



**Historic Architectural Review Commission
Staff Report for Item 10a**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: December 15, 2015

Applicant: Thomas E. Pope, Architect

Application Number: H15-01-1785

Address: #830-832 Johnson Lane

Description of Work:

Renovations to historic building and new one-story frame addition on rear.

Site Facts:

The building under review is located at #832 Johnson Lane. The contributing house built circa 1906, is a one-story frame vernacular structure. The house has maintain its historic character and has one sawtooth attached on its back. A small non historic addition with a shed roof is located behind the sawtooth. The front porch was altered as it has a concrete floor porch, which is depicted in the ca. 1965 photograph from the library.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 9 and 10)
- Windows (page 29-30), specifically guidelines 3 of page 29 and guideline 8 of page 30)
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5, 6, 7 and 8 of page 37.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed one-story frame addition that will be attached to the rear of a contributing structure. The plan also includes the renovation of the existing house. The renovations include the replacement of existing windows with true divided 2 over 2 wood windows with impact glass (guidelines 3&8p.29-30), installation of wood railing on the front porch and repairs and replacement of rotted wood siding where needed. The proposed design also includes a rear addition will be lower in height than the main house (guideline 4- p.37) and will be connected through the existing sawtooth. The new addition will be rectangular in footprint and its design is based on traditional architecture found in the urban context.(guideline3-p.37) The new structure will have wood lap siding, 2 over 2 aluminum impact resistant windows and metal v-crimp as the roof system. All the proposed materials are compatible with the historic house and its surrounding neighboring structures. (guideline 3- p.37) At the rear of the addition, a covered porch is proposed.

Consistency with Guidelines

It is staff's opinion that the project complies with the cited guidelines. The proposed design is sensible to the historic fabric of the house and to surrounding buildings. The proposed renovations to the main house include materials that are similar and compatible with the existing house and surrounding urban context. The project meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, it does not obscure character-defining elements of the historic house, it has an appropriate scale, mass, and proportions, and if removed in a future, it will not destroy the essential form and integrity of the historic house.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1785		BUILDING PERMIT NUMBER 415-4745		INITIAL & DATE DW 11/20/15
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%	

ADDRESS OF PROPOSED PROJECT:	830-832 Johnson Lane		# OF UNITS
RE # OR ALTERNATE KEY:	1021008 & 1021016		
NAME ON DEED:	CBG Property Management LLC	PHONE NUMBER	
OWNER'S MAILING ADDRESS:		EMAIL	
CONTRACTOR COMPANY NAME:	<i>To be Determined</i>	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope, PA	PHONE NUMBER	305-296-3611
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	tepopepa@aol.com

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

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

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 type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remove non-historic addition. New addition and renovations as 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 _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

No App Fee
Butler

1414/14591
 40754/2602
 32195 wimble
 35630/2623
 ok

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:
Removal of non-historic addition		
New addition to rear		

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: BP Drawer: 1
 Date: 11/20/15 50 Receipt no: 4264
 2015 1001785
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3072771
 OK CHECK 14285 \$100.00
 Trans date: 11/20/15 Time: 12:29:23

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. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>892 Johnson Lane - contributing</i>			
<i>guidelines per additions/SOIS. / ordinance for demo non historic.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS



APPLICATION NUMBER H- H-15-01-1787

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.

Building is non contributing + non historic

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.

There are no distinctive characteristics of historic significance.

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

None have occurred.

- (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.

None have occurred.

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

None have occurred.

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

This building does not exemplify any of the above.

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

This building does not portray any of the above.

- (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.

None exist

- (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.

None exist.

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

None exist.

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 Will be provided with Building Permit Application

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.

This will not diminish neighborhood character

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

None of the above will be destroyed

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.

None of the above will be destroyed

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

Building is not contributing.

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: 

DATE AND PRINT NAME: 12-3-15 Christie V. Casper

OFFICE USE ONLY

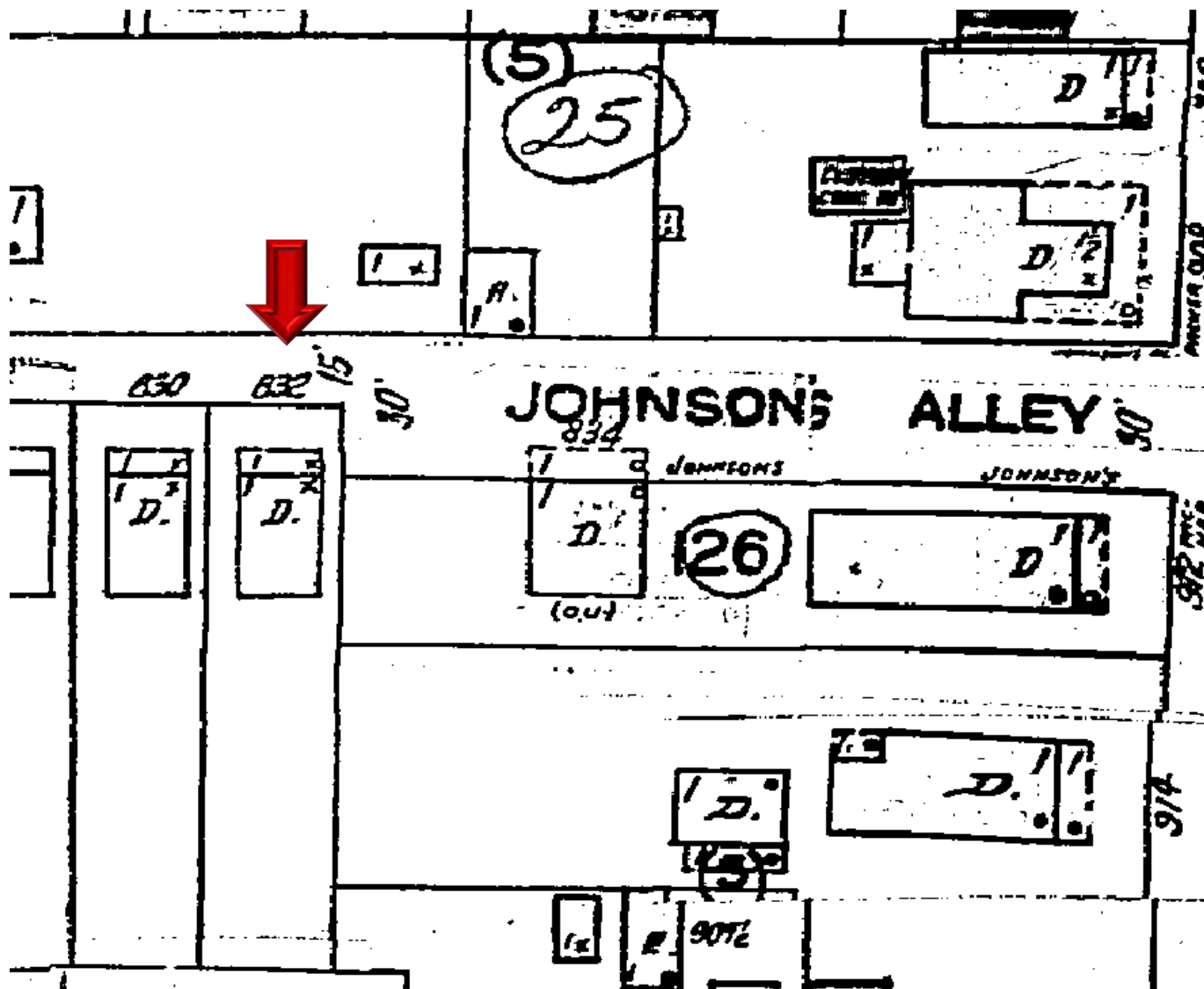
BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
 Not listed Year built _____ Comments _____

