



Staff Report for Item 17b

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 15, 2015

Applicant: McIntyre Construction

Application Number: H15-01-1817

Address: #1209 Knowles Lane

Description of Work:

Demolition of side addition and rear roof. Removal of enclosure at front façade. Demolition of carport.

Site Facts:

The house at 1209 Knowles Street is listed as a contributing resource in the survey and was constructed sometime around 1899. The building could be even older, but staff is unsure if it's the same building in that location on the Sanborn maps. The one-story house has two rear additions: one with a sawtooth and one with a shed roof. The house had an open front porch, but it was enclosed by 1965. Between 1962 and 1965, a side addition was constructed on the north side of the house. The house also has a carport on the south side that does not show up in any photographs or maps.

Ordinance Cited in Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a historic side addition, a non-historic carport, and the roof of a non-historic rear addition. The carport and the rear addition do not show up in any historic photographs or the Sanborn maps. The side addition and the front enclosure are in existence in a c.1965 photograph, and therefore are considered historic.

Even though certain elements are historic, staff does not feel that they meeting any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The side addition and the front enclosure do not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The side addition and the front enclosure are not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The side addition and the front enclosure have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The side addition and the front enclosure to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The side addition and the front enclosure do not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The side addition and the front enclosure do not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The side addition and the front enclosure are not related to a square, park, or other distinctive area.
- (8) The side addition and the front enclosure do 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The side addition and the front enclosure have not yielded, and are not likely to yield, information important in history.

Since these elements are historic, two readings are required for demolition.

As the carport and the rear shed-roof addition are not historic, Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will affect the front building façade, but by returning the porch to a more original design.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the items are not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Bldg + HARC



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

2.48
NOV 24 2015

HARC PERMIT NUMBER 15-01-1817		BUILDING PERMIT NUMBER 15-01841		INITIAL & DATE SKW 11/24/15
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1209 Knowledge Ln - Key West FL 33040		# OF UNITS
Kevin McGrath		PHONE NUMBER
312 Ocean St		EMAIL
Key West FL 33040		
McIntyre Construction L.L.C.		PHONE NUMBER
Nate McIntyre		EMAIL
William Bonam		PHONE NUMBER
21. Perla Ln		EMAIL
Key West FL 33040		

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:

\$ 165,000.00

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: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remodel & Renovation
exs. 3 story one story home 95 per plans

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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 <u>24</u> DAY OF <u>NOV</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24</u> DAY OF <u>NOV</u> , 20 <u>15</u> .
Personally known or produced as identification.	Personally known or produced as identification.

36582/16057

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:
<i>As per plans.</i>		
<i>Remove 5' height</i>		
<i>Remodel & Rerail Existing</i>	<i>Existing one story structure</i>	<i>as per plans</i>

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 _____

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 11/25/15 53 Receipt no: 4618
 2015 1001817
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3073012
 via VISA/MASTERC \$150.00
 Trans date: 11/25/15 Time: 12:51:49

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				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> 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

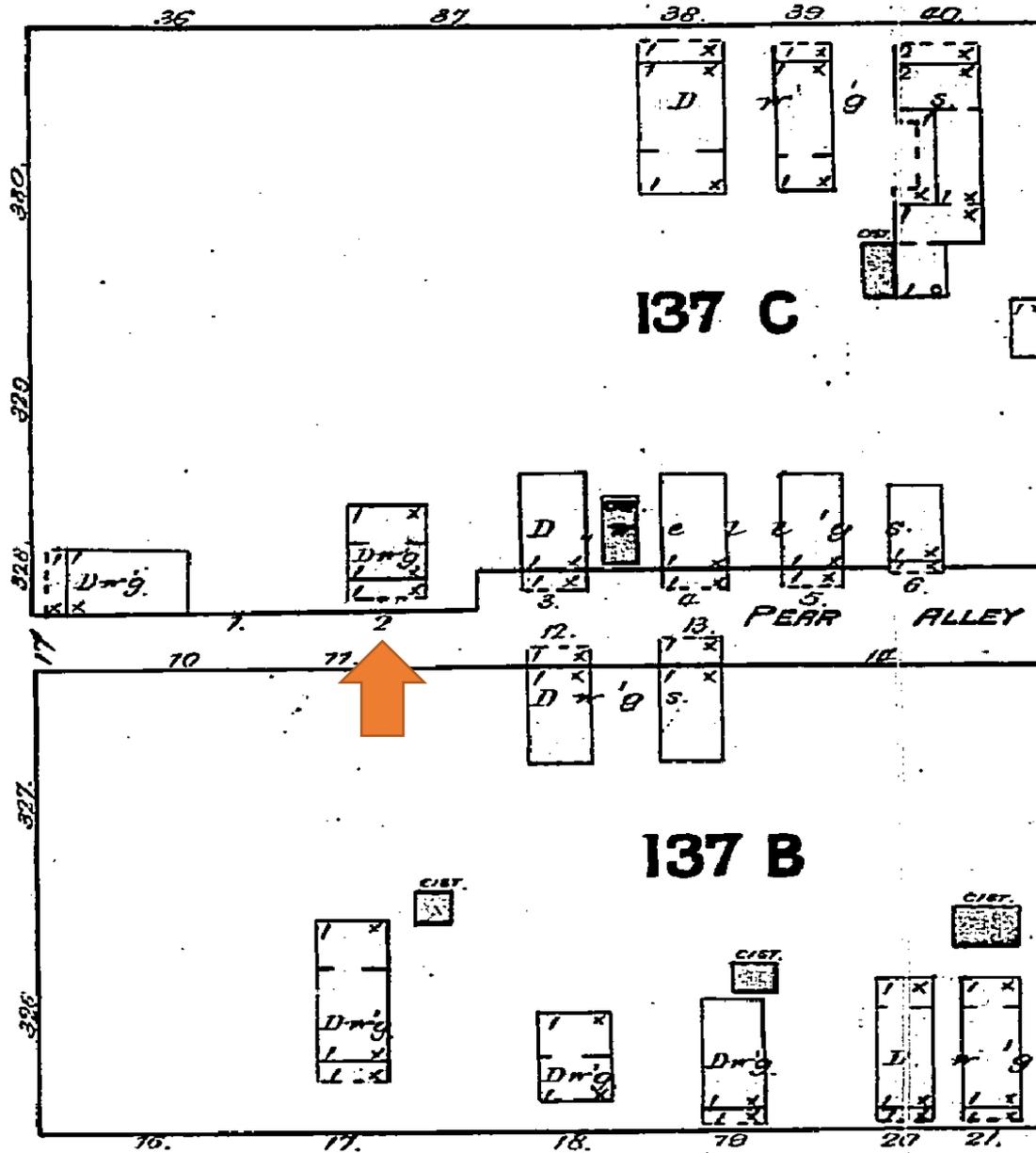
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

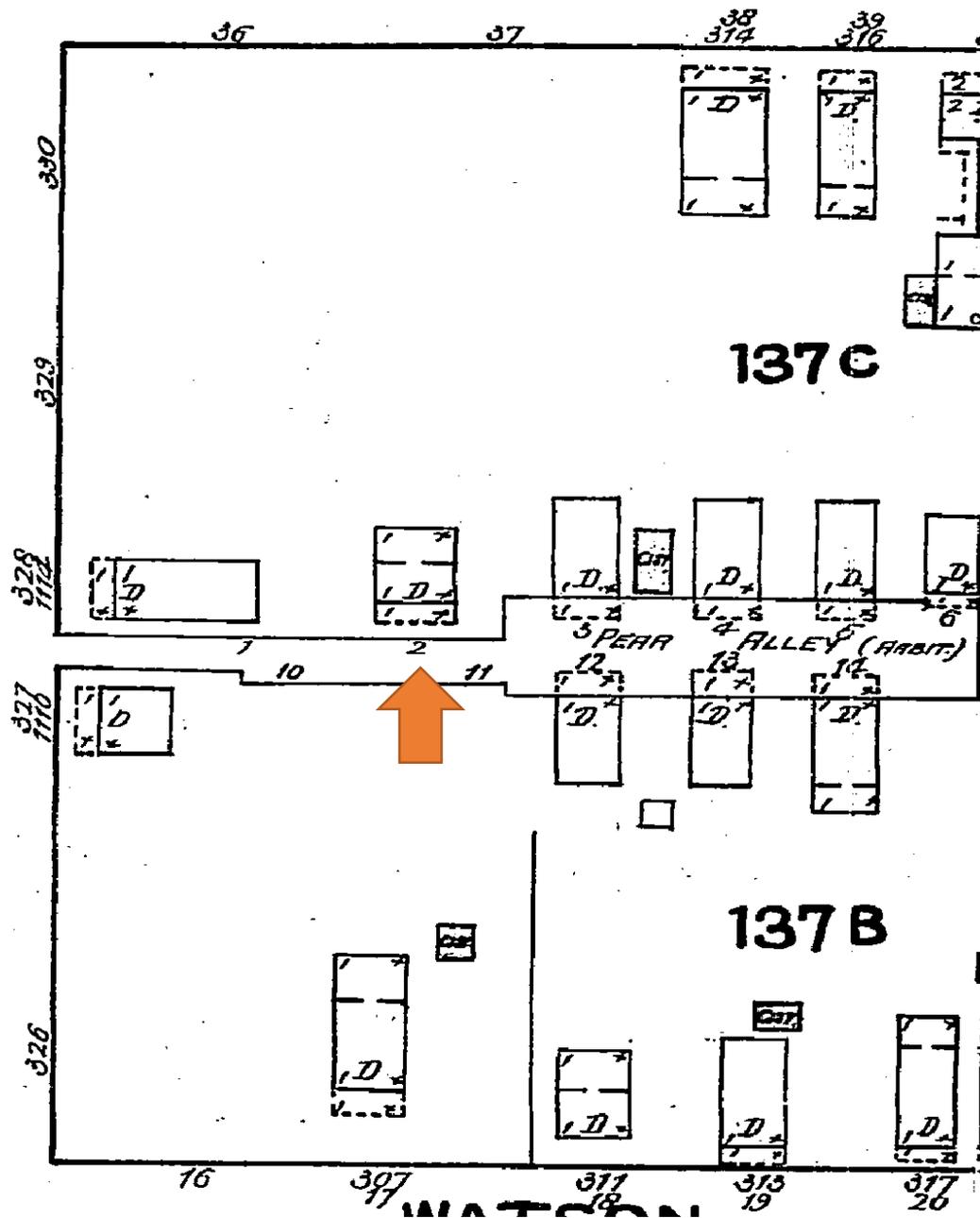
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:	

