



**Historic Architectural Review Commission
Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 24, 2016

Applicant: William Vogan, Architect

Application Number: H16-03-0034

Address: #706 Catherine Street

Description of Work

Two-story frame addition to a non-historic house.

Site Facts

The two-story house, build in 1989, is not listed on the surveys and is a non-historic structure. The Planning Board approved variances for building coverage and side yard setback.

Guidelines Cited on Review

- Additions, alterations and new construction (pages 36-38a), specifically guidelines 2, 3, and 4 of page 37. Guidelines for new construction, specifically scale and massing.

Staff Analysis

The Certificate of Appropriateness in review is for a new two-story attached addition to the east side of a non-historic house. The new proposed addition will be lower in height than the existing building. The building form, scale, massing and proposed materials is in keeping with surrounding buildings. The neighboring structure towards the east side is a one story non-historic utilitarian shed that is part of the gas company complex and to the

east of it a vast open area is found. The new proposed mass of the building will be similar or smaller than the majority of the buildings within the urban block.

Consistency with Guidelines

The proposed addition to the non-historic house is consistent with the cited guidelines. The proposed plans depict an appropriate design for the house and surrounding urban context. The proposed change to the existing building will not overshadow any historic structure in the urban context.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 16-03-60034		BUILDING PERMIT NUMBER X	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %

ADDRESS OF PROPOSED PROJECT:

706 CATHERINE STREET

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

William & Estalada Vogan

PHONE NUMBER

305.296.4435

OWNER'S MAILING ADDRESS:

P.O. BOX 610823

EMAIL

William.vogan@gmail.com

PORT HURON, MI. 48061

CONTRACTOR COMPANY NAME:

OWNER

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Vogan ARCHITECTS

PHONE NUMBER

305.296.4435

ARCHITECT / ENGINEER'S ADDRESS:

706 CATHERINE STREET

EMAIL

William.vogan@gmail.com

KEY WEST, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ____ YES **X** NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 70,000.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

TWO HUNDRED SIXTY

D.F. / TWO STORY RESIDENTIAL ADDITION

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: William Vogan	QUALIFIER PRINT NAME:
OWNER SIGNATURE: William D Vogan	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 22 DAY OF June , 20 16	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____
	<p>Oper: KEYWELD Type: BP Drawer: 1 Date: 5/03/16 50 Receipt no: 15616 2016 300034 PT * BUILDING PERMITS-NEW 1.00 as identification 100.00 Trans number: 308114 OK CHECK 2512 \$100.00 Traps date: 5/02/16 Time: 15:52:08</p>
Personally known or produced DL V250 887 225 244 as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☒ MECHANICAL: ☒ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☒ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☒ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☒ ELECTRICAL: ☒ LIGHTING ☒ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☒ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: *A 12" variance on the East property line has been granted*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Non historic house - Guide lines for additions Ordinance for demolition of non-historic</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
 APPLICATION NUMBER H- 16-03-0034



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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

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

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

N/A

OR THAT THE BUILDING OR STRUCTURE;

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

Does not

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

Is not

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

Does not

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

Is not

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

Does not

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

Does not

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

Is not

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

Does not

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

Has not

**CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- - - - -**



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans

X No Reason HARC REVIEW ONLY, COMPLETE CONSTRUCTION PLANS WILL BE SUBMITTED AFTER APPROVAL

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.

N/A

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

N/A

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.

N/A

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

N/A

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

*I 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, approved **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

William S. Vogan

PROPERTY OWNER'S SIGNATURE

5/10/16 William S Vogan

DATE AND PRINT NAME

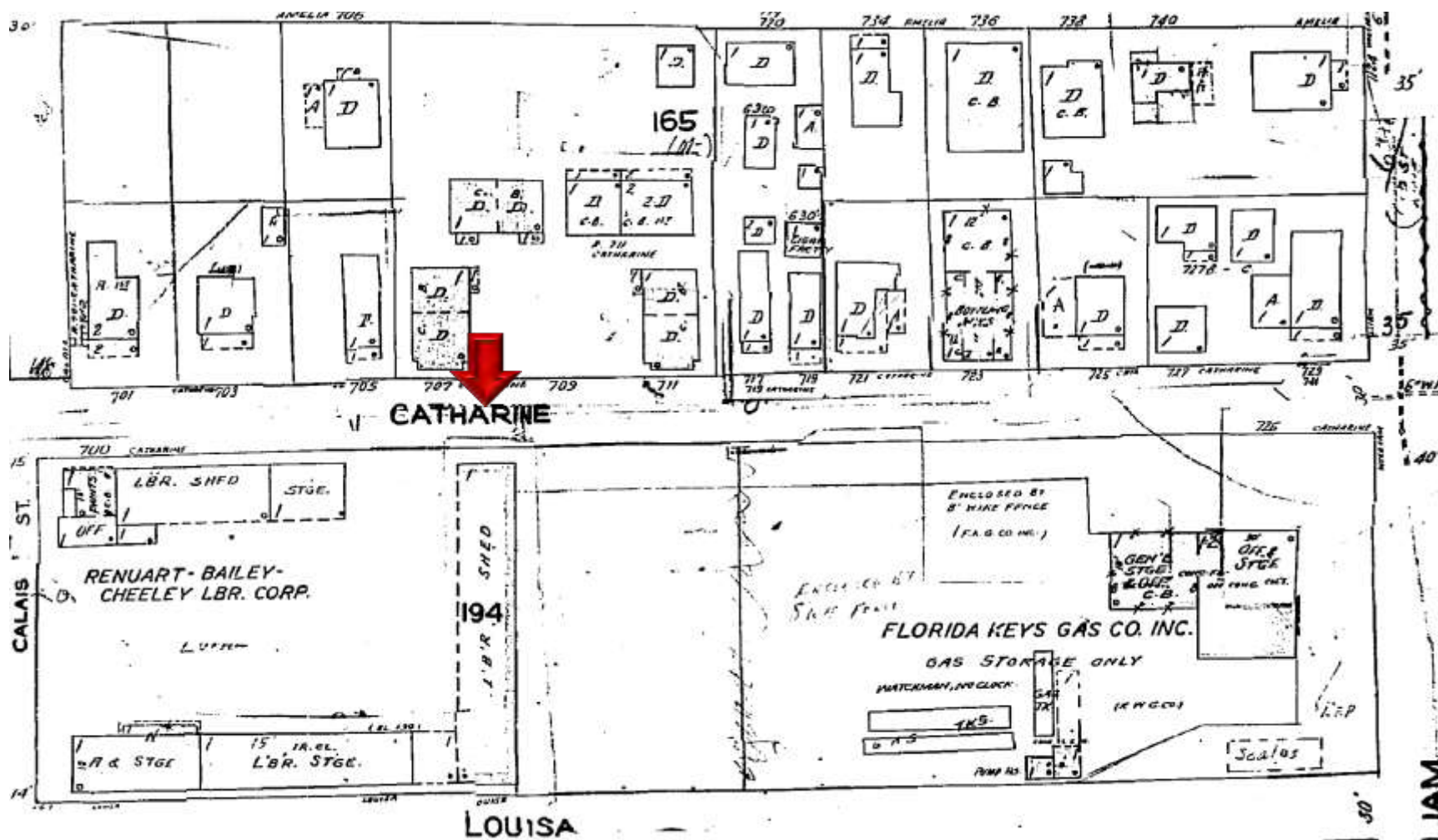
OFFICE USE ONLY

BUILDING DESCRIPTION:

Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
Not listed	Year built _____	Comments _____		

Reviewed by Staff on _____ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

SANBORN MAPS



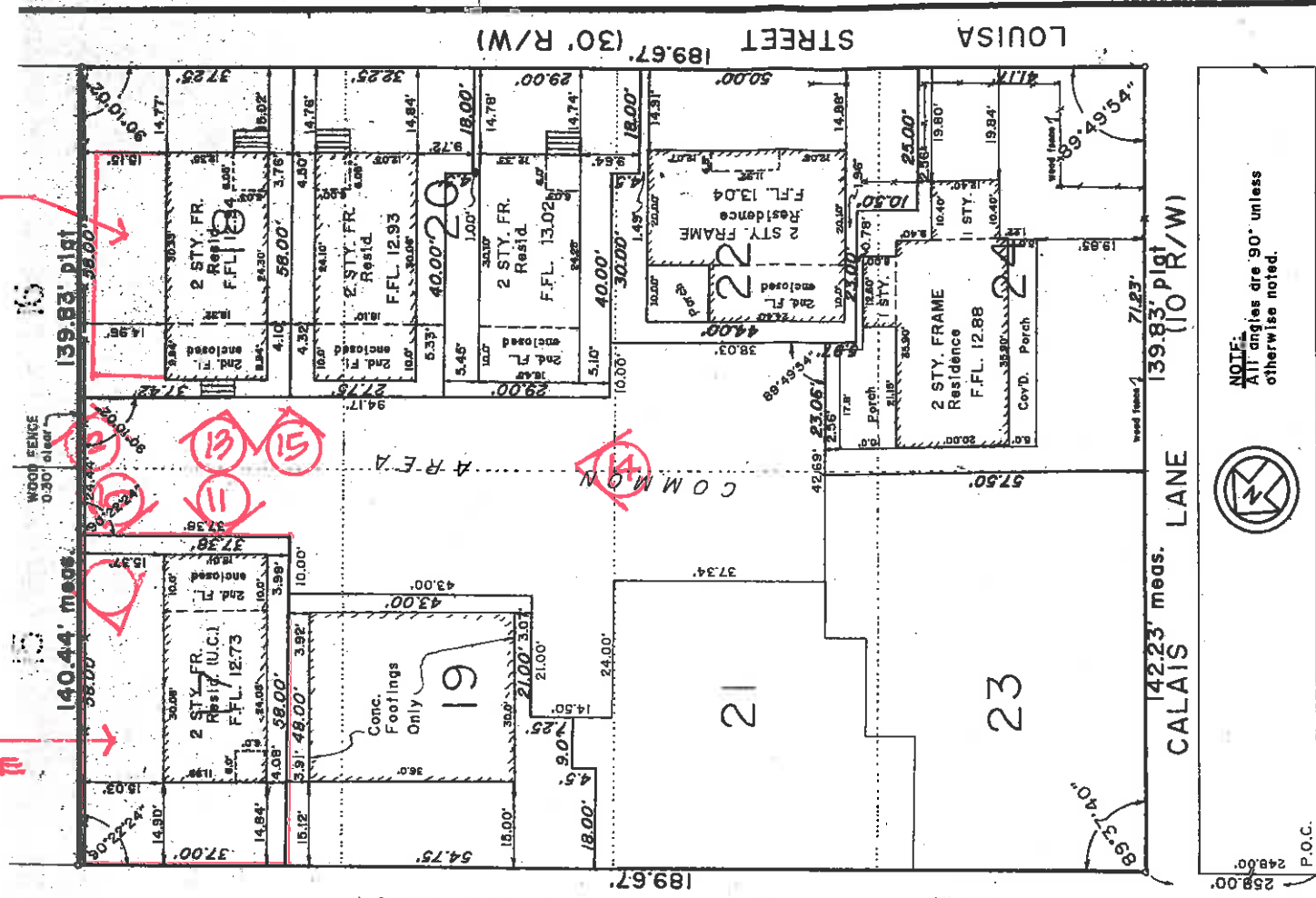
Sanborn map 1962

PROJECT PHOTOS

100 CATHERINE

EXISTING ADDITION

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨



NOTE:
All angles are 90° unless
otherwise noted.

Photo Legend:

SIMONTON STREET		BLOCK J24	
GATO VILLAGE Catherine St., Calais Lane, Louisc St. Key West, FL.			
Boundary & Location Survey		Dwn. No. 88-211-T	
Total Site		Dwn. By: FHH	
Scale: 1"=20'	Ref: SI-52	Flood Zone: B	Flood Elev. 80-5
Date: 1/7/89	Rev:		
FREDERICK H. HILDEBRANDT, INC. ENGINEERS - SURVEYORS - PLANNERS		414. Simonton St. Key West, Fla. 33156 (305) 294-6159	















12.