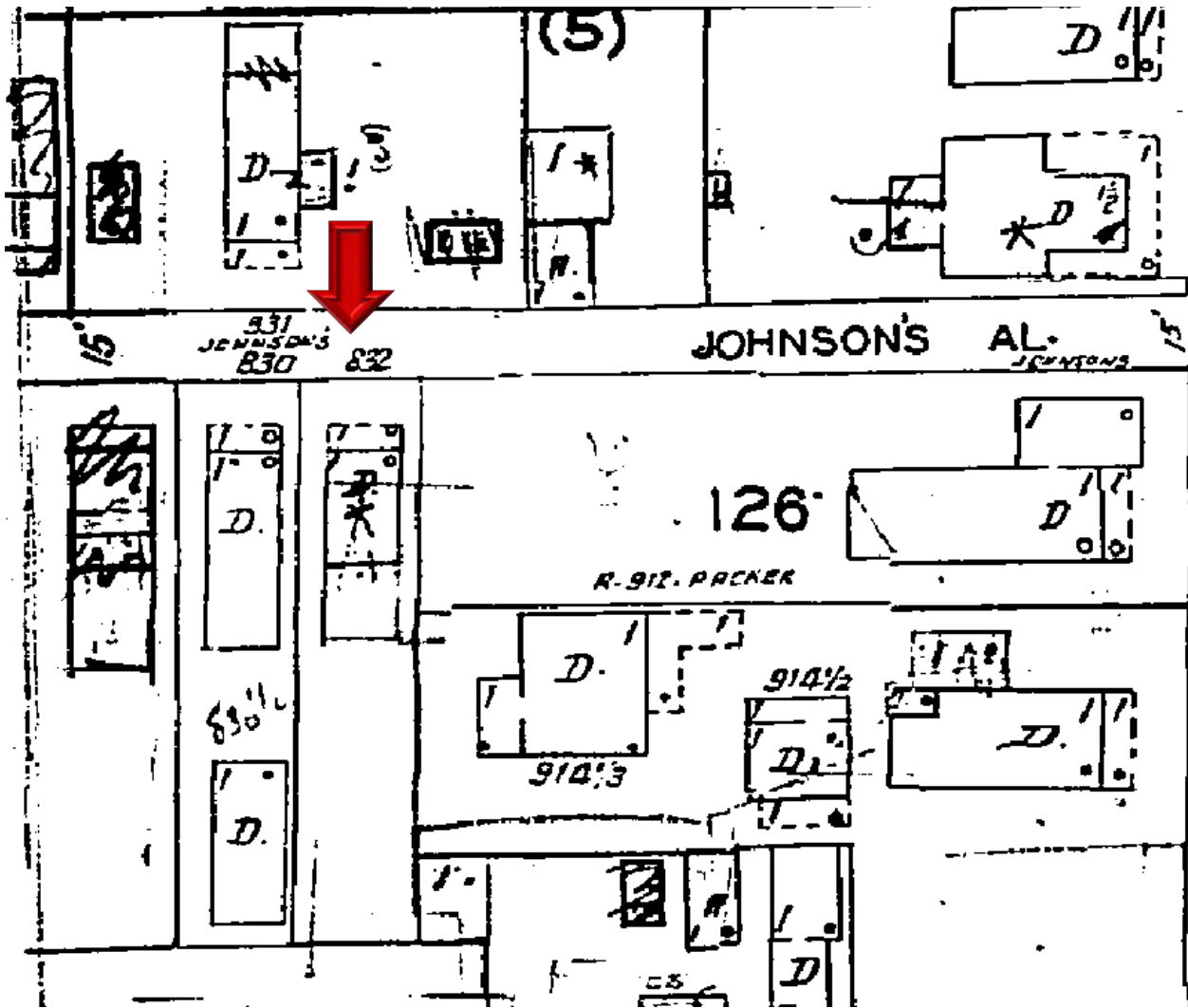
Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