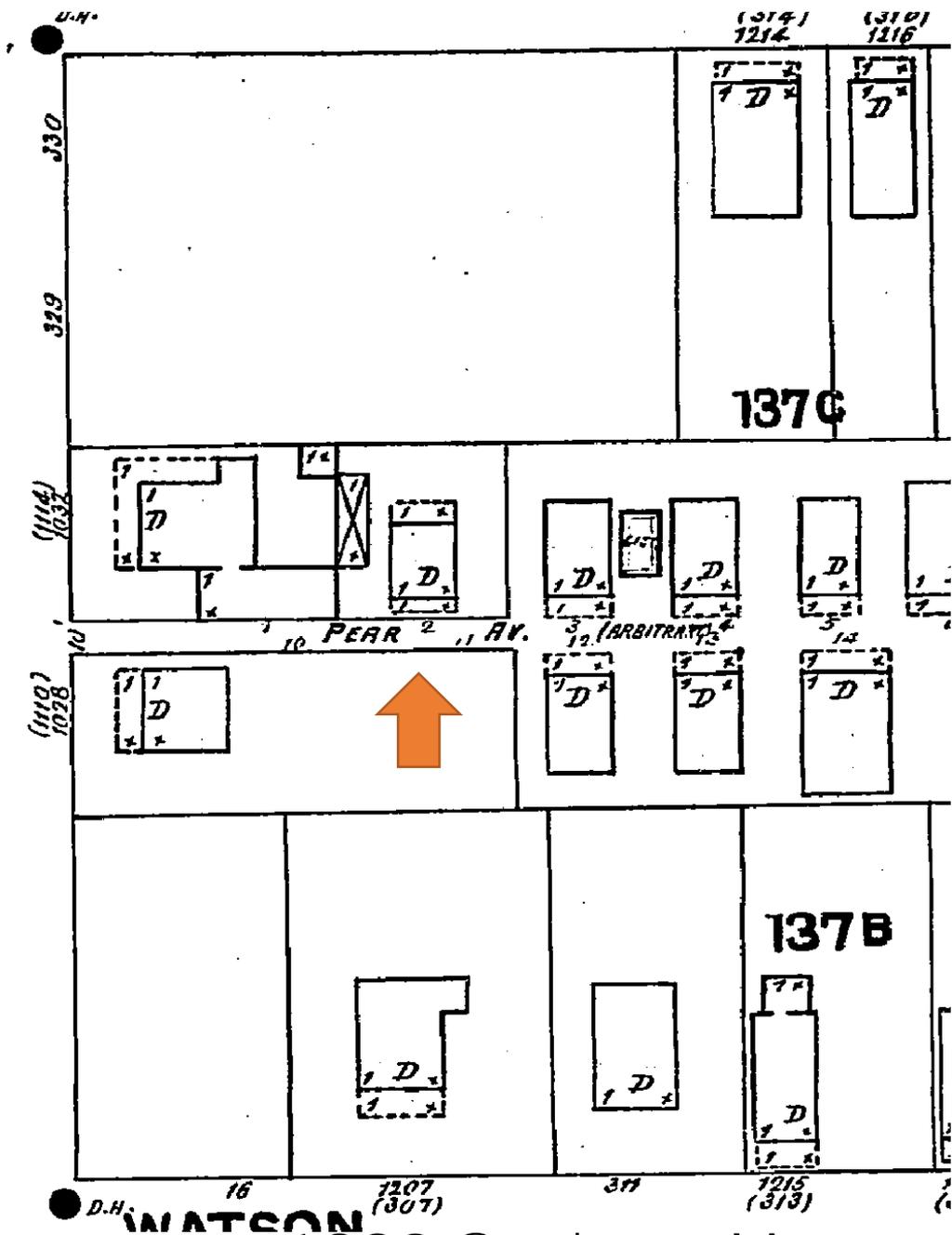
SANBORN MAPS



1889 Sanborn Map

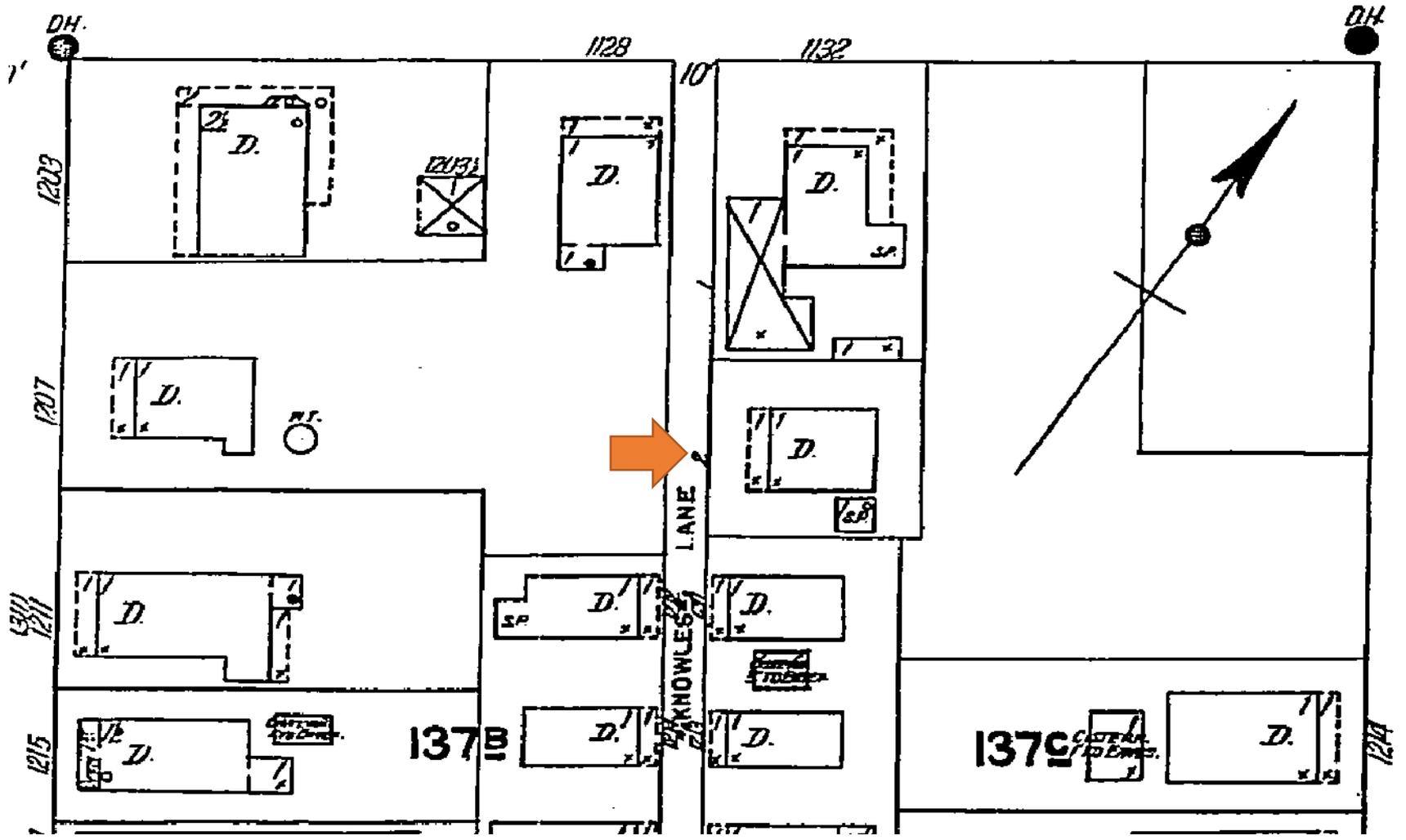


1892 Sanborn Map

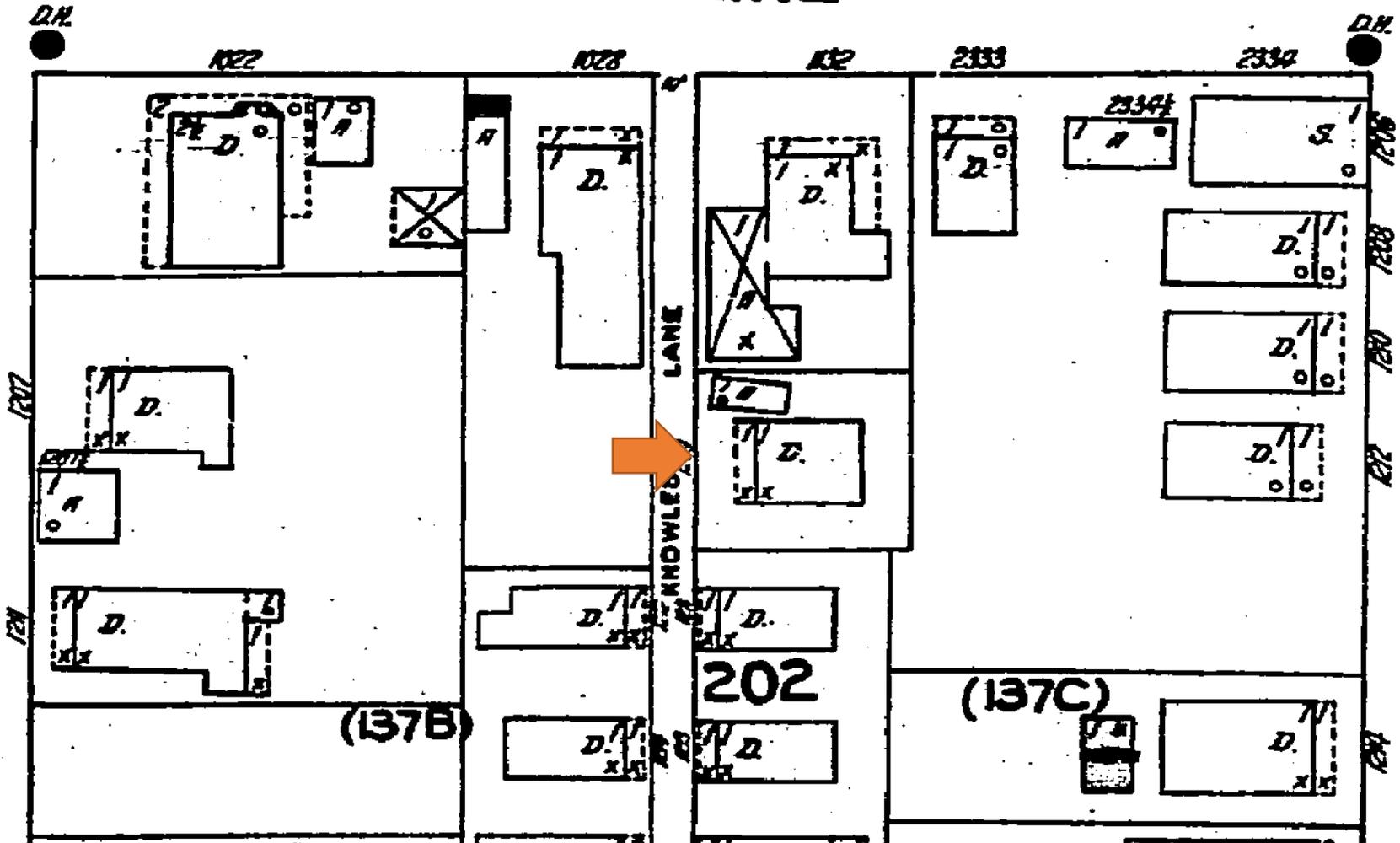


1889 Sanborn Map

SANBORN

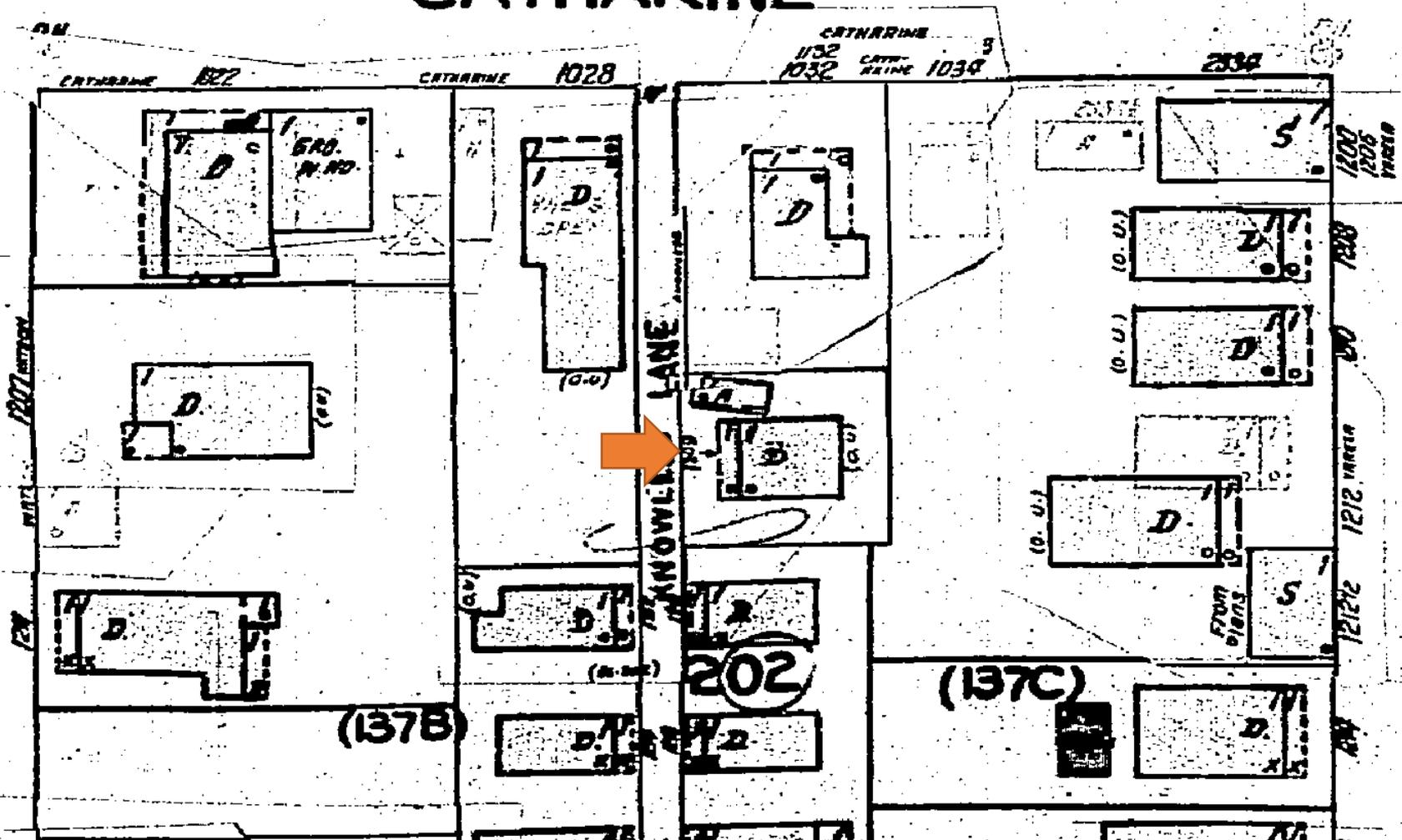


1912 Sanborn Map



1926 Sanborn Map

CATHARINE



1948 Sanborn Map

PROJECT PHOTOS



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

















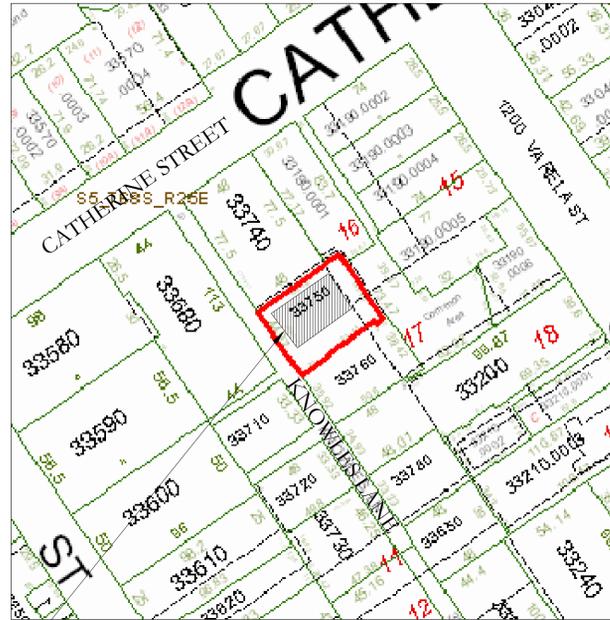
PROPOSED DESIGN

REMODEL / RENOVATION

1209 KNOWLES LANE KEY WEST, FLORIDA 33040



STREET VIEW (EXISTING)
(VIEW FROM KNOWLES LANE)