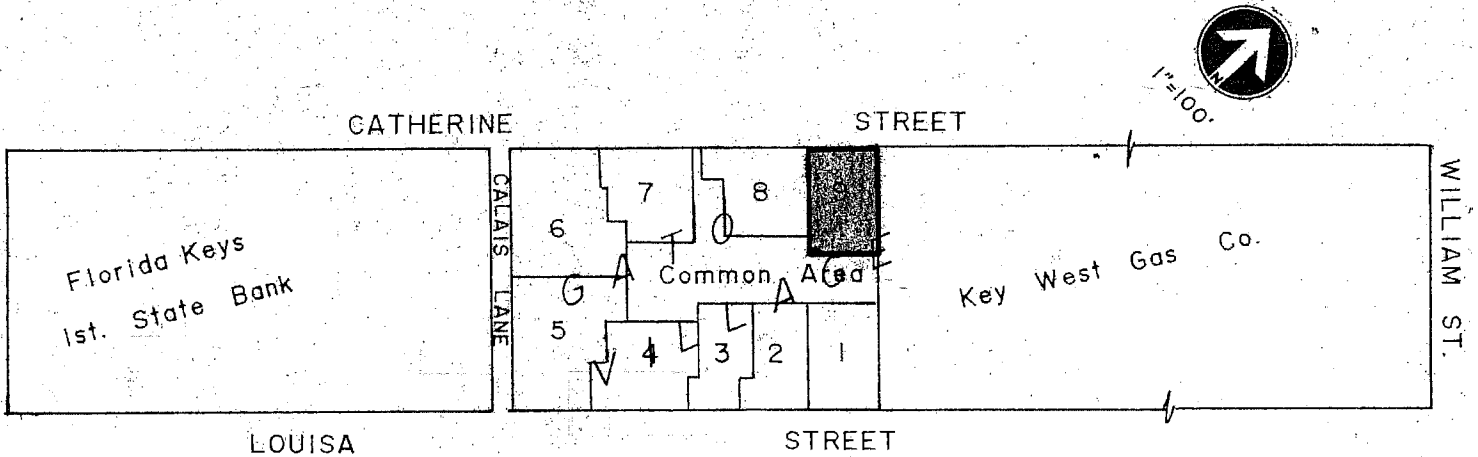
15.



14.

SURVEY

SIMONTON ST.



LOCATION MAP
A portion of the CITY OF KEY WEST

LEGAL DESCRIPTION:

A portion of Lot 17, "JERGUSON'S SUBDIVISION OF PART OF TRACT 12" on the Island of Key West, Florida, according to the Plat thereof, as recorded in Plat Book 1, at page 78 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-way line of Simonton Street and the Southeasterly Right-of-Way line of Catherine Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way line of Catherine Street for 410.67 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way line of Catherine Street for 32.00 feet; thence at an angle to the left of 90°22'44" and in a Southeasterly direction for 58.00 feet; thence at an angle to the left of 89°37'36" and in a Southeasterly direction for 37.38 feet thence at a right angle and in a Northwesterly direction for 58.00 feet to the said Southeasterly right-of-Way line of Catherine Street and the Point of Beginning. containing 2,157.02 square feet, more or less.

SURVEYOR'S NOTES:

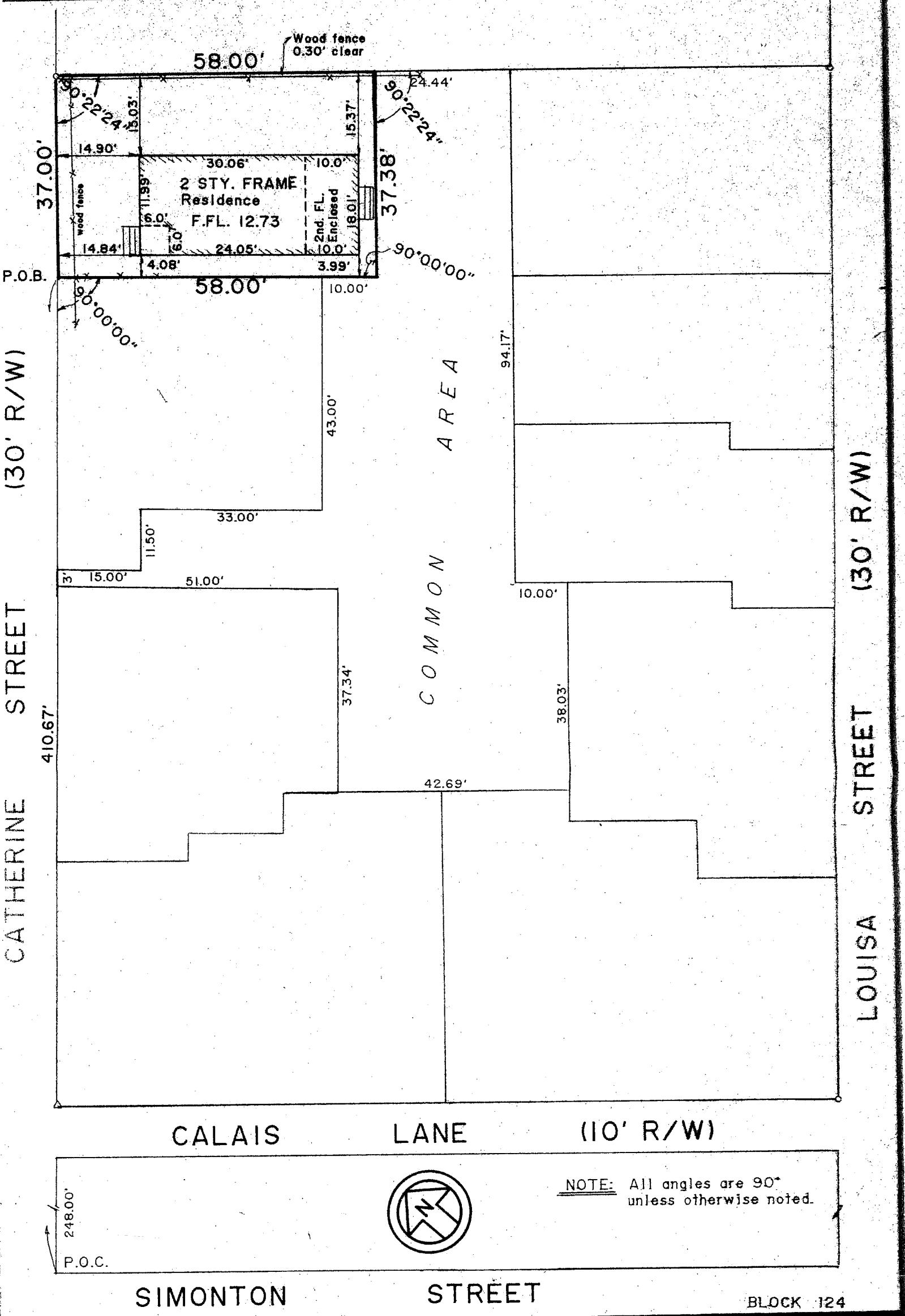
North arrow based on an assumed meridian
elevations based on N.G.V.D. 1929 Datum
B.M. NO: Basic elevation 14.324

- o = Set iron pipe
- Δ = Set P.K. Nail/PCP no 2749

CERTIFICATION:

I HEREBY CERTIFY that the attached Location/Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Society of Professional Land Surveyors, Florida Statute Section 472.027; and the Florida Land Title Association; and that there are no encroachments unless shown hereon.
CERTIFICATION made to CALIFORNIA FEDERAL SAVINGS & LOAN ASSOCIATION AND Mark H. KELLY.

