



Staff Report for Item 12a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 22, 2016

Applicant: William Rowan Architects

Application Number: H16-03-0020

Address: #820 Carsten Lane

Description of Work:

Replacement of second floor addition Enclosure of exterior staircase. Renovations to historic building. Paint to match. Elevate house 1 foot.

Site Facts:

The house at 820 Carsten Lane is listed as a contributing resource. First appearing on the 1912 Sanborn map as a one-story structure, the house has undergone a few changes since then, such as siding replacement, new skylights, a new side addition, and a large two-story addition in the rear that was approved by HARC in 2006.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 5, 6, 9, and 10.

Additions and Alterations/ New Construction (pages 36-38a); specifically guidelines for additions and alterations and guidelines 2, 3, and 4 of new construction (pages 38-38a).

Staff Analysis

This Certificate of Appropriateness proposes renovations to a contributing structure. Changes to the main house include extending a side wall out to the same location as the main structure wall. From the Sanborn maps, it appears that the existing jog was created

sometime between 1948 and 1962. The new proposed wall on the southwest side will be on the same wall plane as the front of the house. The new wall will have the same board and batten as the main house with 6/6, true divided light, wood windows.

The exterior staircase and the second floor of the two-story addition will be demolished and rebuilt in the same footprint, except the addition will be expanded on the southwest side to create an interior staircase. The roof will also be expanded with a new rear facing gable roof on the second floor covered porch. The rear addition will also have board and batten siding similar to the rest of the house. The addition will have a new impact window and v-crimp roofing material.

The house and the addition will be raised one foot. The site is located in the “x” flood zone and there are no requirements to raise the buildings.

Consistency with Guidelines

1. The proposed new addition will increase the massing a bit, by converting the exterior staircase into an interior staircase. The proposed increase will not create an adverse effect on the historic district, as the expansion is only three feet.
2. The proposed extension of the wall on the main house will create one long wall plane. From the Sanborn maps, the southwest side of the house has inconsistently been drawn, and it appears the wall plane of the main house used to extend more towards the rear, before it was demolished sometime between 1948 and 1962.
3. The elevation of the house of 1 foot is not a requirement to FEMA regulations, since the house is located in the “x” flood zone. The applicant wants to raise the house in case of future flood maps. The house was always very low to ground with no crawl space underneath. It does not appear to have much of relationship with its neighboring structures, so staff does not feel that the elevation does not interfere with the essential form and integrity of properties in the neighborhood.

It is staff’s opinion that the proposed design is consistent with the guidelines regarding additions and alterations and new construction.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

820 CARSTEN LN

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

DONALD LYNCH

PHONE NUMBER

224 - 619 - 9163

OWNER'S MAILING ADDRESS:

820 CARSTEN LN

EMAIL

LYNCH.DON@COMCAST.NET

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Rowan

PHONE NUMBER

(305) 394 - 4773

ARCHITECT / ENGINEER'S ADDRESS:

321 PERCOW LN

EMAIL

WLRWAN@GMAIL.COM

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

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

\$

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 <input checked="" type="checkbox"/> REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
<input checked="" type="checkbox"/> DEMOLITION ___ SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

① REMOVE AND REBUILD 2ND STORY @ REAR
 ② ENCLOSE STAIRS. ③ ADD APPROX 161 SF AT REAR OF BUILDING. ④ INSTALL IMPACT WINDOWS
 AND DOORS AND NEW ADDITION ⑤ REPLACE EXISTING DOOR W/ WOOD WINDOWS (HISTORIC)
 ⑥ NEW WOOD DOOR @ SIDE ENTRANCE. ⑦ PAINT TO MATCH EXISTING ⑧ ELEVATE HOUSE APPROX 1' TO GET OFF OF ROOTS

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER 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 _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
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 SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
REAR 2ND STORY	PLY WOOD (BARE)	BOARD & BATTEN
WOOD French Doors	WOOD	WOOD WINDOW (HISTORIC)
WOOD Window (HISTORIC)	WOOD 3/8	WOOD Door (HISTORIC)
Roof @ 2ND STORY	5V	5V

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

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

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ 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:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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



820 CARSTEN LN.



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.

N/A

OR THAT THE BUILDING OR STRUCTURE;

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

THE 2 STORY ADDITION WAS ADDED IN THE 90'S
IT DOES NOT MEET 2014 FBC. FOR CONSTRUCTION

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

REMOVAL OF 2 STORY ADDITION BUILT
IN THE 90'S

- (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.

THE 2 STORY ADDITION WAS ADDED IN THE 90'S

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

N/A

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

N/A

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

N/A

- (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.

N/A

- (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.

N/A

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

N/A

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 _____

No Reason HARC DRAWINGS ONLY, DETAILED CONSTRUCTION DWG'S
TO FOLLOW A COMMISSION APPROVAL

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

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

N/A

THE DEMO IS ON A NON HISTORIC 2 STORY ADDITION
AT THE REAR OF THE HOUSE

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

N/A

AND

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

N/A


REMOVING 2 STORY NON - HISTORIC STRUCTURE @
REAR OF HOUSE, EXISTING REAR OF HISTORIC
HOUSE HAS BEEN MODIFIED AND DOORS / WINDOWS
HAVE BEEN CHANGED BEFORE

