SEE PHOTO 33**). We will create a front yard for landscaping, and install brick paving for the entry sidewalk and driveway. Privacy and security will be obtained by constructing new 8' tall louvered garden walls behind the front wall of the historic structure. This design will visually expand a very constricted lane, re-expose an historic structure to the right-of-way, and provide a defined sense of entry to the property.

In order to retain the forecourt relationship of the historic structure to the right of way and to ensure that it remains prominent, all proposed additions are set behind the front porch and front wall of the historic structure. The proposed 650 square foot 1-story Master Suite addition to the south attaches to the historic structure thru a narrow breezeway set back 18'-6" from the front wall of the historic structure. The 232 square foot 1-story Living Room addition at the rear is set back 22'-6" from the front wall of the historic structure. The 1,000 square foot combination 1-story / 2-story Office, Guest Suite and Garage addition to the north attaches with a covered porch set back 15' from the front wall of the historic structure. The front wall of the historic structure sits 16' back from the right of way, and behind a 5' deep front porch.

The historic roofline is to be restored over the front 24' of the structure, and then modified to wrap around the new Living Room addition at the rear. Our intent is to salvage the 7 pair of historic rafters that exist at the rear section of the house, and move them forward to restore the roofline over the middle section of the house where the historic rafters have been removed or compromised. The result will be a thorough restoration of the gable roof over the historic front room, middle room and hallway. Due to the narrow lane and site conditions, it is highly unlikely that the addition at the rear of the historic structure will be visible from the right of way.

The three adjoining properties to the north are 2-story structures. (**SEE PHOTO 34**). The property to the south is a 1 ½ story structure (**SEE PHOTO 35**). The adjoining properties at the rear are 1-story and 2-story structures (**SEE PHOTOS 36 AND 37**).

The existing carport is a structure nestled in the base of a giant strangler fig tree (**SEE PHOTOS 38 AND 39**). Our intent is to retain this structure, but clean it up by stripping away all the lean-to additions and plywood and canvas cladding down to the basic 6x6 wood posts (3 each side) and gable roof structure. We'd like to extend the 8' tall louvered garden wall across the rear half of the north side wall that falls behind the Front Yard setback, and then transition to 4' tall louvered garden wall across the front half of the north wall that falls within the Front Yard setback. Additionally, we would like to install a pair of 4' tall louvered swinging gates across the front of the carport for security. A new 25 meter lap pool and adjacent 13' x 18' splash pool with associated decking is planned for the back yard. Additional site improvements and structures included in the application are a 4' tall curved concrete garden wall at the front yard, a continuous 6' tall wood picket fence and gate along both side yards and rear yard, a tiered 6', 10' and 12' tall concrete planter structure at the rear yard, and a 10' X 10' open cabana and observation deck structure located behind the garage and guest suite.





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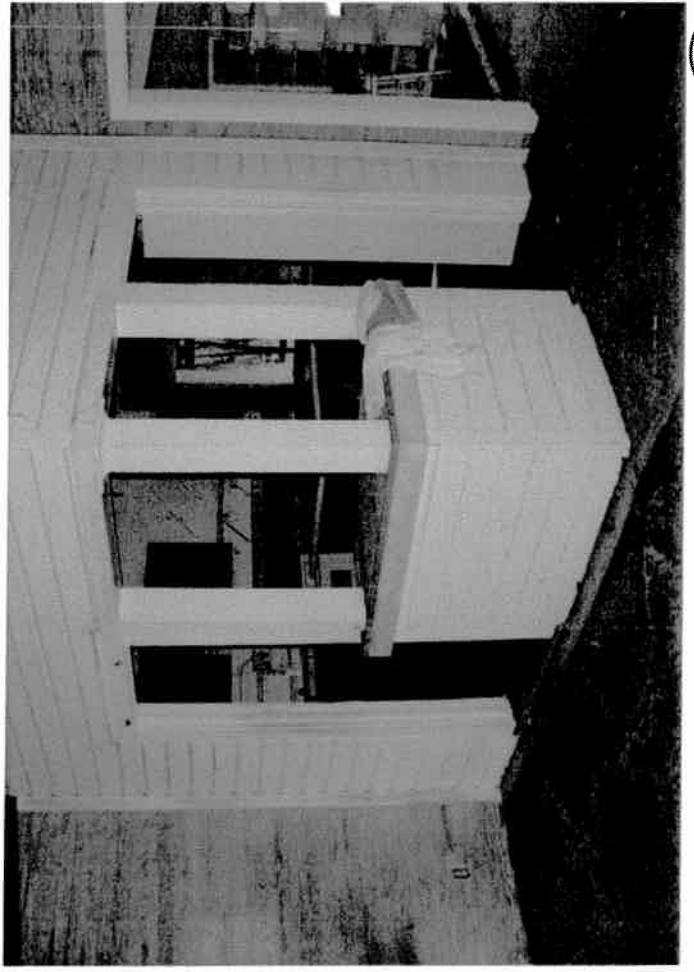


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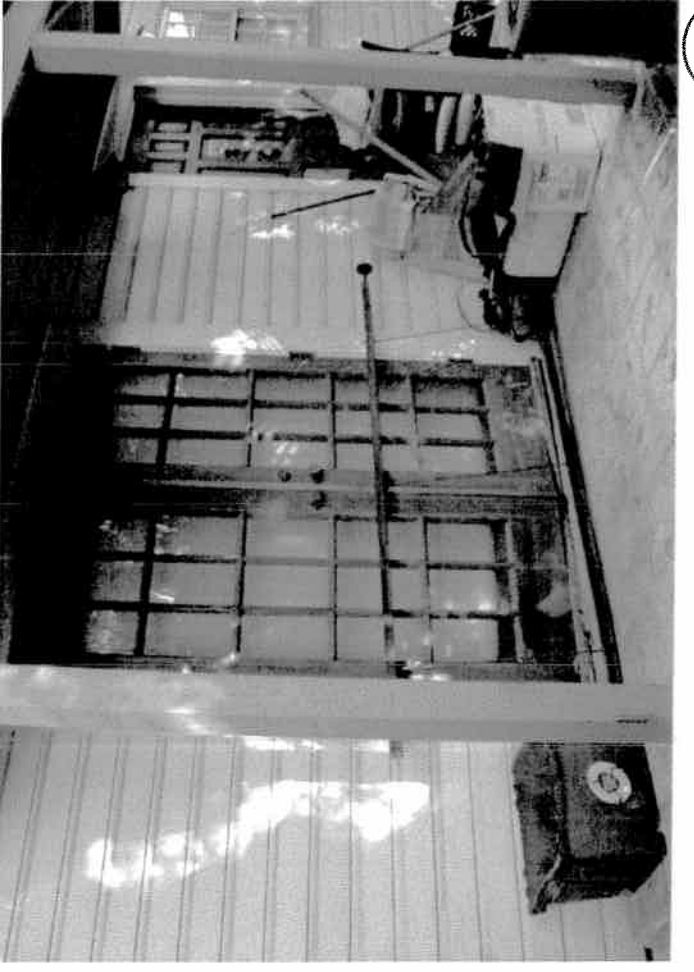