[Signature]
FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida



GATO VILLAGE Catherine Street, Unit #9, Key West, FL				FREDERICK H. HILDEBRANDT, INC. ENGINEERS - SURVEYORS - PLANNERS	
Location Survey			Dwn. No. 89-211-9		
Scale: 1"=20'	Ref	Flood Zone: B	Dwn. By: FHH		414 Simonton St. Key West, Fla. 33040 (305) 294-6139
Date: 10/25/89		Flood Elev:	Rev.		
			12398 SW 82nd. Ave Miami, Fla. 33156 (305) 255-4472		

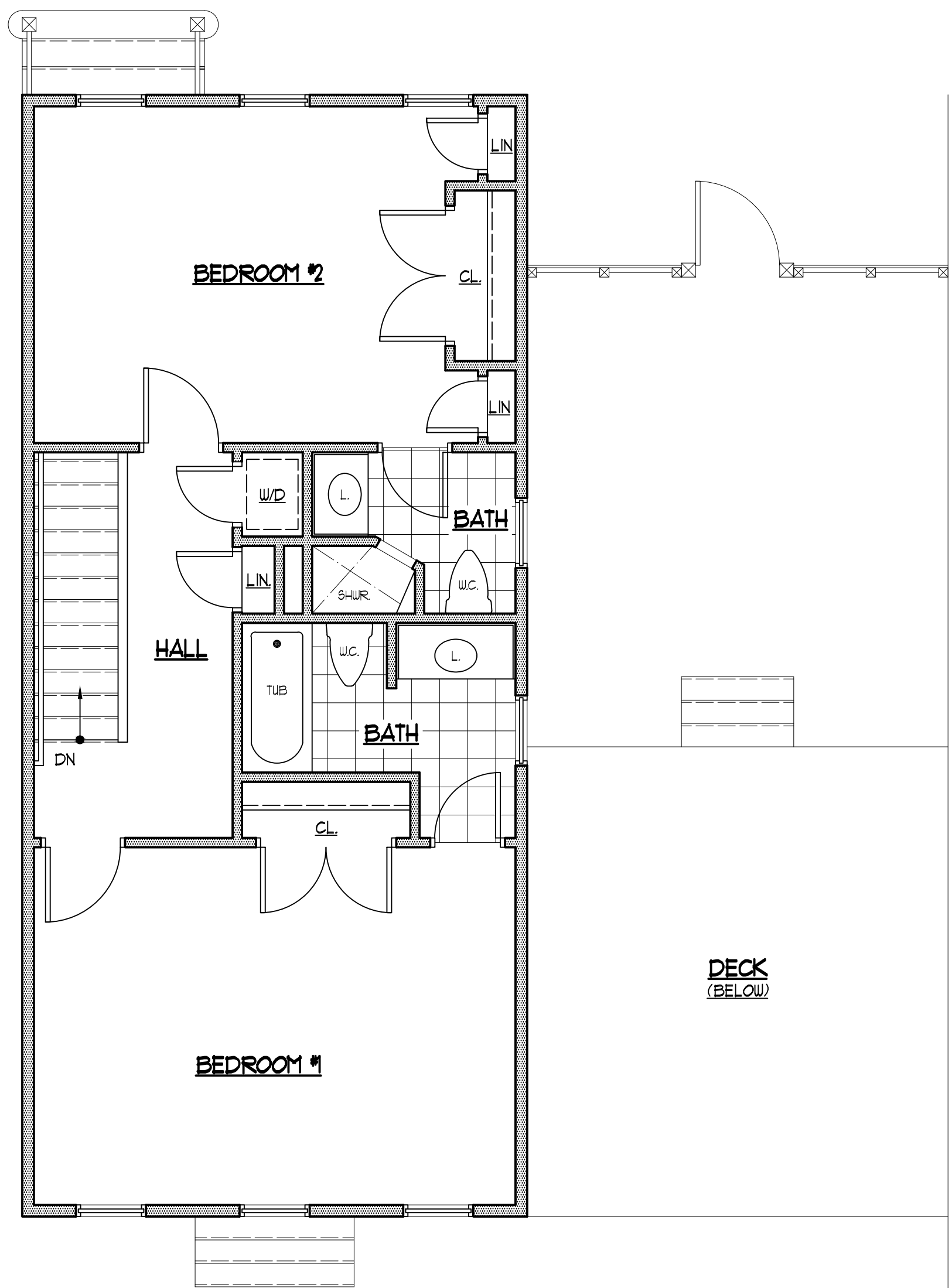
PROPOSED DESIGN



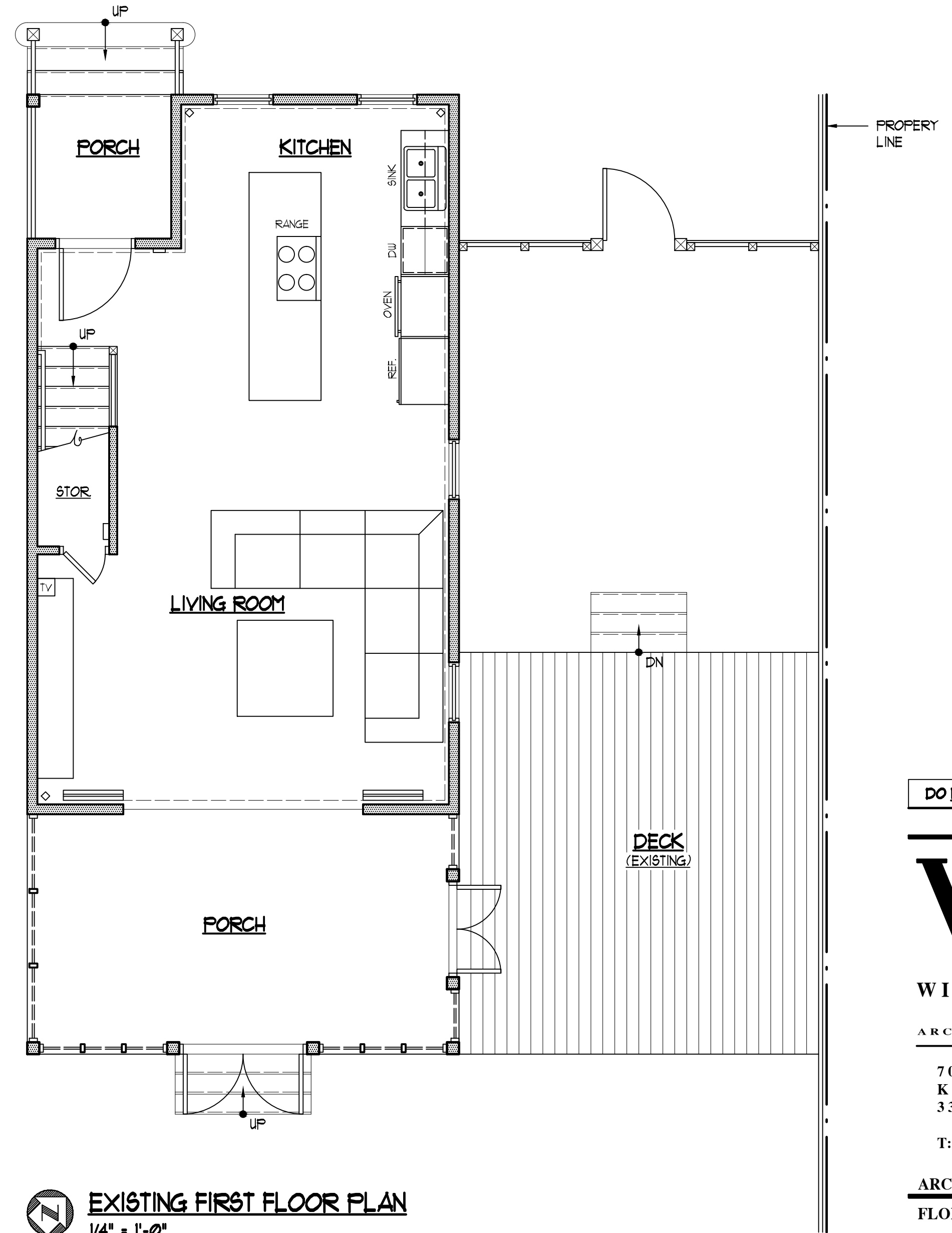
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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