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

BUILT IN THE 90'S

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.*

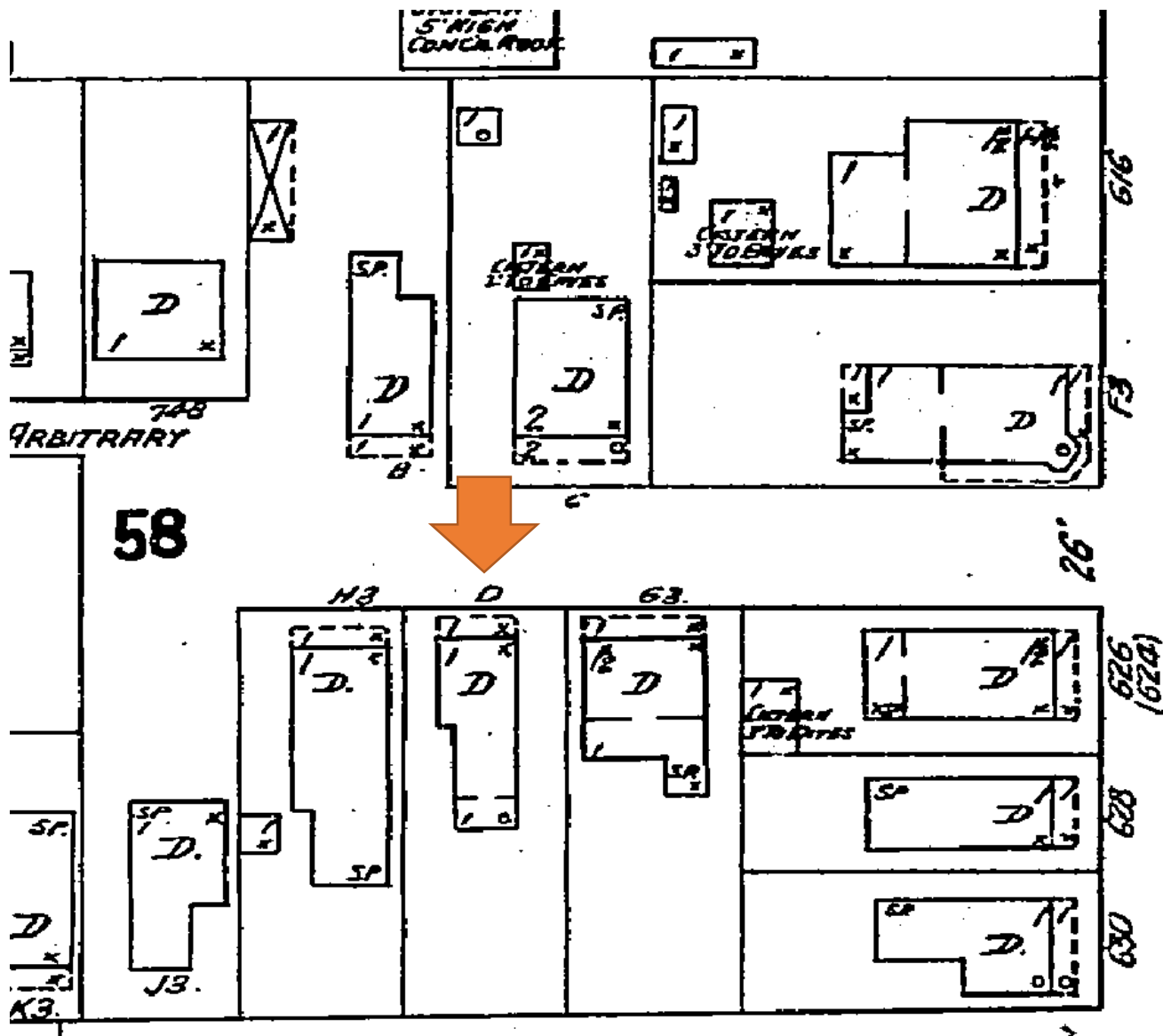
 PROPERTY OWNER'S SIGNATURE:	MARCH 4/2016 DON LYNCH DATE AND PRINT NAME:
--	--

OFFICE USE ONLY

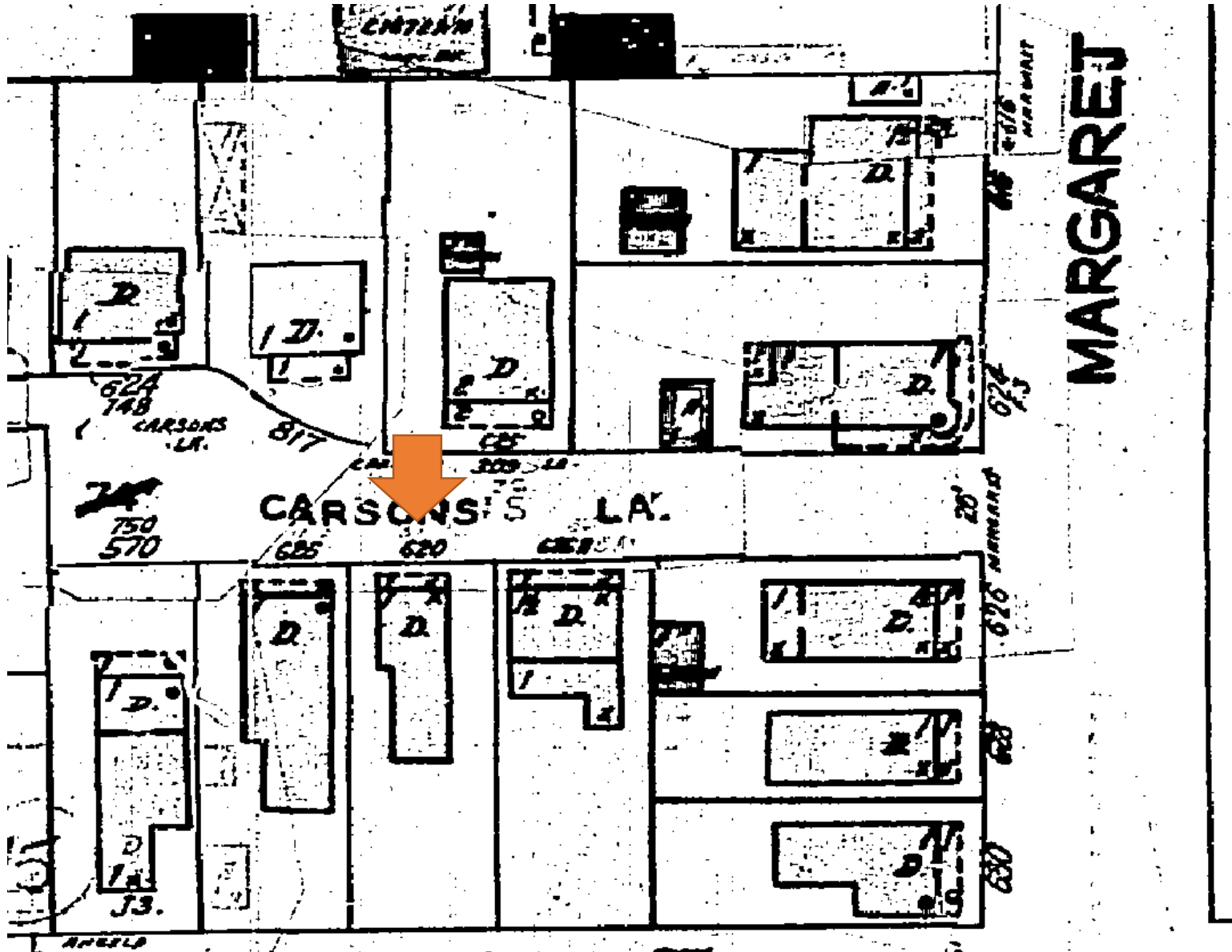
BUILDING DESCRIPTION:					
<input type="checkbox"/>	Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/>	Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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SANBORN MAPS



1912 Sanborn Map



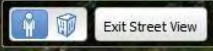
1948 Sanborn Map

PROJECT PHOTOS



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

Carsten Ln



© 2016 Google
© 2016 Google

Google earth

[Report a problem](#)

