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## Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: September 24, 2024

Applicant: William Rowan

Application Number: H2024-0042

Address: 1123 Washington Street

### **Description of Work:**

New addition to rear.

### **Site Facts:**

The building under review is considered a non-historic and non-contributing resource within the historic district. Constructed in 2002, this two-story building faces Washington Street and includes an existing one-story rear addition. The pool equipment is located behind this addition. The building features an L-shaped design. The site includes a pool, spa, wooden deck, and brick pavers that cover a significant portion of both the backyard and parts of the front and side yards.

Currently the house sits on the ground, and it is on an AE-9 flood zoning.



*Photo taken by Property Appraiser's office 12/18/2023.*



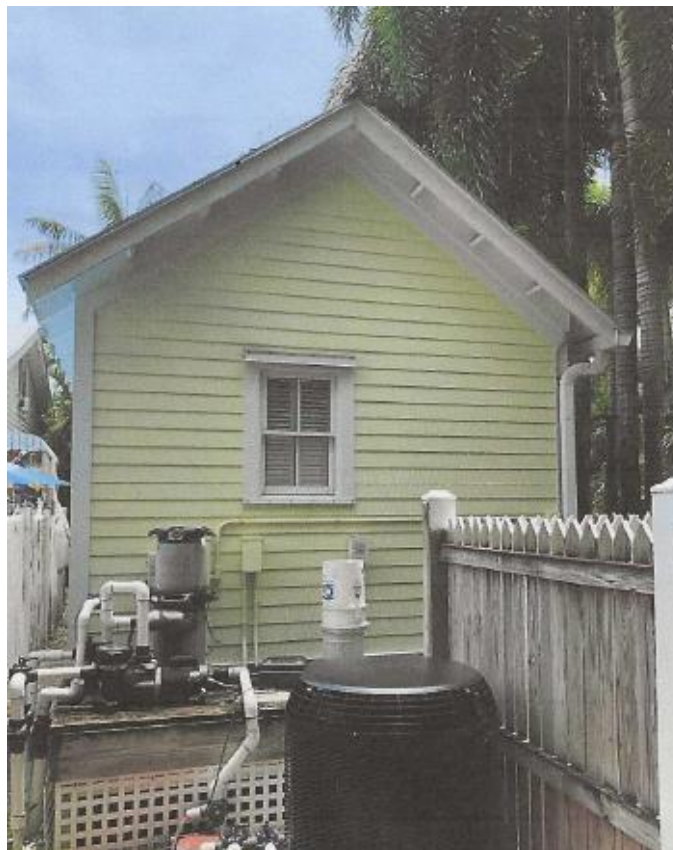
*The house under review and current photograph.*

### **Guidelines Cited on Review:**

- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6 (first two sentences), 12, 13, 14 (first sentence), 19, 22, 25, 30, and 31.
- Guidelines for New construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first three sentences), 7 (last sentence), 11, 12, 13 (first sentence), 14, 15, 18, 22, 23, 24, and 25.
- Guidelines for decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guideline 1.

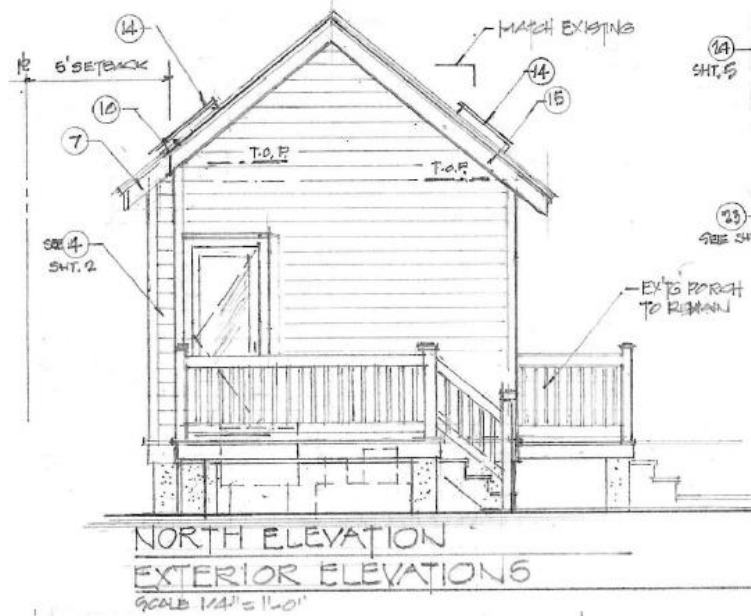
### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a proposed addition at the rear of the property. This new addition will be connected to the existing one-story structure, which includes a bathroom and a walk-in closet, measuring 11' x 12' with a total area of 132 square feet. The existing addition has a height of 18 feet and features wood siding along with a 5 V-crimp roofing system.



*Rear of property looking south at existing addition.*

The proposed plans involve the removal of the rear wall and overhang of the current addition, the relocation of pool equipment, and the removal of the fence surrounding the pool equipment. The new addition is designed to be approximately 10'-10" by 11'-8", accompanied by a porch of the same length and a width of 3'-4". It will match the existing siding and roofing, and feature two skylights, one on each side of the gable roof. There will be no overhang on the east wall due to setback regulations. In addition, a new A/C condenser will be included in the plan.

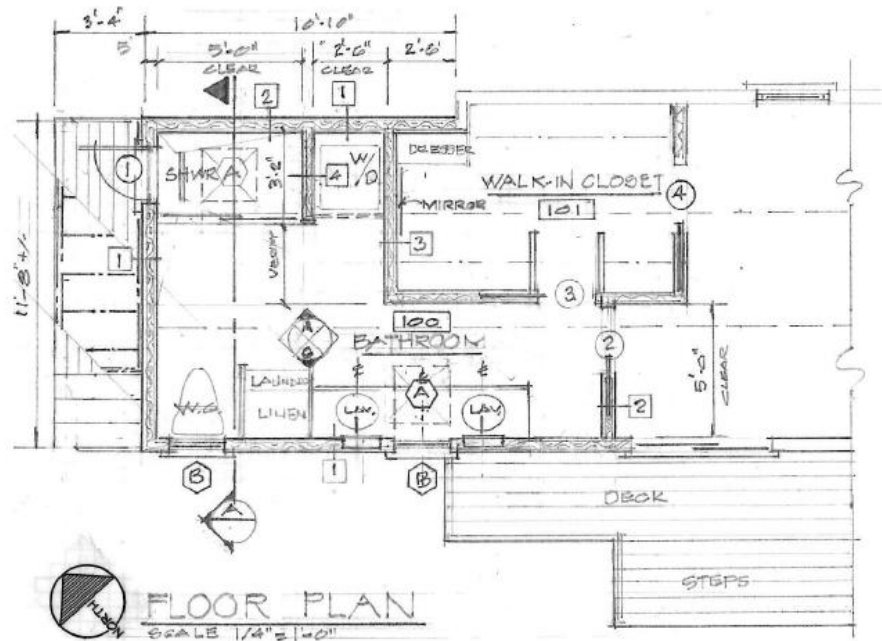


*Proposed North Elevation.*



*Proposed West Elevation.*





*Proposed Floor Plan.*

**Consistency with Guidelines Cited Guidelines:**

This proposed one-story addition will be connected to an existing one-story addition that is non-historic and non-contributing. The siding and roof will match the existing addition, which is suitable for the structure. The massing, size, and scale are compatible with the existing building. Staff believes that the overall design is cohesive with the existing structure and will not be visible from a public right of way.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1123 WASHINGTON ST.	
NAME ON DEED:	JAMES BELK	PHONE NUMBER 804.536.6040
OWNER'S MAILING ADDRESS:	300 NORTH RIDGE #61 RICHMOND, VA. 23229	EMAIL JBELK1123@OUTLOOK.COM
APPLICANT NAME:	WILLIAM ROWAN	PHONE NUMBER 305.394.4773
APPLICANT'S ADDRESS:	321 PEACOCK LANE	EMAIL WROWAN@gmail.com
APPLICANT'S SIGNATURE:		DATE 8/20/24

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO  INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: CONSTRUCTION OF A NEW ADDITION TO EXISTING ONE STORY STRUCTURE (BATHROOM AND WALK IN CLOSET)
DIMENSIONS 11'x12', SQUARE FOOTAGE 132 FT, HEIGHT 10', MATERIALS WOOD SIDING, V-CRIMP ROOF
MAIN BUILDING:
<del>EXISTING</del> EXISTING: 2 STORY WOOD W/ 1 STORY WOOD ADDITION
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE REAR WALL OF EXISTING 1 STORY ADDITION
SURVEY



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
G	
PAVERS:	FENCES:
G	G
DECKS:	PAINTING:
YES, ACCESS TO BATHROOM	YES
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
NEW A/C CONDENSER	SURVEY - SEE SHT. # 1
SEE SHT. # 2	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

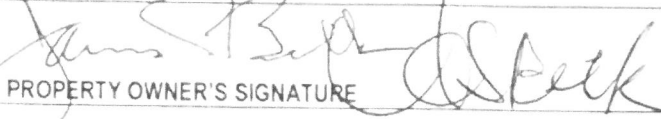


City of Key West  
 1300 White Street  
 Key West, Florida 33040

HARC COA #	INITIAL & DATE
HARC 2024 - 0042	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1123 Washington Street
PROPERTY OWNER'S NAME:	James Belk
APPLICANT NAME:	William Rowan

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

 PROPERTY OWNER'S SIGNATURE	JAMES P BELK 9/13/2024 ANN S BELK DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION


CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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


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

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


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



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

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

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

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

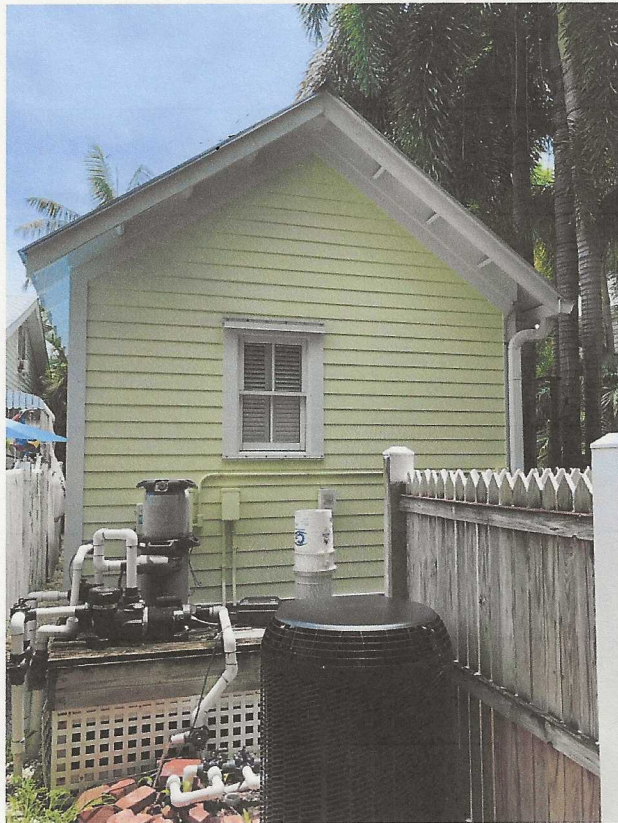
# PROJECT PHOTOS





PHOTO FROM WASHINGTON ST.  
LOOKING AT FRONT OF HOUSE





REAR OF PROPERTY LOOKING  
SOUTH AT EXISTING ADDITION



PHOTO LOOK SOUTHEAST FROM THE  
CENTER - REAR OF THE PROPERTY.