SANBORN MAPS



#832 Johnson Lane Sanborn map 1948



#832 Johnson Lane Sanborn map 1962

PROJECT PHOTOS



#832 Johnson Lane ca. 1965. Monroe County Library



1812















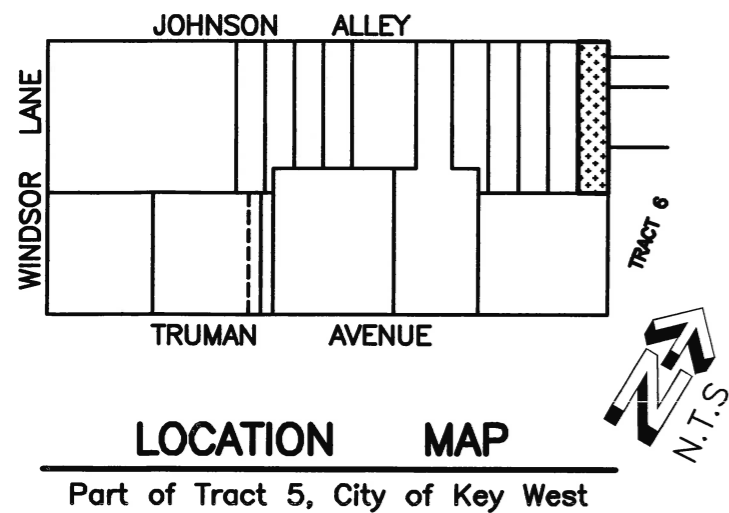








SURVEY

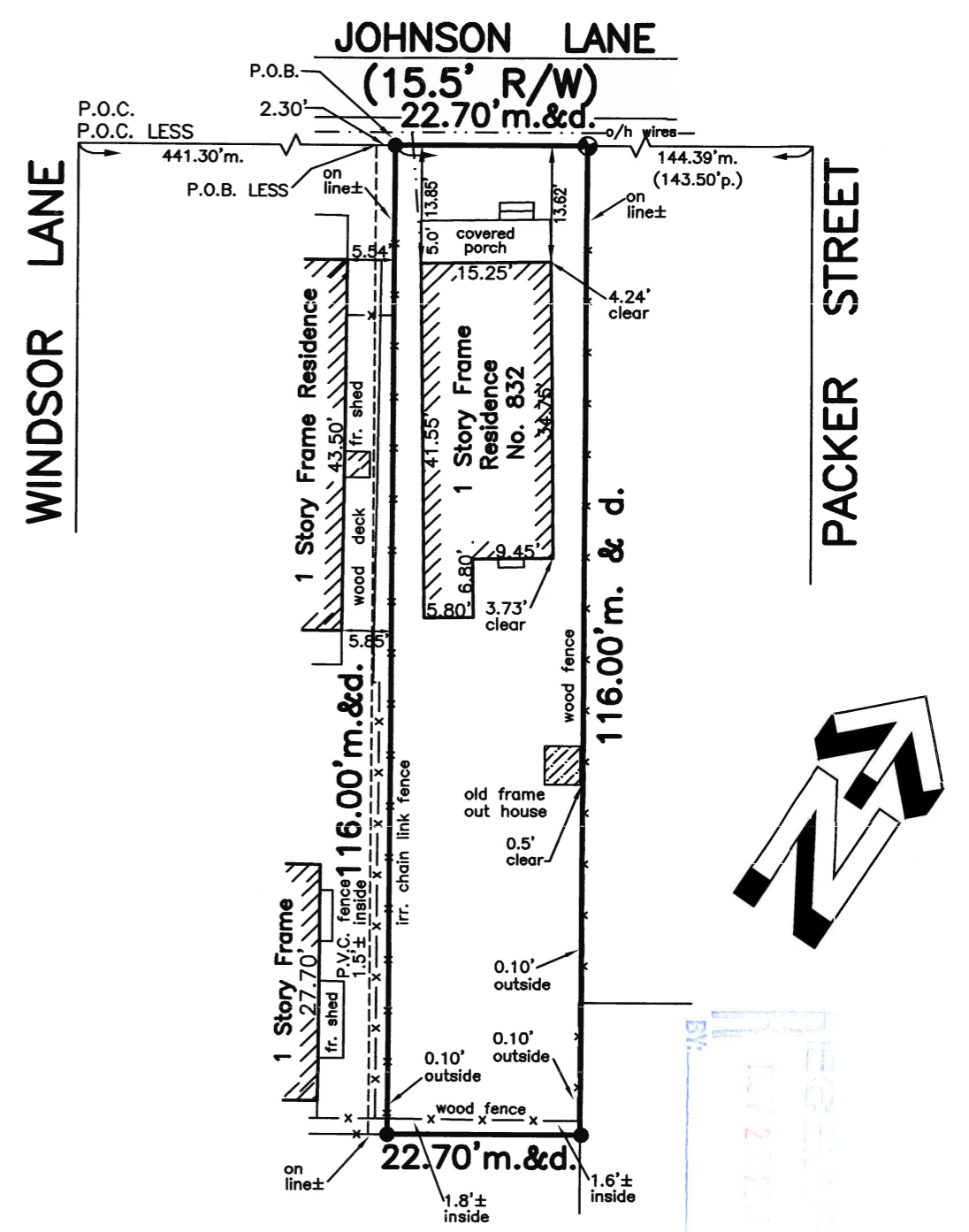


LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as Part of Tract Five (5), better known as the Northwest half of Lot Eight (8) of Eugene R. Albany's Subdivision of part of Tract Five (5), according to the Plat thereof, recorded in Plat Book 1 at Page 100. Monroe County Florida records. Said lot having a frontage of Twenty-five (25) feet and a depth of One hundred and sixteen (116) feet, reference being had to deed recorded in Plat Book N-1, Page 566.

Less (Quit-Claim Deed, OR 1253, Page 821):

On the Island of Key West, Monroe County, Florida, and being a part of Lot 8, of Tract 5, of Eugene R. Albany's Subdivision of Johnsons Lane, according to the Plat thereof, as recorded in Plat Book 1 at Page 100 of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commence at the intersection of the Northeasterly right-of-way line of Windsor Lane and the Southeasterly line of Johnson Lane; thence in a Northeasterly direction along said Southeasterly right-of-way line of Johnson Lane for 439 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly right-of-way line of Johnson Lane for 2.30 feet; thence at a right angle in a Southeasterly direction for 116 feet; thence at a right angle in a Southwesterly direction for 2.30 feet; thence at a right angle in a Northwesterly direction for a 116 feet to the said Southeasterly right-of-way line of Johnson Lane and the Point of Beginning. Containing 200 square feet.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Johnson Lane
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914
 All angles are 90°00'00" unless otherwise described. Survey performed without benefit of title search for said and surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 9/9/14

CERTIFICATION made to:
 Smith/Oropeza, P.L.
 Chicago Title Insurance Company

CERTIFICATION:
 I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CBG Property Management, LLC 832 Johnson Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 14-366B	
Scale 1" = 20'	Ref. 216-17 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 9/19/14		Flood Zone AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
File:fred\dwg\keywest\block79\830-832johnson			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

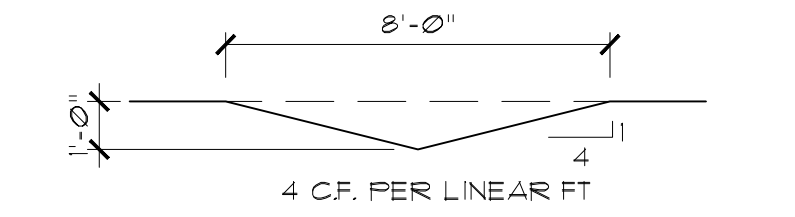
(305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

PROPOSED DESIGN

DRAINAGE CALCULATIONS		
LOT AREA	2,633 #	2,633 #
IMPERVIOUS AREA	EXISTING	PROPOSED
HOUSE	665 SF	1108 SF
ENTRANCE PORCH	0 SF	28 SF
PARKING	0 SF	160 SF
TOTAL AREA	665 SF	1291 SF
% IMPERVIOUS AREA	25.3 %	49.3 %

