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**Historic Architectural Review Commission  
Staff Report for Item 19**

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

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

**Meeting Date:** January 23, 2018

**Applicant:** William Rowan, Architect

**Application Number:** H18-03-0004

**Address:** #1021 Washington Street

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**Description of Work:**

Partial demolition of rear roof of existing garage.

**Site Facts:**

The main house located at #1021 Washington Street is as a contributing resource to the historic district. The house, originally built circa 1926, has changed through time. Mr. Bernie Papy built the house, a 14 terms Florida Representative who served in the Florida House of Representatives representing Monroe County from 1935 until the 1962 term. The house is a unique example of a bungalow style located on a spacious lot. The house has been under renovations for the past years.

The existing three bay carport footprint was depicted for the first time in the 1948 Sanborn map. The current carport still stands as the carport depicted in a circa 1965 photograph taken by the property appraisers office. The structure is at grade and the flood zone is AE6. The applicant is requesting the minimum height in order to comply with flood requirements.

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

## Staff Analysis

The Certificate of Appropriateness proposes the partial demolition of a historic roof in order to increase the height of the existing gable roof to create more headroom. Portions of the rear of the garage are on a neighboring property. The existing roof is in good condition.

It is staff's opinion that the base of the review of the demolition request be on the criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

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

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

The rear portion of the roof does not present any evidence that it is irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

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

Staff opines that the rear roof has no distinctive characteristics of a type or method of construction and is not significant to the overall character-defining elements of the structure.

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

It is staff understanding that no significant events have ever happened in the structure that has contributed to local, state, or national history.

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

The portion of the structure in question has no significant value as part of a development, heritage, or cultural record of the city.

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

The site is not associated to any significant event.

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

The portion of the structure in question is not an example of any social, cultural, or historic heritage of the city.

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

The portion of the structure in question is not an example of a distinctive architectural style.

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

The portion of the structure in question is not part of a park, square or distinctive area in the city.

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

Although the garage structure is a significant visual feature in the site, the rear portion of the roof in question does not possess any significant visual features.

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

The portion of the structure in question does not yield important information in history. The form of the gable roof will still be preserved.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition of the rear portion of the roof as it complies with the criteria for demolition stated under the Land Development Regulations. If approved this will be the first of two required readings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <b>18-00300004</b>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

**1021 WASHINGTON ST.**

NAME ON DEED:

**EVAN/ALMA BELL**

PHONE NUMBER

OWNER'S MAILING ADDRESS:

**1021 WASHINGTON ST**

EMAIL

APPLICANT NAME:

**WILLIAM ROWAN**

PHONE NUMBER

**305 296 3704**

APPLICANT'S ADDRESS:

**321 PEACOCK LANE**

EMAIL

**wrowan@gmail.com**

APPLICANT'S SIGNATURE:

DATE

**12.26.17**

52928/16531

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

**DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.**

GENERAL: **MOVING STRUCTURE (GARAGE) TO MEET REAR & SIDE SETBACKS**  
**RAISING STRUCTURE (GARAGE) TO MEET FEMA AND MAIN STRUCTURE**

MAIN BUILDING: **(GARAGE) ADAPTIVE REUSE TO GUEST HOUSE PLUS GARAGE**  
**ADDITION OF SHED DORMER ON REAR PORTION OF ROOF**  
**RAISING STRUCTURE APPROX. 2.5' TO MEET FEMA**  
**ADDING TWO SETS OF GLASS DOORS THAT MATCH EXISTING DOORS**

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

**SEE APPENDIX**



Permit No: 18-00300004  
Project Name: 1021 WASHINGTON ST  
Applicant: WILLIAM ROWAN  
Date: 12/26/17  
Fees: \$400.00  
Total: \$400.00

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

ACCESSORY STRUCTURE(S): (THE STRUCTURE IS TO BE AN ACCESSORY STRUCTURE)	
PAVERS: EXISTING (SEE PLAN)	FENCES: 6' HIGH FENCE BETWEEN STREET AND POOL DECK.
DECKS: WOOD DECKS SURROUNDING POOL AND CONNECTING WITH MAIN HOUSE AND ACCESSORY BLDG.	PAINTING: MATCH EXISTING
SITE (INCLUDING GRADING, FILL, TREES, ETC.): SEE SITE PLAN FOR LANDSCAPING	POOLS (INCLUDING EQUIPMENT): SEE PLAN FOR POOL & POOL EQUIPMENT
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C COMPRESSOR TO BE LOCATED W/ POOL EQUIPMENT	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1021 WASHINGTON ST.

PROPERTY OWNER'S NAME: EVAN / ALMA BELL

APPLICANT NAME: WILLIAM ROWAN

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

PROPERTY OWNER'S SIGNATURE: 

DATE AND PRINT NAME: 12/29/17

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE TWO THIRDS OF REAR ROOF AND CONSTRUCT SHED DORMER. THE DORMER WILL BE SET BACK FROM THE EDGE OF THE ROOF 2 FEET AT THE EASTERN END AND 12' FROM THE WESTERN END

### CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

NA.

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

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

THE DEMOLITION IS RESTRICTED TO THE REAR TWO THIRDS OF EXISTING ROOF.

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

N.A.

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

N.A.

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

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

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

A PORTION OF THE REAR ROOF AREA (NOT SEEN FROM PUBLIC ST.) IS TO BE REMOVED AND A SHED ROOF CONSTRUCTED IN ITS PLACE,

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

N.A.

(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.

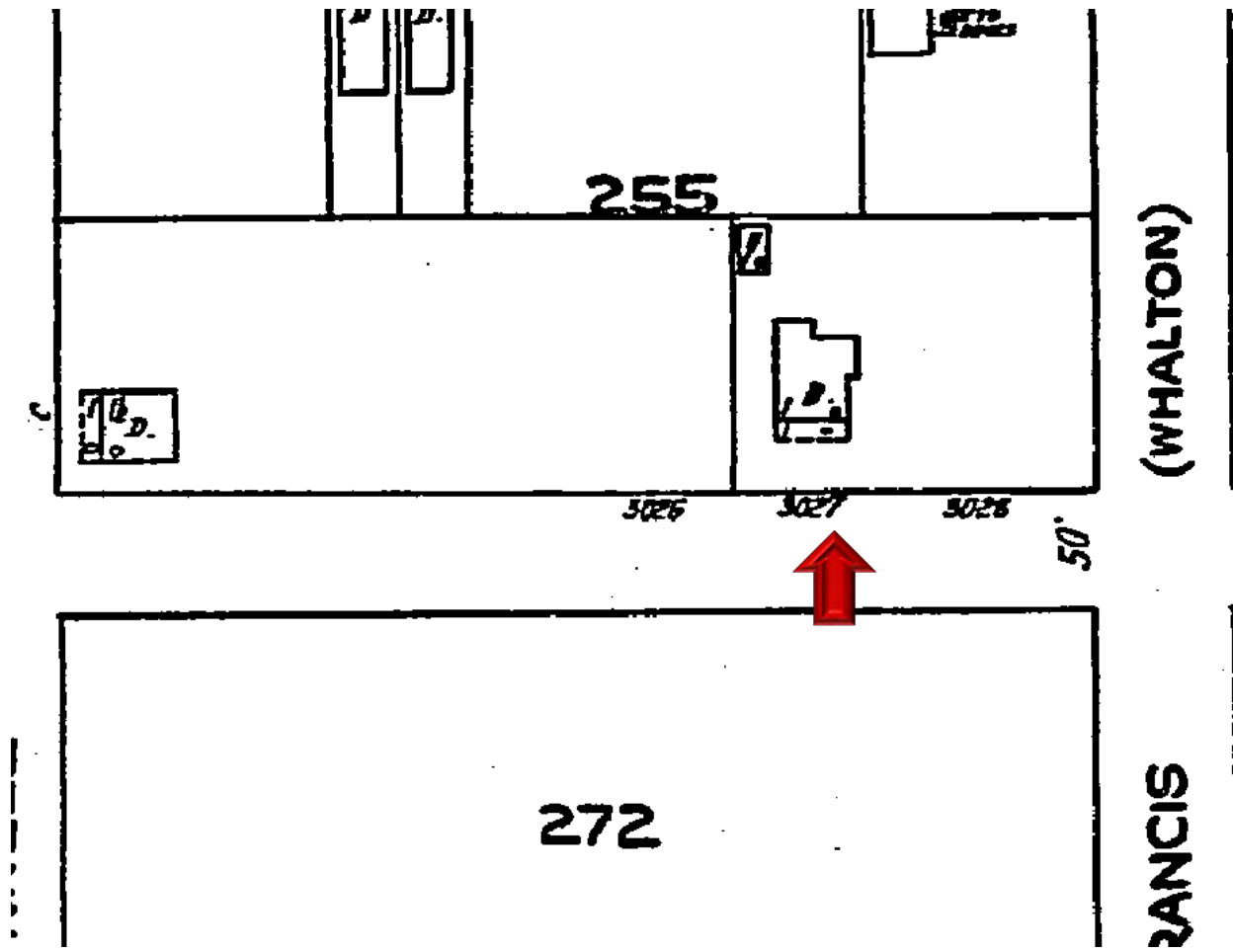
N.A.

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

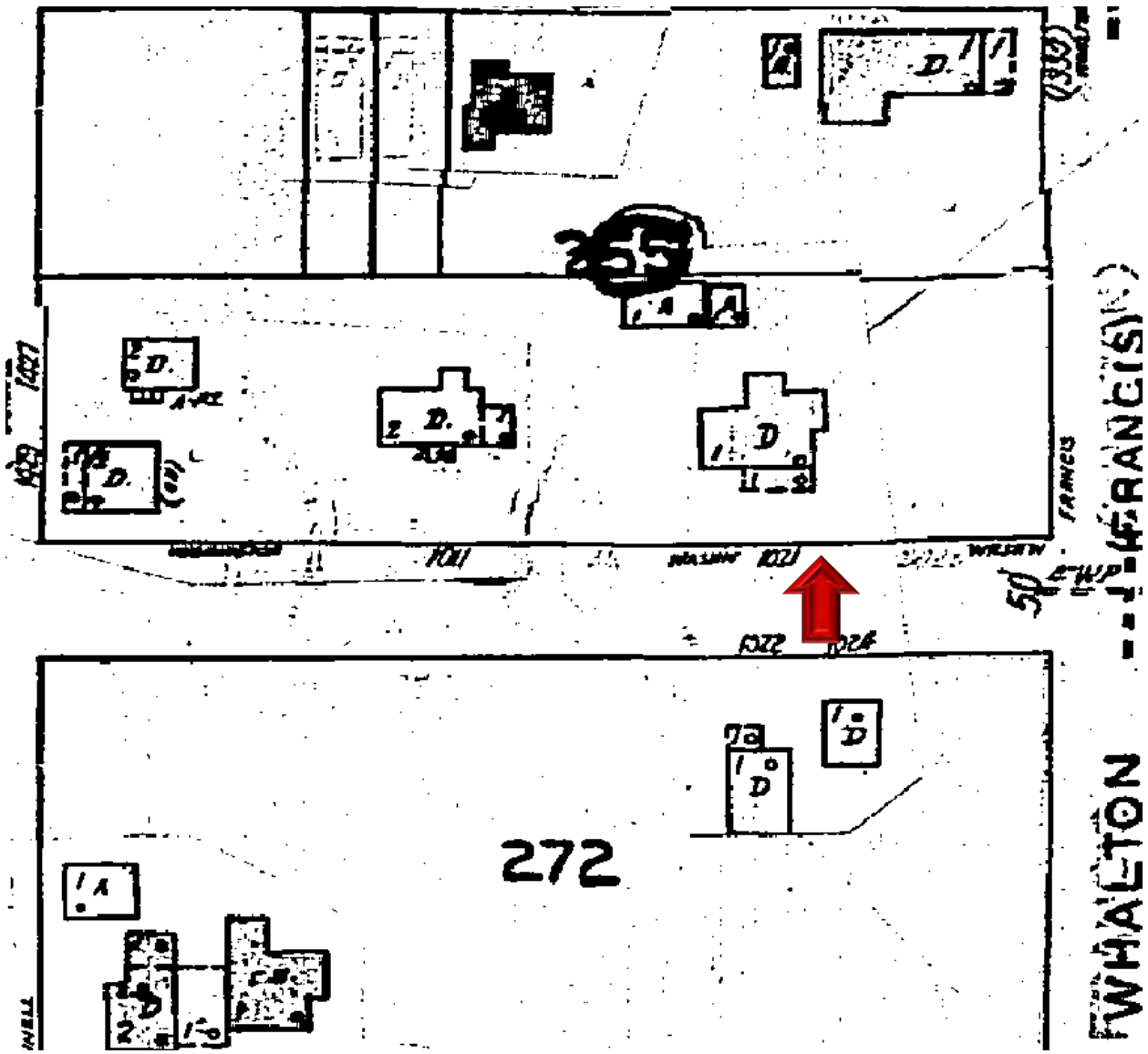
N.A.



