



---

**Historic Architectural Review Commission  
Staff Report for Item 14**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** January 23, 2020

**Applicant:** Anthony Chapman

**Application Number:** H2020-0002

**Address:** #323 Angela Street

---

**Description of Work**

Demolition of shed roof and bedroom addition of existing historic structure. Removal of deck.

**Site Facts**

The house under review is a contributing resource to the historic district and was build circa 1920. The one-story frame vernacular house has a unique wide configuration with a side gable roof. The one-story shed structure is an addition build between 1948 and 1962 and has substandard interior height. The house has metal jalousie windows, probably installed in the 1950's, as well as decorative metal poles supporting the existing front porch. Those architectural elements are not original to the house.

**Ordinance Cited on Review**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the rear attached portion.

**Staff Analysis**

The Certificate of Appropriateness proposes the demolition of a shed roof that covers the rear addition. Although the rear portion of the house in not original it was build more than 50 years ago. The interior headroom space between the ceilings and finished floor is substandard and the new design contemplates keeping the exterior walls while creating a

new roofline to add height to the interior space. The plan also proposes the demolition of a rear deck, which is not historic.

It is staff's opinion that the request for this demolition of the historic rear shed roof should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state 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).*

The rear roof is structurally sound but the interior height is substandard to current code.

The following is the criteria of section 102-125:

*1 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;*

Staff opines that the rear-shed roof has no distinctive characteristics of a type or method of construction and is not a significant portion of the historic house. The structure is sub-standard, as the ceilings under the existing beams are too low for habitation.

*2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever occurred in the site that have contributed to local, state, or national history.

*3 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;*

The portion of the house in question has no significant value as part of a development, heritage, or cultural record of the city.

*4 Is not the site of a historic event with a significant effect upon society;*

The site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portion of the house in question is not an example of any social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portion of the house in question is not an example of a distinctive architectural style.

- 7 *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;*

The portion of the house in question is not part of a park, square or distinctive area in the city.

- 8 *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; and*

The portion of the house in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portion of the house in question does not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the rear shed roof of the house can be considered by the Commission as they comply with the criteria for demolition stated under the Land Development Regulations. The applicant has included a design that replaces the roof, which is consistent with HARC regulations. If approved this will be the first of two required readings for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

323 ANGELA STREET

NAME ON DEED:

ANTHONY WADE CHATMAN

PHONE NUMBER

404-509-0461

OWNER'S MAILING ADDRESS:

323 ANGELA STREET  
KEY WEST, FL 33040

EMAIL

TONY@EMULLION.COM

APPLICANT NAME:

ANTHONY CHATMAN

PHONE NUMBER

APPLICANT'S ADDRESS:

EMAIL

APPLICANT'S SIGNATURE:

DATE

1/2/20

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: NEW CONSTRUCTION OF 4 SINGLE STORY ADDITIONS TO EXISTING CONCH STYLE HOUSE. NEW POOL ON SIDE OF HOUSE  
PROPOSED SQFT: 2107  
EXISTING SQFT: 850

MAIN BUILDING:

MAIN BUILDING TO BE RESTORED, NEW HISTORICAL WOOD IMPACT WINDOWS, REMOVAL OF ALUMINUM SIDING AND INSTALL NEW P/T SIDING. NEW 5V CRIMP ROOF, NEW PORCH. CHANGE INTERIOR LAYOUT.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

REMOVAL OF SHED ROOF WITH BEDROOM ADDITION, REMOVE BACK DECK

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

<b>ACCESSORY STRUCTURE(S):</b> <del>NEW AC AIR HANDLERS AND POOL EQUIPMENT</del> <del>PAVING THE DRIVEWAY</del>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b> NEW PAINT. COLOR TBD
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> NEW 7'x20' POOL WITH 5' HIGH WATER FEATURE.
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b> NEW AC AIR HANDLERS AND POOL EQUIPMENT	<b>OTHER:</b>

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS: House is listed as contributing.				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

323 ANGELA STREET


PROPERTY OWNER'S NAME:

ANTHONY CHATMAN

APPLICANT NAME:

ANTHONY CHATMAN

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE 	1/2/20	DATE AND PRINT NAME
--	--------	---------------------

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVAL OF SHED ROOF AND BEDROOM ADDITION OF EXISTING STRUCTURE. REMOVAL OF DECK.

## \* CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

ADDITION EMBODIES NO DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, OR HISTORIC SIGNIFICANCE

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

NO

(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.

NO

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

NO

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

NO

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

NO

(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.

NO

(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.



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.

