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## Staff Report for Item 4

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** March 24, 2015

**Applicant:** William Rowan Architecture, Architect

**Application Number:** H15-01-0125

**Address:** #720 Elizabeth Street

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### Description of Work:

**Second Reading:** Demolition of rear addition on contributing house. Demolition of rear side of main structure's roof.

### Site Facts:

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

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

### Guidelines Cited in Review:

Demolition of historic and contributing structures, Sec. 102-217 (3) and Sec.102-218: Criteria for Demolitions of the Land Development Regulations.

Demolition of non-historic or non-contributing structures, Sec. 102-217 (2) and Sec. 102-125: Historic architectural review commission findings precedent to issuance of the Land Development Regulations.

Demolitions and Relocations (page 39).

Roofing (page 26), specifically guideline 4.

### **Staff Analysis**

This is the second reading for a Certificate of Appropriateness proposing demolition of part of the main house's roof in order to create a stairway to the second floor of the new addition. A new gable roof will star from the ridge of the hip roof and connect with the rear addition.

### **Consistency with Guidelines and Ordinance for Demolition**

It is staff's opinion that the demolition of the roof configuration of the contributing resource's historic hip roof is a character-defining feature of the structure. The request to alter and demolish part of the roof is inconsistent with the guidelines regarding roofing and Sec. 102-217, 218 of the Land Development Regulations. If approved, this will be the final review for this project.

# APPLICATION

HARC only

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

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

ADDRESS OF PROPOSED PROJECT:

**720 ELIZABETH**

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

**WARREN HILL**

PHONE NUMBER

**305 504 3205**

OWNER'S MAILING ADDRESS:

**720 ELIZABETH**

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

**WILLIAM ROWAN**

PHONE NUMBER

**305 2006 3784**

ARCHITECT / ENGINEER'S ADDRESS:

**321 PEARSON**

EMAIL

RECEIVED  
JAN 29 2015  
BY MC 2-57

No customer  
53006-7675-OK

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE:  YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

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

[Empty box for contract price]

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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**REMOVE REAR SHED**

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

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

OWNER PRINT NAME: **Architect**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[Signature]*

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

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

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME  
 THIS \_\_\_ DAY OF \_\_\_, 20\_\_

*Marta Cabaleiro*

Trans number: **3037880**  
 CK CHECK **3397** **\$50.00**



Personally known or produced 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

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC

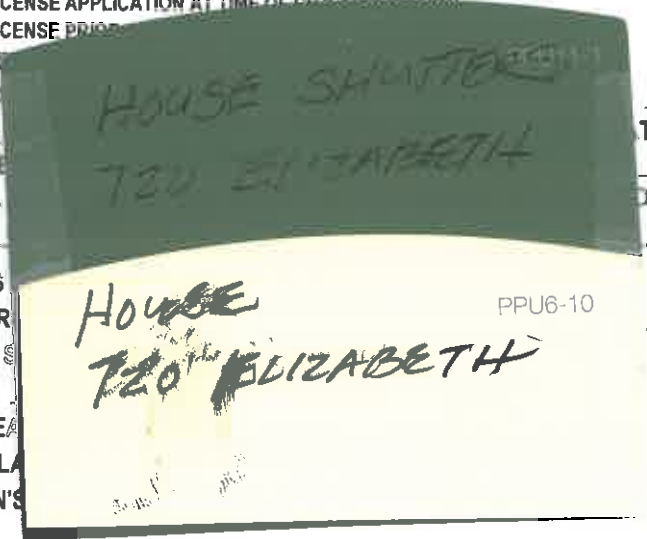
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY SUBMISSION  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO CONSTRUCTION

ROOFING:  NEW  ROOF-CORRECTION  OTHER  
 5 V METAL  \_\_\_\_\_

FLORIDA ACCESSIBILITY CODE: \_\_\_\_\_

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

SQ. FT. OF EACH SIGN \_\_\_\_\_



SUBCONTRACTORS / SPECIALTY CONTRACTORS

MECHANICAL:  DUCTWORK  LPG TANKS

A/C:  COMPLETE SERVICE  FLIT

ELECTRICAL:  LIGHTING  OVERHEAD SERVICE  VOLTAGE

PLUMBING:  ONE SEWER LINE  AMPS

RESTROOMS:  MEN'S  WOMEN'S  LPG TANKS

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

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

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

GENERAL: DESCRIPTION FROM PART B: \_\_\_\_\_

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

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

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

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

**SIGN SPECIFICATIONS**

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
Secretary of the Interior's Standards; Guidelines for Additions, Alterations, and New Construction; Roofing; and the ordinance Sec. 102-217, 102-218, 102-125							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

RECEIVED  
 JAN 28 2015  
 BY: MC 2150

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



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

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

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

**OR THAT THE BUILDING OR STRUCTURE;**

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

*NOT APPLICABLE*

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

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

*NOT APPLICABLE*

*NOT IN ANY WAY!*

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

NO

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

NO

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

NO

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

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

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

NO

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

NOT IN THE LEAST!

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

NONE THAT I WOULD FOR SEE.



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



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

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

Yes Number of pages and date on plans (2) 1/25/15  
 No Reason \_\_\_\_\_

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

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

NO  
\_\_\_\_\_  
\_\_\_\_\_

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

NO  
\_\_\_\_\_  
\_\_\_\_\_

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

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

NO  
\_\_\_\_\_  
\_\_\_\_\_

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

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

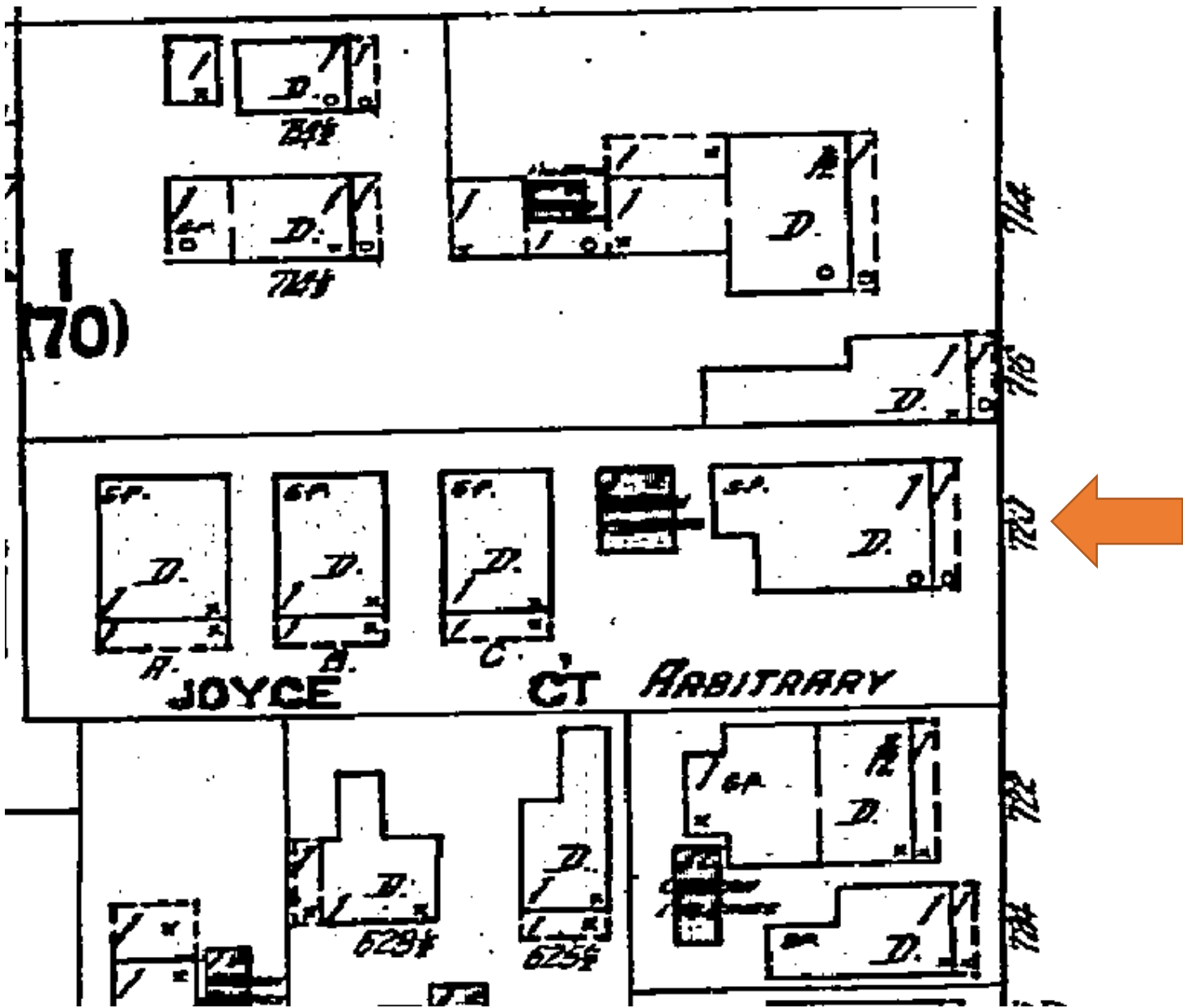
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
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**OFFICE USE ONLY**

