



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

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Preservation Assistant

Meeting Date: June 24, 2025

Applicant: M. Stratton Architecture

Application Number: C2025-0054

Address: 114 Admirals Lane

### **Description of Work:**

Demolition of one-story non-historic bump out at south elevation

### **Site Facts:**

The building under review is not historic as it was built in 1995. This two-story structure is located in Truman Annex. The site includes the main two-story frame structure and wood decking.

Currently the house sits on piers and is located within an X flood zone.



*Photo of property under review. (front)*

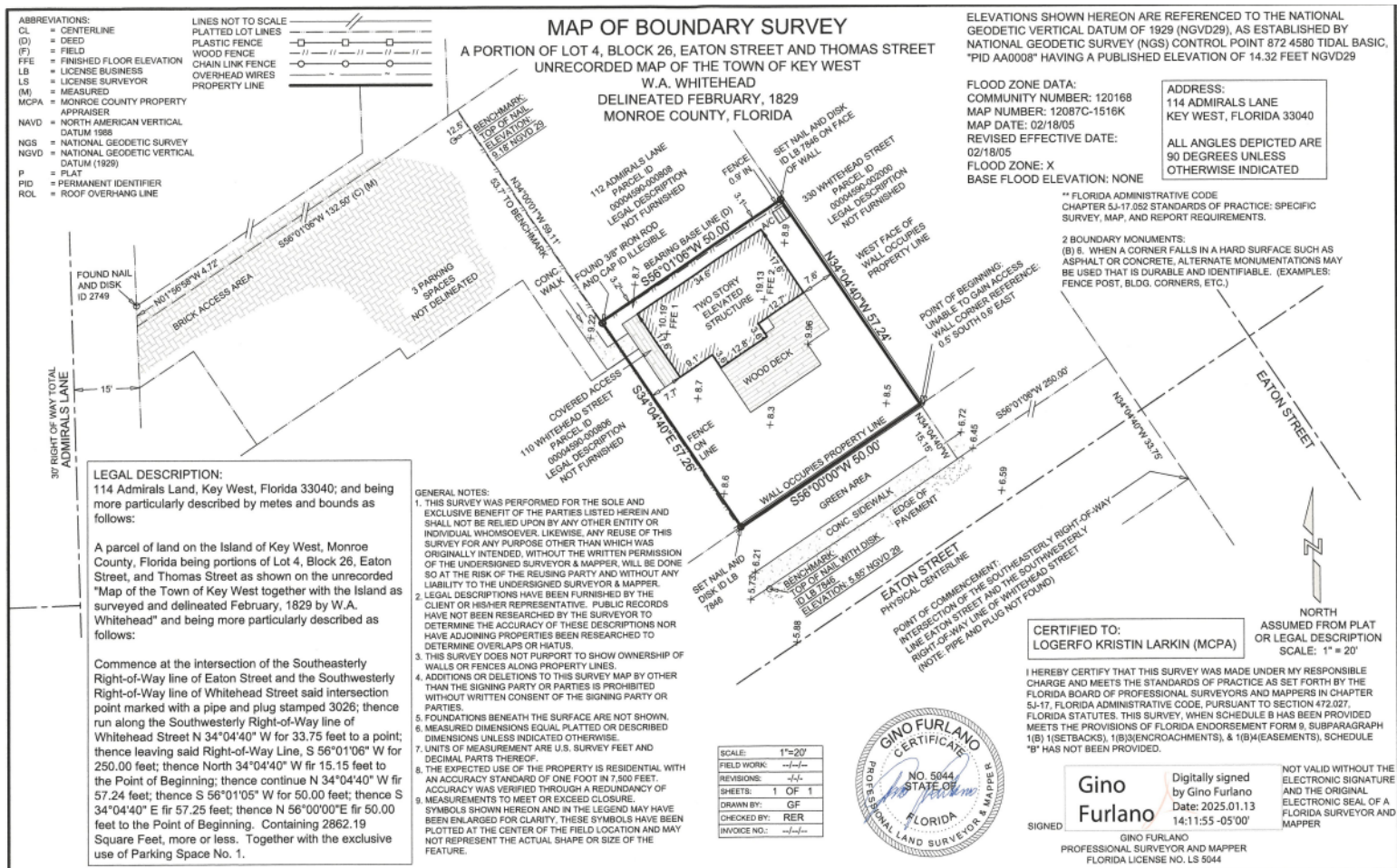


*Photo of property under review. (South Elevation)*



*Photo of property under review. (Rear Elevation)*





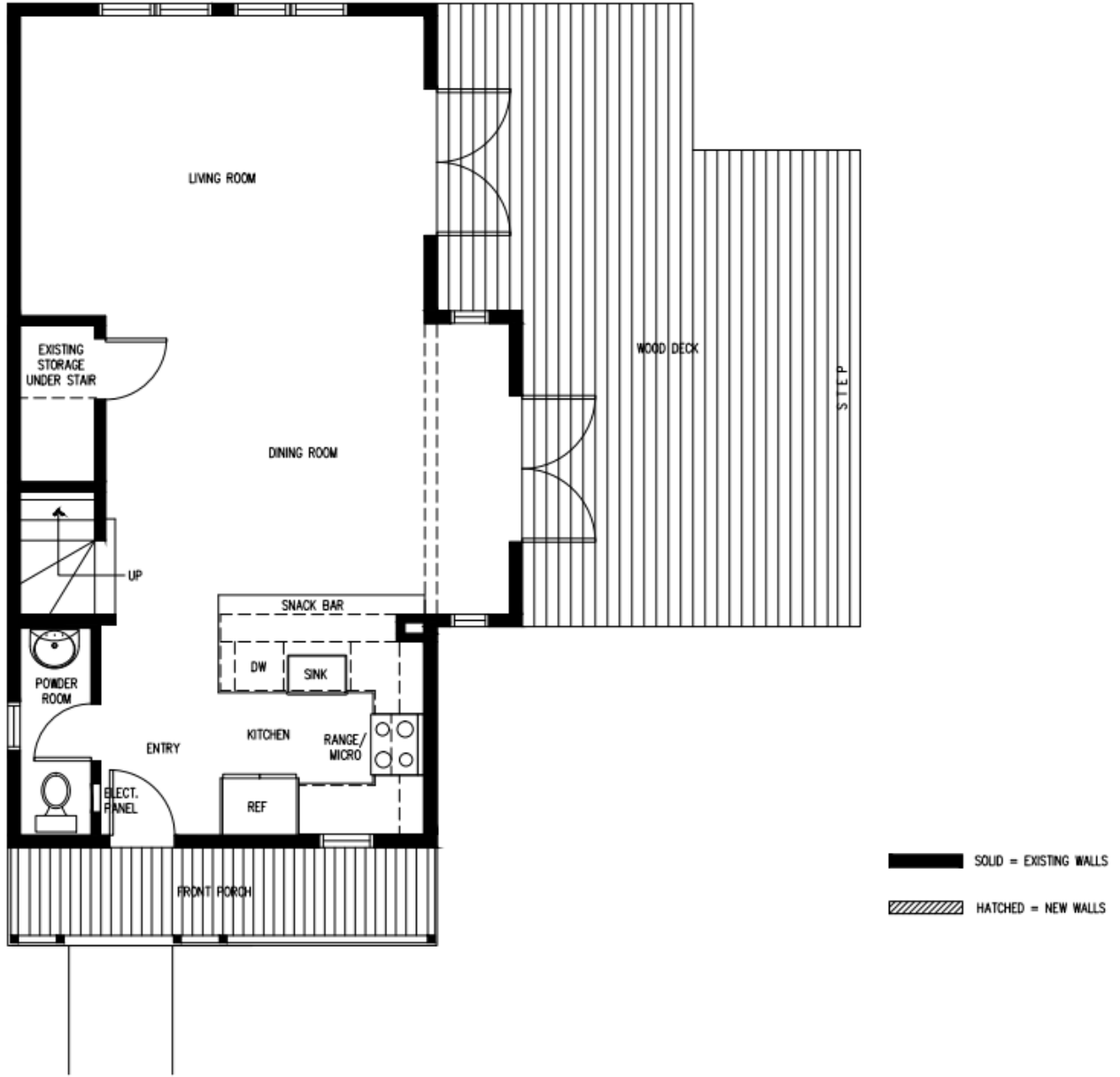
Current survey.

**Guidelines Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

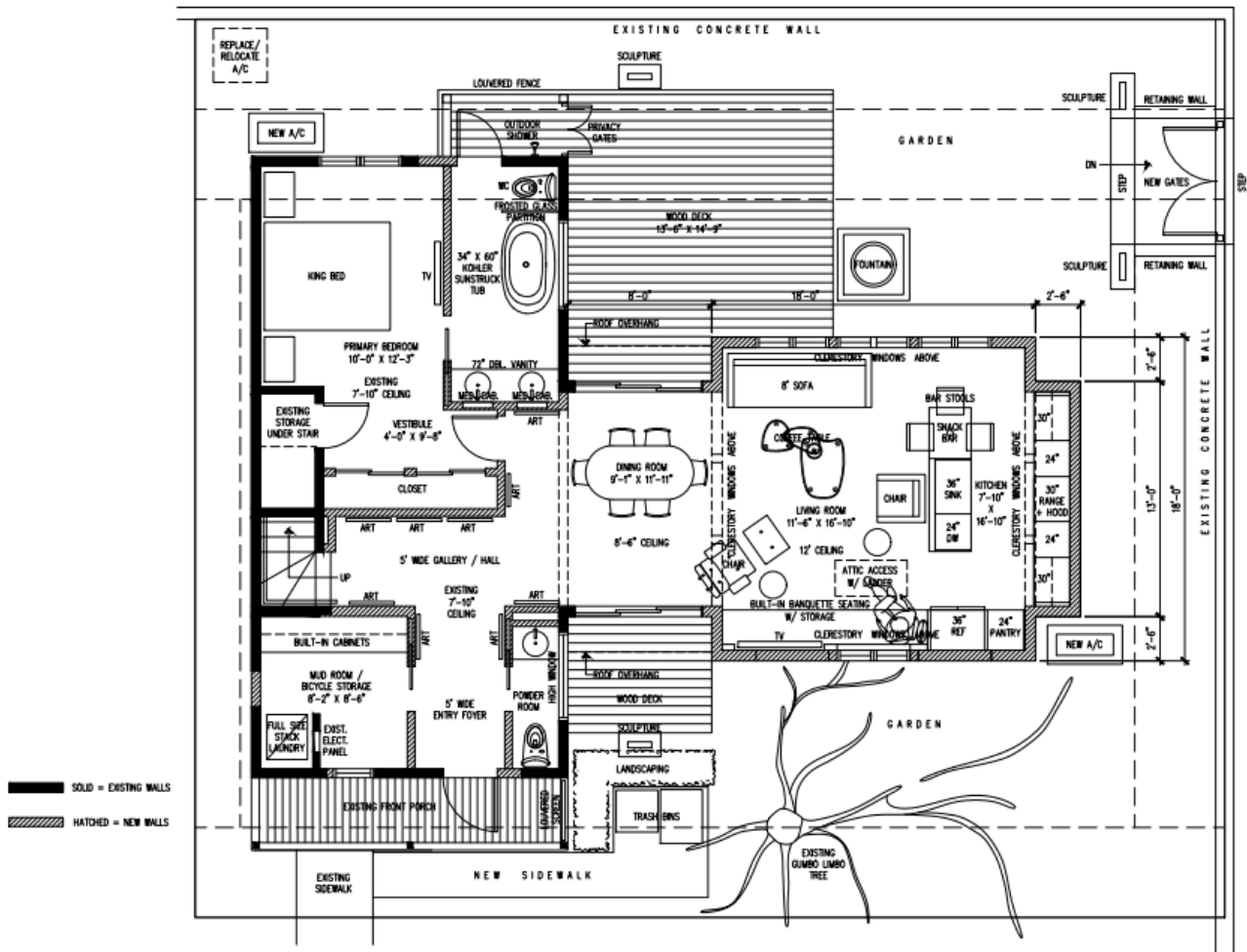
**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a one-story non-historic bump out on the south elevation. Elements for demolition include the exterior walls of the bump out, a portion of the wood deck, and door and windows on the bump out.



