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### **Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

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

**Meeting Date:** March 22, 2016

**Applicant:** Kevin McChesney Contracting

**Application Number:** H16-01-0187

**Address:** #10 Lowes Lane

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#### **Description of Work:**

Remove shed with no build back.

#### **Site Facts:**

The shed in question is located in the side yard of 10 Lowes Lane. 10 Lowes Lane is located at the end of the lane, which is off Grinnell Street. The shed does not show up in the 1962 Sanborn map or in any historic photographs.

#### **Ordinances Cited in Review:**

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 shed. The shed was built sometime after 1962, as it does not appear in any Sanborn maps.

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

- (2) Nor will it destroy the historic relationship between buildings or structures and open.
- (3) This demolition will not affect the front building façade.
- (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 shed is not historic, only one reading is required for demolition.

# APPLICATION



**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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: Remove 4412 WASH SHED

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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 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:

**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.

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**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.

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

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(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.

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

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

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

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(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.

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(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.

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

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CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX 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 \_\_\_\_\_

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

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

*no the shed is not an important in defining the character of the district.*

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

*will not destroy historic relationship between buildings*

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.

*SHED is not historic*

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

*NO, shed will not qualify AS contributing in near future.*

**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.*

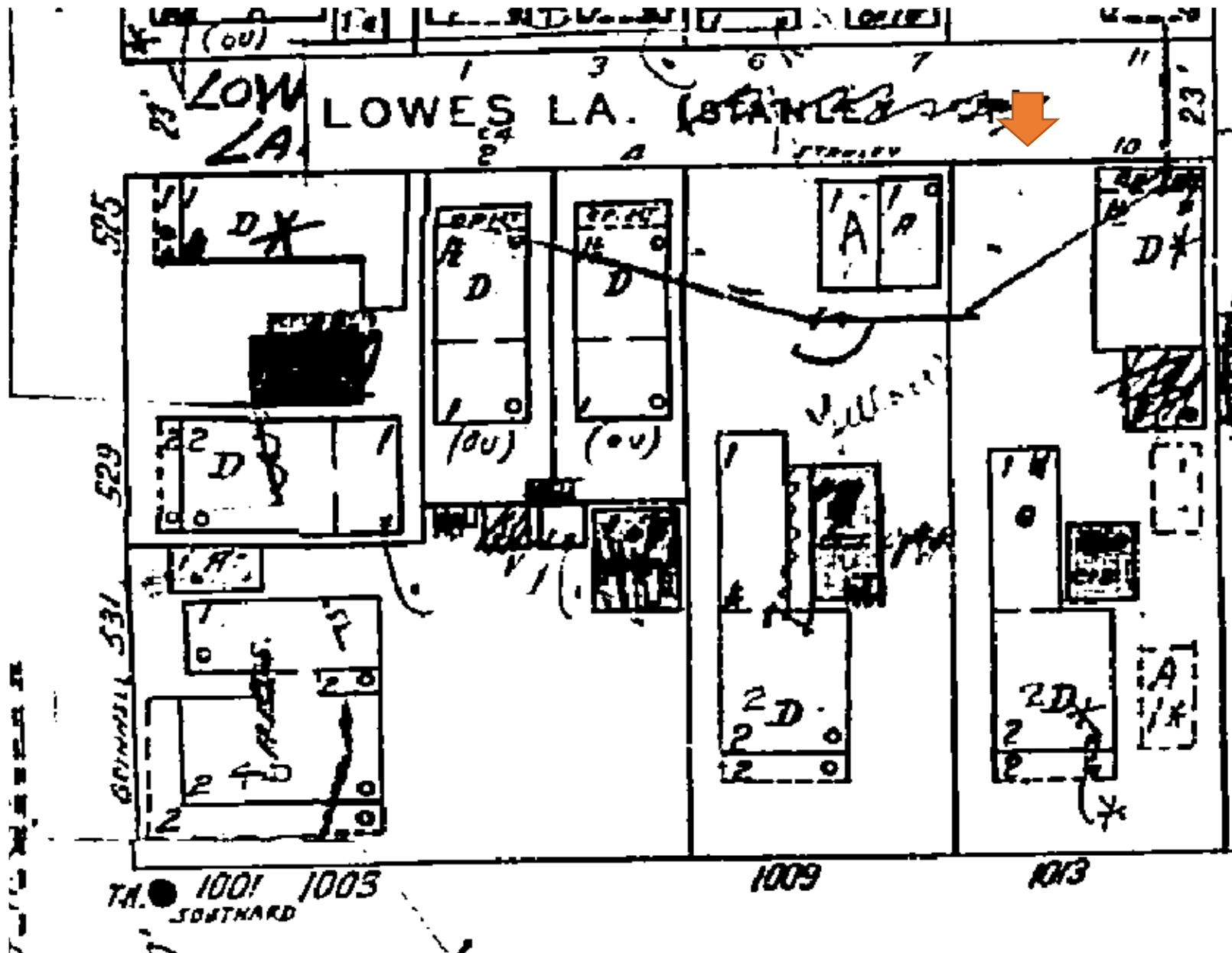
 PROPERTY OWNER'S SIGNATURE:	JEFFREY L NAFTULIN DATE AND PRINT NAME:
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**OFFICE USE ONLY**

