

Staff Report

- 8 Demolish back addition and replace with new addition, new deck and pool - #321 Catherine Street - Applicant William P. Horn Architect (H11-01-245)

The house located on #321 Catherine Street is listed as a contributing resource. The house is a one and a half story frame structure and was built circa 1921. By observing the Sanborn map of 1962 and comparing the actual footprint of the house it can be concluded that the back addition of the house has been modified. Interestingly the house has an L shape front porch.

The proposed new design includes, among other things, the demolition of the existing non historic back portion of the house and its replacement with a new one and a half story attached addition. The back addition will have a u shape open porch. The plans also include the construction of a swimming pool and a wood deck on the back portion of the lot.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

(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.

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

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

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

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

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure is;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the proposed structure to be demolished is not historic nor it can be considered to be contributing in a near future. The proposed undertaking can be considered by the commission pursuant the Code of Ordinance Section 102-218- Demolitions in the historic district. This request will require a second reading.

Design Review

The proposed new design incorporates an addition attached to the back elevation of the contributing structure. This addition will be rectangular in footprint and will measure approximately 15'-6" depth by 26'-9" wide. The maximum height of the proposed addition will be approximately 19'-7 ½", 1 foot lower than the main house. An open covered porch will wrap the north, west and east elevations of the new proposed addition. The new structure will have fiber cement lap siding, Galvalume metal v-crimp panels for roofing system and aluminum impact resistant doors and windows.

The plans include the replacement of non historic jalousie windows found in the historic house with wood 2 over 2 windows and the replacement of the entrance door with a solid four panel door. Wood louvered shutters will be installed. Repairs to the existing rotted wood siding are also noted in the plans.

The plans also include a rectangular swimming pool and a wood deck to be built on the back portion of the lot.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

(1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the proposed one story addition on the back will not conceal any character defining features of the existing structure.

(2)- *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction. The house is listed as a contributing resource in the surveys; nevertheless the proposed addition will be located on the back and will be lower in height than the main house.*

(3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design is compatible in its footprint form, roof form and textures found in the surrounding buildings.

(4)- *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The new proposed back addition is small in footprint and is in keeping with the scale and mass of the original building. The addition will be lower than the existing house. The proposed wrap covered porch will have the same height as the existing front porch, which lowers the mass of the addition.

(5)- *Additions should be attached to less publicly visible secondary elevations of an historic structure-* The proposed addition will be attached to the back of the house.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the existing house is a non conforming structure to this particular historic district HMDR;

Front yard- 10 ft
Street side- 5 ft
Side- 5 ft

Rear- 15 ft
Maximum height- 30 ft

If approved this proposed addition may require side setbacks variances. The applicant should contact the planning department for further evaluation of the proposed project.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design is incorporates traditional elements found in Old Town. The new addition creates a harmonious balance with the historic house through the incorporation of front gables and by the use of a wrap porch that creates a first layer of open space.

Windows (pages 29-30);

(3) Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows. - The house exhibits some original 2 over 2 wood windows. The existing glass and aluminum jalousie windows will be replaced with 2 over 2 wood windows.

It is staffs belief that the proposed attached addition, the new swimming pool on the back and proposed renovations to the historic house are consistent with the guidelines.

Application



CITY OF KEY WEST ^{Fax 809-3978}
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-245

OWNER NAME: JAMES HAMILTON

DATE: 2/21/11

OWNERS ADDRESS: 319 CATHERINE ST.

PHONE #: 923-0054

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, PA.

PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 ETON ST.

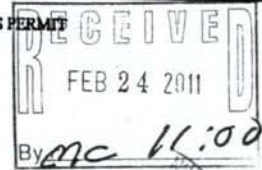
ADDRESS OF CONSTRUCTION: 321 CATHERINE ST.

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

DEMOLISH REAR ONE STORY NON-HISTORIC ADDITION, ADD 1 1/2 STORY NEW REAR ADDITION WITH PORCHES, DECK & POOL



Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date: 2/21/11
Applicant Signature: [Signature]

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

listed as a contributing resource. Built c. 1921 frame structure.

Ordinance for demolitions.

Guidelines for new construction, additions

& alterations (pages 31-38).
window (pages 29-30)

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

6th Ave WHITEHEAD 22

AMELIA

THOMAS

HOWE

CATHARINE

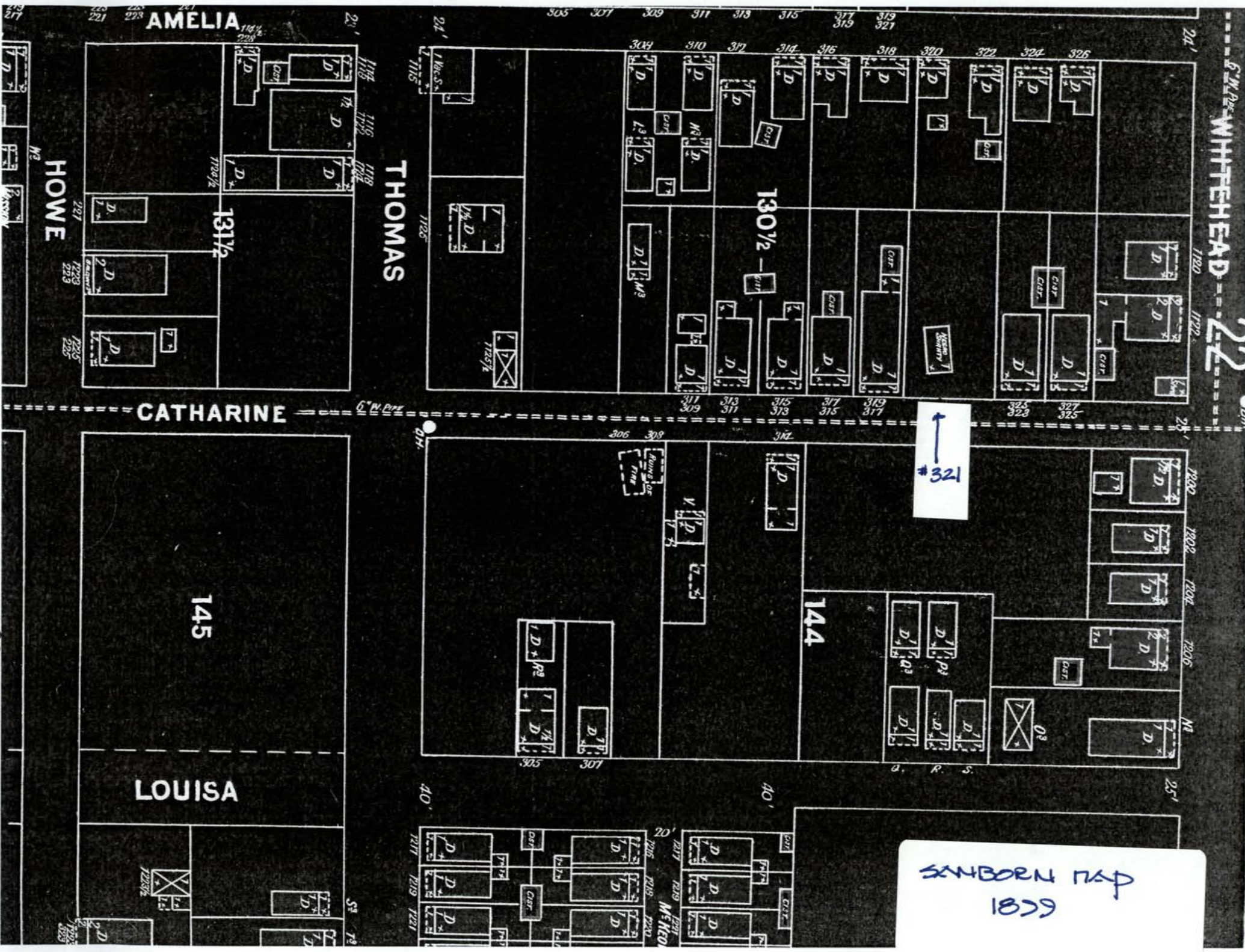
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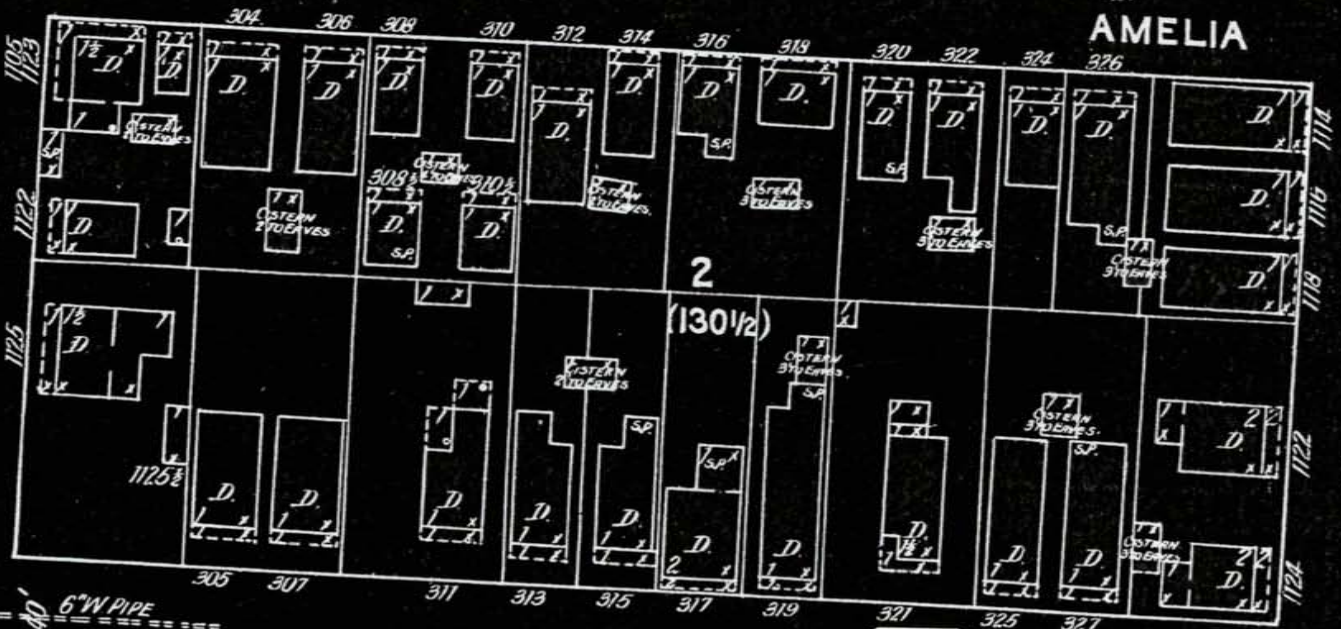
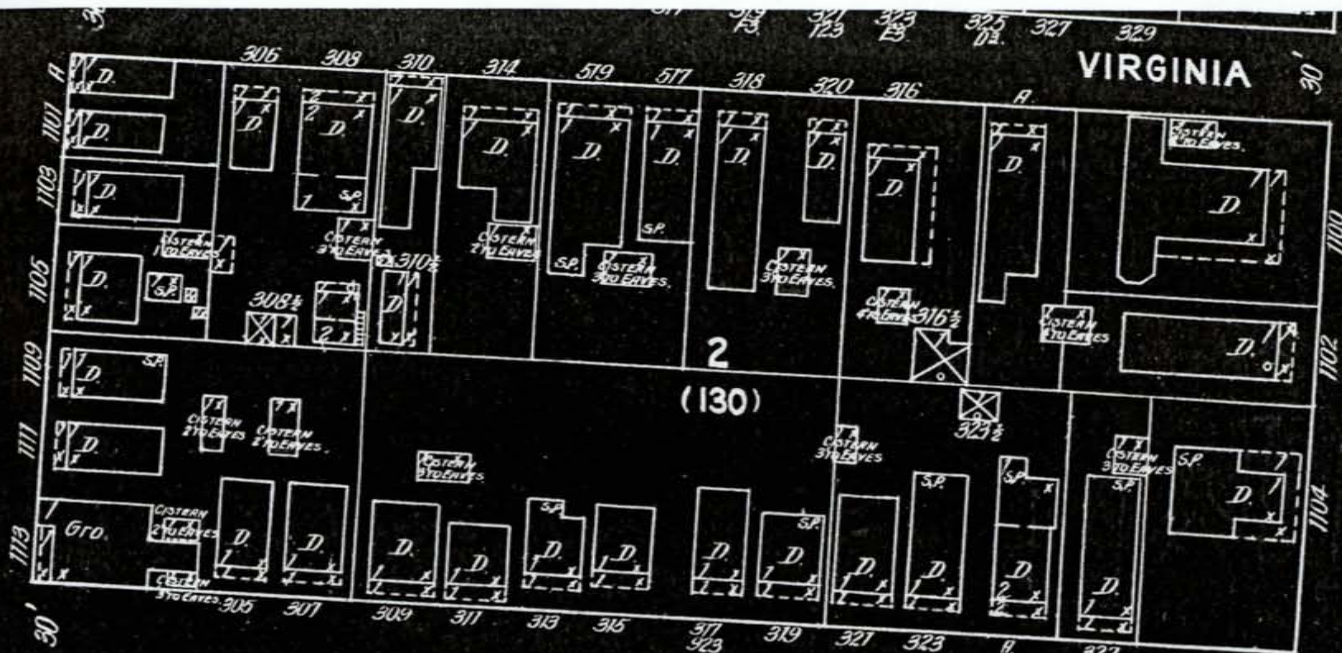
144