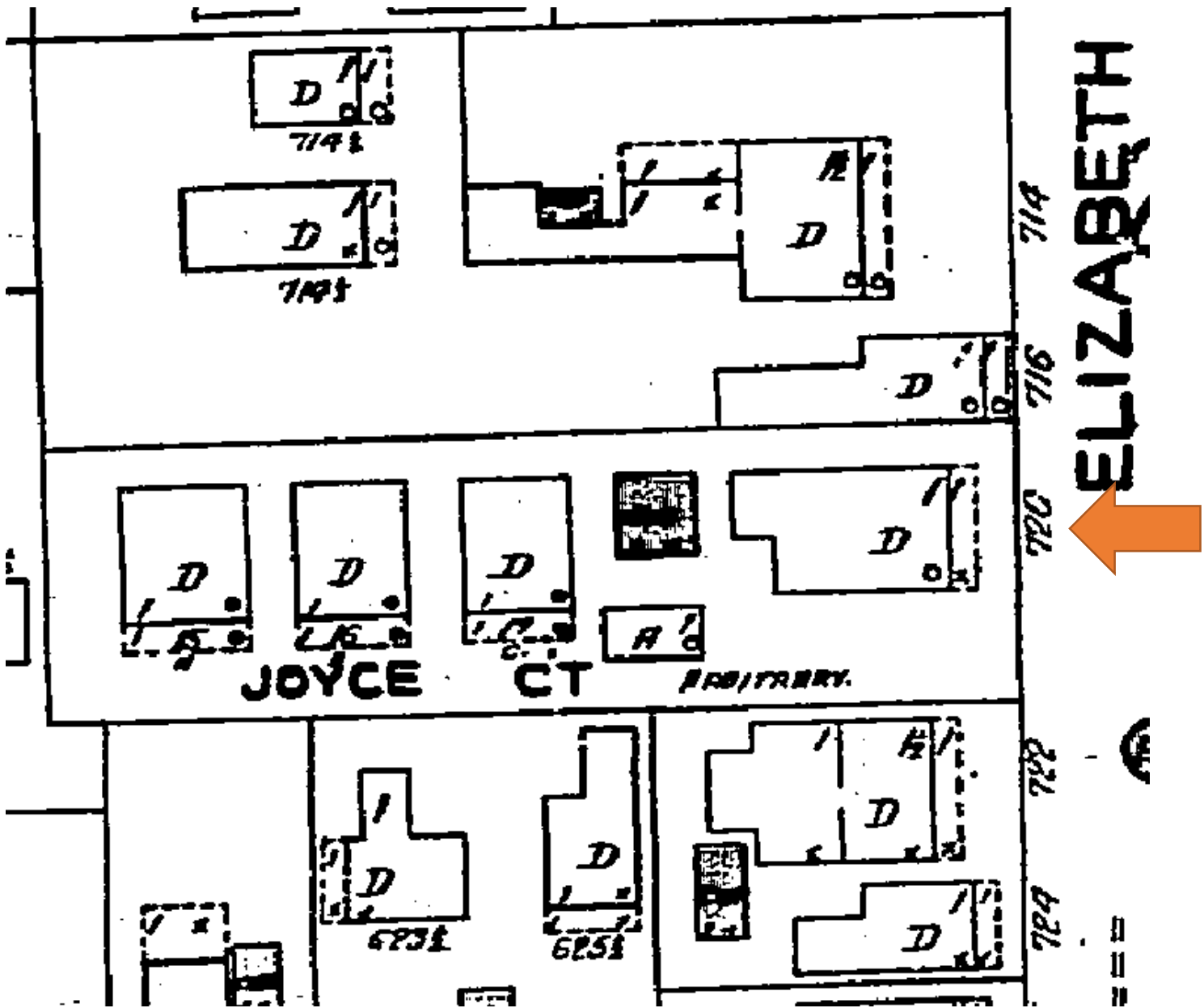
BUILDING DESCRIPTION:			
<input checked="" type="checkbox"/> Contributing	Year built <u>C.1912</u>	Style <u>Vernacular / "Bungalow"</u>	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments <u>Has two additions, built later</u>	

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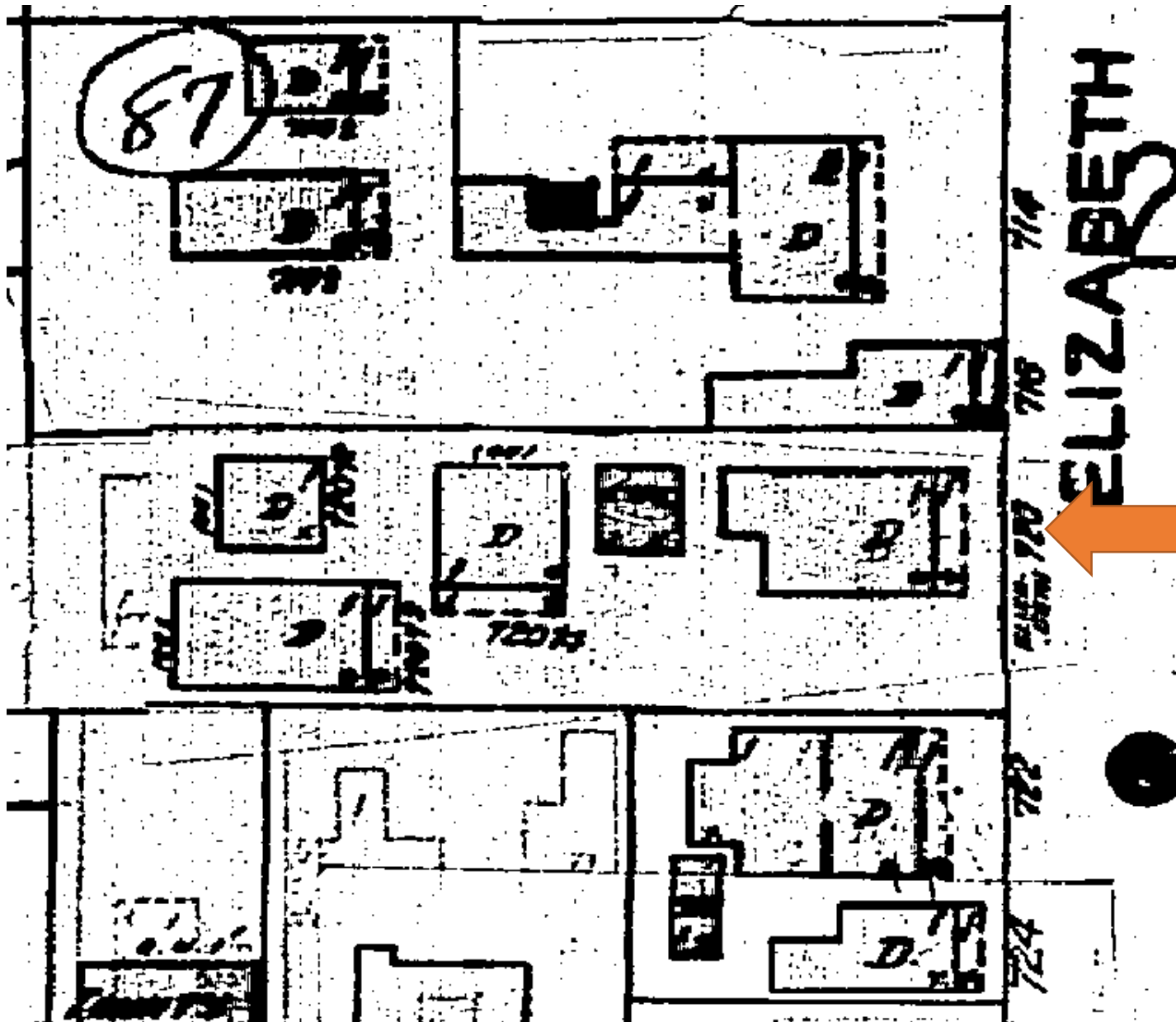
# SANBORN MAPS