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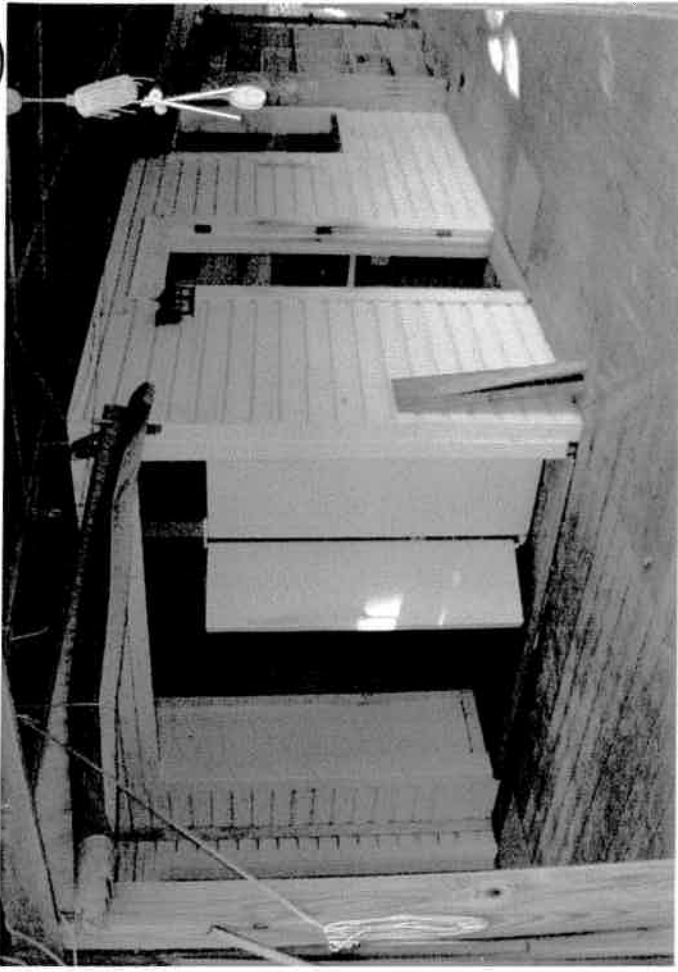
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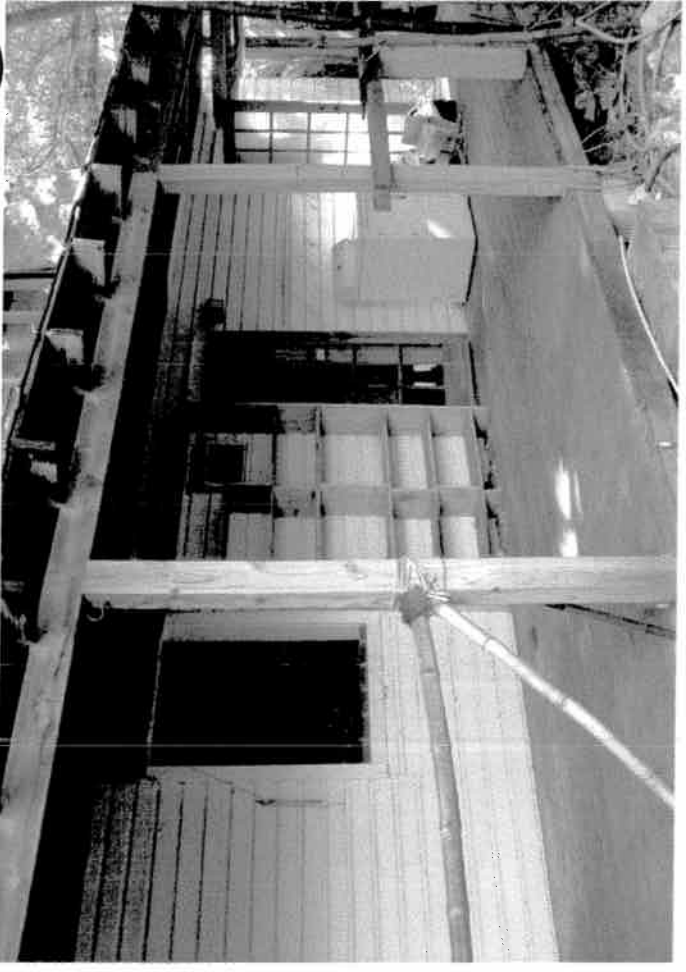
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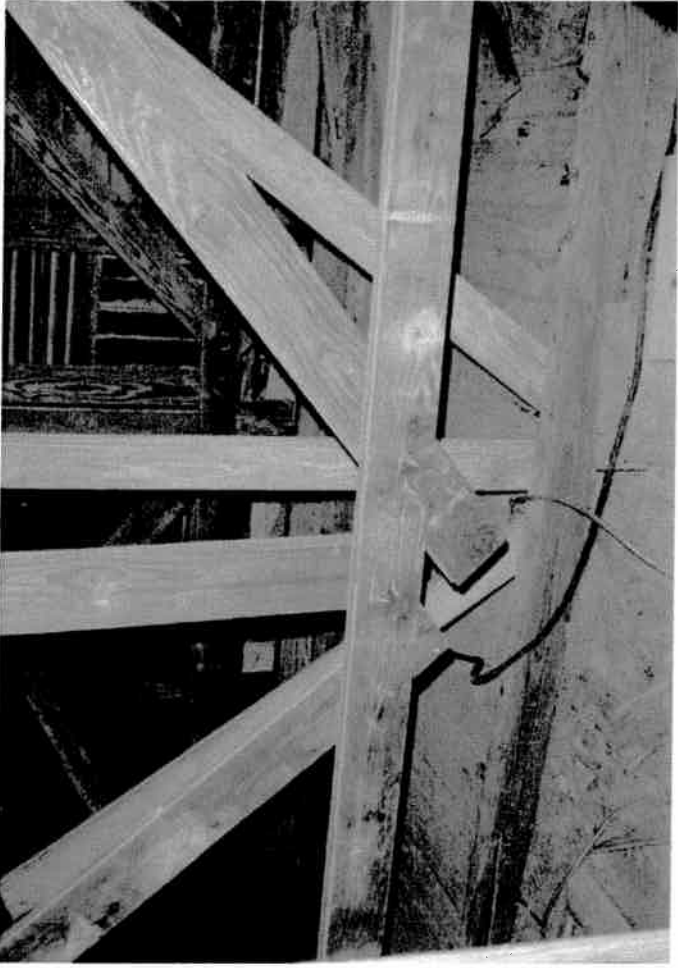
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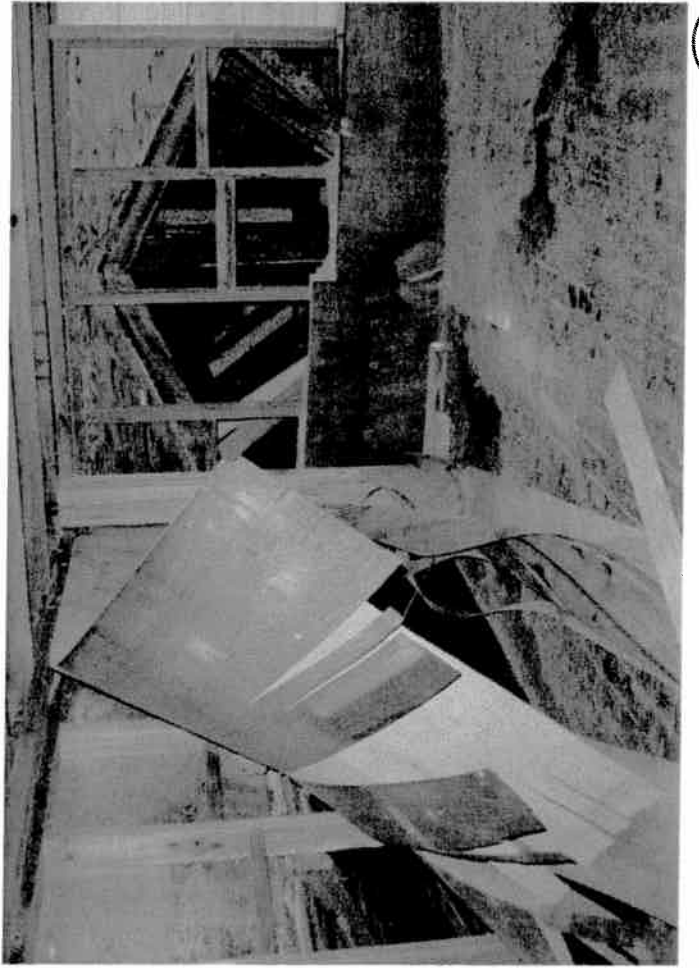
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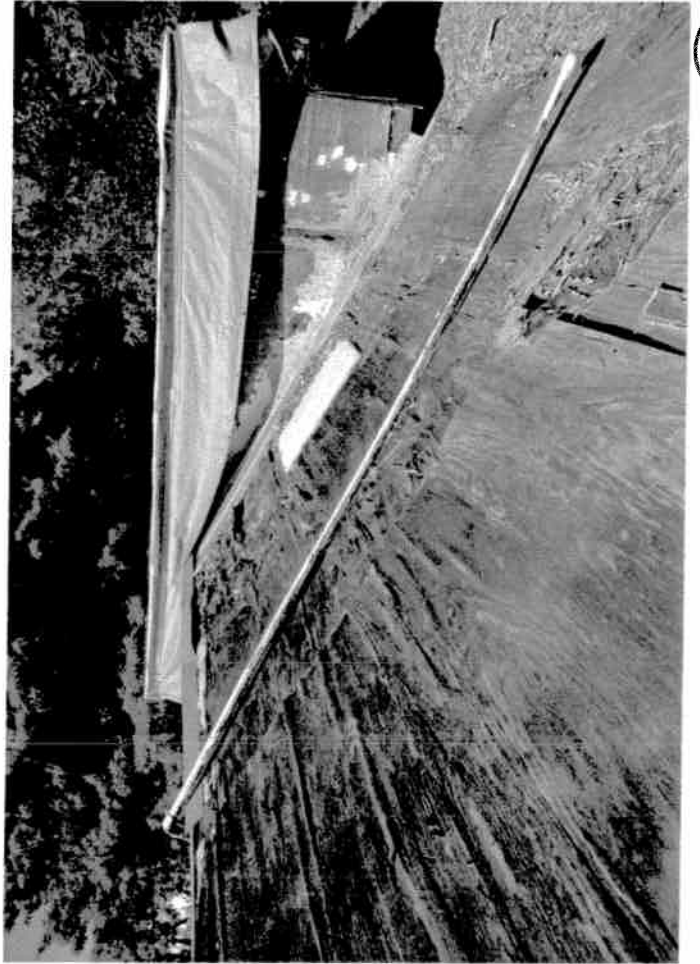
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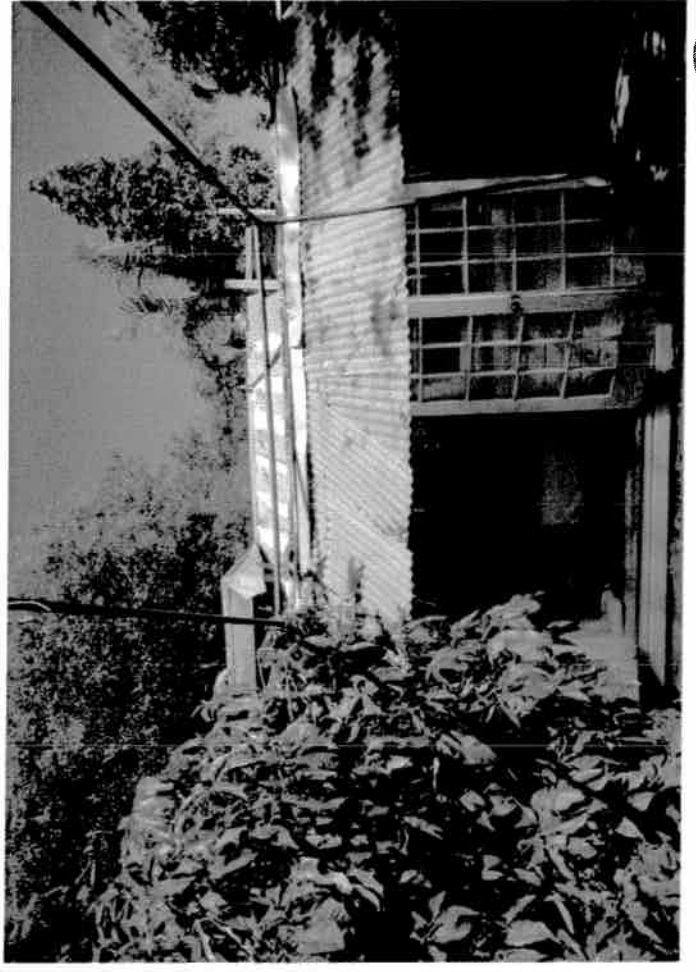
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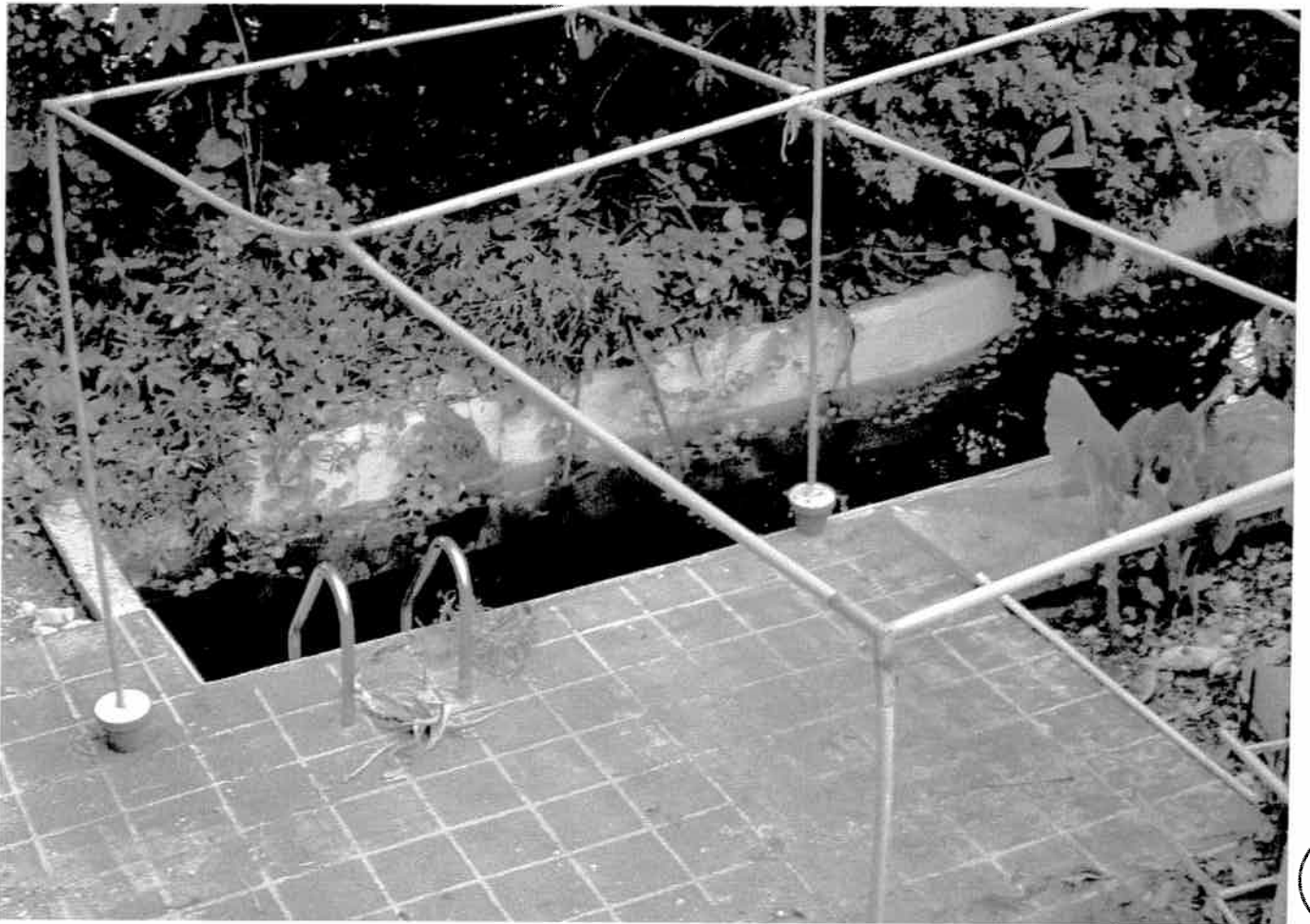
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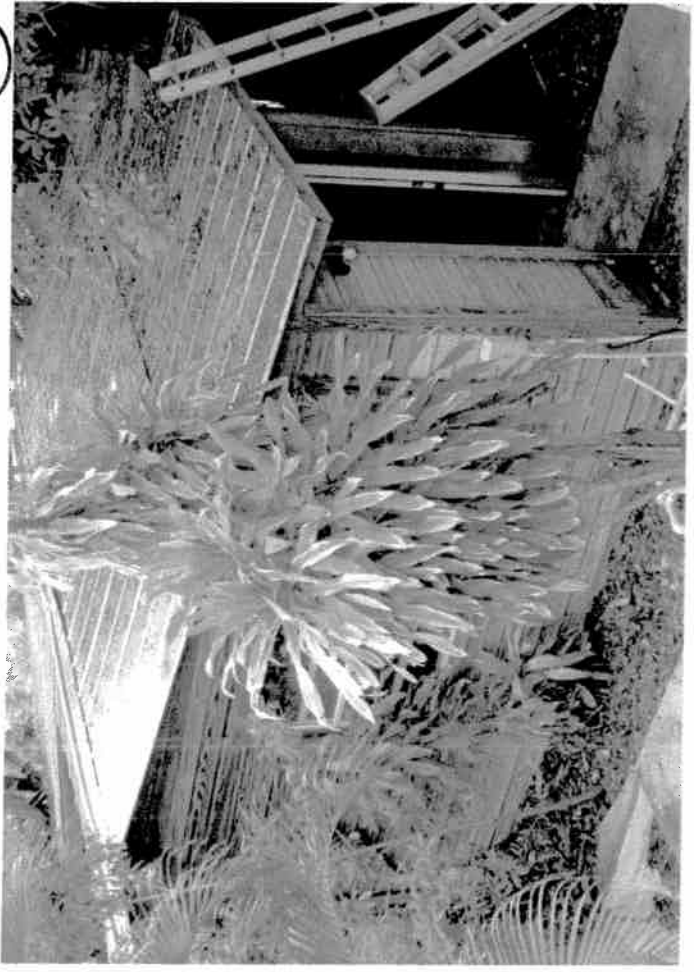