NO

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

NO



**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

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

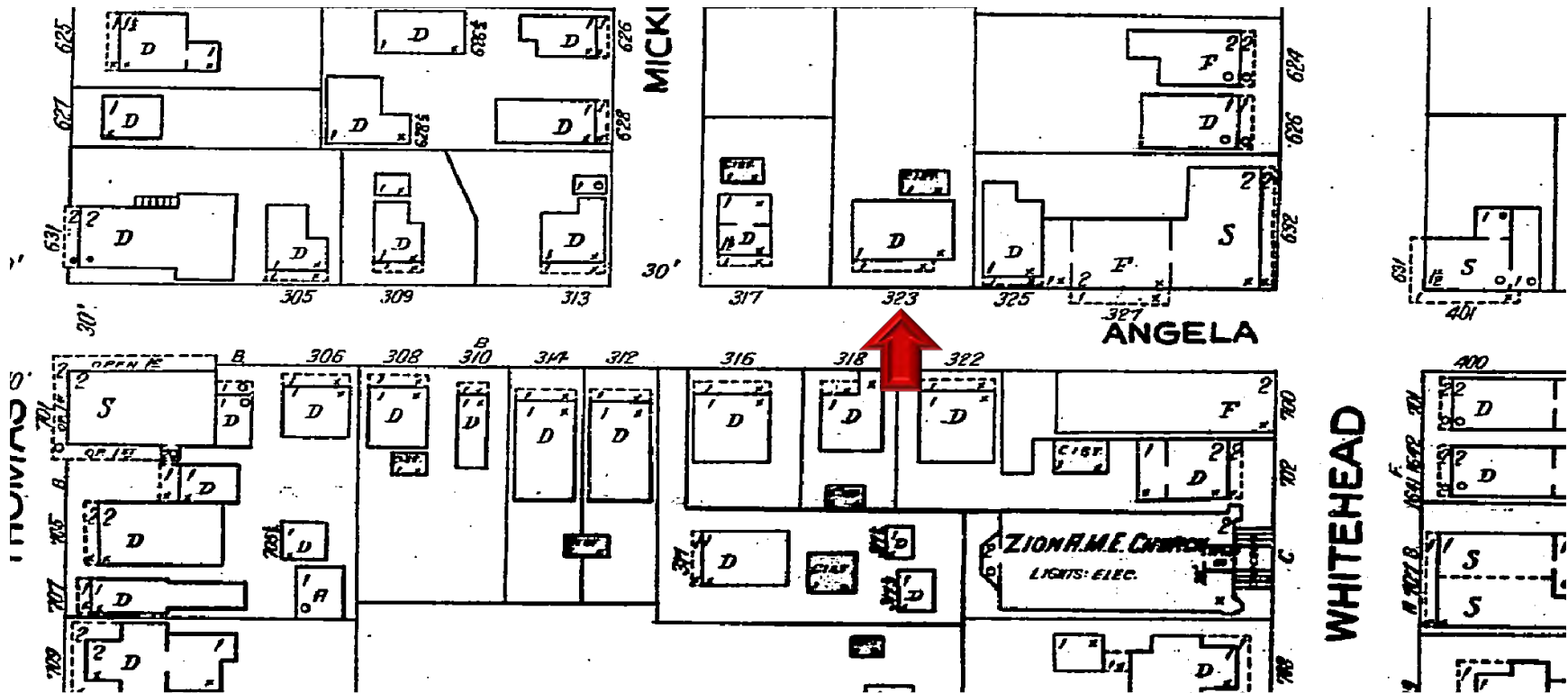
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

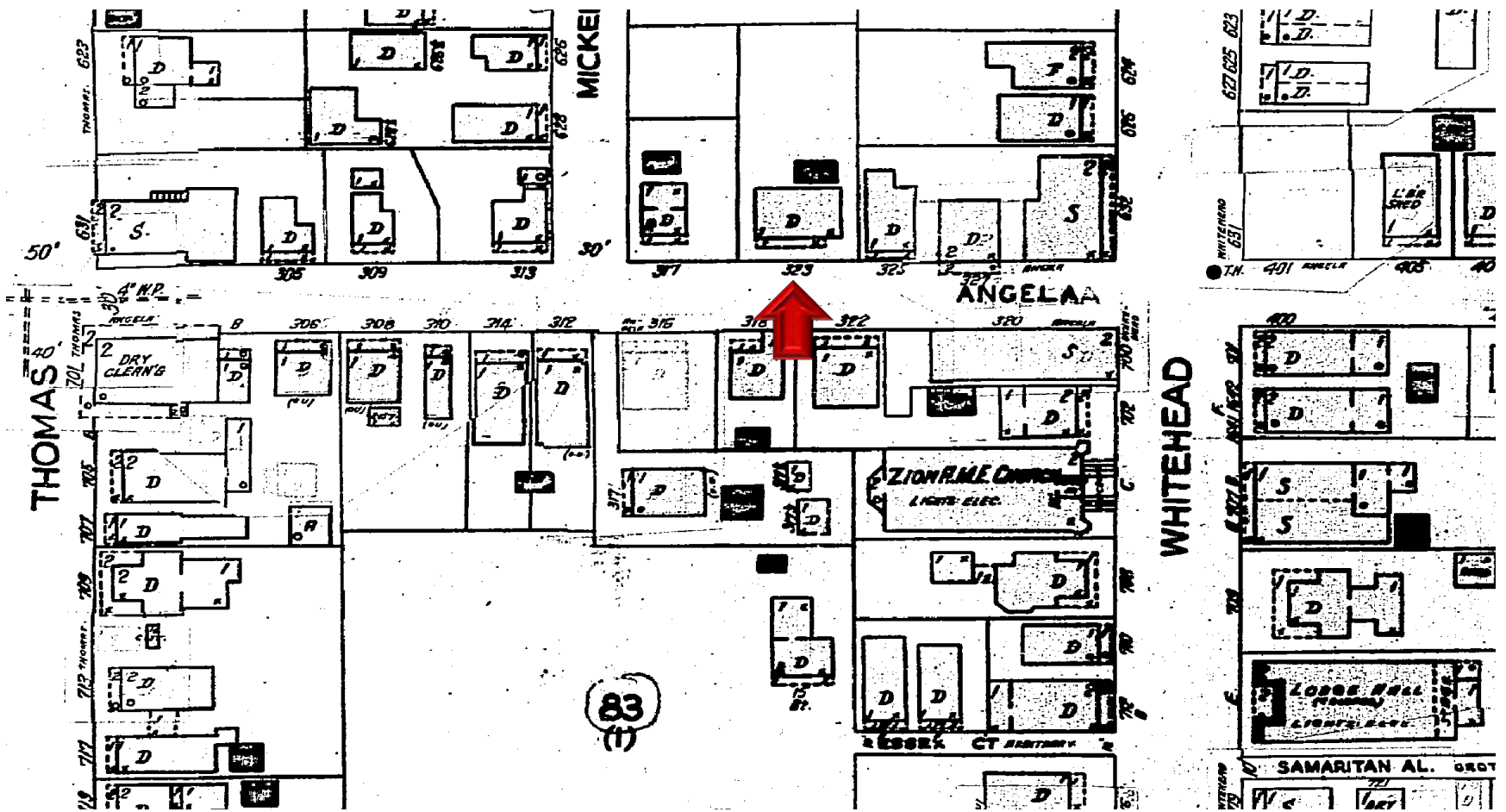
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