24°33'24.46" N 81°47'49.81" W elev 11 ft eye alt 13 ft



















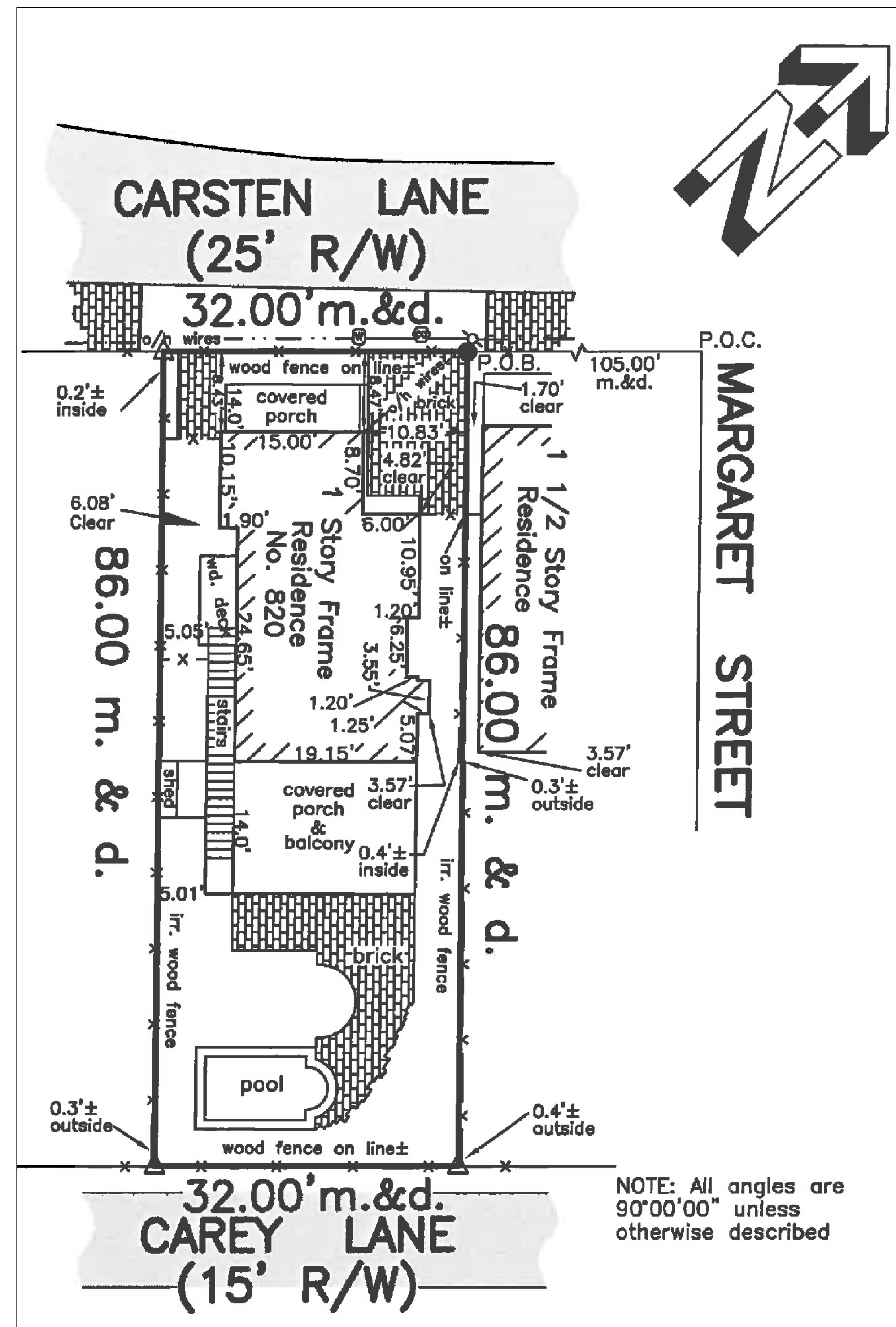




PROPOSED DESIGN

LYNCH RESIDENCE RESIDENTIAL REMODEL

820 CARSTON LANE KEY WEST, FLORIDA 33040



SURVEY



VIEW FROM CARSTON LN.



VIEW FROM CAREY LN.

Site Data	Allowed	Existing	Proposed
Zoning	HHDR		
Flood	AE-6	7.2' NGVD	8.2' NGVD
Lot Size		2,752 SF.	
Building Coverage	50% (1,376 SF.)	40% (1,123 SF.)	46% (1,284 SF.)
Impervious ratio	60% (1,651 SF.)	44% (1,231 SF.)	50% (1,392 SF.)
Open Space	35% min (963 SF.)	55% (1,521 SF.)	49% (1,360 SF.)
Setbacks			
Front	10'	55'	55' NC.
Side	5'	51'	50'
Side	5'	3.75'	3.75' NC.
Rear	20'	24.8'	20.0'

GENERAL NOTES

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

BUILDING: Florida Building Code, 2014
ELECTRICAL: National Electrical Code, 2014
PLUMBING: Florida Building Code (Plumbing), 2014
MECHANICAL: Florida Building Code (Mech.), 2014
GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