LOUISA

SAMBORN MAP
1879

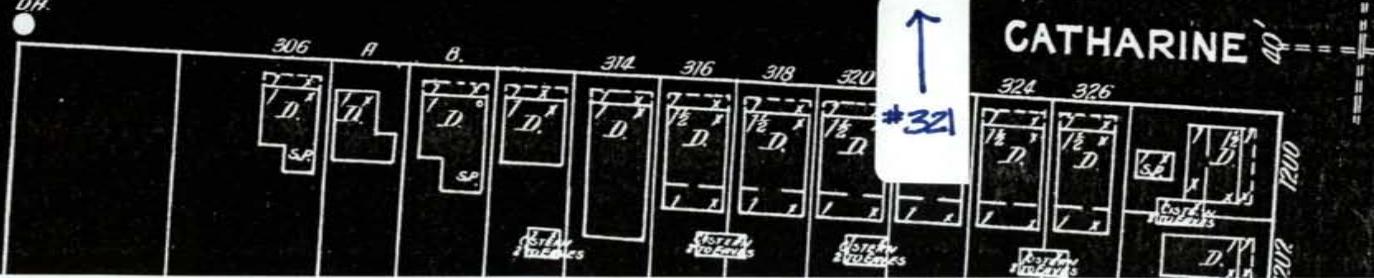
#321





THOMAS

WHITEHEAD



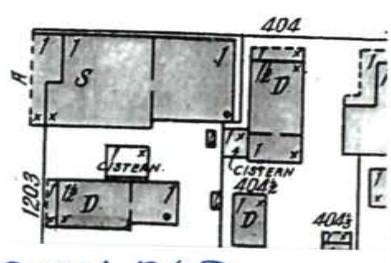
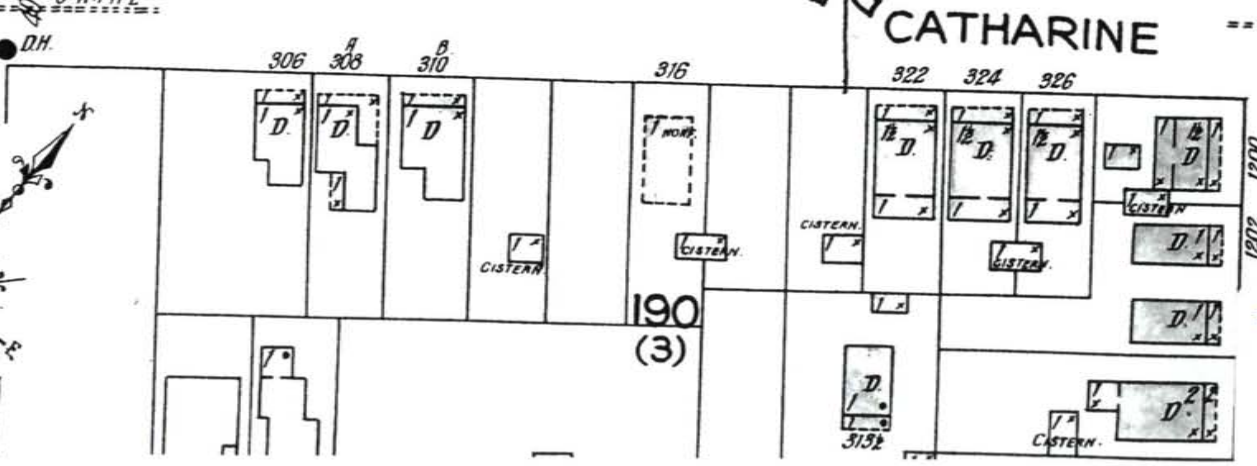
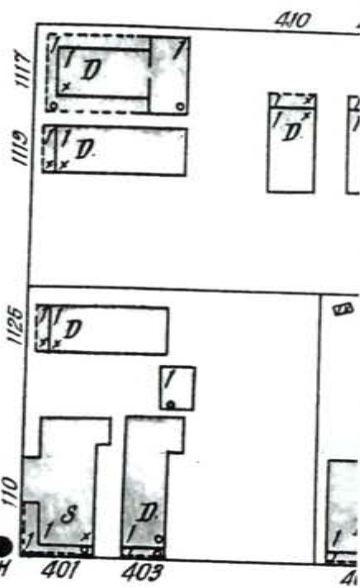
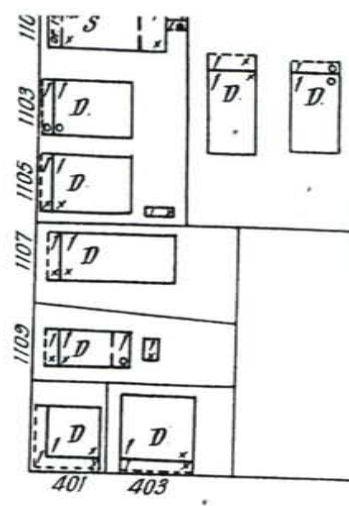
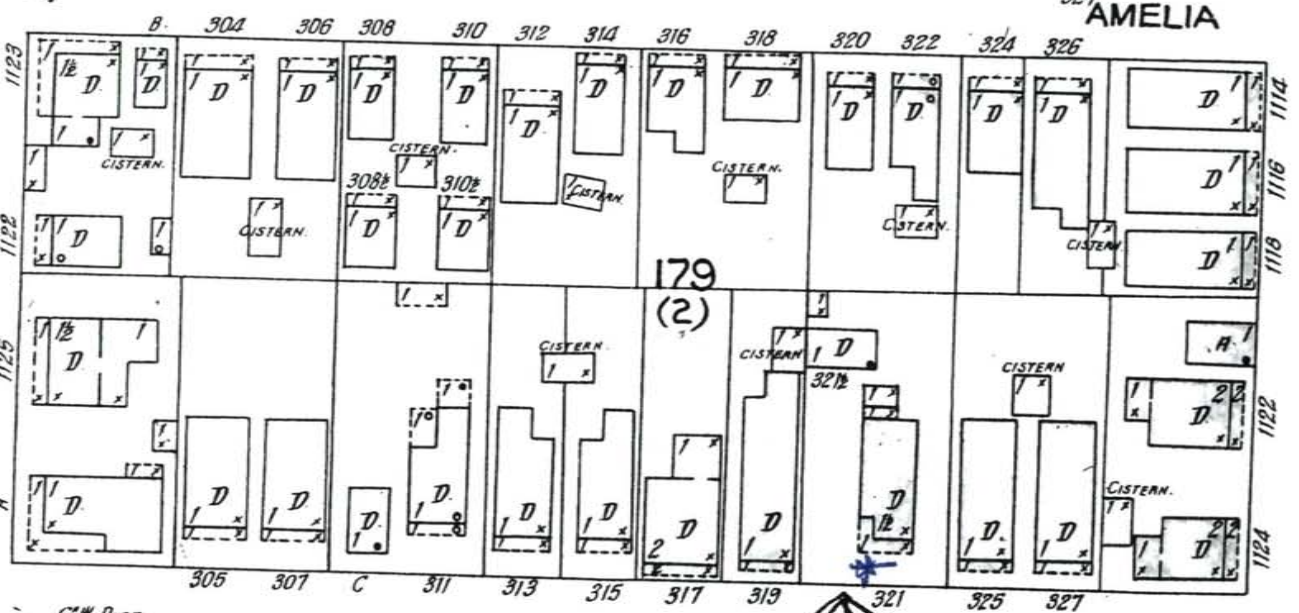
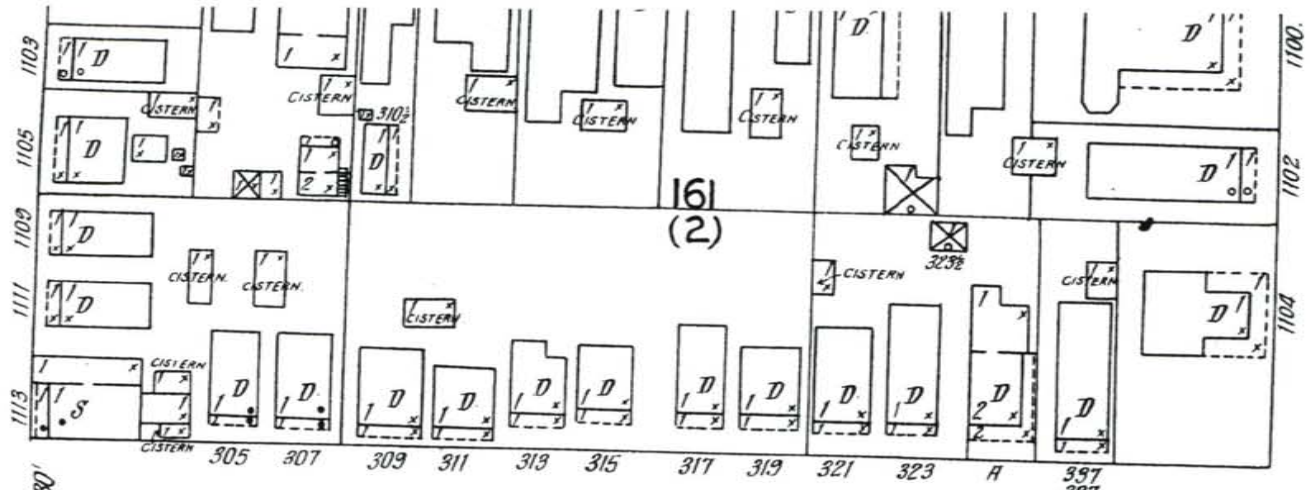
SANBORN MAP
1912