SWALE CALCULATIONS	
ADDITIONAL DISTURBED AREA	1291 - 665 = 626 SF
% ADDITIONAL DISTURBED AREA	24.0 %
SWALE VOLUME:	
LESS THAN 40% IMPERVIOUS COVERAGE	626 SF DISTURBED AREA / 12 = 53 CF
SWALE PROVIDED =	56 CF

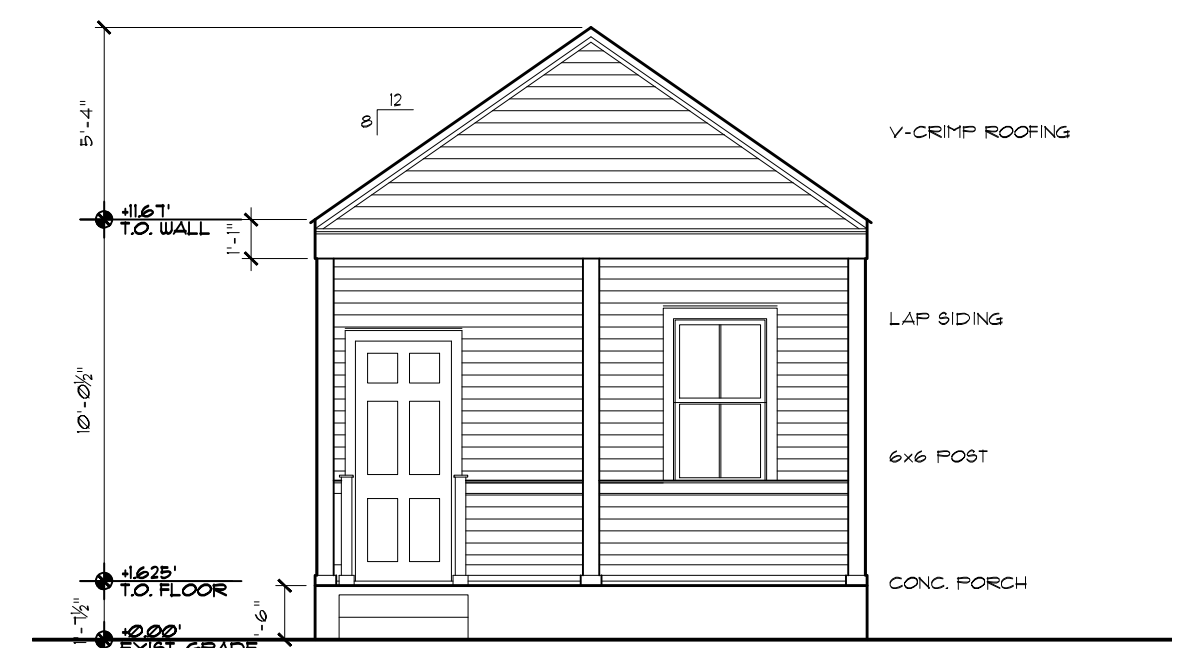
NOTE: ROOF RUNOFF WILL BE DIRECTED TO ON SITE RETENTION AREAS THROUGH GUTTERS, DOWNSPOUTS AND LEADERS



SWALE PROFILE SCALE: N.T.S.

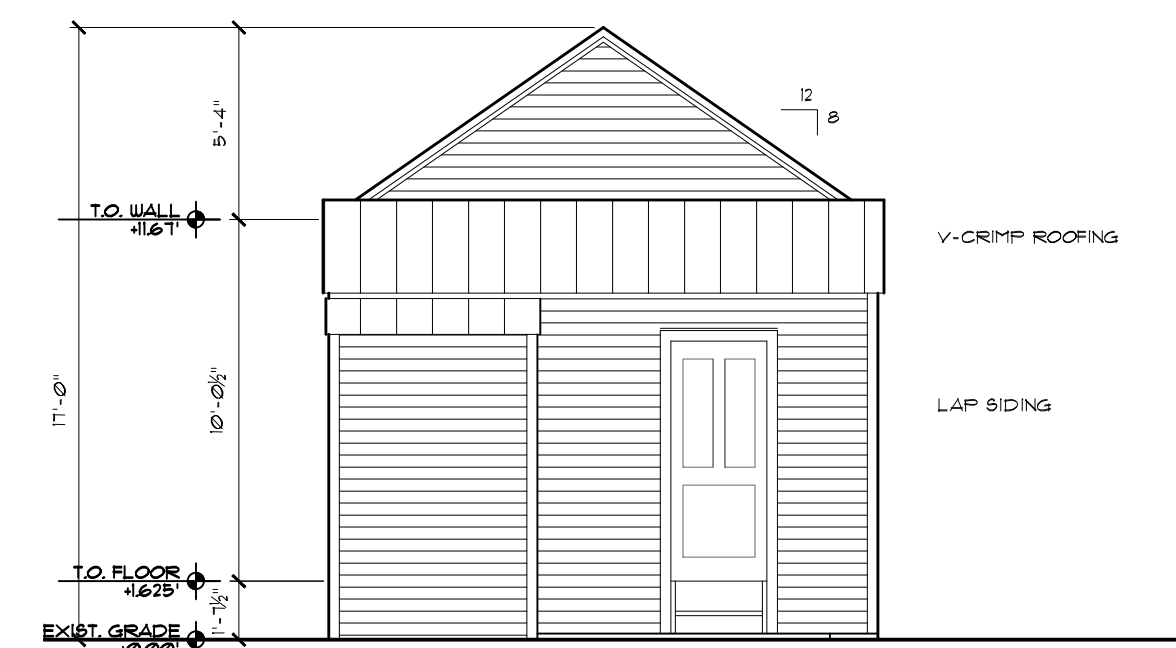
SITE ANALYSIS	
ZONING	H-HDR
SITE AREA	2633# (0.133 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (1316 SF)
EXISTING LOT COVERAGE	25.3% (665 SF)
PROPOSED LOT COVERAGE	42.1% (1108 SF)
HOUSES + PORCHES	1108 SF

MAX HEIGHT	30'
PROPOSED HEIGHT	17'-0" +/-
SETBACKS	
FRONT	10'
REAR	20'
SIDE	5'
STREET SIDE	5'
MAX IMPERVIOUS SURFACE	60% (3,480 SF)
EXISTING IMPERVIOUS SURFACE	25.3% (665 SF)
PROPOSED IMPERVIOUS SURFACE	48.2% (1,268 SF)
HOUSE + PORCHES	1108 SF
PARKING	160 SF
MIN. OPEN SPACE	35% (922 SF)
EXISTING OPEN SPACE	74.4% (1,968 SF)
PROPOSED OPEN SPACE	50.7% (1,336 SF)