SITE LOCATION

SHEET INDEX	
NO.	DESCRIPTION
1	C COVER SHEET - LOCATION MAP, GENERAL NOTES
2	A-1 ELEVATIONS, FLOOR, SITE, DEMO PLAN (EXISTING)
3	A-2 ELEVATIONS, FLOOR, SITE PLAN (PROPOSED)
4	S-1 SECTIONS AND FRAMING PLANS
5	M-1 MECHANICAL PLAN (PLUMBING, ELECTRIC, HVAC)
6	SP NOTES & SPECS

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, 2010
 ELECTRICAL: National Electrical Code, 2010
 PLUMBING: Florida Building Code (Plumbing), 2010
 MECHANICAL: Florida Building Code (Mech.), 2010
 GAS: LP Gas Code, 2010 edition (NFPA 58)

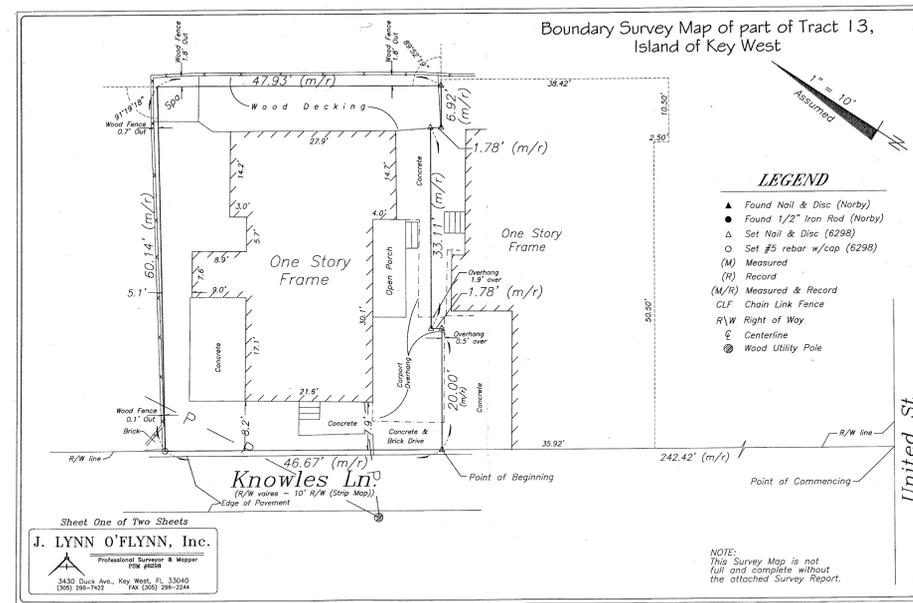
This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

Site Data			
Zoning	HMDR		
Flood	ZONE X		
Lot Size	2,780 SF.		
Building Coverage	1519 SF.		
Impervious	1,914 SF.		
Setbacks			
Front	10'	7.9'	12.2'
Side	5'	5'	5' NC.
Side	5'	6.2'	6.2' NC.
Rear	15'	6.8'	6.8' NC.

PROPOSED CONSTRUCTION LOCATION



PERSPECTIVE VIEW
(VIEW FROM N.E. CORNER OF PROPERTY)



SURVEY MAP

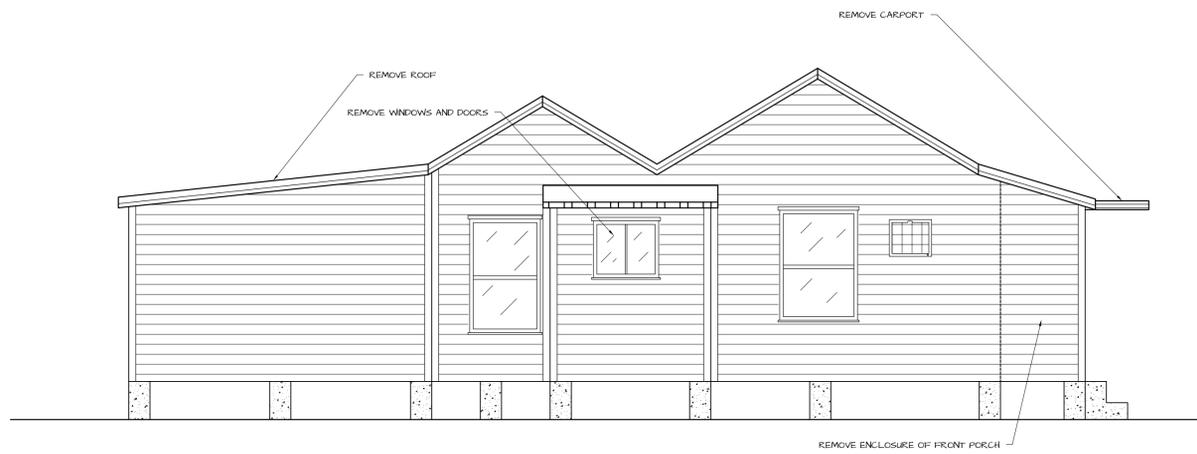
REMODEL / RENOVATION
 1209 KNOWLES LANE
 KEY WEST, FLORIDA 33040

WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751
 321 PEACOCK LANE
 305.296.5784

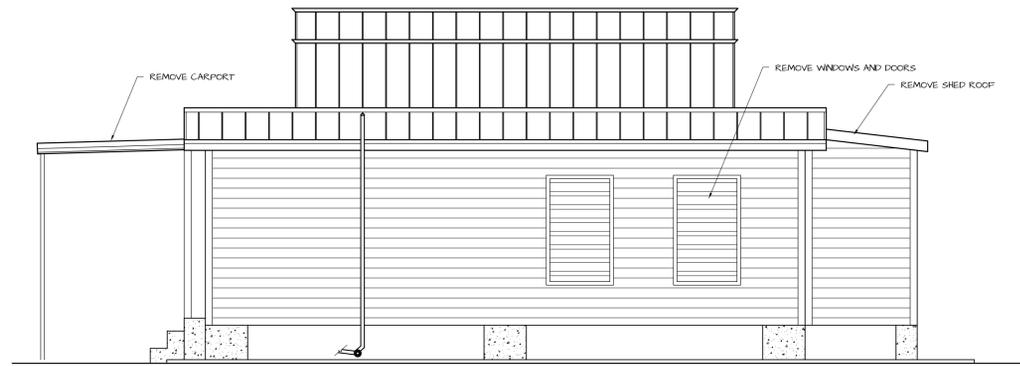
PROJECT NO :

NOV. 14, 2015
DATE :

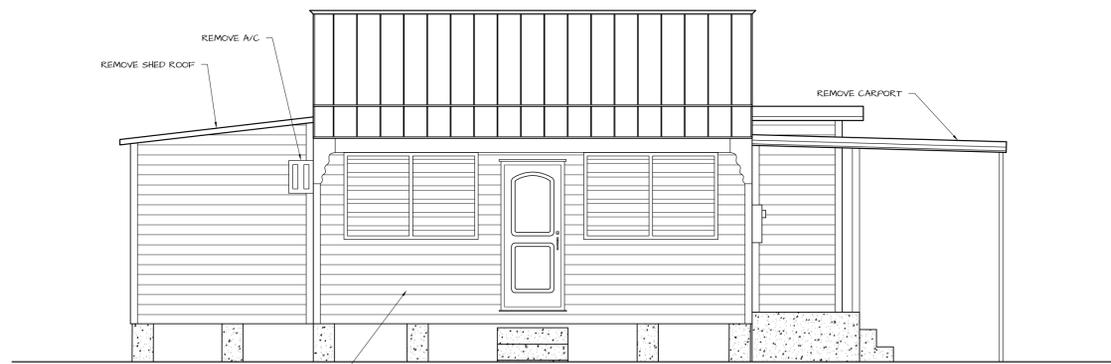
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1 OF 6



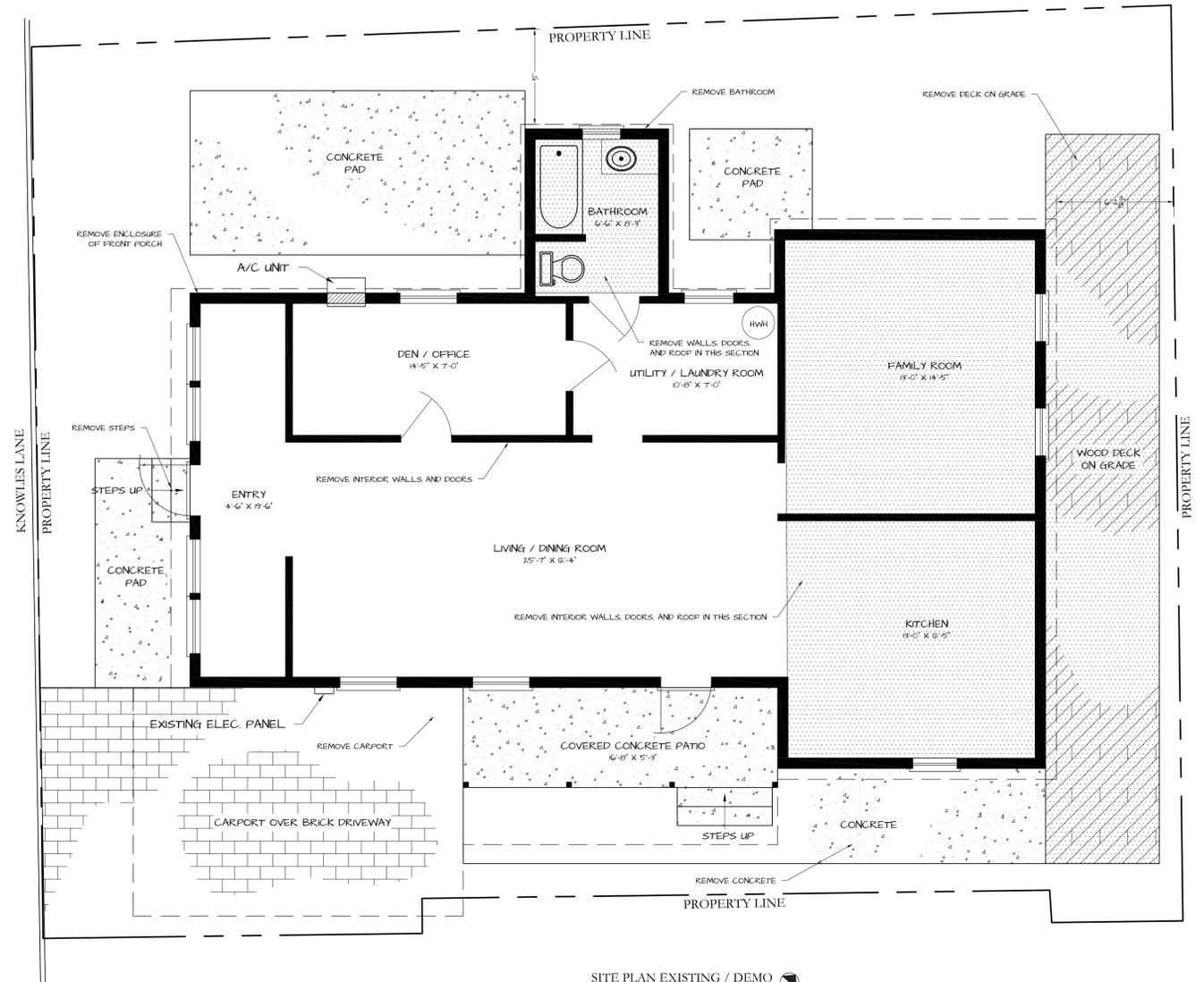
NORTH ELEVATION
SCALE 1/4"=1'-0"
EXISTING