↑
*321

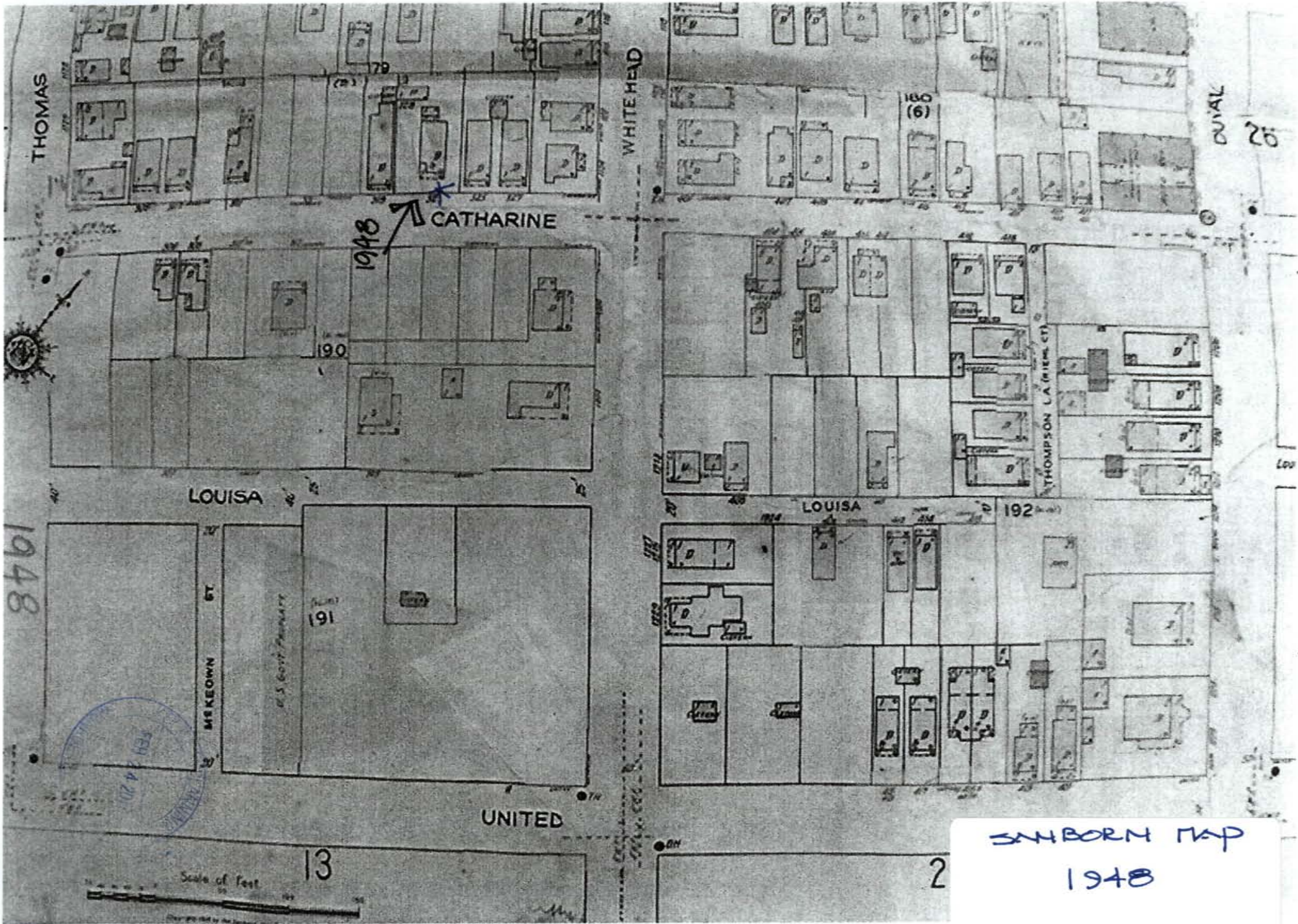
1926

24

THOMAS



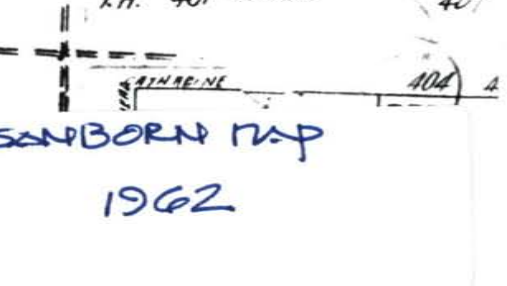
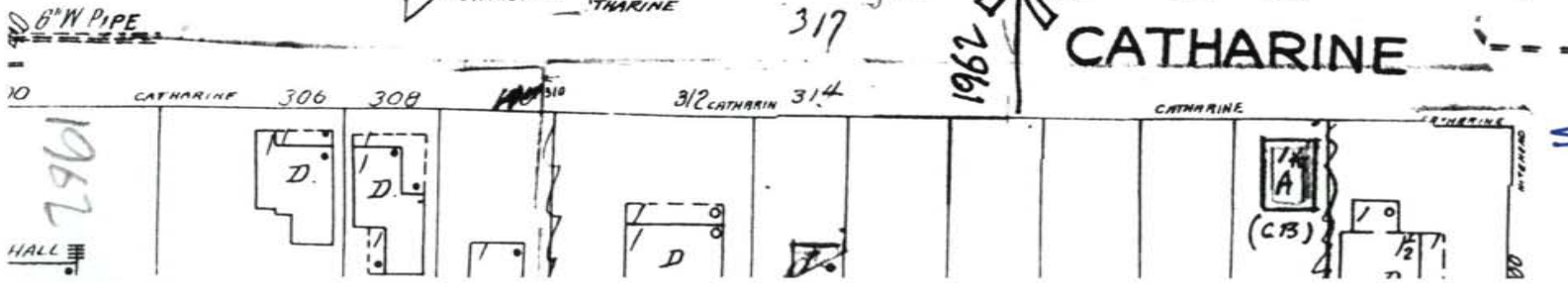
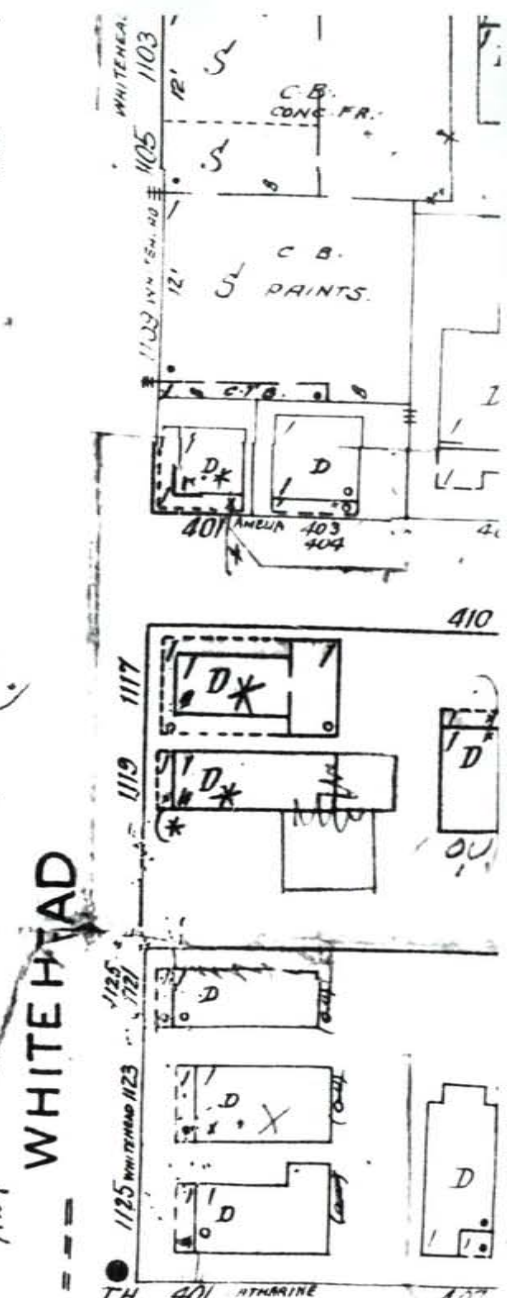
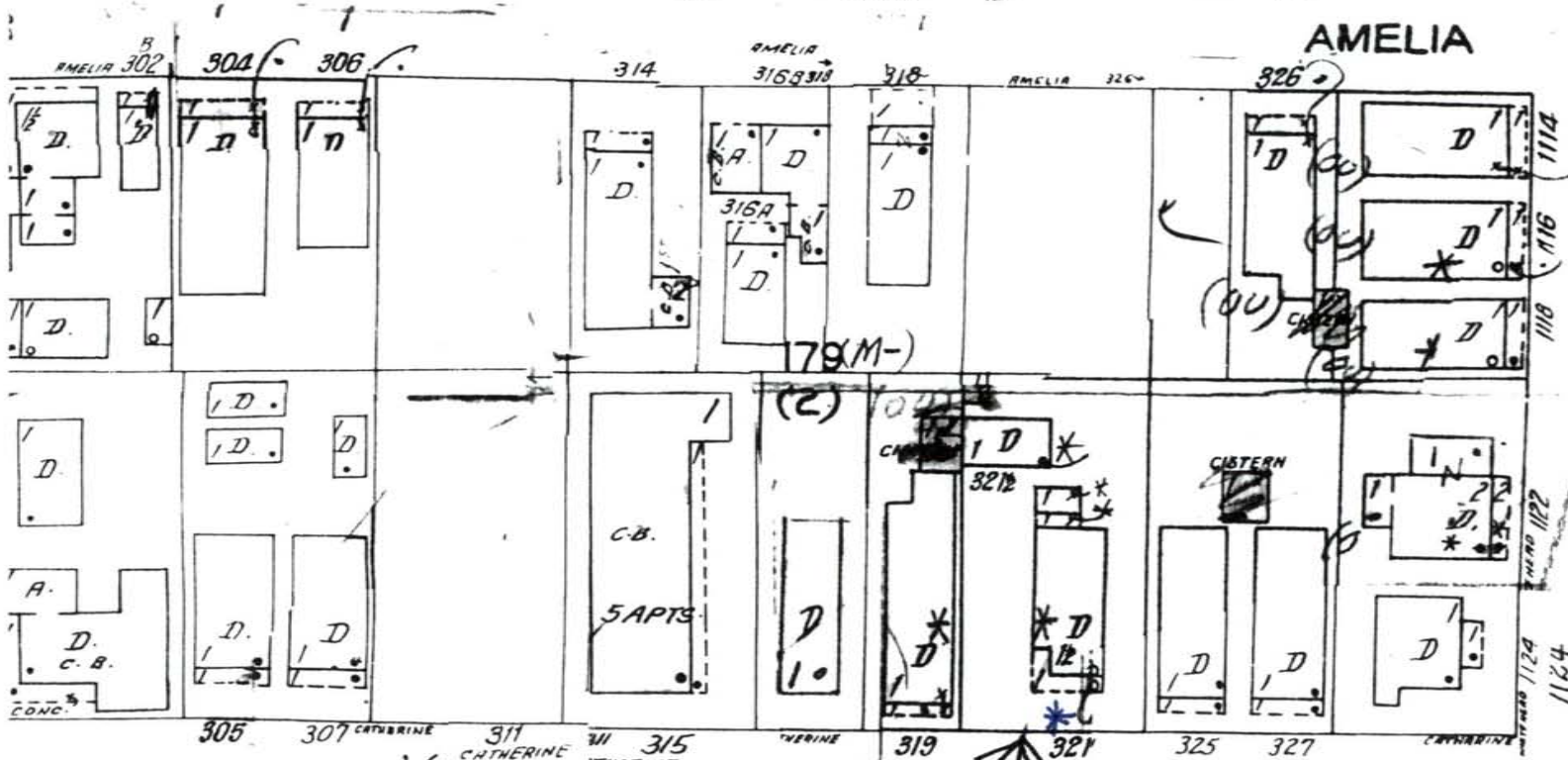
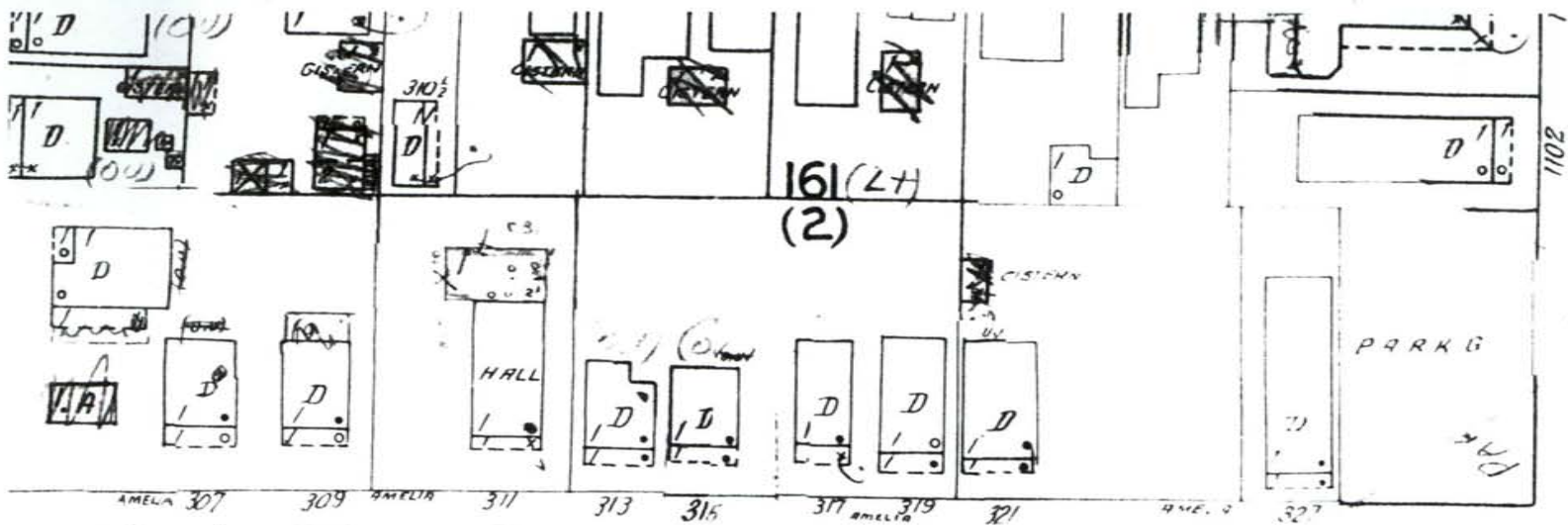
SANBORN MAP
1926



25-2

SANBORN MAP
1948

2



1962

1962

SANBORN MAP
1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 321 Catherine St.; built c1921; Monroe County Library



FRONT FACADE



321 CATHERINE ST.



PROPERTY TO RIGHT SIDE



PROPERTY TO LEFT SIDE

321 CATHERINE ST.



PROPERTY'S TO LEFT



PROPERTY ACROSS STREET



REAR NON-HISTORIC ADDITION



RIGHT SIDE (FROM STREET)



LEFT SIDE (FROM STREET)