# SURVEY



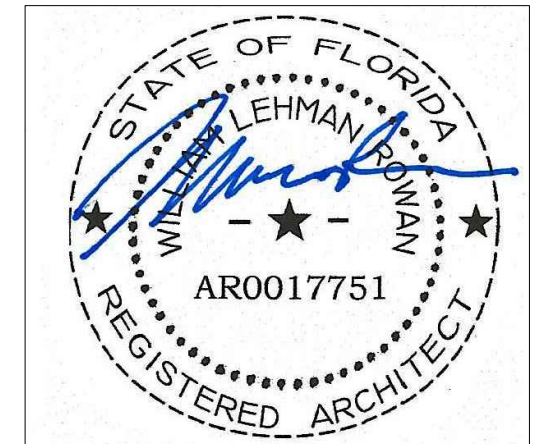
# BELK RESIDENCE RESIDENTIAL UPGRADES

1123 WASHINGTON STREET KEY WEST, FLORIDA 33040



BELK RESIDENCE  
RESIDENTIAL UPGRADES

1123 WASHINGTON STREET KEY WEST, FLORIDA 33040



Basic Building Structural Information		
<b>Floor and Roof Live Loads</b>		
Attics:	20 psf w/ storage, 10 psf w/o storage	
Habitable Attics, Bedroom:	30 psf	
All Other Rooms:	40 psf	
Garage:	40 psf	
Roofs:	20 psf	
<b>Wind Design Data</b>		
Ultimate Wind Speed:	180 mph	
Nominal Wind Speed:	139 mph	
Risk Category:	II	
Wind Exposure:	D	
Enclosure Classification:	Enclosed	
End Zone Width:	4.00 ft.	
Internal Pressure Coefficient:	0.18 +/-	
Components and Cladding Design Pressures	Roof Zone 1:	+32.2 psf max., -51.3 psf min.
	Roof Zone 2:	+32.2 psf max., -89.3 psf min.
	Roof Zone 3:	+32.2 psf max., -132.0 psf min.
	Roof at Zone 2 Overhangs:	-104.3 psf min.
	Roof at Zone 3 Overhangs:	-175.6 psf min.
Wall Zone 4:	+56.0 psf max., -60.7 psf min.	
Wall Zone 5:	+56.0 psf max., -74.9 psf min.	

WILLIAM LEHMAN ROMAN  
 REGISTERED ARCHITECT  
 AR0017751  
 STATE OF FLORIDA

PROJECT NO: 4-3-2024  
DATE: 3-20-2024

## LEGEND

- ⊙ Found 2" Iron Pipe (Fence)
- Set 3/4" Iron Pipe w/cap
- Found 1/2" Iron Rod (7131)
- ▲ Found Nail & Disc (As Note)
- △ Set Nail & Disc (629B)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

## GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2023 8th edition  
 ELECTRICAL: National Electrical Code, 2023 NEC  
 PLUMBING: Florida Building Code (Plumbing), 2023  
 MECHANICAL: Florida Building Code (Mech.), 2023  
 GAS: LP Gas Code, 2023 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)  
 This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.  
 This project is designed in accordance with ACI 318-11 for structural concrete design.

1123 WASHINGTON STREET FLOOD: AE-9

NOTE: ALL DIMENSIONS ARE EXISTING U.N.O.

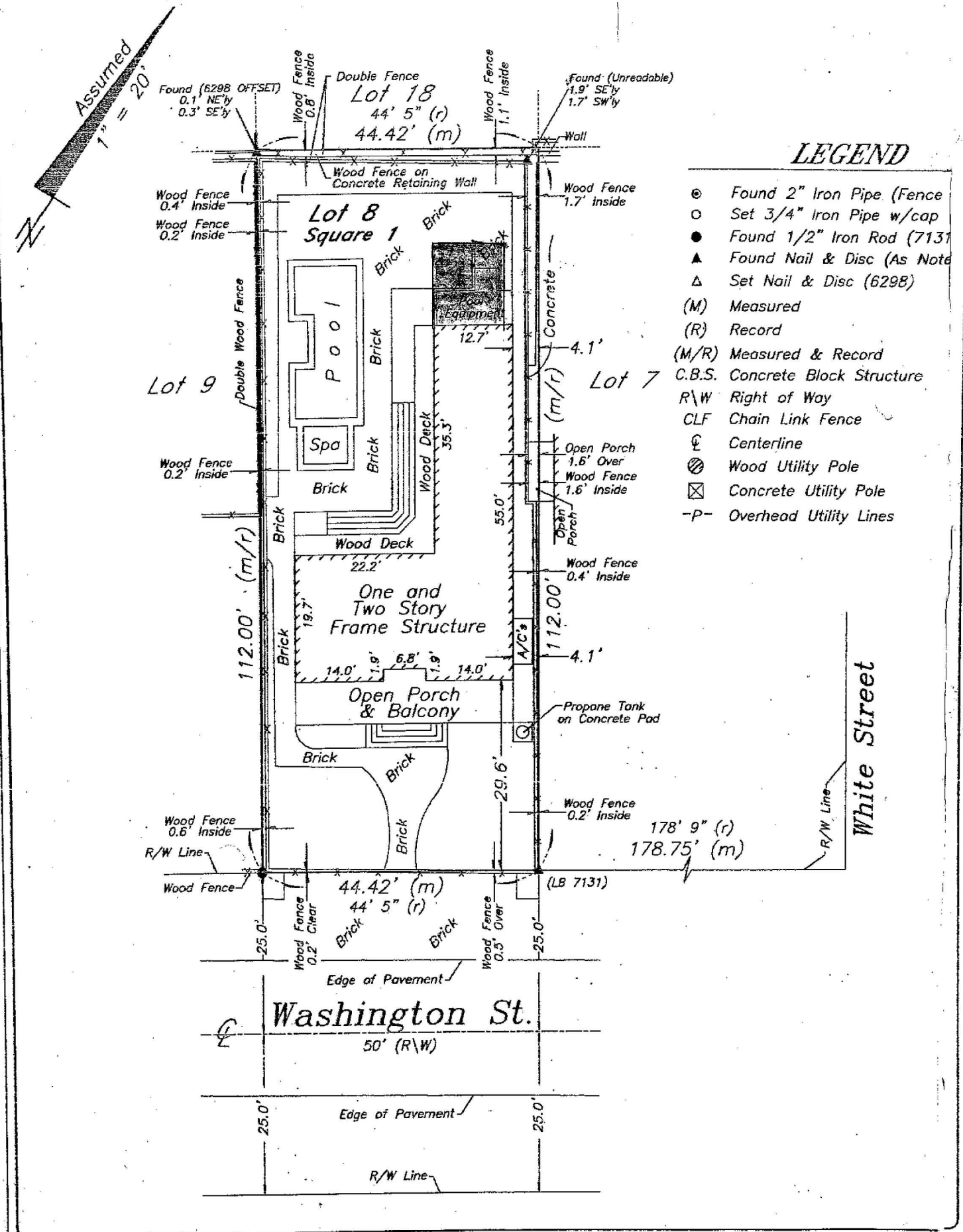
SHT.	DESCRIPTION
1	COVER - SURVEY, NOTES, WIND PRESSURES
2	SITE PLAN (EXISTING / PROPOSED)
3	FLOOR PLAN, FRAMING PLAN, NOTES
4	ELEVATIONS (INTERIOR & EXTERIOR)
5	SECTION, DETAILS, NOTES
6	PLUMBING & ELECTRICAL PLAN, NOTS, SPECIFICATIONS

### CONSTRUCTION PLAN GENERAL NOTES

- Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
- All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
- All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, U.N.O.
- Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
- Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
- All dimensions to the exterior window wall are to the inside face of sill, U.N.O.
- Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
- All exposed gypsum board edges to have metal edge trim work or equivalent.
- All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
- Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
- All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
- Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/2" maximum, U.N.O., Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
- Dimensions locating doors and windows are to the center of doors and windows U.N.O.
- All "wet walls" to receive concrete board or green board.
- Replace any damage siding with like materials.
- Existing decking to remain. Cover with pt plywood to match existing finished floor height.
- All openings at sliding glass doors to have 3 jacks and one king at each end of header.
- All window openings to have 2 jacks and 1 king at each end of header.

PROJECT DATA	1123 WASHINGTON STREET HMDR FLOOD: AE-9	
	EXISTING	PROPOSED
RE NO.	0038370-000000	
SETBACKS:		
FRONT 10'	23.1'	23.1'
SIDE 5'	4.1'	4.1' ADDITION = 5'
SIDE 5'	8.5'	8.5'
REAR 15'	26.2'	15.0'
LOT SIZE	4,975 S.F.	4,975 S.F.
BUILDING COVERAGE	1,370 S.F. 28%	1,512 S.F. 30%
BUILDING HEIGHT	24.8'	24.8'
IMPERVIOUS AREA	2,061 S.F. 41%	2,203 S.F. 44%
OPEN SPACE	1,720 S.F. 35%	1,720 S.F. 35%

Boundary Survey

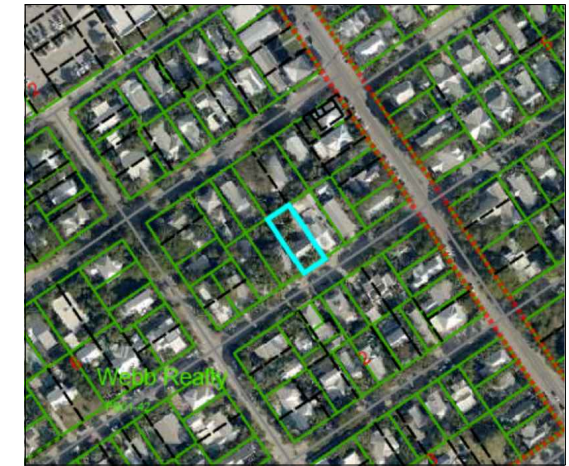




# PROPOSED DESIGN

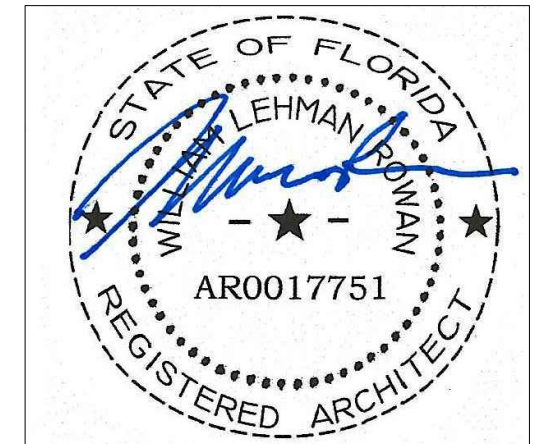
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Roofs:	20 psf	
<b>Wind Design Data</b>		
Ultimate Wind Speed:	180 mph	
Nominal Wind Speed:	139 mph	
Risk Category:	II	
Wind Exposure:	D	
Enclosure Classification:	Enclosed	
End Zone Width:	4.00 ft.	
Internal Pressure Coefficient:	0.18 +/-	
Components and Cladding Design Pressures	Roof Zone 1:	+32.2 psf max., -51.3 psf min.
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PROJECT NO :  
4-3-2024  
DATE :  
3-20-2024