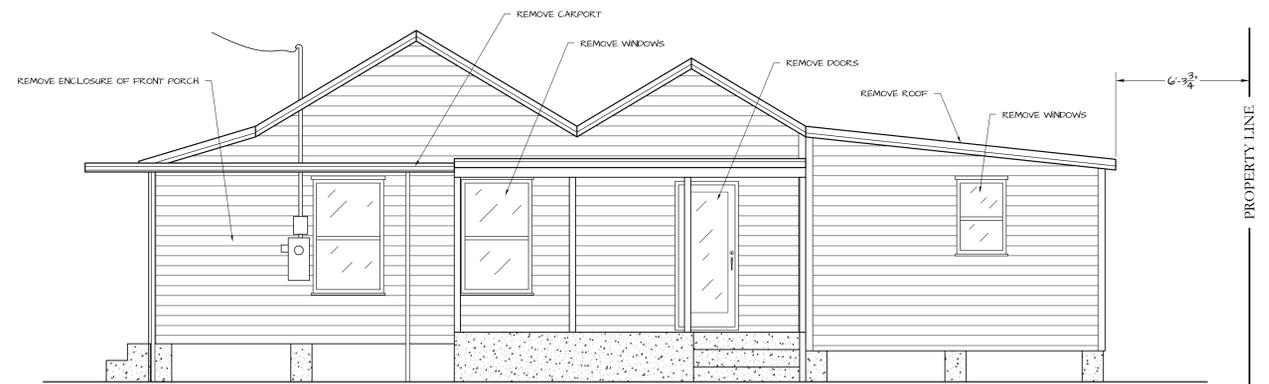
EAST ELEVATION
SCALE 1/4"=1'-0"
EXISTING



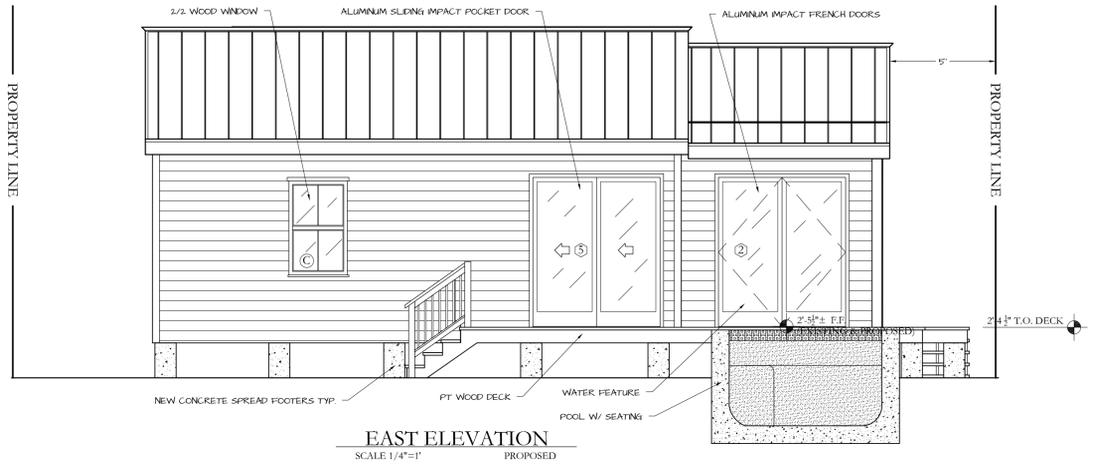
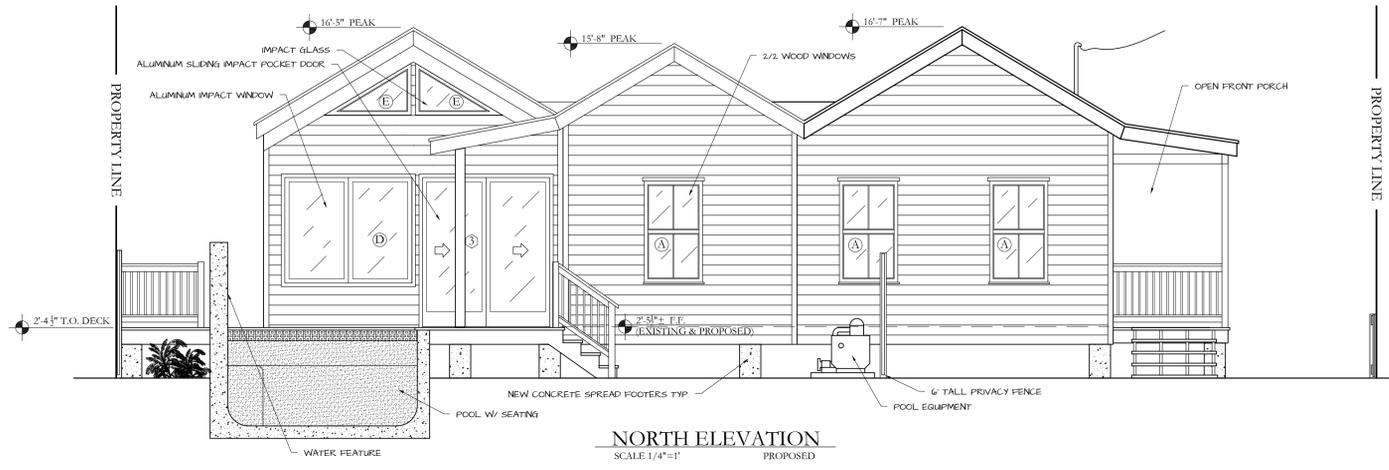
WEST ELEVATION
SCALE 1/4"=1'-0"
EXISTING



SITE PLAN EXISTING / DEMO
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"
EXISTING



WALL SCHEDULE (SHEET A-2)

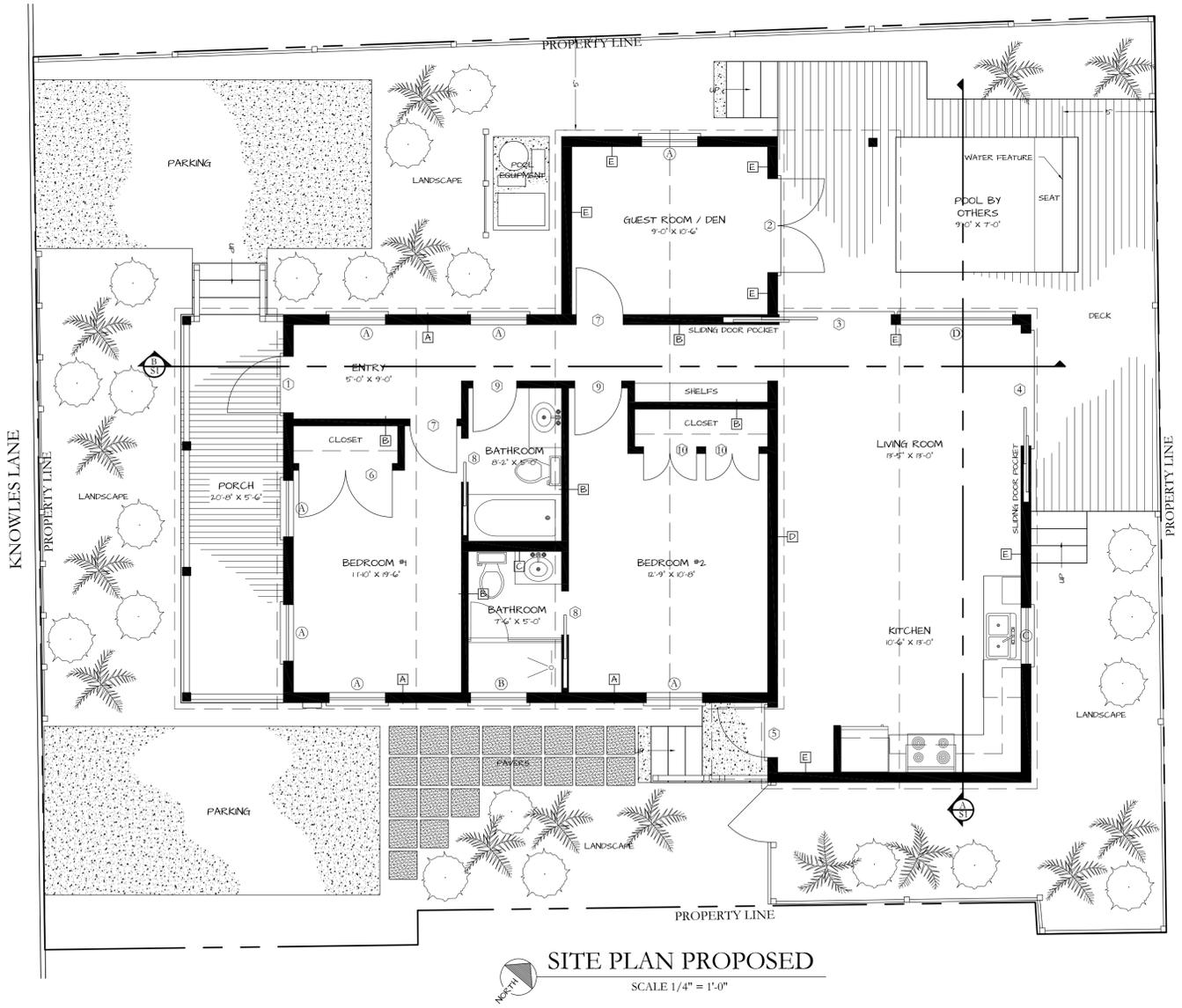
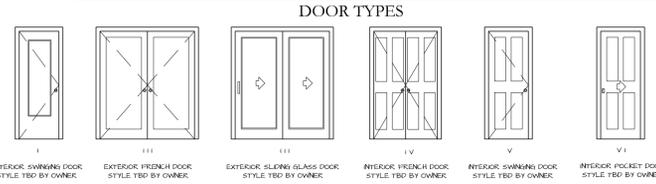
MARK	QTY.	WIDTH	HEIGHT	SILL	MANUFACTURER	MATERIAL	NOTES	EGRESS SQ. FT.
A	7	3'-2"	5'-2"	1'-0"	TBD - MATCH	WOOD	SH	11 SQ. FT.
B	1	3'-2"	5'-2"	1'-0"	TBD	WOOD	PRIVACY G	BATHROOM
C	1	4'-0"	3'-0"	3'-5"	TBD	WOOD		KITCHEN
D	1	6'-0"	5'-2"	1'-0"	TBD	TBD		GABLE ENDS
E	4	3'-0"	2'-0"	TBD	TBD	TBD		

WINDOW SCHEDULE *SEE SHEET SP FOR NOA REQ.*

MARK	QTY.	WIDTH	HEIGHT	SILL	MANUFACTURER	MATERIAL	NOTES	EGRESS SQ. FT.
A	7	3'-2"	5'-2"	1'-0"	TBD - MATCH	WOOD	SH	11 SQ. FT.
B	1	3'-2"	5'-2"	1'-0"	TBD	WOOD	PRIVACY G	BATHROOM
C	1	4'-0"	3'-0"	3'-5"	TBD	WOOD		KITCHEN
D	1	6'-0"	5'-2"	1'-0"	TBD	TBD		GABLE ENDS
E	4	3'-0"	2'-0"	TBD	TBD	TBD		

DOOR SCHEDULE *SEE SHEET SP FOR NOA REQ.*

MARK	QTY.	WIDTH	HEIGHT	TYPE	MANUFACTURER	MATERIAL	SWING	NOTES
1	1	3'-0"	6'-8"	I	TBD	WOOD	R.H. O.S.	FRONT EXT.
2	1	5'-0"	6'-8"	II	TBD	WOOD	O.S.	FRENCH
3	1	6'-0"	6'-8"	III	TBD	WOOD	SLIDE	POCKET
4	1	6'-0"	6'-8"	III	TBD	WOOD	SLIDE	POCKET
5	1	3'-0"	6'-8"	I	TBD	WOOD	LFT. O.S.	FRONT EXT.
6	1	5'-0"	6'-8"	IV	TBD	WOOD	IS	FRENCH CLOSET
7	2	2'-0"	6'-8"	V	TBD	WOOD	LFT. IS	INTERIOR
8	2	2'-0"	6'-8"	VI	TBD	WOOD	SLIDE	POCKET
9	2	2'-0"	6'-8"	V	TBD	WOOD	RT. IS.	INTERIOR
10	1	TBD	TBD	TBD	TBD	TBD	TBD	TBD

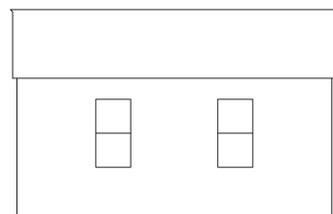


REMODEL / RENOVATION
1209 KNOWLES LANE KEY WEST, FLORIDA 33040

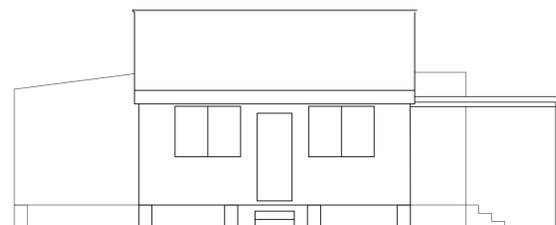
WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR0017751
321 PEACOCK LANE
305 296 3184