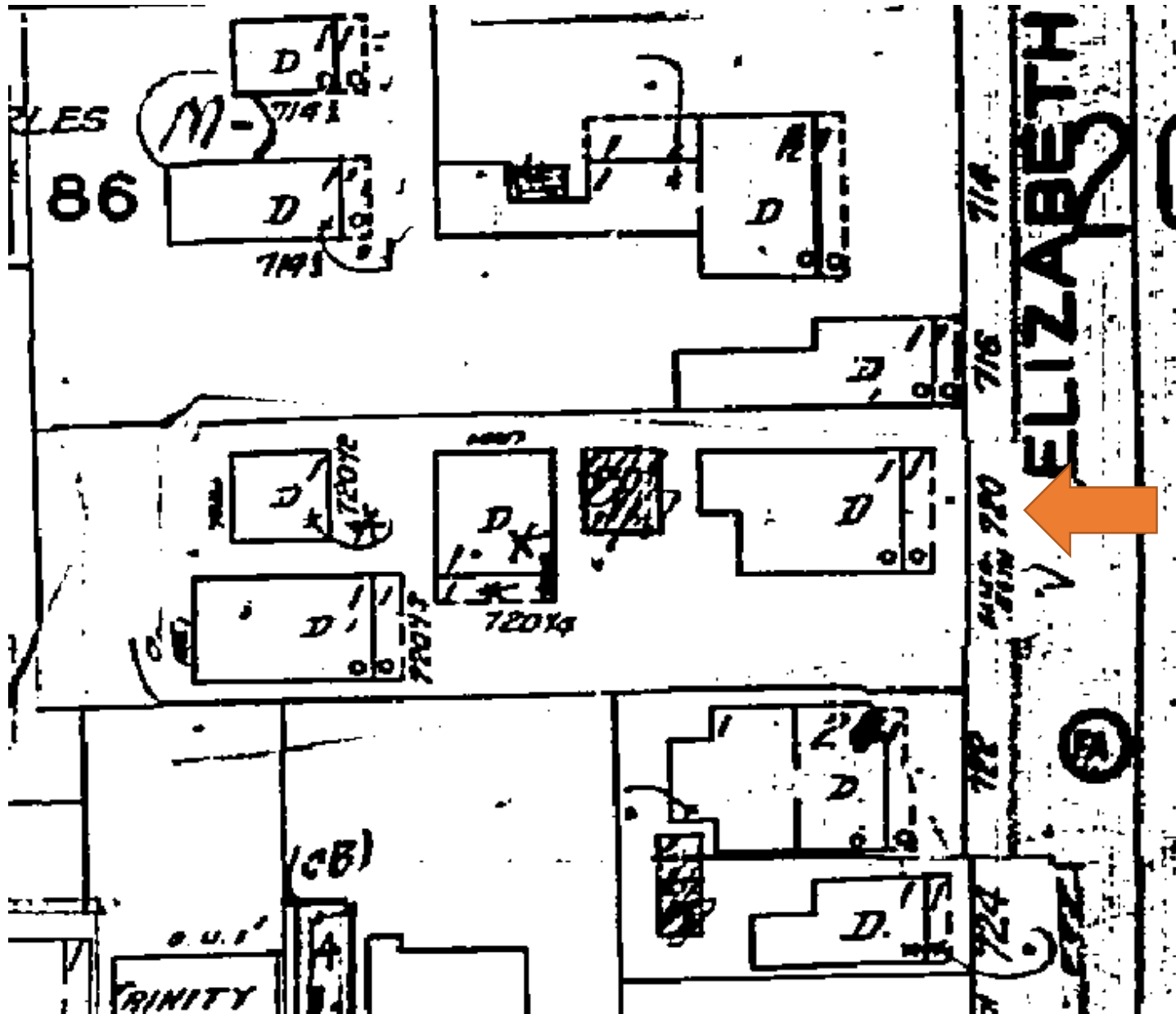
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



1968 Aerial Photograph





1972 Aerial Photograph



2011 Google Earth Image

# PROJECT PHOTOS



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







East elevation.



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



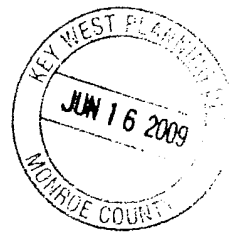
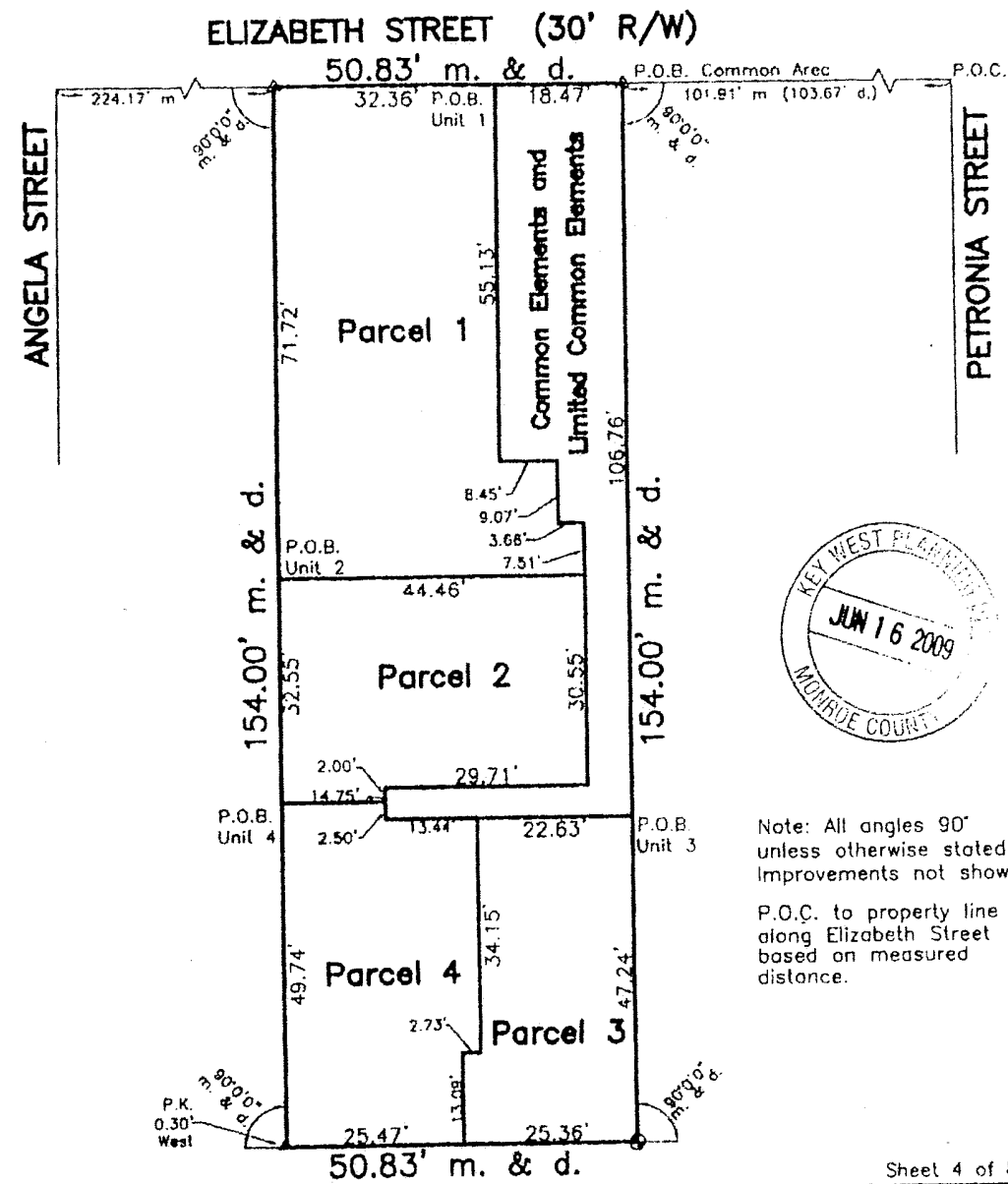


West elevation.

# SURVEY

# 720 ELIZABETH CONDOMINIUM

## Parcel Layout

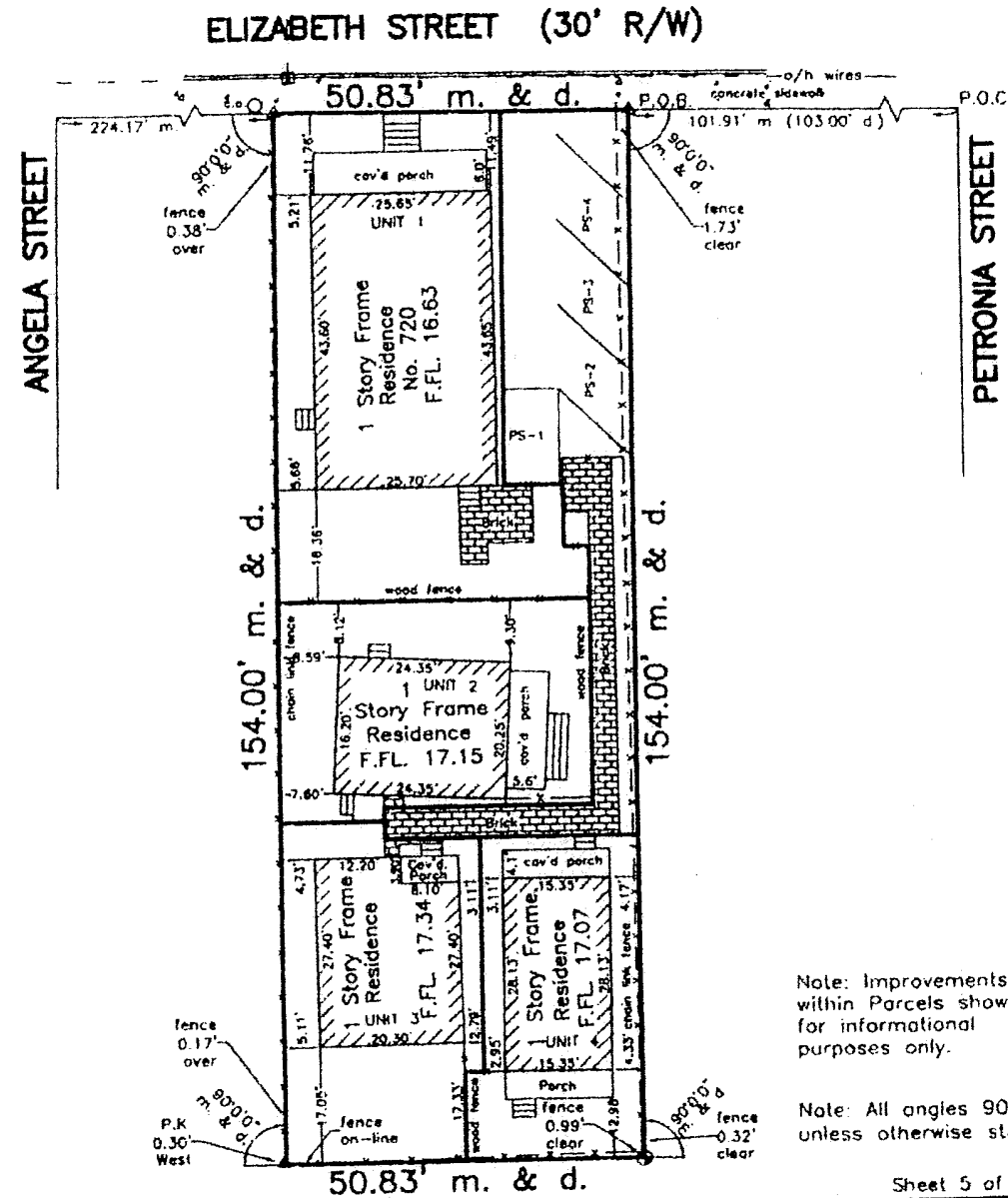


Note: All angles 90° unless otherwise stated. Improvements not shown.  
P.O.C. to property line along Elizabeth Street based on measured distance.