REAR ADDITIONS





REAR YARD STORAGE SHED





REAR YARD SHED



REAR FACADE OF MAIN HOUSE w/ NON-HISTORICAL ADDITION

RECEIVED
FEB 25 2011
By MC 61.00

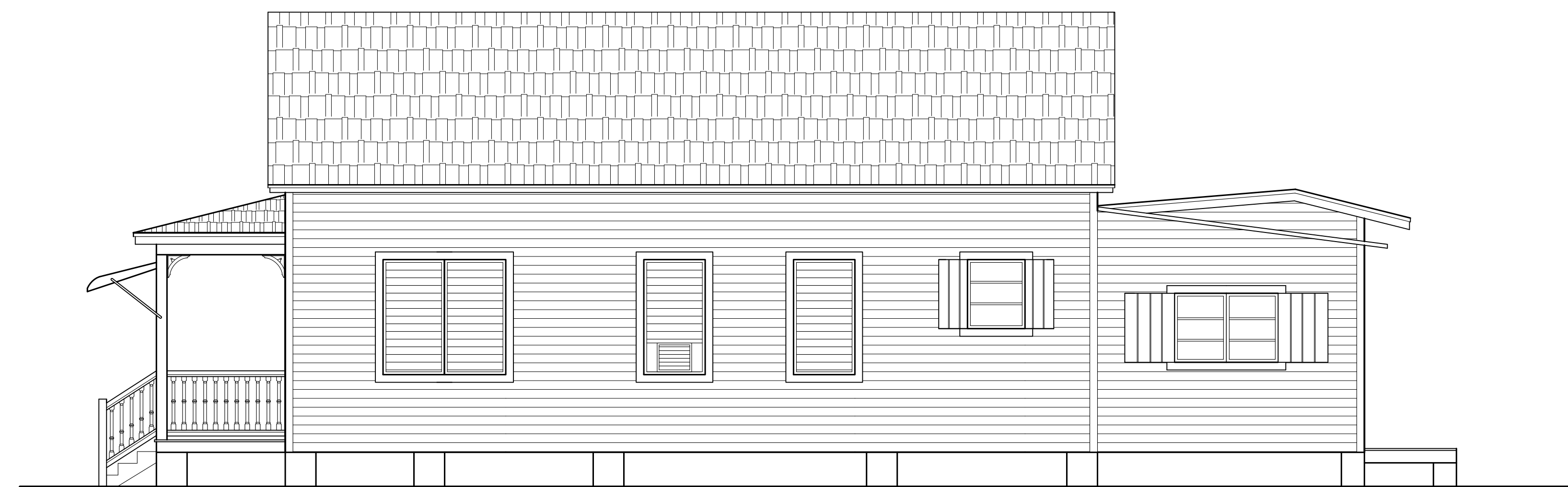
Site Plans



1
EX-3
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
EX-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
EX-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



4
EX-3
EXISTING BACK ELEVATION
SCALE: 1/4"=1'-0"

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WILLIAM P. HORN

DATE

12-03-10

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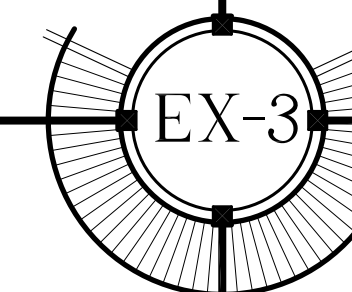
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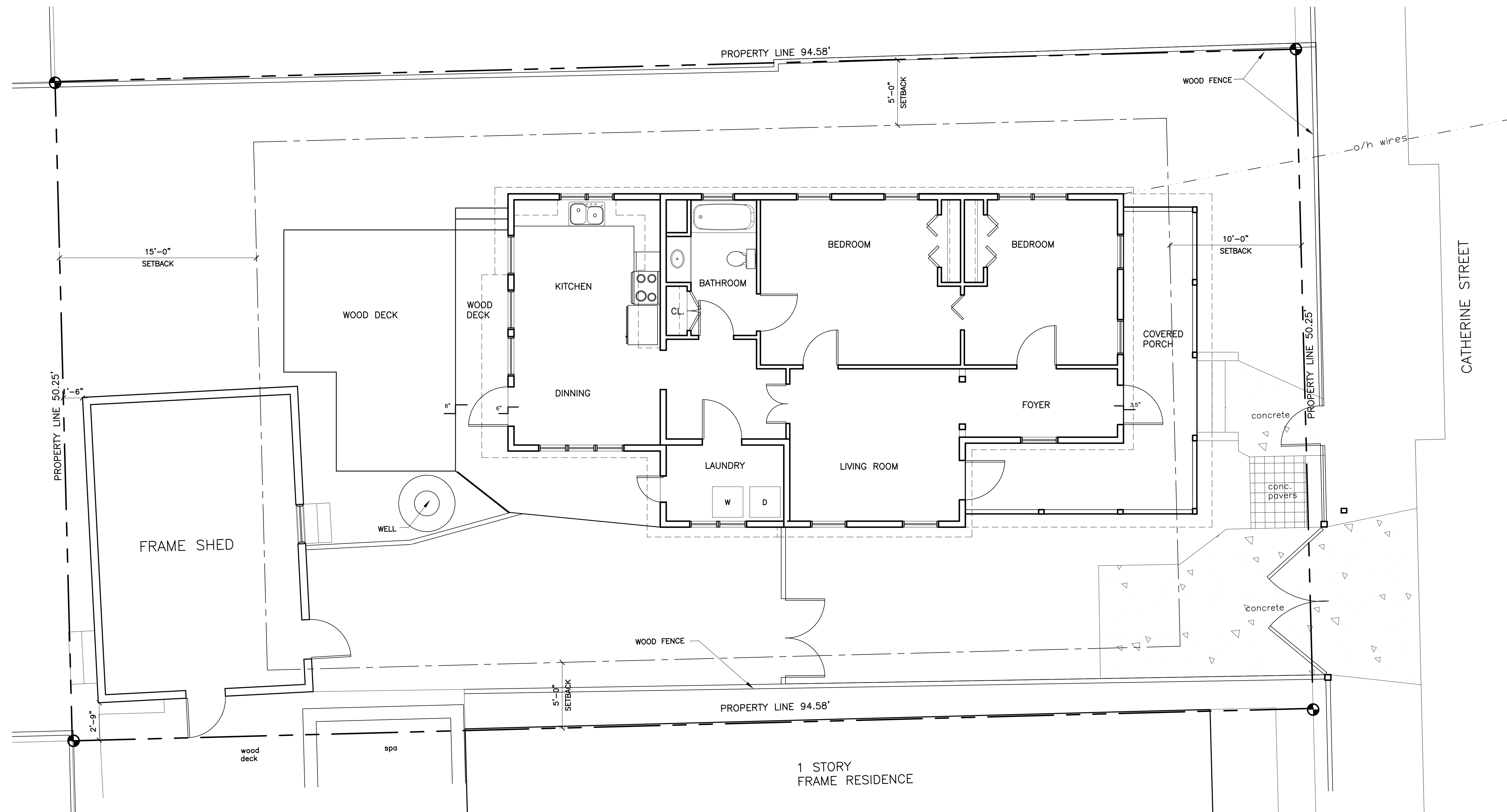
PROJECT
NUMBER

1013

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA



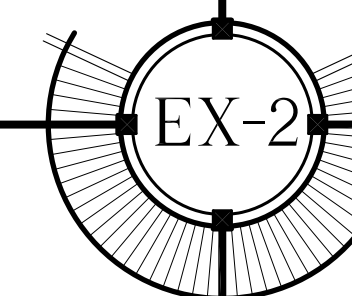


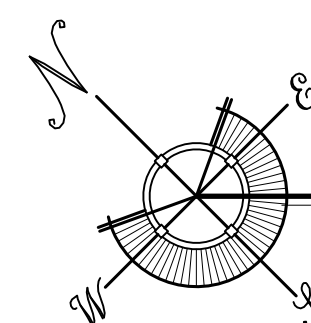
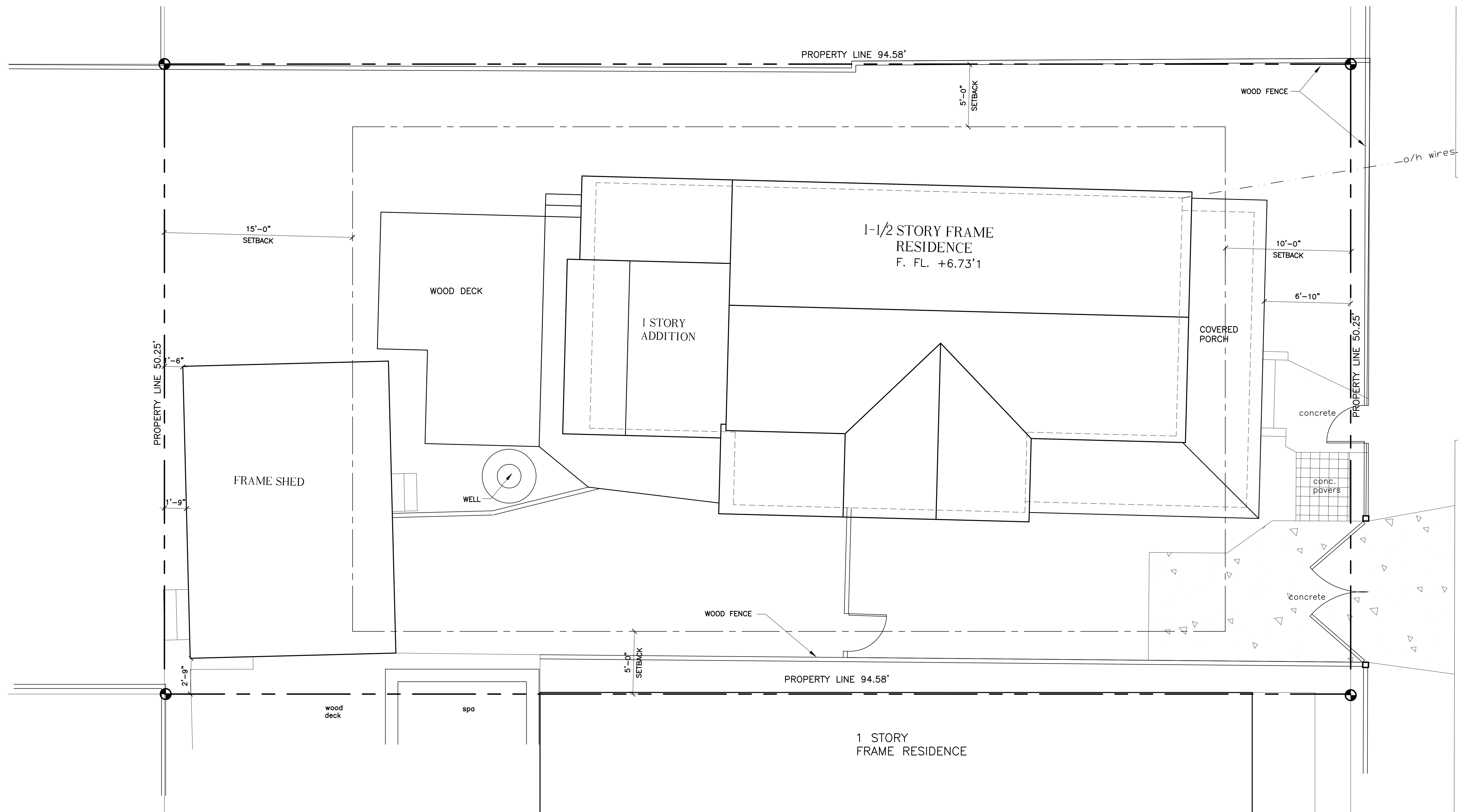
EXISTING SITE 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA





EXISTING ROOF SITE PLAN

SCALE: 1/4"=1'-0"

SITE DATA		BUILDING DATA	
SITE AREA: 4,752.6 S.F.		LOT COVERAGE AREA:	
LAND USE: HMDR		REQUIRED: 1,901.0 S.F. (40% MAX.)	EXISTING BUILDINGS:
FLOOD ZONE: AE +6.0'		EXISTING: 1,765.57 S.F. (37%)	
SETBACKS:		PROPOSED:	INTERIOR SQ.FT.: 1,047 S.F.
FRONT SETBACK:	REQUIRED = 10'-0"	IMPERVIOUS AREA:	COVERED SQ.FT.: 196 S.F.
	EXISTING = 6'-10"	REQUIRED: 2,851.5 S.F. (60% MAX.)	REAR BUILDING
	PROPOSED = 6'-10"	EXISTING: 2,356 S.F. (50%)	INTERIOR S.F.: 382 S.F.
SIDE SETBACK:	REQUIRED = 5'-0"	PROPOSED:	COVERED S.T. 0 S.F.
	EXISTING = 2'-6"	LANDSCAPE AREA:	
	PROPOSED = 2'-6"	REQUIRED: 950.5 S.F. (20% MIN.)	
REAR SETBACK:	REQUIRED = 15'-0"	EXISTING: 2,396.6 S.F. (50%)	
	EXISTING = 5.5"	PROPOSED:	
	PROPOSED = 5.5"		

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

ADDITIONS AND
RENOVATIONS
321 CATHERINE ST.
KEY WEST, FL.

SEAL

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WILLIAM P. HORN

DATE

12-03-10

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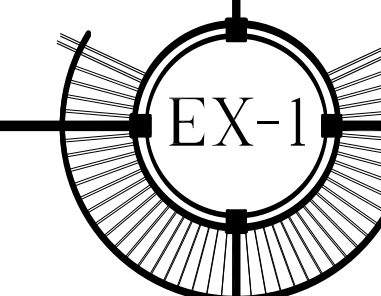
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PROJECT
NUMBER

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ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA



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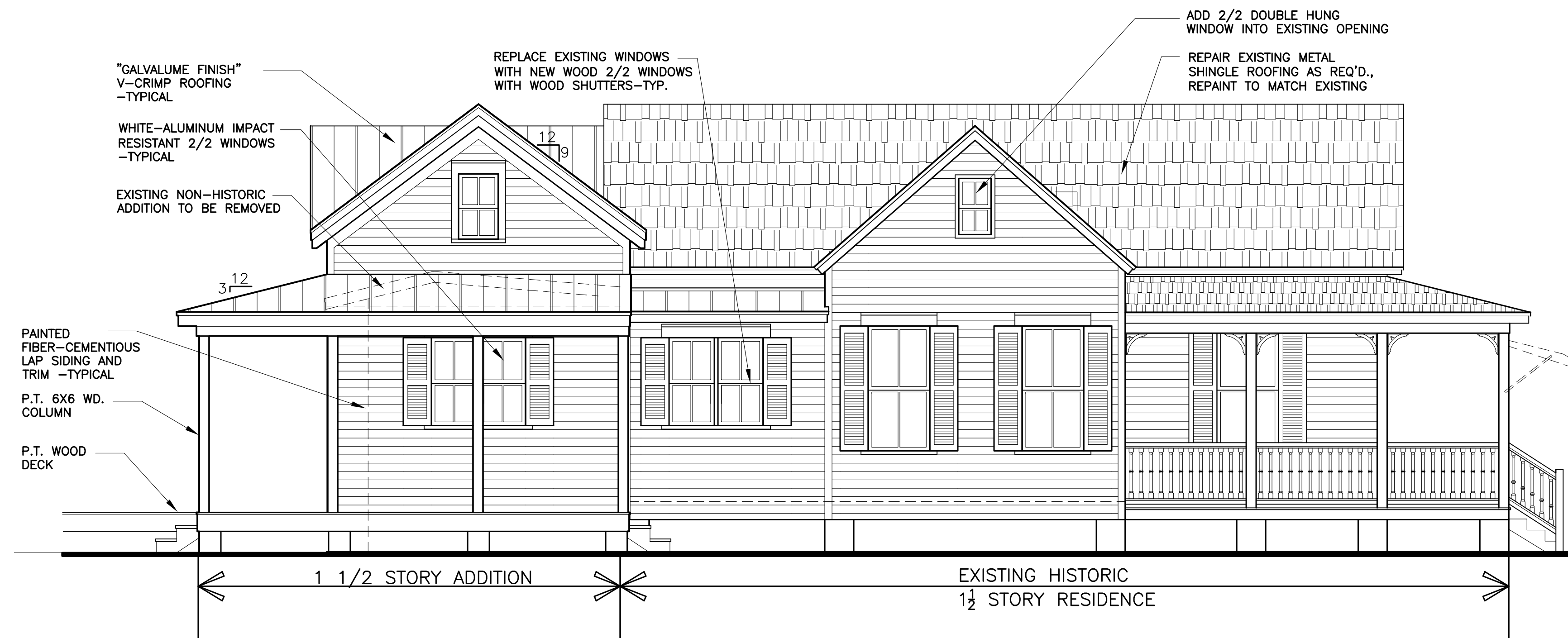
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PROJECT
NUMBER

1013



1
A-4
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



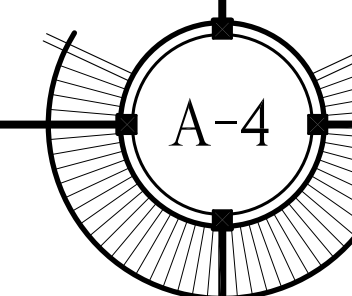
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A-4
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

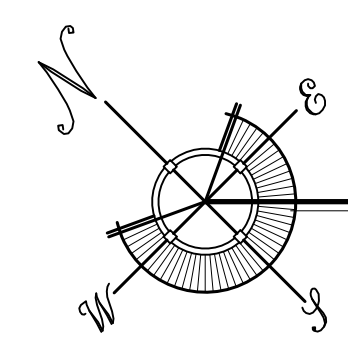
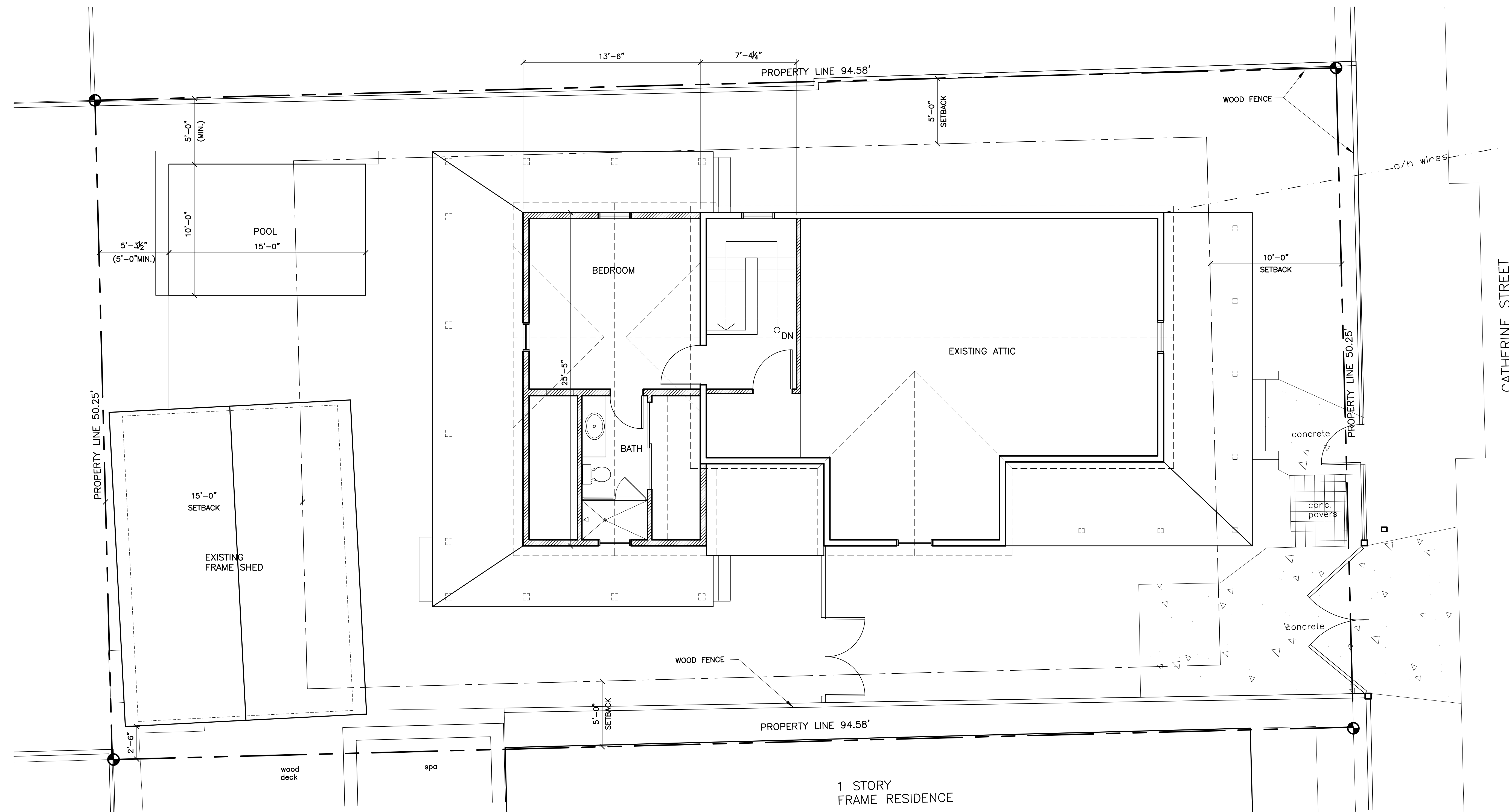