PROJECT NO :
DEC. 2, 2015
NOV. 24, 2015
NOV. 14, 2015
DATE :

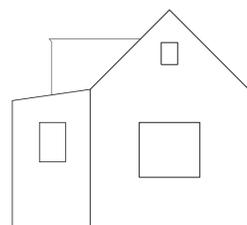
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3 OF 6



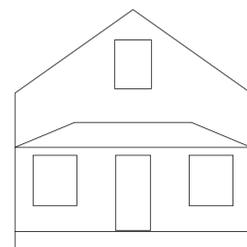
1207



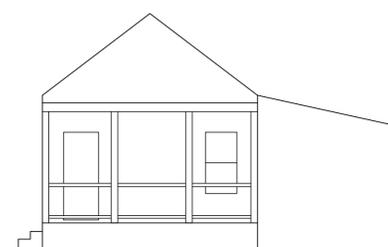
1209



1211

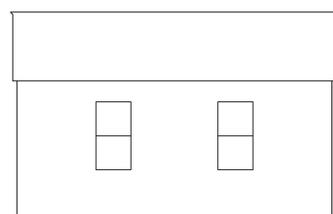


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1215

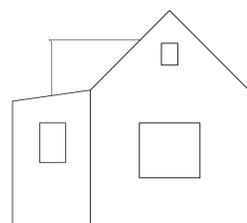
KNOWLES LN. STREETSCAPE (existing)



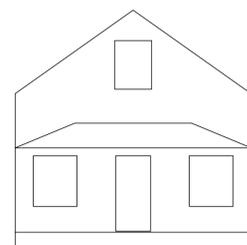
1207



1209



1211



1213

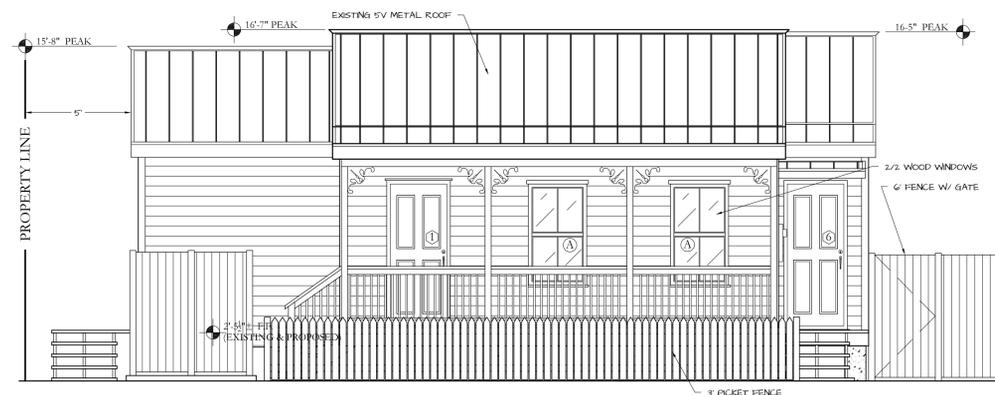


1215

KNOWLES LN. STREETSCAPE (proposed)



WEST ELEVATION
SCALE 1/4"=1' EXISTING



WEST ELEVATION
SCALE 1/4"=1' PROPOSED

REMODEL / RENOVATION

1209 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR001751

321 PEACOCK LANE
305 296 3384

PROJECT NO :

DATE : DEC. 2, 2015

HARC

1 OF 1



NORTH ELEVATION
SCALE 1/4"=1'



EAST ELEVATION
SCALE 1/4"=1'

WALL SCHEDULE (SHEET A-2)

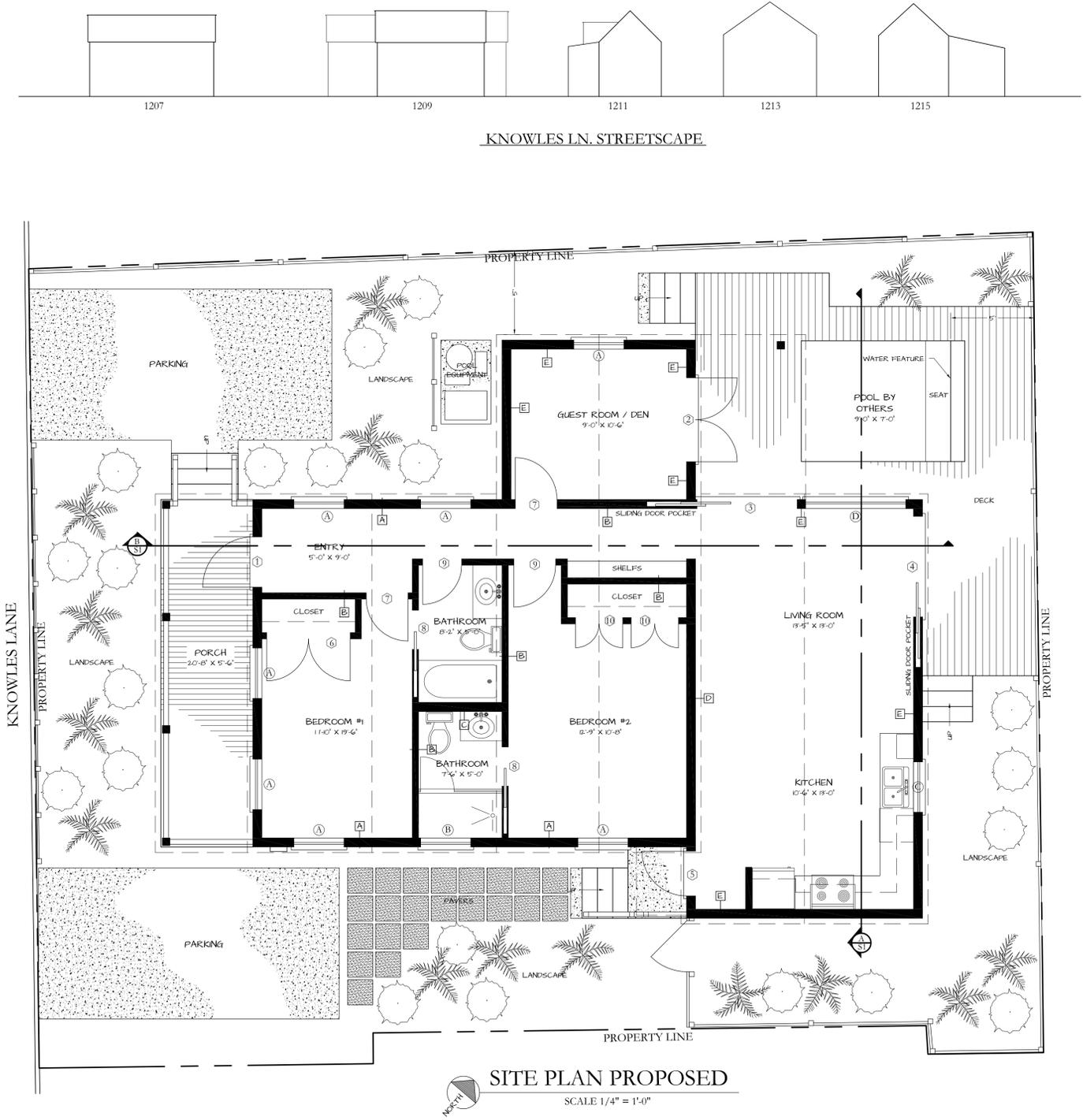
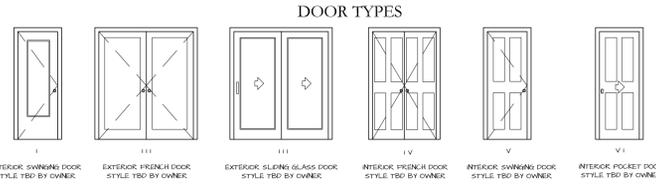
MK.	WALL TYPE / DETAILS	NOTES
A	EXISTING 2X4 WALL (VERIFY FRAMING, SISTER STUDS AS NEEDED)	STUDS PLACED 16" O.C. DOUBLE TOP PLATE WHERE NEEDED
B	NEW 2X4 STUD WALL, 1/2" GYPSUM BOARD EACH SIDE, GREEN BOARD ON WET WALL	STUDS PLACED 16" O.C.
C	NEW 2X6 WET WALL, 1/2" GREEN BOARD EACH SIDE	STUDS PLACED 16" O.C.
D	NEW 2X4 WALL, 1/2" GYPSUM BOARD EACH SIDE	STUDS PLACED 16" O.C. DOUBLE TOP PLATE
E	EXISTING 2X4 WALL, 1/2" GYPSUM BOARD INSIDE, 3/4" EXTERIOR SHEATHING, VAPOR BARRIER, SIDING OUTSIDE (VERIFY EXISTING, SISTER 2X6 AT 16" O.C. AT NEW CONSTRUCTION)	STUDS PLACED 16" O.C.

WINDOW SCHEDULE *SEE SHEET SP FOR NOA REQ.*

MARK	QTY.	WIDTH	HEIGHT	SILL	MANUFACTURER	MATERIAL	NOTES	EGRESS SQ. FT.
A	7	3'-2"	5'-2"	1'-0"	TBD - MATCH	WOOD	SH	11 SQ. FT.
B	1	3'-2"	5'-2"	1'-0"	TBD	WOOD	PRIVACY &	BATHROOM
C	1	4'-0"	3'-0"	3'-5"	TBD	WOOD		KITCHEN
D	1	6'-0"	5'-2"	1'-0"	TBD	TBD		
E	4	3'-0"	2'-0"	TBD	TBD	TBD		GABLE ENDS

DOOR SCHEDULE *SEE SHEET SP FOR NOA REQ.*

MARK	QTY.	WIDTH	HEIGHT	TYPE	MANUFACTURER	MATERIAL	SWING	NOTES
1	1	3'-0"	6'-8"	I	TBD	WOOD	RH OS	FRONT EXT.
2	1	5'-0"	6'-8"	II	TBD	WOOD	OS	FRENCH
3	1	6'-0"	6'-8"	III	TBD	WOOD	SLIDE	POCKET
4	1	6'-0"	6'-8"	III	TBD	WOOD	SLIDE	POCKET
5	1	3'-0"	6'-8"	I	TBD	WOOD	LFT OS	FRONT EXT.
6	1	5'-0"	6'-8"	IV	TBD	WOOD	LS	FRENCH CLOSET
7	2	2'-0"	6'-8"	V	TBD	WOOD	LFT IS	INTERIOR
8	2	2'-0"	6'-8"	V	TBD	WOOD	SLIDE	POCKET
9	2	2'-0"	6'-8"	V	TBD	WOOD	RT IS	INTERIOR
10	1	TBD	TBD	TBD	TBD	TBD	TBD	TBD



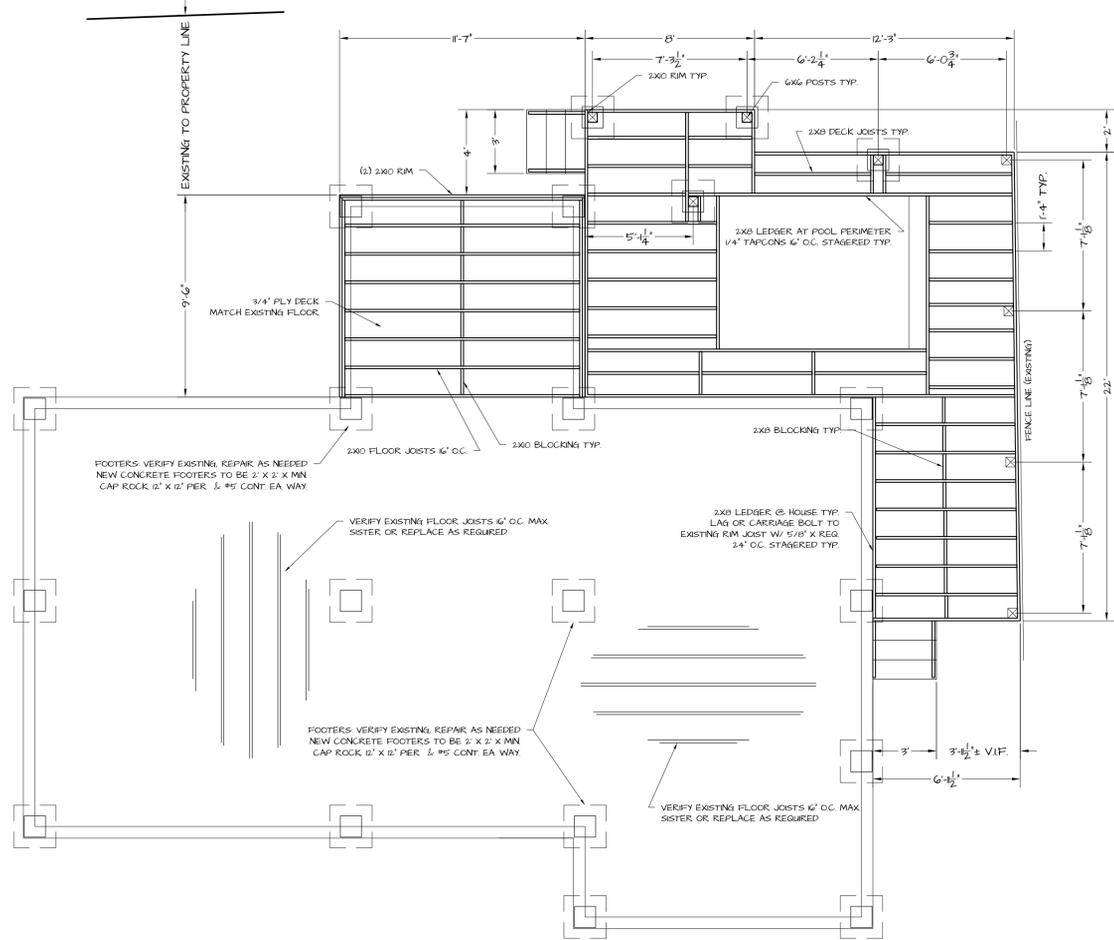
SITE PLAN PROPOSED
SCALE 1/4"=1'-0"