Sheet 4 of 8

# 720 ELIZABETH CONDOMINIUM

## Boundary Survey



Note: Improvements within Parcels shown for informational purposes only.  
Note: All angles 90° unless otherwise stated.

Sheet 5 of 8

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

CONDOMINIUM SURVEY

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

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

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

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

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

CONDOMINIUM SURVEY

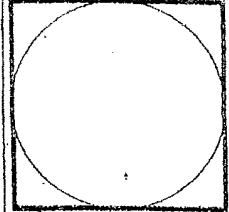
Scale 1" = 20'	Rel. 197-76 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date 4/16/09		Flood Zone X	Flood Elev. -

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

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

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

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



WILLIAM R. OWAN  
ARCHITECTURE

571 PEECON LANE  
KEY WEST, FLORIDA  
305 293 5764

Project No:

Date:

C

# PROPOSED DESIGN

ft 44.46

ft 77.72'

ft 32.36'

BRICK

1

DEMOLITION

ft 55.13'

GRAVEL PARKING

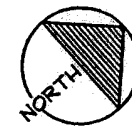
9.07'

3.63'

ft 7.51

# EXISTING FIRST FLOOR PLAN

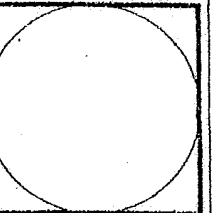
SCALE 3/16 = 1'-0"



# SITE PLAN

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

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



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

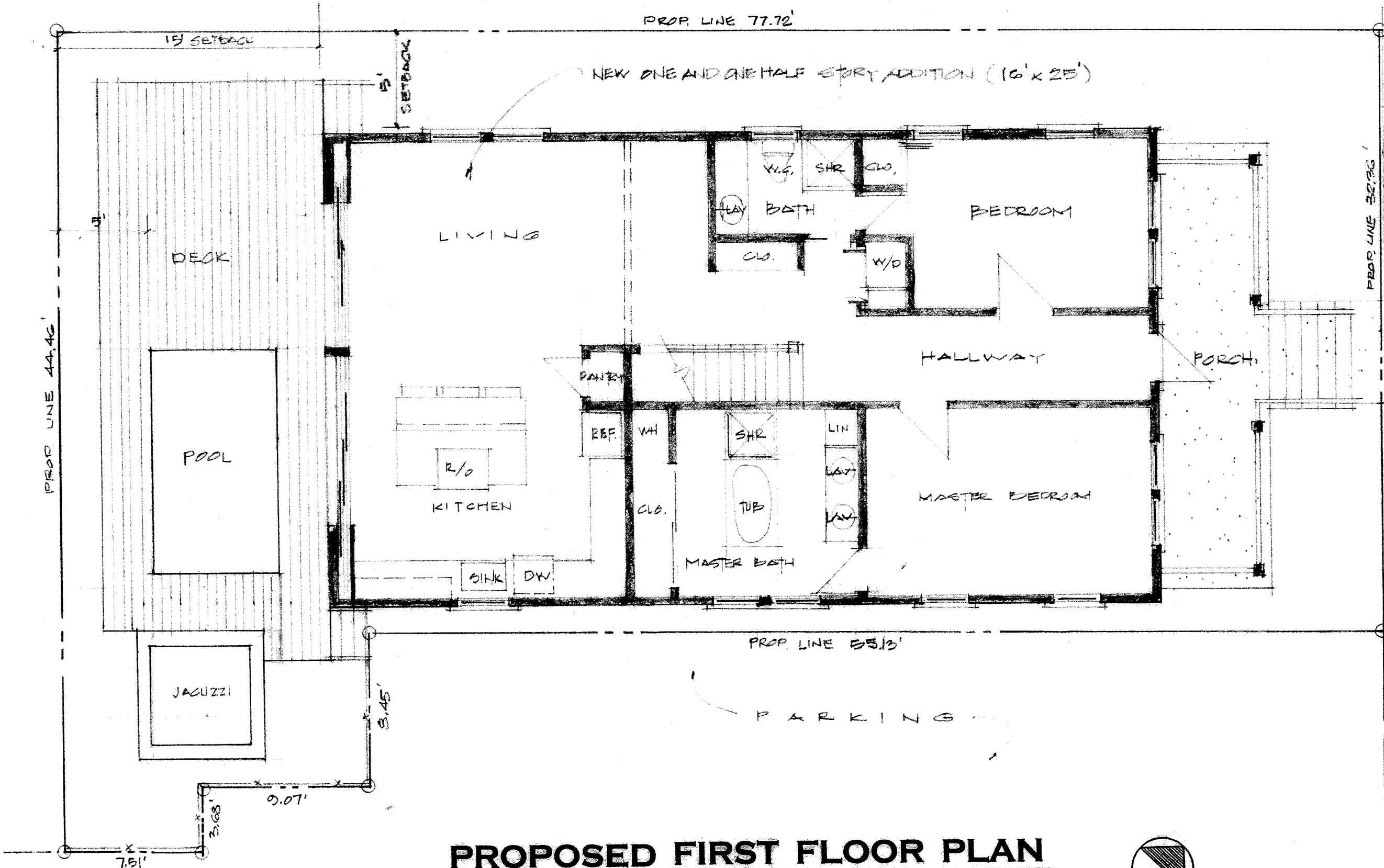
521 PELICAN LANE  
305 286 5764  
KEY WEST, FLORIDA  
FLORIDA LICENSE #FC000001

Project No:

Date: 1/25/15

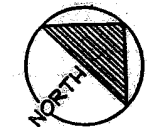
1

2 OF 11



**PROPOSED FIRST FLOOR PLAN**

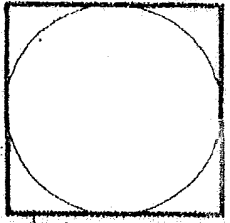
SCALE 3/16" = 1'-0"



**SITE PLAN**

ELIZABETH STREET

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



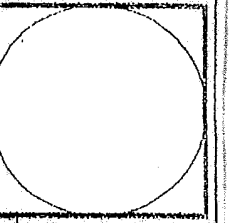
**WILLIAM ROWAN**  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 521 PEARSON BLVD  
 305 256 5365

Project No:

Date: 1.25.15

**2**  
 3 OF 11

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

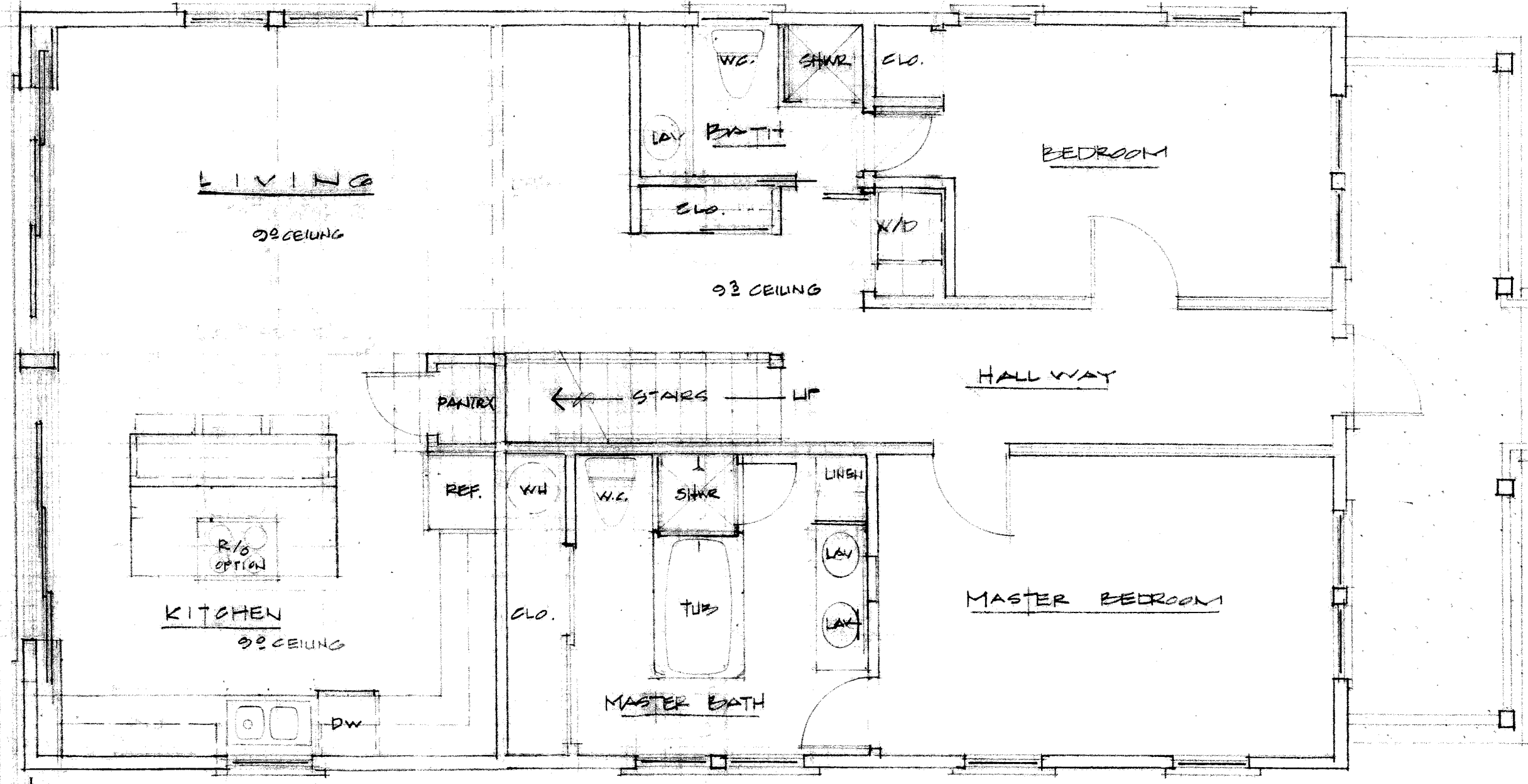


WILLIAM ROWAN  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 321 PERCON BLVD  
 305 256 2384

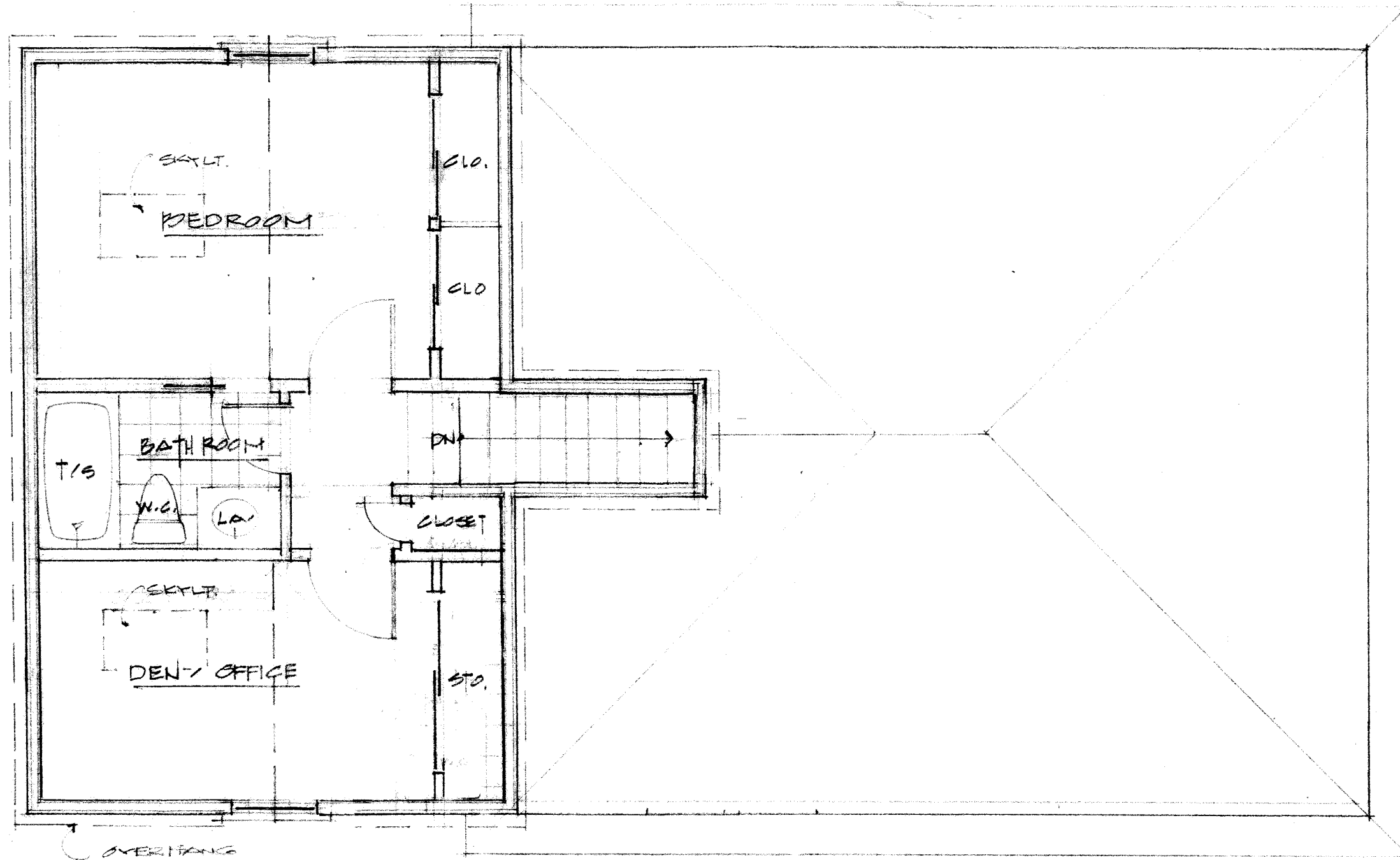
Project No:

Date: 1-25-15

3  
 4 0011

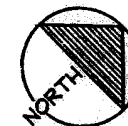


**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

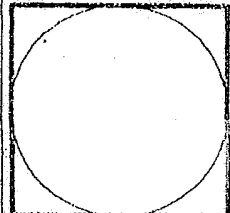


**PROPOSED SECOND FLOOR PLAN**

SCALE 1/4" = 1' - 0"



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



WILLIAM ROWAN  
 ARCHITECTURE  
 521 PEACOCK LANE  
 305 596 5366  
 KEY WEST, FLORIDA  
 FLOOR PLAN ARCHITECT

Project No:

Date: 1.25.15

4  
 150011

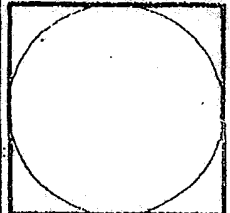




**EXISTING NORTH ELEVATION**

SCALE 1/4" = 1'-0"

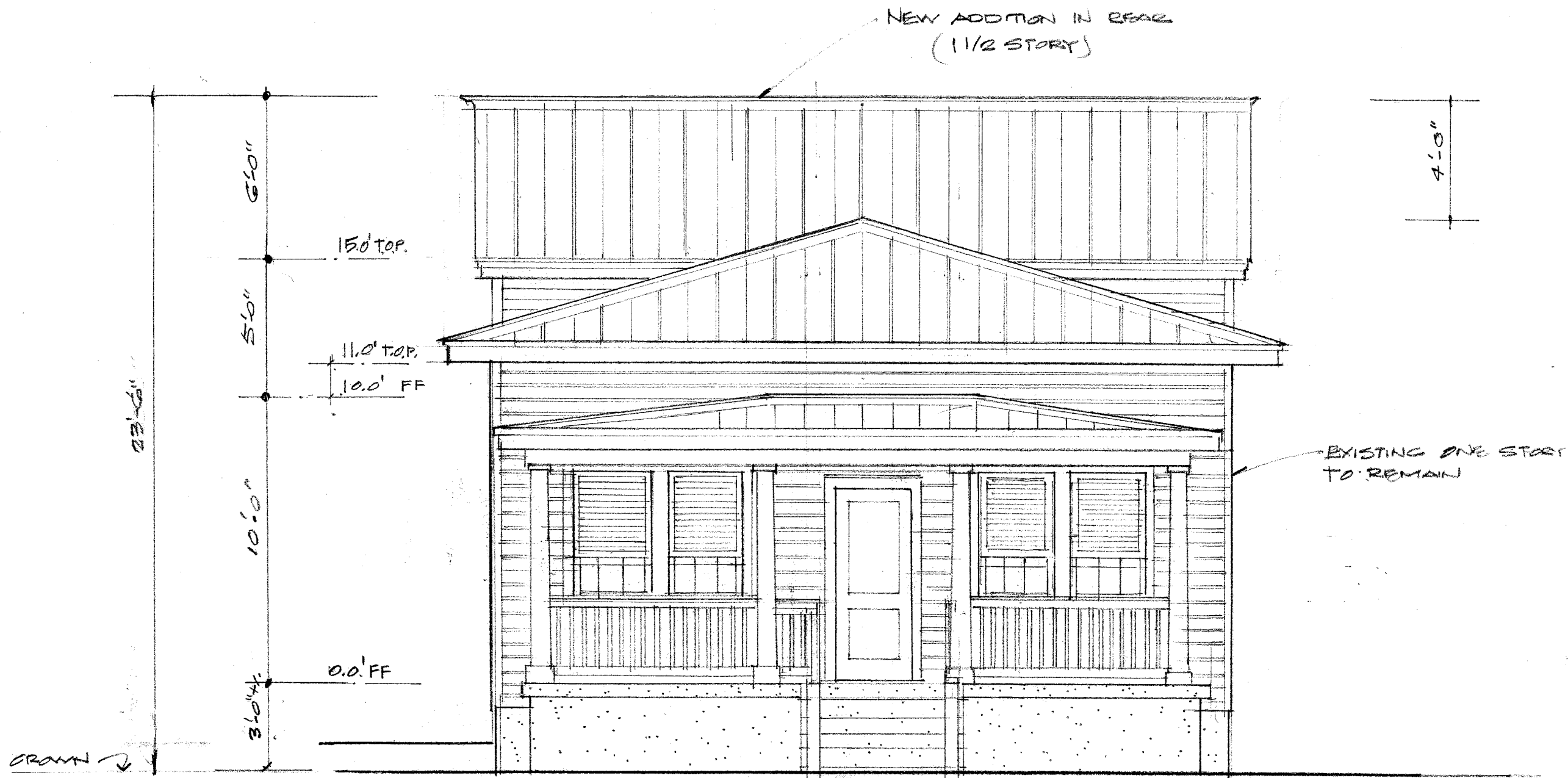
HILL RESIDENCE  
1 1/2 STORY ADDITION  
720 ELIZABETH STREET, KEY WEST, FL.