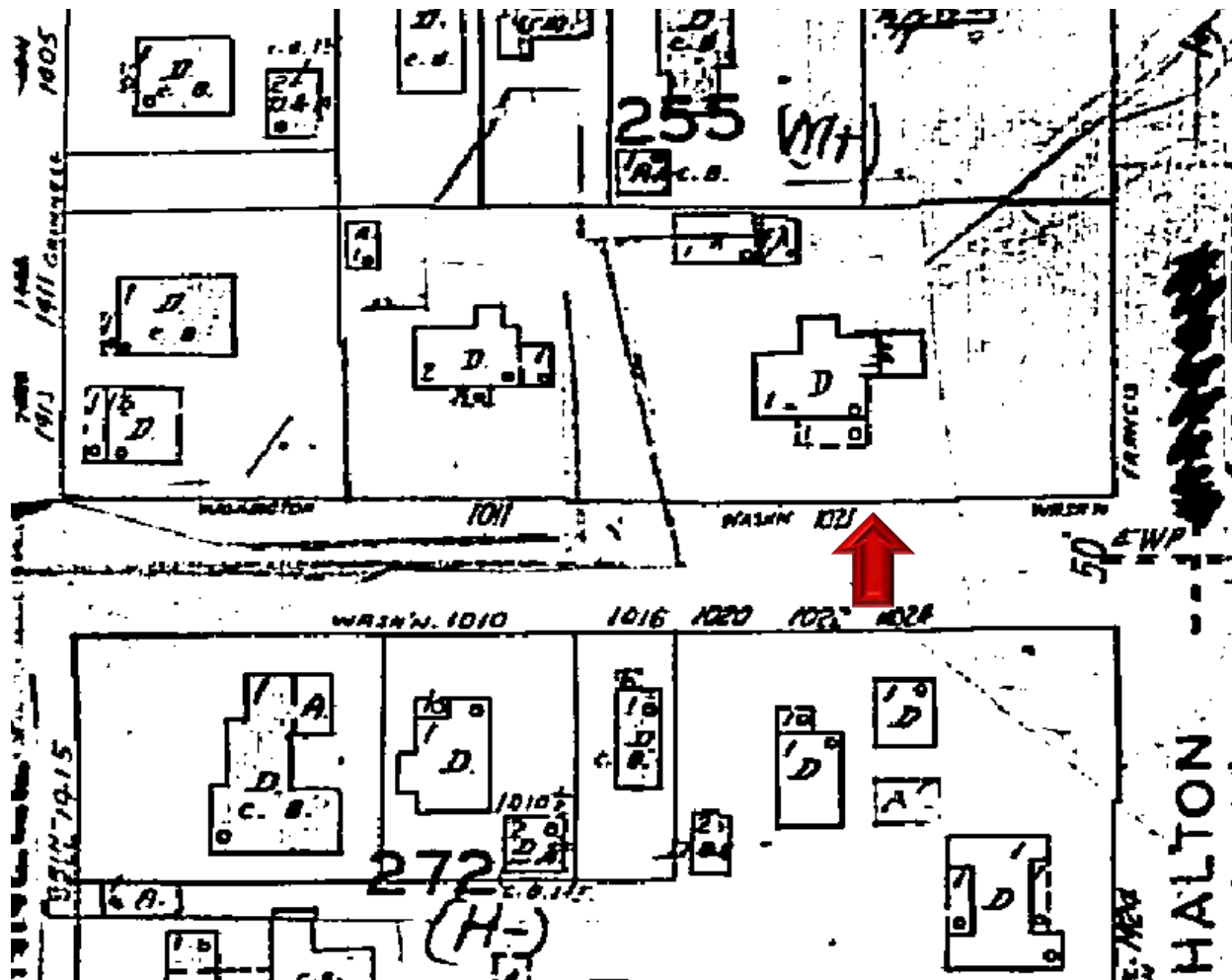
# SANBORN MAPS



#1021 Washington Street Sanborn map 1926



#1021 Washington Street Sanborn map 1948



#1021 Washington Street Sanborn map 1962

# PROJECT PHOTOS



**#1021 Washington Street main house circa 1965. Monroe County Library**



**#1021 Washington Street garage circa 1965. Monroe County Library**













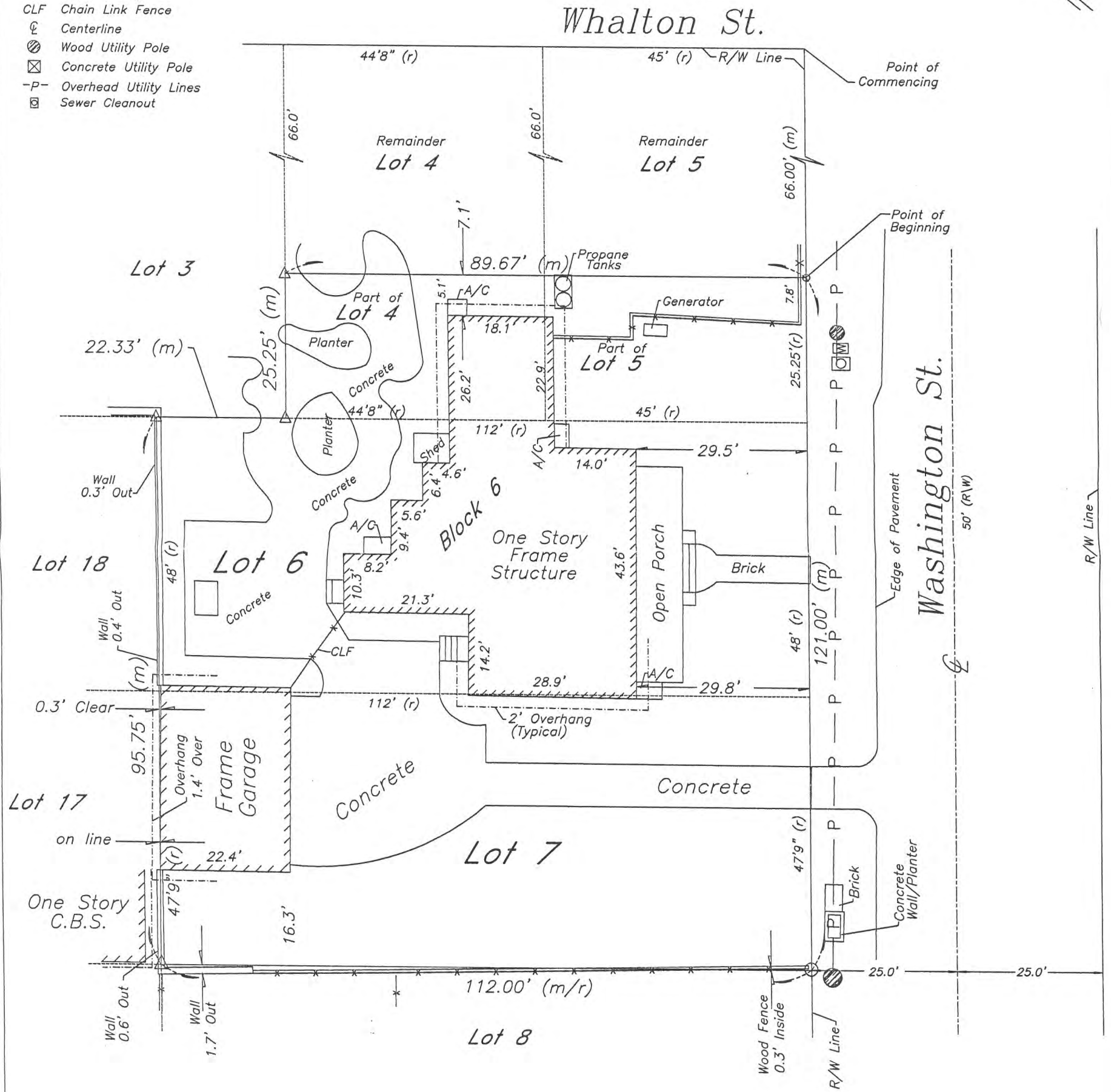
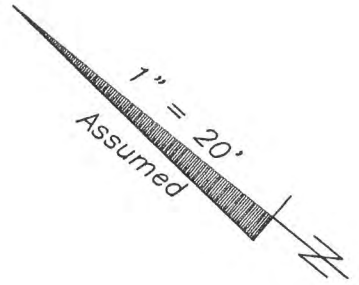


# SURVEY

# Boundary Survey Map of part of Lots 4 & 5, all Lots 6 & 7, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION

## LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout



Sheet One of Two Sheets

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

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



Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of part of Lots 4 & 5, all Lots 6 & 7, Block 6,  
KEY WEST WEBB REALTY COMPANY'S SUBDIVISION

NOTES:


1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1021 Washington Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 26, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18), and is now more particularly known and described as part of Lots Four (4) and Five (5), all of Lots Six (6) and Seven (7) of Block Six (6) of said Tract Eighteen (18), made by the Webb Realty Company and recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northwesterly right of way line of Washington Street with the Southwesterly right of way line of Whalton Street and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 66.00 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 121.00 feet to the Southerly corner of the said Lot 7; thence Northwesterly and at right angles along the Southwesterly boundary line of the said Lot 7 for a distance of 112.00 feet to the Westerly corner of the said Lot 7; thence Northeasterly and at right angles along the Northwesterly boundary line of the said Lots 6 and 7, for a distance of 95.75 feet to the Northerly corner of the said Lot 6; thence Southeasterly and at right angles for a distance of 22.33 feet to the Westerly corner of the said Lot 4; thence Northeasterly and at right angles along the Northwesterly boundary line of the said Lot 4 for a distance of 25.25 feet; thence Southeasterly and at right angles for a distance of 89.67 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Evan Bell;  
Wells Fargo;  
Sanchez & Ashby, P.A.;  
Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