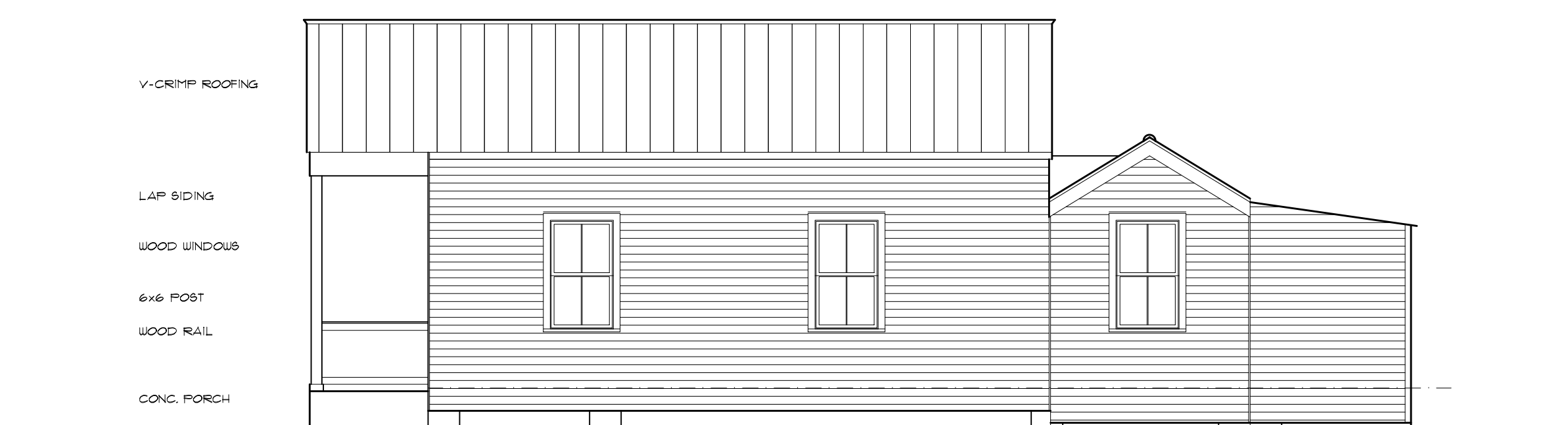
Street Elevation

3/16" = 1' - 0"



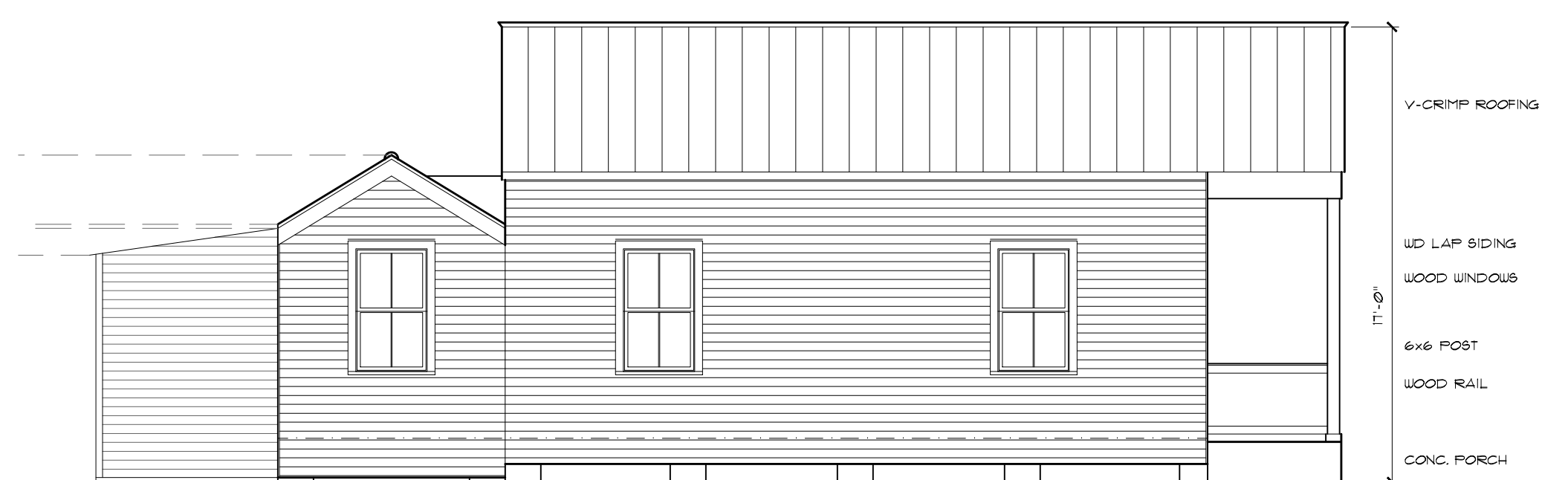
Rear Elevation

3/16" = 1' - 0"



Side Elevation

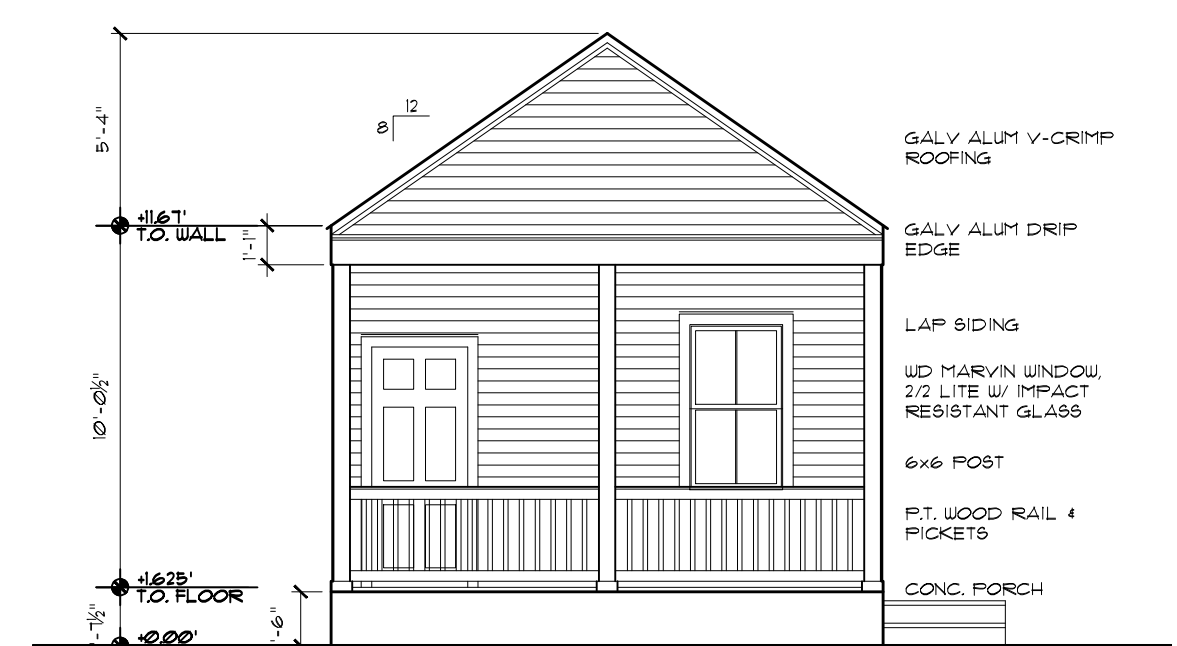
3/16" = 1' - 0"