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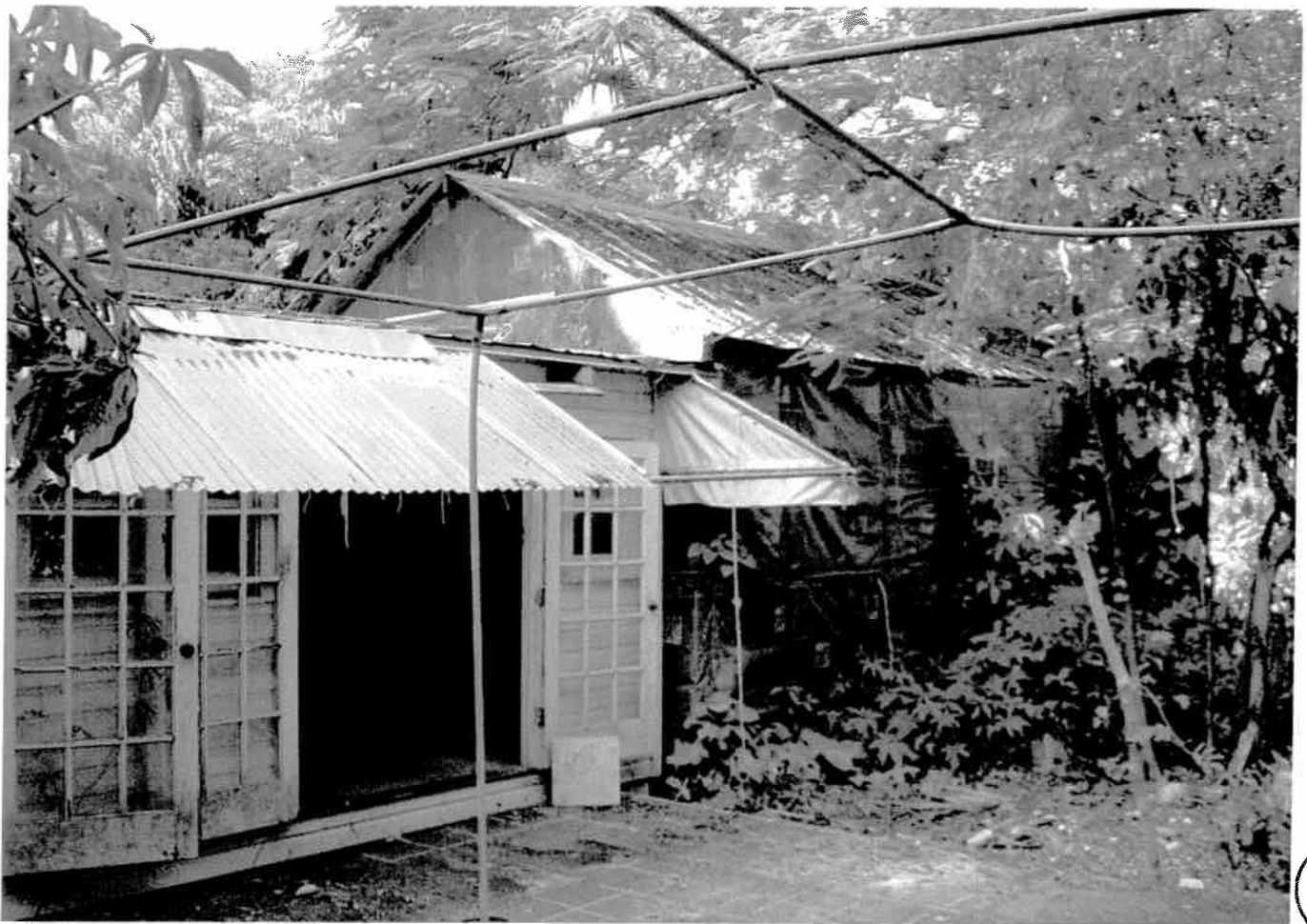
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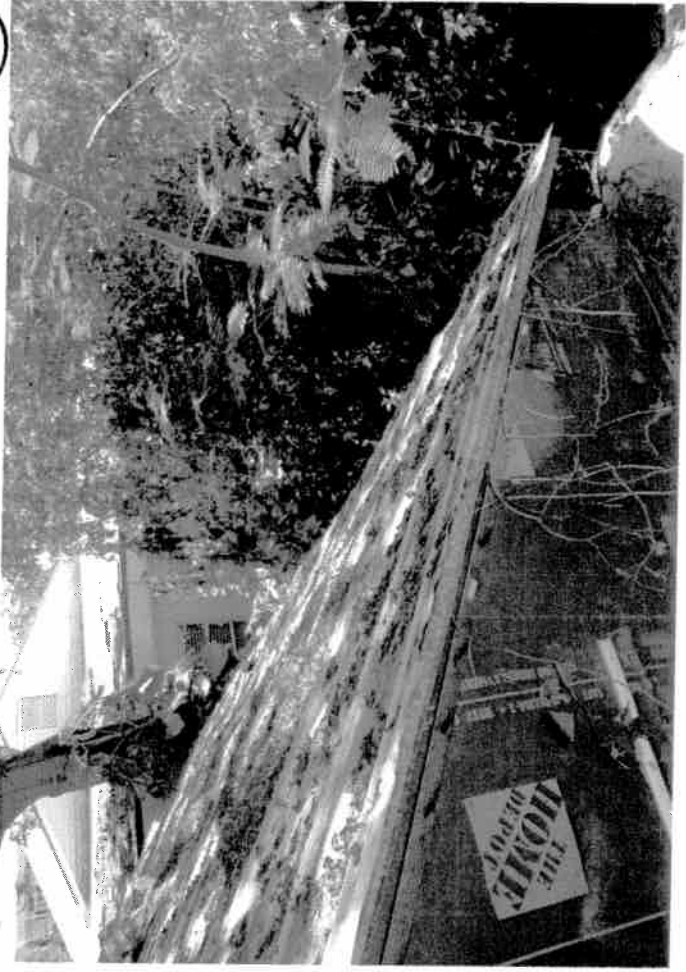
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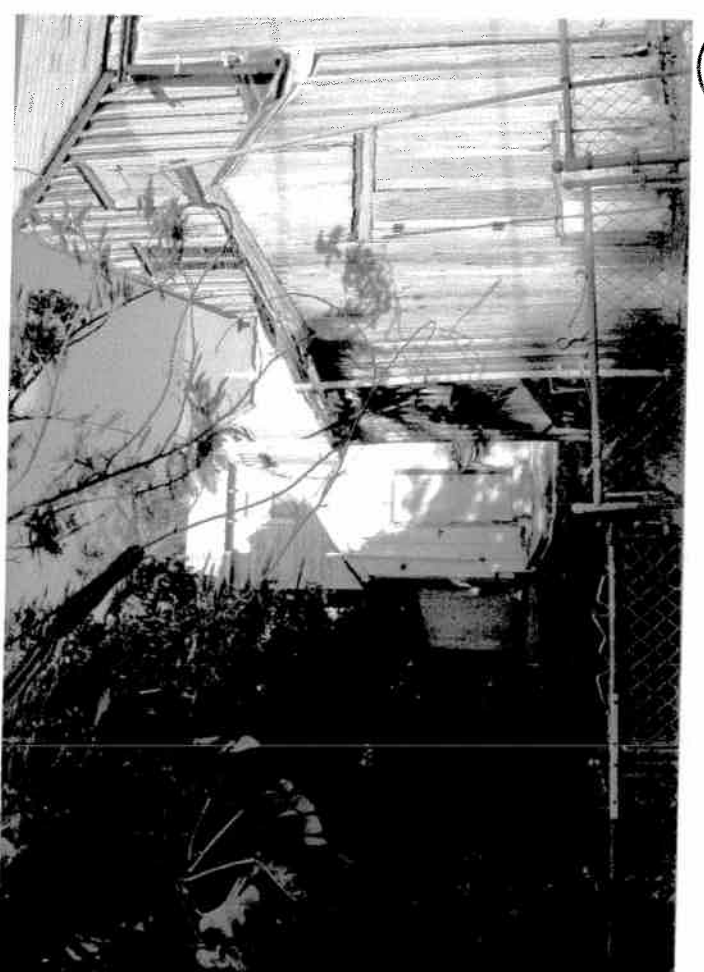
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Correspondence