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

*Existing Site Plan.*



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

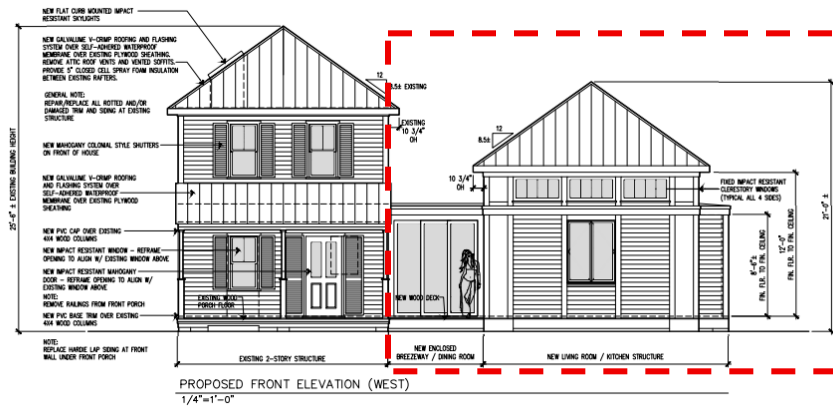
*Proposed Site Plan.*

Activate



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

*Existing Front elevation.*



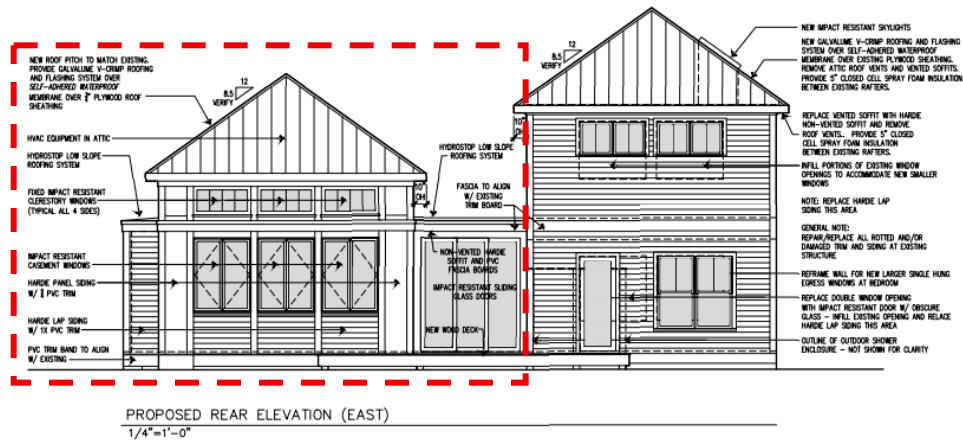
*Proposed Front Elevation.*



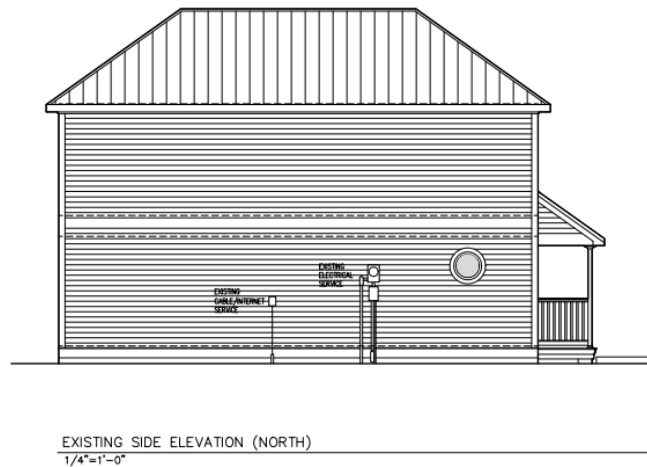
EXISTING REAR ELEVATION (EAST)  
1/4"=1'-0"

*Existing Rear Elevation.*

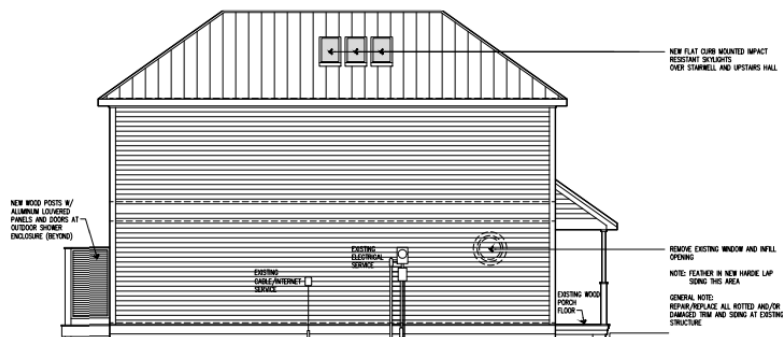




*Proposed Rear Elevation.*



*Existing Side Elevation (North).*



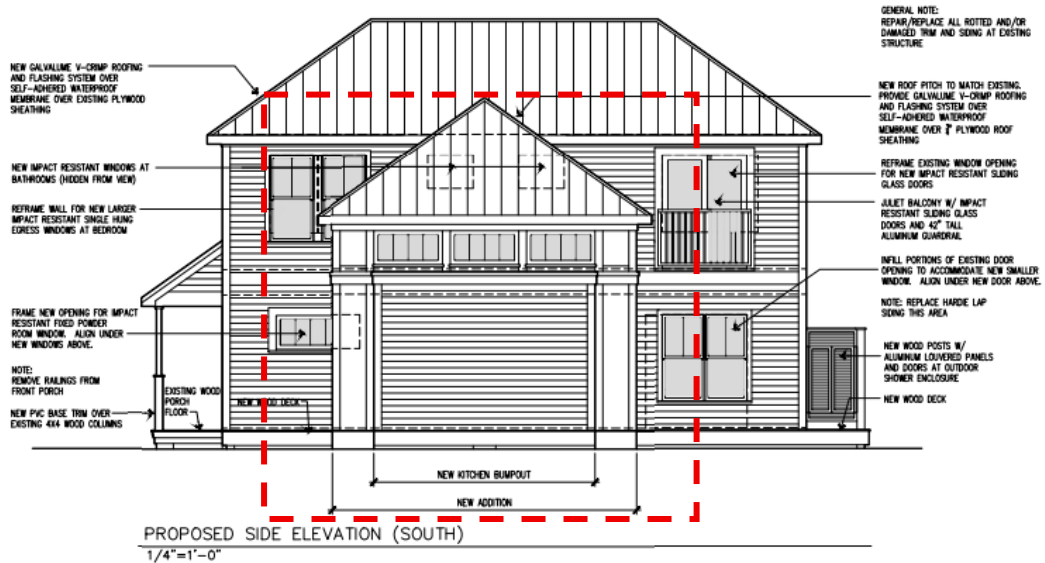
*Proposed Side Elevation (North).*



EXISTING SIDE ELEVATION (SOUTH)

1/4"=1'-0"

*Current Side Elevation (South).*



PROPOSED SIDE ELEVATION (SOUTH)

1/4"=1'-0"

*Proposed Side Elevation (South).*

Since the first-story bump out under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

*(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;*

The first story bump out is not historic and does not contribute to the character of the building.

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

The first story bump out is not historic and does not destroy the historic relationship between buildings or structures and open space.

*(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.*

This will not be the case.

*(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

The first story bump out is not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>25-0054</b>	REVISION #	INITIAL & DATE <b>G-Hill 5/23/25</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

<b>114 ADMIRALS LANE</b>	
<b>KRISTIN LARKIN LOGETYFO</b>	PHONE NUMBER <b>(917) 754-2514</b>
<b>425 E. 58<sup>TH</sup> ST. APT. 346</b>	EMAIL <b>KRISTINLARKIN1@ME.COM</b>
<b>NEW YORK, NY 10022</b>	
<b>M. STRATTON ARCHITECTURE</b>	PHONE NUMBER <b>(305) 923-9670</b>
<b>3801 FLAGLER AVE</b>	EMAIL <b>MSTRATTONARCHITECT@GMAIL.COM</b>
<b>KEY WEST, FL 33040</b>	
<i>[Signature]</i>	DATE <b>5/21/25</b>

**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:	<b>RENOVATE EXISTING 2-STORY NON-HISTORIC STRUCTURE</b>
	<b>NEW 416 SF 1-STORY ADDITION AT SIDE</b>
MAIN BUILDING:	<b>NEW IMPACT RESISTANT WINDOWS AND DOORS. NATURAL</b>
	<b>MAHOGANY FRONT DOOR AND SHUTTER AT FRONT OF HOUSE. REPAIR</b>
	<b>SIDING, TRIM, FASCIA AND SOFFITS. PAINT EXTERIOR. REPLACE</b>
	<b>ROOF AND GUTTERS W/ GALVALUME V-CRIMP AND ALUM. HALF ROUND</b>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	<b>GUTTERS. NEW ADDITION</b>
	<b>AT SIDE.</b>



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):	
PAVERS: 70 SF PAVERS FOR SIDEWALK AND TRASH/ RECYCLING AREA AT SIDE	FENCES: REPAIR/REPLACE EXISTING NEW ALUM. LOUVERED FENCING AND GATE AT OUTDOOR SHOWER
DECKS: 300 SF IPE DECKING AT SIDE	PAINTING: 100% INTERIOR/EXTERIOR WHITE
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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 # <b>25-0034</b>	INITIAL & DATE <b>GH/11 5/23/25</b>
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

**114 ADMIRAL'S LANE**

PROPERTY OWNER'S NAME:

**KRISTIN LARKIN LOGERFO**

APPLICANT NAME:

**MATTHEW STRATTON. ARCHITECT**

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  
*Kristin Larkin Logerfo*

**KRISTIN LARKIN LOGERFO**

DATE AND PRINT NAME  
**5/21/25**

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

**REMOVE 45 SF 1-STORY NON-HISTORIC BUMP OUT AT SIDE**

## 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.

**N/A NON-HISTORIC STRUCTURE**

(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.

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

N/A NON-HISTORIC STRUCTURE

(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.

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

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

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

(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.

(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.



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

N/A NON-HISTORIC STRUCTURE

#### 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.

THE PART OF THE STRUCTURE BEING REMOVED IS  
VERY SMALL AND NOT VISIBLE FROM ANY PUBLIC  
RIGHT-OF-WAY

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

THE PART OF THE STRUCTURE BEING REMOVED WILL  
BE REPLACED WITH THE PROPOSED NEW ADDITION

(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.