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 _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS

1013 Southard Street



#10 howis lane  
Kevin McChosroef  
304-6786



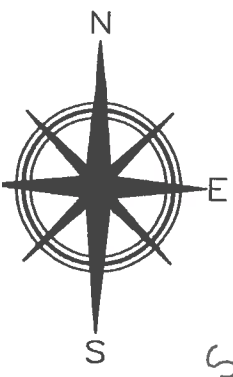
# SURVEY



560° 00' 04"W MEAS  
48.82' MEAS  
50'-3" DEED

To: Kelly

1013 Southard St

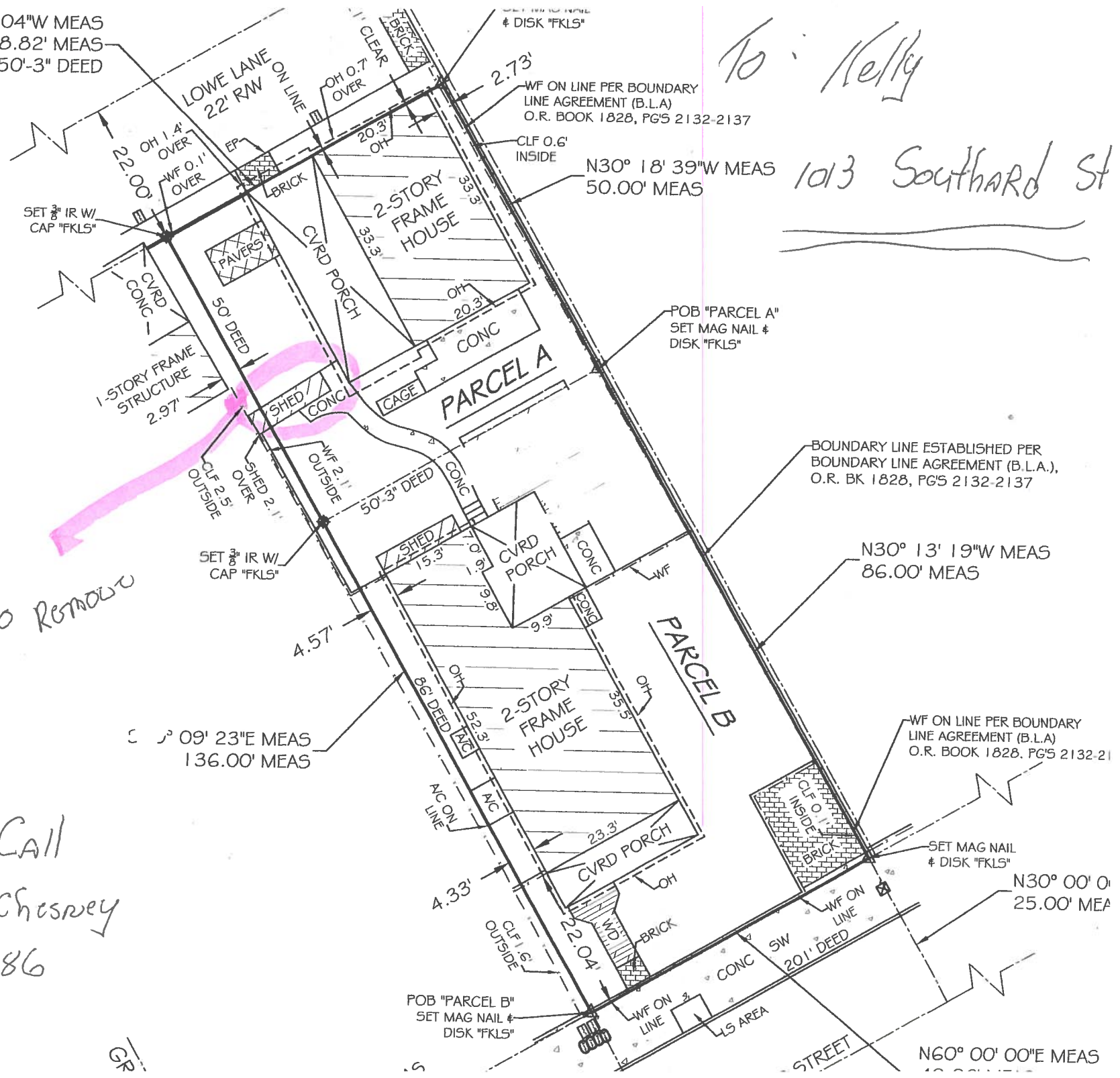


ASSUMED

Permit to Remove  
Shed.

Please Call  
Kevin McChesney  
304-6786

THANKS



# 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:

**REMOVE SHED WITH NO BUILD BACK.**

**FOR- #10 LOWES LANE**

**Applicant – Kevin McChesney Contracting**

**Application #H16-01-0187**

**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](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 305-809-3731 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: 1007803 Parcel ID: 00007530-000000

### Ownership Details

**Mailing Address:**

TWO SISTERS FAMILY TRUST 7/1/2003  
 4 LOWES LN  
 KEY WEST, FL 33040-7132

