

# Historic Architectural Review Commission

## Staff Report Item 10

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<b>Meeting Date:</b>	August 27, 2013
<b>Applicant:</b>	William Shepler, Architect
<b>Application Number:</b>	H13-01-1182
<b>Address:</b>	#416 Louisa Street
<b>Description of Work:</b>	New two story single family house on vacant lot. New picket fence on perimeter.
<b>Building Facts:</b>	The proposed new two story house will be built on a vacant lot. A one story building was built at some point between 1948 and 1965. The structure was demolished in 2001 and the lot has been vacant since. In 2001 a development for 7 houses was approved by HARC and the Planning Board. The project called Southernmost Hideaways proposed a two story single family frame house on the vacant lot. The house was never built. The city recognizes two units in the property.
<b>Guidelines Cited in Review:</b>	Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a.

### Staff Analysis

The Certificate of Appropriateness proposes the construction of a single family two story frame structure on a vacant lot. Since the house towards the west side is a one story structure the design incorporates a one story bump out that serves as a transition to the main volume of the structure. The plan includes a front one story porch and the second floor front façade includes small fixed shades over three windows. The front façade will have fiber cement siding metal shingles used as siding. The floor plan is rectangular in shape.

The roofs of the new house will be covered with metal v-crimp panels and rafter tails will be exposed. The windows are proposed to be aluminum clad wood impact rated 2 over 1 and Nana door system is proposed on the back facade. A

small second floor porch is proposed on the back of the house and the railings will be horizontal cables. The site proposes one off street parking space. A 4feet height picket fence is proposed on the front and front sides of the lot.

### **Consistency with the Guidelines**

1. The proposed design is contemporary and is based on traditional forms and textures. The use of forms and textures found within the historic district makes this design a sympathetic solution as an infill building.
2. The proportions, mass and scale of the proposed new house are in keeping with two story structures found in the historic district. The design proposes a transition of heights towards the neighboring one story house. The house towards the east side is a two story historic structure.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
4. The use of individual awnings over the front facade windows protect them from the elements and also create an additional layer of textures towards the elevation.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The mass and scale of the proposed structure will be compatible and harmonious to the mixed elevations found in the urban context. The proposed design is fresh and innovative and will blend with the historic urban fabric that is found in the area.

# Application

AK 8987595



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H13-01-1182

OWNER'S NAME: PAUL MISCH DATE: 8/5/13

OWNER'S ADDRESS: 101 GULFVIEW DR., B205 ISLAMORADA, FL 33036 PHONE #: 219-793-2232

APPLICANT'S NAME: WILLIAM SHEPLER, ARCHITECT PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 206 TRUMAN AVE, KEY WEST

ADDRESS OF CONSTRUCTION: 416 LOUISA ST., KEY WEST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW 2 STORY WOOD FRAME HOUSE W/GABLE END ROOFS ON VACANT LOT. FIBER CEMENT LAP SIDING W/ GALVALUME SHINGLE ACCENTS. COVERED FRONT PORCH, OPEN REAR DECK. OPEN WD. PICKET FENCE AT PERIMETER. ONE PARKING SPACE (OFF STREET)

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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.

Required Submittals

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

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

8/5/13

Applicant's Signature: William Shepler

PTD

STAMP: HISTORIC ARCHITECTURAL REVIEW COMMISSION

STAMP: STAFF APPROVAL

STAMP: DATE: 10/22

STAMP: FEE DUE: \$ 151.99

STAMP: STAFF APPROVAL: 151.99

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*vacant lot. 2 units are recognized for the lot.  
New house / guidelines for new construction*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

Mary Noonan <mkn52cb@live.com>  
To: Kevyn Noonan <k4noonan@gmail.com>

Tue, Aug 6, 2013 at 12:22 PM

Mary Noonan

From: mkn52cb@live.com  
To: c21rjsanchez@aol.com; will@wshepler.com; misch1225@gmail.com  
Subject: RE: Louisa Street Authorization  
Date: Tue, 6 Aug 2013 12:21:23 -0400

To Whom It May Concern/HARC/Key West Planning-Building Departments

This email constitutes my authorization for William Shepler, architect and Paul Misch/PP KW LLC to submit any and all applications for approval of plans/permits for 416 Louisa Street, Key West, FL 33040.

Mary Noonan  
mkn52cb@live.com  
350-419-4991

*Mary F. Noonan* 8/7/13

*fax: 305-292-1495*

Subject: Fwd: Louisa Street  
From: c21rjsanchez@aol.com

**Lawful Unit Determination  
Documents**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

VIA U.S. MAIL and EMAIL

May 27, 2010

Mary K. Noonan  
114 Parkshore Drive  
Panama City Beach, Fl  
32413

**RE: Building Permit Allocation System (BPAS) Determination of Lawful Units  
416 Louisa Street  
RE# 00029010-000107**

Dear Ms. Noonan,

The purpose of this letter is to respond to your request for a determination as to the number of lawfully established units on the vacant lot at 416 Louisa Street. The Planning Department has reviewed available information and has determined that two equivalent single family residential units are associated with this address at Real Estate Number 00029010-000107.

The property today is a vacant lot of 3,226 square feet. 416 Louisa is one of seven reconfigured parcels associated with a minor development plan in 2000 and a subdivision approval in 2001. The minor development plan and subdivision approval reconfigured the previously existing lot lines of seven parcels and eight existing single family non-transient units. To date, six of the seven lots, and six of the eight units, have been developed in accordance with the approved site plans dated August 14, 2000. See the attached Existing Site Plan-Survey and Proposed Site Plan. 416 Louisa, also known as lot 7, was the only lot with two approved units to be developed.

According to the Existing Site Plan-Survey date stamped as submitted August 14, 2000, as part of the minor development plan request that was approved by the City Commission through Resolution 00-306, for a Minor Development Plan on October 2, 2000, the following residential units were associated with the following lots and structures:

- Lot 1: A single storey structure, two (2) units and an accessory structure, (1) unit;
- Lot 2: A single storey structure, one (1) unit;
- Lot 3: A two storey structure, two (2) units;
- Lot 4: Vacant Lot, (0) zero units;
- Lot 5: A Single family structure, (1) one unit;
- Lot 6: A Single family structure, (1) one unit;
- Lot 7: Garage, (0) zero units.



**Mary K. Noonan**  
**Lawful Unit Determination Request**  
**Page 2 of 2**

The Planning Department was able to review existing files that include Planning Board, Board of Adjustment, and City Commission approvals from 2000 and 2001 that establish the reuse of units on the site. Planning staff also conducted a site visit May 21, 2010 verifying the existence of the vacant lot and the developed six lots.

In summary, this letter does not grant a building permit allocation, but rather recognizes two units that are allowed on the subject property. Units acknowledged by this finding are presumed to be legally established if the following requirements are met: the applicant satisfies the Building Department that the unit meets the Florida Building Code, through as built certification or other means acceptable to the Building Official; and, appropriate licenses are obtained and maintained.

This document will be rendered to the Department of Community Affairs (DCA) for their review. A determination by the DCA will be forthcoming within 45 days after the rendering is received. It is possible that the DCA may object to this finding.

Please do not hesitate to contact me with any questions or comments that you may have.

Sincerely,



Nicole Malo  
Planner  
305-809-3778

**Attachments:**

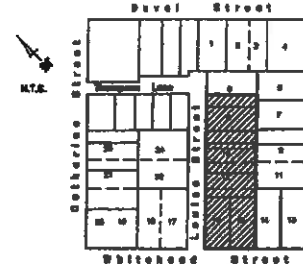
Thomas Pope, Existing and Proposed Site Plans - August 14, 2000  
BOA Resolution 00-281, Variances - August 7, 2000  
Planning Board Resolution 2000-009, Minor Development Plan - August 14, 2000  
City Commission Resolution 00-306, Minor Development Plan - October 2, 2000  
City of Key West Memo from Revenue (Barrera) to Licensing (Walker) - 2001  
City Commission Resolution 01-87, Subdivision - March 29, 2001  
Property Appraisers Record Card - May 19, 2010  
Site Visit Photos - May 21, 2010

C: Amy Kimball-Murley, AICP, Planning Director  
Carolyn Walker, Licensing Official  
Rebecca Jetton, Areas of Critical State Concern Administrator, DCA  
GEO Files

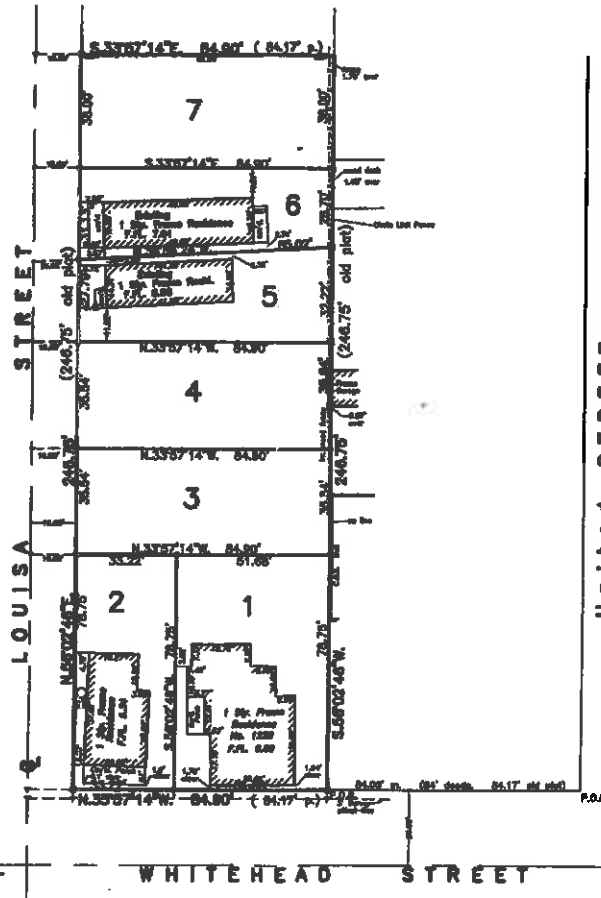
# SOUTHERNMOST HIDEAWAYS

A SUBDIVISION OF LOTS 8, 10, 12, 15 & 16  
D.T. SWEENEY'S DIAGRAM, Deed Book "L", Page 564  
KEY WEST MONROE COUNTY FLORIDA