August 26, 2015  
Recertified November 18, 2015

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

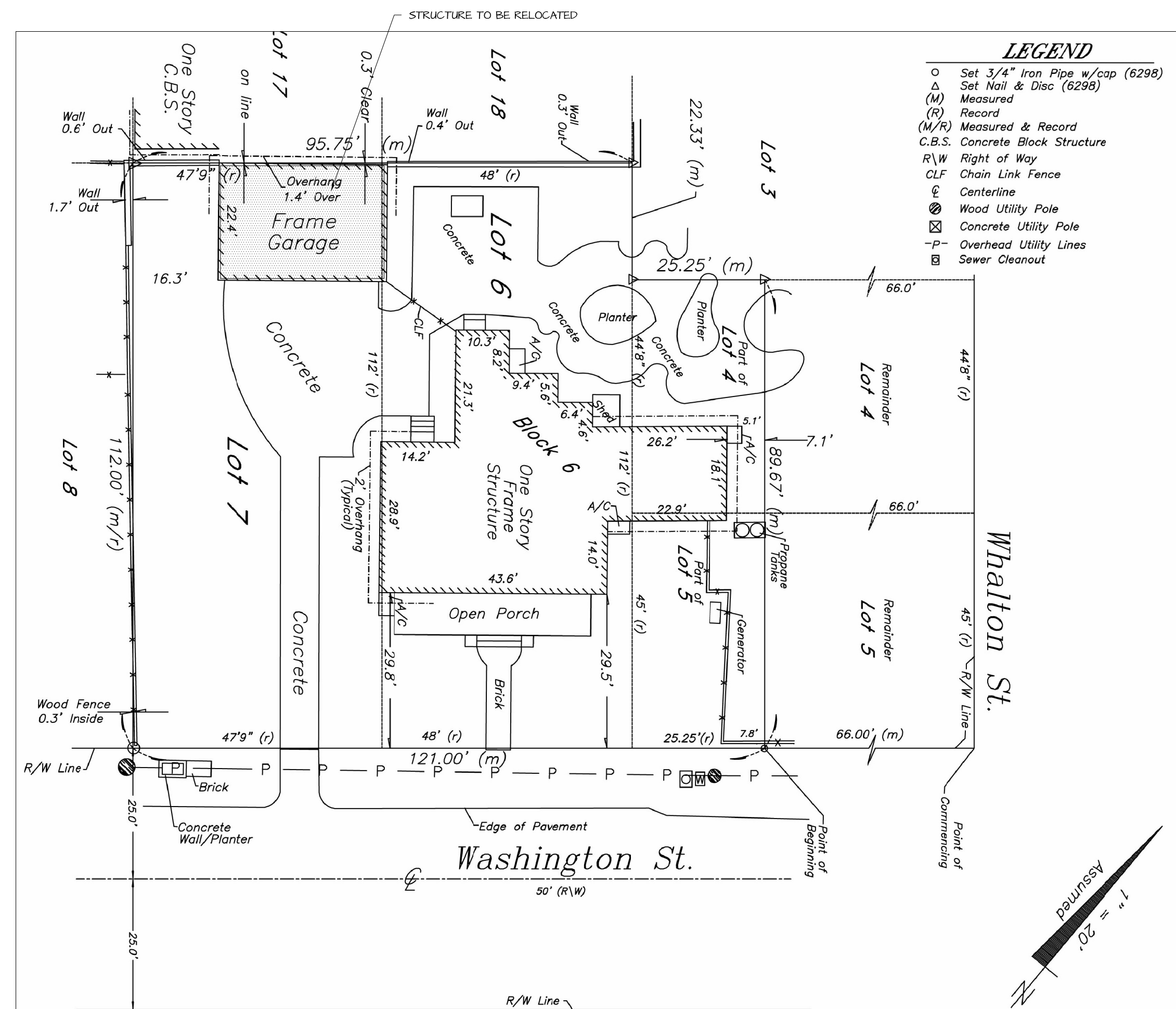


Professional Surveyor & Mapper  
PSM #6298

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



# PROPOSED DESIGN



**SURVEY**  
NTS

# BELL RESIDENCE GARAGE RELOCATION AND REMODEL

1021 WASHINGTON STREET KEY WEST, FLORIDA 33040



**SITE LOCATION**

SHEET INDEX		
NO.		DESCRIPTION
1	C	COVER, SURVEY, NOTES, LOCATION PHOTOS
2	A1	DEMO PLAN, PARTIAL PLAN EXISTING, ELEVATIONS
3	A2	PARTIAL PLAN & ELEVATIONS PROPOSED, NOTES, SECTION
4	A3	DETAILS, NOTES, RELOCATION PLAN, STREETSCAPE

- PROPOSED WORK**
- RELOCATE AND ELEVATE EXISTING HISTORIC GARAGE.
  - FINISH INTERIOR OF EXISTING GARAGE PER PLANS.
  - REPLACE EXISTING WOOD DOORS WITH IMPACT RATED DOORS.
  - REGRADE EXISTING YARD TO ACCOMMODATE NEW ELEVATION.
  - INSTALL NEW WOOD DECK FROM RELOCATED GARAGE TO EXISTING RESIDENCE.

**GENERAL NOTES**

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:  
 BUILDING: Florida Building Code, 2014  
 ELECTRICAL: National Electrical Code, 2014  
 PLUMBING: Florida Building Code (Plumbing), 2014  
 MECHANICAL: Florida Building Code (Mech.), 2014  
 GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with ASCE 7-10 to resist wind loads of 130 mph (gusts) (Exposure C)

PROJECT DATA	PROPOSED	EXISTING	ALLOWED	VAR. REQ.
RE NO.	000-3760-000000			
SETBACKS				
FRONT	24'	24'	30'	NO
SIDE	5.5'	5'	5'	NO
SIDE	5'	5'	5'	NO
REAR	7.5'	4.5'	25'	NO
LOT SIZE	12,988 SF.	12,988 SF.	6,000 SF. MIN.	NO
BUILDING COVERAGE	3,094 SF.	3,045 SF.	4,545 SF.	35% NO
BUILDING HEIGHT	19'	19'	30'	NO
IMPERVIOUS AREA	5,909 SF.	6,665 SF.	6,494 SF.	50% NO
OPEN SPACE	5,028 SF.	5,597 SF.	4,545 SF. MIN.	35% NO



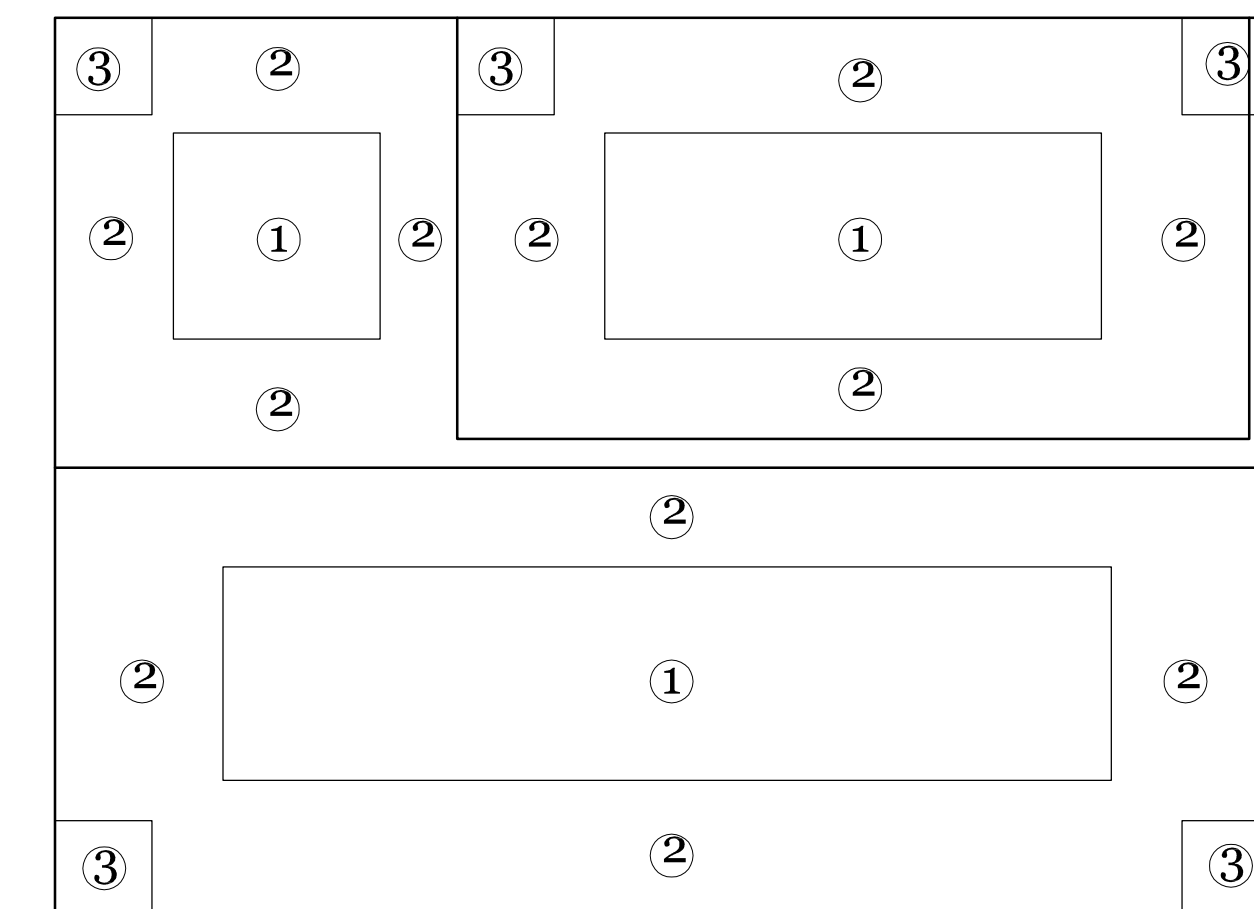
**STREET VIEW (FROM WASHINGTON STREET)**  
2015



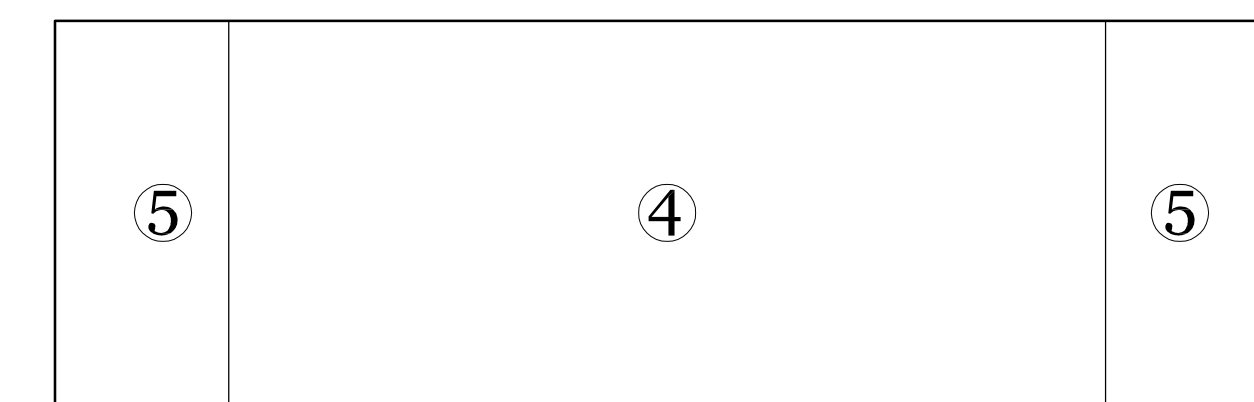
**FRONT VIEW GARAGE**

Project: 1021 WASHINGTON ST.	
<b>Floor and Roof Live Loads</b>	
Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf
<b>Wind Design Data</b>	
Ultimate Wind Speed:	180 mph
Nominal Wind Speed:	139 mph
Risk Category:	II
Wind Exposure:	C
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-
Components and Cladding Design Pressures:	
Roofing Zone 1:	+24.2 psf max., -38.6 psf min.
Roofing Zone 2:	+24.2 psf max., -67.1 psf min.
Roofing Zone 3:	-99.2 psf min.
Roofing at Zone 2 Overhangs:	-78.4 psf min.
Roofing at Zone 3 Overhangs:	-132.0 psf min.
Stucco, Cladding, Doors & Windows:	
Zone 4:	+42.1 psf max., -45.6 psf min.
Zone 5:	+42.1 psf max., -56.3 psf min.
End Zone Width:	4.00 ft.
The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.	
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2014 FBC.	
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the 2014 FBC.	
<b>Geotechnical Information</b>	
Design Soil Load-Bearing Capacity:	2,000 psf
<b>Flood Design Data</b>	
Flood Zone:	AE6
Elevation of Lowest Floor:	7.50 NAVD