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



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



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

DO NOT SCALE FROM DRAWINGS

WVA
WILLIAM VOGAN
associates
ARCHITECTS • PLANNERS

706 Catherine St.
Key West, FL.
33040

T: (305) 296-4435

ARCHITECTURAL SEAL:
FLORIDA LICENSE: AR93121

PROJECT:
WILLIAM VOGAN
RESIDENCE
RENOVATIONS

706 CATHERINE ST.
KEY WEST, FL. 33040

ISSUE:

DRAWN BY: MK
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 0400

TITLE:
EXISTING
FLOOR PLANS
& EXTERIOR
ELEVATIONS

NUMBER:

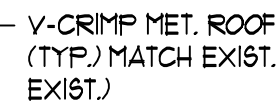
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05-09-16 w



COMMON AREA

SITE DATA TABLE:



— WOOD DOORS
(MATCH EXIST)

EXIST.)

CEMENT BOARD
SIDING (MATCH
EXIST.)

— EXIST. FENCE
(NO CHANGE)

WD. RAILING
SYSTEM
(MATCH EXIST.)

1st FL. 4
DECK 5

EXISTING ↓ PROPOSED



BRNG.

OPERABLE SHUTTER
(TYPE) MATCHES/SET

(TYP.) MATCH EXIST.

2nd FL.

EXIST. FENCE

6'-0" H. WD. —
GATE & FENCE
(TO MATCH
EXIST.)

PROPOSED ! EXISTING



6'-0" H. WD GATE &
FENCE (TO MATCH
EXIST.)

EXISTING	PROPOSED
(120 SQ. FT.)	(248 SQ. FT.)



BRN

[illegible]

8

2nd

[illegible]

0.

$$1/4'' = 1'-0''$$

DO NOT SCALE FROM DRAWINGS

WVA
WILLIAM VOGAN
associates
ARCHITECTS • PLANNERS

706 Catherine St.
Key West, FL.
33040

T: (305) 296-4435

ARCHITECTURAL SEAL:
FLORIDA LICENSE: AR93121

PROJECT:

**WILLIAM VOGAN
RESIDENCE
RENOVATIONS**

06 CATHERINE ST.
KEY WEST, FL. 33040

ISSUE:

DRAWN BY: MK
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 0400

TITLE:

**FLOOR PLANS
& EXTERIOR
ELEVATIONS**

NUMBER:

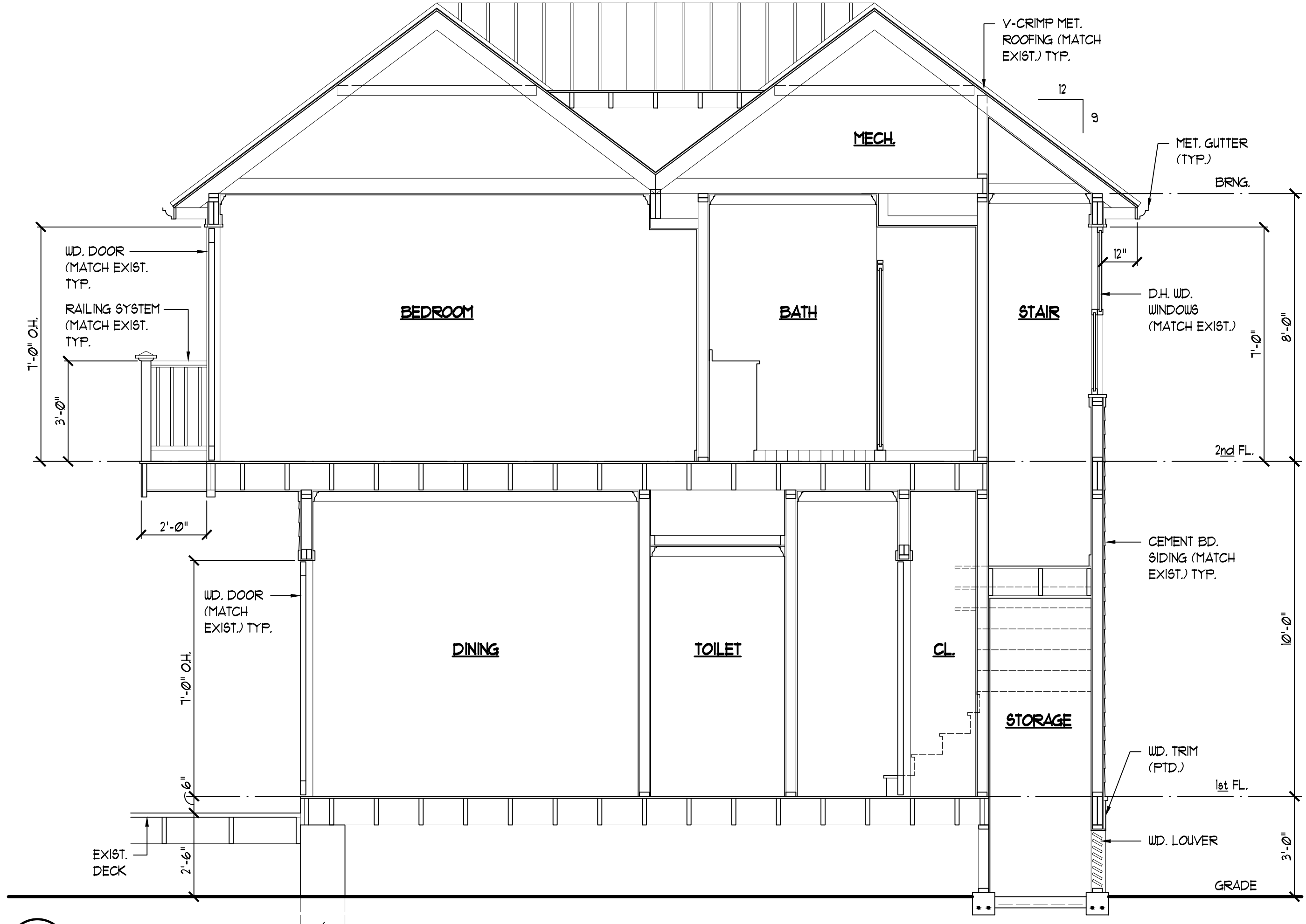
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CATHERINE STREET EXISTING NORTH ELEVATION
3/16" = 1'-0"