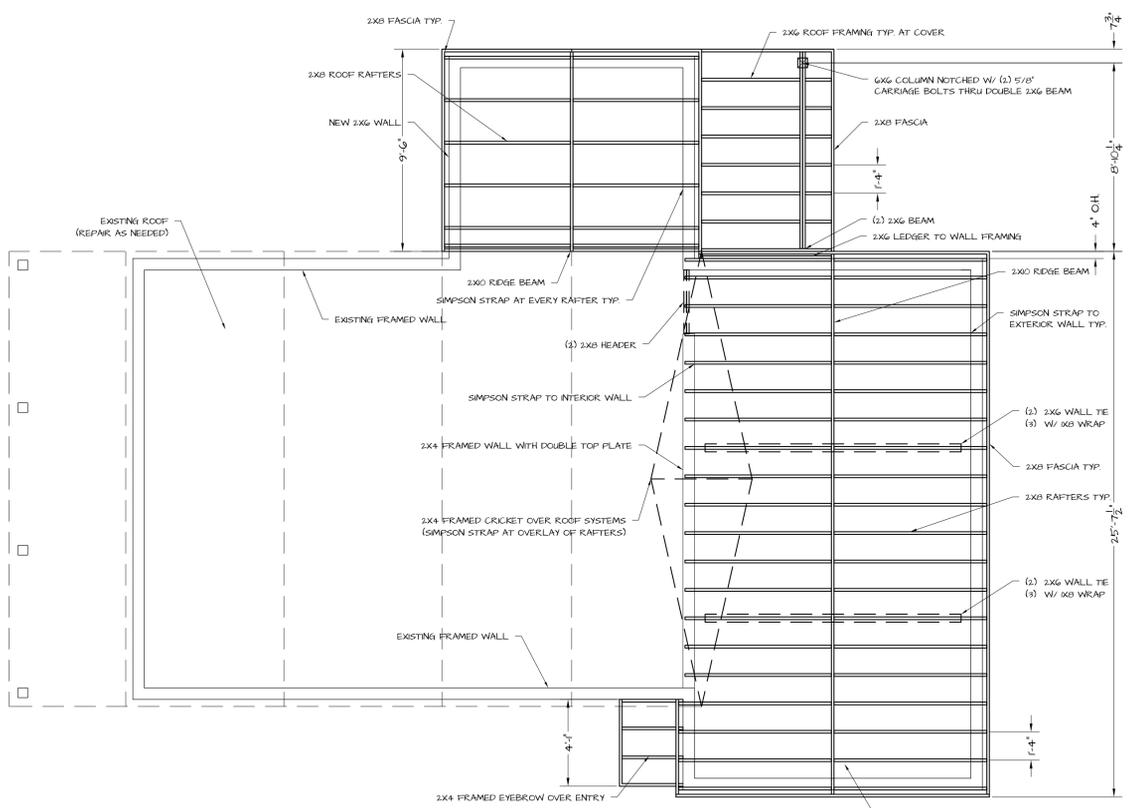
WEST ELEVATION
SCALE 1/4"=1'



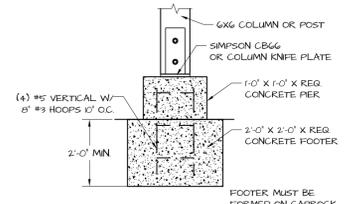
SOUTH ELEVATION
SCALE 1/4"=1'



DECK FRAMING PLAN
SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



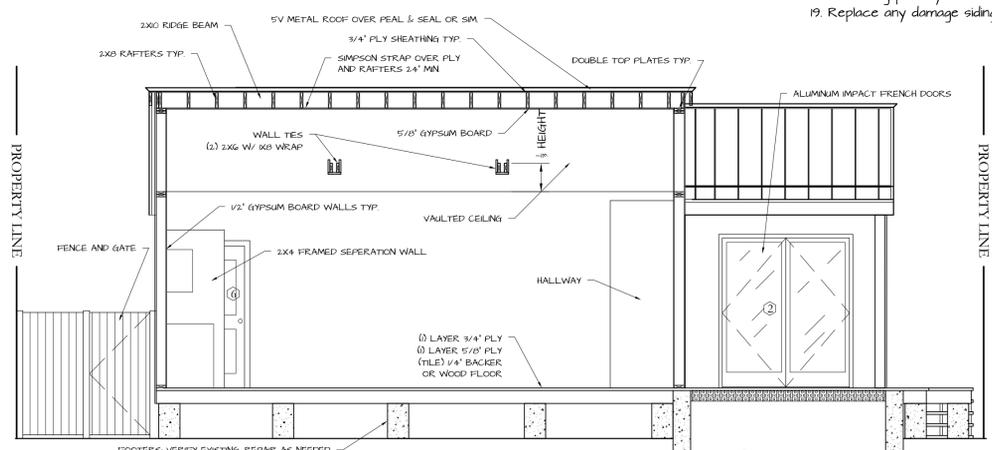
FOOTER DETAIL
SCALE 3/4" = 1'-0"

EXTERIOR DEMOLITION NOTES (SHEET A-1)

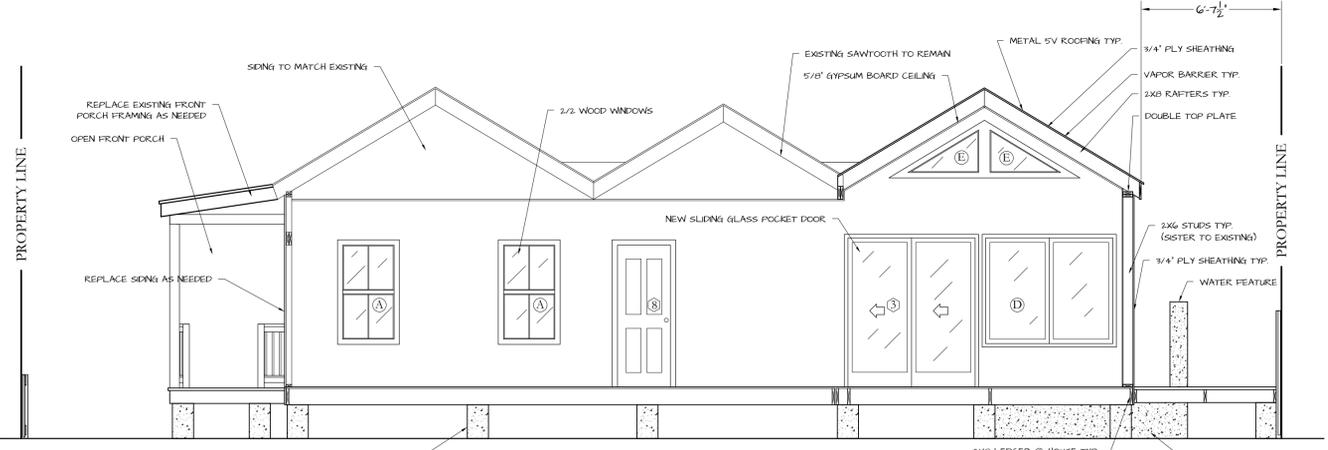
1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
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 noted) 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 plants 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.

CONSTRUCTION PLAN GENERAL NOTES

1. 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.
2. 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.
3. 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, UNO.
4. 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.
5. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension. UNO. verify field dimensions exceeding tolerance with architect or owner.
6. All dimensions to the exterior window wall are to the inside face of sill UNO.
7. Notify architect or owner of any discrepancies or conflicts in the locations of the new construction.
8. All exposed gypsum board edges to have metal edge trim work or equivalent.
9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
11. Refer to electrical power plans for locations of switched, outlets and the like.
12. 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.
13. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/2" maximum, UNO. 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.
15. Dimensions locating doors are to the inside of edge of jamb UNO.
16. All 'wet walls' to receive concrete board or green board.
17. Wall at exterior pocket door to be framed with 2x4, 6, or 8 as to conceal the door within.
18. Swimming pool by others.
19. Replace any damage siding with like materials.



SECTION VIEW A
SCALE 1/4" = 1'-0"



SECTION VIEW B
SCALE 1/4" = 1'-0"

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION 2015- 46**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS A
VARIANCE TO MINIMUM REAR SETBACK
REQUIREMENTS ON PROPERTY LOCATED AT
1209 KNOWLES LANE (RE # 00033750-000000; AK #
1034657) LOCATED WITHIN HISTORIC MEDIUM
DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT
PURSUANT TO SECTIONS 90-395, 122- 600(6) OF THE
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA.**

WHEREAS, the applicant proposes renovation and remodeling of the contributing structure of a one story single family home circa 1933 structure that requires a variance to minimum rear setback requirements on property located at 1209 Knowles Lane (RE # 00033750-000000; AK # 1034657); and

WHEREAS, Section 122-600(6) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that minimum rear setback is 15 feet; and

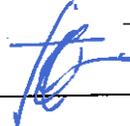
WHEREAS, the applicant requests a variance to the minimum rear yard setback; and

WHEREAS, the proposed rear yard setback is 6 feet 8 inches minimum required; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 15, 2015; and



Chairman



Planning Director

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or



Planning Director



Chairman

buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for rear yard setback variance for the renovation and remodeling of the property located at 1209 Knowles Lane (RE # 00033750-000000; AK # 1034657) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(6) of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed renovation and remodeling shall be consistent with the plans signed and sealed July 8, 2015 by William Rowan, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the renovation and remodeling to the property.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and

 _____
Planning Director

 _____
Chairman

further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays



Chairman

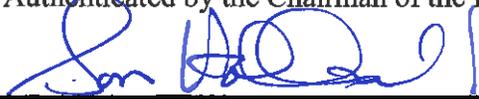


Planning Director

the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of October 2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;


Richard Klitenick, Planning board Chairman
Sam Holland
Date *12/3/15*

Attest:

Thaddeuss Cohen, Planning Director
Date *11/15/15*

Filed with the Clerk:

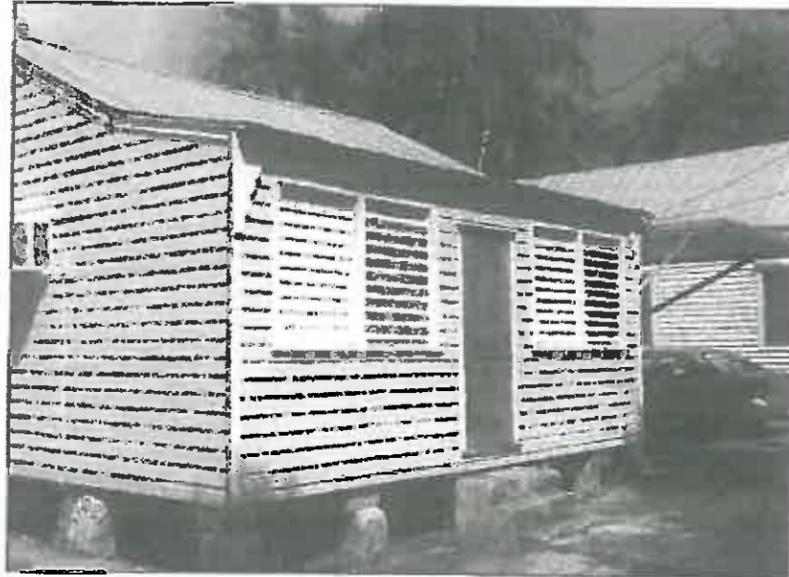
Cheryl Smith, City Clerk
Date *12/2/15*


Chairman

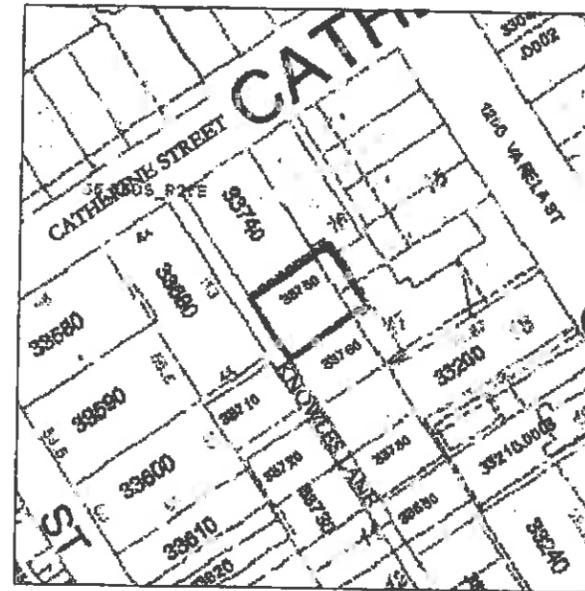
Planning Director

REMODEL / RENOVATION

1209 KNOWLES LANE KEY WEST, FLORIDA 33040



STREET VIEW (EXISTING)
(VIEW FROM KNOWLES LANE)