The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Ultimate Wind Speed: 180 mph Nominal Wind Speed: 139 mph Exposure: D

## LEGEND

- ⊙ Found 2" Iron Pipe (Fence)
- Set 3/4" Iron Pipe w/cap
- Found 1/2" Iron Rod (7131)
- ▲ Found Nail & Disc (As Note)
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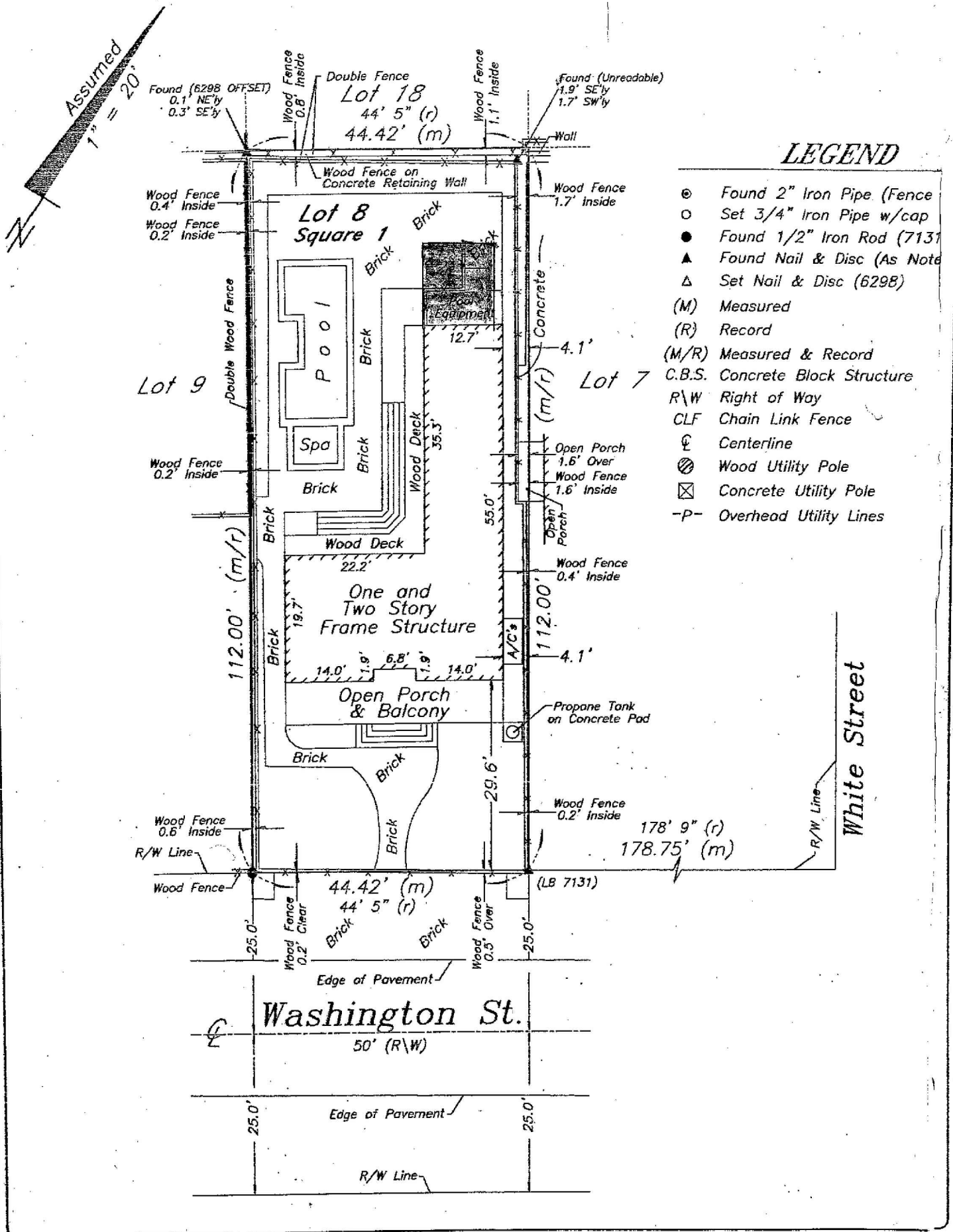
SHT.	DESCRIPTION
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2	SITE PLAN (EXISTING / PROPOSED)
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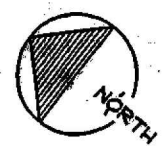
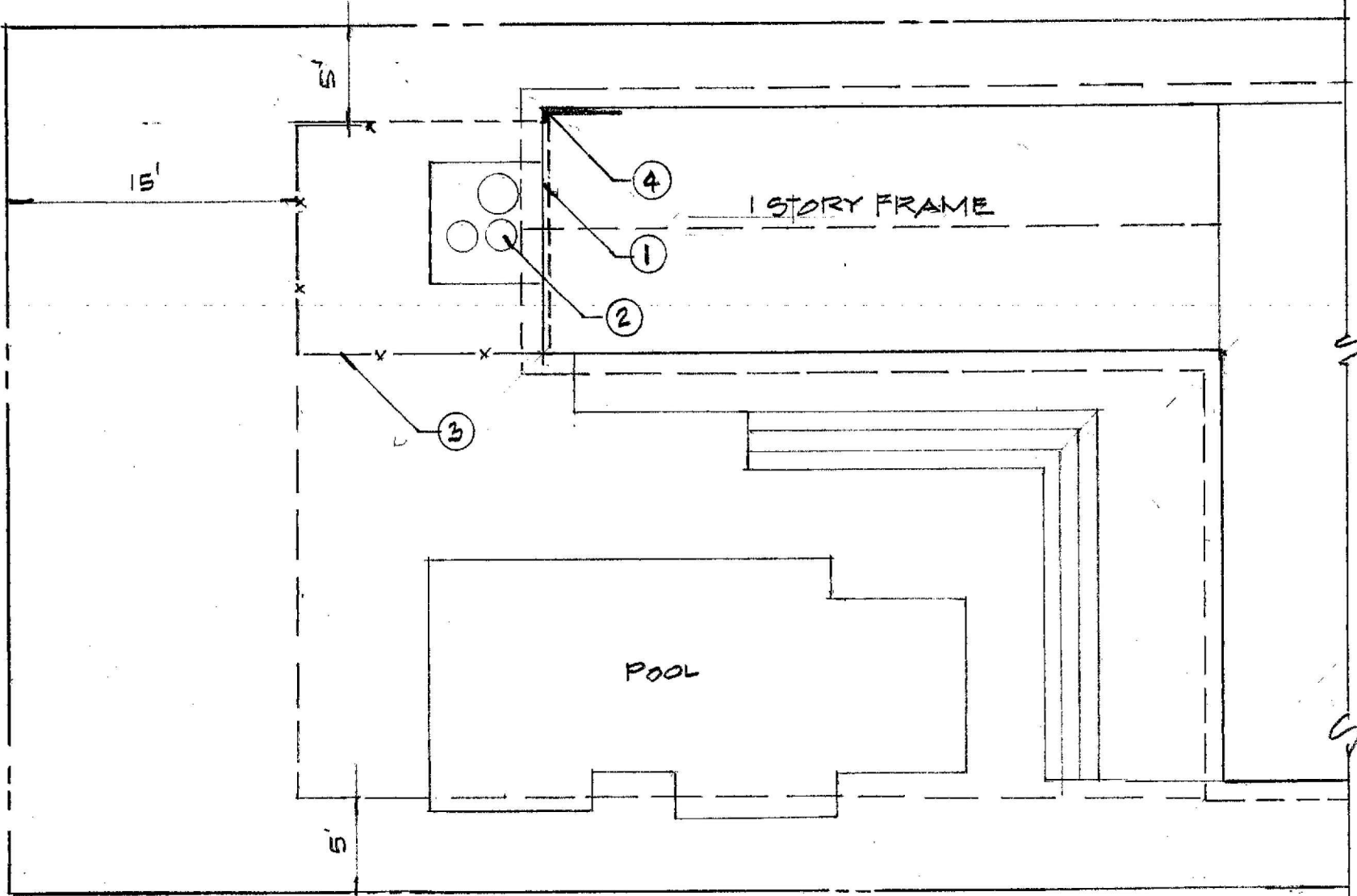
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IMPERVIOUS AREA	2,061 S.F. 41%	2,203 S.F. 44%
OPEN SPACE	1,720 S.F. 35%	1,720 S.F. 35%

Boundary Survey





**PARTIAL SITE PLAN - DEMOLITION**  
 SCALE 1/8" = 1'-0"

LEGEND	
1.	REMOVE END WALL & OVERHANG (SEE #4)
2.	REMOVE POOL EQUIPMENT AND RELOCATE
3.	REMOVE FENCE STORE FOR LATER USE
4.	LEAVE APPROX. 10'-11" OF EXIST' WALL & ROOF

DOOR SCHEDULE					DESIGN PRESSURES		
MARK	QTY	WIDTH	HEIGHT	TYPE	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED
1	1	2'-0"	6'-8"	MTL. 1 LIGHT IMPACT			
2	1	2'-4"	"	4 PANEL WOOD			
3	1	2'-0"	"	4 PANEL POCKET			
4	1	2'-2"	"	LOUVER POCKET			

No.	Description	Opening Width (in ft.)	Opening Height (in ft.)	Distance from Corner (in ft.)	Design Pressure Requirements
A	IMPACT SKYLIGHT	1.5 ft.	1.5 ft.	2.0 ft.	+71.1 psf, -95.2 psf
B	IMPACT WINDOW	1.5 ft.	2.5 ft.	2.0 ft.	+71.1 psf, -95.2 psf
1	IMPACT DOOR	2.0 ft.	6.7 ft.	15.0 ft.	+70.0 psf, -76.1 psf