**PRESSURE COMPONENT DESIGN**



**PRESSURE ZONES -ROOF-  
PLAN VIEW**



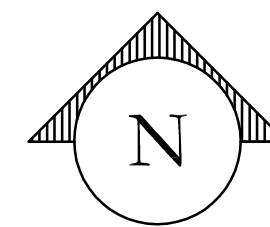
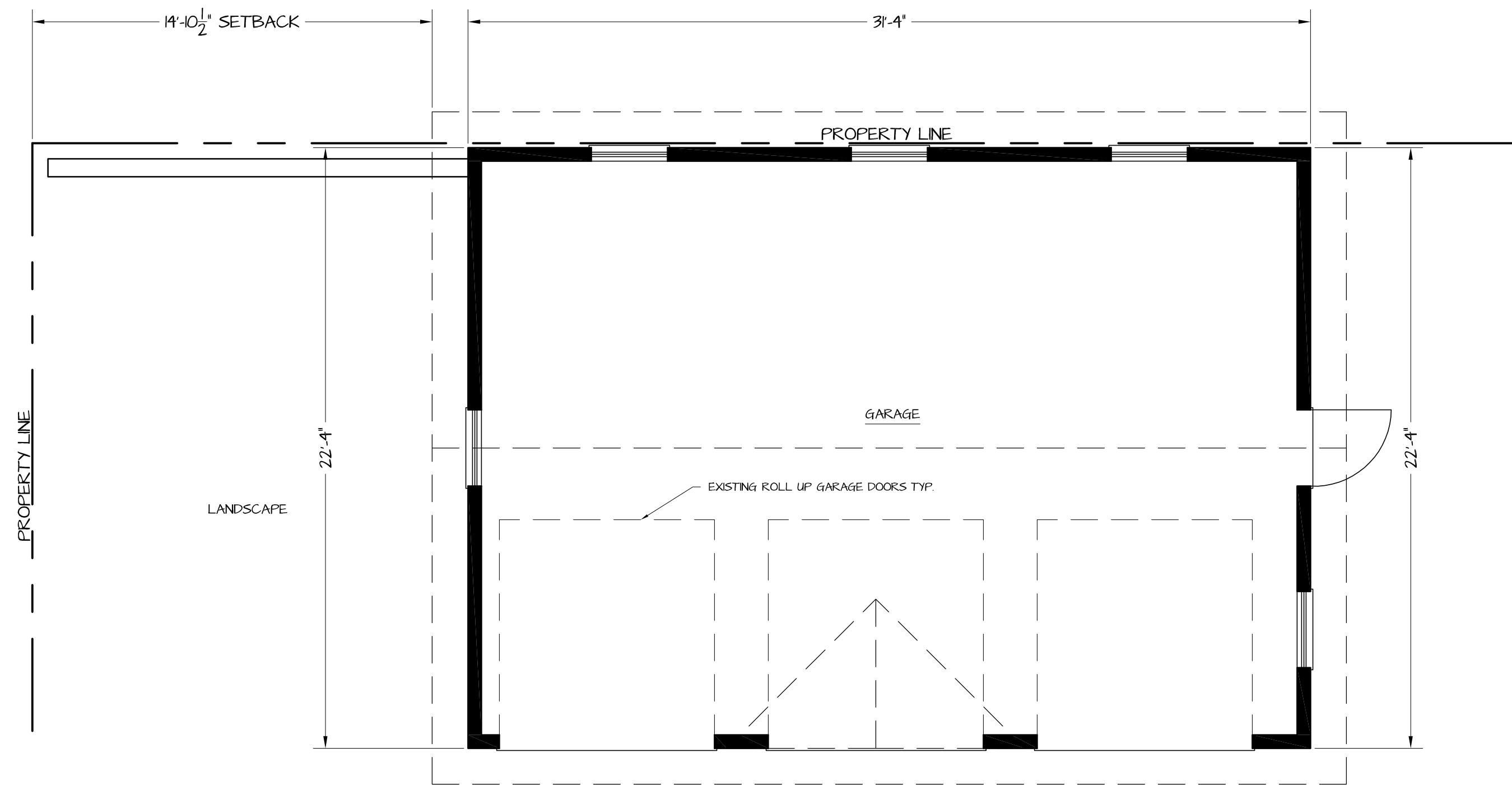
**PRESSURE ZONES -WALLS-  
ELEVATION VIEW END ZONE = 4'**

BELL RESIDENCE  
GARAGE RELOCATION AND REMODEL  
1021 WASHINGTON STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
321 PEACOCK LANE  
305 296 3784

PROJECT NO :

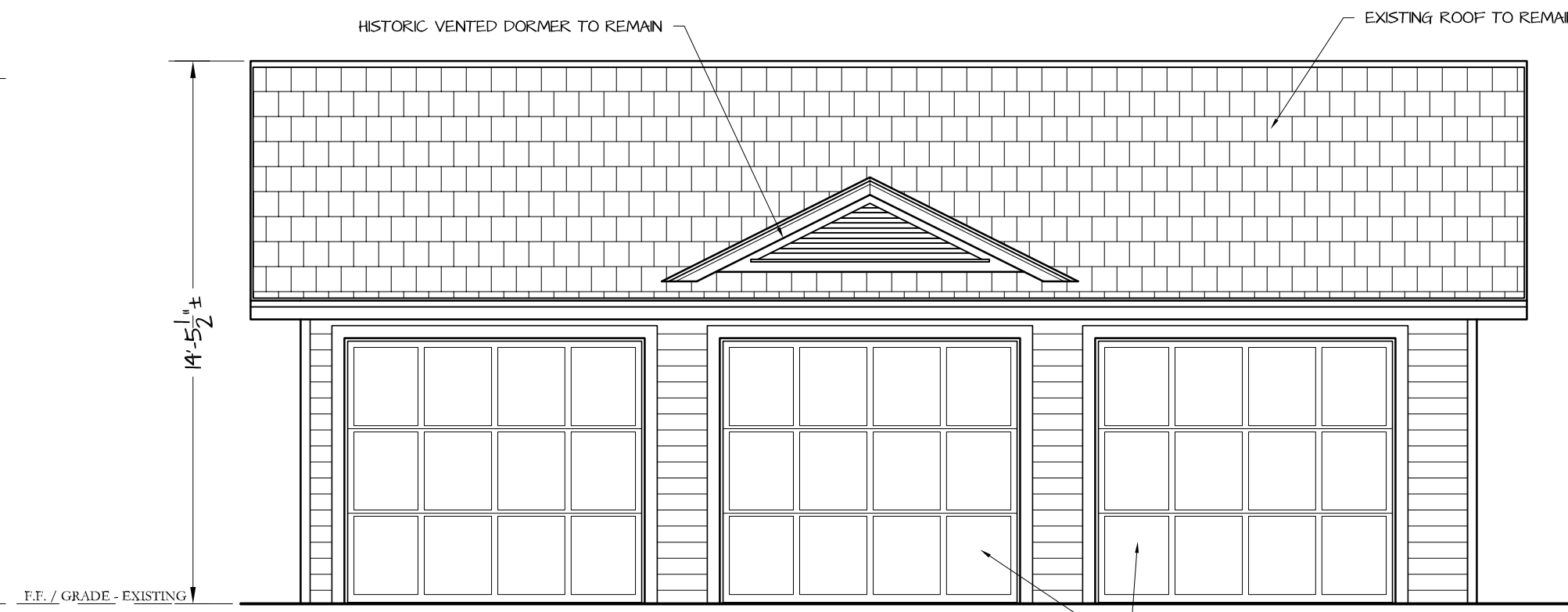
DATE : 12-25-2017



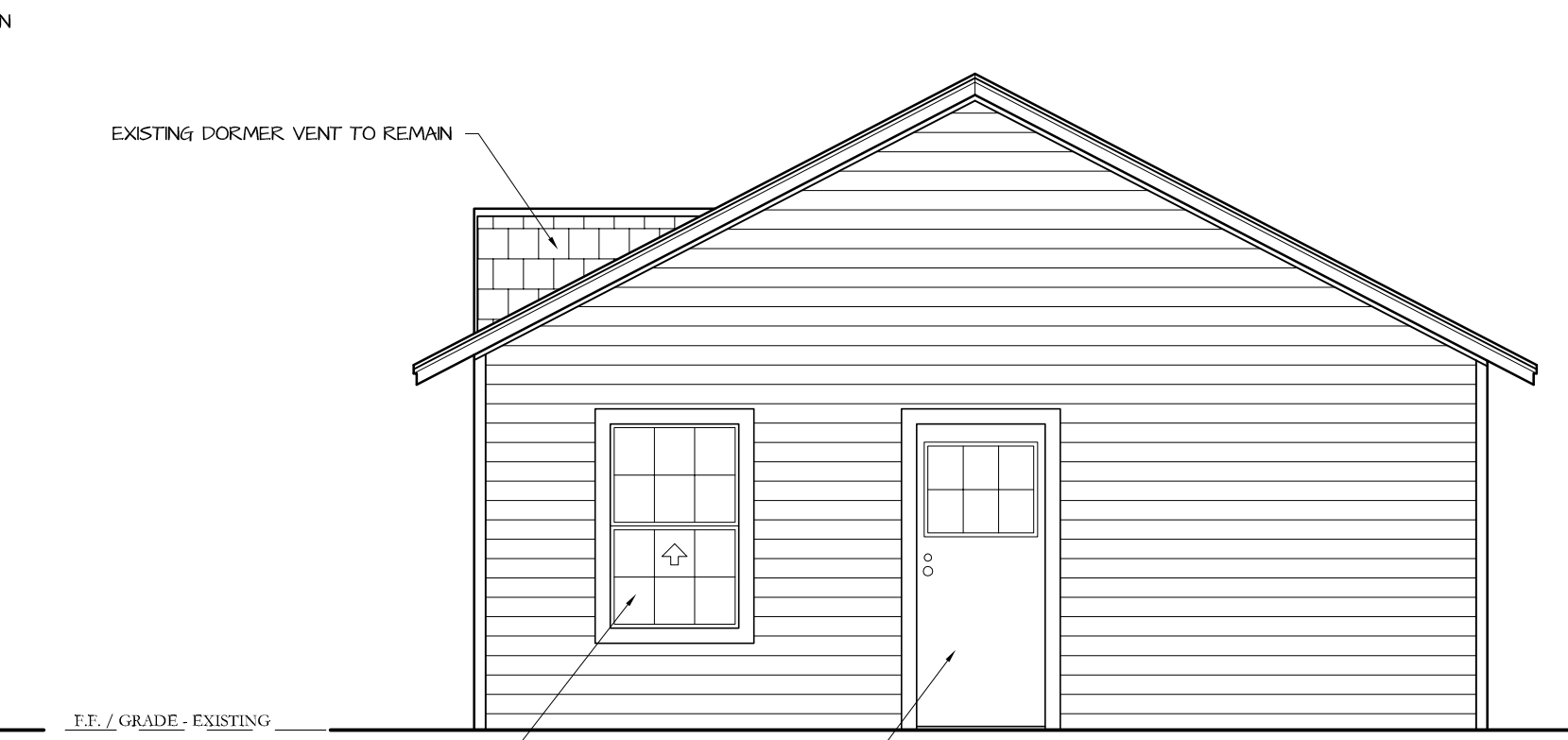
**FLOOR PLAN (EXISTING)**  
1/4" = 1'-0"



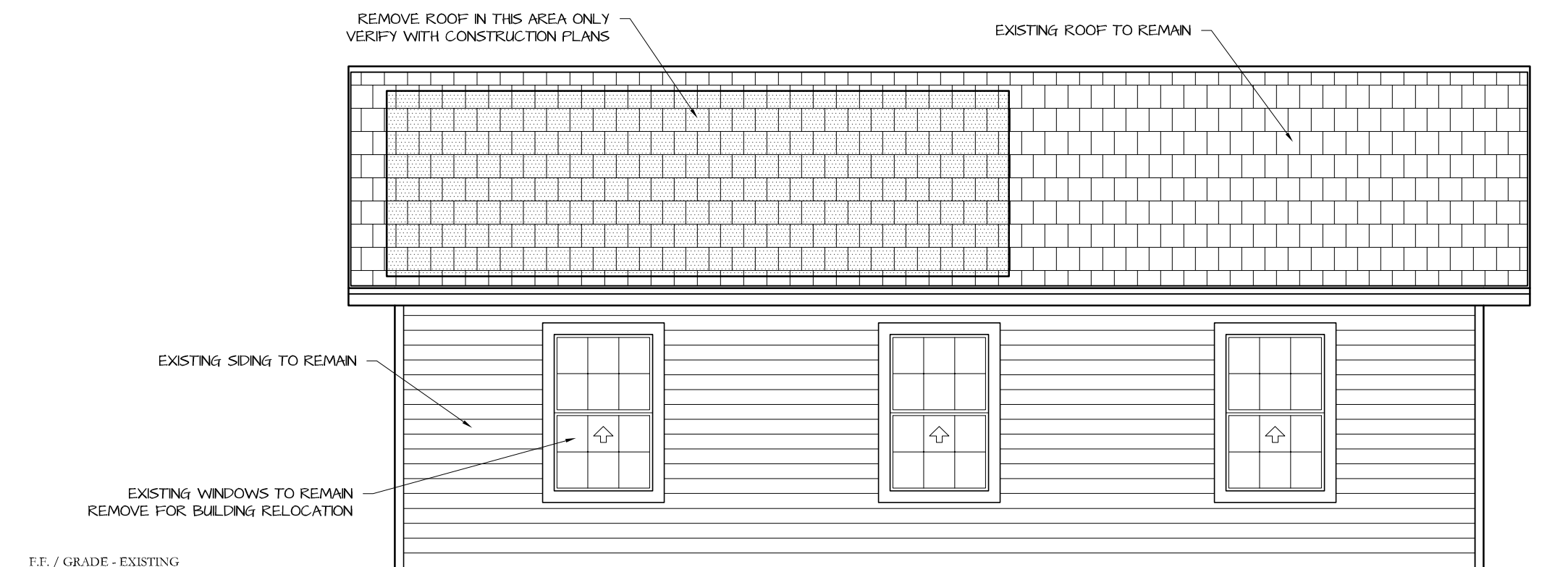
**WEST ELEVATION (EXISTING)**  
1/4" = 1'-0"