Frederick H. Hildebrandt  
Engineer Surveyor  
3150 Northside Drive  
Key West, Florida  
March 2001



LOCATION MAP  
Block 9, Lot 11, City of Key West  
D.T. Sweeney's Diagram (L-564)



**RECITALS**  
KNOW ALL MEN BY THESE PRESENTS That Southernmost Hideaways, Inc., a Florida Corporation, owner of the land shown herein as Subdivided Hideaways, a subdivision being a portion of Section 15, Township 48 South, Range 24 East, in the City of Key West, Monroe County, Florida, also being a part of Square 9, in Tract 11, according to William A. Whitehead's map of the City of Key West, submitted in February, A.D. 1922 and also known as Lots 8, 10, 12, 15 & 16 of D.T. Sweeney's Diagram of said Square 9, as recorded in Deed Book 71, at page 564, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commencing at the intersection of the Northwesterly Right-of-Way Line of United Street and the Northwesterly Right-of-Way Line of Whitehead Street; thence N 33°57'14" W along the said Northwesterly Right-of-Way Line of Whitehead Street for 84.00 feet to the Southwesterly Right-of-Way Line of Whitehead Street; thence S 33°57'14" E along the said Northwesterly Right-of-Way Line of Whitehead Street for 246.75 feet to the Southwesterly Right-of-Way Line of United Street; thence S 33°57'14" E for 84.00 feet to the Point of Beginning.

Containing 253,948.28 Square Feet, more or less.

**ACKNOWLEDGMENT**  
Before me personally appeared  
Carleton Sharkey, Vice President,  
of Southernmost Hideaways, Inc., to-  
be well known and known to me to-  
be the individual described in and  
who executed the foregoing  
instrument and acknowledged  
to me and before me that she executed such instrument  
her free will and consent.

Witness my hand and Official Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2001.

Henary Public, State of Florida, at Large,  
My Commission expires \_\_\_\_\_

**IN WITNESS WHEREOF** Carleton Sharkey, Vice President, has affixed her  
hand at Key West, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2001.

**SURVEYOR'S NOTES:**  
1. 9 Duplicates Permanent Reference Monument  
2. 2 Duplicates Permanent Control Point  
3. 4 Duplicates 1/2" I.P.S. 11x14, No. 2749 set  
4. North arrow and bearings based and derived  
from Florida State Zone, State Plane Coordinate System  
1982.  
5. Bench Mark = Bench, Elev. 14.324

**Abbreviations:**  
SH = Shaly  
S/W = Right-of-Way  
M = Point  
P = Pit  
Th = Manhole  
M.H.W. = Mean High Water  
O.S. = Official Records  
N.T.S. = Not to Scale  
C = Contourline  
E = Elevation  
B.M. = Bench Mark  
P.O.C. = Point of Commencement  
P.O.B. = Point of Beginning

**REQUIRED SETBACKS:**  
Zoning R-100  
Front 10'  
Side 5'  
Rear 20'  
Side Street 5'  
Side Street 5' or 10% of width to min. 15'

**AREA:**  
Lot 1: 4986.89 S.F.  
Lot 2: 2816.08 S.F.  
Lot 3: 2817.38 S.F.  
Lot 4: 2817.38 S.F.  
Lot 5: 2547.48 S.F.  
Lot 6: 2454.28 S.F.  
Lot 7: 2224.28 S.F.  
Total: 20,348.28 S.F.

**PLAT SUBJECT TO THE FOLLOWING RESOLUTIONS:**  
Resolution No. 00-308 of the City Commission of the City of Key West, dated 5/7/2000, approving a Minor Development with conditions of the Key West Planning Board.  
Key West Planning Board Resolution No. 2000-008, dated 7/27/2000, recommending Minor Plan approval with conditions.  
Resolution No. 00-281 of the Key West Board of Adjustment, dated 8/7/2000, granting a variance for adjusting of lot lines for 7 existing contiguous parcels.

**ENGINEER'S CERTIFICATE:**  
HENRY CERTIFY that the attached plat entitled "SOUTHERNMOST HIDEAWAYS" is true and correct representation of the facts as recently ascertained and plotted under my personal supervision and that the survey data shown in said plat complies with the applicable requirements of Chapter 177, Laws of the State of Florida, A.D. 1971, but in permanent reference instruments were not in accordance with Section 177.001 (7) of said Chapter 177. I further certify that the permanent control points shown in said plat are true and correct and that the same were surveyed in accordance with Section 177.001 (5) of said Chapter 177.

FREDERICK H. HILDEBRANDT, P.E., P.L.S.  
Professional Land Surveyor No. 2749  
Professional Engineer No. 58910

**MONROE COUNTY COMMISSION**  
State of Florida  
County of Monroe  
First State Book of the Florida Maps, hereby certify that it is a  
copy of the mortgage upon the property herein described and does  
not contain any lien in and against the land herein by virtue  
of the same beyond an amount herein and agree that its contents  
shall be recorded in Official Record Book \_\_\_\_\_ of the  
Public Records of Monroe County, Florida, and be substituted in  
said destination.

In witness whereof, First State Book of the Florida Maps, has caused  
these presents to be signed by its Vice President and returned to  
its corporate secretary, and its corporate seal to be affixed hereto  
by and with authority of its board of directors  
this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

First State Book of the Florida Maps  
Attest: \_\_\_\_\_  
Corporate Secretary by: \_\_\_\_\_  
Vice President

**ACKNOWLEDGMENT**  
State of Florida  
County of Monroe  
Before me personally appeared \_\_\_\_\_ and  
to be well known and known to me to be the individuals described in  
and who executed the foregoing instruments as Vice President and  
Corporate Secretary of First State Book of the Florida Maps and  
acknowledged to me and before me that they executed said instrument  
as such officers of said corporation, and that the said officers hereto  
is the corporate seal of said corporation and that it was affixed hereto  
by the said officer or officers, and that said instrument is  
the free will and consent of said corporation  
Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My Commission expires \_\_\_\_\_  
Henary Public

**TITLE COMMITMENT**  
State of Florida  
County of Monroe  
Chicago Title Insurance Company, A title insurance corporation, duly  
licensed in the State of Florida, do hereby certify that we have  
examined the title to the herein described property and we find  
that the title to the property is vested in Carleton Sharkey; that the  
current taxes have been paid; that the property is unencumbered by  
the mortgage shown herein; that all mortgages are shown and are  
true and correct and there are no other encumbrances of record that  
affect the subdivision of this property.

CHICAGO TITLE INSURANCE COMPANY  
Date: \_\_\_\_\_ By: \_\_\_\_\_  
Title Examiner

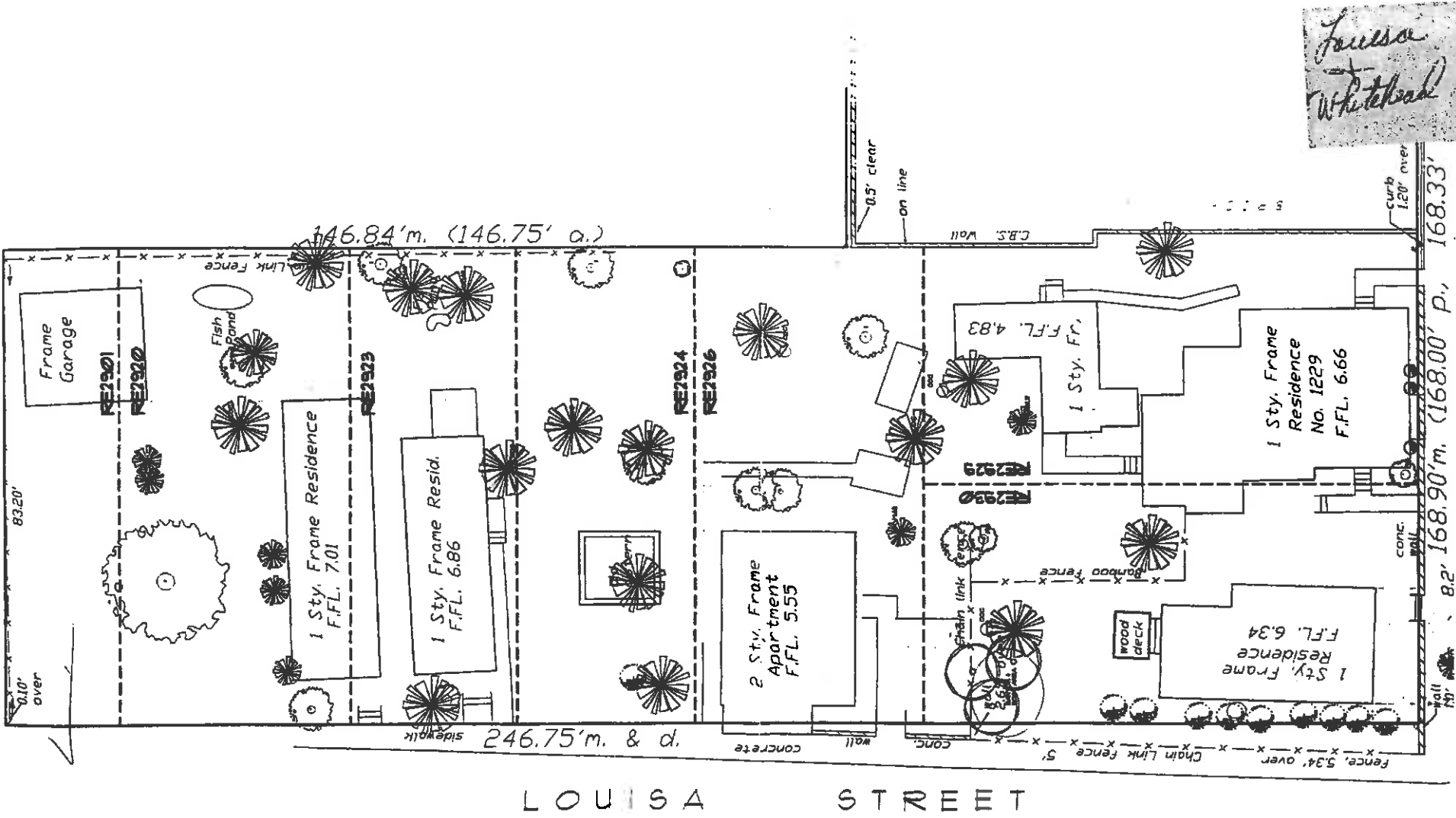
**APPROVAL OF CITY OF KEY WEST ENGINEER**  
This Plat meets the requirements of the City of Key West  
Development Regulations as Codified January 1995.