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A-4
PROPOSED BACK ELEVATION
SCALE: 1/4"=1'-0"

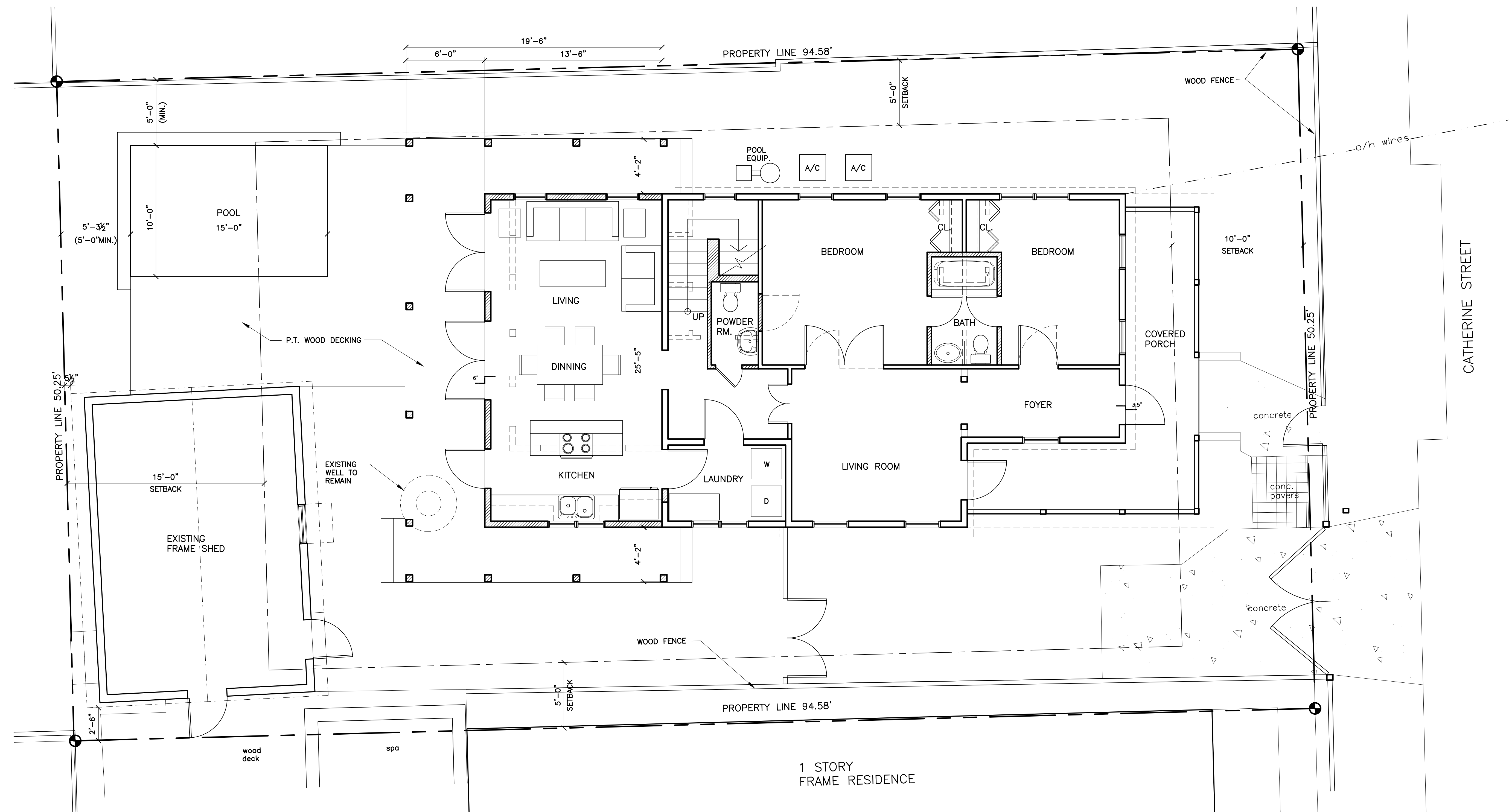
ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA





PROPOSED SITE 2ND. FLOOR PLAN
SCALE: 1/4"=1'-0"



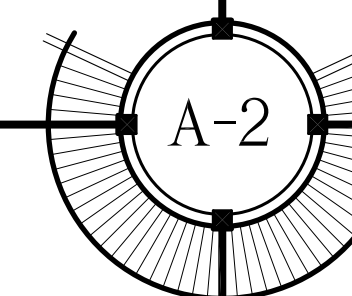
PROPOSED SITE 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	EXISTING WD. FRAME WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA



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DATE

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02-24-11 HARC

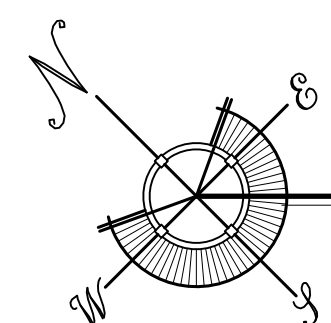
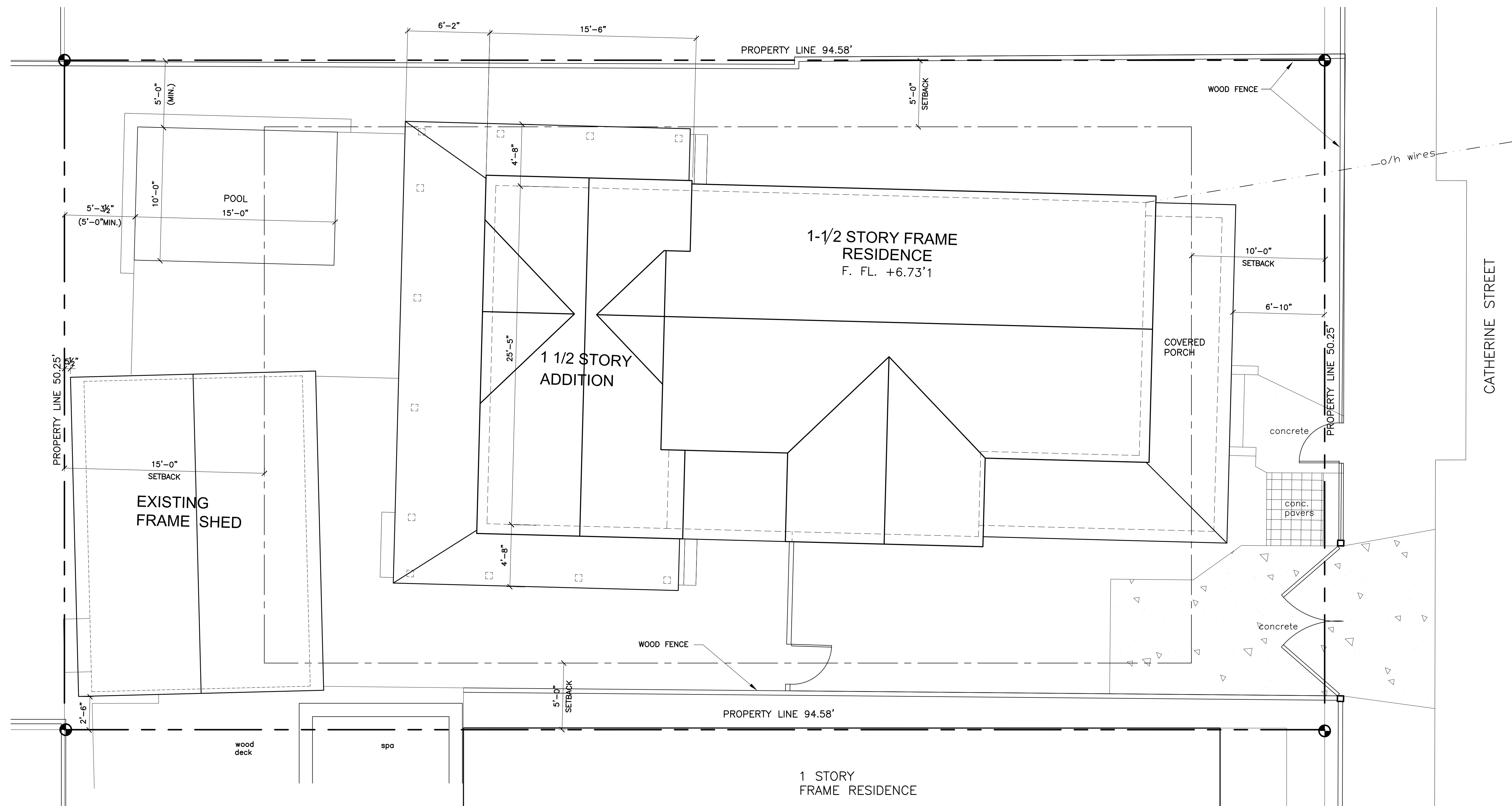
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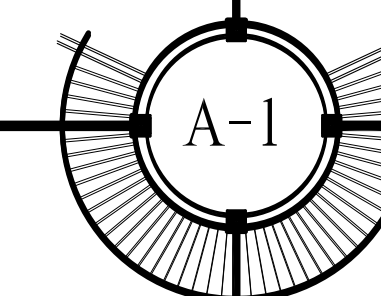
PROPOSED ROOF SITE PLAN