**SOUTH ELEVATION (EXISTING)**  
1/4" = 1'-0"



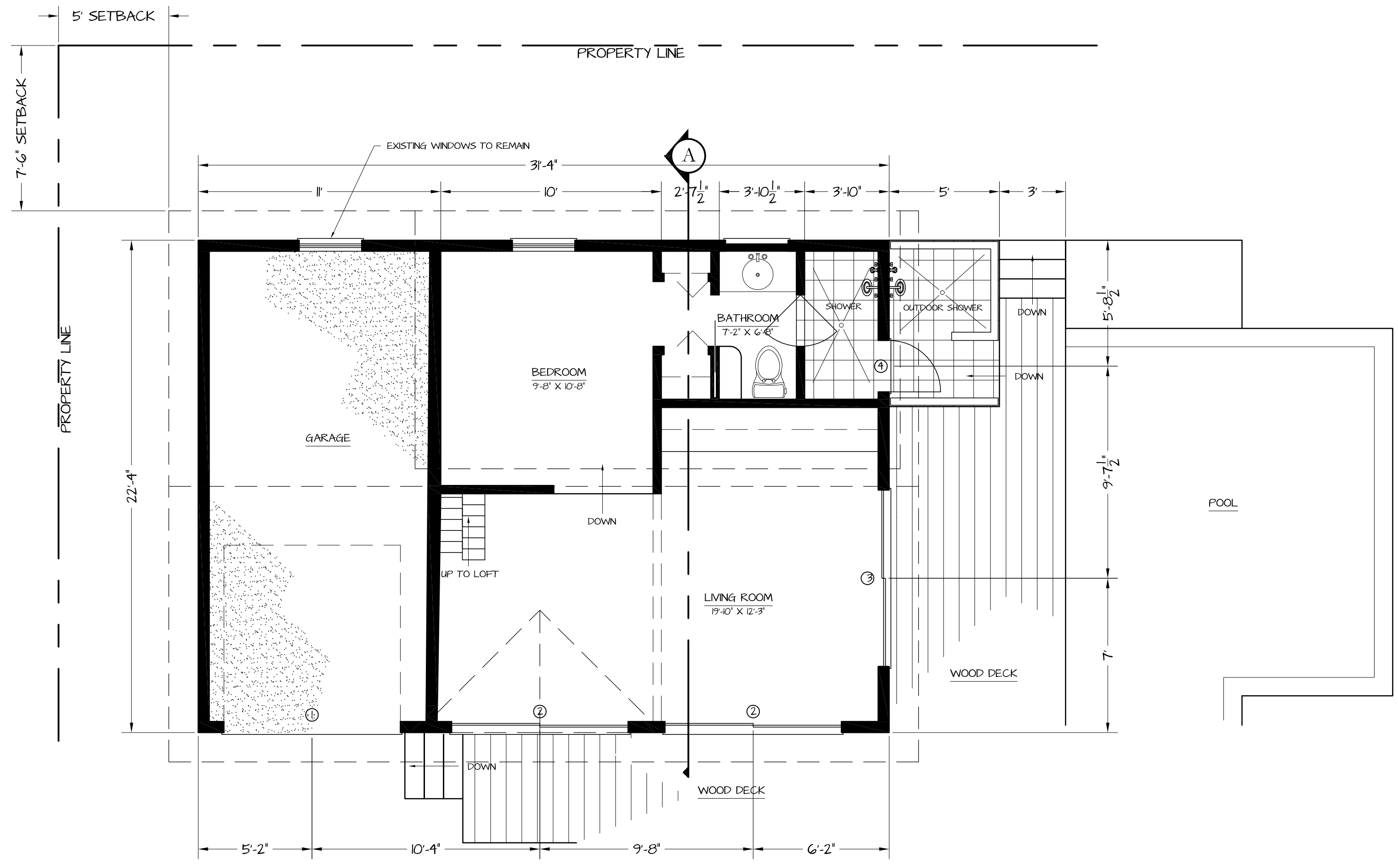
**EAST ELEVATION (EXISTING)**  
1/4" = 1'-0"



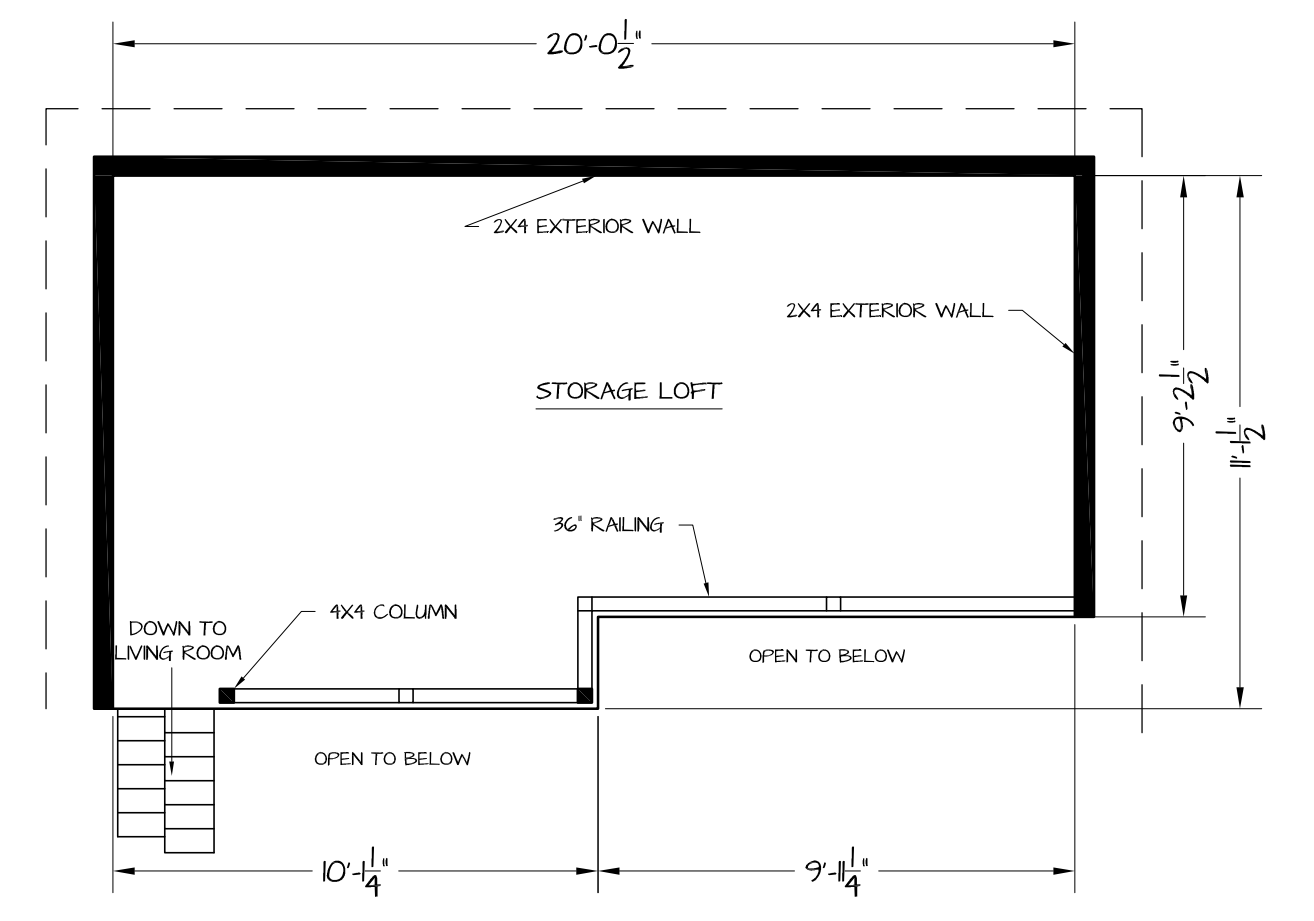
**NORTH ELEVATION (EXISTING)**  
1/4" = 1'-0"

**DEMOLITION NOTES**

1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in 'broom clean' condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is noted) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. In partitions to be removed, remove all outlets, switches, wires, etc. to their source as required.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. ReFinish to match existing adjacent finish or as noted herein.
10. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment, necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
11. Remove all interior doors UNO.
12. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
13. Carefully remove windows and doors as noted in plans for possible reuse.
14. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
15. Shore or support headers as needed.
16. Contractor to coordinate with owner for reuse of existing millwork.
17. Verify with Architect or Engineer before removal of any structural support not shown in drawings.
18. Support walls and roof with temporary supports during relocation of building.
19. Replace existing sill beam where needed when placed on new footers and stem wall.
20. Use extreme caution with existing siding, roofing, and historical members.



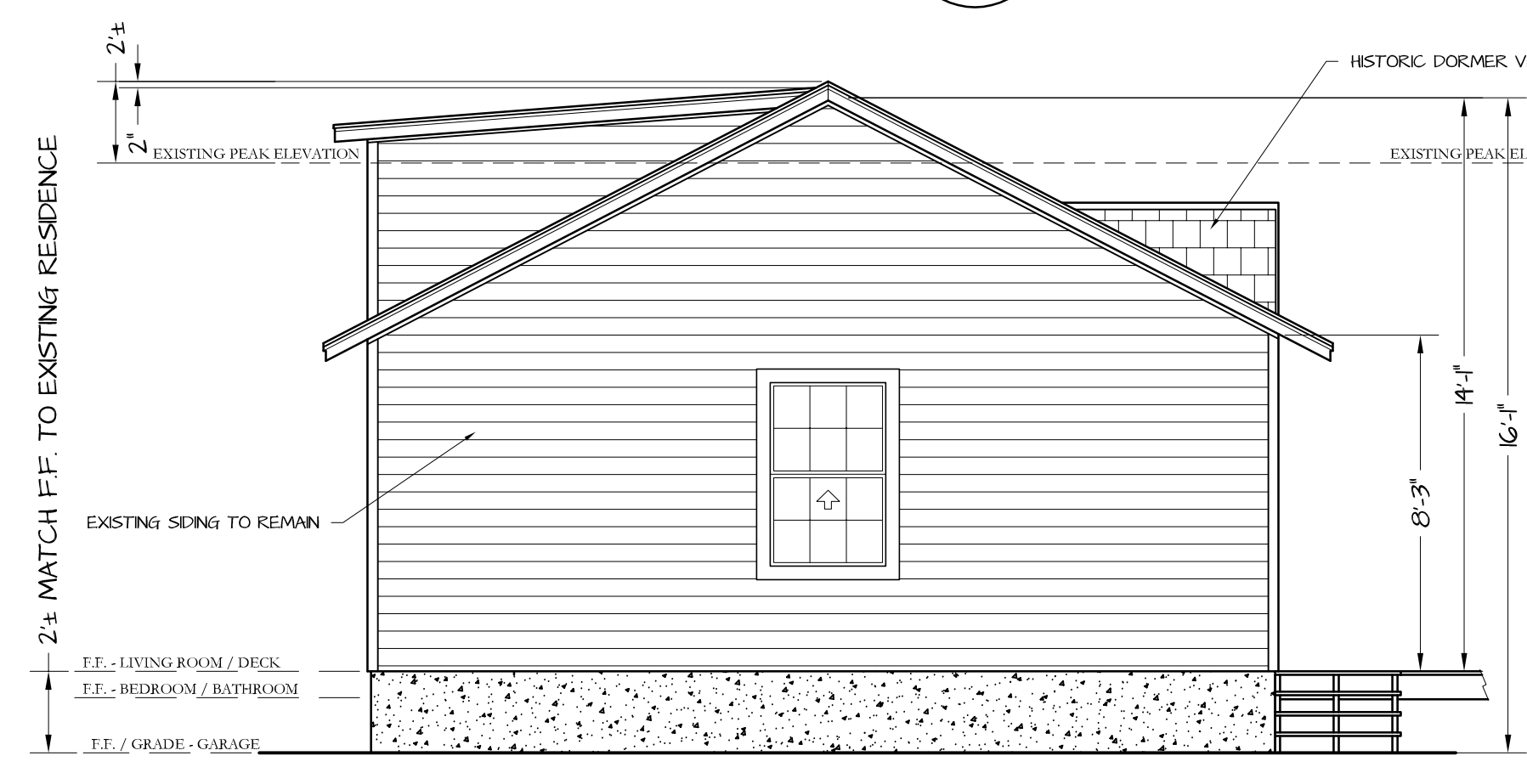
N  
FIRST FLOOR PLAN (PROPOSED)  
1/4" = 1'-0"