By: \_\_\_\_\_  
Director of Planning

**APPROVAL OF CITY OF KEY WEST COMMISSION**  
This Plat meets the requirements of the City of Key West  
Development Regulations per Statute 177.071 (1)

By: \_\_\_\_\_  
Mayor

Exist Site Plan



*Faisla Whitehead*

LOUISA STREET

Key West, FL

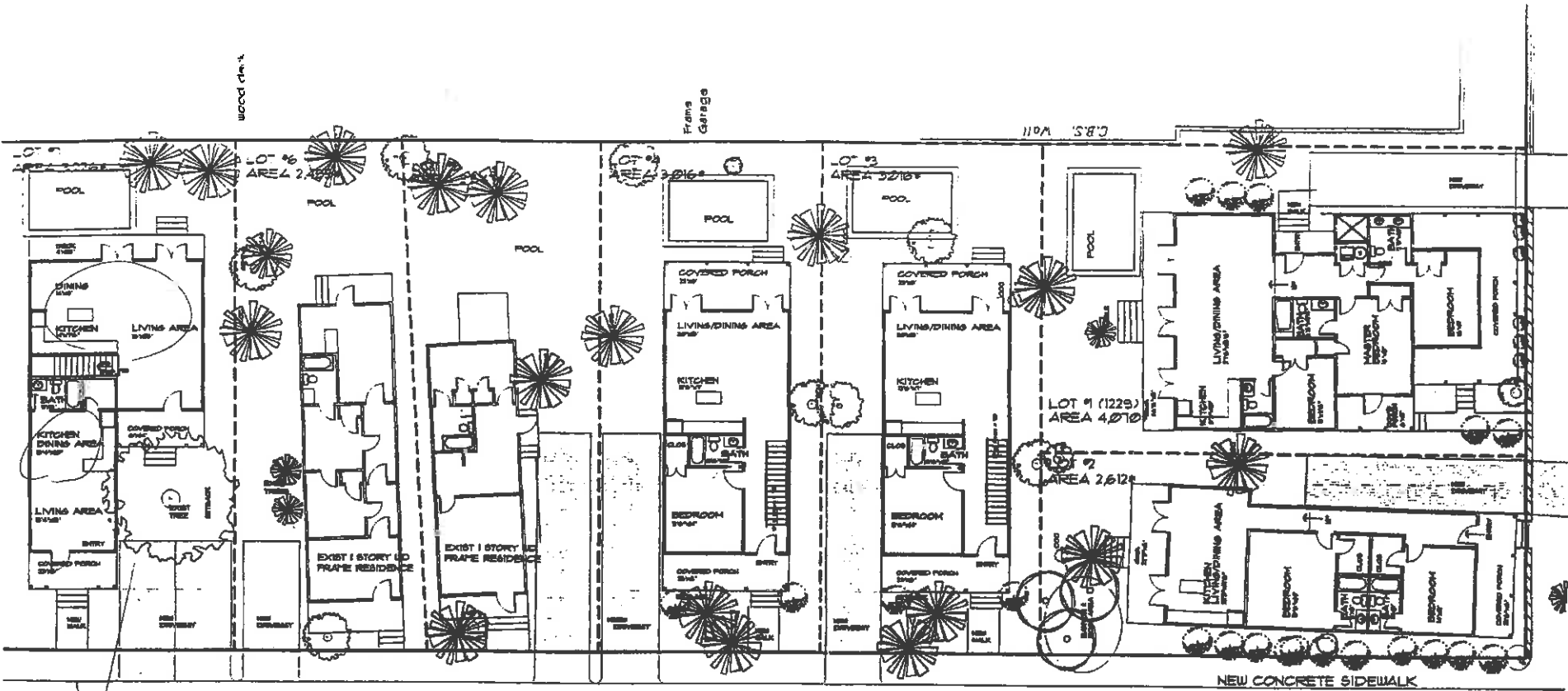
SOUTHERNMOST HIDE  
Louisa Street

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL (306) 296 3611

date:  
revision:  
drawing:

sheet:  
**S2**

RECEIVED  
AUG 14 2000  
CITY OF KEY WEST  
PLANNING DEPT.



(a white) proposed

LOUISA STREET

9

Site Plan

1/8"=1'-0"



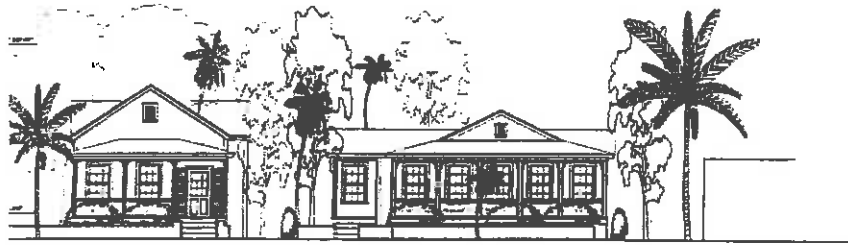
SOUTHERNMOST HIDEAWAYS  
 Louisa Street  
 Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
 610 White Street, Key West FL (305) 896 3011

date: 7/14/00-JA  
 revision: 2/ANGD-VAR

sheet:  
**S1**

RECEIVED  
 AUG 14 2000  
 CITY OF KEY WEST  
 PLANNING DEPT.



Renovated Unit-Lot #2

Renovated Unit-Lot #1

**Proposed Whitehead Street Elevation**

1/8"=1'-0"



Proposed Units-Lot #7

Exist Unit-Lot #8

Exist Unit-Lot #6

Proposed Unit-Lot #4

Proposed Unit-Lot #3

Renovated Unit-Lot #2

**Proposed Louisa Street Elevation**

1/8"=1'-0"

SOUTHERNMOST HIDEAWAYS

Louisa Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL (305) 296 9611

RECEIVED

AUG 14 2000

CITY OF KEY WEST  
PLANNING DEPT.

date:  
20-14120-04  
revision:  
2-14120-04-R

sheet:  
**A2**



STATE OF FLORIDA

**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

June 24, 2010

Mrs. Amy Kimball-Murley, AICP

City of Key West Planning Director  
P.O. Box 1409  
Key West, Florida 33041



**Re: 416 Louisa St**

The Area of Critical State Concern program has received and reviewed the above referenced determination of lawfully established units in accordance with Section 380.07, Florida Statutes. The determination authorizes the reconstruction of a single family house. The Department will not appeal the proposed development or development order as issued.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive Plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order or other growth management laws or statutes.

If additional information is needed, please call Rebecca Jetton @ (850) 922-1766.

Sincerely,

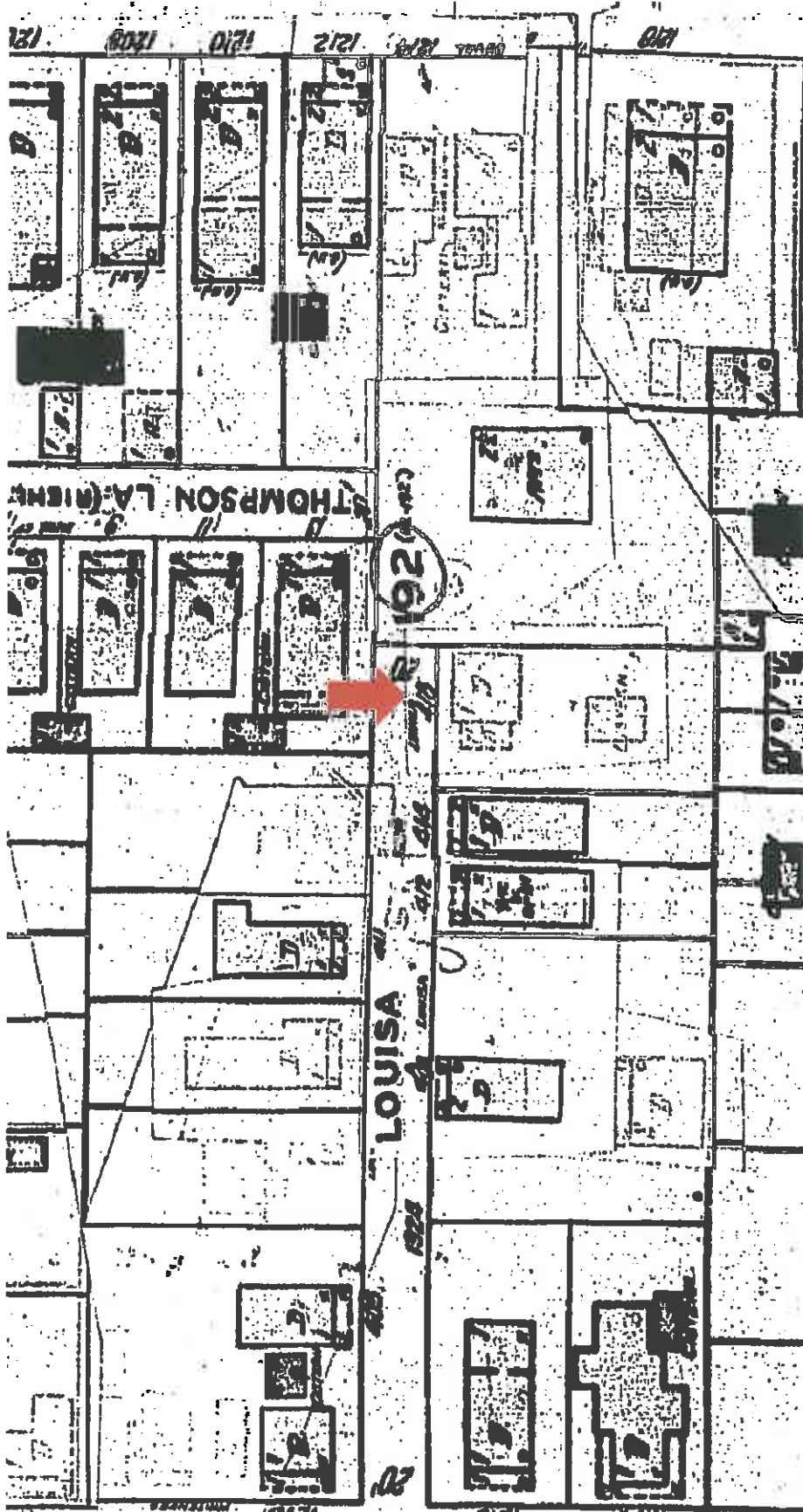
Rebecca Jetton, Administrator  
Florida Keys Area of Critical State Concern

RJ/kj

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) • 850-921-0781 (f) • Website: .