SITE LOCATION

SHEET INDEX	
NO.	DESCRIPTION
1	C COVER SHEET - LOCATION MAP, GENERAL NOTES
2	A+ SITE / FLOOR PLAN, DEMO PLAN (EXISTING)
3	A-C EXISTING ELEVATIONS
4	A-B SITE / FLOOR PLAN (PROPOSED)
5	A+ ELEVATIONS (PROPOSED)

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 & its compliance requirements for the contractor include:

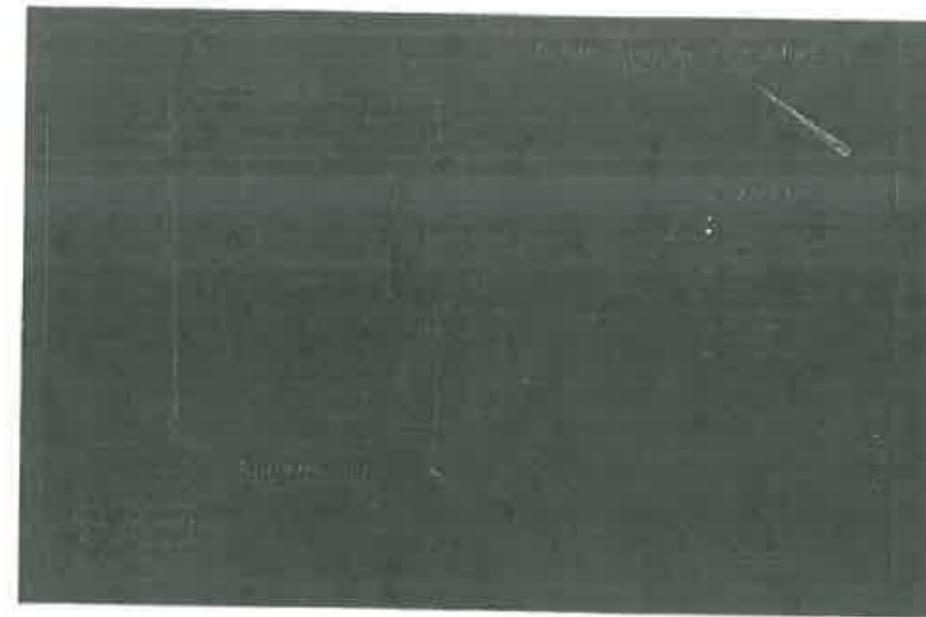
BUILDING: Florida Building Code, 2010
 ELECTRICAL: National Electrical Code, 2008
 PLUMBING: Florida Building Code (Plumbing), 2009
 MECHANICAL: Florida Building Code (Mech), 2009
 GAS: LP Gas Code, 2009 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 130 mph (gusts) (Exposure C)

Size/Dims	Allowed	Existing	Proposed
Zoning	HMDR		
Flood	ZON1		
Lot Size	4,000 S.F.	2,780 S.F.	2,780 S.F.
Building Coverage	40% (1,600 S.F.)	59% (1,519 S.F.)	59% (1,519 S.F.)
Imperviousness	60% (1,800)	69% (1,914 S.F.)	61% (1,682 S.F.)
Setbacks			
Front	10'	7.5'	12.2'
Side	5'	5.1'	5.1' N.C.
Side	5'	6.2'	6.2' N.C.
Rear	15'	6.8'	6.8' N.C.



PERSPECTIVE VIEW
(VIEW FROM N.E. CORNER OF PROPERTY)



SURVEY MAP

REMODEL / RENOVATION
1209 KNOWLES LANE KEY WEST, FLORIDA 33040

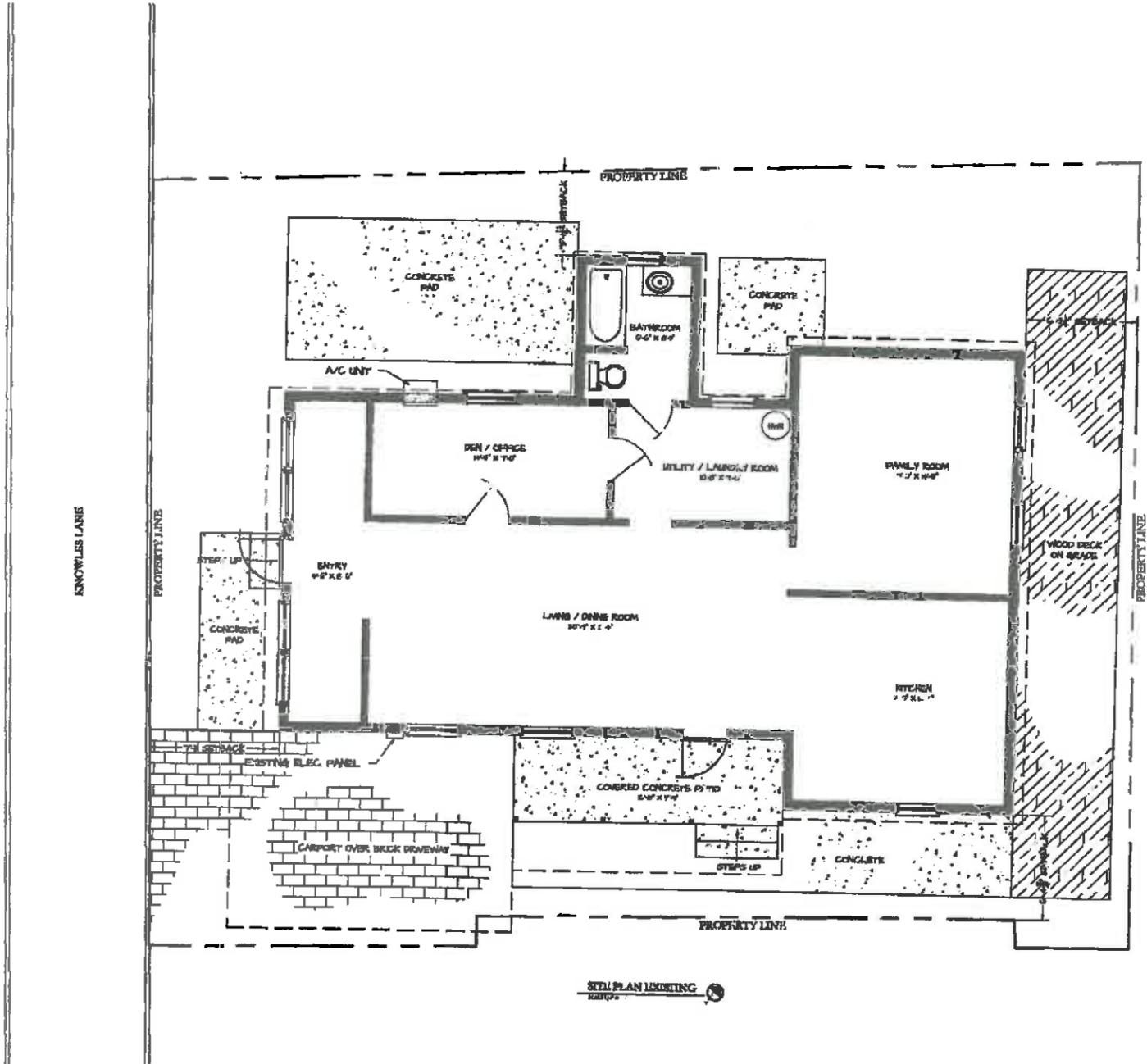
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #A001771

PROJECT NO :

DATE : JUNE 28 2015

C
1 OF 5

Handwritten notes:
10/13/15
10/15/15



REMODEL / RENOVATION

1209 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE #AB011776

1209 KNOWLES LANE
33040 KEY WEST, FLORIDA

PROJECT NO.:

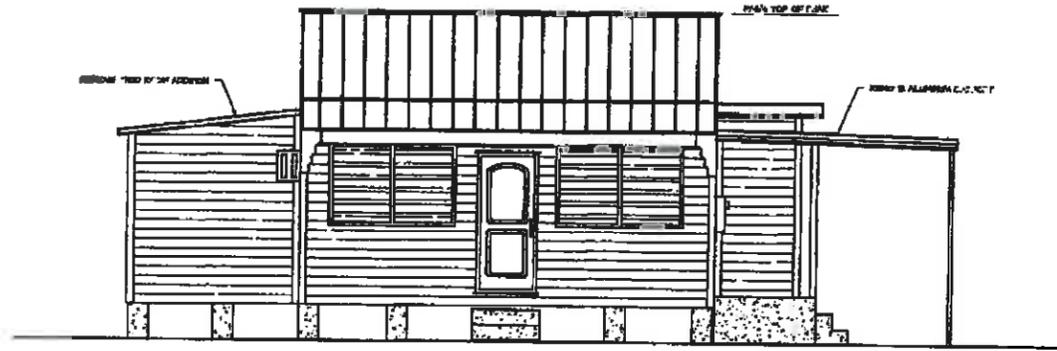
JUNE 26, 2015

DATE:

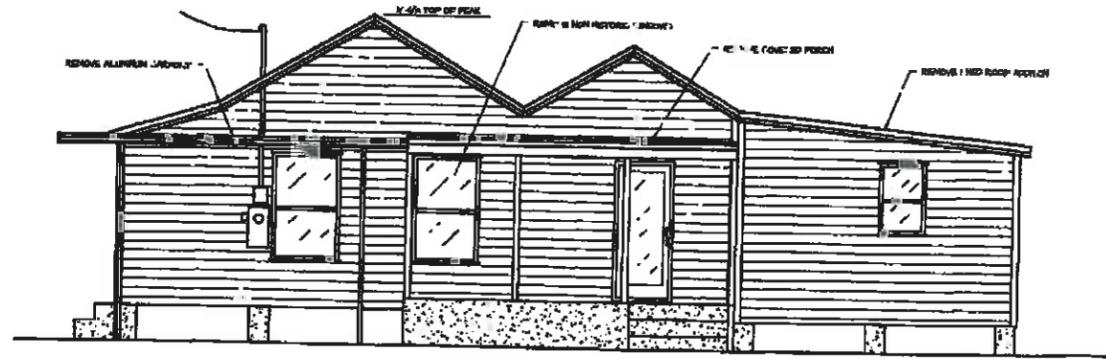
AI

2 OF 5

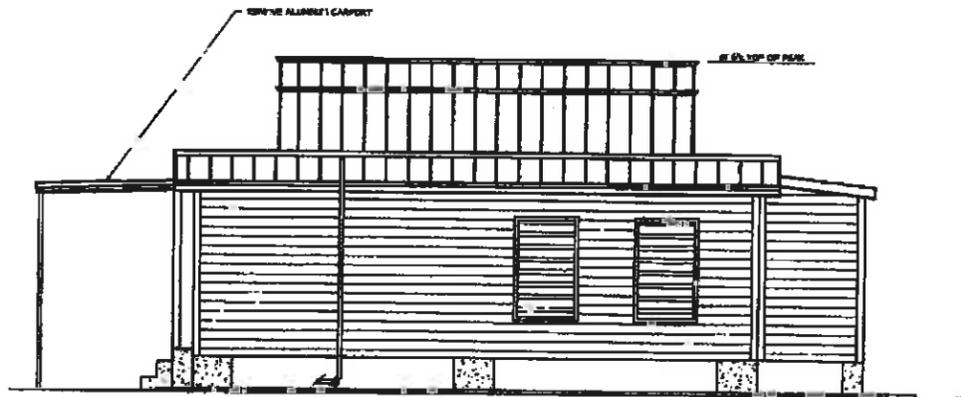
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12/15
11/15/15



WEST ELEVATION
1/8\"/>



SOUTH ELEVATION
1/8\"/>



EAST ELEVATION
1/8\"/>



NORTH ELEVATION
1/8\"/>

REMODEL / RENOVATION

1,209 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #A00018161

PROJECT NO.