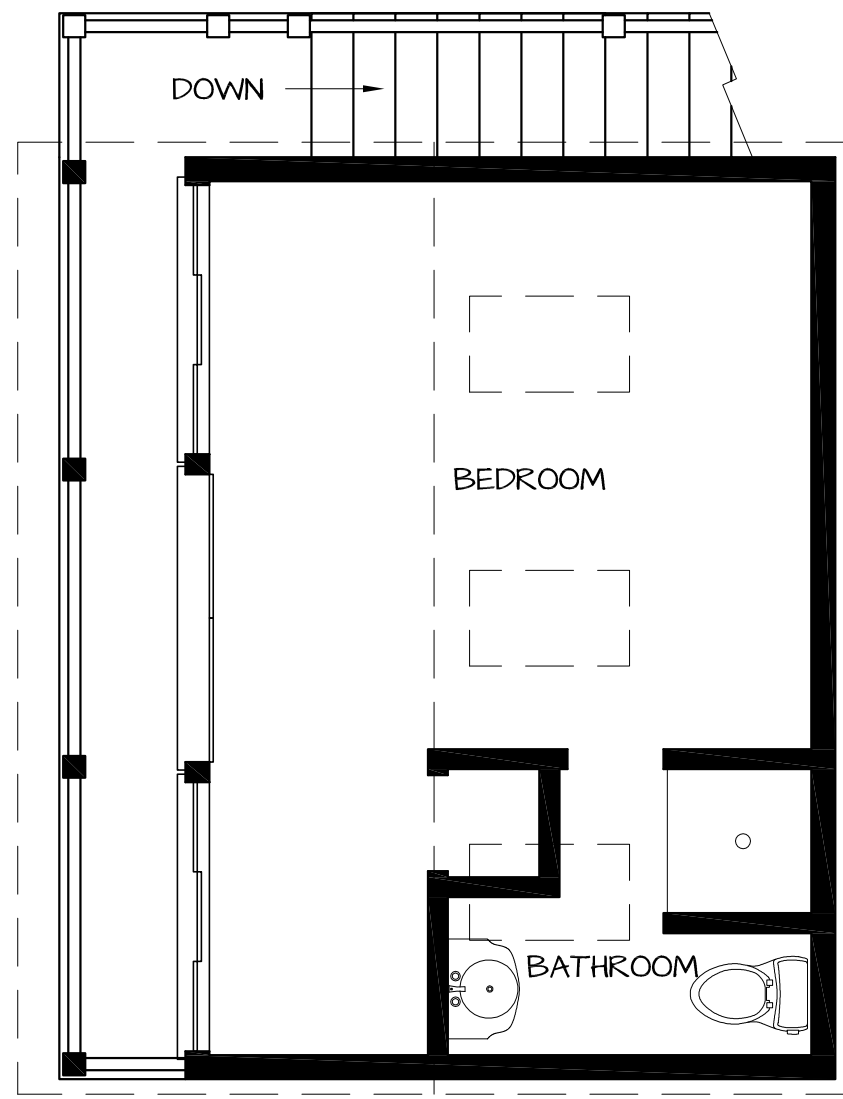
LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

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

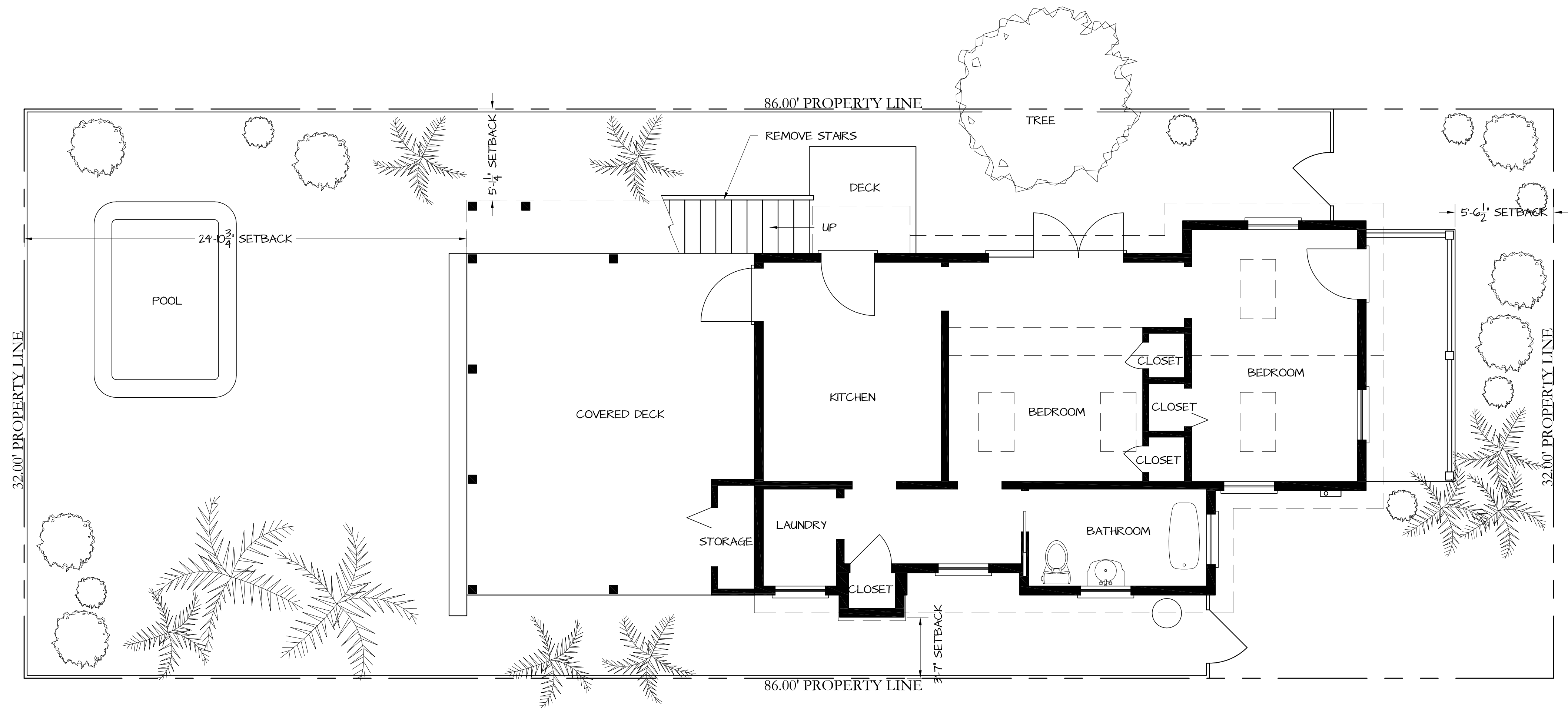
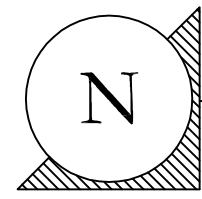
PROJECT NO.:

DATE: 2/18/2016

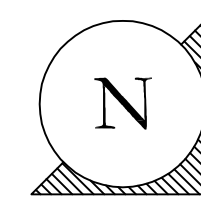
1 OF 5



2ND FLOOR (EXISTING)
1/4" = 1'-0"



1ST FLOOR (EXISTING / DEMO)
1/4" = 1'-0"



Site Data	Allowed	Existing	Proposed
Zoning	HHDR		
Flood	AE-6	72' NGVD	82' NGVD
Lot Size		2,752 SF.	
Building Coverage	50% (1,376 SF.)	40% (1,123 SF.)	46% (1,284 SF.)
Impervious ratio	60% (1,651 SF.)	44% (1,231 SF.)	50% (1,392 SF.)
Open Space	35% min. (963 SF.)	55% (1,521 SF.)	49% (1,360 SF.)
Setbacks			
Front	10'	55'	55' NC.
Side	5'	51'	50'
Side	5'	3.75'	3.75' NC.
Rear	20'	24.8'	20.0'

EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

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

PROJECT NO :