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



BUILDING SECTION
3/8" = 1'-0"

DO NOT SCALE FROM DRAWINGS

WA
WILLIAM VOGAN
associates
ARCHITECTS • PLANNERS

706 Catherine St.
Key West, FL.
33040

T: (305) 296-4435

ARCHITECTURAL SEAL:
FLORIDA LICENSE: AR93121

PROJECT:
WILLIAM VOGAN
RESIDENCE
RENOVATIONS

706 CATHERINE ST.
KEY WEST, FL. 33040

ISSUE:

DRAWN BY: MK
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 0400

TITLE:
EXTERIOR
ELEVATIONS &
BUILDING
SECTION

NUMBER:

A1.2

05-09-16 w

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2016-5**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO A MAXIMUM BUILDING COVERAGE AND MINIMUM SIDE YARD SETBACK ON PROPERTY LOCATED AT 706 CATHERINE STREET (RE # 00030900-000109; AK # 8761708) IN THE HISTORIC PLANNED REDEVELOPMENT AND (HPRD) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600(4) A AND 122-600(6) B, OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a two story residential addition to an existing single family structure on the property located at 706 Catherine Street (RE # 00030900-000109; AK # 8761708); and

WHEREAS, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the maximum building coverage is 40% and the minimum side yard setback is 5 feet; and

WHEREAS, the proposed maximum building coverage is 46.4% and proposed side yard setback is 6 inches from the side property line to the building; and

WHEREAS, the applicant requests a variance to the maximum building coverage and side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 21, 2016; and

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



Chairman


Planning Director

structures or buildings in the same district; and

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

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



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

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

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

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

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


Chairman

Planning Director

WHEREAS, the Planning Board finds that the granting of the variance does not permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district; and

WHEREAS, the Planning Board finds that the granting of the variance does not increase or have the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or the LDRs.



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

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

Section 2. An approval by Resolution of the Key West Planning Board for a variances to allow the construction of a two story addition to an existing two story single family residence at the side of the property per the attached signed and sealed drawings on July 05, 2015 by William Vogan, Professional Architect, on property located at 706 Catherine Street (RE # 00030900-000109; AK # 8761708) in the HMDR Zoning District pursuant to Section 90-395, Sections 122-600(4)a, and 122-600(6)b, of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed on July 05, 2015 by William Vogan, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the construction of a two story addition to an existing two story single family residence at the side of the property.


Chairman

Planning Director



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

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

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

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


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

 Chairman
 Planning Director

day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.


Read and passed on first reading at a regularly scheduled meeting held this 21st day of January 2016.

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




Sam Holland, JR, Planning Board Chairman
1/26/16

Date

Attest:


Thaddeus Cohen, Planning Director
1/26/16

Date

Filed with the Clerk:


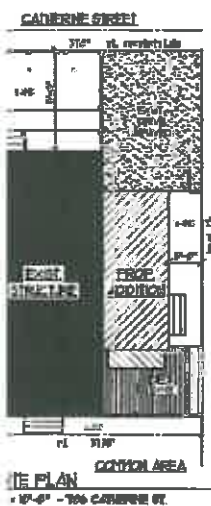
Cheryl Smith, City Clerk
1-26-16

Date



Chairman

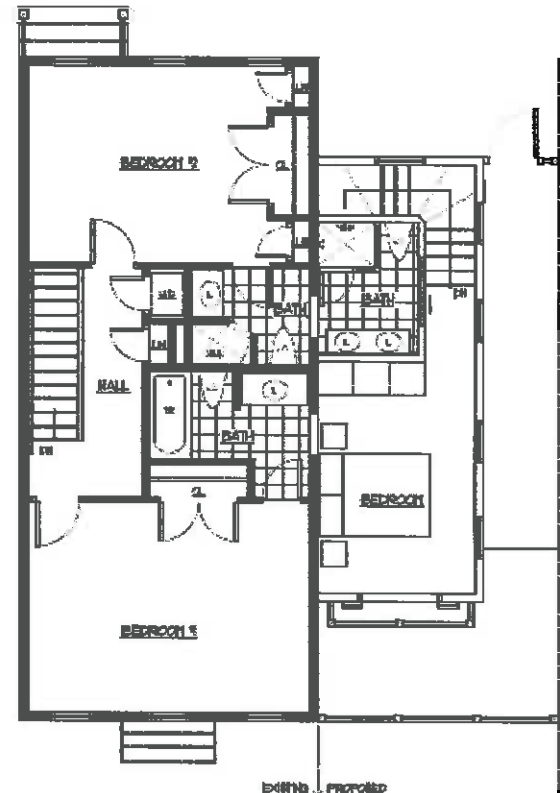
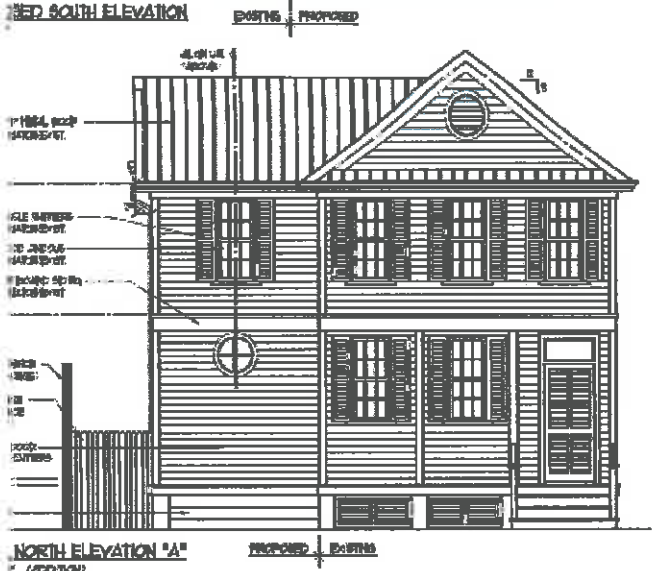