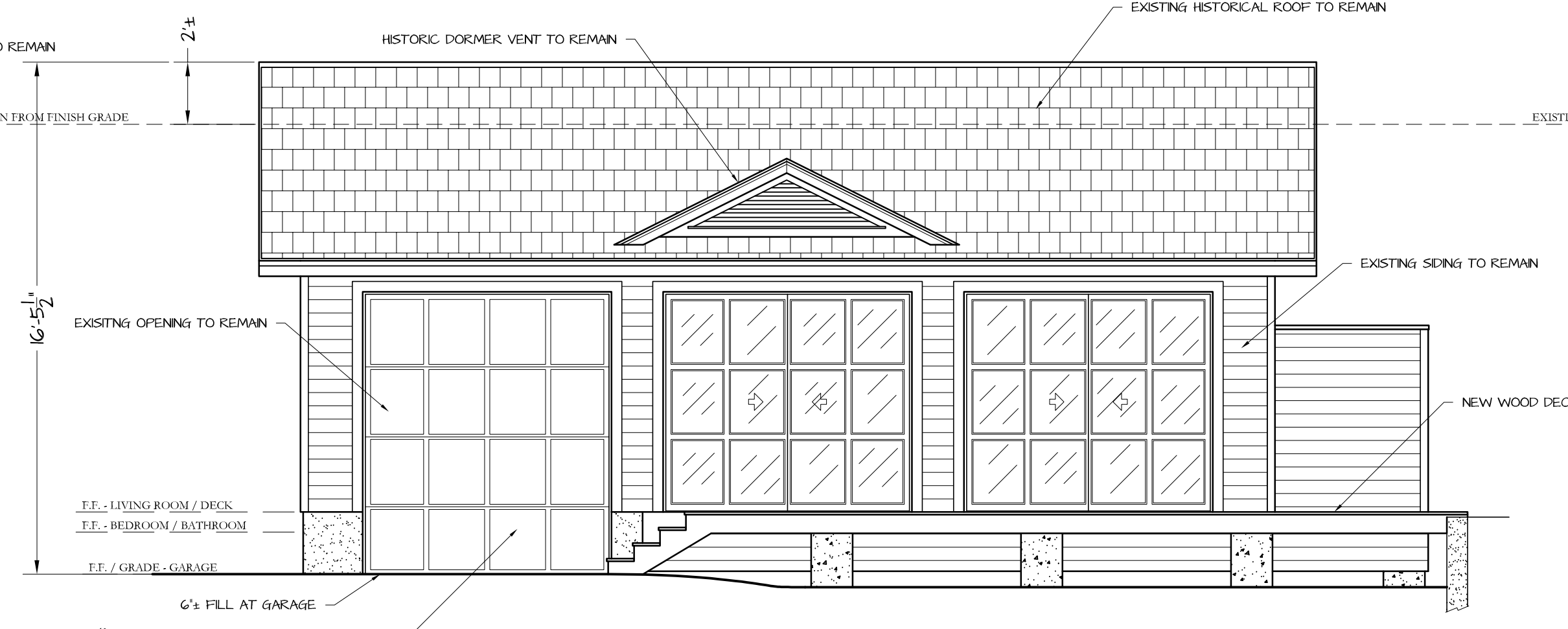
N  
LOFT FLOOR PLAN (PROPOSED)  
1/4" = 1'-0"

DOOR SCHEDULE

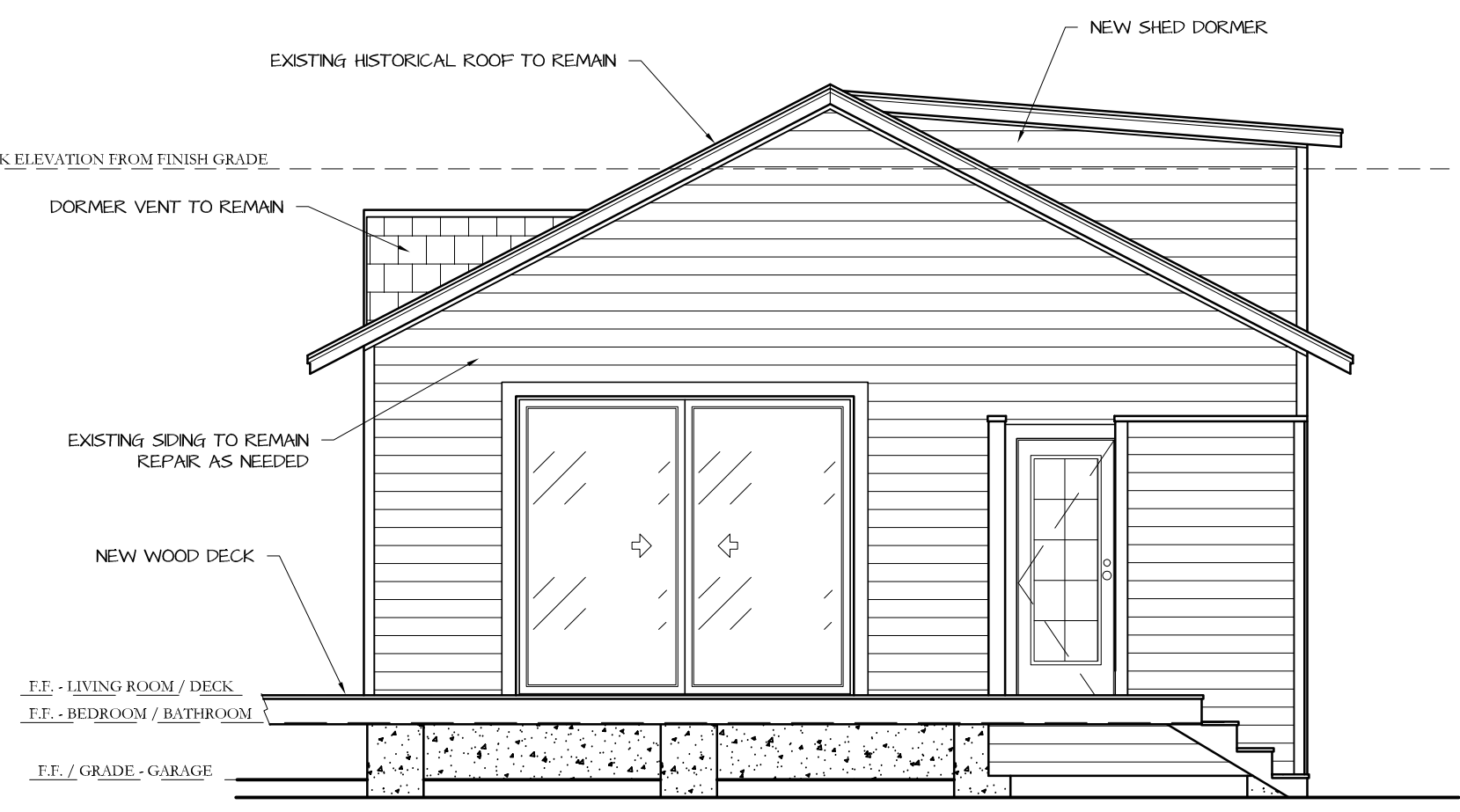
MK.	TYPE	SIZE	MATERIAL	FINISH	NOTES	NOA
1	I	9'-0" X 8'-0"	WOOD	PANT	ADD WOOD PANELS TO EXISTING DOOR	
2	II	7'-0" X 8'-0"	IMPACT ALUMINUM	PANT	SLIDING (MATCH HISTORIC PANELS) TM WINDOWS SERIES 390	+800 / -940 PSF B-0510 / 173/8 PRES. REQ. +372 / -407 PSF
3	II	7'-0" X 8'-0"	IMPACT ALUMINUM	PANT	SLIDING (MATCH HISTORIC PANELS) TM WINDOWS SERIES 390	+800 / -940 PSF B-0510 / 173/8 PRES. REQ. +372 / -407 PSF
4	III	6'-8" X 2'-4"	IMPACT ALUMINUM	PANT	IMPACT EXTERIOR FULL LIGHT OUT SWING	+800 / -800 PSF B-0640S / 472/8 PRES. REQ. +408 / -444 PSF



WEST ELEVATION (PROPOSED)  
1/4" = 1'-0"

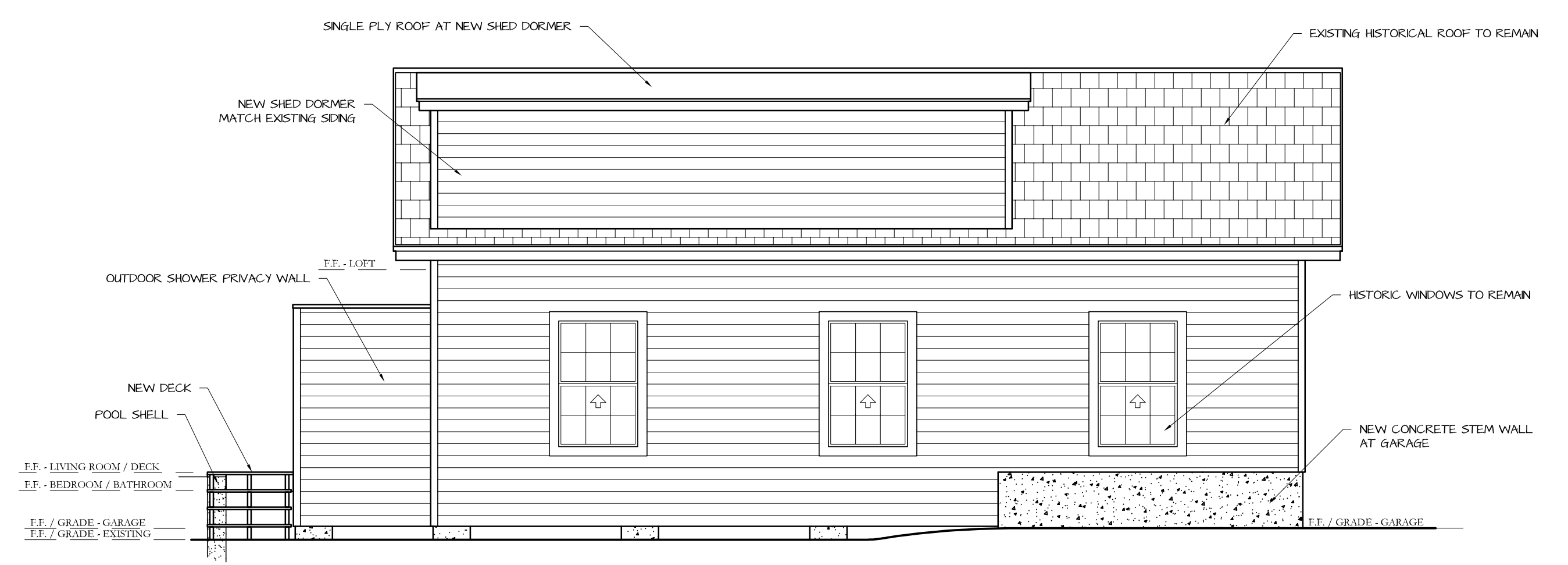


SOUTH ELEVATION (PROPOSED)  
1/4" = 1'-0"