Side Elevation

3/16" = 1' - 0"

EXISTING ELEVATIONS



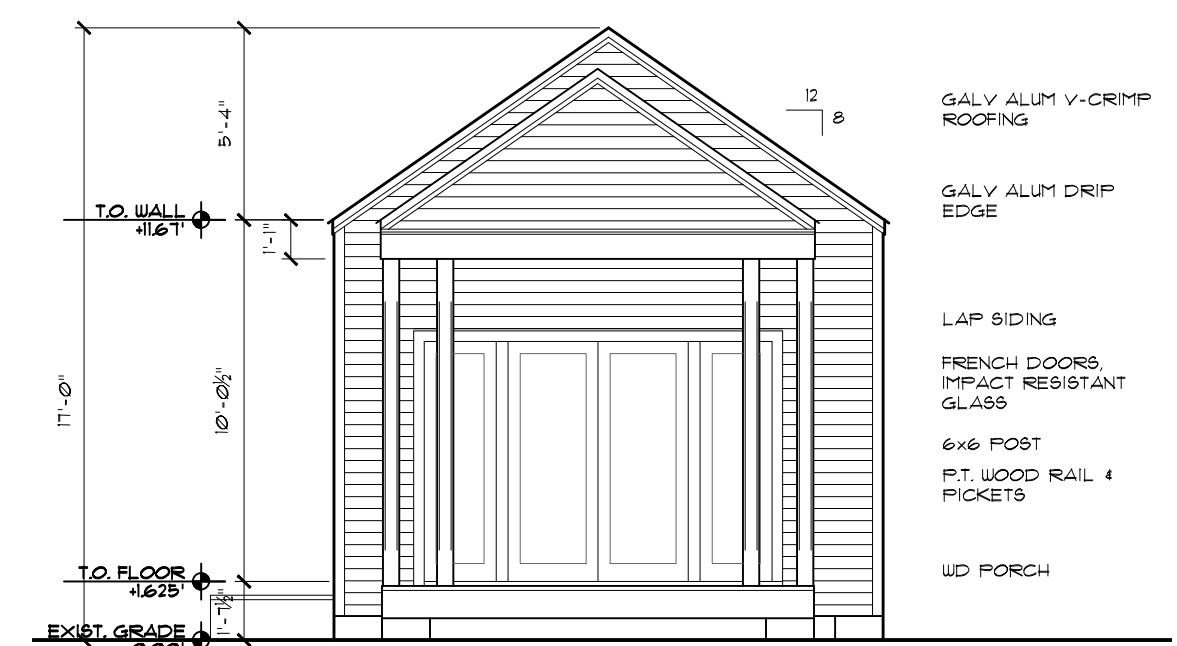
Street Elevation

3/16" = 1' - 0"



Side Elevation

3/16" = 1' - 0"



Rear Elevation

3/16" = 1' - 0"