Planning Director



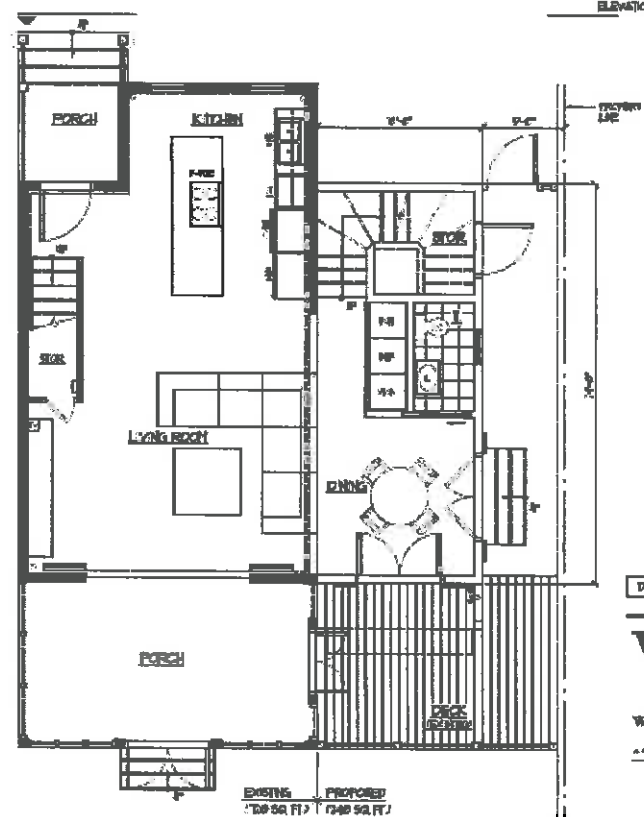
Use of Catherine St. as a throughway

APPLICANT HAS BEEN ADVISED THAT THE CITY OF TAMPA HAS A POLICY OF NOT GRANTING A THROUGHWAY PERMIT FOR A STREET THAT IS NOT A THROUGHWAY. THE CITY OF TAMPA HAS A POLICY OF NOT GRANTING A THROUGHWAY PERMIT FOR A STREET THAT IS NOT A THROUGHWAY. THE CITY OF TAMPA HAS A POLICY OF NOT GRANTING A THROUGHWAY PERMIT FOR A STREET THAT IS NOT A THROUGHWAY.

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	CEILING	1	SQ. FT.	1.00
2	FLOORING	1	SQ. FT.	1.00
3	WALLS	1	SQ. FT.	1.00
4	DOORS	1	EA.	1.00
5	WINDOWS	1	EA.	1.00
6	STAIRS	1	EA.	1.00
7	BATH	1	EA.	1.00
8	KITCHEN	1	EA.	1.00
9	LIVING ROOM	1	EA.	1.00
10	DINING ROOM	1	EA.	1.00
11	PORCH	1	EA.	1.00
12	DECK	1	EA.	1.00
13	LANDSCAPING	1	EA.	1.00
14	PAINT	1	EA.	1.00
15	PLUMBING	1	EA.	1.00
16	ELECTRICAL	1	EA.	1.00
17	MECHANICAL	1	EA.	1.00
18	CONCRETE	1	EA.	1.00
19	FOUNDATION	1	EA.	1.00
20	ROOFING	1	EA.	1.00
21	INSULATION	1	EA.	1.00
22	VENTILATION	1	EA.	1.00
23	HEATING	1	EA.	1.00
24	Cooling	1	EA.	1.00
25	Lighting	1	EA.	1.00
26	Security	1	EA.	1.00
27	Fire	1	EA.	1.00
28	Sound	1	EA.	1.00
29	TV	1	EA.	1.00
30	Computer	1	EA.	1.00
31	Cellular	1	EA.	1.00
32	Internet	1	EA.	1.00
33	Landscaping	1	EA.	1.00
34	Pool	1	EA.	1.00
35	Spa	1	EA.	1.00
36	Hot Tub	1	EA.	1.00
37	Sauna	1	EA.	1.00
38	Steam Bath	1	EA.	1.00
39	Massage	1	EA.	1.00
40	Yoga	1	EA.	1.00
41	Gym	1	EA.	1.00
42	Office	1	EA.	1.00
43	Store	1	EA.	1.00
44	Warehouse	1	EA.	1.00
45	Garage	1	EA.	1.00
46	Driveway	1	EA.	1.00
47	Parking	1	EA.	1.00
48	Truck	1	EA.	1.00
49	Trailer	1	EA.	1.00
50	Boat	1	EA.	1.00
51	RV	1	EA.	1.00
52	Motorhome	1	EA.	1.00
53	Camper	1	EA.	1.00
54	Travel Trailer	1	EA.	1.00
55	RV	1	EA.	1.00
56	Motorhome	1	EA.	1.00
57	Camper	1	EA.	1.00
58	Travel Trailer	1	EA.	1.00
59	RV	1	EA.	1.00
60	Motorhome	1	EA.	1.00
61	Camper	1	EA.	1.00
62	Travel Trailer	1	EA.	1.00
63	RV	1	EA.	1.00
64	Motorhome	1	EA.	1.00
65	Camper	1	EA.	1.00
66	Travel Trailer	1	EA.	1.00
67	RV	1	EA.	1.00
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69	Camper	1	EA.	1.00
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76	Motorhome	1	EA.	1.00
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80	Motorhome	1	EA.	1.00
81	Camper	1	EA.	1.00
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83	RV	1	EA.	1.00
84	Motorhome	1	EA.	1.00
85	Camper	1	EA.	1.00
86	Travel Trailer	1	EA.	1.00
87	RV	1	EA.	1.00
88	Motorhome	1	EA.	1.00
89	Camper	1	EA.	1.00
90	Travel Trailer	1	EA.	1.00
91	RV	1	EA.	1.00
92	Motorhome	1	EA.	1.00
93	Camper	1	EA.	1.00
94	Travel Trailer	1	EA.	1.00
95	RV	1	EA.	1.00
96	Motorhome	1	EA.	1.00
97	Camper	1	EA.	1.00
98	Travel Trailer	1	EA.	1.00
99	RV	1	EA.	1.00
100	Motorhome	1	EA.	1.00