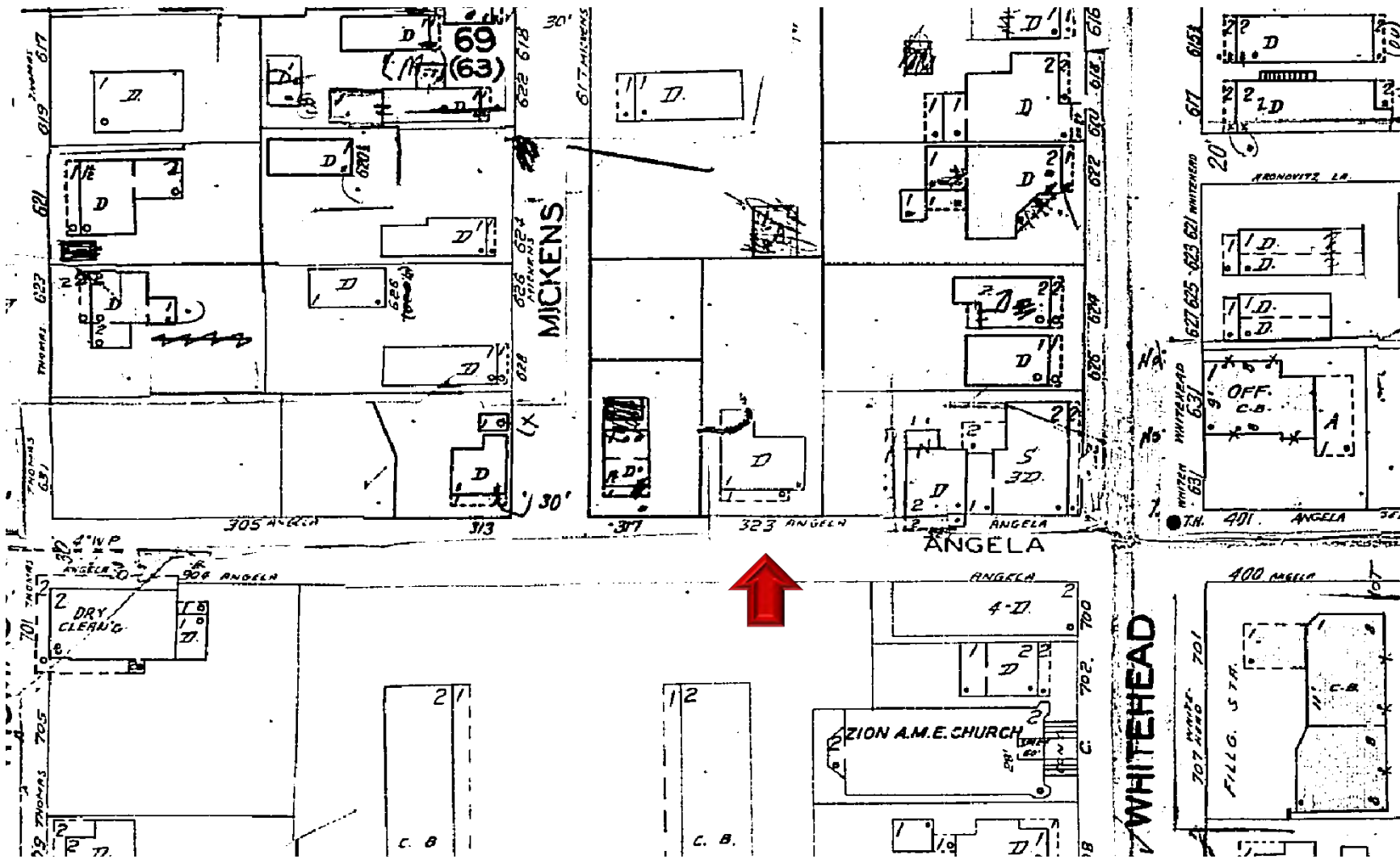
# SANBORN MAPS



Sanborn map 1912



Sanborn map 1948



Sanborn map 1962

# PROJECT PHOTOS

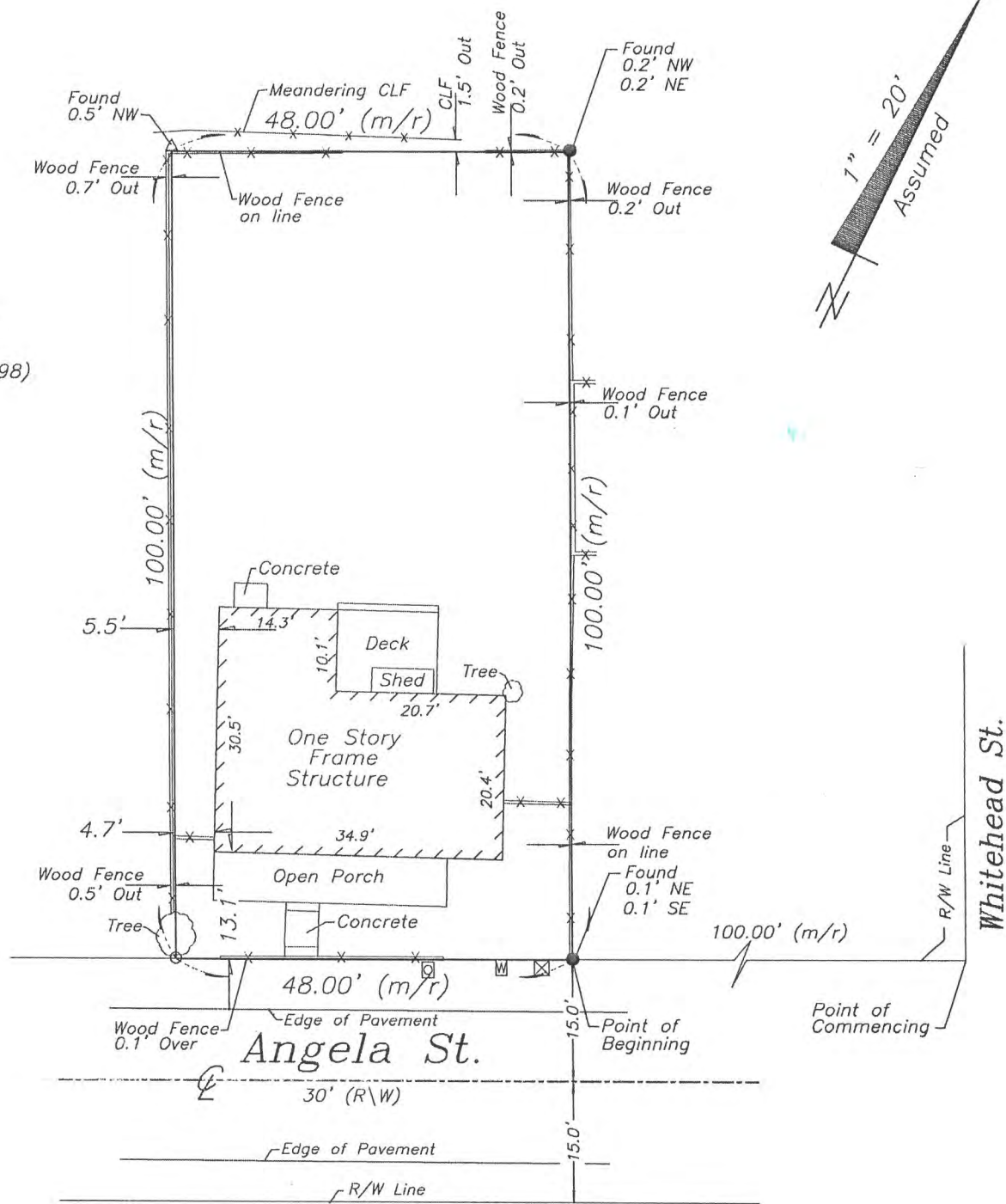


**323 Angela Street circa 1965**

# SURVEY



# Boundary Survey Map of part of Lot 1, Square 63, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊡ Sewer Cleanout
- ⊞ Water Meter

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 323 Angela Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: January 23, 2018
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** In the City of Key West, Monroe County, Florida, and is part of Lot 1, Square 63, according to Whitehead's Map of the Island of Key West, delineated in February A.D. 1829. **COMMENCING** at a point of the Northerly side of Angela Street 100 feet from the corner of Whitehead Street and running thence along Angela Street in a Southwesterly direction 48 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 48 feet; thence at right angles in a Southeasterly direction 100 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Anthony Wade Chatman;  
Quicken Loan;  
The Closing Department, Inc.;  
Westcor Land Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
January 25, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