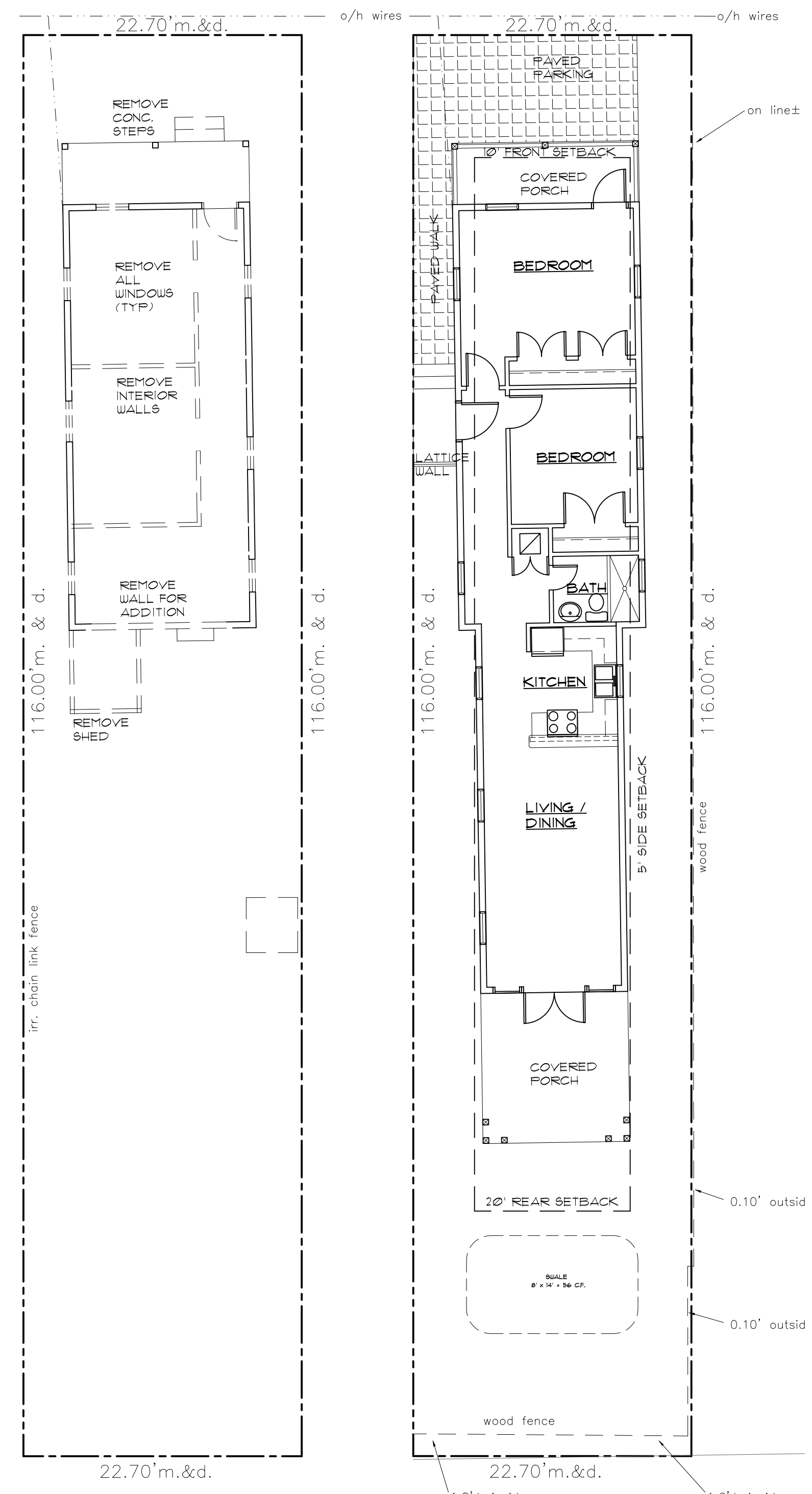


Side Elevation

3/16" = 1' - 0"

PROPOSED ELEVATIONS

JOHNSON LANE
(15.5' R/W)

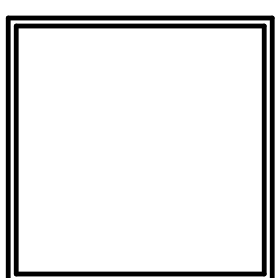


Demo Plan

1/8" = 1' - 0"

Site Plan

1/8" = 1' - 0"

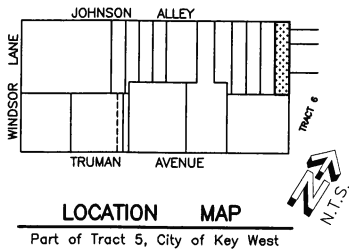


Gagnon Residence
832 Johnson Lane
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

date: 12/3/15
revision:

sheet:
A1



LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
C	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
CDV/D	Covered	R/W	Right Of Way
D	Dead	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

⊕	Concrete Utility Pole	⊙	Street Light
⊕	Fire Hydrant	⊙	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊙	Water Meter

LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as Part of Tract Five (5), better known as the Northwest half of Lot Eight (8) of Eugene R. Albury's Subdivision of part of Tract Five (5), according to the Plat thereof, recorded in Plat Book 1 at Page 100. Monroe County Florida records. Said lot having a frontage of Twenty-five (25) feet and a depth of One hundred and sixteen (116) feet, reference being had to deed recorded in Plat Book N-1, Page 566.

Less (Quit-Claim Deed, OR 1253, Page 821):

On the Island of Key West, Monroe County, Florida, and being a part of Lot 8, of Tract 5, of Eugene R. Albury's Subdivision of Johnsons Lane, according to the Plat thereof, as recorded in Plat Book 1 at Page 100 of the Public Records of Monroe County, Florida and being more particularly described as follows:

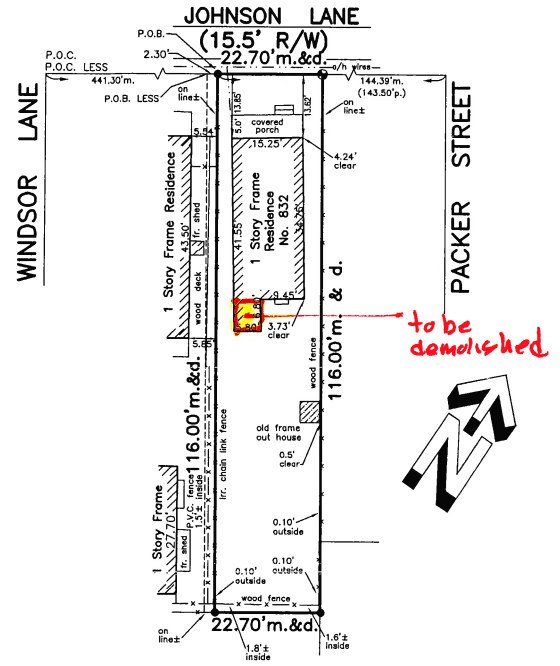
Commence at the intersection of the Northeastly right-of-way line of Windsor Lane and the Southeastly line of Johnson Lane; thence in a Northeastly direction along said Southeastly right-of-way line of Johnson Lane for 439 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Southeastly right-of-way line of Johnson Lane for 2.30 feet; thence at a right angle in a Southeastly direction for 116 feet; thence at a right angle in a Southwestly direction for 2.30 feet; thence at a right angle in a Northwestly direction for a 116 feet to the said Southeastly right-of-way line of Johnson Lane and the Point of Beginning. Containing 200 square feet.

CERTIFICATION made to:
Smith/Oropeza, P.L.
Chicago Title Insurance Company

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Johnson Lane
3,4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914
All angles are 90°00'00" unless otherwise described. Survey performed without benefit of title search for said and surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Set 1/2" I.B., P.L.S. No. 2749
- ⊕ = Found 1/2" iron pipe/bar

Field Work performed on: 9/9/14

CBG Property Management, LLC 832 Johnson Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 14-366B	
Scale 1"= 20'	Ref. 216-17	Flood Panel No. 1316 K	Dwn. By F.H.H.
Date: 9/19/14	File	Flood Zone AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
File:fred\dwg\keywest\block79\830-832johnson			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive Suite 201 Key West, Fl. 33040
(305) 293-0466 Fax: (305) 293-0237 fhildeb1@islsouth.net L.B. No. 7700

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 HISTORIC BUILDING AND NEW ONE-STORY FRAME ADDITION ON REAR. DEMOLITION OF REAR ADDITION.

FOR- #830-832 JOHNSON LANE

Applicant – Thomas E. Pope

Application #H15-01-1785

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.



Public Meeting Notice

8323

WASTE MANAGEMENT

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas E. Pope, 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: 830-832 Johnson Lane on the 8 day of December, 2015.

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 December 15, 2015, 2015.

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 H15-01-1785

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

Signed Name of Affiant: [Signature]

Date: 12-18-2015

Address: 610 White St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 8 day of December, 2015.