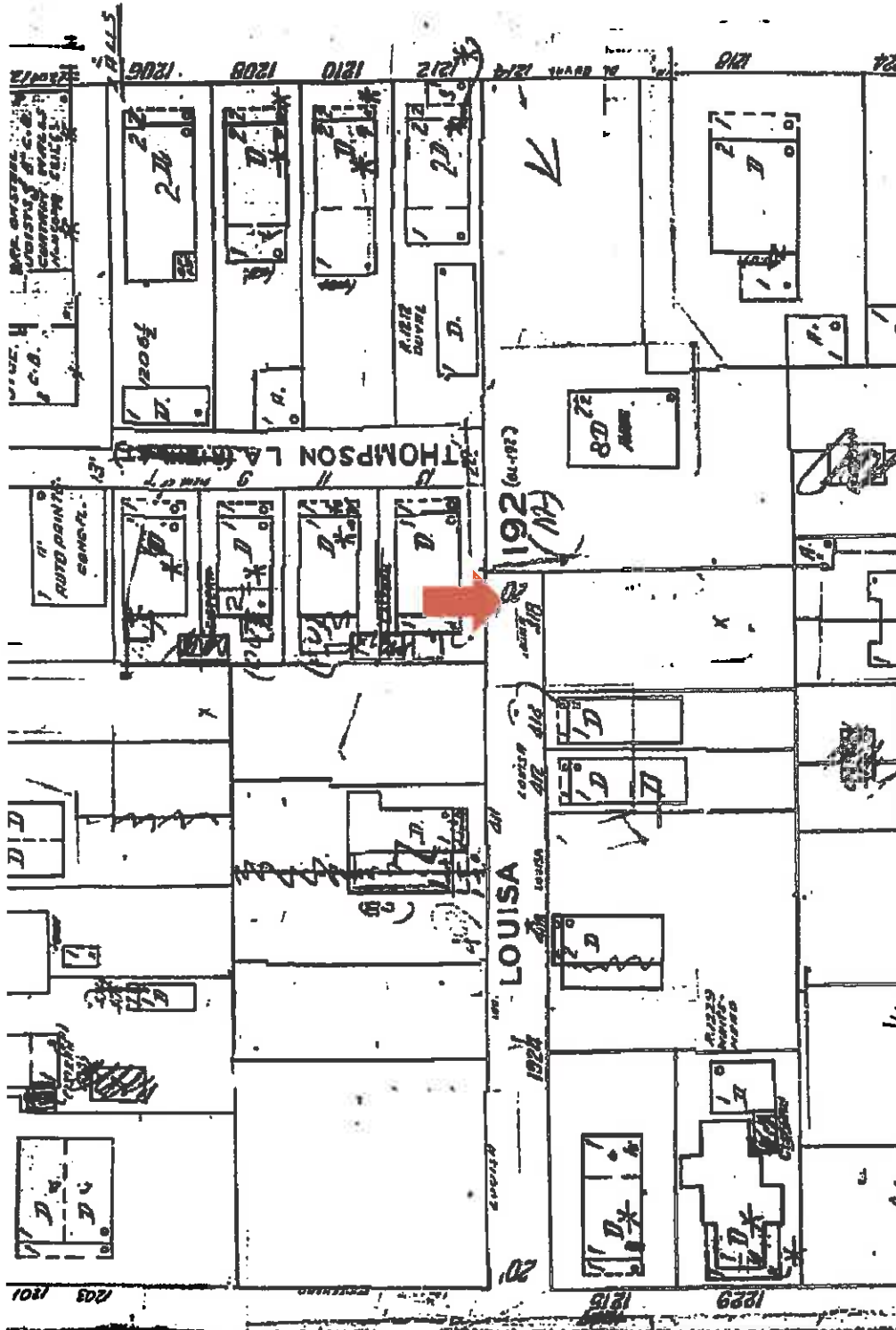
• COMMUNITY PLANNING 850-488-2356 (p) 850-488-3308 (f) • FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) •  
• HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) •

# Sanborn Maps



#416 Julia Street Sanborn map 1948





#416 Julia Street Sanborn map 1962

# Photos



Photo taken by the Property Appraiser's office c1965; 416 Julia St. Monroe County Library

**416 LOUISA STREET**  
**H.A.R.C. APPLICATION PHOTOS 8.5.13**

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**416 Louisa Street - Vacant Lot**



**416 Louisa Street - Adjacent Property**

**416 LOUISA STREET**  
**H.A.R.C. APPLICATION PHOTOS 8.5.13**

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**414 Louisa Street - Adjacent Property**



**410 Louisa Street**

**416 LOUISA STREET**  
**H.A.R.C. APPLICATION PHOTOS 8.5.13**

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408 Louisa Street



House Directly Across From 416 Louisa Street



Adjacent Multi-Family Property to South (United Street)



411 Louisa Street

**416 LOUISA STREET**  
**H.A.R.C. APPLICATION PHOTOS 8.5.13**

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**View North - Thompson Street**



**View East - Louisa Street**

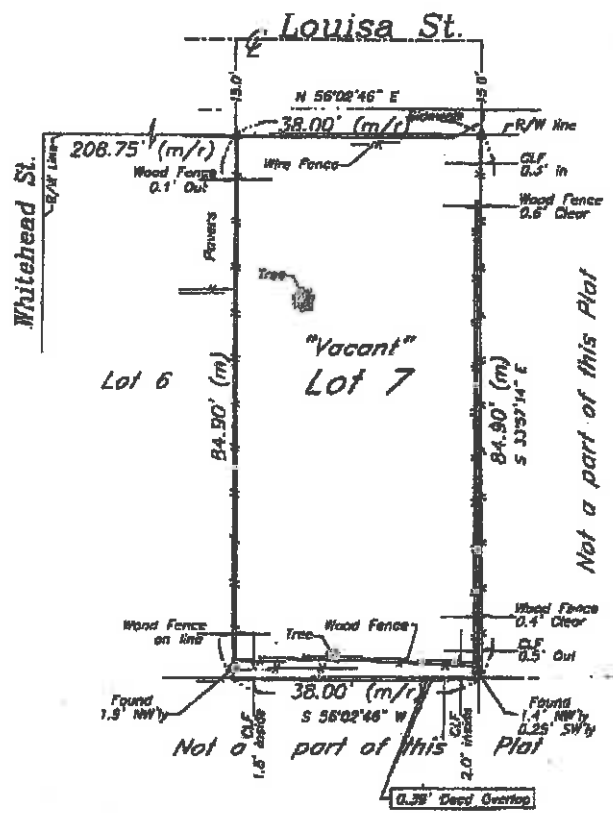


# Survey

*Assumed*

**LEGEND**

- Found 1/2" Iron Pipe (No ID)
- Set #3 rebar w/cap (LB 7131)
- ⊙ Found 1/2" Iron Rod (FTH)
- △ Found Nail & Disc (FTH)
- ▲ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ± Centerline



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 416 Louisa 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. Bearings are assumed and based on the SE'ly R/W line of Louise Street as N 56°02'46"E.
  8. Error of closure exceeds one part in 10,000.
  9. Date of field work: November 11, 2004.
  10. Ownership of fences is undeterminable, unless otherwise noted.