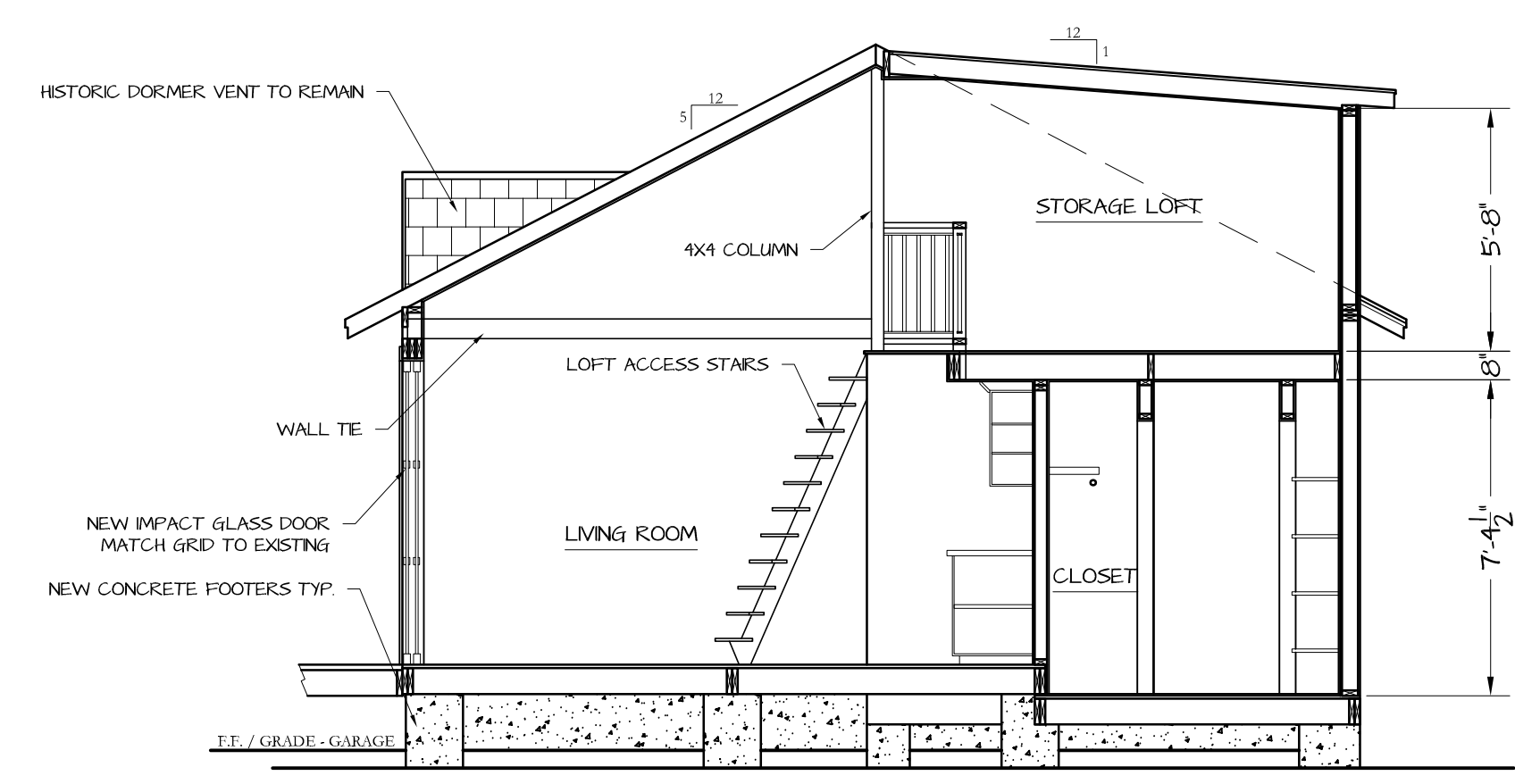


EAST ELEVATION (PROPOSED)  
1/4" = 1'-0"

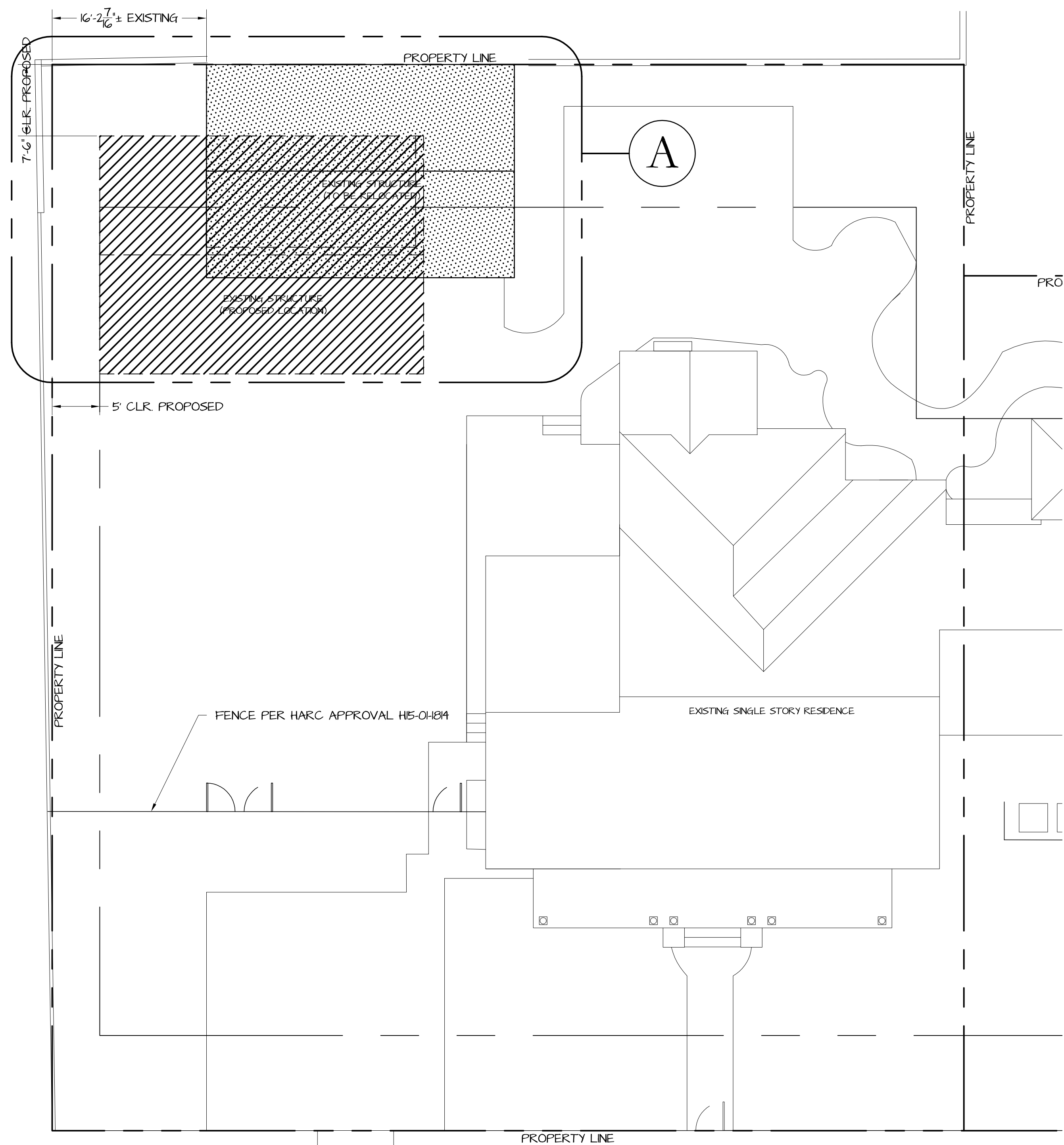
- CONSTRUCTION PLAN GENERAL NOTES
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
  2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
  3. All partitions are dimensioned from finish face of gypsum board unless otherwise noted. All dimensions marked "clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, UNO.
  4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  5. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, UNO, verify field dimensions exceeding tolerance with architect or owner.
  6. All dimensions to the exterior window wall are to the inside face of sill, UNO.
  7. Notify architect or owner of any discrepancies or conflicts in the locations of the new construction.
  8. All exposed gypsum board edges to have metal edge trim work or equivalent.
  9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  10. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  11. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
  12. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/2" maximum, UNO. Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
  13. Dimensions locating doors are to the inside of edge of jamb, UNO.
  14. All "wet wats" to receive concrete board or green board.
  15. Remove all concrete slabs on grade to be under new wood framed deck.
  16. New location of garage to be min. 5' from side property line and min. of 7.5' from rear property line.
  17. Grade existing earth to accommodate new garage floor.



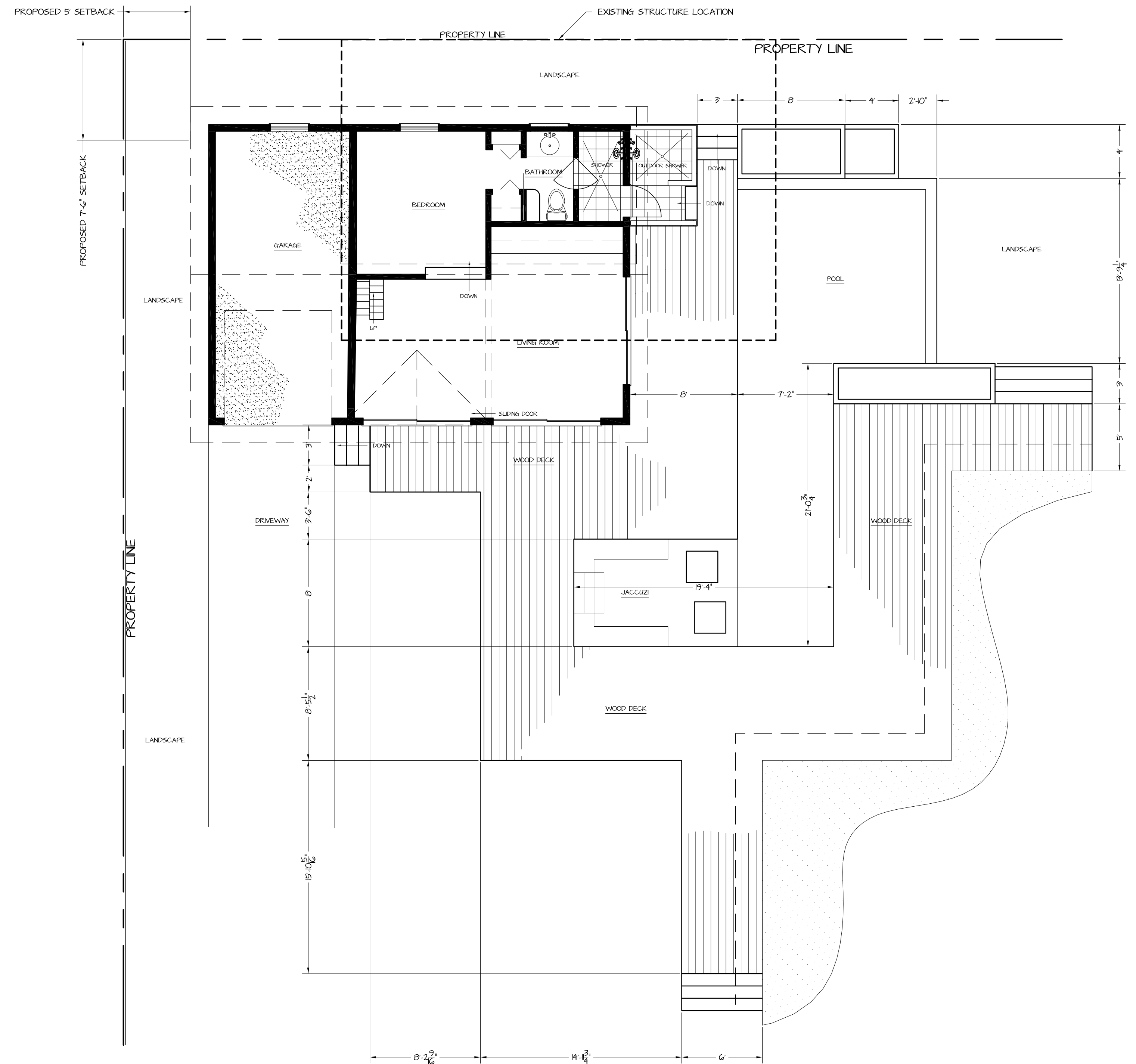
NORTH ELEVATION (PROPOSED)  
1/4" = 1'-0"