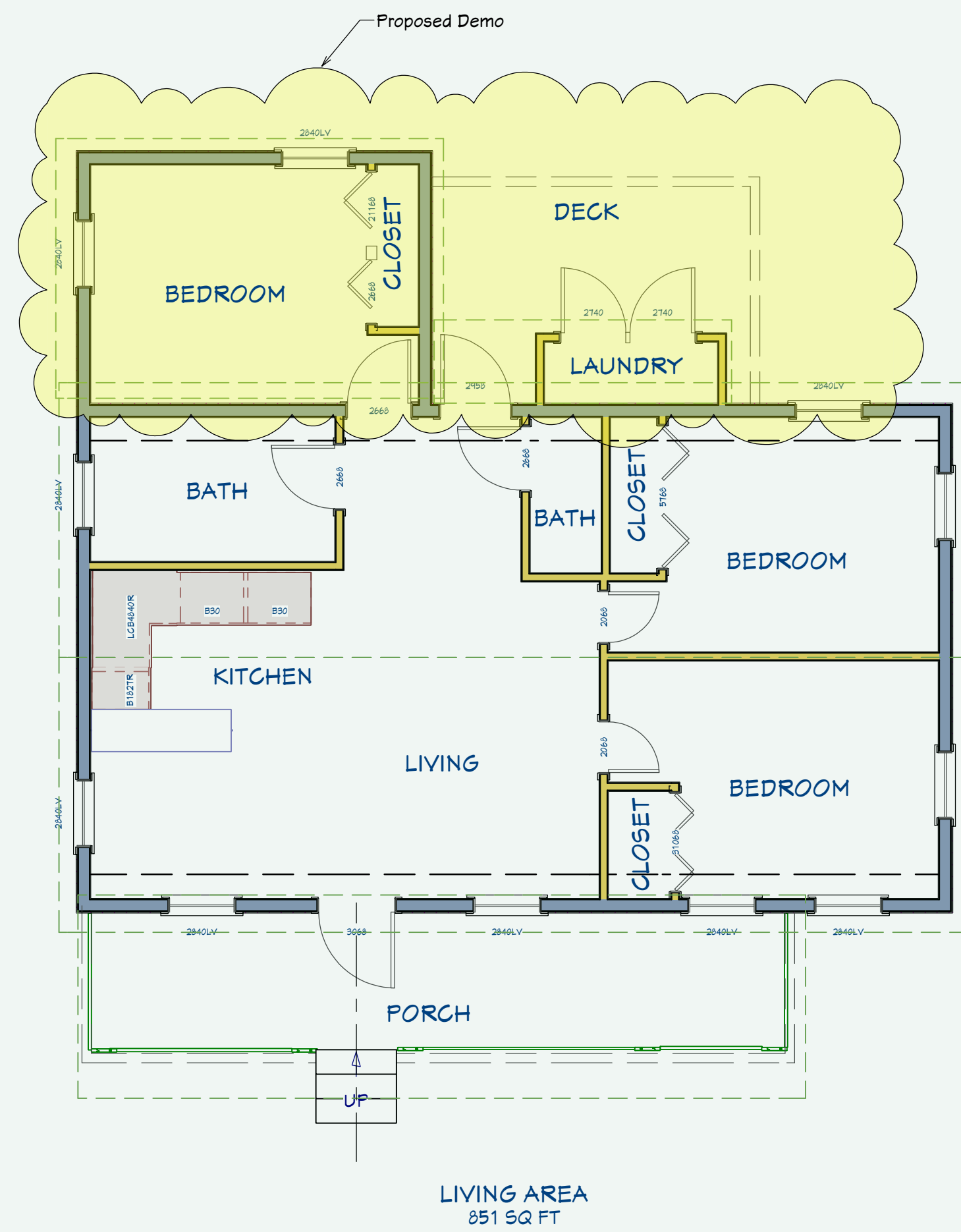
Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN



Proposed Demo Area



EXISTING HOUSE

### Site Data

Building Type S.F.R.-R1 / R1  
 Existing Finished Sq Ft 840  
 Proposed Finished Sq Ft 2107  
 Stories 1  
 Bedrooms 3  
 Zone HRO  
 Flood Zone X  
 Lot Area 4800 S.F.

	Required	Existing	Proposed
Building Area (Including Deck 30"+ Above Grade):		840 S.F (17.5%)	2107 S.F (44%)
Impervious Surface Ratio:			
Building:		840 S.F	2107 S.F
Pool:			147 S.F
Total Impervious:	2880 S.F (60%)	840 (17.5%)	2254 (47%)
Open Space Ratio:			
Impervious:		840 S.F	2254 S.F
Wood Deck Below 30":			223 S.F
Total Non-Open Space:		840 S.F	2477 S.F
Open Space:	3960 S.F (17.5%)	2323 S.F (48%)	
Setbacks (Primary Structure)			
Left Setback	5'	5' 5"	5' 5"
Right Setback	5'	7' 4"	5'
Rear Setback	10'	56' 5"	10'
Height:			
Primary Structure:	30'	17'	17'