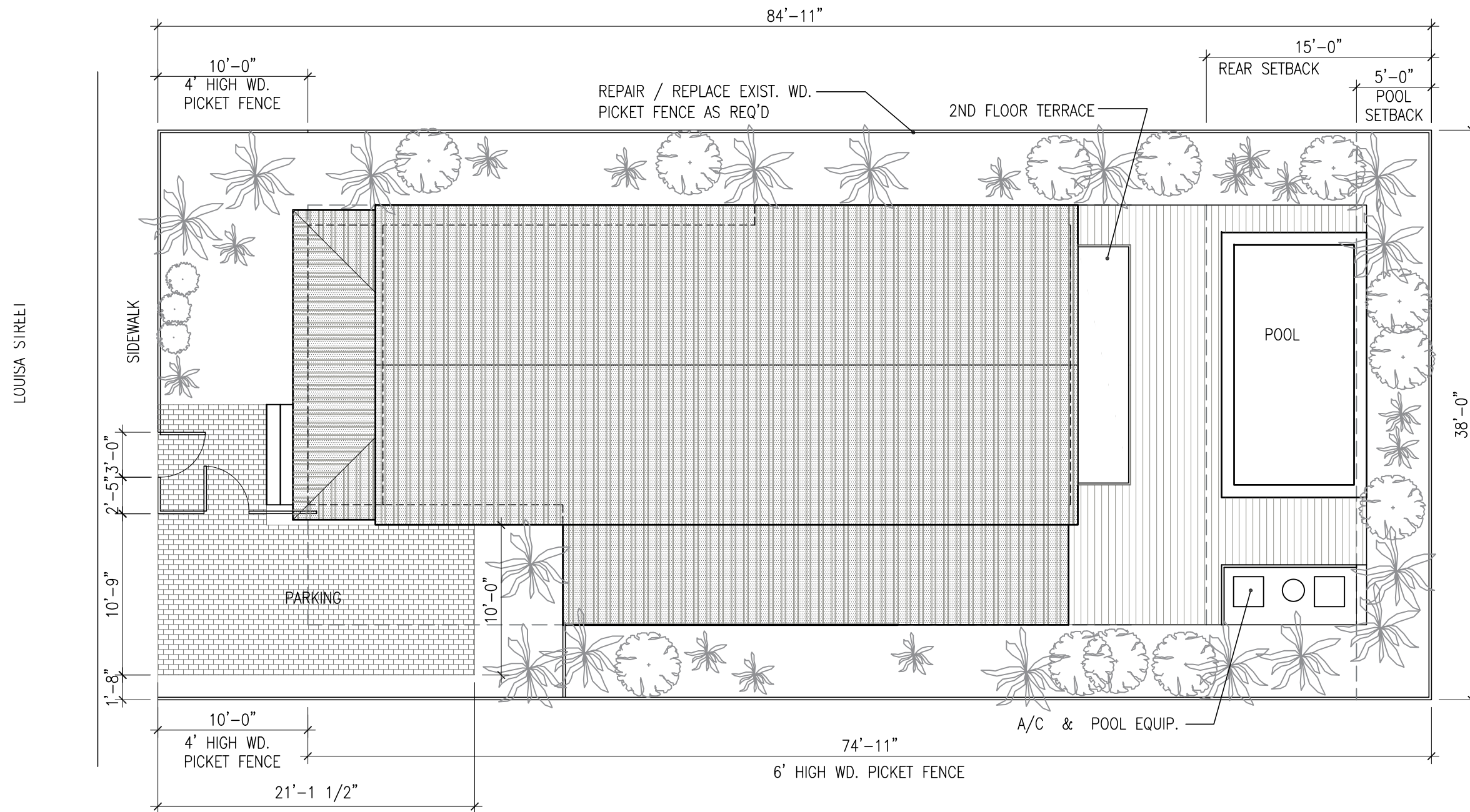
**BOUNDARY SURVEY OF:** Lot 7, of SOUTHERNMOST HIDEAWAYS according to the plat thereof as recorded in Plat Book 7 at Page 71 of the Public Records of Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Mary K. Noonan-Contreras;  
Bank of America;  
First American Title Insurance Company;

**NORBY & O'FLYNN SURVEYING, INC.**  
*[Signature]*  
Lynn O'Flynn, FSM  
Florida Reg. #6298  
November 30, 2004

**NORBY & O'FLYNN**  
Surveying, Inc.  
Professional Land Surveyors  
LB No. 7131  
3430 Duak Ave., Key West, FL 33040  
(305) 295-7422 Fax (305) 295-2214

# Proposed Plans



**1** SITE PLAN  
 A1.1 SCALE: 1/8"=1'-0"

**ZONING CALCULATIONS - DISTRICT: HMDR**

	ALLOWED	PROPOSED	COMPLIANCE
<b>HEIGHT</b>	30'	26'-9"	Yes
<b>BUILDING COVERAGE</b>	40%	1,246s.f. (38.6%)	Yes
<b>IMPERVIOUS SURFACE RATIO</b>	60%	1,687 s.f. (52.3%)	Yes
<b>LOT SIZE</b>	Min. 4,000 s.f.	3,226 s.f.	N/A
<b>LOT WIDTH</b>	Min. 40'	38'	N/A
<b>LOT DEPTH</b>	Min. 90'	84'-11"	N/A
<b>FRONT SETBACK</b>	Min. 10'	10'-0"	Yes
<b>SIDE SETBACK</b>	Min. 5'	5'-0"	Yes
<b>STREET SIDE SETBACK</b>	Min. 7.5'	N/A	Yes
<b>REAR SETBACK</b>	Min. 15'	20'	Yes

**416 LOUISA STREET**  
 KEY WEST, FL  
 NEW CONSTRUCTION  
 RESIDENTIAL PROJECT

Drawing Size: 11X17 | Project #: 13-019

Title:

**SITE PLAN**

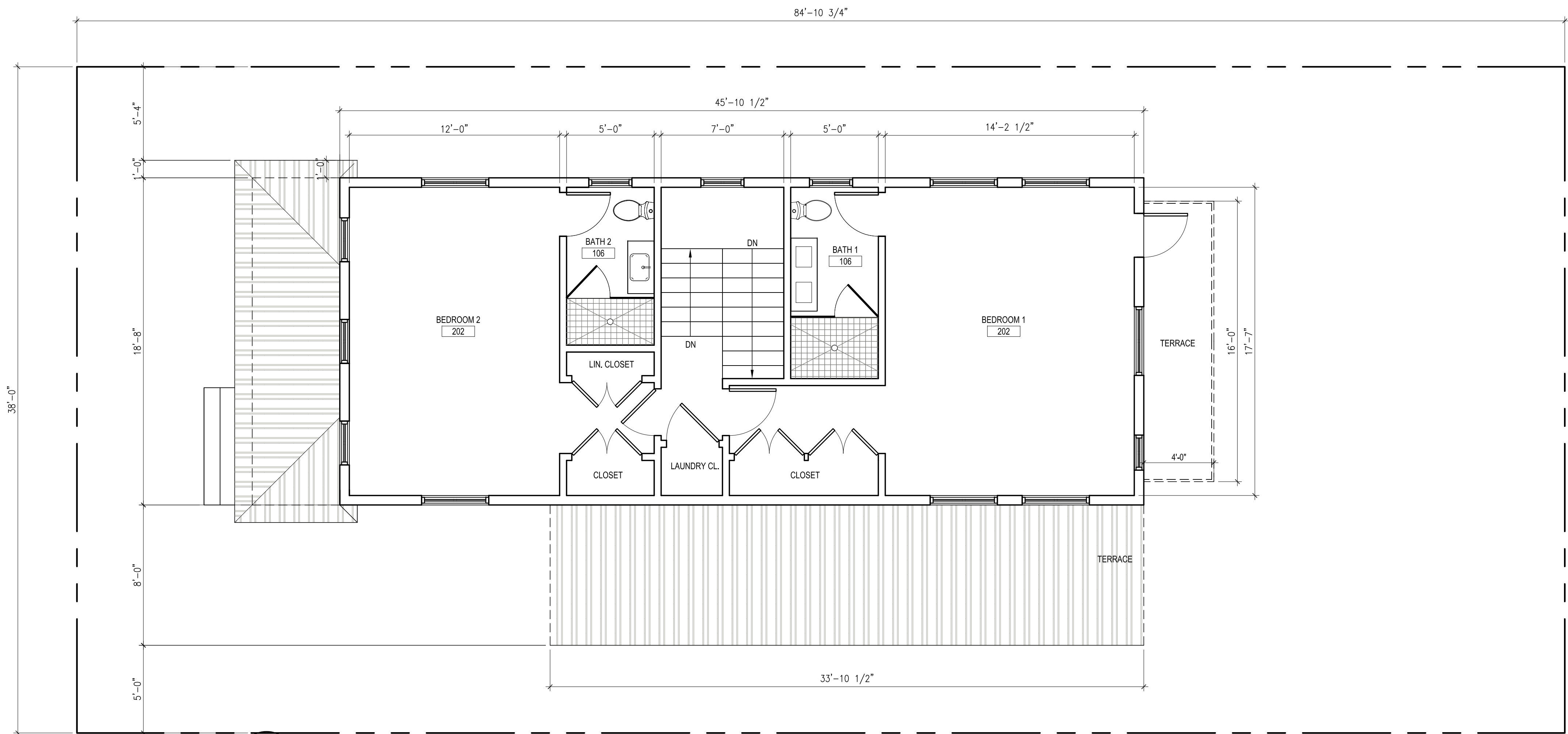
Scale:

Sheet Number:

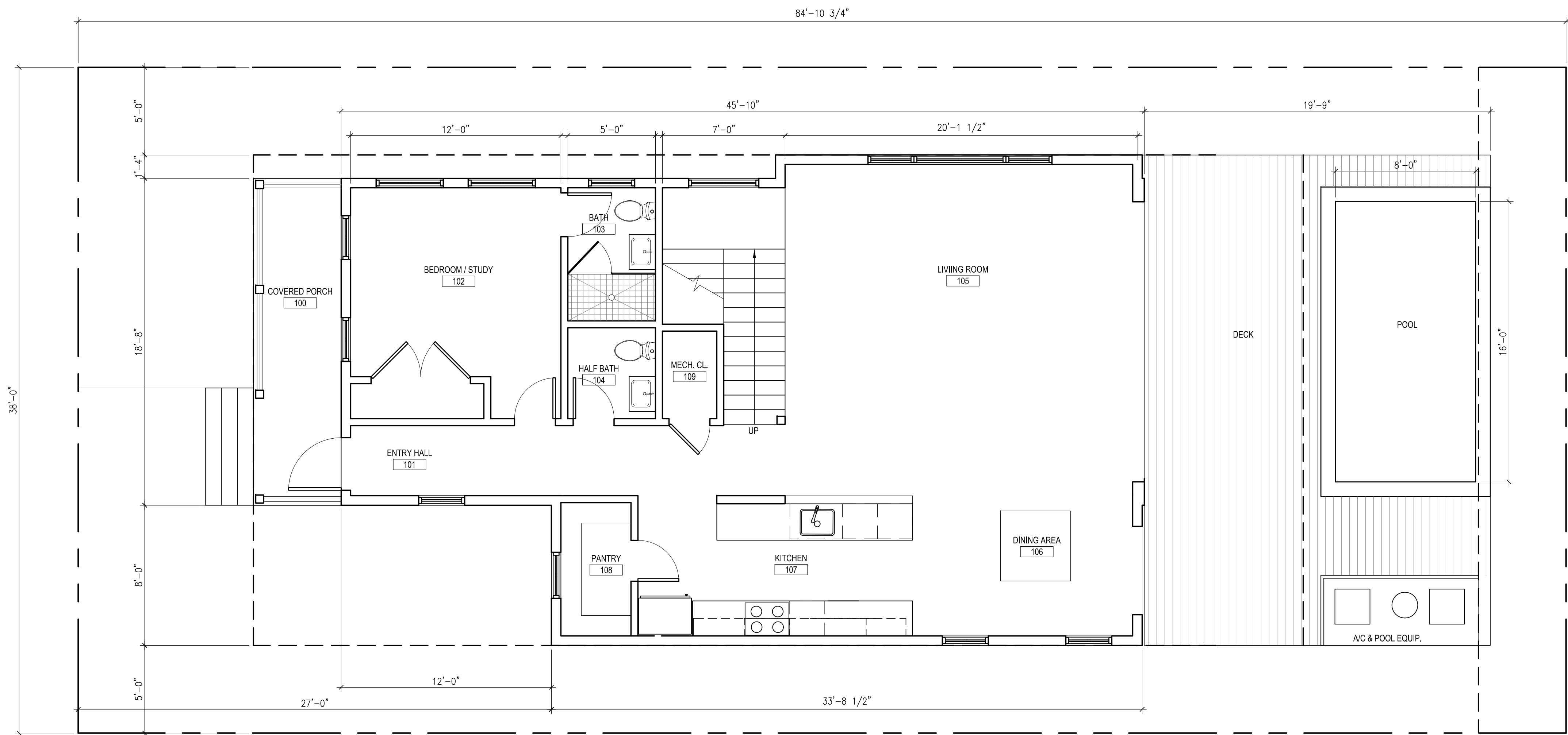
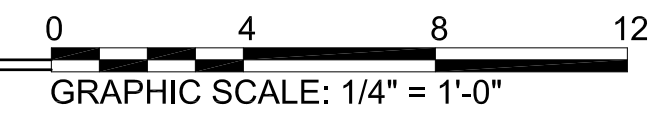
**A-1.1**