SCALE: 1/4"=1'-0"

SITE DATA		BUILDING DATA	
SITE AREA: 4,752.6 S.F.		LOT COVERAGE AREA:	
LAND USE: HMDR		REQUIRED: 1,901.0 S.F. (40% MAX.)	EXISTING BUILDINGS:
FLOOD ZONE: AE +6.0'		EXISTING: 1,765.57 S.F. (37%)	MAIN BUILDING
SETBACKS:		PROPOSED: 2,261.0 S.F. (47.5%)	INTERIOR SQ.FT.: 1,047 S.F.
FRONT SETBACK:	REQUIRED = 10'-0"	IMPERVIOUS AREA:	COVERED SQ.FT.: 196 S.F.
	EXISTING = 6'-10"	REQUIRED: 2,851.5 S.F. (60% MAX.)	REAR BUILDING
	PROPOSED = 6'-10"	EXISTING: 2,356 S.F. (50%)	INTERIOR S.F.: 382 S.F.
SIDE SETBACK:	REQUIRED = 5'-0"	PROPOSED: 2,796 S.F. (58.8%)	COVERED S.T. 0 S.F.
	EXISTING = 2'-6"	LANDSCAPE AREA:	PROPOSED BUILDINGS:
	PROPOSED = 2'-6"	REQUIRED: 950.5 S.F. (20% MIN.)	MAIN BUILDING
REAR SETBACK:	REQUIRED = 15'-0"	EXISTING: 2,396.6 S.F. (50%)	INTERIOR SQ.FT.: 1,162 S.F.
	EXISTING = 5.5'	PROPOSED: 2,005 S.F. (42.1%)	COVERED SQ.FT.: 520 S.F.
	PROPOSED = 5.5'		REAR BUILDING
			INTERIOR S.F.: 382 S.F.
			COVERED S.T. 0 S.F.
			*FOR BUILDING DATA THE COVERED AREA INCLUDES USABLE COVERED AREA ONLY, NOT UNUSABLE OVERHANG SQUARE FOOTAGE.

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA



**Property Appraiser
Information**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1027146 Parcel ID: 00026350-000000

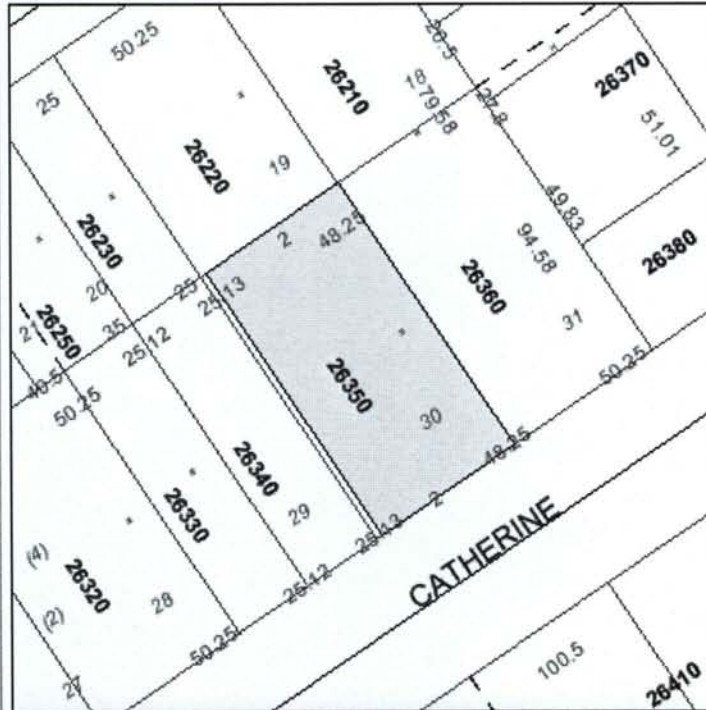
Ownership Details

Mailing Address:
HAMILTON JAMES
319 CATHERINE ST
KEY WEST, FL 33040-7504

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 321 CATHERINE ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PT LOT 30 SQR 2 TR 10 PB1-25-40 TT-290 OR459-690 OR633-432/438TRUST OR635-428/431 OR1102-1928AMEND/TRUST OR1287-215M/T OR1289-2363M/TC OR2451-2392/93

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	95	4,564.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1058
Year Built: 1921

Building 1 Details

Building Type R1
Effective Age 23
Year Built 1921
Functional Obs 0

Condition G
Perimeter 144
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 30
Grnd Floor Area 1,058

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

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

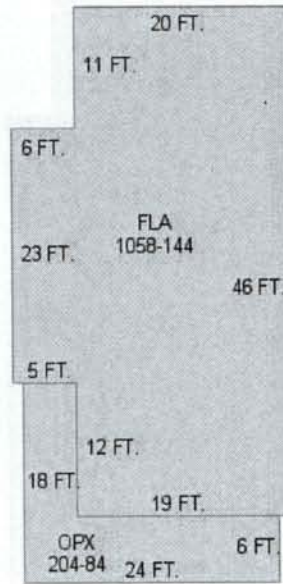
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
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	12:ABOVE AVERAGE WOOD	1	1920	N N	0.00	0.00	1,058
2	OPX		1	1920	N N	0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	345 SF	0	0	1975	1976	1	50
2	FN2:FENCES	300 SF	100	3	1984	1985	4	30
3	FN2:FENCES	204 SF	51	4	2000	2001	2	30

Appraiser Notes

PORTION OF PARCEL HAS BEEN SOLD PER OR2432-1962/63, THE SIZE OF THIS PROPERTY HAS BEEN DECREASED BY 189 SQ FT AND THE PORTION WHICH IS NO LONGER PART OF THIS PARCEL IS NOW BEING ASSESSED UNDER RE 000026350-000100 AK 9096520. DONE FOR THE 2009 TAX ROLL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942396	07/01/1994	10/01/1994	900		REPAIR 660SF SDJ L.SIDE
	99-1311	04/19/1999	10/25/1999	3,297		VICTORIAN SHINGLE ROOF
	03-1917	05/28/2003	07/23/2003	3,000		REPAINTED
	04/0361	02/10/2004	07/23/2004	1,200		REPAIR PORCH & FLOOR
	04-0556	02/26/2004	07/23/2004	600		REPLACE SEWER LINE

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
2010	93,609	2,675	173,789	270,073	270,073	0	270,073
2009	104,337	2,696	226,959	333,992	333,992	0	333,992
2008	96,187	2,725	369,449	468,361	468,361	0	468,361
2007	131,308	2,746	451,535	585,589	115,111	25,000	90,111
2006	232,912	2,768	404,005	639,685	95,185	25,000	70,185
2005	213,918	2,848	332,710	549,476	109,032	25,000	84,032
2004	179,333	2,922	237,650	419,905	105,856	25,000	80,856
2003	84,845	2,994	114,072	201,911	103,883	25,000	78,883
2002	102,729	3,161	83,178	189,068	101,449	25,000	76,449
2001	89,032	3,348	76,048	168,428	99,852	25,000	74,852
2000	86,112	3,024	61,789	150,925	96,251	25,000	71,251
1999	69,740	1,639	61,789	133,168	93,721	25,000	68,721
1998	57,060	1,391	61,789	120,240	92,246	25,000	67,246
1997	57,060	1,440	52,283	110,783	90,705	25,000	65,705
1996	34,870	911	52,283	88,064	88,064	25,000	63,064
1995	38,991	1,053	52,283	92,327	88,366	25,000	63,366

1994	32,789	971	52,283	86,043	86,043	25,000	61,043
1993	31,580	722	52,283	84,585	84,585	25,000	59,585
1992	31,580	722	52,283	84,585	84,585	25,000	59,585
1991	31,580	722	52,283	84,585	84,585	25,000	59,585
1990	24,576	722	41,589	66,887	66,887	25,000	41,887
1989	21,671	656	40,401	62,728	62,728	0	62,728
1988	17,776	656	33,271	51,703	51,703	0	51,703
1987	17,554	656	27,805	46,015	46,015	0	46,015
1986	17,652	656	25,666	43,974	43,974	0	43,974
1985	17,106	656	15,275	33,037	33,037	0	33,037
1984	15,938	656	15,275	31,869	31,869	0	31,869
1983	15,938	656	15,275	31,869	31,869	0	31,869
1982	16,265	656	11,327	28,248	28,248	0	28,248

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
1/29/2010	2451 / 2392	250,000	WD	30

This page has been visited 2,424 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., February 22, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLISH BACK ADDITION AND REPLACE WITH NEW
ADDITION, NEW DECK AND POOL**

#321 CATHERINE STREET - APPLICATION NO. (H11-01-245)

Applicant: William P. Horn Architect

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 809-3973 or visit our website at www.keywestcity.com .