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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



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

DO NOT SCALE

W

WILLIAM
ARCHITECTS

700 Colburn
Key West, FL
33904

T (305) 296-4
F (305) 296-4

ARCHITECTURAL
FLORIDA LICENSE

PROJECT:
WILLIAM'S
RESIDENCE
RENOVATION

ISSUE:

DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJECT NO:

TITLE:
FLOOR & EXTER
ELEVATIONS

NUMBER:
A1

Handwritten signature and date: 12/21/14

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 24, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO-STORY FRAME ADDITION TO A NON-HISTORIC HOUSE.
PARTIAL DEMOLITION OF NON-HISTORIC SIDE WALL AND
ROOF.**

FOR- #706 CATHERINE STREET

Applicant – William Vogan, Architect

Application #H16-03-0034

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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

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

Home	Departments	Exemptions	Save Our Homes	Portability	Homestead Fraud	Contact Us
Property Search	Tax Estimator	GIS/Maps	Millages/Taxroll Info	Appeals/VAB	Forms	Office Requisitions

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 8761708 Parcel ID: 00030900-000109** [Next Record](#)

Ownership Details

Mailing Address:
VOGAN WILLIAM G AND ESTALEDA
PO BOX 610823
PORT HURON, MI 48061

Property Details

PC Code: 07 - COMPOUNDS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 706 CATHERINE ST UNIT: 9 KEY WEST
Subdivision: Jerguson Sub
Legal Description: KW PT LOT 17 JERGUSON'S SUB PB1-78 PT TR 12 A/K/A UNIT 9 GATO VILLAGE & 1/9 INT IN COMMON AREA G6-573 G11-155 OR694-263/64L/E OR1112-2306/07 OR1202-1625/32OR1379-1631/33-C OR1379-663/664 OR1411-1880/1(LG)

Click Map Image to open interactive viewer

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- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	32	58	2,157.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1224
Year Built: 1989

Building 1 Details

Building Type R1

Effective Age 12

Year Built 1989

Functional Obs 0

Condition A

Perimeter 212

Special Arch 0

Economic Obs 0

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

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath

3 Fix Bath

4 Fix Bath

5 Fix Bath

6 Fix Bath

7 Fix Bath

Extra Fix

0

1

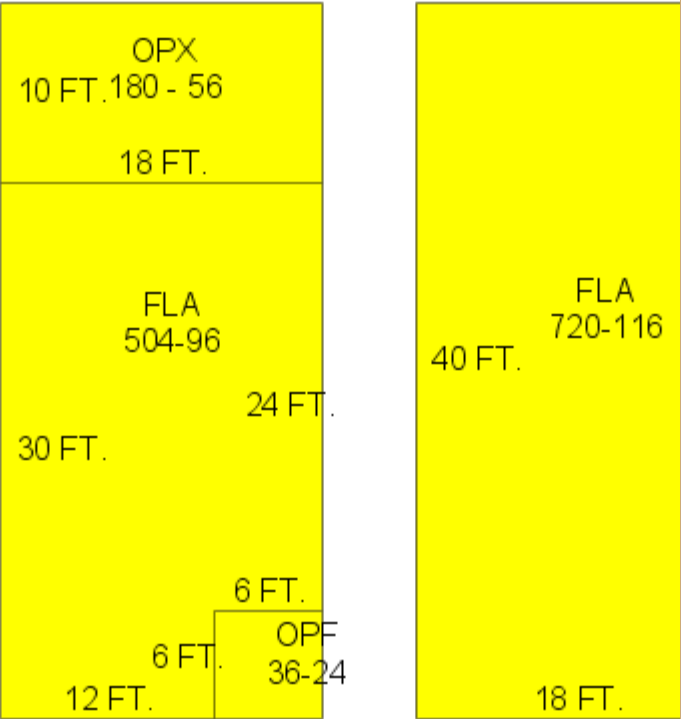
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Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	OPX		1	1990			
1	OPF		1	1990			0.00

2	FLA	10:HARDIE BD	1	1990	N	Y	0.00
4	FLA	10:HARDIE BD	1	1990	N	Y	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	56 SF	14	4	1988	1989	5	30
2	FN2:FENCES	84 SF	14	6	1988	1989	5	30
3	FN2:FENCES	140 SF	35	4	1988	1989	5	30
4	PT3:PATIO	72 SF	18	4	1988	1989	1	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-0665	04/06/2004	07/23/2004	73,100		ENCL PORCH,NEW KITCH,A/C

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
2015	179,809	1,460	440,282	621,551	578,322	0	621,551
2014	205,886	1,336	339,495	546,717	525,748	0	546,717
2013	208,332	1,345	272,278	481,955	477,953	0	481,955
2012	210,572	1,353	222,578	434,503	434,503	0	434,503
2011	210,572	1,362	267,522	479,456	479,456	0	479,456
2010	213,477	1,371	226,145	440,993	440,993	0	440,993
2009	237,059	1,379	312,449	550,887	550,887	0	550,887
2008	217,753	1,388	286,218	505,359	505,359	0	505,359
2007	219,998	1,396	383,085	604,479	604,479	0	604,479
2006	290,539	1,489	267,440	559,468	559,468	0	559,468
2005	221,640	1,610	226,670	449,920	449,920	0	449,920
2004	179,339	1,702	167,644	348,685	348,685	0	348,685
2003	244,662	1,795	76,328	322,785	322,785	0	322,785
2002	235,365	1,916	76,328	313,609	313,609	0	313,609
2001	199,353	2,008	76,328	277,689	277,689	0	277,689
2000	199,353	874	68,174	268,401	268,401	0	268,401
1999	165,528	983	68,174	234,685	234,685	0	234,685
1998	174,382	1,085	68,174	243,641	243,641	0	243,641

1997	164,418	1,063	62,738	228,218	228,218	0	228,218
1996	130,473	831	62,738	194,043	194,043	0	194,043
1995	130,473	860	62,738	194,071	194,071	0	194,071
1994	116,684	795	62,738	180,217	180,217	25,000	155,217
1993	116,684	831	62,738	180,252	180,252	25,000	155,252
1992	116,684	857	62,738	180,279	180,279	25,000	155,279
1991	117,158	883	62,738	180,779	180,779	25,000	155,779
1990	118,283	1,002	54,360	173,645	173,645	25,000	148,645

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
7/1/1996	1411 / 1880	260,000	WD	Q
11/1/1995	1379 / 0663	250,000	WD	Q
11/1/1989	1112 / 2306	225,000	WD	Q

This page has been visited 140,945 times.

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