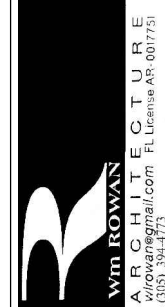
**EXTERIOR DEMOLITION NOTES**

1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing outlets to remain except where damage occurs due to demolition or noted otherwise. Replace or relocate where required.
10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
12. Contractor to coordinate with owner for reuse of existing millwork.
13. Shore / support walls and roof at demolition areas

**LUMBER AND HARDWARE NOTES:**

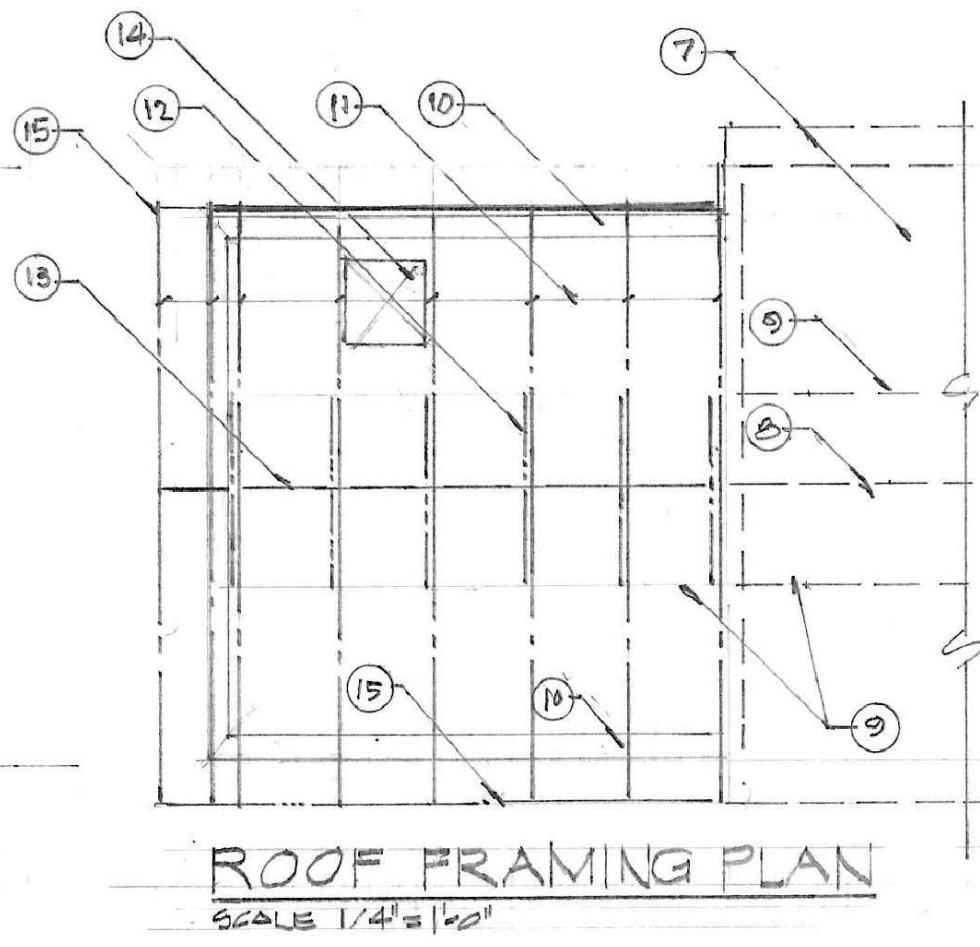
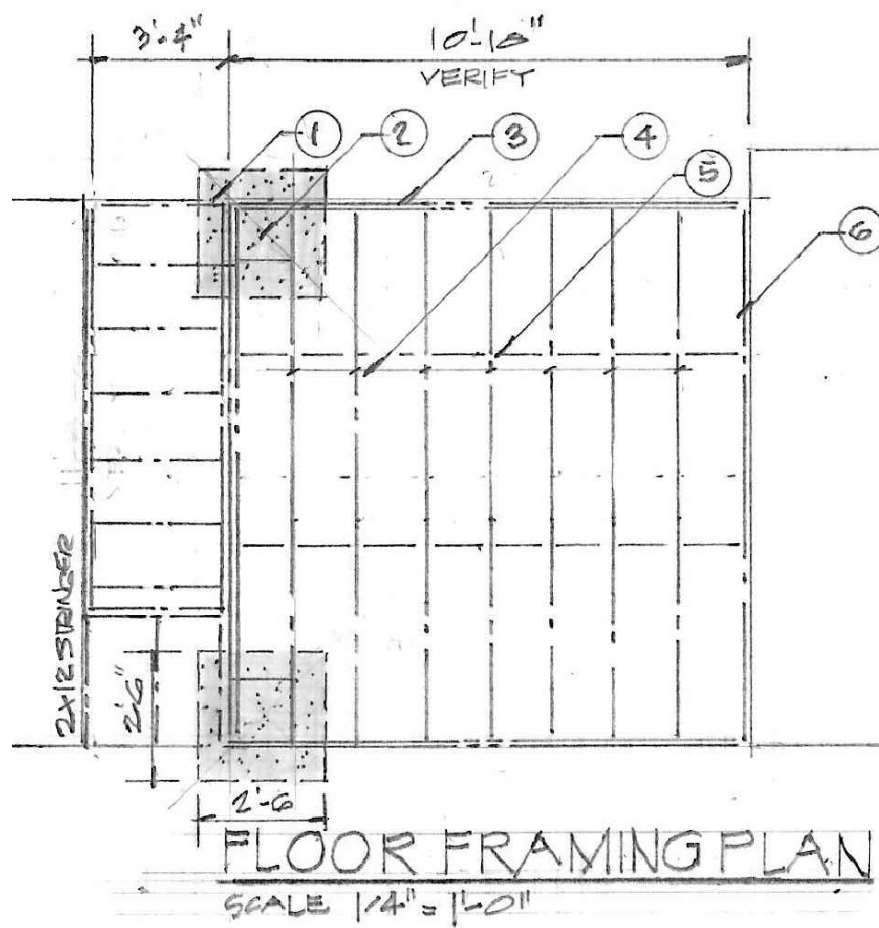
1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc.: (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailers; and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-end twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut." The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.
2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.131" x 21/2", 0.148" x 3" and 0.162" x 31/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 11/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overload. Do not exceed catalog allowable loads, which would jeopardize the connection..
3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.
7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
8. Epoxy dowel all new horizontal reinforcing into existing footings. Minimm embedment 4".

- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.
9. Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
  10. Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.
  11. Lumber and its fastenings shall conform to the national design specifications for wood construction, latest edition.
  12. All wood framing sizes, framing, fastening requirements, anchorages, firestops, and connectors not shown on these plans to be per the specified building code.
  13. All structural lumber to be structural grade no. 2 spruce-pine-fir with a maximum moisture content of 19%. all lumber to be stamped with the grade mark of an approved grading agency.
  14. All wood framing exposed to weather shall be pressure treated. all fasteners in contact with pressure-treated wood to be hot dip galvanized per the manufacturers recommendations and the applicable building code.
  15. The framing layouts depicted on the plans are to illustrate general framing conditions but do not necessarily depict the correct quantities or connections required.
  16. Fastening for all structural members not specifically shown in the plans to be per the fastening schedule of the applicable building code.
  17. Bolts shall conform to astm 307, ansi d18.2.1. screws and lag screws shall conform to ansi b18.2.1. and ansi b18.6.1, respectively. bolts through wood shall be fitted with standard washers.
  18. Bolt holes shall be at least a minimum diameter of 1/32" and no more than a maximum of 1/16" larger than the bolt diameter.
  19. Bolt nuts shall be finger-tight plus 1/3 to 1/2 turn with a hand wrench, with consideration given to possible future wood shrinkage. care should be taken not to over-torque the nut. impact wrenches should not be used as they may preload the connectors. bolt nuts shall be periodically retightened.
  20. Unless otherwise noted, connectors shall be installed with the maximum number and size of fasteners as required in the manufacturer's installation instructions.
  21. The number and size of nails used to connect wood members shall be according to the applicable building code. refer to manufacturer for nailing requirements (to attain maximum table values) for all wood-to-wood mechanical fasteners.



PROJECT NO :  
 4-3-2024  
 3-20-2024  
 DATE :