July 2, 2010

Enid Torregrosa
HARC Planner
City of Key West

RE: 911 WATSON LANE

Dear Enid,

It is my understanding that the current procedure for processing applications involving demolition is to discuss only the demolition aspect at the first reading, and delay the design review until the second meeting. I do not understand the logic behind this procedure, and I strongly believe that it would be beneficial to all parties involved if the commission would review the complete application at the first meeting and offer feedback to the applicant. Denying design review at the first meeting eliminates any possibility for modifications that could be incorporated with the required second reading for demolition. Instead, under the current procedure, any comments concerning design would require the item to be tabled to yet a third meeting, which seems an unnecessary and unfair burden to the applicant.

The circumstances surrounding my current application for 911 Watson Lane are unfortunate. The first reading is scheduled for the July 13th meeting, and it is my understanding that the following July 27th meeting is likely to be cancelled. If this occurs it will delay the second reading until the August 10th meeting, some four weeks later. Then, if there are any design modifications required to receive a certificate of appropriateness, the application will be delayed a minimum of two more weeks until the August 24th meeting. This is especially frustrating due to the fact that the demolition portion of this particular application involves the removal of derelict and often dangerous non-historic, non-conforming structures. These structures are not only undesirable, but most are ineligible for improvements without obtaining variances from the City; therefore, the only reasonable solution is demolition.

I wish to petition the board to review the entire application for 911 Watson at the July 13th meeting, including demolition and design. I ask this not entirely as a courtesy, but in the spirit of due process which indicates that all legal proceedings must be fair. If this request is not permissible, I respectfully ask to be informed of the justification behind the design review delay. I am aware that the Chairperson, or in his absence the Vice Chairperson, shall decide all points of order and procedure, and I ask for your assistance in submitting my request to the appropriate individuals and incorporating this letter into public record.