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 10 LOWE LN KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 45 PROBATE #8-93 PROBATE #9-121 OR260-432/433 OR862-1909 OR1464-1346/47(PETITION) OR1550-72/73Q/C OR1828-2132/37(AGREE) OR2201-48/53(AGREE) OR2748-1831/32

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	49	50	2,458.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 680  
**Year Built:** 1933

### Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 500
<b>Effective Age</b> 12	<b>Perimeter</b> 108	<b>Depreciation %</b> 12
<b>Year Built</b> 1933	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 680

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

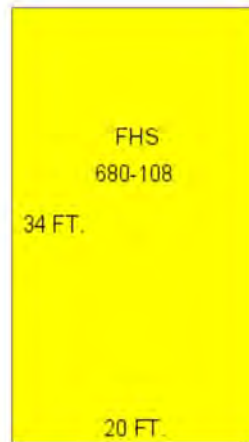
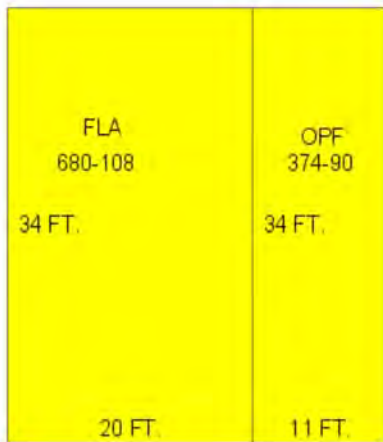
**Intercom** 0

**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
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	680
2	<u>OPF</u>		1	1991		0.00	0.00	374
3	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	680

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	72 SF	18	4	1983	1984	2	30
2	UB3:LC UTIL BLDG	36 SF	0	0	1983	1984	1	30
3	FN2:FENCES	108 SF	18	6	1983	1984	2	30