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
D01	1	1	121"	80"	EXT. QUAD SLIDER-GLASS	1 3/8"
D02	1	1	23"	80"	HINGED-DOOR F04	1 3/8"
D03	1	1	26"	80"	POCKET-DOOR F04	1 3/8"
D04	1	1	26"	80"	HINGED-DOOR F04	1 3/8"
D05	1	1	22"	80"	HINGED-DOOR F04	1 3/8"
D07	1	1	30"	80"	HINGED-DOOR F04	1 3/8"
D09	2	1	30"	80"	2 DR. BIFOLD-LOUVERED	1 3/8"
D04	5	1	30"	80"	POCKET-DOOR F04	1 3/8"
D11	1	1	36"	80"	EXT. HINGED-DOOR E08	1 3/4"
D12	1	1	36"	80"	EXT. HINGED-SLAB	1 3/4"
D13	1	1	38"	80"	POCKET-DOOR F04	1 3/8"
D14	1	1	42"	80"	POCKET-DOOR F04	1 3/8"
D15	7	1	42"	80"	4 DR. BIFOLD-LOUVERED	1 3/8"
D16	3	1	60"	80"	EXT. DOUBLE HINGED-GLASS	1 3/4"

WINDOW SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
W01	1	24"	36"
W03	18	32"	48"

#### WINDOW MANUFACTURER NOTES:

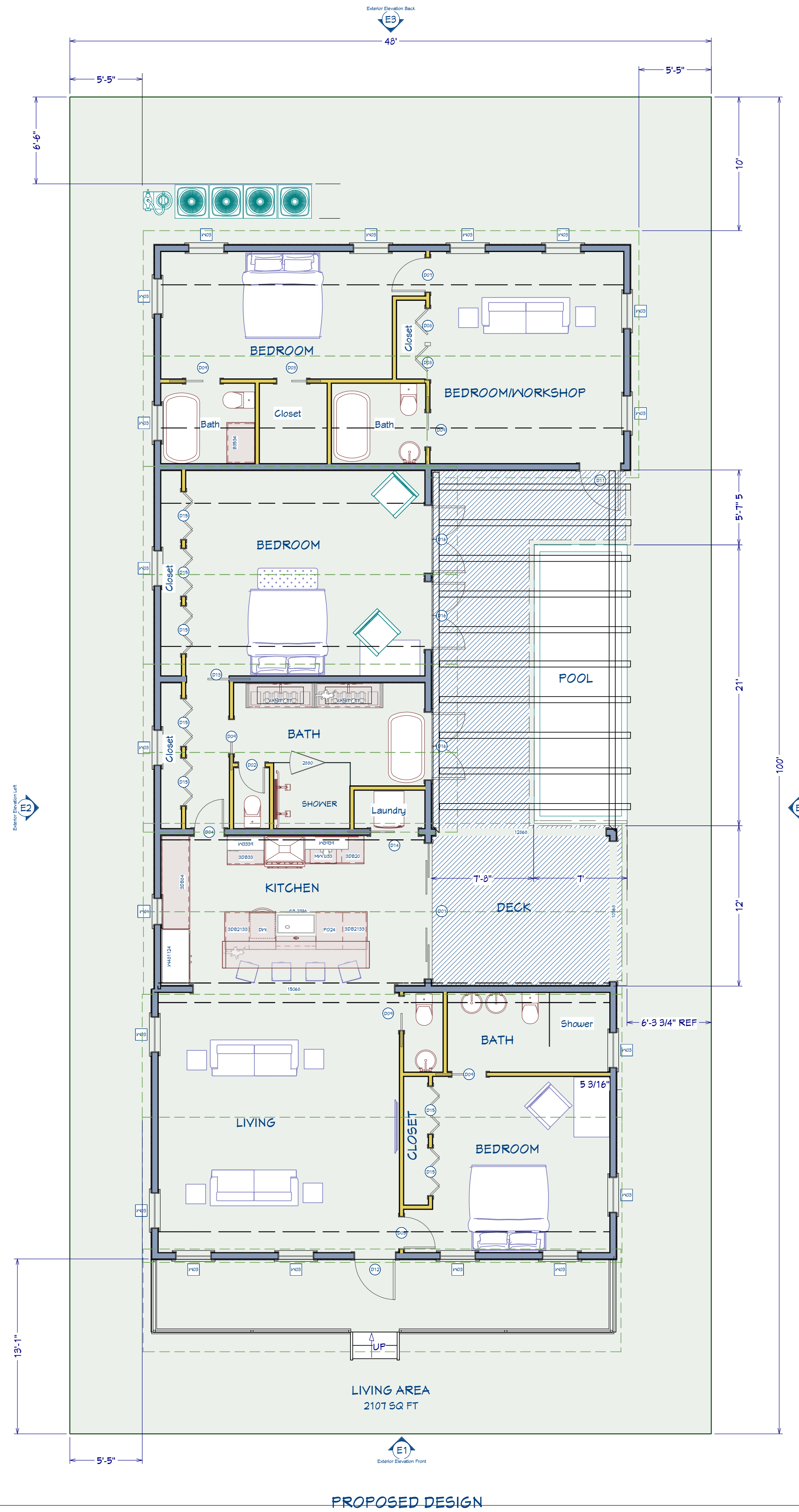
Jeld-Wen Custom Wood series single-hung IMPACT all wood window, 2/1 grid pattern, Auralast Pine-quaranteed for life against termite damage and dry rot, primed exterior and interior, white jamb liner and hardware, Low-E insulated impact glass, 7/8" traditional grid patterns, white screens, with installation clips (+50/-65 DP)

#### EXTERIOR FINISH NOTES:

- EXTERIOR FINISH TO BE PRESSURE TREATED SIDING OVER 1/2 PRESSURE TREATED PLYWOOD. WINDOW & DOOR TRIM PRESSURE TREATED.
- ALL WINDOWS TO BE HISTORIC WOOD IMPACT 2 LITES OVER 1 LITE, WITH ALL WOOD SASHES AND GRIDS. OPERABLE PRESSURE TREATED WOOD SHUTTERS. SEE WINDOW SCHEDULE FOR SIZES.
- ROOFING TO BE 5V CRIMP OVER 30# FELT, 5/8 PRESSURE TREATED PLYWOOD.
- DECKING TO BE IPE OR CORAL STONE.