DATE : 2/18/2016

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2 OF 5



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



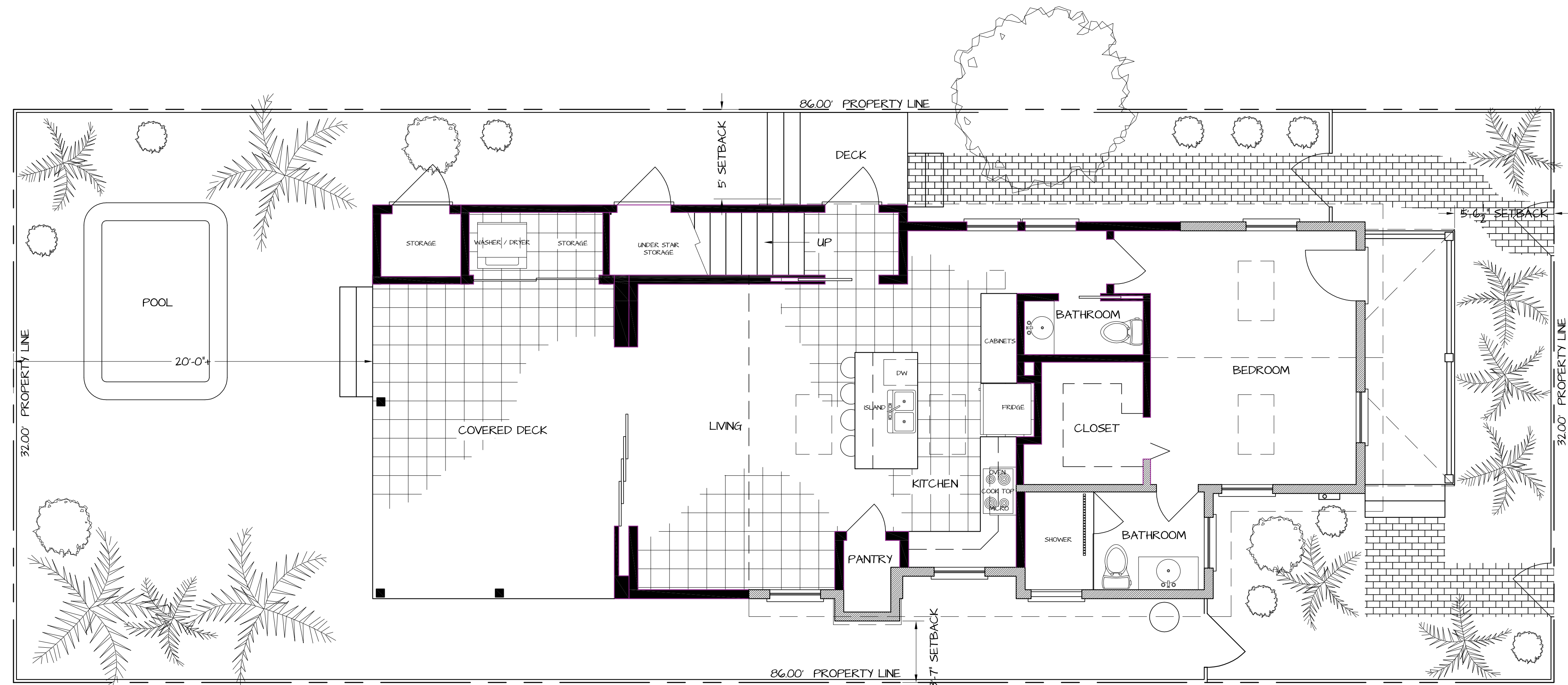
EAST ELEVATION (EXISTING)
1/4" = 1'-0"



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

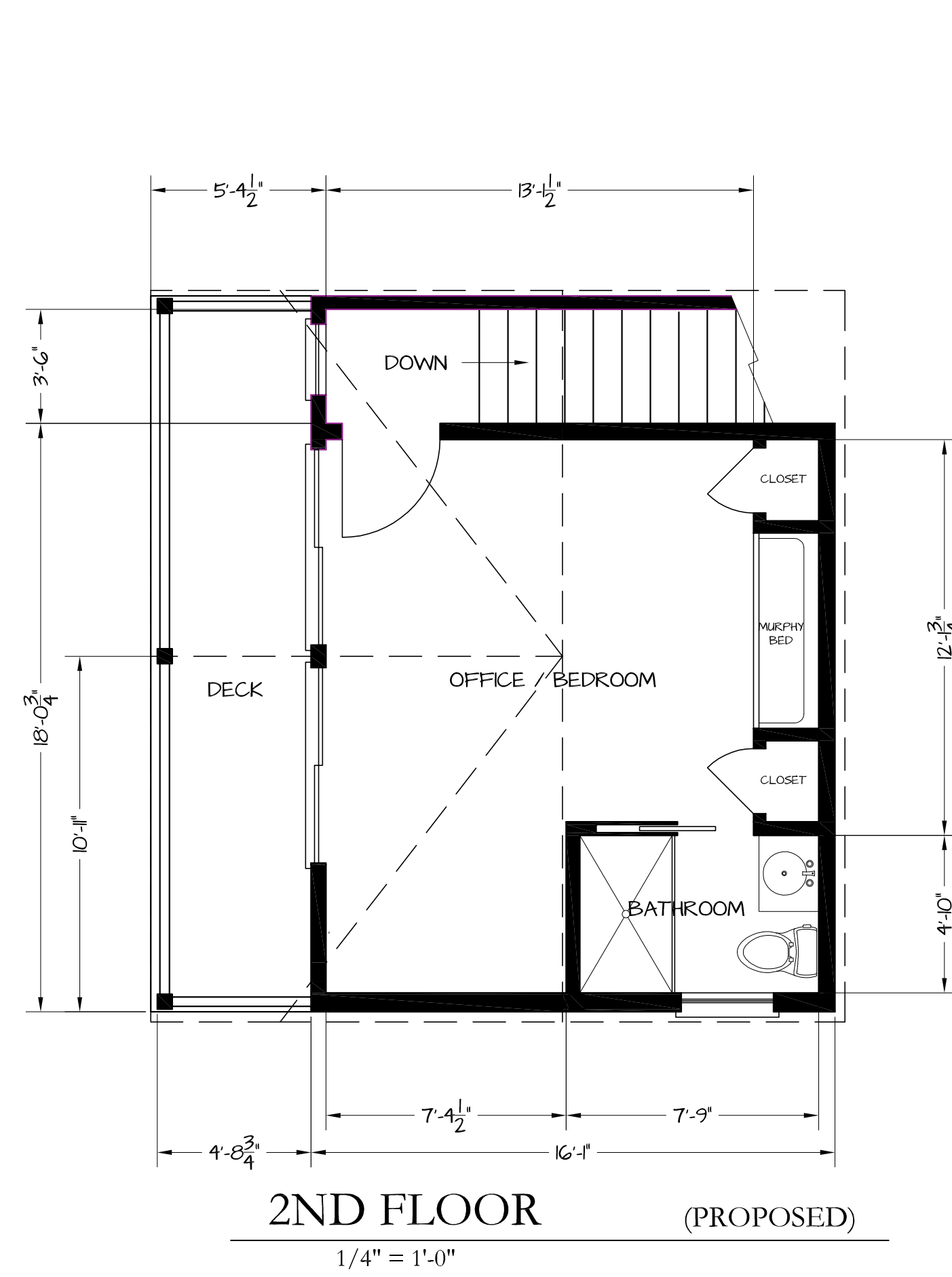


WEST ELEVATION (EXISTING)
1/4" = 1'-0"