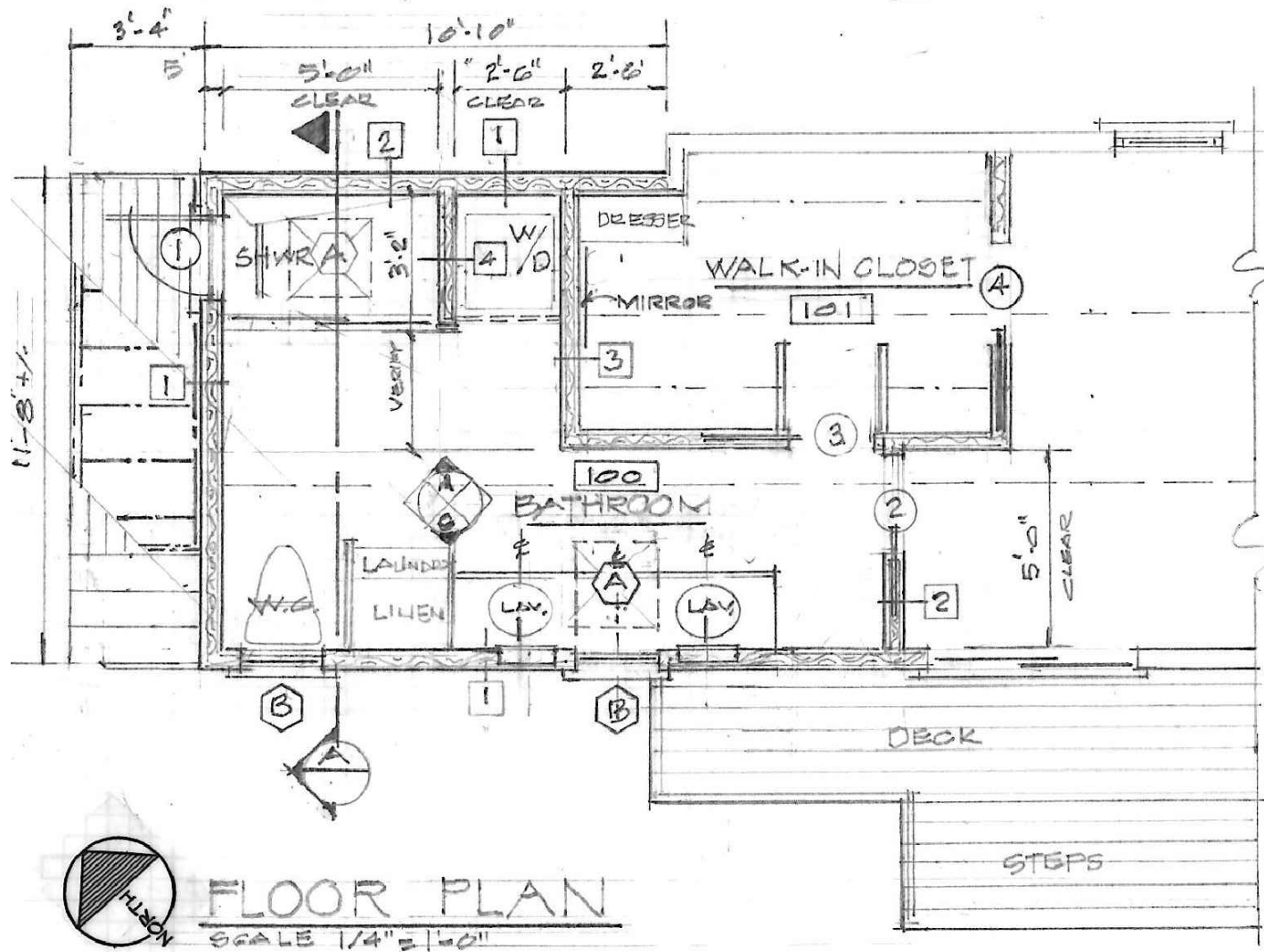




**WALL TYPES**

1. 2x6, 5/8 PLY, G.B., SIDING\*
2. 2x6, 5/8 PLY, SIDING\*, CB, TILE
3. 2x4 G.B., BOTH SIDES
4. 2x4 G.B., CB., TILE

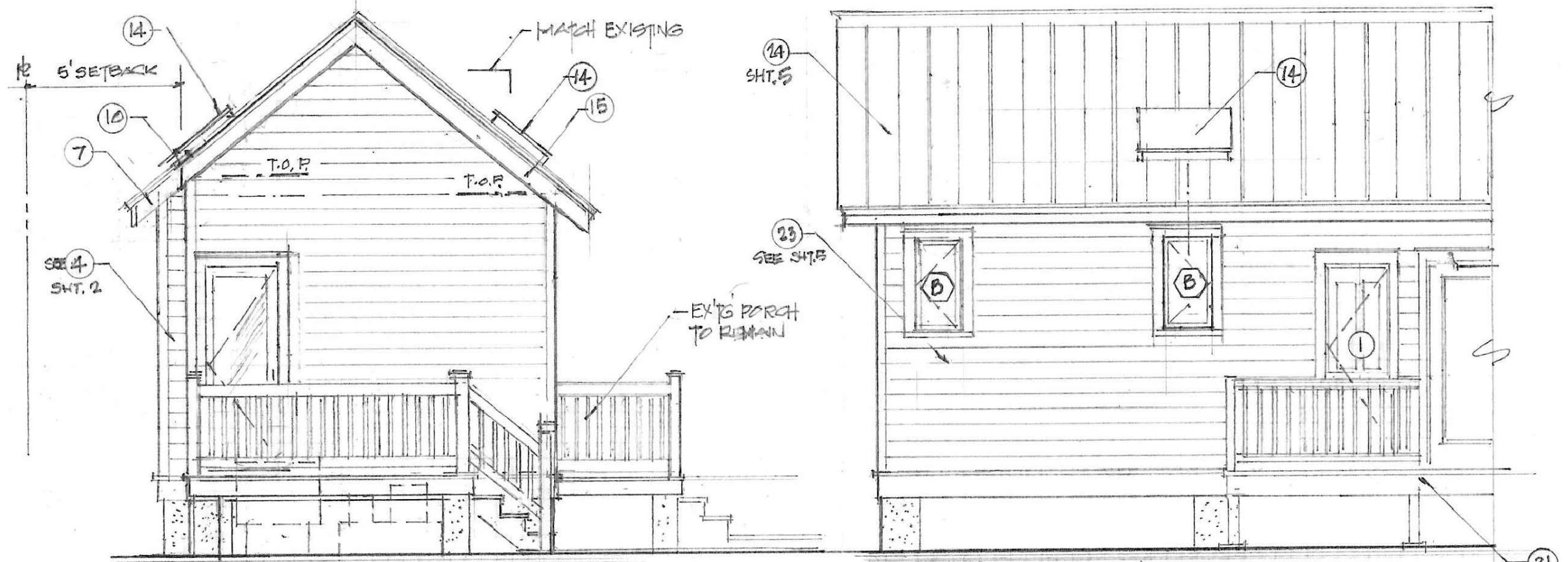
GB - GREEN BOARD 1/2"  
CB - CEMENTOUS BOARD 1/2"  
\* = MATCH EXISTING SIDING  
PLYWOOD 5/8" P.T. W/VAPOR B.



**LEGEND**

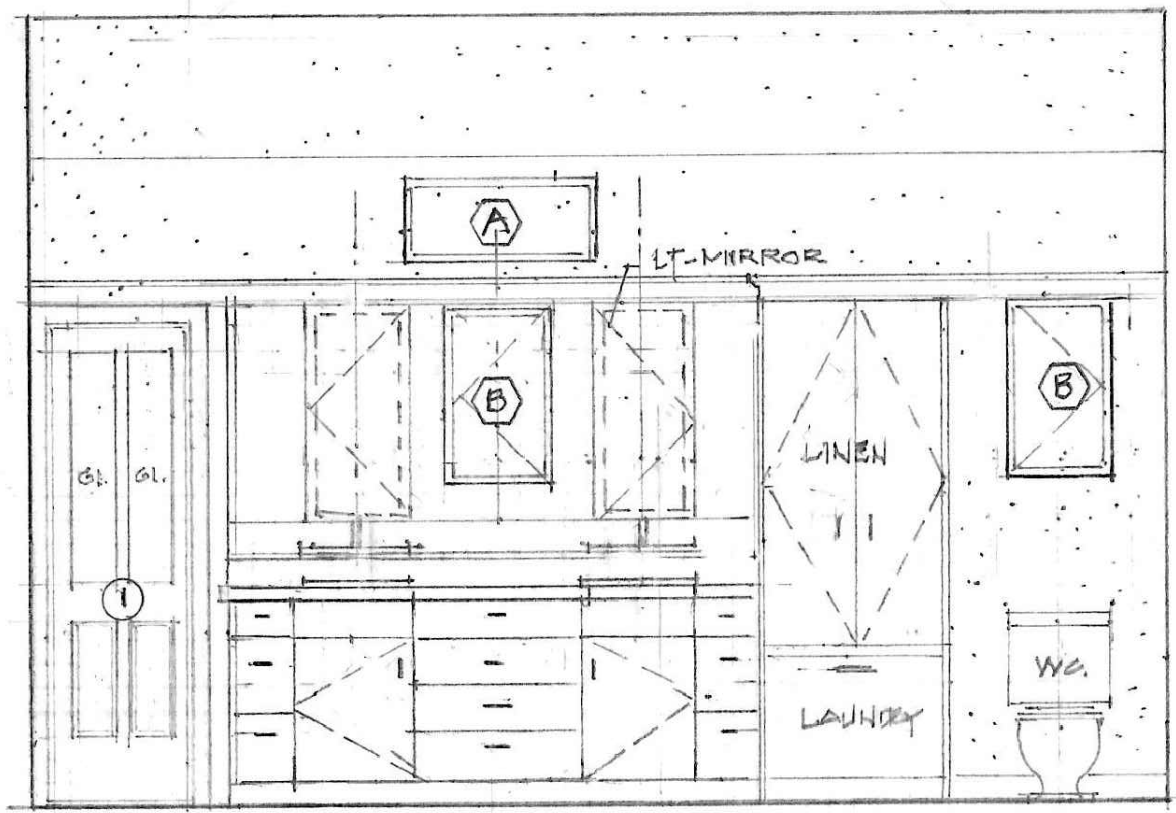
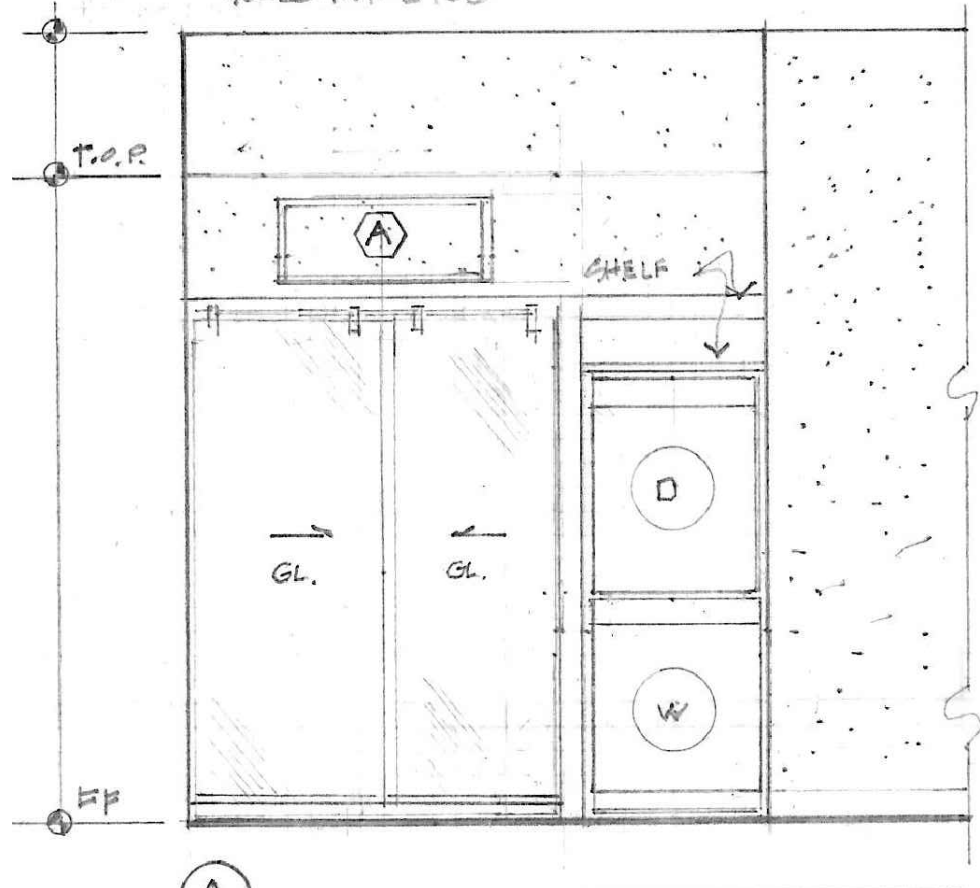
1. FOOTING - 20" x 20" x 8" w/(4) #4 EA. WAY
2. FOUNDATION 10" CMU w/(4) #4 HOOKS
3. RIBBON JOIST (2) 2x10 w/(2) SIMPSON HD @ EA. PIER
4. JOISTS 2x8 @ 12" O.C.
5. BLOCKING 2x8 @ 4'-0" O.C.
6. LEDGER 2x8 w/ TIMBERLACS @ 12" O.C. STAGGER
7. EXISTING 1 STORY FRAME STRUCTURE w/ 1'-0" O.H.
8. EXISTING RIDGE LINE
9. EXISTING COLLAR TIE
10. NEW 2x6 P.T. WALL (TYP.) \* EAST SIDE (ADD 8 1/4" TO PLATE HT.)
11. RAFTERS 2x6 @ 24" O.C. (MATCH EXISTING ROOF)
12. NEW COLLAR TIES (MATCH EXISTING ROOF)
13. RIDGE 2x8
14. SKYLIT. 20" x 20"
15. OVER HANG - MATCH EXISTING