N/A

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

THIS SMALL BUMPONT HAS NO DISTINCTIVE  
OR CHARACTER DEFINING FEATURES THAT  
WOULD QUALIFY AS CONTRIBUTING

# PROJECT PHOTOS





**114 Admiral's Lane – Access via sidewalk**





**114 Admiral's Lane – Front Elevation**





**114 Admiral's Lane – Side Elevation (facing Eaton Street)**



**114 Admiral's Lane – Side Elevation (facing Eaton Street)**





**114 Admiral's Lane – Rear Elevation (facing Bank)**





**114 Admiral's Lane – Rear Elevation (view from Bank driveway)**





**114 Admiral's Lane – Side Elevation**





### 114 Admiral's Lane – Side Elevation





**114 Admiral's Lane – View from Eaton Street**





**114 Admiral's Lane – Wall along Eaton Street**





**110 Admiral's Lane – Neighbor's Wall and Gate along Eaton Street**





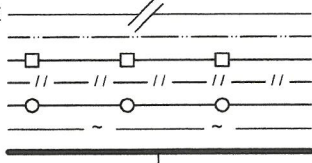
**110 Admiral's Lane – Neighbor's Gate facing Eaton Street**

# SURVEY



ABBREVIATIONS:  
CL = CENTERLINE  
(D) = DEED  
(F) = FIELD  
FFE = FINISHED FLOOR ELEVATION  
LB = LICENSE BUSINESS  
LS = LICENSE SURVEYOR  
(M) = MEASURED  
MCPA = MONROE COUNTY PROPERTY APPRAISER  
NAVD = NORTH AMERICAN VERTICAL DATUM 1988  
NGS = NATIONAL GEODETIC SURVEY  
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)  
P = PLAT  
PID = PERMANENT IDENTIFIER  
ROL = ROOF OVERHANG LINE

LINES NOT TO SCALE  
PLATTED LOT LINES  
PLASTIC FENCE  
WOOD FENCE  
CHAIN LINK FENCE  
OVERHEAD WIRES  
PROPERTY LINE



# MAP OF BOUNDARY SURVEY

A PORTION OF LOT 4, BLOCK 26, EATON STREET AND THOMAS STREET  
UNRECORDED MAP OF THE TOWN OF KEY WEST  
W.A. WHITEHEAD  
DELINEATED FEBRUARY, 1829  
MONROE COUNTY, FLORIDA

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 872 4580 TIDAL BASIC, "PID AA0008" HAVING A PUBLISHED ELEVATION OF 14.32 FEET NGVD29

FLOOD ZONE DATA:  
COMMUNITY NUMBER: 120168  
MAP NUMBER: 12087C-1516K  
MAP DATE: 02/18/05  
REVISED EFFECTIVE DATE: 02/18/05  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: NONE

ADDRESS:  
114 ADMIRALS LANE  
KEY WEST, FLORIDA 33040

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

\*\* FLORIDA ADMINISTRATIVE CODE  
CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS:  
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

30' RIGHT OF WAY TOTAL  
ADMIRALS LANE

## LEGAL DESCRIPTION:

114 Admirals Land, Key West, Florida 33040; and being more particularly described by metes and bounds as follows:

A parcel of land on the Island of Key West, Monroe County, Florida being portions of Lot 4, Block 26, Eaton Street, and Thomas Street as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Southwesterly Right-of-Way line of Whitehead Street said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly Right-of-Way line of Whitehead Street N 34°04'40" W for 33.75 feet to a point; thence leaving said Right-of-Way Line, S 56°01'06" W for 250.00 feet; thence North 34°04'40" W for 15.15 feet to the Point of Beginning; thence continue N 34°04'40" W for 57.24 feet; thence S 56°01'05" W for 50.00 feet; thence S 34°04'40" E for 57.25 feet; thence N 56°00'00"E for 50.00 feet to the Point of Beginning. Containing 2862.19 Square Feet, more or less. Together with the exclusive use of Parking Space No. 1.

## GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

SCALE:	1"=20'
FIELD WORK:	--/--/--
REVISIONS:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	--/--/--



CERTIFIED TO:  
LOGERFO KRISTIN LARKIN (MCPA)

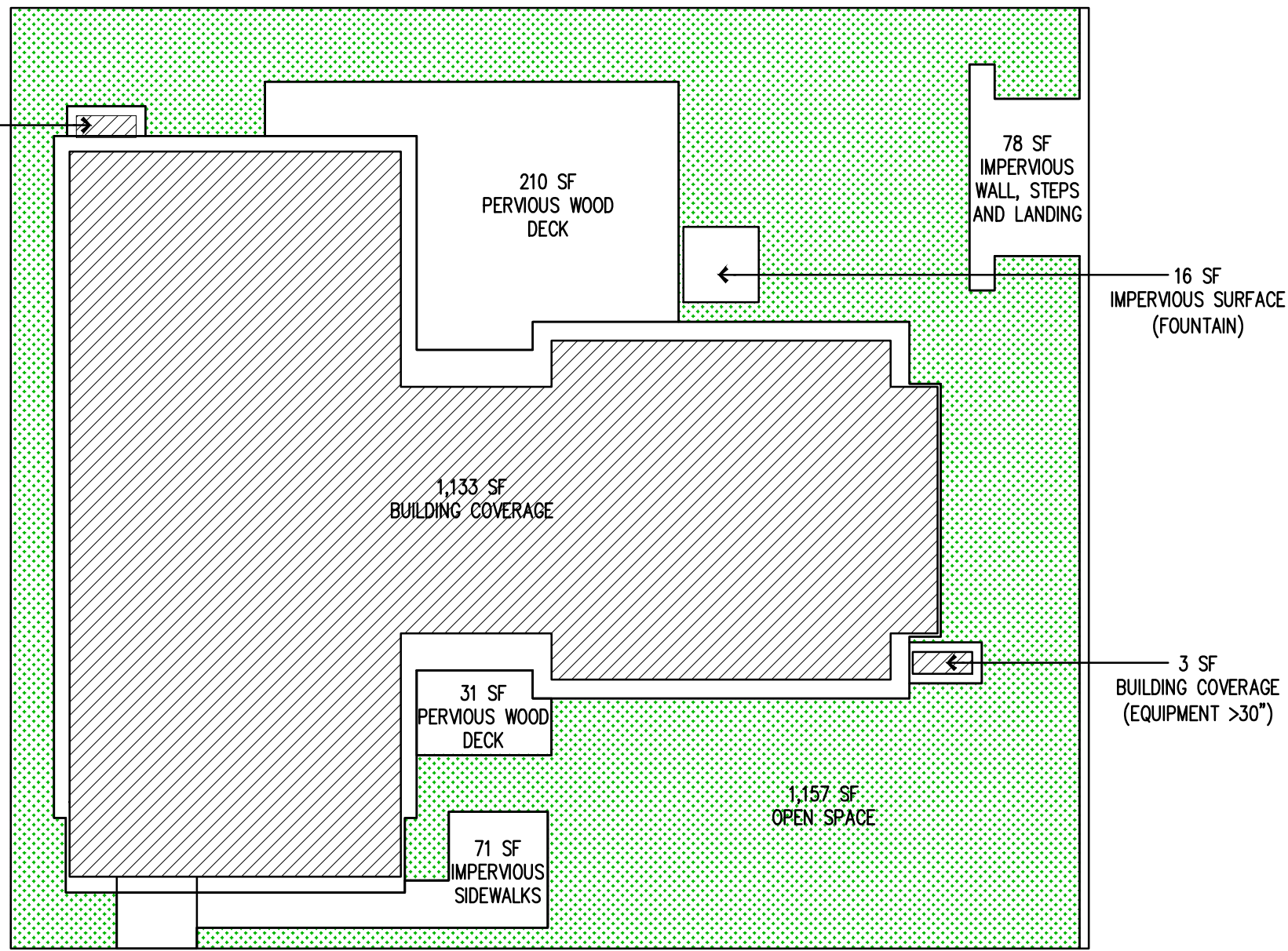
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED  
**Gino Furlano**  
GINO FURLANO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5044

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR AND MAPPER



# PROPOSED DESIGN



SITE DATA DIAGRAM  
8" = 1'-0"

SITE DATA CALCULATIONS			
ZONE HPRD 2,858 SF LOT	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,143 SF (40%) MAX.	723 SF (25.3%)	1,139 SF (39.85%)
IMPERVIOUS SURFACE	1,429 SF (50%) MAX.	773 SF (27.0%)	934 SF (32.7%)
OPEN SPACE	1,000 SF (35%) MIN.	1,676 SF (58.6%)	1,141 SF (39.9%)
FRONT YARD SETBACK	5'	25.1'	UNCHANGED
SIDE YARD SETBACK	2'-6"	2'-4"	UNCHANGED
STREET SIDE YARD SETBACK	5'	32'-11"	7'-10"
REAR YARD SETBACK	10'	6'-10"	UNCHANGED
BUILDING HEIGHT	35'	25'-5"±	UNCHANGED