Thank You,

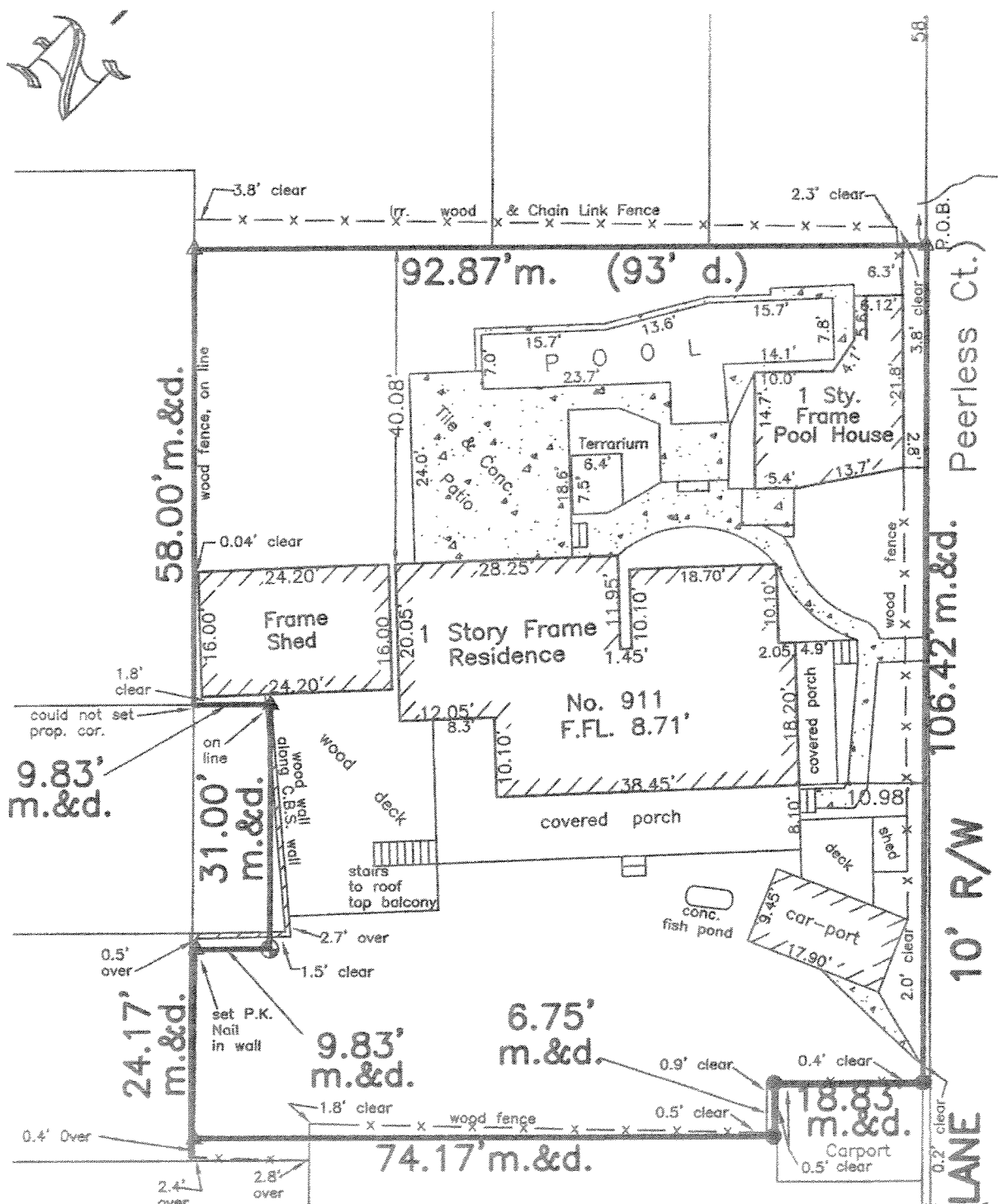


Matthew Stratton

m.stratton.architecture.pllc

1403 Catherine Street
Key West, Florida 33040
305.923.9670

Survey



NOTE:
All angles 90°00'00"
unless other wise noted.

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CERTIFICATION made to:
Joseph K. Kiely & Kellie P. Kiely
Chicago Title of the Florida Keys
The Money Store

Block 86

Joseph K. Kiely & Kellie P. Kiely 911 Watson Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 10-193	
Scale: 1"=20'	Ref. 50-1 file	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 4/1/88		Flood Zone: X	Flood Elev. -

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

Peerless Ct.)
106.42 m.&d.
10' R/W
WATSON LANE

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

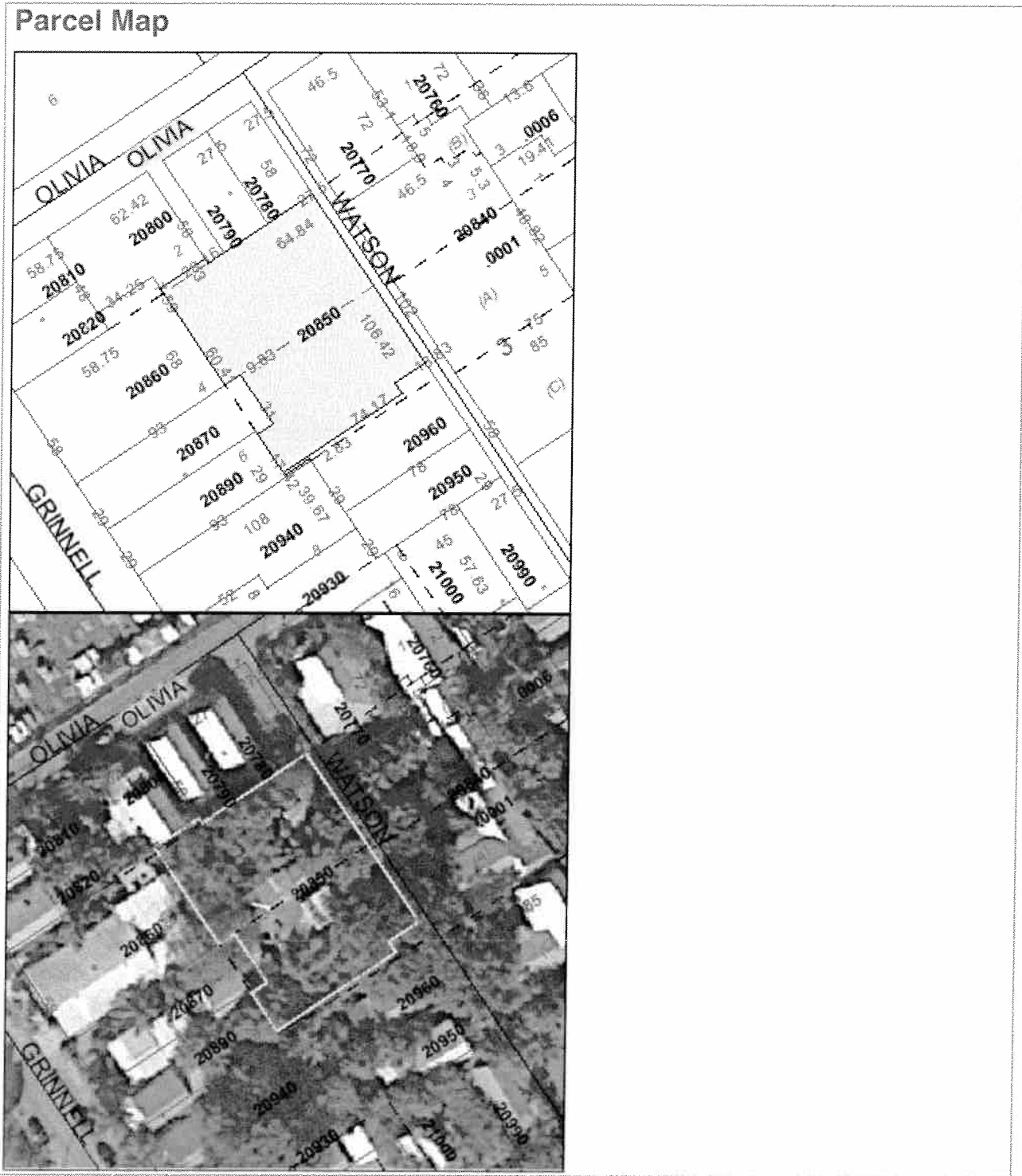
Alternate Key: 1021598 Parcel ID: 00020850-000000

Ownership Details

Mailing Address:
KIELY JOSEPH K AND KELLIE P
4 HIGHLAND PL
ASHEVILLE, NC 28804

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 911 WATSON ST KEY WEST
Legal Description: KW PT LOTS 4-6 SQR 3 TR 6 E1-149 OR566-761/62 OR2464-1043/44 OR2464-1045/46



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	10,167.97 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1306
 Year Built: 1924

Building 1 Details

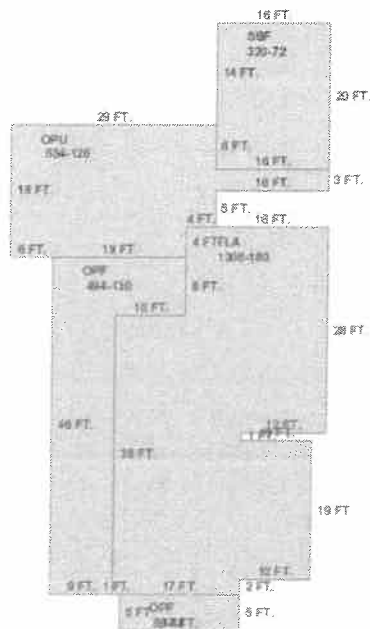
Building Type R1	Condition P	Quality Grade 450
Effective Age 49	Perimeter 180	Depreciation % 47
Year Built 1924	Special Arch 0	Grnd Floor Area 1,306
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	85
2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	1,306
3	OPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	494
4	OPU	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	554
5	SBF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	320

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	180 SF	18	10	1988	1989	4	50
2	PT3:PATIO	215 SF	0	0	1986	1987	2	50
3	HT2:HOT TUB	1 UT	0	0	1986	1987	3	50
4	FN2:FENCES	667 SF	0	0	1975	1976	2	30
5	WD2:WOOD DECK	40 SF	10	4	1989	1990	2	40
6	WD2:WOOD DECK	448 SF	0	0	1993	1994	3	40
7	TK2:TIKI	312 SF	0	0	1993	1994	4	40
8	CL2:CH LINK FENCE	424 SF	0	0	1964	1965	1	30