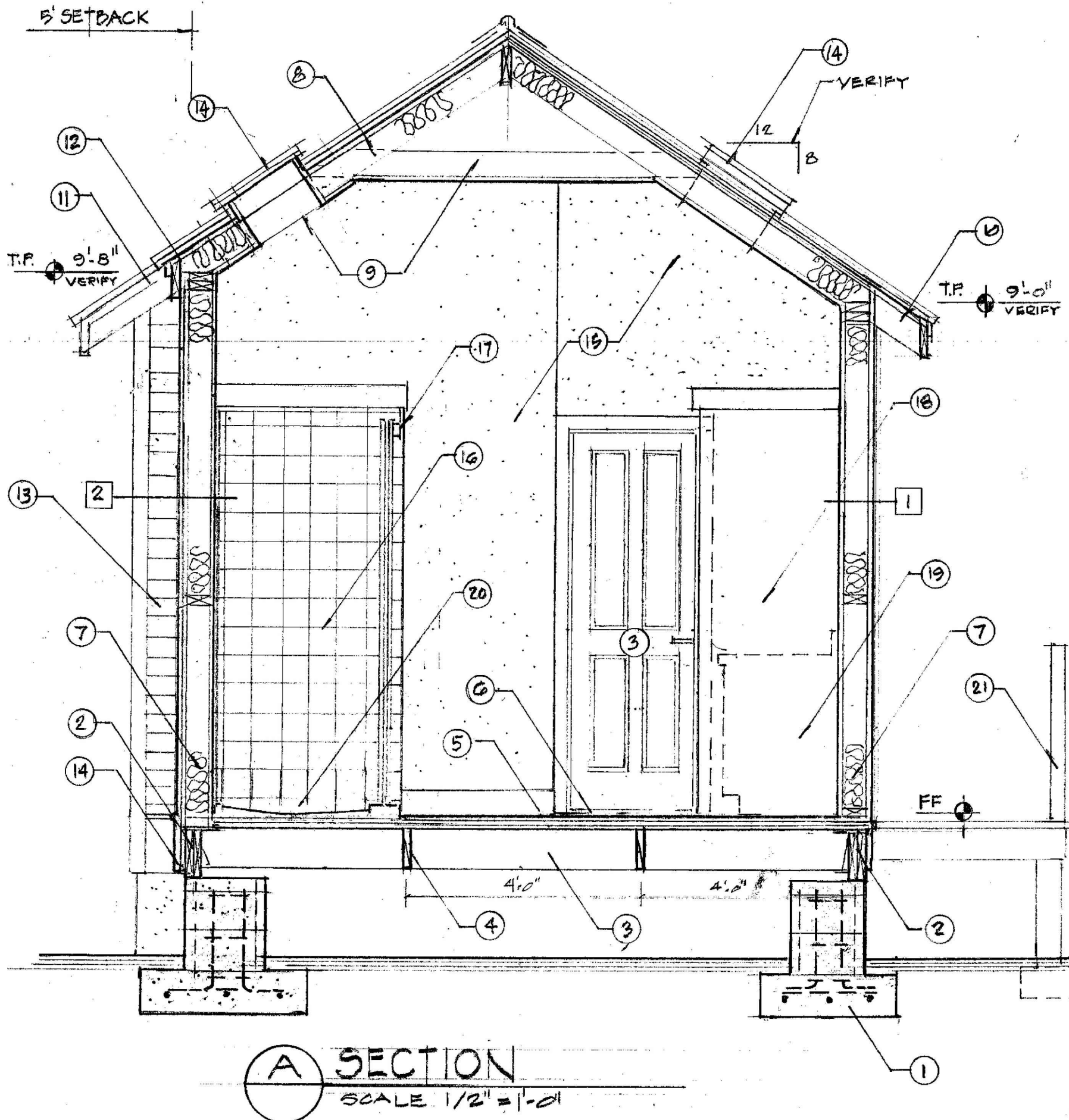
NORTH ELEVATION  
WEST ELEVATION

EXTERIOR ELEVATIONS  
SCALE 1/4" = 1'-0"



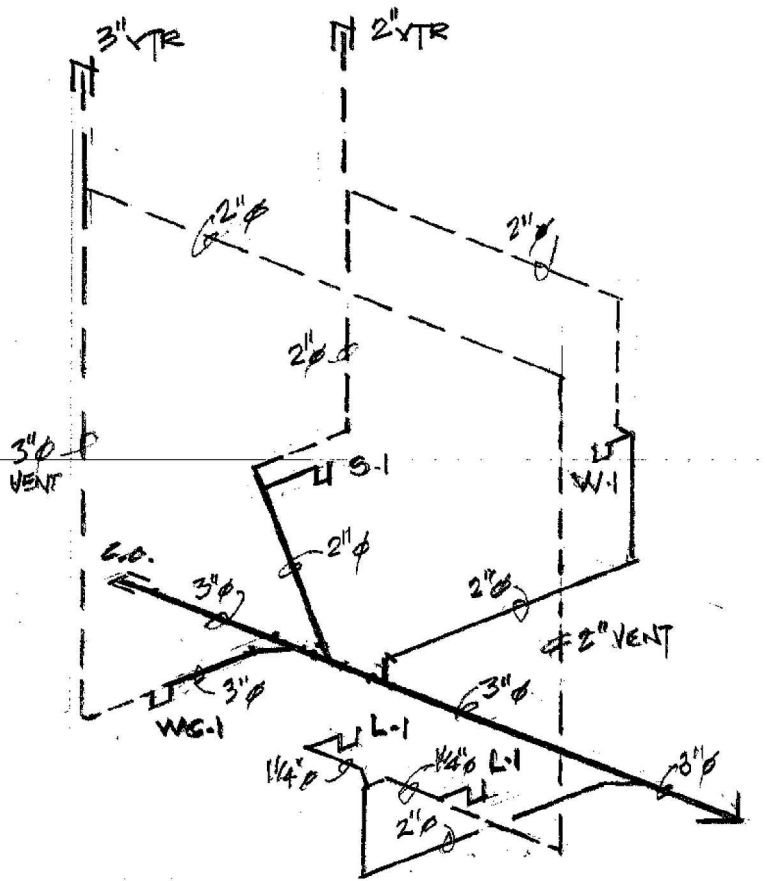
A  
INTERIOR ELEVATIONS  
SCALE 3/8" = 1'-0"

B



**A SECTION**  
SCALE 1/2" = 1'-0"

1. FOUNDATION (SEE NOTE BELOW)
2. RIBBON JOIST (2) 2x10 W/ SIMPSON HD
3. JOISTS 2x8 @ 12" o.c.
4. BLOCKING 2x8 @ 4' o.c.
5. SUBFLOOR (2) LAYERS 5/8" PT PLWD.
6. FINISH FLOOR TILE W/ CEMENTOUS BD.
7. EXT. WALL 2x6 W/ ROCKWOOL (SEE NOTE 1)
8. ROOF - MATCH EXISTING
9. CEILING - MATCH EXISTING PROFILE (COLLAR TIE)
10. OVERHANG - MATCH EXIST'G EXCEPT EAST WALL
11. OVERHANG EXISTING TO REMAIN
12. NO OVERHANG ON EAST SIDE (DUE TO SETBACK)
13. WALL (EXISTING WALL) 10" +/- TO REMAIN
14. DRIP EDGE & COVERING BOARD
15. INTERIOR FINISH CEILING 5/8" WALLS 1/2" GREEN BD
16. TILE TO BD BY OWNER SHOWER, FLOOR & VANITY
17. SHOWER DOORS (2) 28" x 78" +/- W/ BARN HINGES
18. LINEN/ LAUNDRY HAMPER CABINET
19. VANITY CABINET (BEYOND)
20. FLOOR DRAIN - BATHROOM FLR. SLOPE TO DRAIN
21. EXISTING DECK
22. FOUNDATION  
FOOTING (3) #5 EW  
PIER 16" CMU W/ (4) #4 HOOKS FULL HT.  
CONCRETE 4000 PSI
23. WALLS  
2x6 STUD WALL @ 16" W/ R22 ROCKWOOL  
EXTERIOR SHEATHING 3/4" PLY W/ TYVEK OR EQ.  
INTERIOR - 1/2" GREEN BD.  
1/4" CEMENTOUS BD / TILE  
SIDING - MATCH EXISTING
24. ROOF  
2x6 JOISTS @ 24" o.c. W/ R22 ROCKWOOL  
5/8" TYP X GYP BD.  
VAPOR BARRIER  
5/8" PT. SHEATHING  
V-CRIMP GALVALUME ROOFING