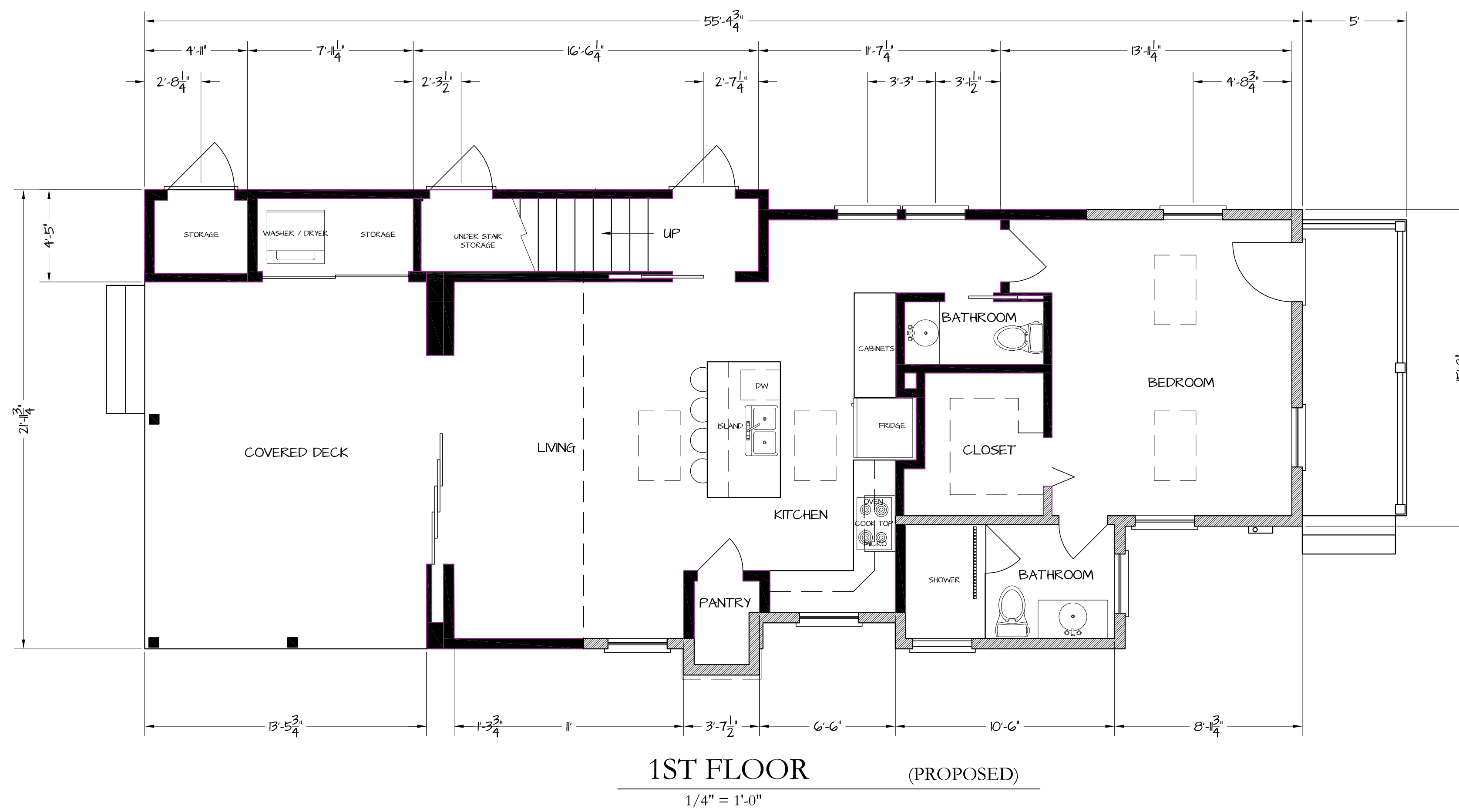
1ST FLOOR / SITE PLAN (PROPOSED)

1/4" = 1'-0"