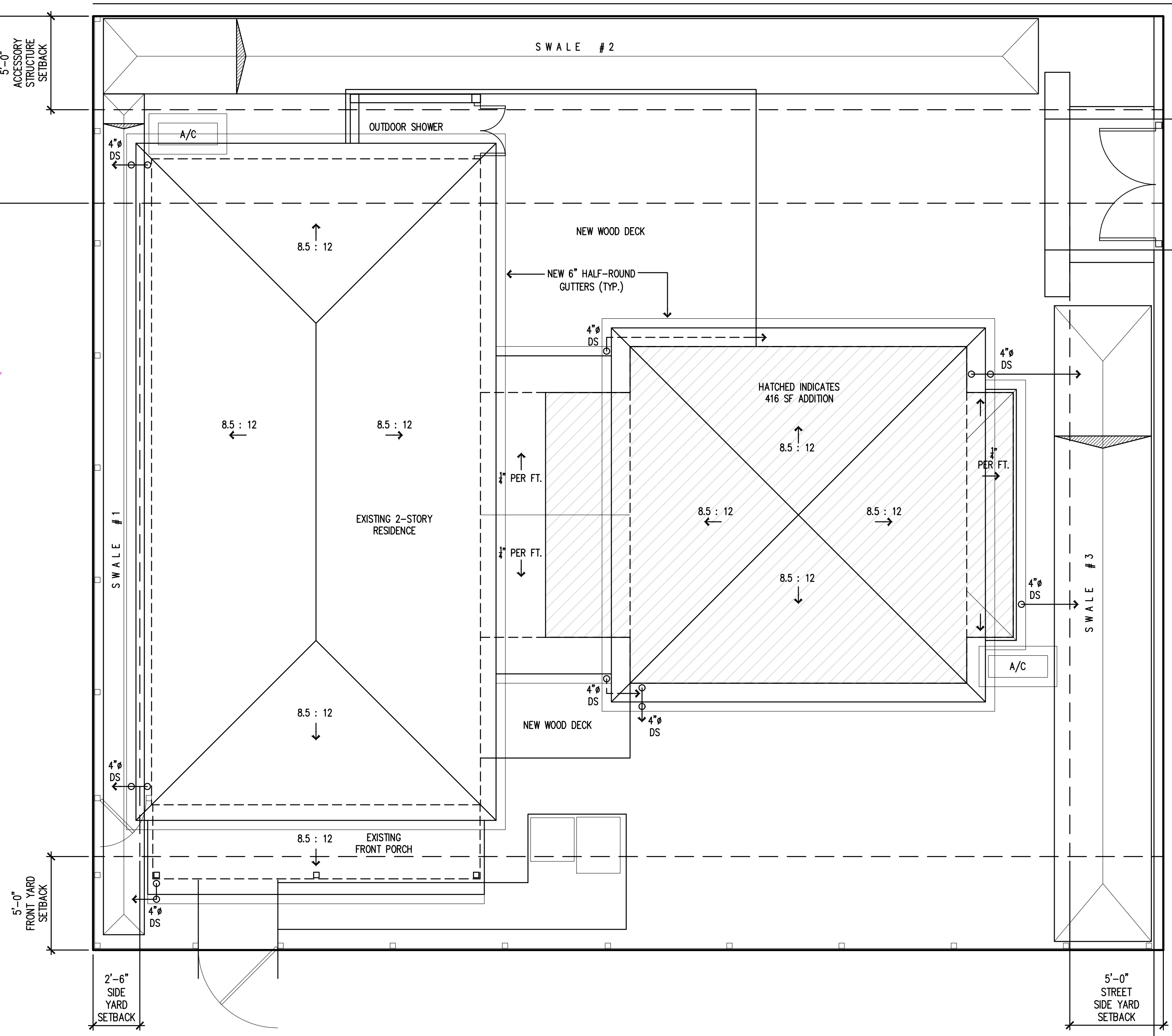
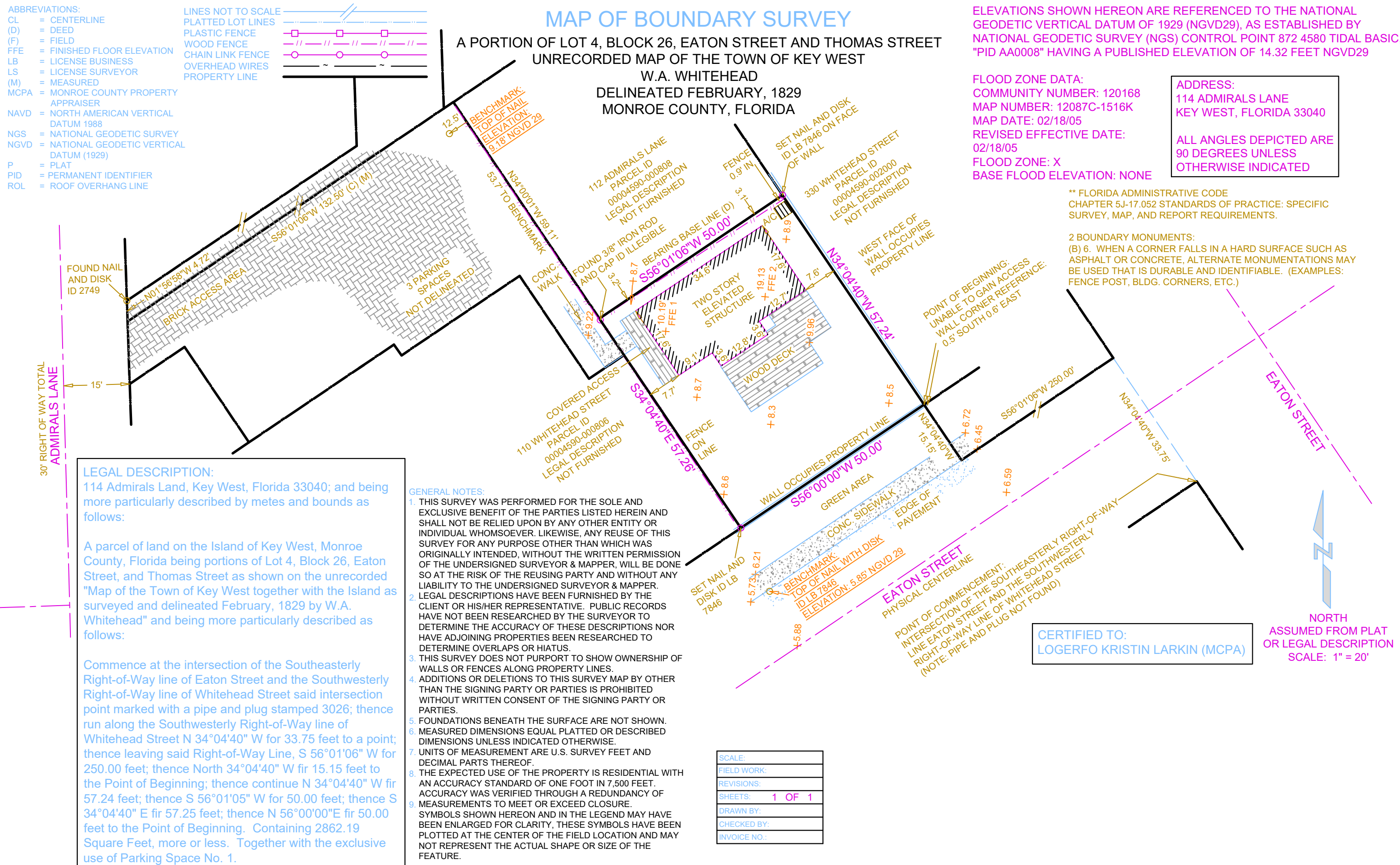
STORM WATER RETENTION CALCULATIONS:  
SITE AREA = 2,858 SF X .0833  
(1" RUNOFF) = 238.1 CF  
50% CREDIT FOR DRY SWALE = 119 CF RETENTION REQUIRED

SWALE #1  
1:4 SLOPE  
3 1/2" DEPTH  
0.3 SF CROSS SECTION  
X 45' LENGTH =  
13.5 CF

SWALE #2  
1:4 SLOPE  
7 3/4" DEPTH  
1.0 SF CROSS SECTION  
X 50' LENGTH =  
50.0 CF

SWALE #3  
1:4 SLOPE  
7 3/4" DEPTH  
1.7 SF CROSS SECTION  
X 34' LENGTH =  
57.8 CF

TOTAL PROPOSED SWALES = 121 CF



TAMPOA ARC

IMPROVEMENTS TO  
114 Admiral's Lane  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

M. Stratton  
ARCHITECTURE

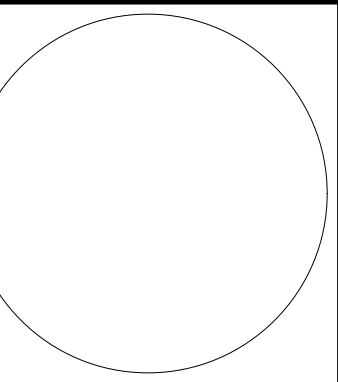
Date 4.2.25

Project #

A-1



**IMPROVEMENTS TO  
114 Admiral's Lane  
Key West, Florida 33040**



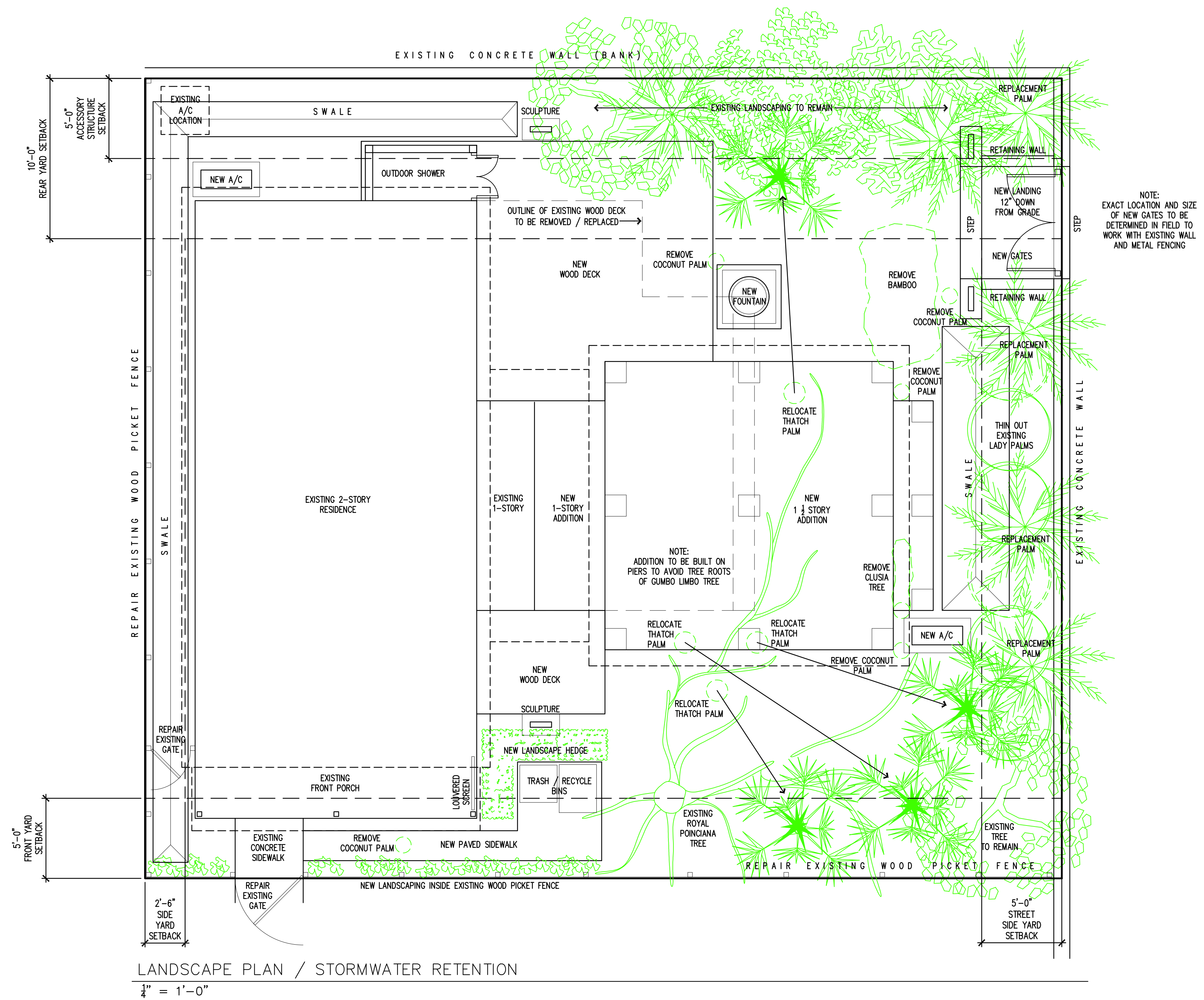
**M. Stratton Architecture**  
**3801 Flagler Ave.**  
**Key West, Florida 33040**  
**305.923.9670**  
**Matthew@MStrattonArchitecture.com**