## Appraiser Notes

LAND SIZE DECREASED FOR THE 2006 TAX ROLL SEE OR1828-2132/37 AND OR2201-48/53 AGREEMENT TO FIX BOUNDARY LINE WITH NEIGHBOR.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
10-0020	01/11/2010	02/22/2011	600		WIRE UP 4 SWITCHES, 2 GFI , 3 LIGHTS TO EXISTINT POWER IN BATHROOM	
10-0032	01/07/2010	02/22/2011	1,577		REMOVE TUB, RE ROUGH FOR SHOWER, SET NEW TOILET & LAV	
10-4228	12/16/2010	02/22/2001	4,800		BATHROOM RENOVATION-NEW FLR FINISHES 60sf, NEW WALL & CEILING FINISHES 270sf-BEDROOM#1 INSTALL 800sf 1/2"GWB AT WALLS & CEILING. BEDROOM #2 NEW 4 PANEL DOOR	
12-1146	04/03/2012	03/24/2014	1,600		PORCH: ROOF OVER WITH TITANIUM 26 GA GALV EVEAS DRIP FLASH	
15-1829	05/11/2015	05/11/2015	100		EXTEND PERMIT #09-4228 FOR FINAL INSPECTION. ** BATHROOM RENOVATIONN : NEW FLOOR FINISHES 60 SF, NEW WALL & CEILING FINISHES 270 SF***BEDROOM #1 - INSTALL 800 SF NEW 1/2 " GWB AT WALLS & CEILING * INSTALL NEW 2 -6X6 -8 WOOD 4 PANEL DOOR ** ***BEDROOM #2- INSTALL NEW 2-8X6-8 WOOD 4 PANEL DOOR. INTERIOR WORK ONLY!	
1	01-3271	09/28/2001	12/04/2001	2,000	Residential	PAINTING
2	06-1899	03/24/2006	12/11/2006	9,200	Residential	REPLACE EXISTING V-CRIMP WITH 10SQS OF NEW VICIMP
	06-2298	04/12/2006	12/11/2006	5,200		ROOF SHEATHING 850SF

## 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	97,403	348	410,938	508,689	480,650	0	508,689
2014	94,189	317	342,449	436,955	436,955	0	436,955
2013	96,668	317	389,011	485,996	485,996	0	485,996
2012	101,625	317	351,326	453,268	450,577	0	453,268
2011	102,865	317	306,434	409,616	409,616	0	409,616
2010	104,104	317	326,429	430,850	430,850	0	430,850
2009	117,124	317	386,879	504,320	504,320	0	504,320
2008	107,714	317	430,150	538,181	538,181	0	538,181
2007	157,793	317	328,143	486,253	486,253	0	486,253

2006	347,715	317	233,510	581,542	581,542	0	581,542
2005	275,965	317	216,118	492,400	492,400	0	492,400
2004	226,659	317	188,475	415,451	415,451	0	415,451
2003	180,297	317	92,981	273,595	273,595	0	273,595
2002	165,353	317	87,955	253,625	253,625	0	253,625
2001	141,503	341	87,955	229,799	229,799	0	229,799
2000	131,645	350	50,888	182,883	182,883	0	182,883
1999	104,456	355	50,888	155,699	155,699	0	155,699
1998	88,239	318	50,888	139,446	139,446	0	139,446
1997	81,085	315	45,862	127,261	127,261	0	127,261
1996	64,391	262	45,862	110,515	110,515	0	110,515
1995	62,006	265	45,862	108,133	108,133	0	108,133
1994	52,467	239	45,862	98,567	98,567	0	98,567
1993	52,467	250	45,862	98,578	98,578	0	98,578
1992	52,467	261	45,862	98,589	98,589	0	98,589
1991	58,728	0	45,862	104,590	104,590	0	104,590
1990	62,162	0	38,323	100,485	100,485	0	100,485
1989	56,511	0	37,695	94,206	94,206	0	94,206
1988	50,913	0	37,695	88,608	88,608	0	88,608
1987	42,272	0	20,032	62,304	62,304	0	62,304
1986	42,428	0	19,360	61,788	61,788	0	61,788
1985	41,674	0	10,175	51,849	51,849	0	51,849
1984	39,812	0	10,175	49,987	49,987	0	49,987
1983	39,855	0	10,175	50,030	50,030	0	50,030
1982	24,141	0	9,250	33,391	33,391	25,000	8,391

## 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
6/30/2015	2748 / 1831	1,900,000	<u>WD</u>	<u>37</u>
9/1/1982	862 / 1909	62,500	<u>WD</u>	<u>U</u>

This page has been visited 145,178 times.

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