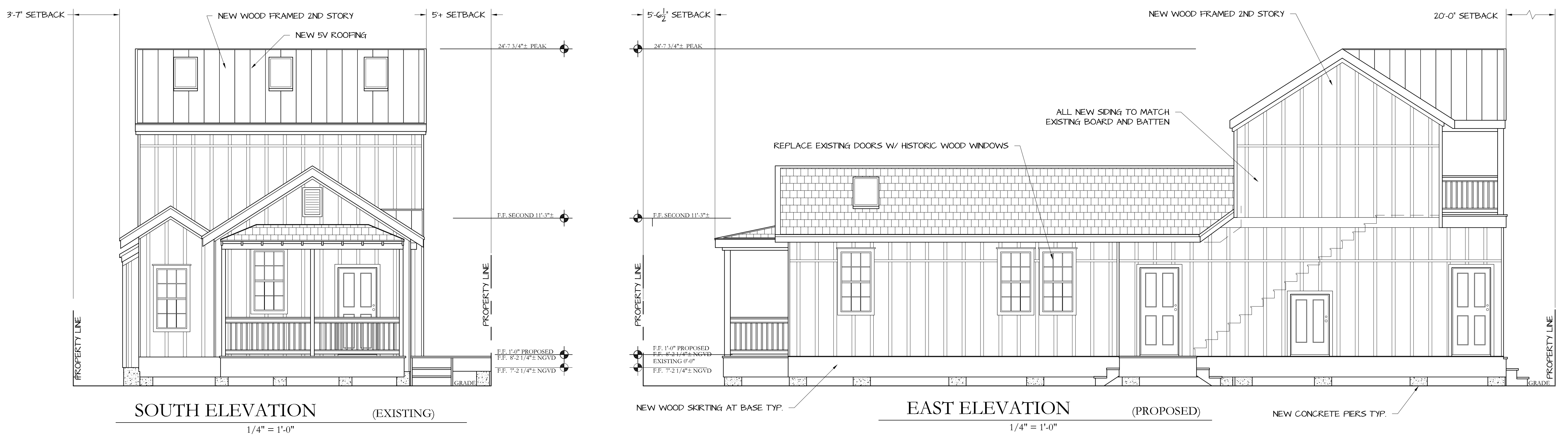
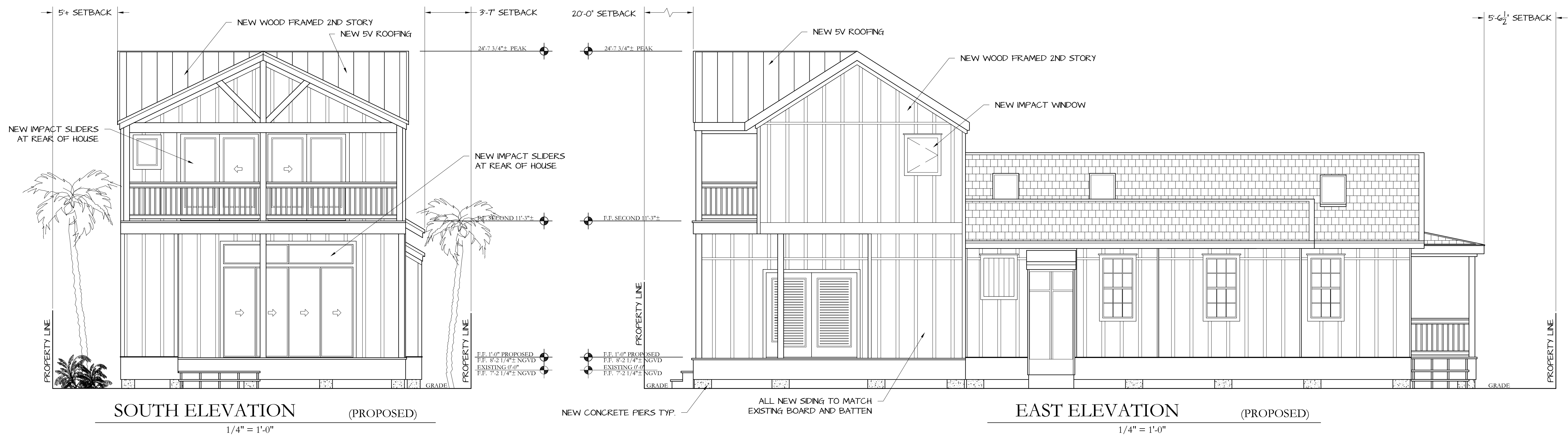
2ND FLOOR (PROPOSED)

1/4" = 1'-0"



1ST FLOOR (PROPOSED)

1/4" = 1'-0"

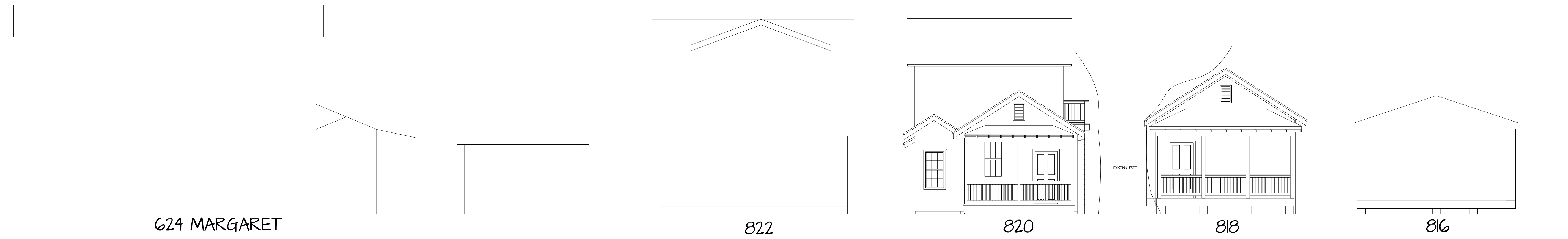


LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

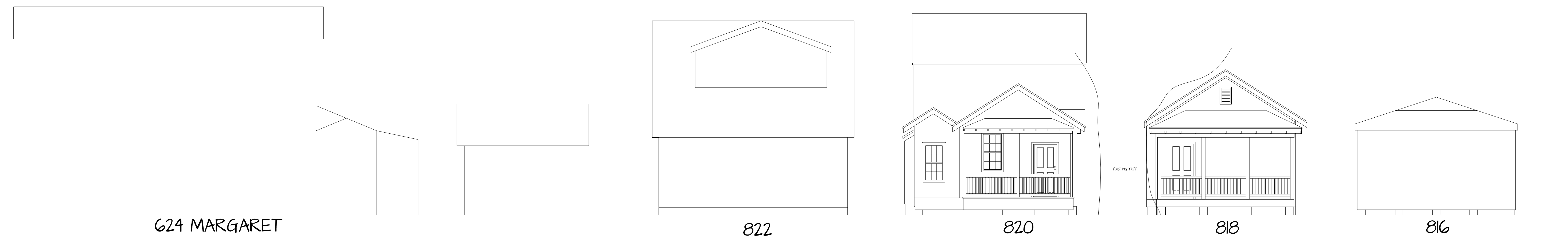
WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO.
DATE: 2/18/2016

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5 OF 5



STREET SCAPE CARSTEN LANE (EXISTING)



STREET SCAPE CARSTEN LANE (PROPOSED)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF SECOND FLOOR ADDITION. ENCLOSURE OF EXTERIOR STAIRCASE. RENOVATIONS TO HISTORIC BUILDING. PAINT TO MATCH. ELEVATE HOUSE 1 FOOT. DEMOLITION OF NON-HISTORIC SECOND FLOOR REAR ADDITION. PARTIAL DEMOLITION OF SOUTHWEST WALL AND DEMOLITION OF EXTERIOR STAIRCASE.