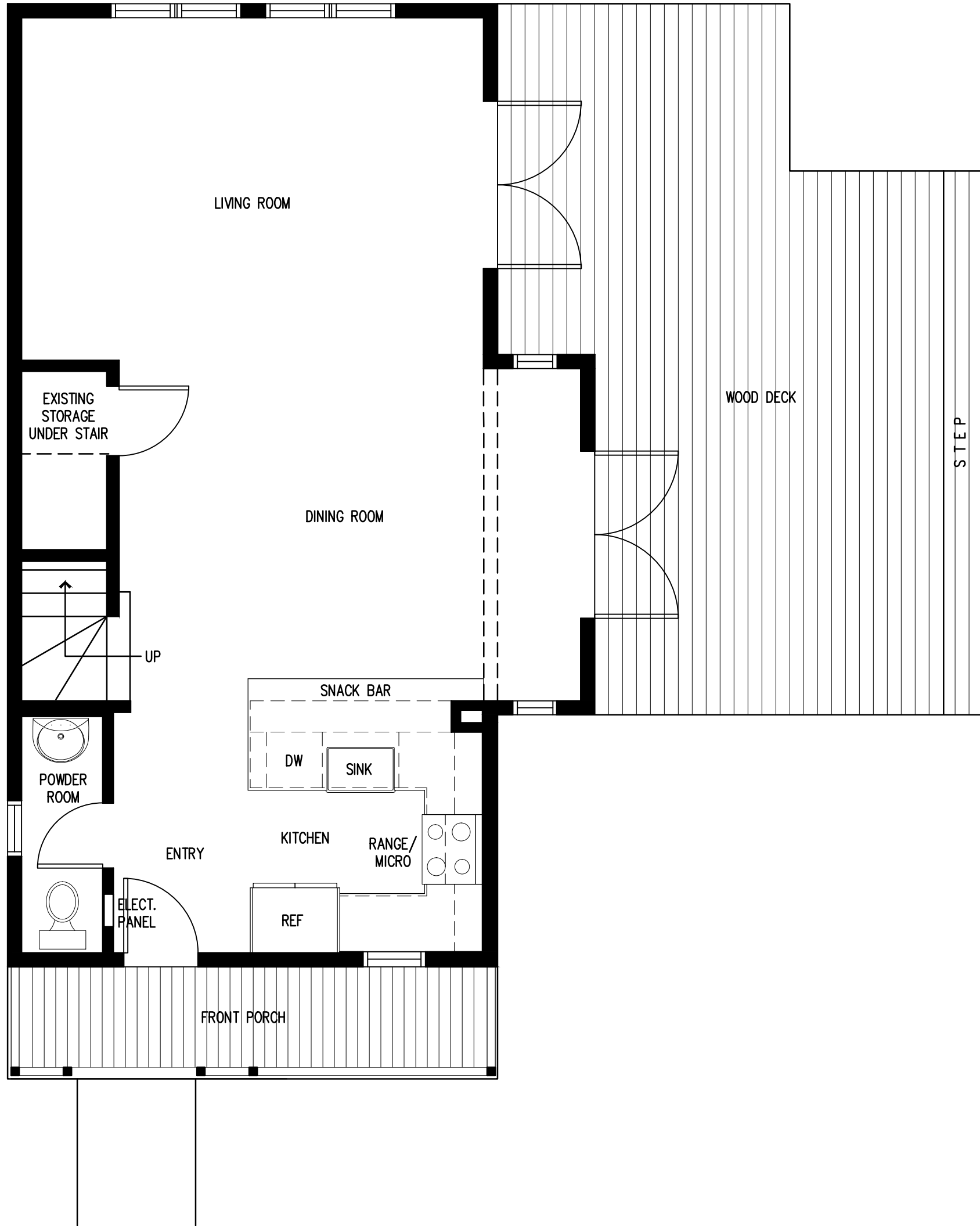
Date 4.2.25

Project #

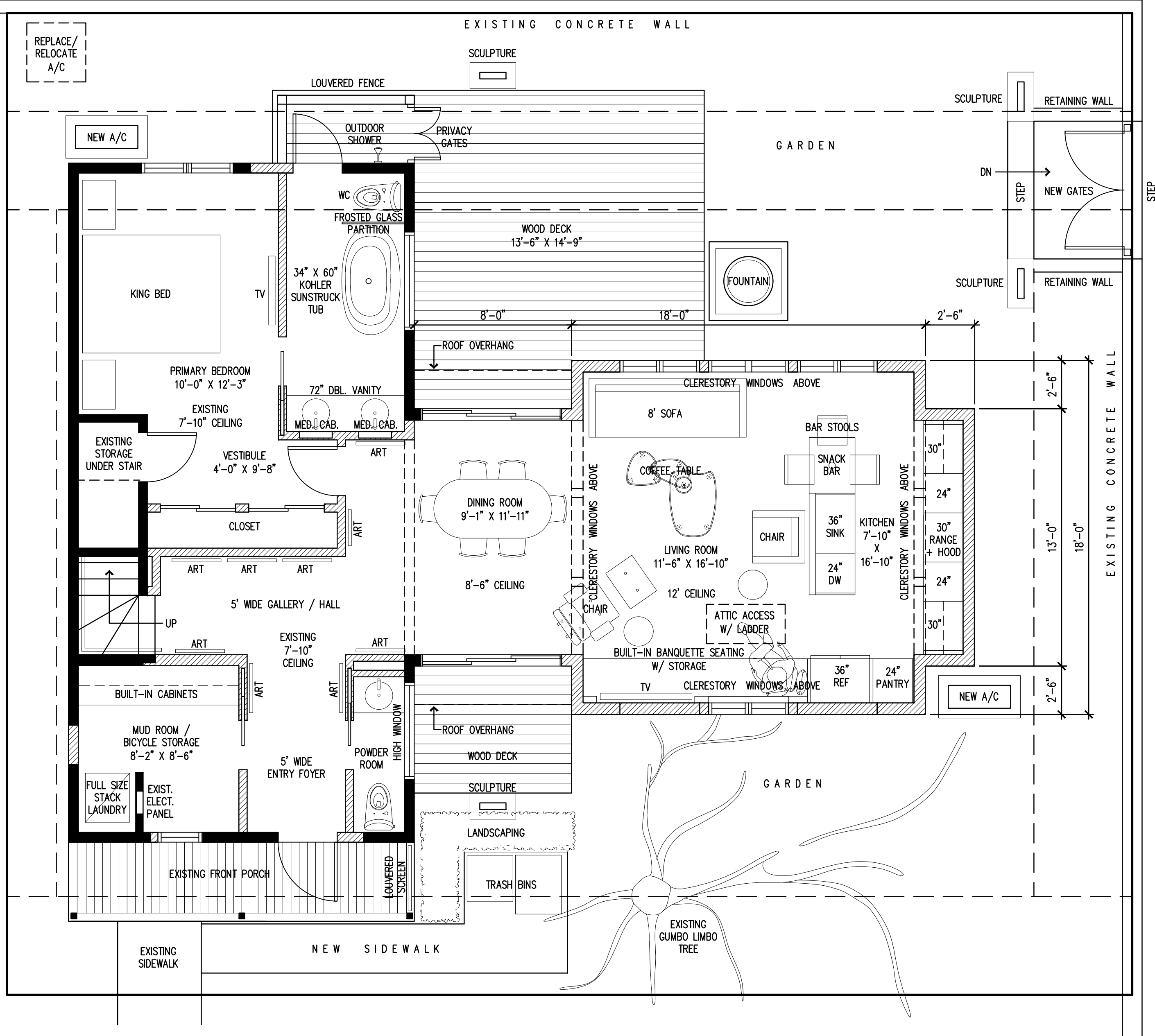
A-2



LANDSCAPE PLAN / STORMWATER RETENTION  
 $\frac{1}{4}" = 1'-0"$

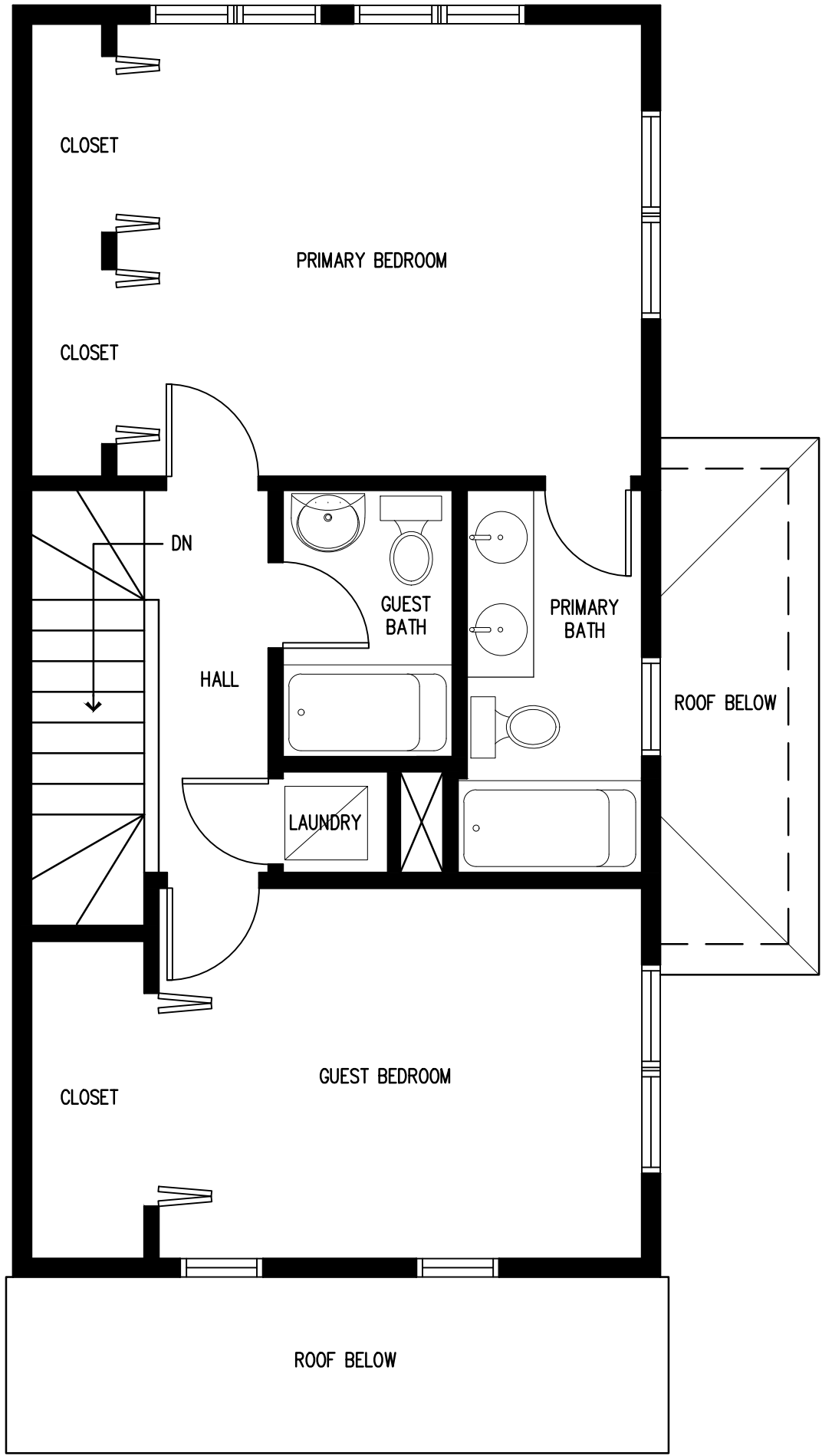


EXISTING FIRST FLOOR PLAN  
1/4"=1'-0"