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
2009	103,919	15,359	841,233	960,511	273,460	25,000	248,460
2008	94,472	15,836	1,413,348	1,523,656	273,187	25,000	248,187
2007	156,554	15,753	1,601,455	1,773,762	265,230	25,000	240,230
2006	217,092	16,207	772,766	1,006,065	258,761	25,000	233,761
2005	245,765	16,772	656,851	919,388	251,224	25,000	226,224
2004	129,331	17,226	577,541	724,098	243,907	25,000	218,907
2003	143,075	17,790	213,527	374,392	239,360	25,000	214,360
2002	144,669	18,245	213,527	376,441	233,750	25,000	208,750
2001	113,806	18,808	213,527	346,141	230,069	25,000	205,069
2000	105,051	21,455	172,855	299,360	223,368	25,000	198,368
1999	91,252	19,184	155,570	266,006	217,496	25,000	192,496
1998	90,807	19,533	155,570	265,910	214,071	25,000	189,071
1997	89,026	19,680	137,268	245,974	210,493	25,000	185,493

1996	54,751	12,370	136,350	203,471	203,471	25,000	178,471
1995	54,751	12,499	136,350	203,600	202,408	25,000	177,408
1994	48,964	6,092	136,350	191,406	191,406	25,000	166,406
1993	48,964	6,254	136,350	191,568	191,568	25,000	166,568
1992	48,964	6,422	136,350	191,736	191,736	25,000	166,736
1991	48,964	6,586	136,350	191,900	191,900	25,000	166,900
1990	55,637	8,150	118,675	182,462	182,462	25,000	157,462
1989	24,837	0	116,150	140,987	140,987	25,000	115,987
1988	20,925	0	101,000	121,925	121,925	25,000	96,925
1987	20,667	0	60,600	81,267	81,267	25,000	56,267
1986	20,781	0	60,600	81,381	81,381	25,000	56,381
1985	20,183	0	37,354	57,537	57,537	25,000	32,537
1984	15,385	0	37,354	52,739	52,739	25,000	27,739
1983	15,385	0	37,354	52,739	52,739	25,000	27,739
1982	14,583	0	29,157	43,740	43,740	25,000	18,740

Parcel Sales History

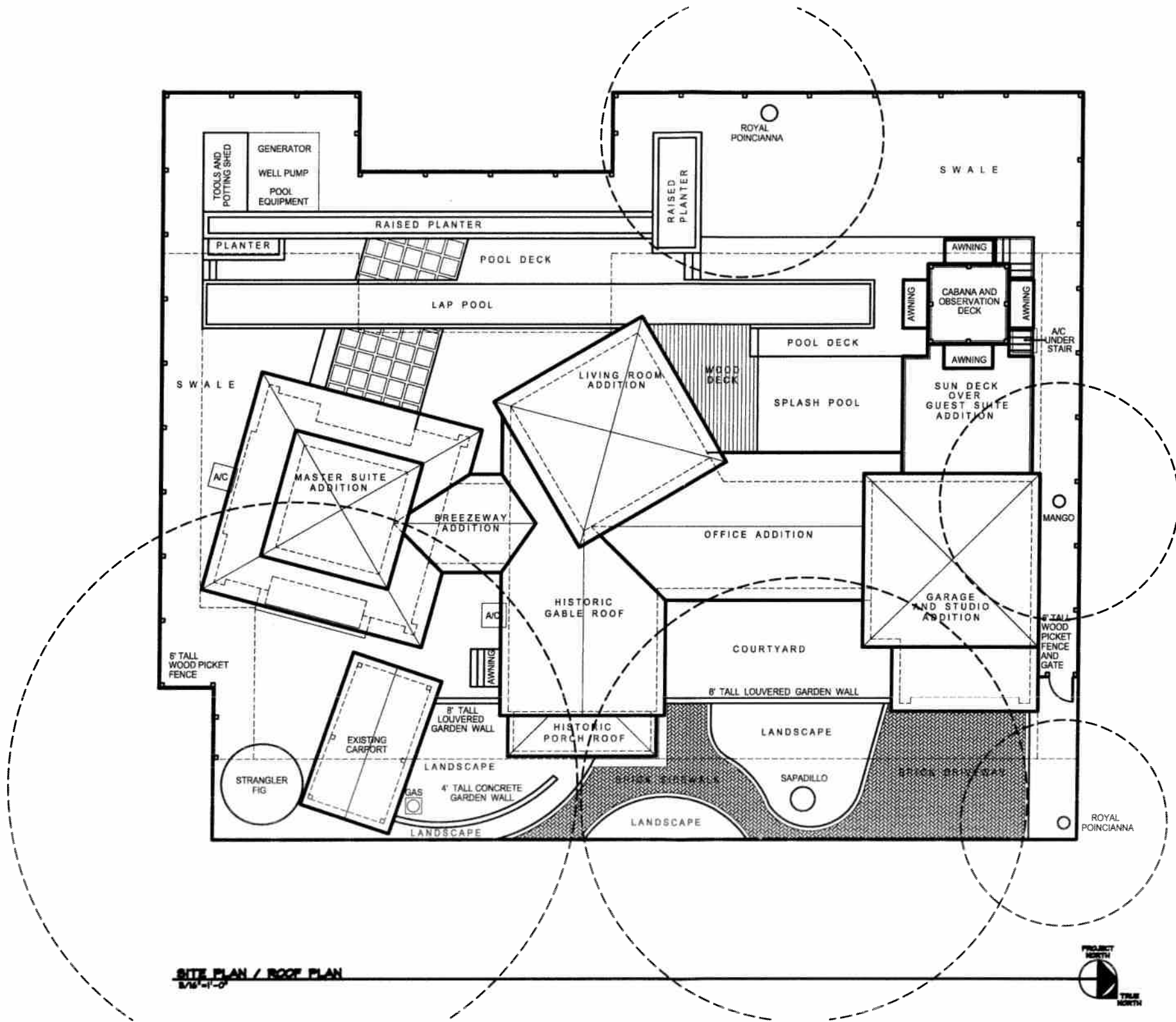
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/29/2010	2464 / 1043	600,000	WD	01
4/29/2010	2464 / 1045	100	QC	11
2/1/1974	566 / 761	12,000	00	Q

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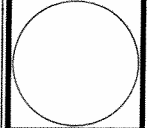
Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Site Plans