FOR- #820 CARSTEN LANE

Applicant – William Rowan Architects

Application #H16-03-0015

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1011720 Parcel ID: 00011420-000000

Ownership Details

Mailing Address:
LYNCH DONALD AND SUSAN
820 CARSTEN LN
KEY WEST, FL 33040-7102

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 820 CARSTEN LN KEY WEST
Legal Description: KW PT LOT 1 SQR 58 J1-242 OR1047-1032D/C OR1047-1036D/C OR1050-1121 OR1295-1886/88 OR1295-1889/90AFF OR1449-1113/15R/S OR1507-223/25 OR2723-911/12C/T OR2728-1295/97 OR2735-2007/08

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	32	86	2,752.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 612
Year Built: 1908

Building 1 Details

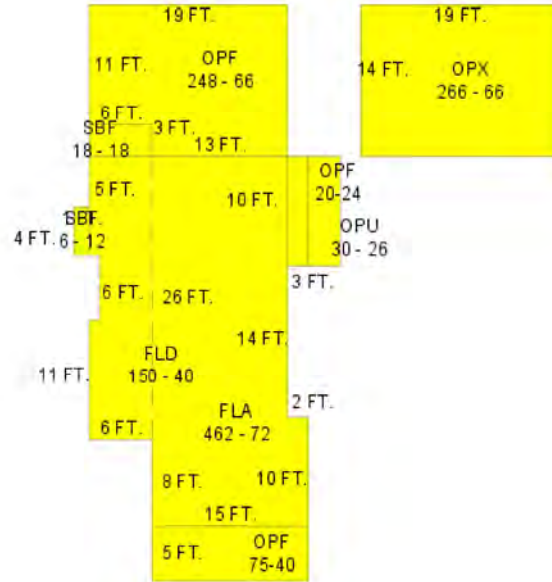
Building Type R1	Condition A	Quality Grade 500
Effective Age 13	Perimeter 164	Depreciation % 13
Year Built 1908	Special Arch 0	Grnd Floor Area 612
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	SBF		1	1995					6
0	SBF		1	1995					18
0	OPF		1	2000					248
0	OPX		1	2000					266
1	FLA	2:B & B	1	1989	N	N	0.00	0.00	462
2	OPF	2:B & B	1	1989	N	N	0.00	0.00	75

3	OPF	2:B & B	1	1989	N	N	0.00	0.00	20
4	FLD	2:B & B	1	1998	N	N	0.00	0.00	150
6	OPU		1	2000					30

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	24 SF	8	3	1995	1996	2	40
2	FN2:FENCES	480 SF	80	6	1997	1998	2	30
3	PT2:BRICK PATIO	330 SF	0	0	1997	1998	2	50
5	FN2:FENCES	124 SF	4	31	2000	2001	2	30
6	PO4:RES POOL	105 SF	15	7	2004	2005	5	50

Appraiser Notes

3/97 SALE DOES NOT FIT MARKET 1/26/05 - POOL IS NOT ATTACHED TO PATIO - BKC

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
07-1472	03/27/2007	12/23/2008	2,400		360SF OF 5 VCRIMP ROOFING
07-0031	01/29/2007	12/23/2008	3,000		NEW OUTLETS, FANS, LITES IN NEW PORCH ADDITION
07-0029	01/09/2007	12/23/2008	0		2 STORY PORCH ADDITION AT REAR OF RESIDENCE
B950538	02/01/1995	08/01/1996	1,300		REPAIRS TO SIDING
9500111	12/01/1995	08/01/1996	14,000		ADDITIONS
9600704	02/01/1996	08/01/1996	1		ELECTRIC
9600773	02/01/1996	08/01/1996	1,100		FIRE ALARM
1 9700079	01/07/1997	12/31/1998	625	Residential	ELECTRICAL
1 9701612	06/12/1997	12/31/1998	1,500	Residential	WOOD FENCE
1 9701876	06/12/1997	12/31/1998	14,000	Residential	NEW ADDITION
1 9702003	06/24/1997	12/31/1998	3,000	Residential	PLUMBING
1 9702303	07/14/1997	12/31/1998	1,000	Residential	ALTERATIONS/RENOVATIONS
1 9702461	07/22/1997	12/31/1998	1,200	Residential	ELECTRICAL
1 9703350	10/02/1997	12/31/1998	800	Residential	UPGRADE SERVICE
9901189	04/08/1999	10/25/1999	1,100		ELECTRICAL SERVICE
9901039	03/26/1999	10/25/1999	500		FENCE
0001591	06/12/2000	10/26/2000	1,000		FENCE
0001599	06/14/2000	10/26/2000	500		PORCH RAILING
03-3822	06/24/2004	12/31/2004	12,600		POOL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	76,672	12,383	451,441	540,496	504,638	0	540,496
2014	71,664	10,897	376,201	458,762	458,762	0	458,762
2013	72,646	11,232	427,246	511,124	511,124	0	511,124
2012	74,609	11,583	383,703	469,895	466,343	0	469,895
2011	75,591	11,943	336,415	423,949	423,949	0	423,949
2010	76,776	12,279	358,485	447,540	447,540	0	447,540
2009	86,452	12,630	424,871	523,953	523,953	0	523,953
2008	84,556	13,079	481,600	579,235	579,235	0	579,235
2007	123,868	10,775	367,392	502,035	502,035	0	502,035
2006	281,869	11,075	261,440	554,384	485,914	25,000	460,914
2005	223,706	11,383	236,672	471,761	471,761	25,000	446,761
2004	138,079	4,311	206,400	348,790	348,790	0	348,790
2003	160,928	4,466	103,008	268,402	268,402	0	268,402
2002	207,216	4,629	77,952	289,797	289,797	0	289,797
2001	162,735	4,771	77,952	245,458	245,458	0	245,458
2000	162,735	3,432	57,072	223,239	223,239	0	223,239
1999	130,046	2,791	57,072	189,909	189,909	0	189,909
1998	77,871	1,099	57,072	136,042	136,042	0	136,042
1997	66,735	1,039	51,504	119,278	119,278	0	119,278
1996	24,380	0	51,504	75,884	75,884	0	75,884
1995	22,213	0	51,504	73,717	73,717	0	73,717
1994	19,865	0	51,504	71,369	71,369	0	71,369
1993	19,498	0	51,504	71,002	71,002	0	71,002
1992	19,498	0	51,504	71,002	71,002	0	71,002
1991	19,498	0	51,504	71,002	71,002	0	71,002
1990	19,498	0	36,888	56,386	56,386	0	56,386
1989	14,319	0	36,192	50,511	50,511	0	50,511
1988	12,573	0	32,016	44,589	44,589	0	44,589
1987	12,422	0	18,799	31,221	31,221	0	31,221
1986	12,492	0	18,291	30,783	30,783	0	30,783
1985	12,128	0	11,331	23,459	23,459	0	23,459
1984	11,371	0	11,331	22,702	22,702	0	22,702
1983	11,371	0	11,331	22,702	22,702	0	22,702
1982	11,580	0	9,605	21,185	21,185	0	21,185

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
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4/17/2015	2735 / 2007	795,000	WD	02
3/3/2015	2728 / 1295	677,000	WD	37
2/4/2015	2723 / 911	651,000	CT	12
3/1/1997	1449 / 1113	212,000	WD	O
2/1/1994	1295 / 1886	1	WD	M

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Monroe County Property Appraiser
Scott P. Russell, CFA
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