By (Print name of Affiant) Thomas E. Pope who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12-26-17



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budgetary Notary Services

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1021016 Parcel ID: 00020270-000000** Next Record

Ownership Details

Mailing Address:

CGB PROPERTY MANAGEMENT LLC
124 HARBOR VIEW LN
BELLEAIR BLUFFS, FL 33770-2605

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

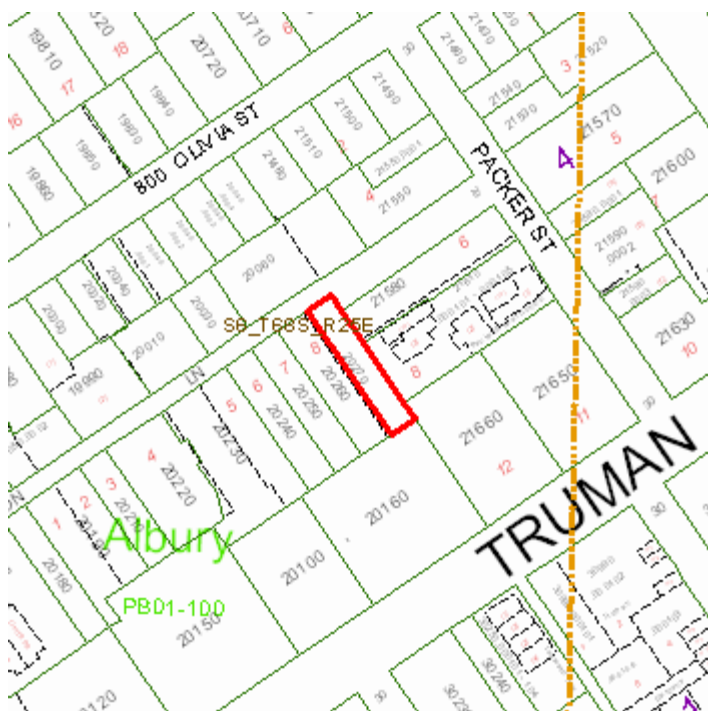
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 832 JOHNSON LN KEY WEST

Legal Description: KW EUGENE R ALBURY SUB PB1-100 PT LOT 8 OF TR 5 E2-355 OR915-1348AFF OR1811-1852/53ORD OR1827-2130/31ORD OR1911-677/78ORD OR1924-239/40ORD OR1977-447AFF/OWNERSHIP OR1977-448D/C OR2708-145/51

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	25	116	2,633.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 579
 Year Built: 1923

Building 1 Details

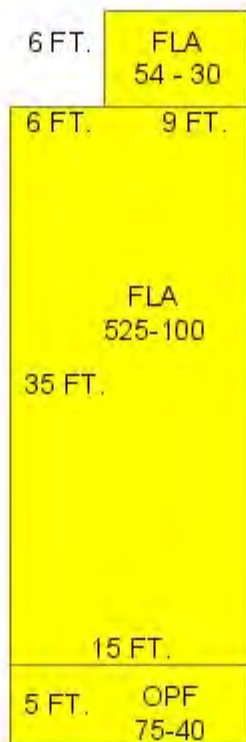
Building Type	R1	Condition	A	Quality Grade	450
Effective Age	65	Perimeter	130	Depreciation %	58
Year Built	1923	Special Arch	0	Grnd Floor Area	579
Functional Obs	0	Economic Obs	0		

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	1
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	1:WD FRAME	1	1922				54
1	FLA	1:WD FRAME	1	1922	N N	0.00	0.00	525
2	OPF	12:ABOVE AVERAGE WOOD	1	1922	N N	0.00	0.00	75

Appraiser Notes

2014-05-26 MLS \$550,000 1/1 THIS COZY HOME IS LOCATED IN A WONDERFUL NEIGHBORHOOD WITH IN WALKING DISTANCE OF GALLERIES, RESTAURANTS, SCHOOLS, AND CHURCHES. PROPERTY HAS GREAT POTENTIAL AND IS A MUST SEE

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	40,030	0	435,034	475,064	475,064	0	475,064
2014	55,440	0	362,529	417,969	417,055	25,000	392,056
2013	56,244	0	340,558	396,802	396,801	24,800	372,002
2012	56,244	0	372,262	428,506	417,845	25,000	401,361
2011	57,047	0	324,270	381,317	381,316	23,832	357,485
2010	57,850	0	345,516	403,366	402,987	25,000	377,987
2009	78,645	0	409,501	488,146	475,377	25,000	450,377
2008	72,327	0	460,775	533,102	514,438	25,000	489,438
2007	105,953	0	351,506	457,459	447,153	25,000	422,153
2006	230,591	0	250,135	480,726	466,197	25,000	441,197
2005	183,008	0	226,438	409,446	402,786	25,000	377,786
2004	150,311	0	197,475	347,786	347,786	25,000	322,786
2003	102,485	0	57,399	159,884	159,884	0	159,884
2002	97,066	0	57,399	154,465	78,192	26,000	52,192
2001	82,947	0	57,399	140,346	76,961	26,000	50,961
2000	65,241	0	44,761	110,002	74,720	26,000	48,720
1999	54,830	0	44,761	99,591	72,756	26,000	46,756
1998	50,897	0	44,761	95,658	71,611	26,000	45,611
1997	46,270	0	39,495	85,765	70,414	25,000	45,414
1996	31,232	0	39,495	70,727	68,364	25,000	43,364
1995	28,456	0	39,495	67,951	66,697	25,000	41,697
1994	25,449	0	39,495	64,944	64,944	25,000	39,944
1993	25,534	0	39,495	65,029	65,029	25,000	40,029
1992	25,534	0	47,250	72,784	72,784	25,000	47,784
1991	25,534	0	47,250	72,784	72,784	25,000	47,784

1990	15,390	0	33,863	49,253	49,253	25,000	24,253
1989	12,719	0	33,075	45,794	45,794	25,000	20,794
1988	11,183	0	25,988	37,171	37,171	25,000	12,171
1987	11,044	0	16,330	27,374	27,374	25,000	2,374
1986	11,106	0	16,330	27,436	27,436	25,000	2,436
1985	10,783	0	11,340	22,123	22,123	22,123	0
1984	10,127	0	11,340	21,467	21,467	0	21,467
1983	10,127	0	11,340	21,467	21,467	0	21,467
1982	10,305	0	8,852	19,157	19,157	0	19,157

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
10/17/2014	2708 / 145	425,000	WD	30

This page has been visited 131,972 times.

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