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

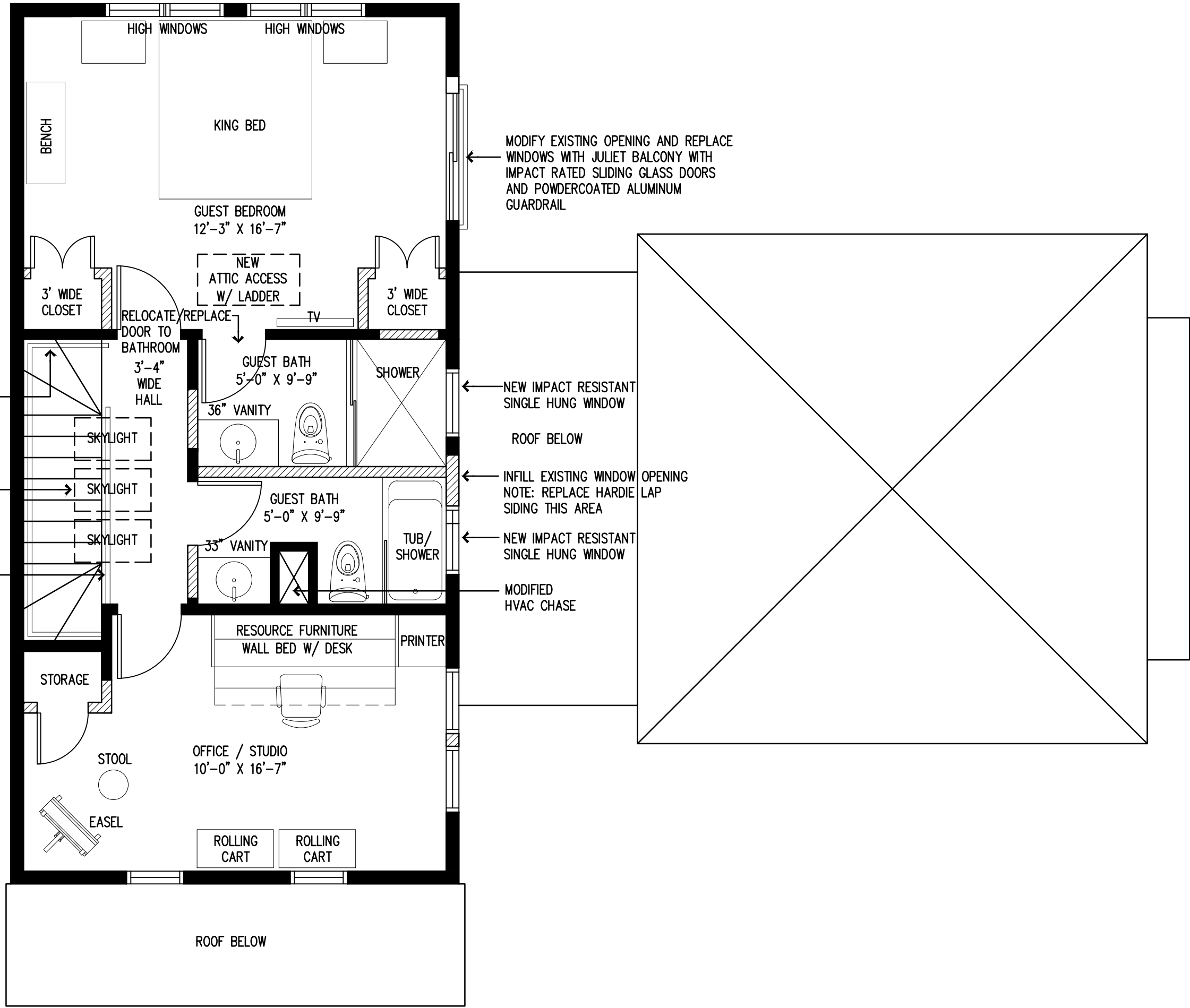




EXISTING SECOND FLOOR PLAN  
1/4"=1'-0"

- NOTE:
- REPLACE ALL INTERIOR DOORS W/ NEW S.C. WOOD DOORS - PAINTED AND NEW HARDWARE
  - REPLACE CARPET W/ ENGINEERED WOOD FLOORING
  - REPLACE ALL INTERIOR TRIM - BASE TRIM, DOOR TRIM, AND WINDOW TRIM
- NEW CONTINUOUS WALL MOUNTED POWDERCOATED ALUMINUM HANDRAIL
- NEW IMPACT RESISTANT SKYLIGHTS POSITIONED BETWEEN EXISTING ROOF TRUSSES
- REPACE HALF WALL W/ NEW 36" TALL POWDERCOATED ALUMINUM GUARDRAIL

SOLID = EXISTING WALLS  
HATCHED = NEW WALLS



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

TAMPOA ARC

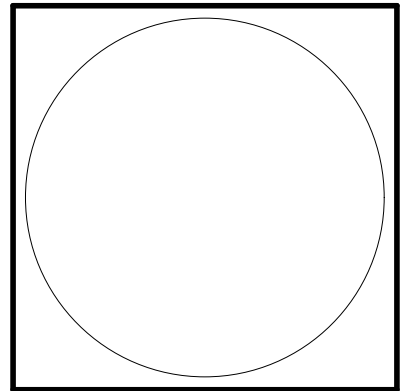
IMPROVEMENTS TO  
114 Admiral's Lane  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

M. Stratton  
ARCHITECTURE

Date 4.2.25  
Project #

A-4

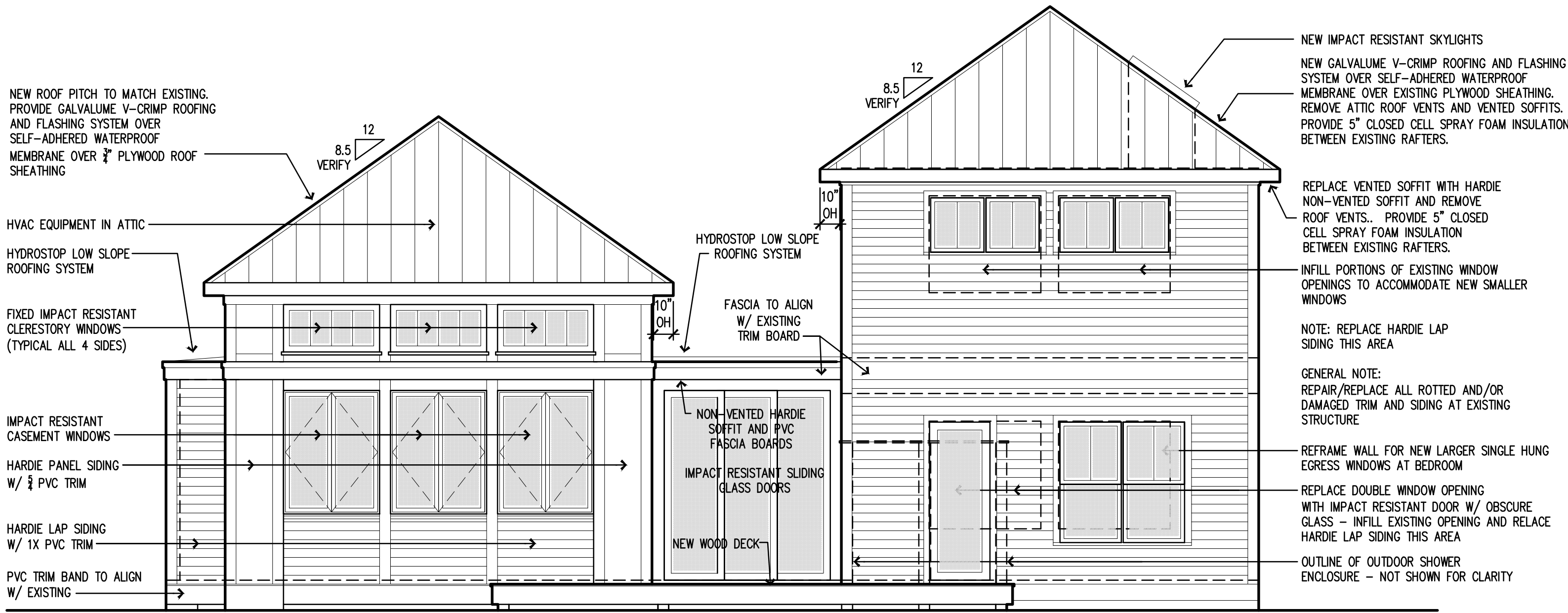


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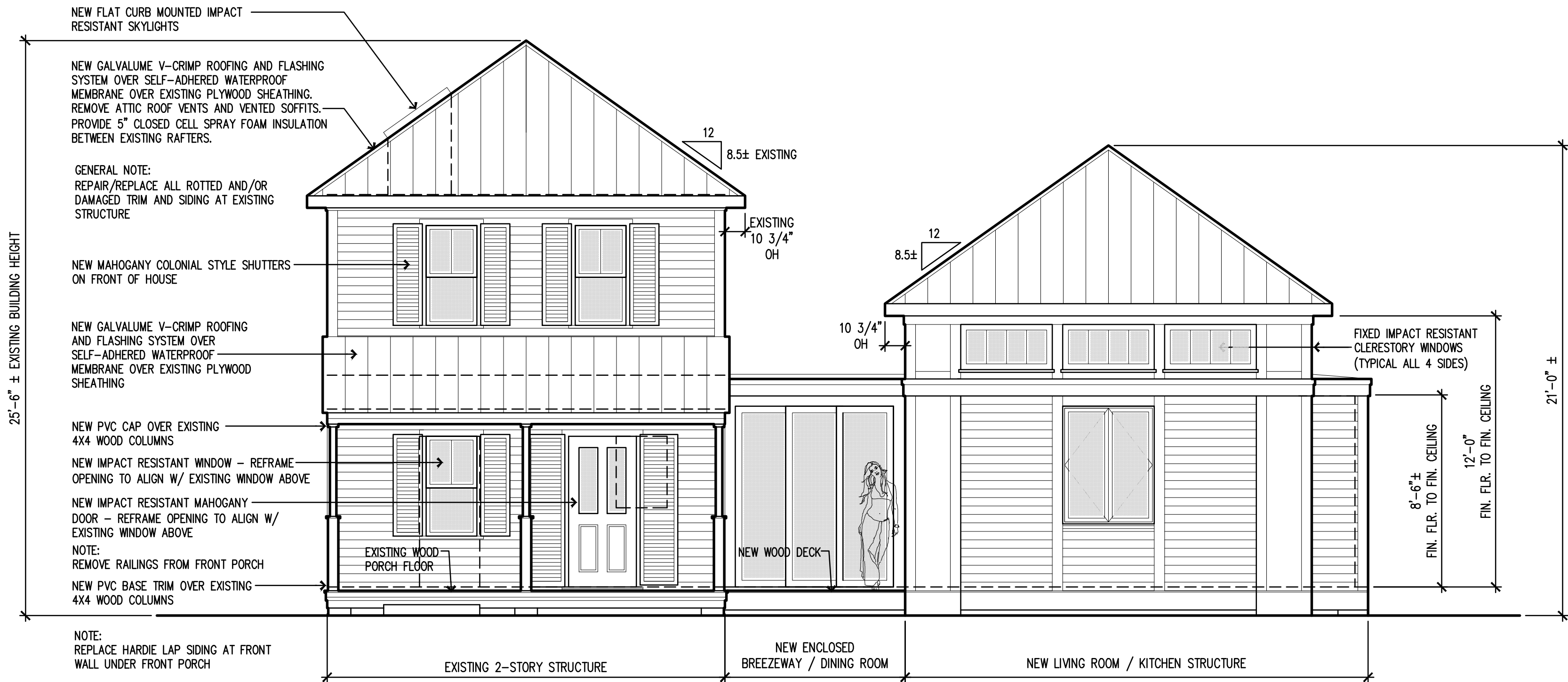
*M. Stratton*  
ARCHITECTURE