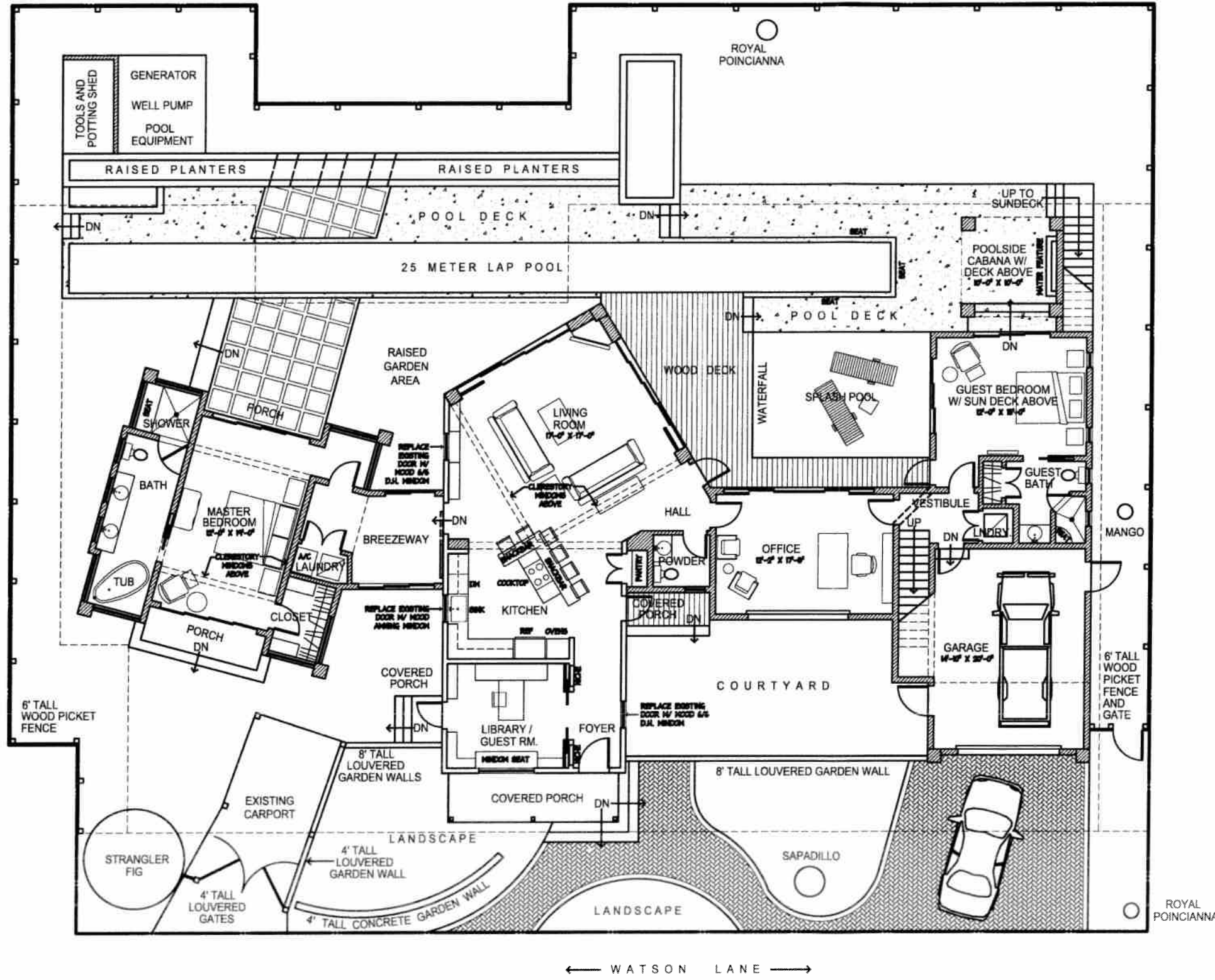
HARC
SUBMITTAL

Joe and Kellie Kiely Residence
911 WATSON LANE
 Key West, FL 33040

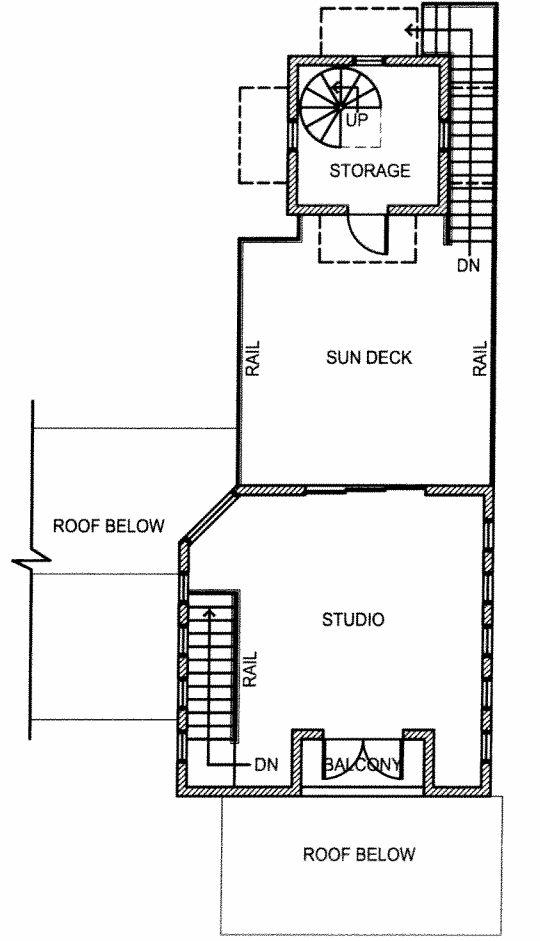


m.stratton.architecture.pllc
 1403 Catherine Street
 Key West, Florida 33040
 305.923.9670 mstrattonarchitect@att.net

Date 6.25.10
 Project # 1010



SITE PLAN / FLOOR PLAN
3/16"=1'-0"



SECOND FLOOR PLAN
3/16"=1'-0"

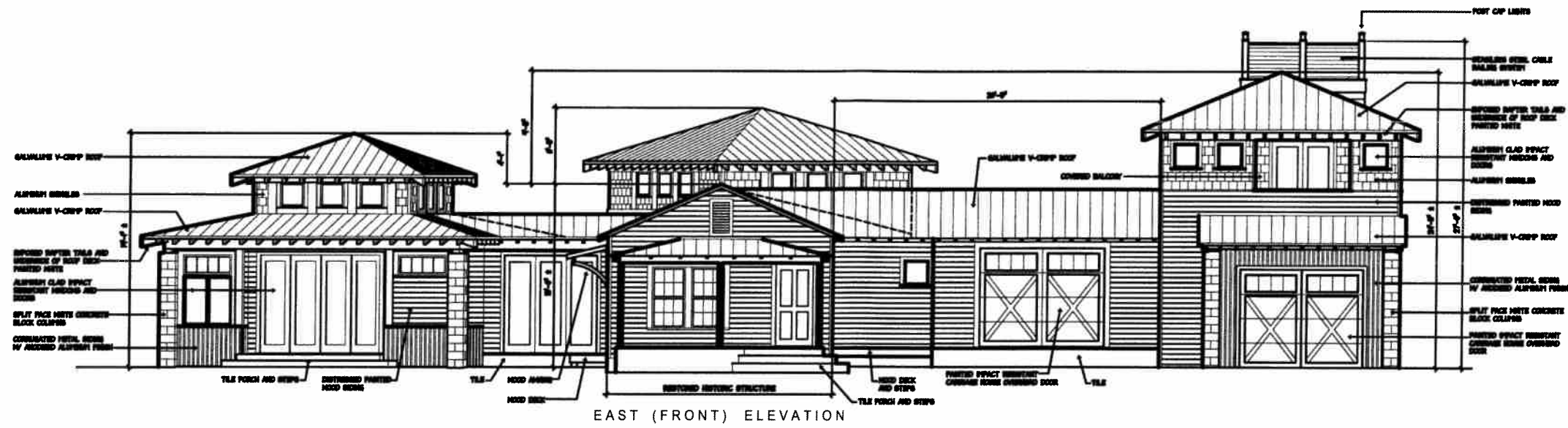
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SUBMITTAL

Joe and Kellie Kiely Residence
911 WATSON LANE
Key West, FL 33040

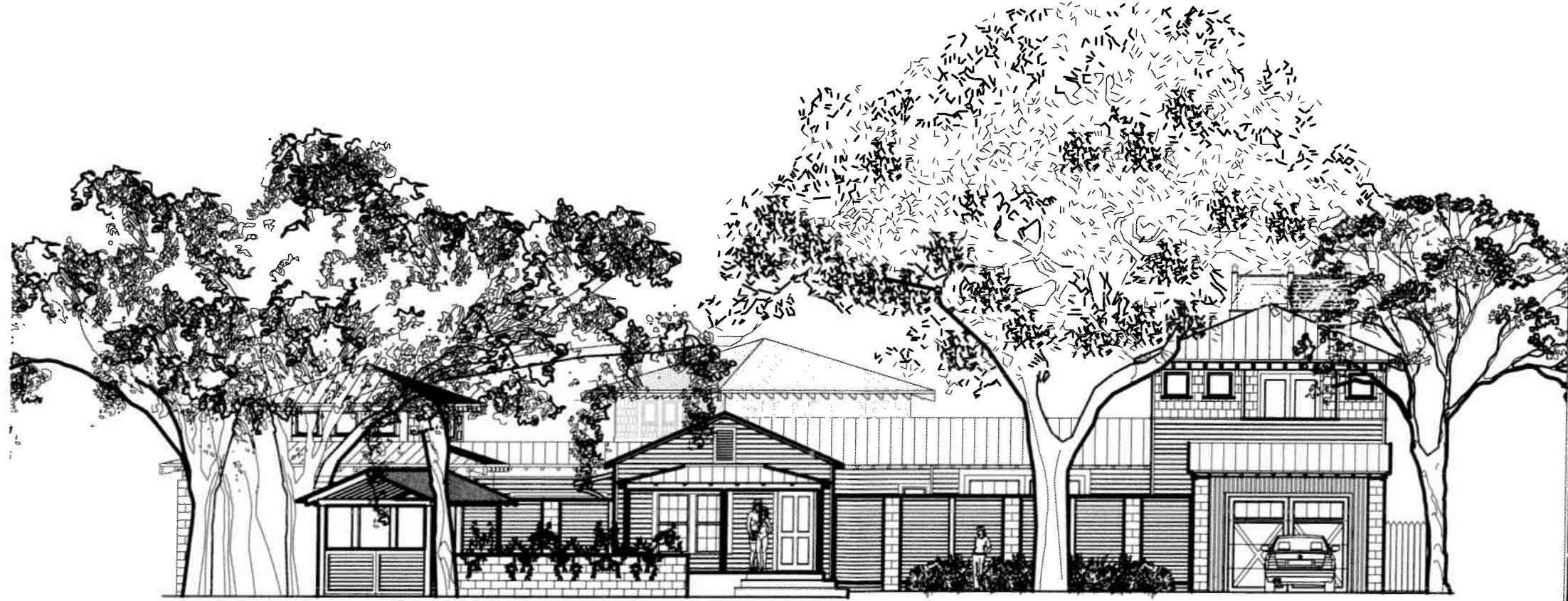
m.stratton.architecture.pllc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 6.25.10
Project # 1010