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

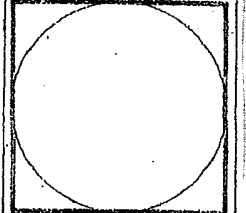
Project No:  
Date: 1.25.15

5  
6 OR 11



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

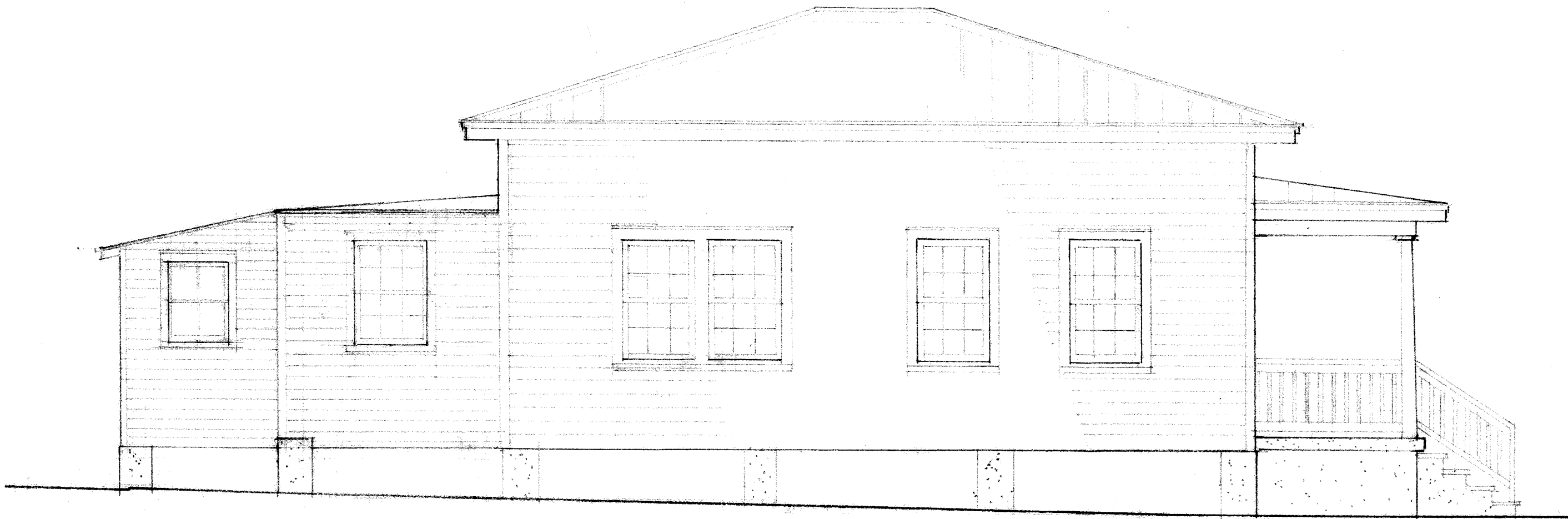
HILL RESIDENCE  
 1 1/2 STORY ADDITION  
 720 ELIZABETH STREET, KEY WEST, FL.



WILLIAM ROWAN  
 ARCHITECTURE  
 571 PENSACOLA BLVD  
 305 256 8764  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #12582

Project No:  
 Date: 1/25/15

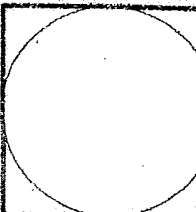
6  
 7011



**EXISTING EAST ELEVATION**

SCALE 1/4" = 1'-0"

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



WILLIAM ROWAN  
ARCHITECTURE  
521 PEARSON LANE  
505 296 1564  
KEY WEST, FLORIDA  
FLORIDA LICENSE #18782

Project No:

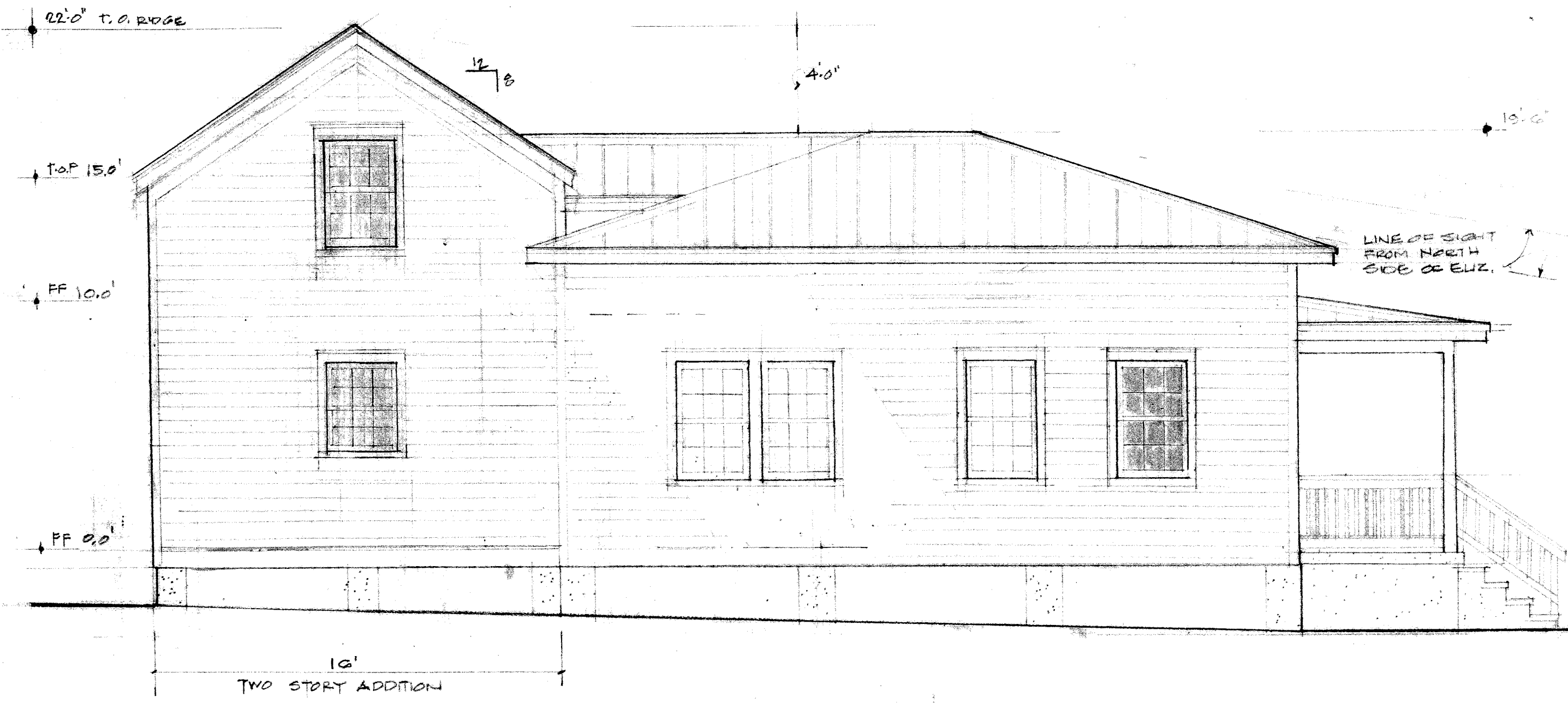
Date: 1-25-15

7

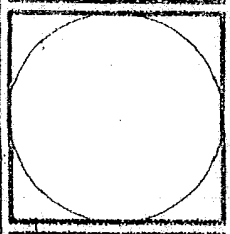
8 2 11

DETAIL NOTES

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



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



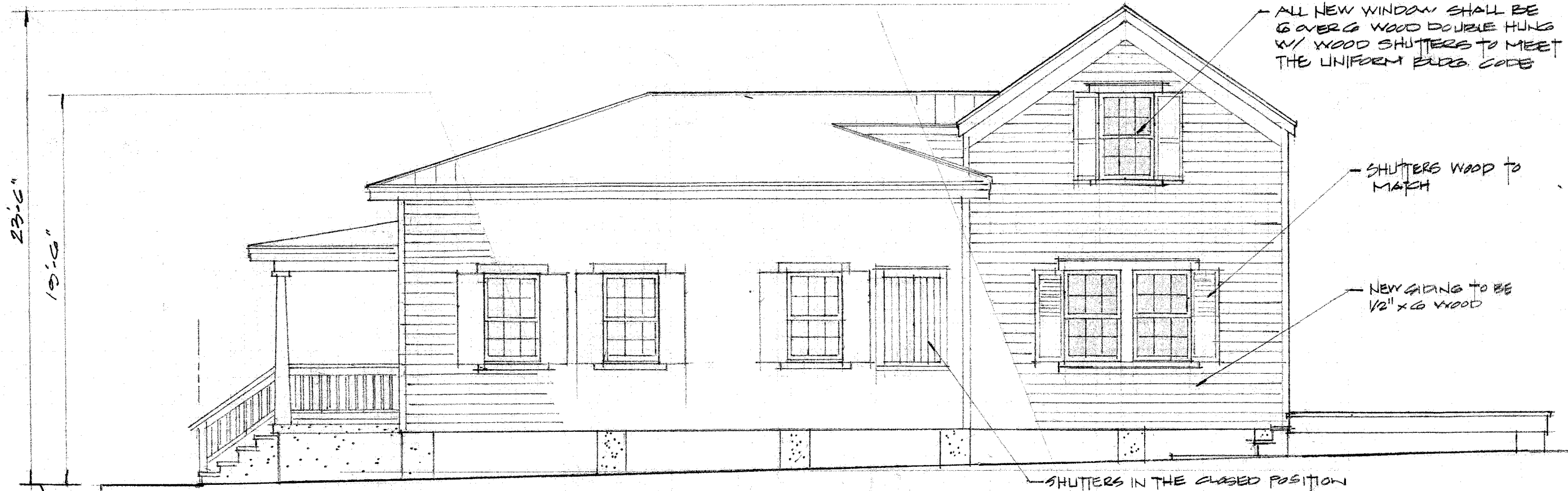
WILLIAM R. CROWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
305 858 3366

Project No:

Date: 1/25/15

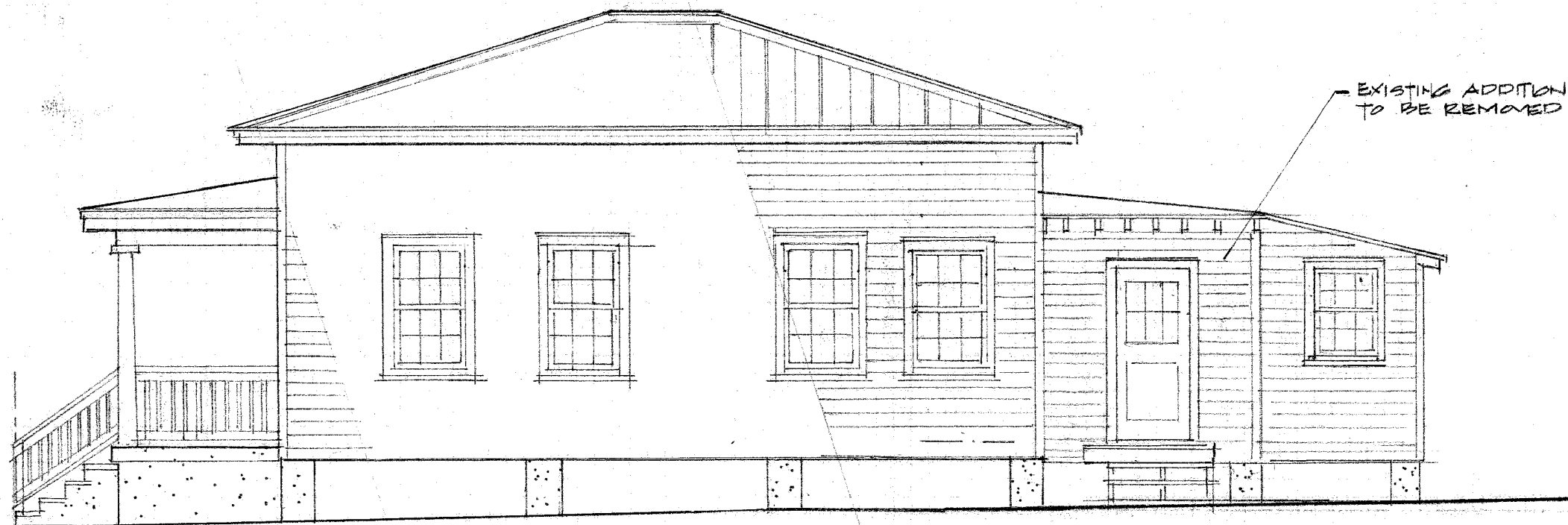
8  
9 of 11

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



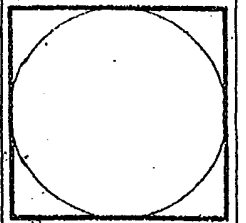
**PROPOSED WEST ELEVATION**

CROWN (ELIZABETH)



**EXISTING WEST ELEVATION**

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

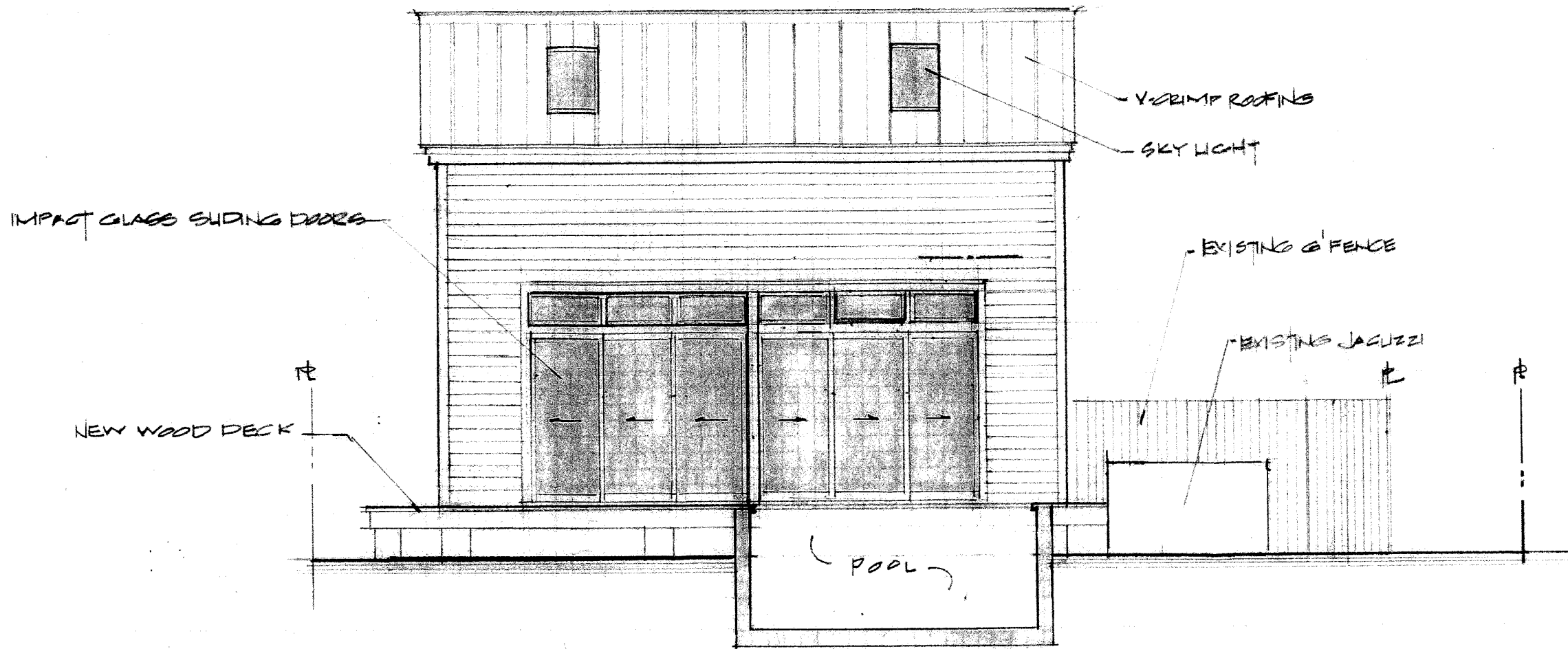


**W. I. A. M. R. O. W. A. N.**  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE # 15120  
 521 PERCON LANE  
 305 256 5764