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



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

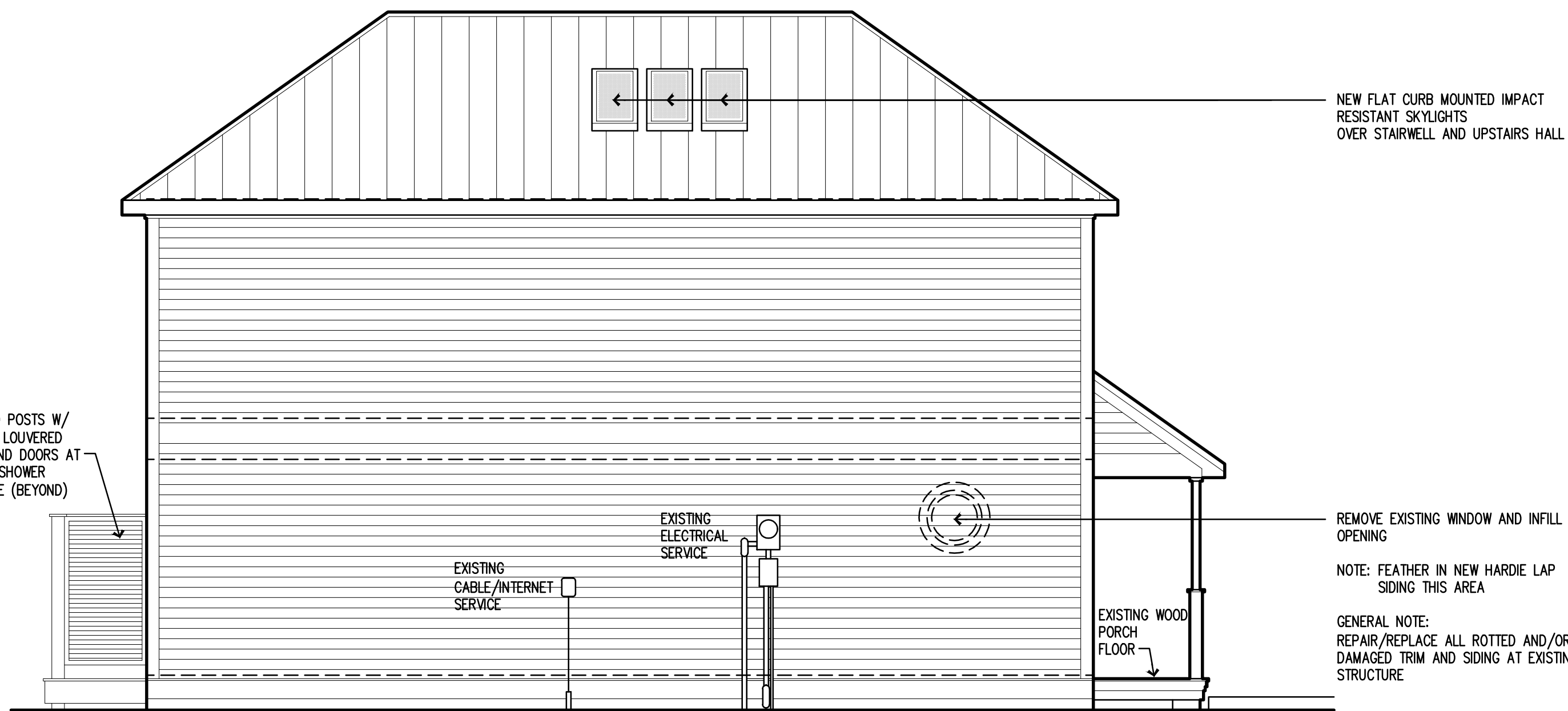
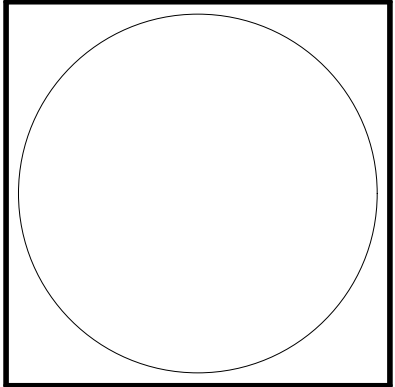


PROPOSED FRONT ELEVATION (WEST)  
1/4"=1'-0"

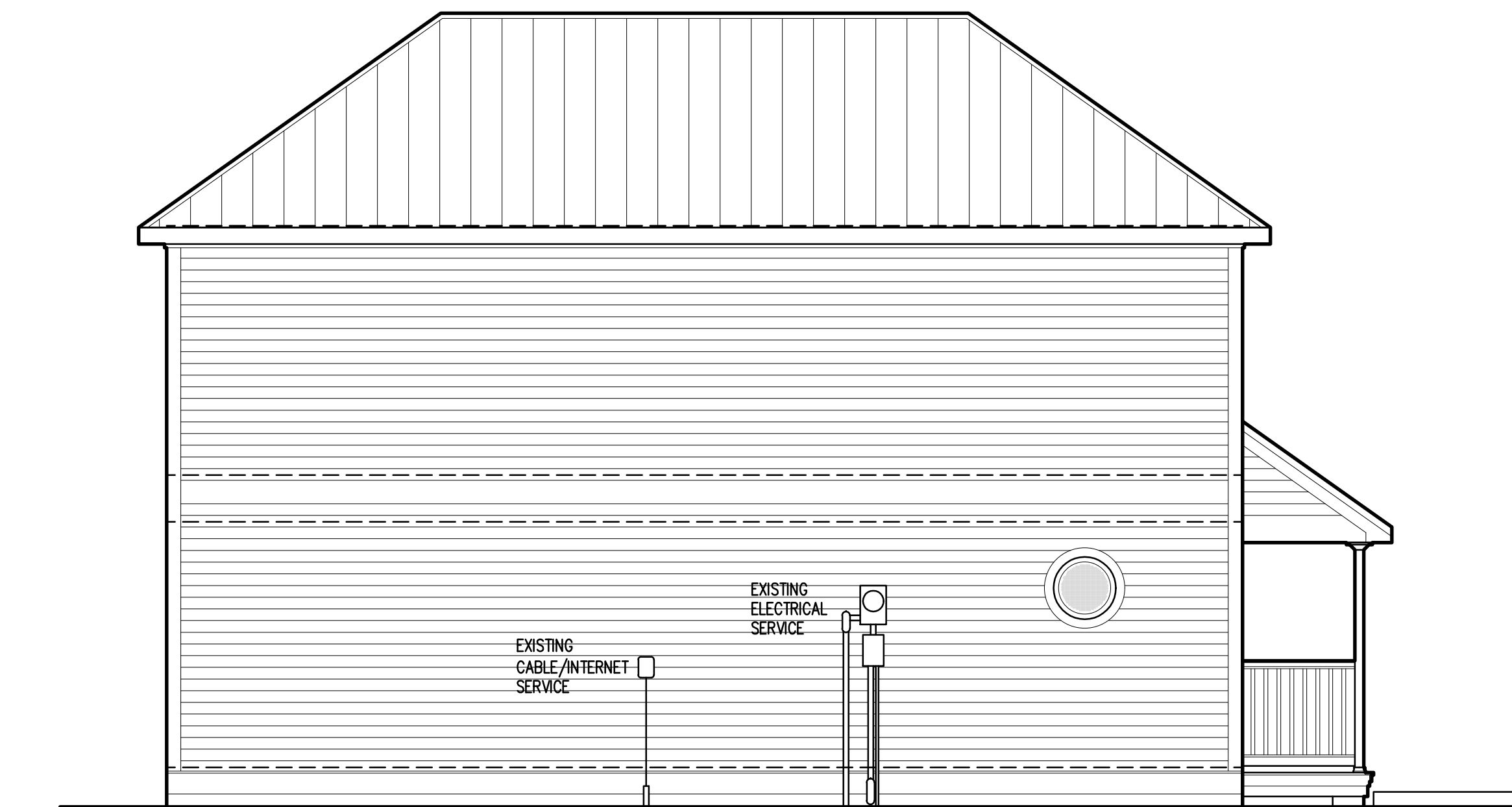


EXISTING REAR ELEVATION (EAST)  
1/4"=1'-0"