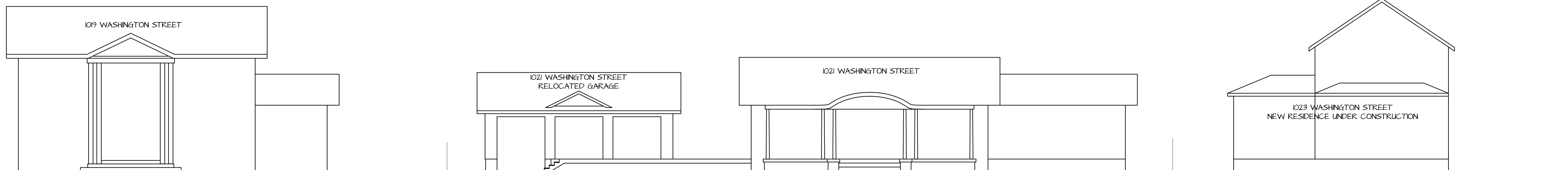
A  
SECTION VIEW (PROPOSED)  
1/4" = 1'-0"



**SITE PLAN / RELOCATION (EXISTING / APPROVED)**  
 1/8" = 1'-0"



**SITE PLAN PROPOSED (PARTIAL)**  
 3/16" = 1'-0"



**STREETSCAPE (PROPOSED)**

**BELL RESIDENCE  
 GARAGE RELOCATION AND REMODEL**  
 1021 WASHINGTON STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N  
 ARCHITECTURE**  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE AR-0017751  
 321 PEACOCK LANE  
 305 296 3784

PROJECT NO :

DATE : 12-25-2017

**A3**

4 OF 4

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., January 23, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION OF EXISTING GARAGE AND RAISING THE STRUCTURE APPROXIMATELY 2'-5". GARAGE TO BE RE ADAPTED TO GUEST HOUSE WITH NEW REAR SHED DORMER AND GLASS DOORS. PARTIAL DEMOLITION OF REAR ROOF OF EXISTING GARAGE.**

**#1021 WASHINGTON STREET**

**Applicant – William Rowan, Architect Application #18-03-004**

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

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

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

# PROPERTY APPRAISER INFORMATION





**Disclaimer**

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

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

**Summary**

Parcel ID 00039160-000000  
 Account # 1039900  
 Property ID 1039900  
 Millage Group 10KW  
 Location 1021 WASHINGTON ST , KEY WEST  
 Address  
 Legal KW WEBB REALTY CO SUB PB1-42 PT LOTS 4 AND 5 AND ALL LOTS 6 AND 7 SQR 6 TR 18 OR145-472/74 OR2290-1990/1992E OR2743-1523/25 OR2770-1963-65  
 Description (Note: Not to be used on legal documents)  
 6131  
 Neighborhood SINGLE FAMILY RESID (0100)  
 Property Class The Webb Realty Co  
 Subdivision 05/68/25  
 Sec/Twp/Rng No  
 Affordable  
 Housing



**Owner**

BELL EVAN A  
 1120 SEMINARY ST  
 KEY WEST FL 33040

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$285,220	\$213,216	\$0	\$268,522
+ Market Misc Value	\$17,730	\$17,778	\$0	\$16,604
+ Market Land Value	\$825,324	\$1,434,367	\$1,449,262	\$1,743,302
= Just Market Value	\$1,128,274	\$1,665,361	\$1,449,262	\$2,028,428
= Total Assessed Value	\$1,128,274	\$1,665,361	\$262,499	\$929,865
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,128,274	\$1,665,361	\$237,499	\$904,865

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	12,987.00	Square Foot	0	0

**Buildings**

Building ID 3068  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 3007  
 Finished Sq Ft 2007  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 232  
 Functional Obs 50  
 Economic Obs 0  
 Depreciation % 8  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1953  
 EffectiveYearBuilt 2008  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	704	0	0
OPX	EXC OPEN PORCH	136	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,007	2,007	0
OPU	OP PR UNFIN LL	160	0	0
<b>TOTAL</b>		<b>3,007</b>	<b>2,007</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1952	1953	1	2100 SF	5
PATIO	1975	1976	1	1571 SF	2
BRICK PATIO	1998	1999	1	100 SF	3

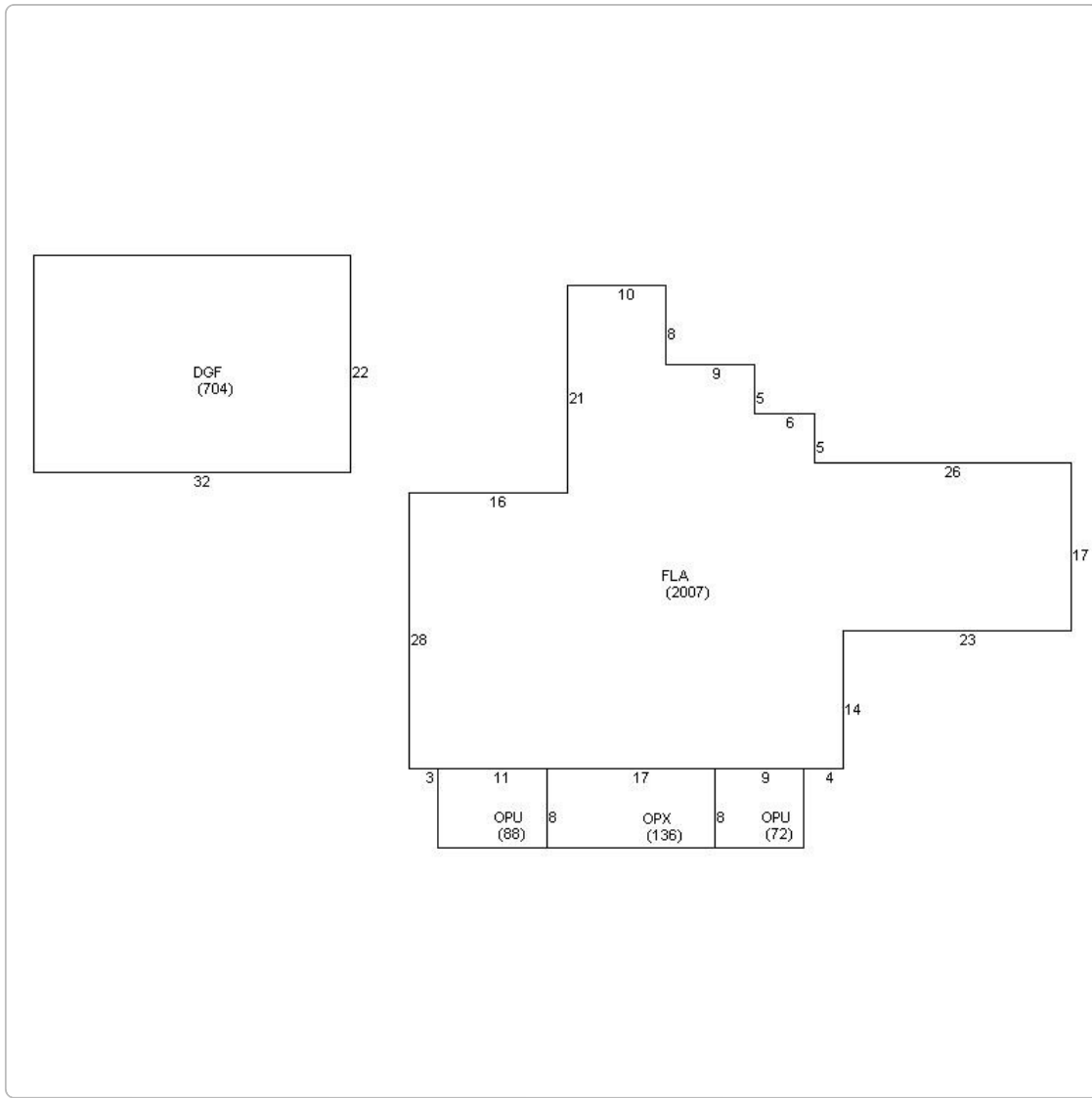
### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/19/2015	\$1,400,000	Warranty Deed		2770	1963	37 - Unqualified	Improved
5/29/2015	\$2,500,000	Warranty Deed		2743	1523	05 - Qualified	Improved

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1084	3/28/2017		\$29,000	Residential	ELECTRICAL WIRING AS PER PLANS.
17-0298	3/13/2017		\$500,000	Residential	CONSTRUCT ONE NEW SINGLE FAMILY RESIDENCE; APPROX 2200 SF
16-2784	9/7/2016	3/2/2017	\$13,878	Residential	INSTALL 3 TON AND 2 TON SYSTEM WITH 15 DROPS
16-3176	8/30/2016		\$5,000	Residential	INSTALL 112SF OF 4'H ALONF FRONT, INSTALL 35' OF 6'H PICKET
16-2844	8/16/2016	3/2/2017	\$16,500	Residential	ROUGH AND SET 3 BATHROOMS, 4 LAVS, 3 TOILETS, 3 SHOWERS, 1 TUB, 1 KITCH SINK, 1 BAR SINK
16-1898	5/12/2016	3/2/2017	\$4,000	Residential	COMPLETE ELECTRICAL REMODEL OF RESIDENTIAL DWELLING PER PLANS
15-4838	5/9/2016	3/17/2017	\$150,000	Residential	ADDING NEW BATHROOM, REMOVE INTERIOR WALLS ISNTALL STELL COLUMN ALL BEAM CLEANINGUP AND SISSTERING CEILING RAFTERW REMODELING KITCHEN AND BATHROOM. INSTALL IMPACT DOORS AND WINDOWS NEW INSULATION
16-1275	5/9/2016		\$2,800	Residential	CONSTRUCT WOOD FENCE FOR SEPARATION OF LOSTS. 6' FENCE 110' SIDES AND REAR 1 GATE.
15-2542	6/24/2015	7/10/2015	\$6,000	Residential	DEMOLITION OF SINGLE-FAMILY RESIDENTIAL UNIT (COTTAGE) RESERVING ITS BPAS EXEMPTION FOR NEW SINGLE FAMILY RESIDENCE ON LOT 3.
07-1467	3/27/2007	7/31/2007	\$3,260	Residential	R & R EAST GABLE END FASCIA
07-1153	3/7/2007	7/31/2007	\$10,620	Residential	INSTALL STAND BY 16KW GENERATOR TO BE ABOVE FLOOD PAIAIN
03-3730	11/10/2003	11/16/2004	\$42,626	Residential	FOUNDATION & ADDITION
03-3703	10/24/2003	11/16/2004	\$4,900	Residential	ELECTRICAL
03-3719	10/24/2003	11/16/2004	\$3,000	Residential	PLUMBING
03-0586	3/7/2003	11/16/2004	\$6,000	Residential	REPLACE FENCE
03-0217	1/27/2003	11/16/2004	\$6,000	Residential	REPAINT GUEST HOUSE
02-2023	7/26/2002	10/9/2002	\$2,500	Residential	REPAINT ALL BUILDINGS
02-1174	5/7/2002	10/9/2002	\$3,000	Residential	REPAIR TERMITE DAMAGE
01-3244	9/27/2001	10/31/2001	\$2,300	Residential	FENCE REPAIRS
01-2253	6/14/2001	10/31/2001	\$2,500	Residential	REPLACE GUTTERS/DOWNSPOUT
98-1931	8/24/1998	12/12/1998	\$1,000	Residential	HURRICANE SHUTTERS
98-0752	3/17/1998	12/12/1998	\$5,000	Residential	REPLACE TILE ON PORCH
97-3066	9/1/1997	12/1/1997	\$3,000	Residential	REPAINT HOUSE
97-2167	7/1/1997	12/1/1997	\$5,400	Residential	AWNINGS

### Sketches (click to enlarge)



**Photos**



Map



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

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