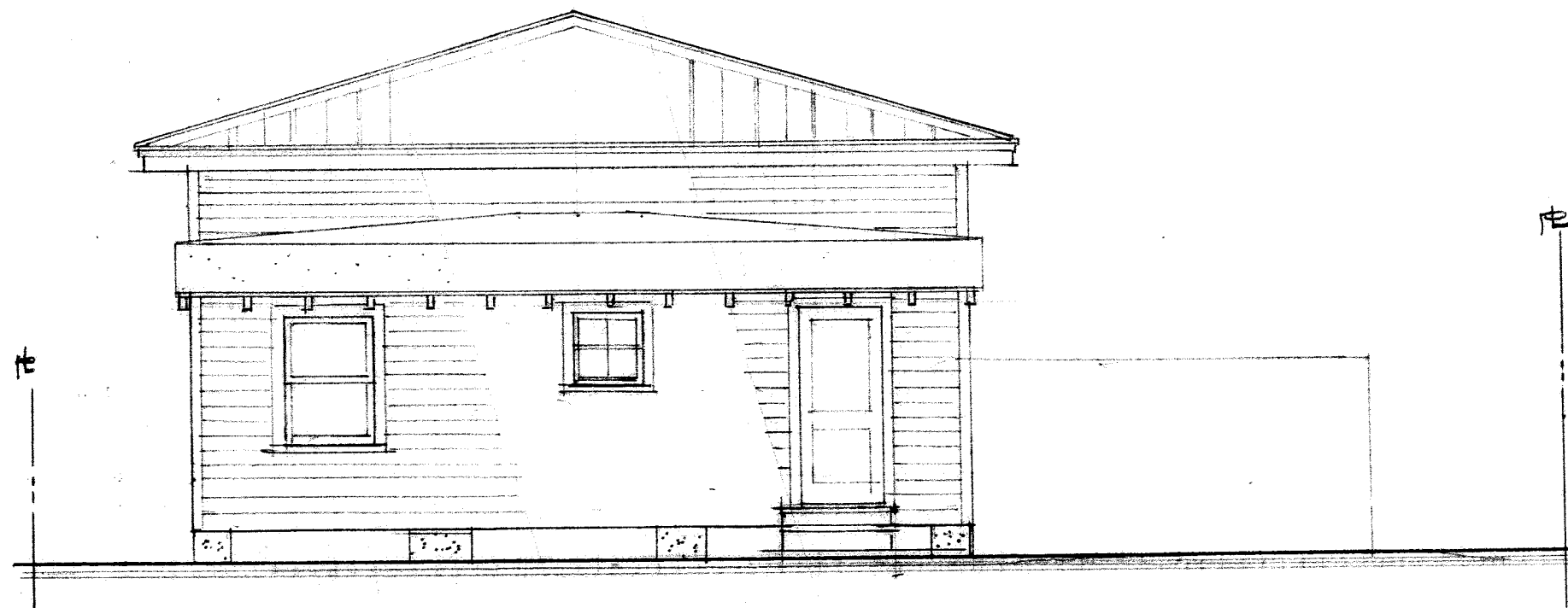
Project No:

Date: 1.25.15

**9**  
 10 OF 11

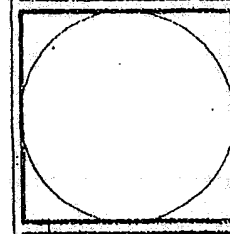


**PROPOSED SOUTH ELEVATION**



**EXISTING SOUTH ELEVATION**

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



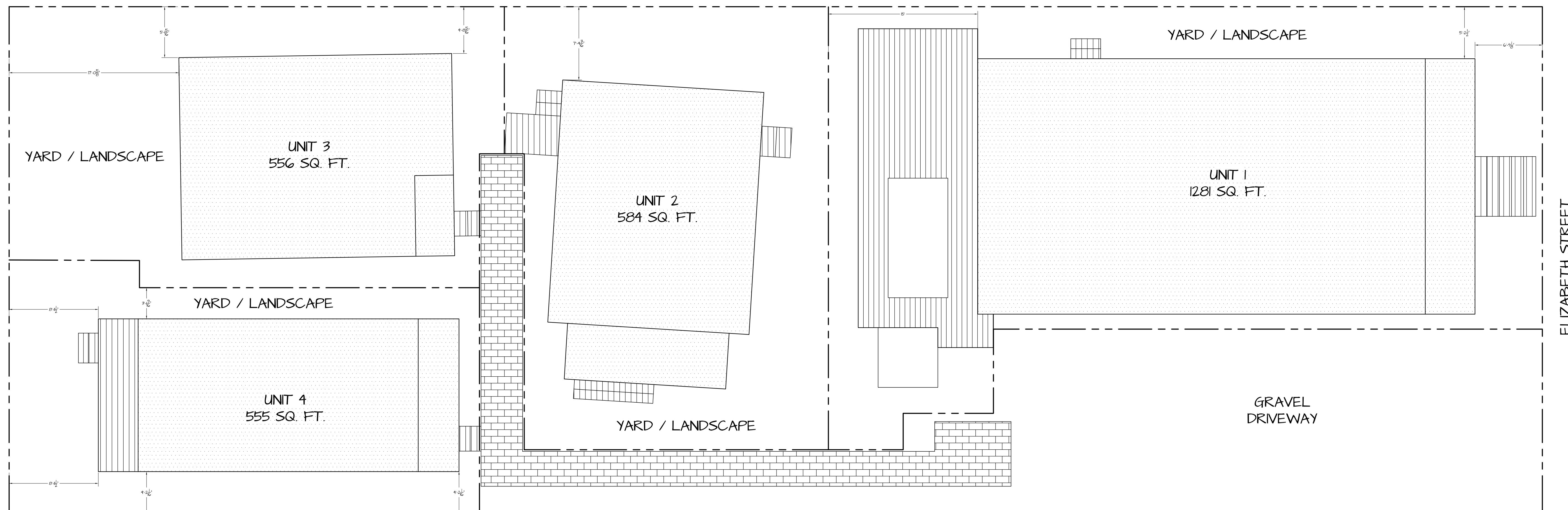
**WILLIAM ROWAN**  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE # 100000001  
 521 PEARSON DRIVE  
 305 296 3764

Project No:

Date: 1.25.15

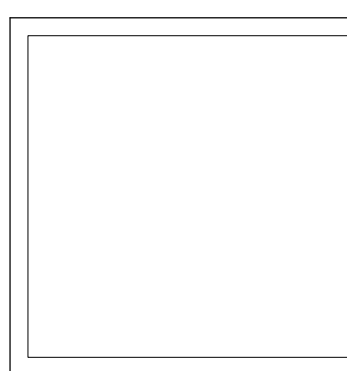
**10**

11 OF 11

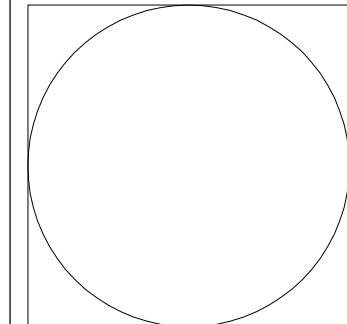


**SITE DATA**  
3/16" = 1'-0"

SITE DATA			
Zoning	HHDR		
FEMA Flood Zone	X		
Lot Size Overall	7828 S.F.		
<u>Building Coverage</u>			
Allowed:	50% (3914 S.F.)		
Existing:	37.5% (2942 S.F.)		
Proposed:	39% (3032 S.F.)		
<u>Impervious Ratio</u>			
Allowed:	60% (4696 S.F.)		
Existing:	55% (4305 S.F.)		
Proposed:	56% (4417 S.F.)		
<u>Open Space</u>			
Min. Allowed:	35% (2739 S.F.)		
Existing:	43% (3337 S.F.)		
Proposed:	41% (3225 S.F.)		
<u>Setbacks</u>			
	Allowed	Existing	Proposed
Front	10'	5.5'	5.5' NC.
Side	5'	4.7'	4.7' NC.
Side	5'	4.3'	4.3' NC.
Rear	20'	12.9'	12.9' NC.
<u>Building Height</u>			
Existing:	16'		
Proposed:	23.6'		
<u>Storm Drainage</u>			
Existing Coverage	2942 S.F.		
Proposed Coverage	3105 S.F.		
Add of 112 S.F.	112 / 12 = 9.3 cubic feet of swale req.		



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



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

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

720 ELIZABETH  
(EXISTING)



720 ELIZABETH  
(PROPOSED)

720 ELIZABETH  
(EXISTING)



720 ELIZABETH  
(PROPOSED)

720 ELIZABETH  
(EXISTING)



720 ELIZABETH  
(PROPOSED)

PETRONIA STREET



ANGELA STREET

ELIZABETH STREET (STREETSCAPE 702 TO 728)



# NOTICING

# Public Meeting Notice

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

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

**FOR- #720 ELIZABETH STREET**

**Applicant – William Rowan Architecture**

**Application # H15-01-0125**

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

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

720

**Public  
Meeting  
Notice**

NOTICE OF PUBLIC MEETING  
The following information is provided for your information regarding a public meeting to be held on the above described property. The meeting will be held on the date and at the time and place indicated below. The meeting will be held in accordance with the provisions of the Hawaii Public Access Law, Chapter 205, Hawaii Revised Statutes, and the rules and regulations of the Hawaii Department of Land and Natural Resources, Office of Public Access, and the rules and regulations of the Hawaii Department of Health, Office of Environmental Health. The meeting will be held in accordance with the provisions of the Hawaii Public Access Law, Chapter 205, Hawaii Revised Statutes, and the rules and regulations of the Hawaii Department of Land and Natural Resources, Office of Public Access, and the rules and regulations of the Hawaii Department of Health, Office of Environmental Health.

# PROPERTY APPRAISER INFORMATION

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

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

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

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

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

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

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

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

Signed Name of Affiant:

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

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

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

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Jo Bennett

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





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

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 9094138 Parcel ID: 00018201-000100

### Ownership Details

**Mailing Address:**

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

### Property Details

**PC Code:** 04 - CONDOMINIUM

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 720 ELIZABETH ST UNIT: 1 KEY WEST

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

### Click Map Image to open interactive viewer



### Condominium Details

**Condo Name:** 720 ELIZABETH CONDOMINIUM

**Footage:** 1118      **Year Built:** 1903

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

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

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

This page has been visited 496,671 times.

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