**PLUMBING DIAGRAM**

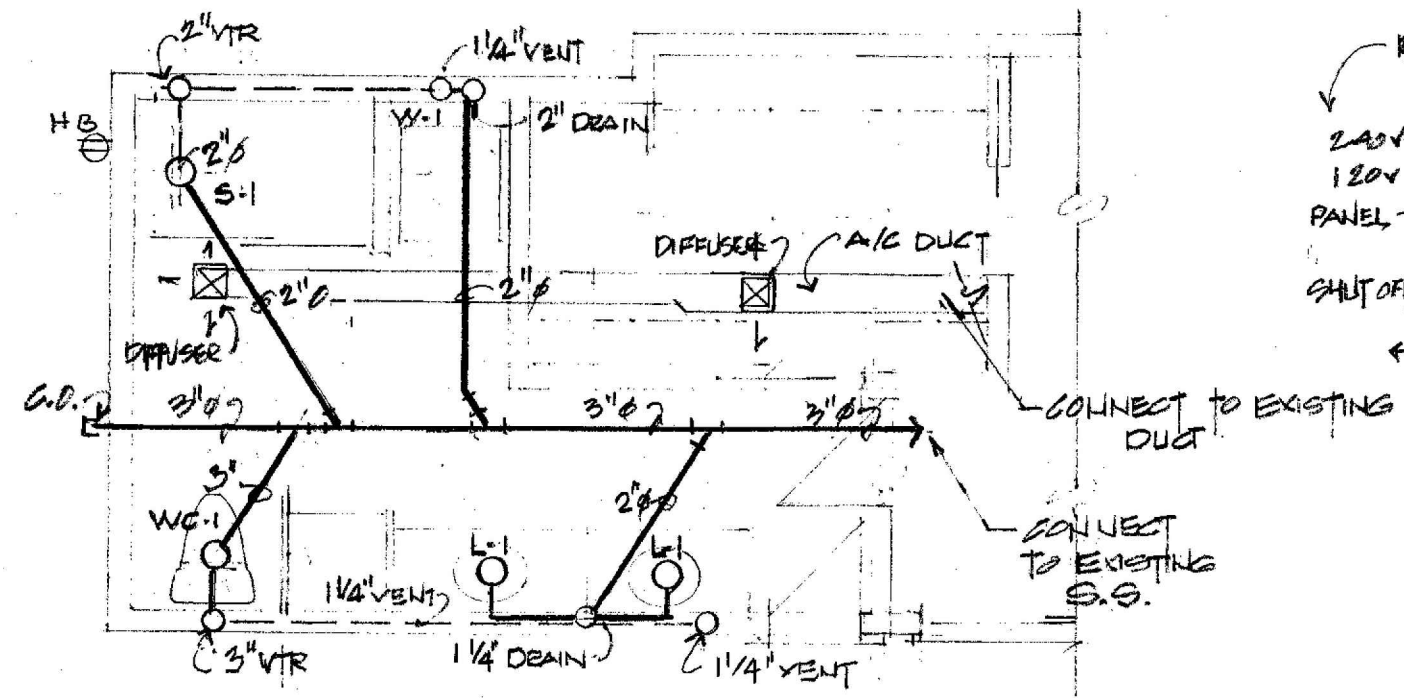
**PLUMBING NOTES**  
 Dielectric Unions: provide dielectric unions or flanges at connections or contact between pipes of dissimilar metals.  
 Water Hammer Arrestors: Install water hammer arrestors at fixture hot and cold supplies (at all lavatories and sinks and other quick acting fixtures.)  
 Exposed Piping: Exposed piping shall be polished chromium on either brass or bronze.  
 Valves: All valves shall have a minimum of 125 psig working pressure. Valves and cocks may not be indicated in every instance on the drawings, but whether or not shown, all valves, cocks and check valves necessary for the proper operation of the system shall be furnished and installed. Install isolation/ shut-off valves at all main risers. Install isolation/shut off on sinks, toilets and washer inlet of each piece of equipment. Provide a flange or union between the valve and the equipment to permit disconnection, removal and service.  
 Venting: The stacks shall be extended through roof of building to points not less than 12" above roof. Vents shall be offset as required to penetrate roofs at least 3 feet from the ridge or edge of building and 10 feet from any fresh air intake or operable window or door.  
 Sanitary, Waste, Grease, and Vent Piping: All below ground piping and fittings shall be sch 40 PVC-DWV (solid core). Slope of sanitary or drainage piping 2-1/2" and smaller shall be a minimum of 1/4" per foot; piping 3" and larger shall be sloped a minimum of 1/8" per foot. Cleanouts will be located not more than 100 feet apart and at each change of direction greater than 45° along the horizontal drain. Cleanouts shall be installed at base of each stack.  
 Plumbing Fixtures and Trim: Plumbing fixtures shall be furnished and installed in a neat and workmanlike manner with proper connections to supply and drainage piping. All fixtures shall be free of flaws and defects of any sort in material and workmanship and shall operate perfectly when installed in accordance with manufacturer's directions. Contractor shall provide rough-in and shall connect all fixtures to the plumbing systems. All fixtures to be provided with chrome plated supplies and stops. Provide 17 gauge chrome plated brass traps for all fixtures without integral traps. Provide concealed arm carriers and supports for all fixtures requiring same.  
 Pipe Insulation: Install insulation products in accordance with the manufacturer's instructions and in accordance with recognized industry practices. Seal all joints, breaks, tears, and penetrations with rife retardant, vapor barrier mastic. Cover valves, fittings and similar items in each piping systems. Insulate all domestic hot water with 1" thick fiberglass sectional pipe covering with canvas jacket or Armaflex AP pipe insulation kits or equivalent.  
 Testing: Test all waste and vent piping for a period of not less than 8 hours by capping or plugging all joints to a level of the highest fixture or fittings, filling the system with water and observe for leaks. Test water piping at 100 psig for a period of 8 hours, observing for any visible leaks. Test piping again with fixtures installed. Repair any leaks found by remaking joint. Do not use caulking or similar methods.  
 Equipment Furnished by Others: Where shown on the drawings, the contractor shall make all piping connections to equipment furnished by others. This work shall include furnishing and installation of all water and drain piping. All work shall be performed in accordance with recommendations of equipment manufacturer.  
 Substitutions: Unless as otherwise agreed, plumbing contractor shall pay for added costs associated with any substitution.  
 Provide full blocking around all floor penetrations. Hole saw through 2x10 and 2x8 floor joists when required.

**PLUMBING SCHEDULE**

MK.	QTY.	DESCRIPTION / DETAILS	NOTES
L-1	2	LAVATORY	OWNER TBD
WC-1	1	REUSE EXISTING	
S-1	1	(2) GL. SINKS (EACH HINGED)	
W-1	1	WASHER/ DRYER	

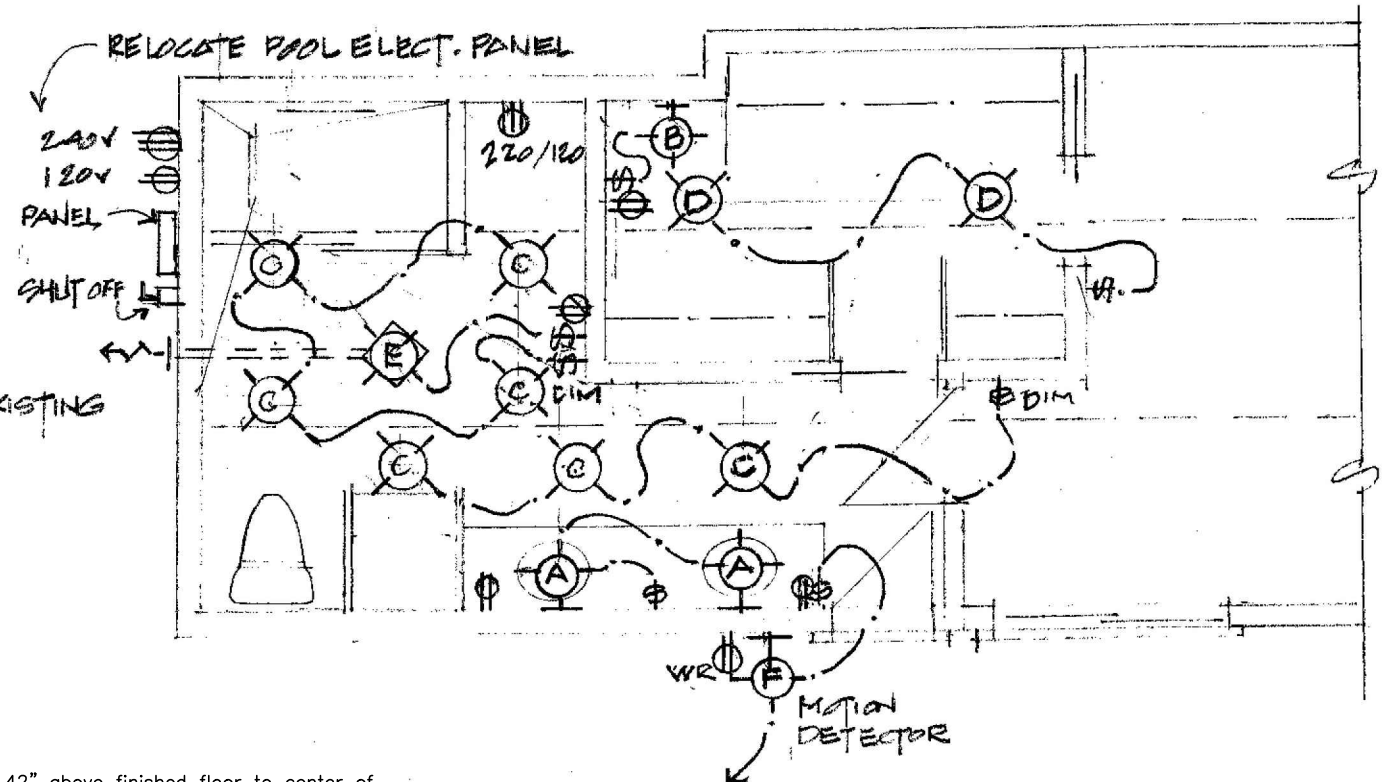
**ELECTRICAL SCHEDULE**

MK.	QTY.	DESCRIPTION / DETAILS	NOTES
A	2	YANITY LT. BATH	OWNER TBD
B	1	DRESSING RM. LT. CLO.	
C	7	4" LED/ RECESSED	
D	2	6" LED/ RECESSED BATH	
E	1	EXHAUST FAN - QUIET	
F	1	WALL MT. MOTION DET. EXT.	



**PLUMBING PLAN**

SCALE 1/4" = 1'-0"



**ELECTRICAL PLAN**

SCALE 1/4" = 1'-0"

**ELECTRICAL NOTES**  
 All switches and dimmers shall be located 42" above finished floor to center of switch, U.N.O. Multiple switches at one location shall be ganged together and finished with one cover plate, U.N.O.  
 All wet location outlets are to be gfci type  
 All exterior switches and outlets are to be or have weather proof covers.

BELK RESIDENCE  
 RESIDENTIAL UPGRADES  
 1123 WASHINGTON STREET KEY WEST, FLORIDA 33040

Wm ROWAN  
 E C T U R E  
 Architects  
 (305) 394-1773

PROJECT NO :  
 4-3-2024  
 3-20-2024  
 DATE :



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., September 24, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW ADDITION TO REAR. DEMOLITION OF REAR WALL.

#1123 WASHINGTON STREET

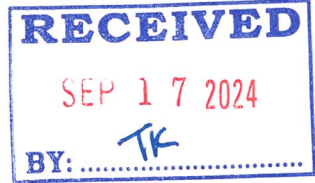
Applicant – William Rowan    Application #H2024-0042

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

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

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

# HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ENID TORREGROSA - SILVA, 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: 1123 WASHINGTON STREET on the 17 day of SEPTEMBER, 2024.

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 SEPTEMBER 24, 2024.

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 H 2024.0042

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

Signed Name of Affiant:

Date: SEPTEMBER 17 - 2024

Address: 1300 WHITE STREET

City: KEY WEST

State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day of September, 2024.