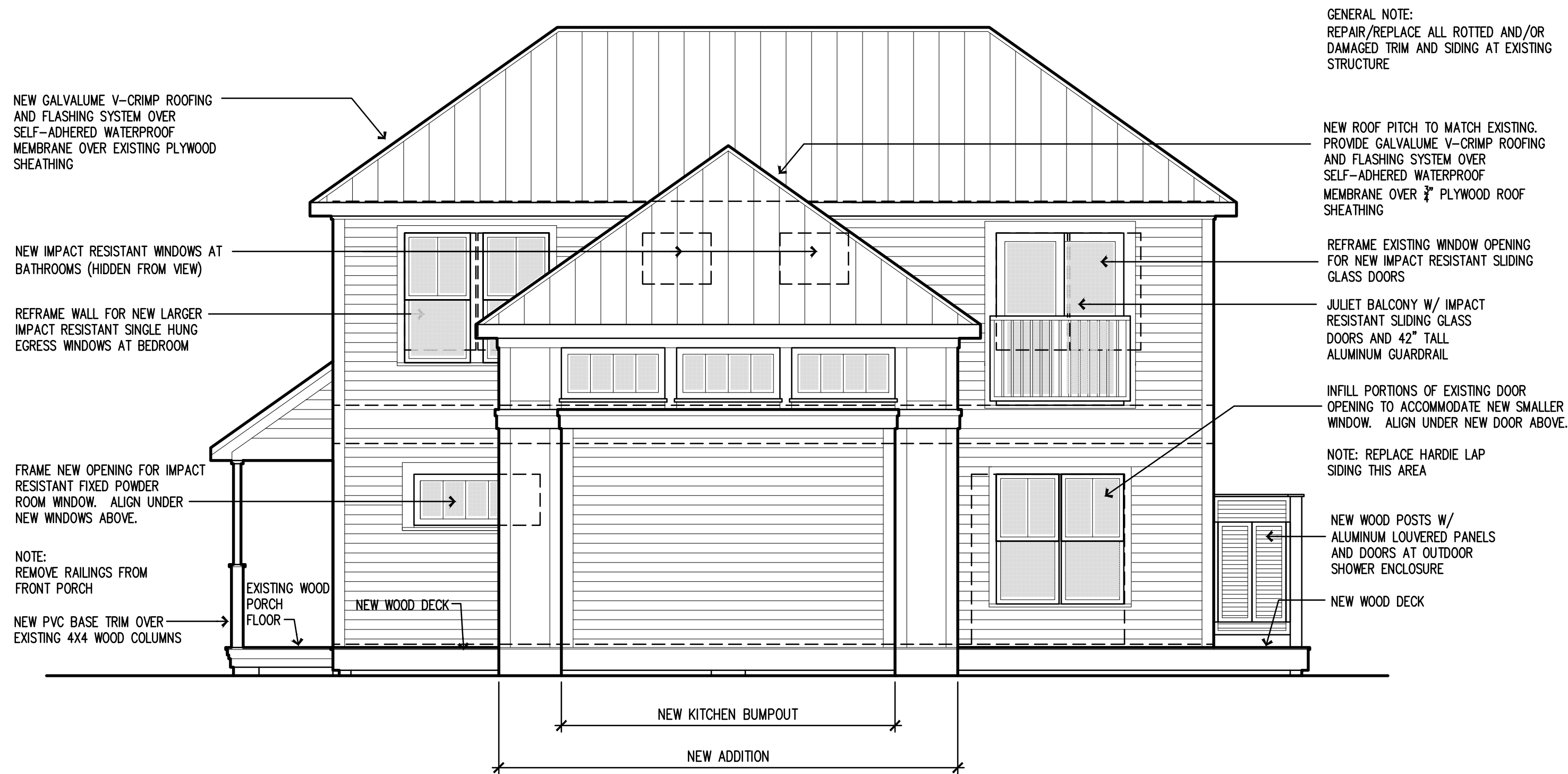




PROPOSED SIDE ELEVATION (NORTH)  
1/4"=1'-0"



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



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



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



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO TWO-STORY NON-HISTORIC STRUCTURE. NEW ONE-STORY ADDITION ON SOUTH ELEVATION AND SITE IMPROVEMENTS. DEMOLITION OF ONE-STORY NON-HISTORIC BUMP OUT AT SOUTH ELEVATION.**

**#114 ADMIRALS LANE**

**Applicant – M. Stratton Architecture    Application #C2025-0054**

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 305-809-3975 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**

**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 MATTHEW STRATTON, 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: 114 ADMIRAL'S LANE on the 18<sup>TH</sup> day of JUNE, 20 25.

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 JUNE 24, 20 25.

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 C.2025-0054

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

Signed Name of Affiant: Matthew Stratton

Date: 6/24/25

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 20 25

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

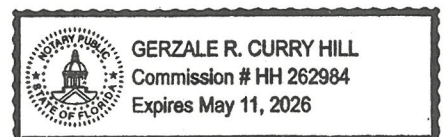
## NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_







Public Meeting Notice





Public  
Meeting  
Notice







Public Meeting Notice





Public  
Meeting  
Notice



# 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** 00004590-000807  
**Account#** 8867131  
**Property ID** 8867131  
**Millage Group** 10KW  
**Location Address** 114 ADMIRALS Ln, KEY WEST  
**Legal Description** KW PT LOT 4 SQR 26 (A/K/A UNIT 2) .0657 AC OR1354-2179/82 OR1905-327/329 OR1978-823/825  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6278  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable Housing** No



### Owner

LOGERFO KRISTIN LARKIN  
 979 Route 9W S  
 Nyack NY 10960

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$526,567	\$508,716	\$514,563	\$499,337
+ Market Misc Value	\$2,948	\$2,981	\$3,013	\$3,046
+ Market Land Value	\$1,345,140	\$1,717,200	\$1,119,042	\$938,736
= Just Market Value	\$1,874,655	\$2,228,897	\$1,636,618	\$1,441,119
= Total Assessed Value	\$1,874,655	\$1,743,754	\$1,585,231	\$1,441,119
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,874,655	\$2,228,897	\$1,636,618	\$1,441,119



## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,345,140	\$526,567	\$2,948	\$1,874,655	\$1,874,655	\$0	\$1,874,655	\$0
2023	\$1,717,200	\$508,716	\$2,981	\$2,228,897	\$1,743,754	\$0	\$2,228,897	\$0
2022	\$1,119,042	\$514,563	\$3,013	\$1,636,618	\$1,585,231	\$0	\$1,636,618	\$0
2021	\$938,736	\$499,337	\$3,046	\$1,441,119	\$1,441,119	\$0	\$1,441,119	\$0
2020	\$1,001,700	\$405,018	\$3,078	\$1,409,796	\$1,409,796	\$0	\$1,409,796	\$0
2019	\$1,001,700	\$410,566	\$3,111	\$1,415,377	\$1,415,377	\$0	\$1,415,377	\$0
2018	\$987,390	\$421,662	\$3,143	\$1,412,195	\$1,409,181	\$0	\$1,412,195	\$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
RESIDENTIAL DRY (010D)	2,862.00	Square Foot	0	0

## Buildings

Building ID	34397	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1995
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	1679	Roof Type	GABLE/HIP
Finished Sq Ft	1263	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	214	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	1
Depreciation %	16	Grade	600
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,263	1,263	0
OPU	OP PR UNFIN LL	344	0	0
OPF	OP PRCH FIN LL	72	0	0
<b>TOTAL</b>		<b>1,679</b>	<b>1,263</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WROUGHT IRON	1993	1994	3 x 50	1	150 SF	1
FENCES	1993	1994	4 x 50	1	200 SF	4
CONC PATIO	1994	1995	0 x 0	1	16 SF	1
FENCES	1994	1995	0 x 0	1	603 SF	2

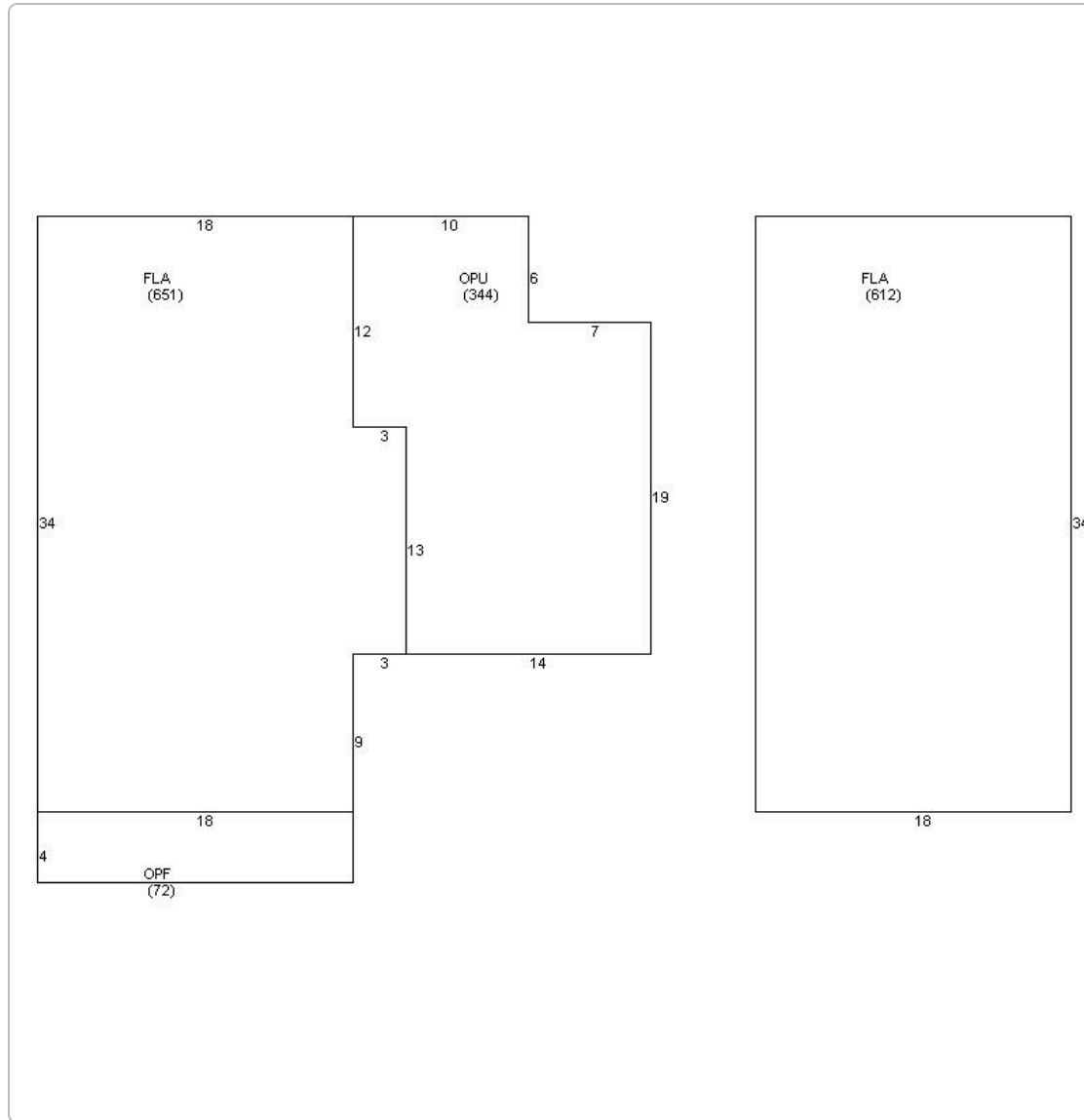
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1995	\$300,000	Warranty Deed		1354	2179	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
20-2460	09/17/2020	Completed	\$12,655	Residential	R&R 9 WINDOWS
0201380	05/23/2002	Completed	\$1,750	Residential	REPLACE AIR HANDLER
0200663	03/19/2002	Completed	\$4,000	Residential	HURRICANE SHUTTERS
B952776	08/01/1995	Completed	\$6,000		CONSTRUCT WOOD DECK
A951301	04/01/1995	Completed	\$3,335		8 SQS V CRIMP ROOFING
E951321	04/01/1995	Completed	\$3,600		ELECTRIC SERVICE
M951265	04/01/1995	Completed	\$3,000		3 TON AC
P951104	04/01/1995	Completed	\$5,000		PLUMBING
P951240	04/01/1995	Completed	\$1,250		SEWER CONN.
B950886	03/01/1995	Completed	\$98,000	Residential	S STORY SFR

**View Tax Info**[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

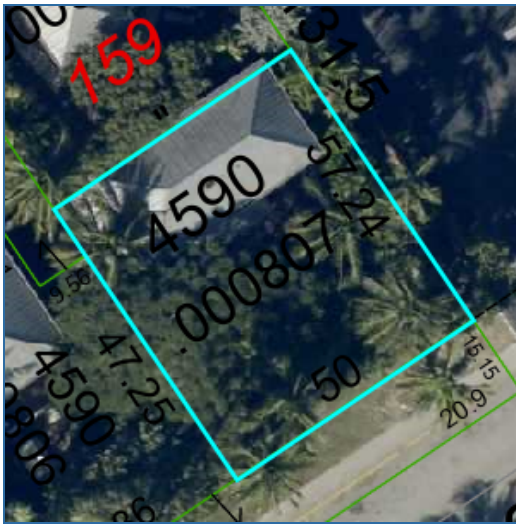


Photos





### Map



### TRIM Notice

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

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
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