Date: AUG. 5, 2013

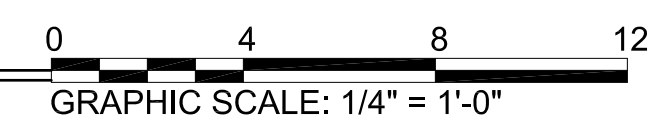
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**2** SECOND FLOOR PLAN  
**A2.1** SCALE: 1/4"=1'-0"



**1** FIRST FLOOR PLAN  
**A2.1** SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
 H.A.R.C.: 2013.08.05


**416 LOUISA STREET**  
 KEY WEST, FL  
 NEW CONSTRUCTION  
 SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 13019

Title:

FLOOR PLANS

Sheet Number:

**A-2.1**

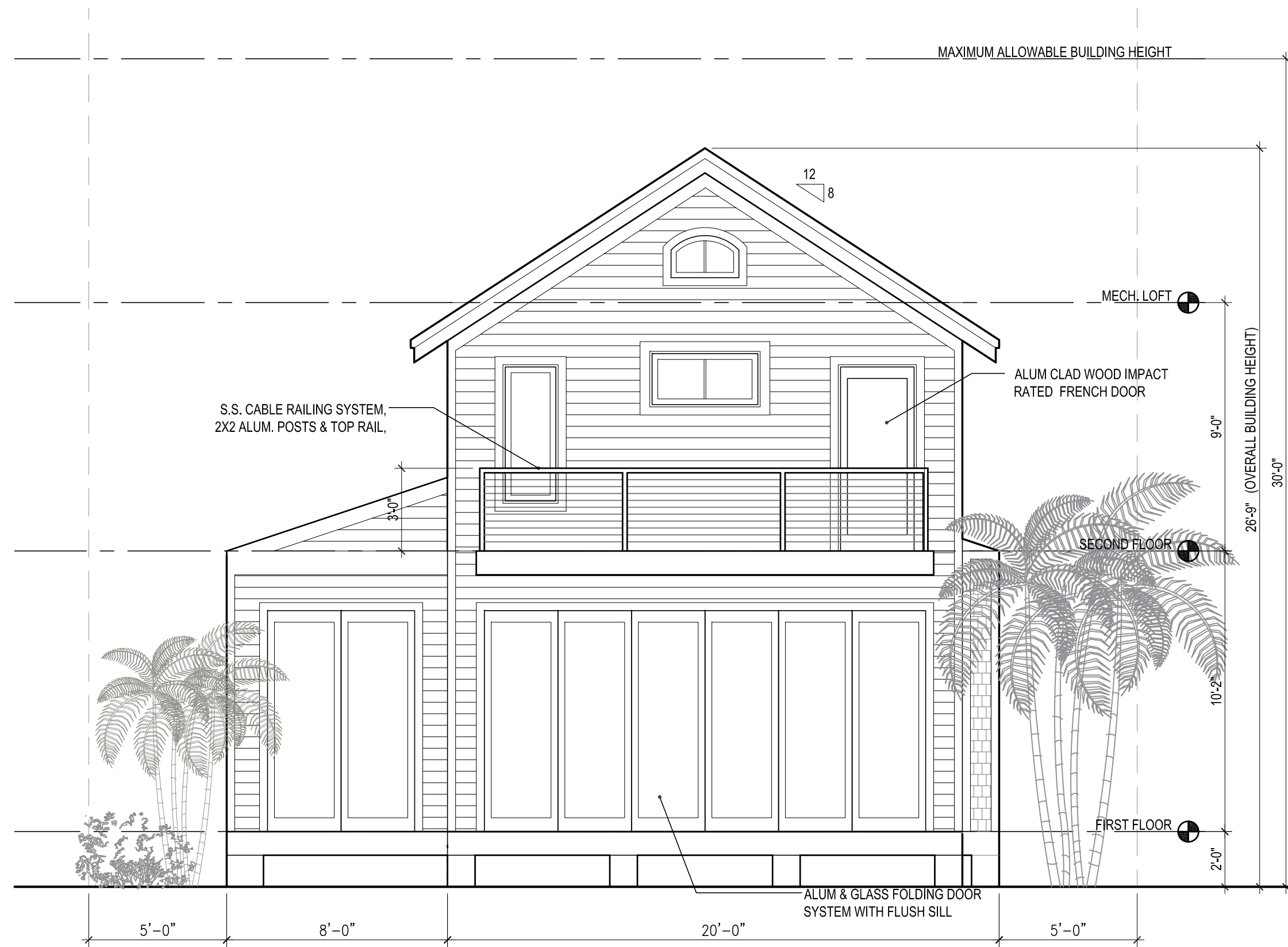
Date: - AUGUST 5, 2013

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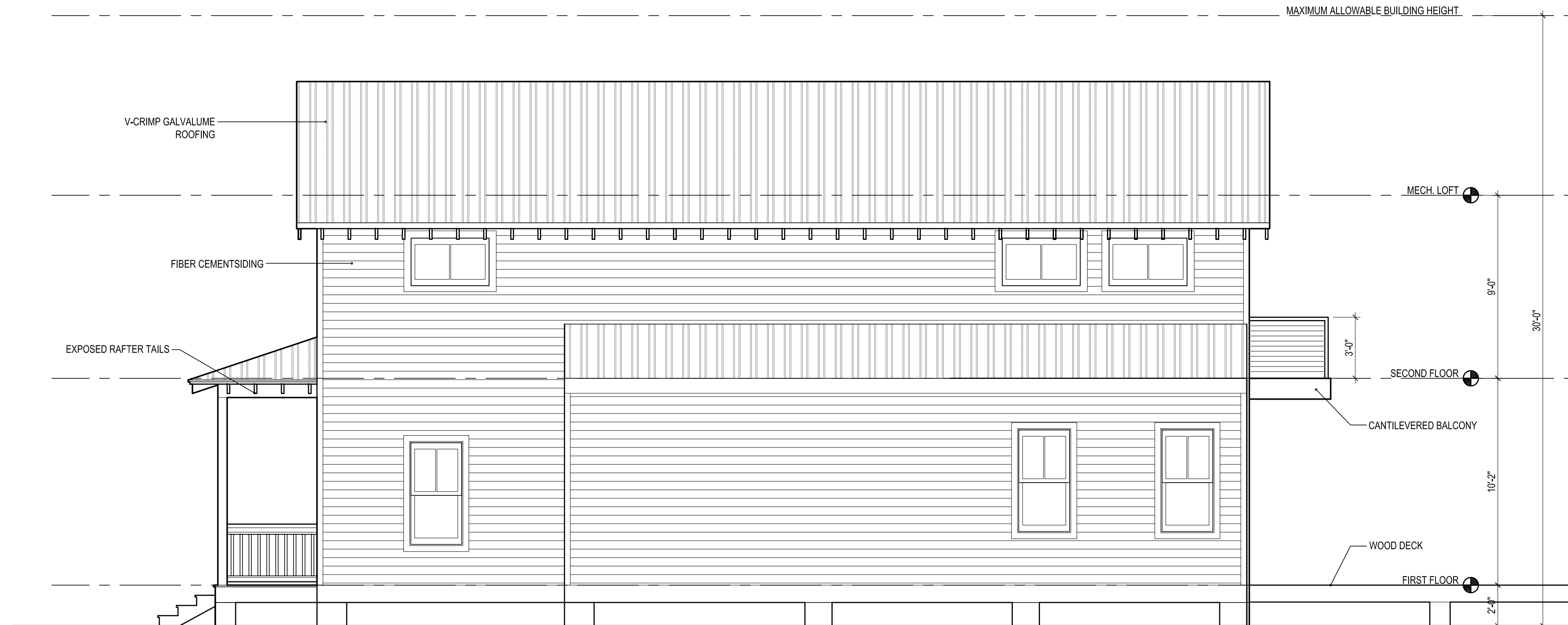
Seal:

Consultants:

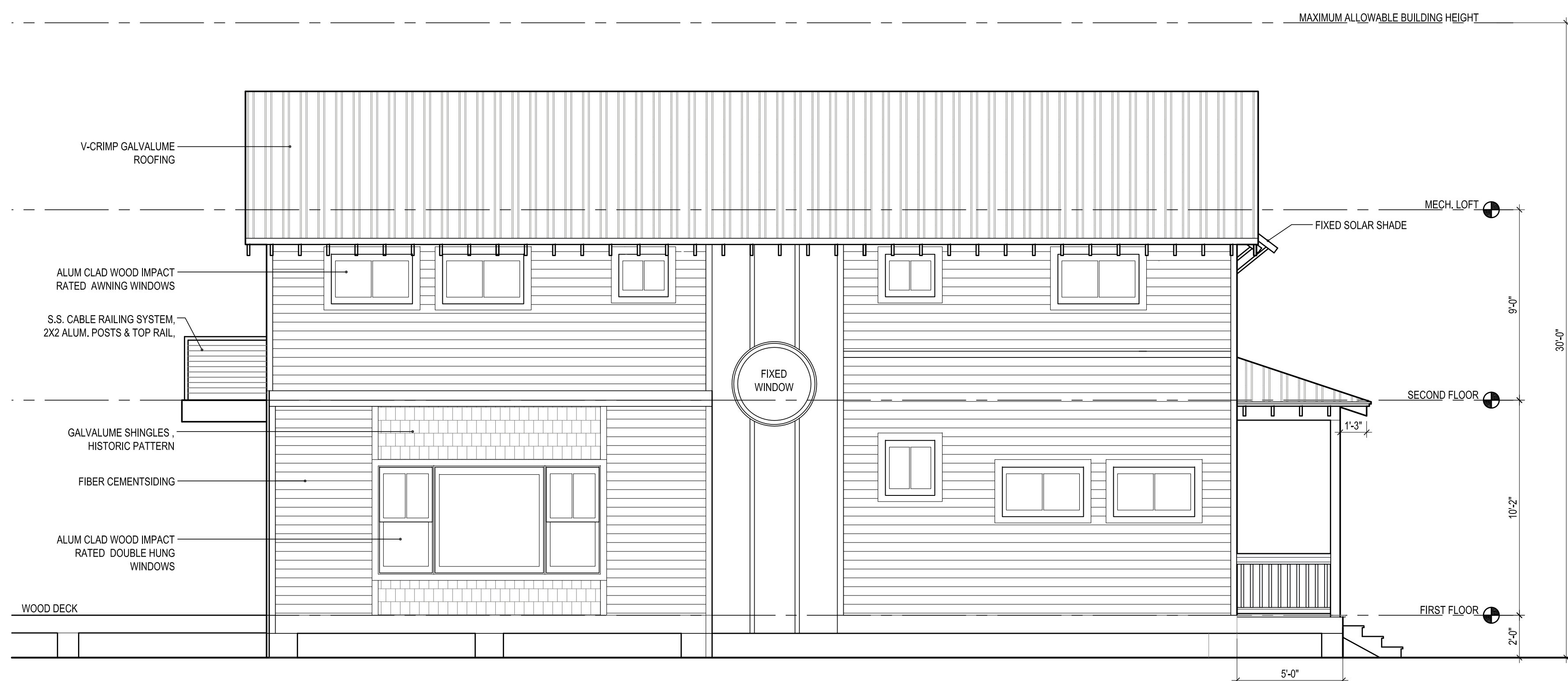
Submissions / Revisions:  
H.A.R.C. - 2013.08.05



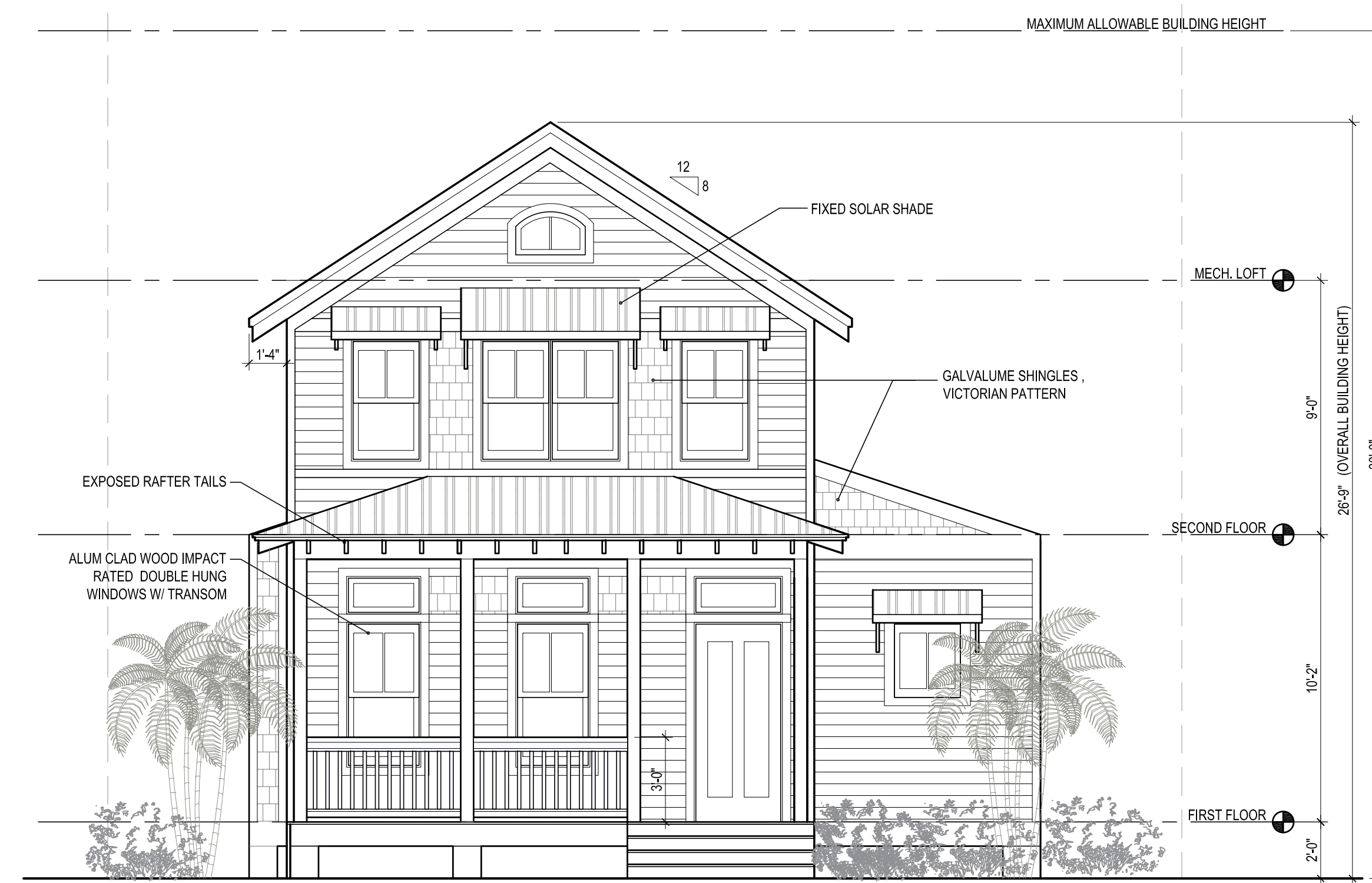
**4 SOUTH ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"



**2 WEST ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"



**3 WEST ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"



**1 NORTH ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"

**416 LOUISA STREET**  
KEY WEST, FL  
**NEW CONSTRUCTION**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 13019

Title:

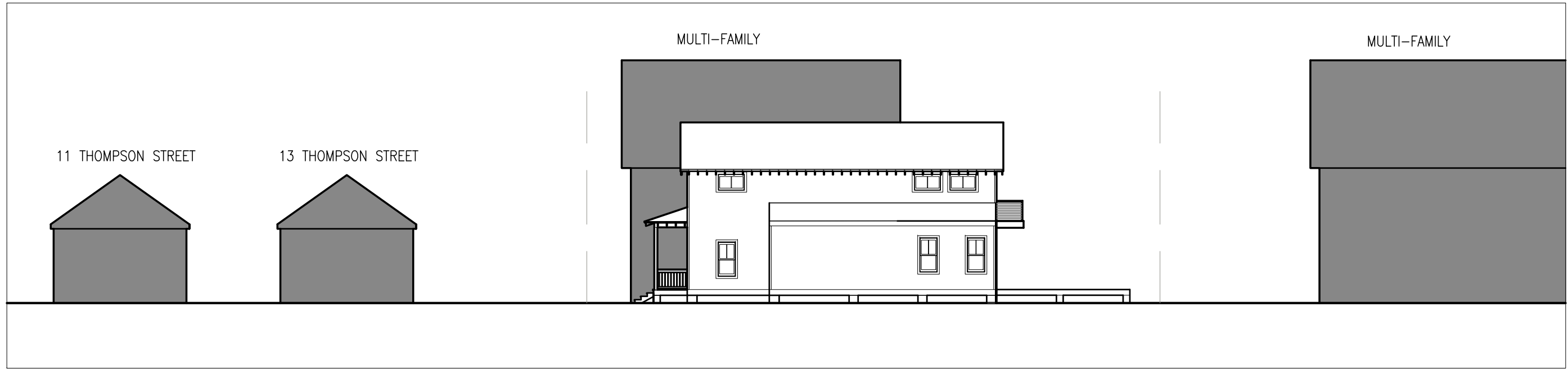
**ELEVATIONS**

Sheet Number:

**A-3.1**

Date: - AUGUST 5, 2013

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2 LOUISA STREET LOOKING EAST  
 AC-1 SCALE: 1/16"=1'-0"



1 LOUISA STREET LOOKING SOUTH  
 AC-1 SCALE: 1/16"=1'-0"

# WINDOWS & PATIO DOORS

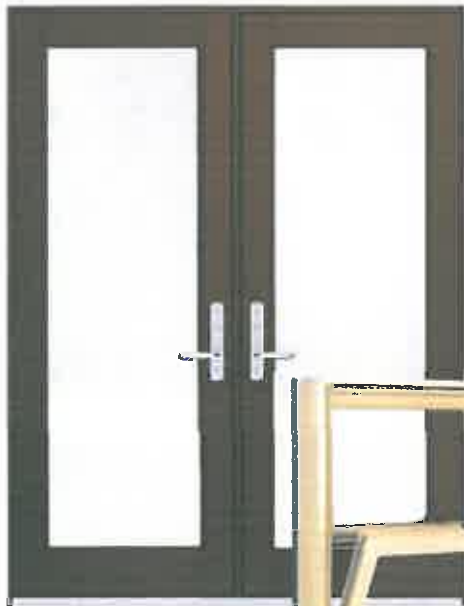
## Light Comes In, Storms Stay Out

JELD-WEN offers a range of windows and patio doors that are perfect for coastal environments. By selecting optional impact-resistant glass, they'll also meet the strictest building codes. You can find these and other JELD-WEN collections to meet all your design and building needs on our web site, [www.jeld-wen.com](http://www.jeld-wen.com).