JUNE 28, 2015
DATE

A2

3 OF 5

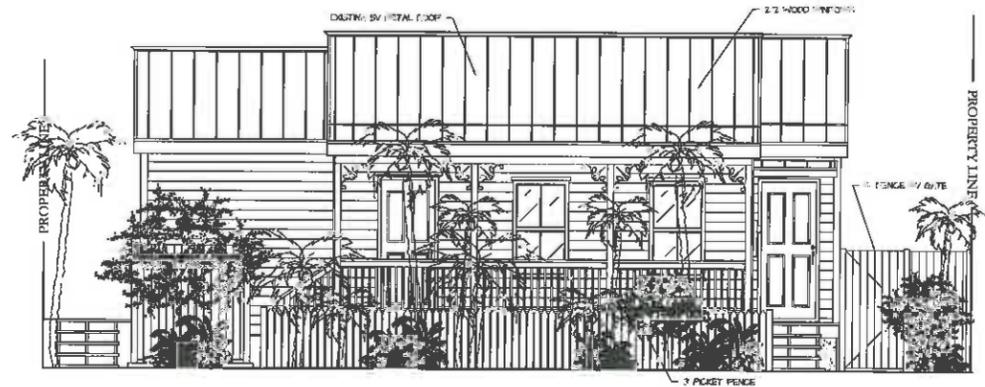
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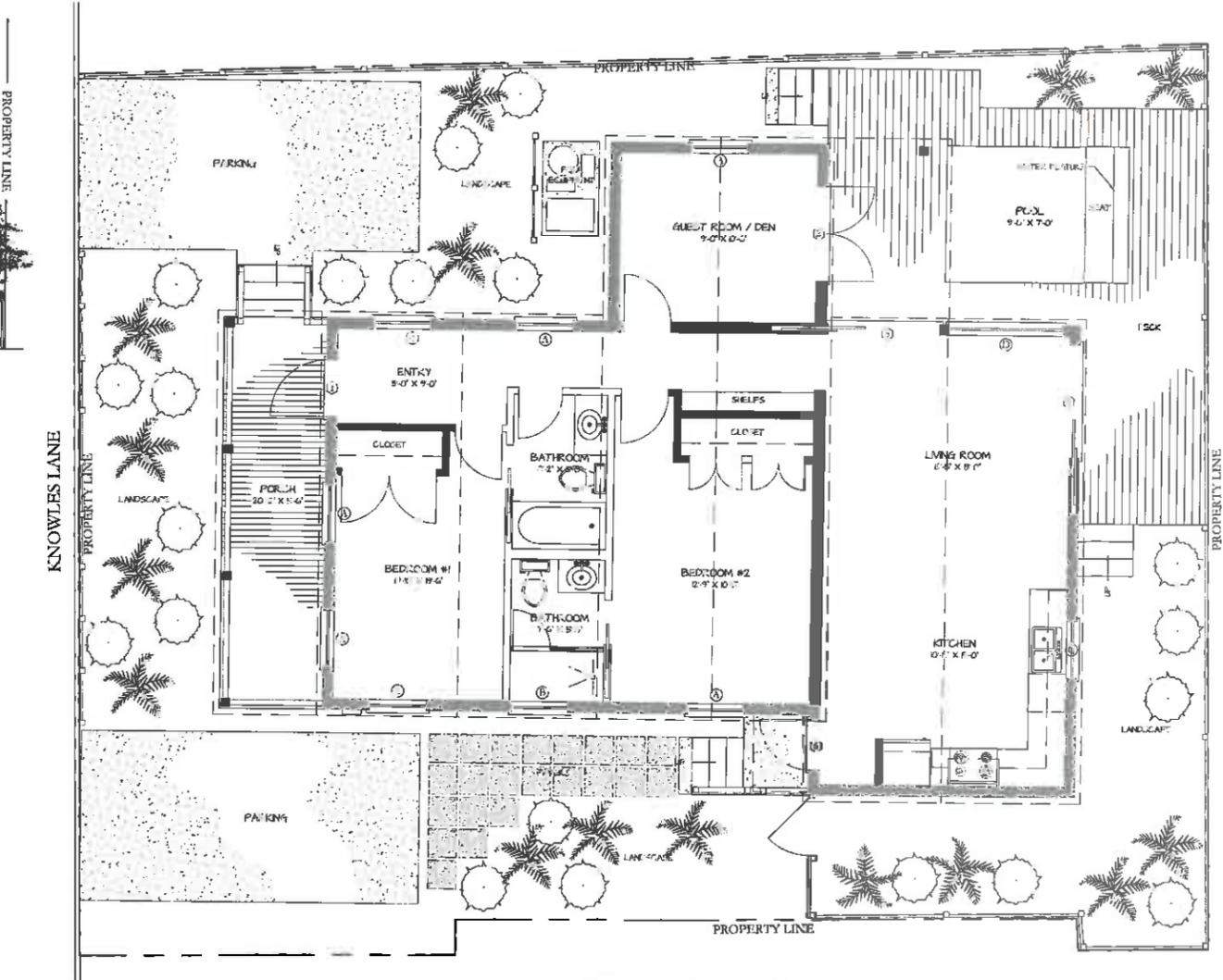
NORTH ELEVATION
SCALE 1/4" = 1'-0"
PROPOSED



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



WEST ELEVATION
SCALE 1/4" = 1'-0"
PROPOSED



SITE PLAN PROPOSED
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"
PROPOSED

REMODEL / RENOVATION

1209 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-01751

PROJECT NO.

DATE OCT 3, 2015

A3
3 OF 3

Handwritten: 12/15/15
Signature: [Signature]

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW FRONT FAÇADE CONFIGURATION. NEW SIDE ADDITION AND EXPANSION OF REAR ADDITION. NEW ROOF CONFIGURATION ON REAR AND SITE IMPROVEMENTS. DEMOLITION OF SIDE ADDITION AND REAR ROOF. REMOVAL OF ENCLOSURE AT FRONT FAÇADE. DEMOLITION OF CARPORT.

FOR- #1209 KNOWLES LANE

Applicant – McIntyre Construction

Application #H15-01-1817

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: 1034657 Parcel ID: 00033750-000000

Ownership Details

Mailing Address:

MCGINTY KEVIN
715 OLIVIA ST
KEY WEST, FL 33040-6446

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

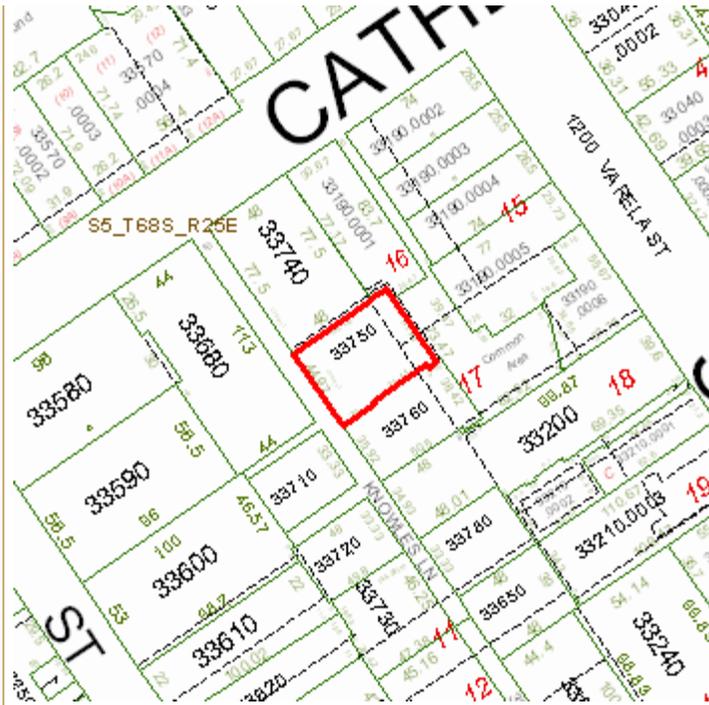
Section-Township- 05-68-25

Range:

Property Location: 1209 KNOWLES LN KEY WEST

Legal Description: KW GWYNN SUB PT OF TR 13 RR739 A5-349 G72-568 OR399-776/77 CO JUDGE DOCKET 10-126-A OR716-232D/C OR717-458/59LE OR829-1591 OR1072-1032 OR1231-39/40L/E OR1310-1420 /21AFFD OR1310-1422/4 OR1310-1425/7 OR1310-1428 /30 OR1310-1431/3 OR2144-867/68WILL OR2174-2466/69ORD OR2182-1775/77 OR2204-2162M/L 2265-783/85 OR2666-1081/83C/T OR2693-2247/49

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	2,780.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1119
 Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 52
Year Built 1933
Functional Obs 0

Condition A
Perimeter 164
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 51
Grnd Floor Area 1,119

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

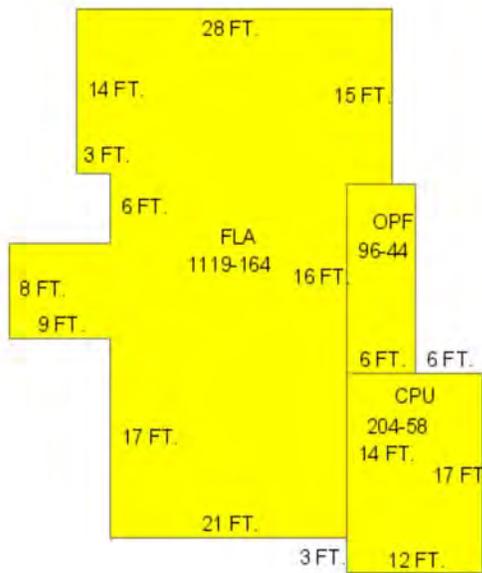
Roof Cover MIN/PAINT CONC
Heat 2 NONE
Heat Src 2 NONE

Foundation NONE
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	1,119
2	OPF		1	1990	N	N	0.00	0.00	96
3	CPU		1	1990	N	N	0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	AC2:WALL AIR COND	1 UT	0	0	1979	1980	1	20
---	-------------------	------	---	---	------	------	---	----

Appraiser Notes

ADJ LAND SIZE PER OR2182-1775 AND GIS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	06-2700	05/03/2006	12/11/2006	4,000	Residential	REPLACE WALL BOARD ON INSIDE WALLS

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	53,853	176	385,542	439,571	439,571	0	439,571
2014	87,123	160	316,247	403,530	403,530	0	403,530
2013	88,552	160	352,234	440,946	334,768	0	440,946
2012	89,980	160	214,195	304,335	304,335	0	304,335
2011	104,262	160	230,998	335,420	327,919	0	335,420
2010	100,590	160	197,359	298,109	298,109	0	298,109
2009	112,164	160	252,564	364,888	364,888	0	364,888
2008	104,479	160	353,117	457,756	457,756	25,000	432,756
2007	187,271	160	289,120	476,551	476,551	25,000	451,551
2006	205,414	160	168,720	374,294	374,294	0	374,294
2005	179,737	160	126,540	306,437	89,575	25,500	64,075
2004	115,032	160	126,540	241,732	86,966	25,500	61,466
2003	115,032	160	48,507	163,699	85,345	25,500	59,845
2002	98,919	160	48,507	147,586	83,345	25,500	57,845
2001	83,830	160	48,507	132,497	82,033	25,500	56,533
2000	84,836	405	36,380	121,621	79,644	25,500	54,144
1999	81,483	389	36,380	118,252	77,551	25,500	52,051
1998	67,064	320	36,380	103,764	76,330	25,500	50,830
1997	60,358	288	32,162	92,808	75,055	25,500	49,555
1996	43,592	208	32,162	75,962	72,869	25,500	47,369
1995	41,244	197	32,162	73,603	71,092	25,500	45,592
1994	36,885	176	32,162	69,223	69,223	25,500	43,723
1993	36,885	176	32,162	69,223	69,223	25,500	43,723
1992	36,885	176	32,162	69,223	69,223	25,500	43,723
1991	36,885	198	32,162	69,245	69,245	25,500	43,745
1990	28,435	0	23,199	51,634	51,634	25,500	26,134

1989	19,755	0	22,672	42,427	42,427	25,500	16,927
1988	22,726	0	17,784	40,510	40,510	25,500	15,010
1987	22,464	0	10,670	33,134	33,134	25,500	7,634
1986	22,587	0	10,670	33,257	33,257	25,500	7,757
1985	21,939	0	7,114	29,053	29,053	25,500	3,553
1984	16,007	0	7,114	23,121	23,121	23,121	0
1983	16,007	0	7,114	23,121	23,121	23,121	0
1982	16,338	0	5,288	21,626	21,626	21,626	0

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
7/1/2014	2693 / 2247	320,300	WD	<u>12</u>
12/30/2013	2666 / 1081	241,000	CT	<u>12</u>
1/18/2006	2182 / 1775	614,500	WD	<u>Q</u>

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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