By (Print name of Affiant) Enid Torregrosa who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

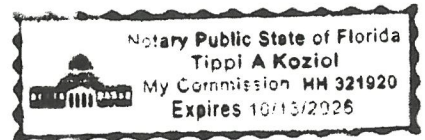
NOTARY PUBLIC

Sign Name: Tippi Alkozol

Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)

My Commission Expires: 10/13/2026





# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 1001 Ave. Southeast, 2d, 2024, at 6:00 PM, 1001, 2024, Key West, Florida. The purpose of the meeting will be to consider a request for

**NEW ADDITION TO REAR, DEMOLITION OF REAR WALL.**

**81121 WASHINGTON STREET**

Applicant - William Rowan Application #2024-0041

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1001 White Street, call 305.495.3073 or visit our website at [www.hic.org](http://www.hic.org)

[www.hic.org](http://www.hic.org) or call 305.495.3073 for more information.

FOR INFORMATION: It is the policy of the City of Key West to make such information available to the public. If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1001 White Street, call 305.495.3073 or visit our website at [www.hic.org](http://www.hic.org)



# Public Meeting Notice

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO  
PUBLIC MEETING NOTICE  
DATE: 08/11/2010  
TIME: 5:00 PM  
LOCATION: BOARD ROOM, 1600 AVENUE C, SAN DIEGO, CA 92161  
AGENDA: REGULAR MEETING  
FOR MORE INFORMATION, PLEASE CONTACT THE CLERK OF THE BOARD OF SUPERVISORS AT (619) 491-2200

# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

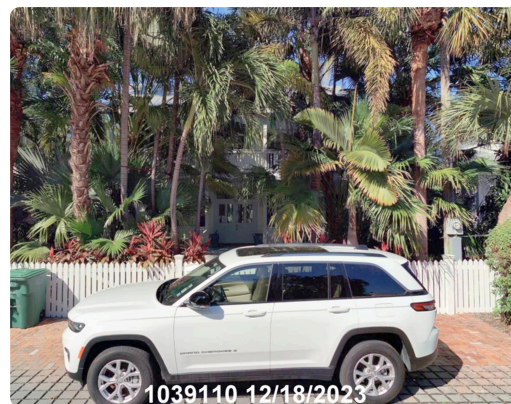
### Disclaimer

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

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

### Summary

Parcel ID 00038370-000000  
 Account# 1039110  
 Property ID 1039110  
 Millage Group 10KW  
 Location 1123 WASHINGTON St, KEY WEST  
 Address  
 Legal LT 8 SQR 1 TR 18 KW WEBB REALTY CO SUB PB1-42 H2-343 OR535-312/13 OR540-701 OR1170-1761D/C OR1353-775/77ORD OR1356-1805/20OWILL OR1381-2124/28PET OR1386-13/15P/R OR1386-16 OR1556-1885/86 OR1567-2155/56C OR2244-2309/10 OR2372-1042/44R/S OR2451-91/92 OR2604-320/21  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

BELK JAMES P  
 300 N Ridge Rd  
 Unit 61  
 Henrico VA 23229

BELK ANN S  
 300 N Ridge Rd  
 Unit 61  
 Henrico VA 23229

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,074,920	\$952,976	\$875,495	\$746,138
+ Market Misc Value	\$32,888	\$33,876	\$34,864	\$35,853
+ Market Land Value	\$1,155,228	\$1,205,455	\$909,114	\$597,705
= Just Market Value	\$2,263,036	\$2,192,307	\$1,819,473	\$1,379,696
= Total Assessed Value	\$1,836,376	\$1,669,433	\$1,517,666	\$1,379,696
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,263,036	\$2,192,307	\$1,819,473	\$1,379,696

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$1,205,455	\$952,976	\$33,876	\$2,192,307	\$1,669,433	\$0	\$2,192,307	\$0
2022	\$909,114	\$875,495	\$34,864	\$1,819,473	\$1,517,666	\$0	\$1,819,473	\$0
2021	\$597,705	\$746,138	\$35,853	\$1,379,696	\$1,379,696	\$0	\$1,379,696	\$0
2020	\$552,500	\$762,719	\$36,840	\$1,352,059	\$1,352,059	\$0	\$1,352,059	\$0
2019	\$597,705	\$628,834	\$38,077	\$1,264,616	\$1,264,616	\$0	\$1,264,616	\$0
2018	\$575,103	\$644,172	\$39,316	\$1,258,591	\$1,258,591	\$0	\$1,258,591	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,973.00	Square Foot	44	112

## Buildings

<b>Building ID</b>	3005	<b>Exterior Walls</b>	HARDIE BD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	2002
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2015
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	2075	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	1641	<b>Roof Coverage</b>	METAL
<b>Stories</b>	3 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	GOOD	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	358	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	1
<b>Depreciation %</b>	7	<b>Grade</b>	650
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	434	0	0
FLA	FLOOR LIV AREA	1,641	1,641	0
<b>TOTAL</b>		<b>2,075</b>	<b>1,641</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
HOT TUB	2002	2003	0 x 0	1	1 UT	2
FENCES	2002	2003	6 x 222	1	1332 SF	2
BRICK PATIO	2002	2003	0 x 0	1	278 SF	2
FENCES	2002	2003	4 x 91	1	364 SF	2
BRICK PATIO	2002	2003	40 x 48	1	1225 SF	2
RES POOL	2006	2007	10 x 24	1	240 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/16/2012	\$1,250,000	Warranty Deed		2604	320	02 - Qualified	Improved		
1/22/2010	\$1,100,000	Warranty Deed		2451	91	02 - Qualified	Improved		
7/10/2008	\$1,300,000	Warranty Deed		2372	1042	Q - Qualified	Improved		
1/15/1999	\$142,000	Warranty Deed		1556	1885	Q - Qualified	Vacant		

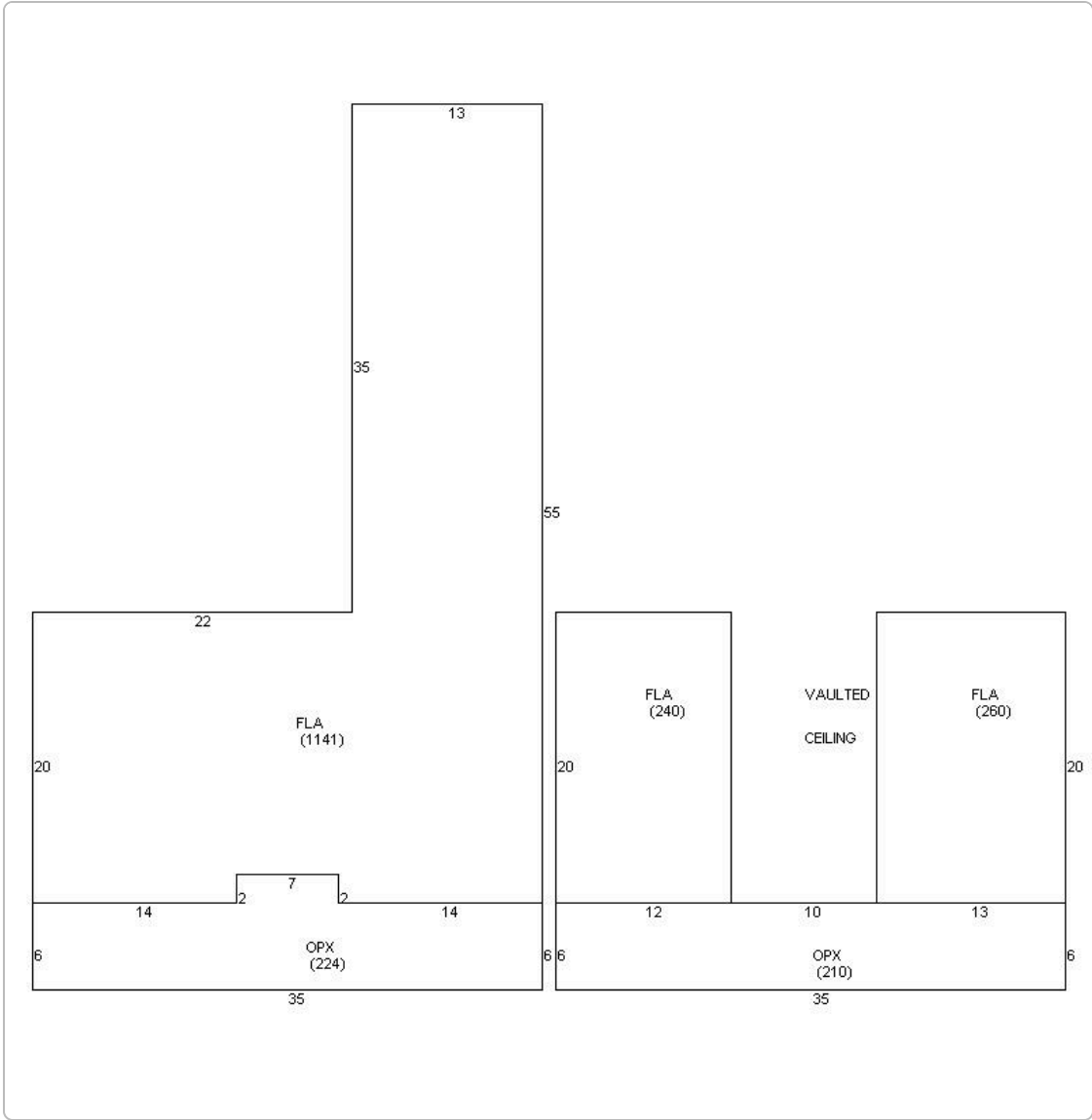
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-2192	8/15/2024		\$14,000	Residential	Interior only, replace kitchen countertop, cabinets to remain and appliances same location. repairs to cracks in drywall and repaint, Install wood flooring in kitchen and 1/2 bath, new shelving/cabs in pantry closet, refinish wood flooring 1st level,
13-0090	1/11/2013	1/11/2013	\$650	Residential	SET 200# CYLINDER ON EXISTING CONCRETE PAD & STRAP, HOOK UP GAS LINE TO RANGE. ADD A GASLINE TO HOOK UP TANKLESS WATER HEATER
06-2113	7/25/2006	9/26/2006	\$2,300	Residential	ATF - RESURFACE DIAMOND BRITE POOL.
0201172	5/7/2002	5/9/2002	\$2,000	Residential	BRICK PAVERS
01-1153	9/5/2001	5/9/2002	\$268,010	Residential	BUILD CANTALEVER DECK
01-1153	6/5/2001	5/9/2002	\$182,000	Residential	ENLARGE HOUSE
01-1153	6/4/2001	5/9/2002	\$182,000	Residential	CHANGE FOUNDATION
0101153	5/2/2001	5/9/2002	\$268,000	Residential	NEW SFR2033SF
01-1153	5/2/2001	5/9/2002	\$182,000	Residential	PLUMBING
0101153	4/25/2001	5/9/2002	\$7,000	Residential	FENCE
0101153	4/20/2001	5/9/2002	\$10,000	Residential	SWIMMING POOL

## View Tax Info

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## Sketches (click to enlarge)



Photos





## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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