## Custom Wood Windows & Patio Doors

Carefully made to order by true artisans

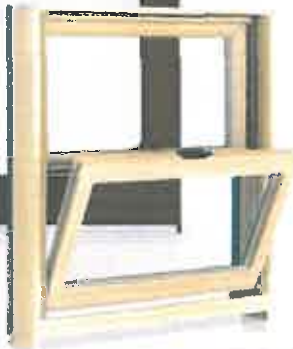
- Made from solid pine AuraLast® Wood
- 41 exterior metal clad colors with commercial-grade 70% Kynar 500®
- Three optional interior wood species
- Low-E glass is standard; LoE<sup>+</sup>-366 glass is available for even greater energy efficiency
- 20-year limited warranty\*



Custom Wood Swinging  
Patio Doors



Custom Wood  
Casement Window



Custom Wood Tilt-Sash  
Double-Hung Window



Custom Wood Segment Top  
French Casement Window



Custom Wood Radius Window











# RAILEASY™ SPECTRUM

## A SQUARE POST SYSTEM WITH MANY OPTIONS

The RailEasy™ Spectrum features pre-drilled square posts and fittings to fascia mount the posts and mount handrails. The cable infill offers a choice between using HandiSwage fittings with 1/8" cable or RailEasy™ Studs with 5/32" cable. You can find installation instructions specific to your cable railing infill choice at [www.atlantisrail.com](http://www.atlantisrail.com) or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own flat handrail. Choose from the stock colors below or special order the color that best fits your application.



### COLOR SELECTION

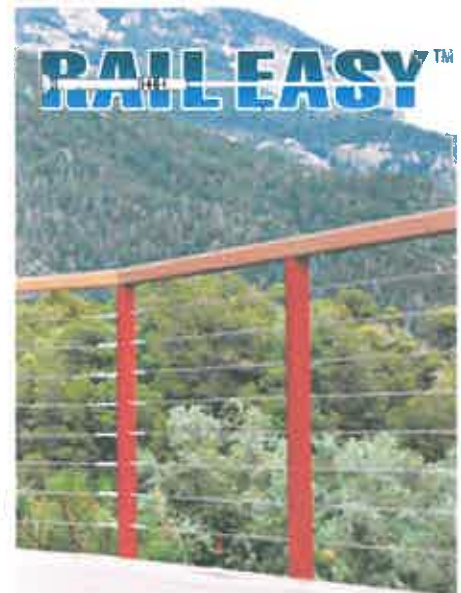
<b>STANDARD</b>	 BLACK	 CLEAR COATED STAINLESS	
<b>SPECIAL ORDER</b>	 GREEN	 WHITE	 LIGHT GRAY
	 RED	 BLUE	 AGED COPPER

\*Custom colors available upon request.

### CABLE INFILL OPTIONS

#### HandiSwage

The HandiSwage cable infill option features a line of stainless steel hand swage fittings and 1/8" cable, making it one of the simplest and most economical cable railing systems available. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 1/8" cable size and include standard studs, small studs and a variety of nut sets.



#### RailEasy™

The RailEasy™ cable infill option features patented mechanical swage capabilities. The cable used is a 5/32" diameter, 1x19 strand cable. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 5/32" cable size and include the RailEasy™ Stud and a variety of nut sets to provide a finished look.

# The NanaWall SL73 Hurricane System Features & Benefits



Swing door option is available for easy access.

## With its higher performance ratings, the NanaWall SL73 is now available for mid-rises. The SL73 Hurricane Folding System Features and Benefits:

- Successfully tested for much higher structural performance levels required for mid rises
- Successfully tested to higher static water testing required for mid rises. Inswing/outswing with raised sill achieved a water rating of no leakage at 12 psf.
- Tested to new dynamic water testing using pulsating water to closer resemble the wind driven rain of a hurricane
- Provide large exterior openings up to 38' wide and open the entire wall for an unobstructed view.
- Swing door option available for easy access when the system is closed
- NO need for unattractive shutters.
- Clean lines with narrow stiles and rails to maximize glass areas
- Complete, engineered system from a single source supplier
- Thermally broken with a 15/16 (24 mm) polyamide plastic reinforced with glass fibers aluminum profiles provides increased strength, superior humidity control, improved acoustics, and energy efficiency.
- The SL73 has been rated, certified and labeled in accordance with NFRC 100 and NFRC 200. With insulated low-impact glazing with argon, the SL73 achieves an impressive NFRC certified U value of 0.39 that meets Energy Star requirements for the south zone.
- Stainless steel rollers and stainless steel sill track cover for ease of operation
- Stainless steel hinges and handles for corrosion resistance along the coast
- Dry glazed to make replacement of glass easy, if ever needed

**Applications:** Single family residential, Multi-family residential, Hospitality, Offices, Restaurants, Retail, Sports venues, Leisure, Educational

# The Leader in Opening Glass Walls

## NanaWall SL73 Miami Dade/AAMA Hurricane Folding System for Mid-Rises



The SL73 large opening glass wall offers maximum protection during storms.

### Maximum Storm Protection and Wide Open Space for Mid-Rises

NanaWall, the industry leader in Opening Glass Walls introduces the SL73, the first monumental folding wall system with Miami/Dade and AAMA Hurricane certification suitable for mid-rises.

The SL73 builds upon the technology of the groundbreaking NanaWall SL72 system introduced in 2002 and the first folding door system to achieve the stringent Miami/Dade hurricane certification.

The NanaWall SL73 Hurricane System provides the ultimate in weather protection, sophisticated style, energy efficiency, and durable engineering. This stunning opening glass wall system combines the beauty of a wide open NanaWall with maximum protection during storms and is ideal for residential and commercial use in coastal communities.



The SL73 is approved for buildings 8 - 10 stories high.



800.873.5673

[nanawall.com](http://nanawall.com)

**NanaWall**  
Grand Transformations

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO STORY SINGLE FAMILY HOME ON VACANT LOT. NEW PICKET FENCE ON PERIMETER**

**FOR- #416 LOUISA STREET**

**Applicant- William Shepler, Architect**

**Application # H13-01-1182**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared RALPH  
Sanchez, who, first being duly sworn, on oath,  
depose and says that the following statements are true and correct to the best of  
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 416 Louisa Street on the 22<sup>ND</sup> day of August, 2013.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 27<sup>th</sup>, 2013.

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

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

Signed Name of Affiant:

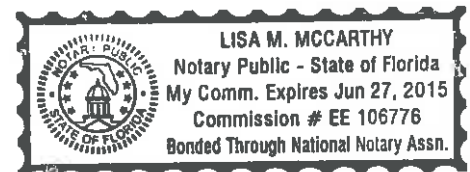
R Sanchez  
Date: 8/22/13  
Address: 13 Cypress Ave  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22<sup>ND</sup> day of August, 2013.

By (Print name of Affiant) Ralph J. Sanchez only who is personally known to me or has produced Florida Driver License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Lisa M. McCarthy  
Notary Public - State of Florida (seal)  
My Commission Expires: 06/27/15





Public  
Meeting  
Notice

**FOR SALE**  
2 Verified ROGOs  
**850-419-4991**

Public  
Meeting  
Notice



**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

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

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

**Alternate Key: 8987595 Parcel ID: 00029010-000107**

**Ownership Details**

**Mailing Address:**

NOONAN-CONTRERAS MARY K  
PO BOX 656  
KAILUA, HI 96734-0656

**Property Details**

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 416 LOUISA ST KEY WEST  
**Subdivision:** SOUTHERNMOST HIDEAWAYS  
**Legal Description:** LOT 7 SOUTHERNMOST HIDEAWAYS PB7-71 OR1752-1365 OR1975-1883 OR2087-794/795

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	3,226.20 SF

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	960 SF	160	6	2002	2003	2	30

## Appraiser Notes

2008-01-18 MLS \$699,000 ONE ROGO IN PLACE POSSIBLY TWO IS READY TO BE BUILT UPON.DKRAUSE

PARCEL REMOVED FROM STUDY BECAUSE SALE DOES NOT MEET MARKET STANDARDS.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
0002987	09/21/2000	12/03/2001	500		DEMO GARAGE
0003722	11/14/2000	09/10/2002	1,500		FENCE

## 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
2013	0	2,251	216,507	218,758	91,659	0	218,758
2012	0	2,352	80,975	83,327	83,327	0	83,327
2011	0	2,453	87,931	90,384	90,384	0	90,384
2010	0	2,587	111,788	114,375	114,375	0	114,375
2009	0	2,688	260,838	263,526	263,526	0	263,526
2008	0	2,789	287,938	290,727	290,727	0	290,727
2007	0	2,923	430,698	433,621	433,621	0	433,621
2006	0	3,024	290,358	293,382	293,382	0	293,382
2005	0	3,125	241,965	245,090	245,090	0	245,090
2004	0	3,259	241,965	245,224	245,224	0	245,224
2003	0	3,360	74,203	77,563	77,563	0	77,563
2002	0	0	64,524	64,524	64,524	0	64,524
2001	0	0	51,619	51,619	51,619	0	51,619

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/14/2005	2087 / 794	650,000	WD	O
2/11/2004	1975 / 1883	450,000	WD	Q
12/31/2001	1752 / 1365	120,000	WD	Q

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