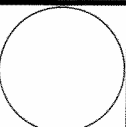




EAST (FRONT) ELEVATION

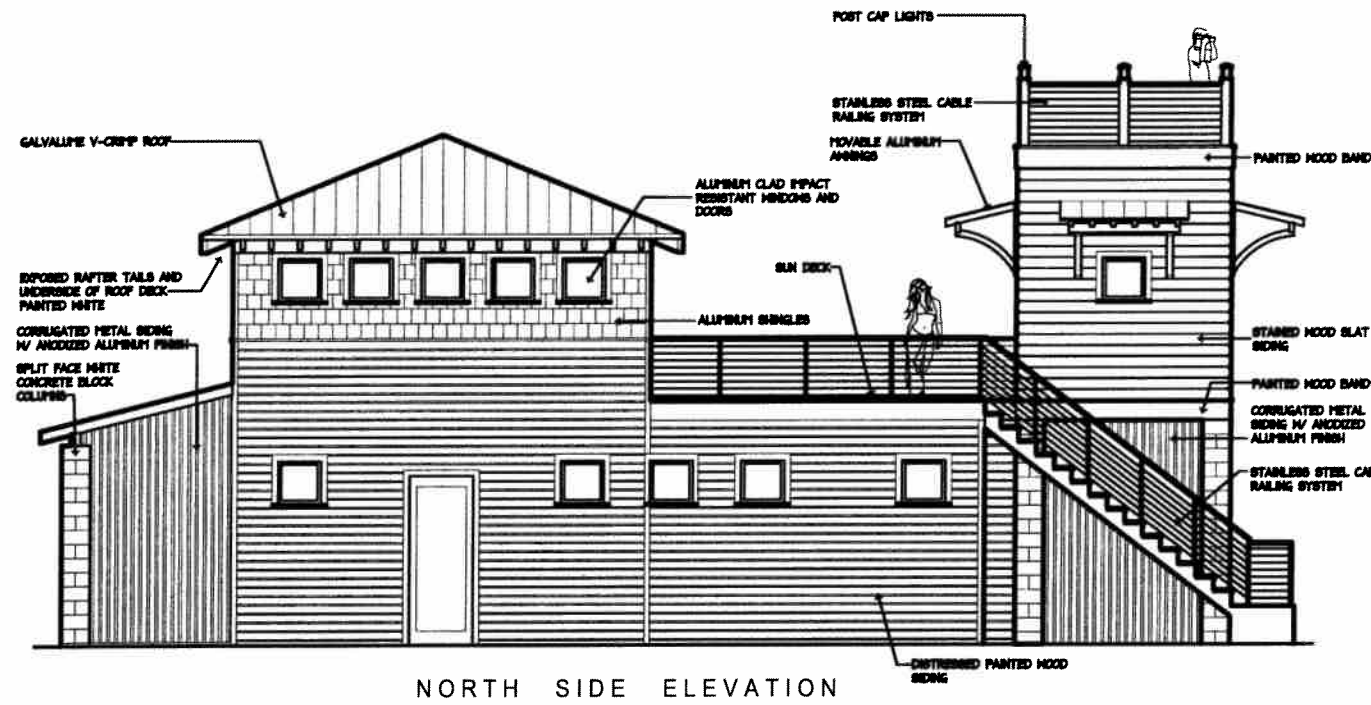


WATSON LANE ELEVATION

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NORTH SIDE ELEVATION



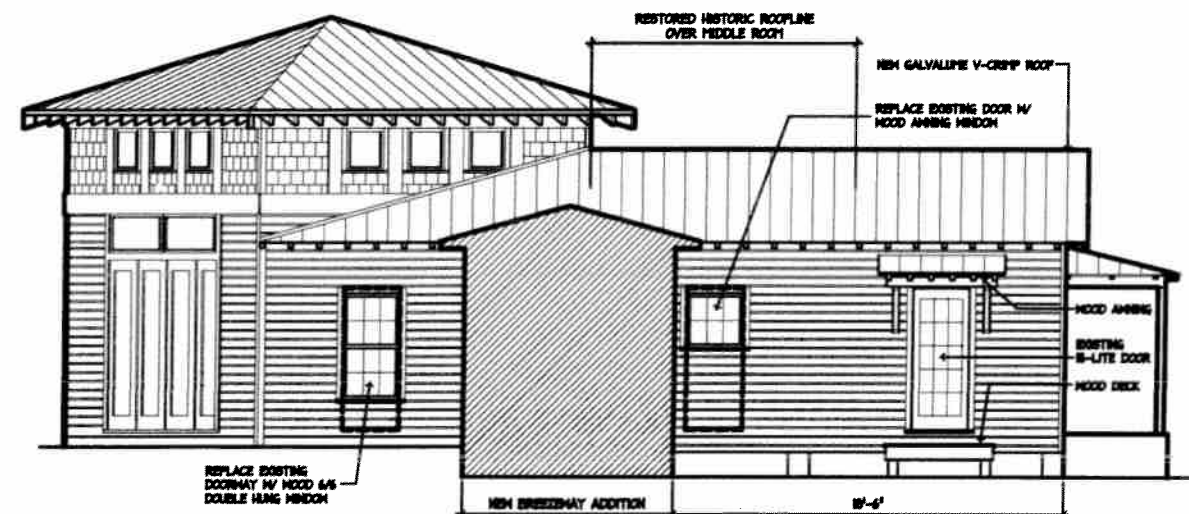
LIVING ROOM
SOUTH AND WEST ELEVATIONS



MASTER BATH SOUTH ELEVATION



SECTION THRU OFFICE LOOKING TOWARD GARAGE

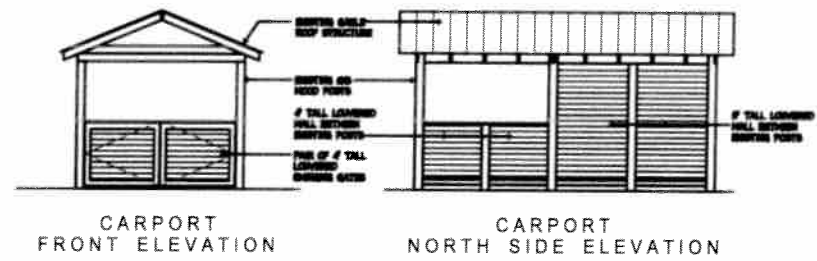
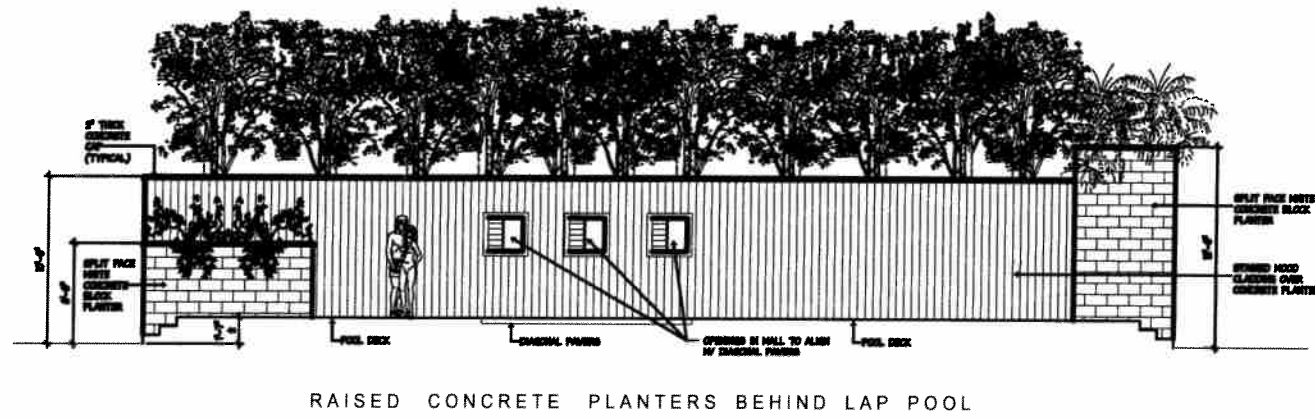
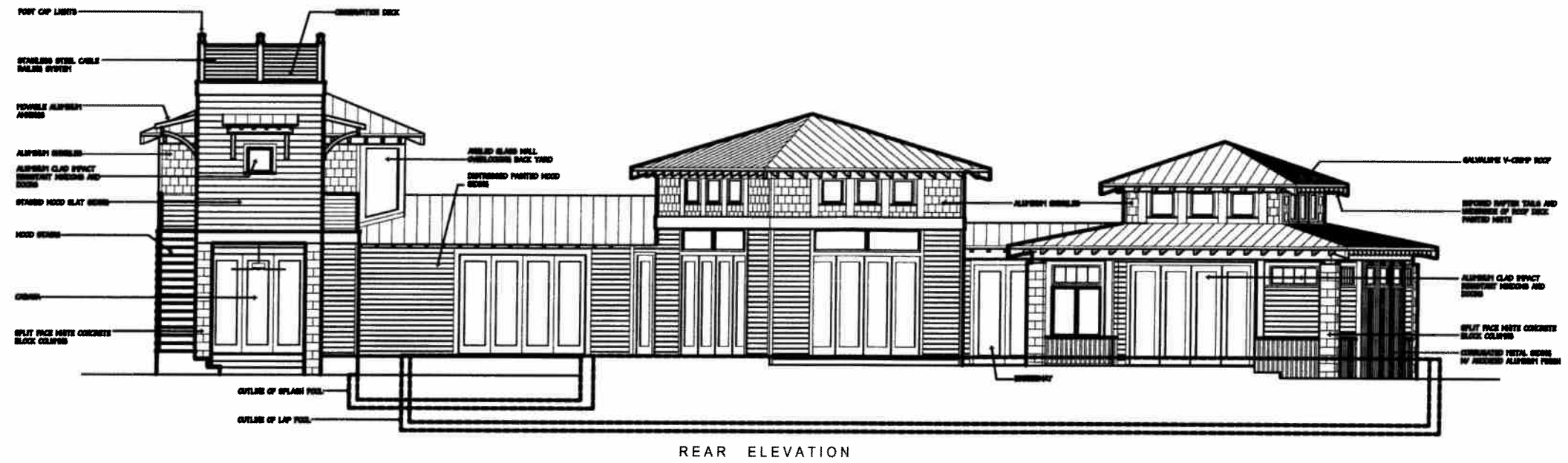


SECTION THRU BREEZEWAY LOOKING TOWARD HISTORIC STRUCTURE

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Date 6.25.10 Project # 1010

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 27, 2010, at City Hall Conference room, Habana Plaza 3140 Flagler Avenue, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON HISTORIC STRUCTURES, NEW
CONSTRUCTION AND RESTORATION OF HISTORIC HOUSE
911 WATSON LANE- APPLICATION NO. (H10-01-94)**

Applicant: Matthew Stratton, Architect

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.