#### DOOR & WINDOW NOTES:

- ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 180 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PEF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED.
- PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
- ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1.75" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1.375" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
- ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
- WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED WITH TRU DIVIDED LITES OR PATTERNS INDICATED ON THE DRAWINGS.
- WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE CLEAR GLAZING, GASKETS OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
- FASTEN DOORS AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.



PROPOSED DESIGN

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

Project: Chatman Residents  
 323 Angela Street  
 Key West, FL 33040

Sheet Title: Proposed Design of 323 Angela Street

Drawings Provided By: Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

DATE: 1/23/20

SCALE:

SHEET:

P3

# Site Data

Owner	Tony Chatman
Parcel ID	0012840-000000
Building ID	848
Style	One Story Elev Foundation
Building Type	S.F.R.-R1 / R1
Existing Finished Sq Ft	840
Proposed Finished Sq Ft	2107
Stories	1
Bedrooms	3
Zone	HRO
Flood Zone	X
Impervious Surface Ratio	60%
Max Building Coverage	50%
Front Setback	5'
Street Setback	5'
Rear Setback	10'
Max Height	30'



Back



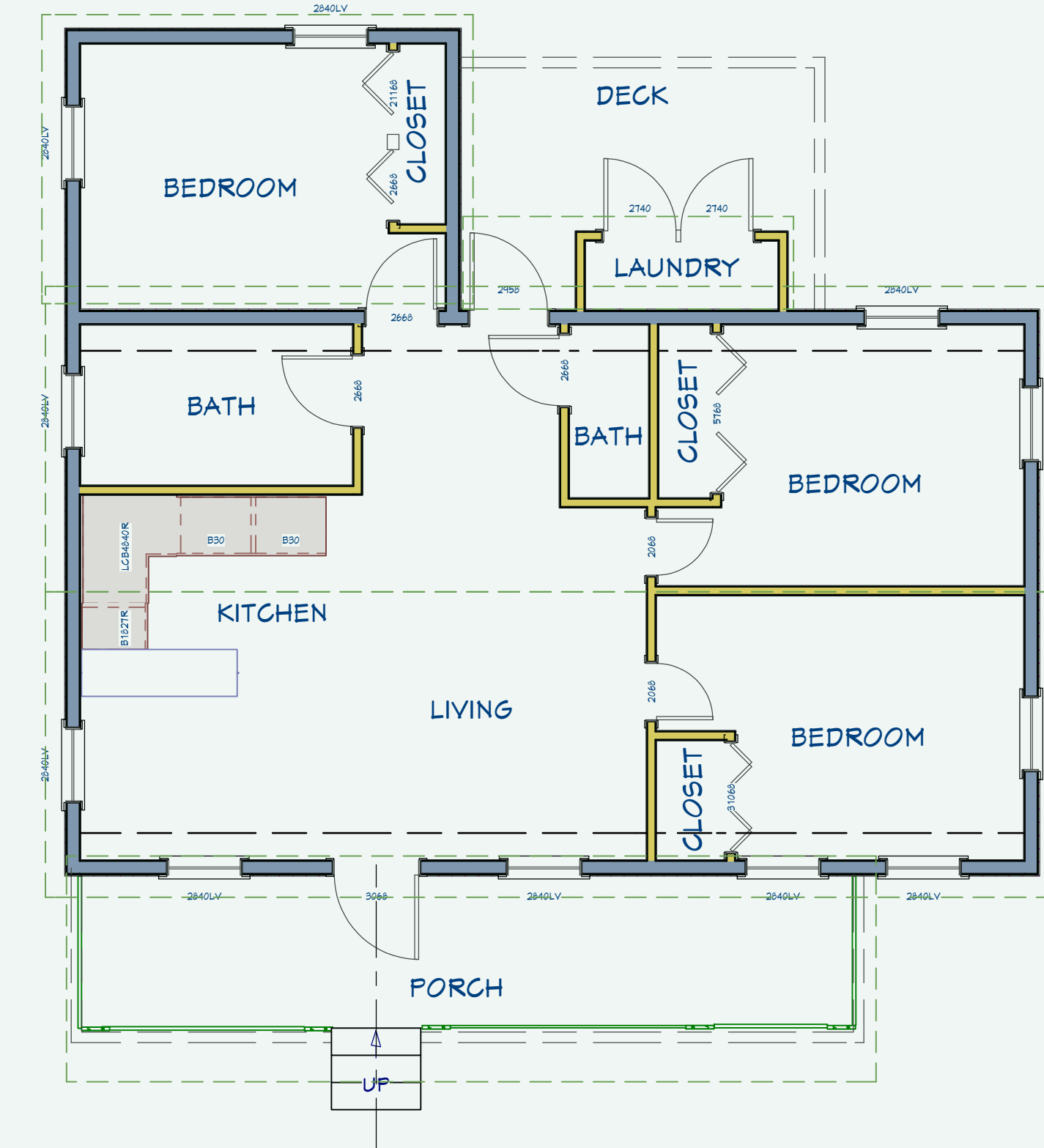
Left Side



Right Side



Front



EXISTING HOUSE

REVISION TABLE	
NUMBER	DATE

Project:  
**Chatman Residents**  
 323 Angela Street  
 Key West, FL 33040

Sheet Title:  
**Proposed Design of 323  
 Angela Street**

DRAWINGS PROVIDED BY:  
 Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

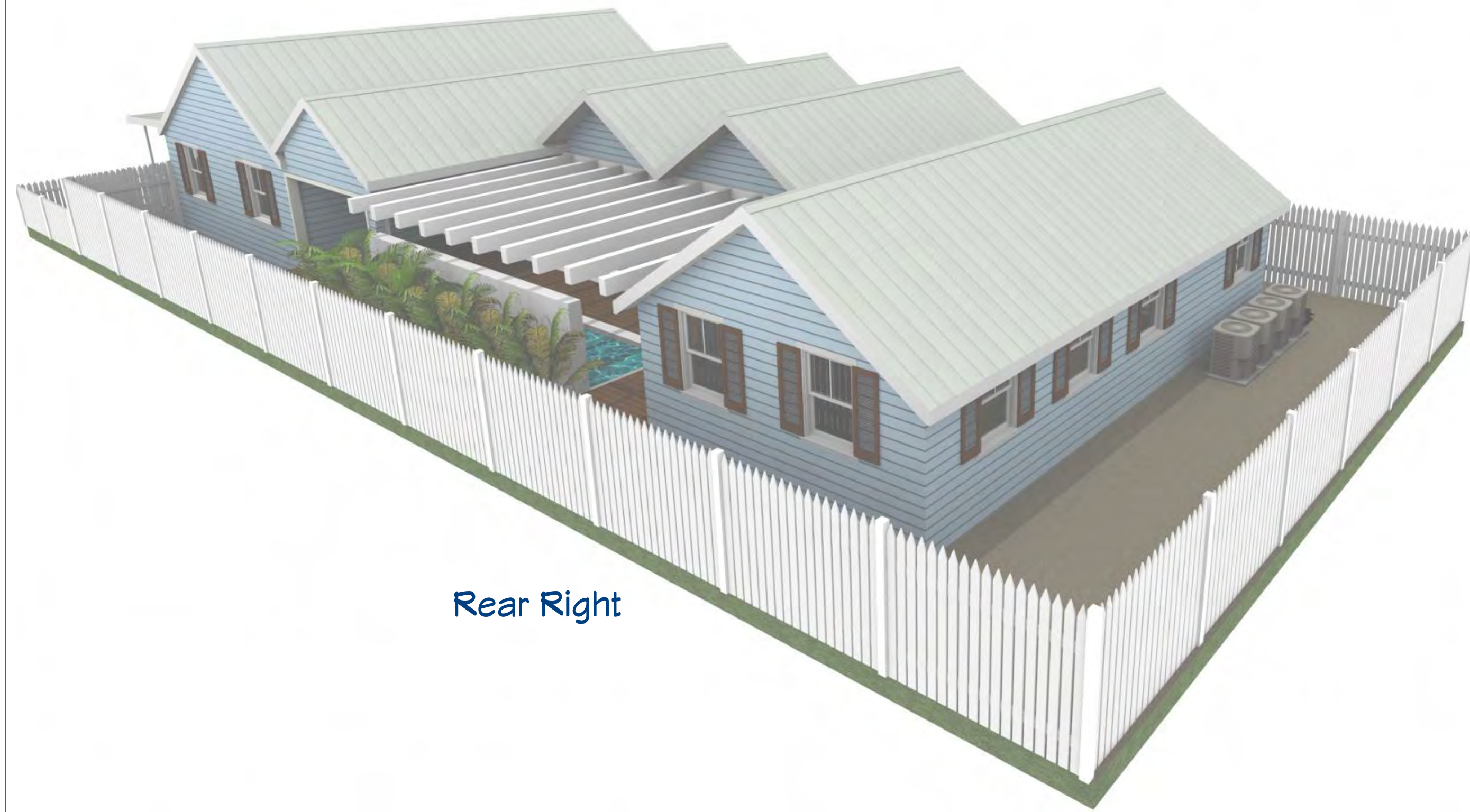
DATE:

1/2/20

SCALE:

SHEET:

**P1**



Rear Right



Front Left



Front Right

## Proposed Design Overview

REVISION TABLE	
NUMBER	DATE

Project: **Chatman Residents**  
 323 Angela Street  
 Key West, FL 33040

Sheet Title: **Proposed Design of 323 Angela Street**

DRAWINGS PROVIDED BY:  
 Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

DATE:

1/2/20

SCALE:

SHEET:

F2



Exterior Elevation Front



Exterior Elevation Back

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Project:  
**Chatman Residents**  
 323 Angela Street  
 Key West, FL 33040

Sheet Title:  
**Proposed Design of 323  
 Angela Street**

DRAWINGS PROVIDED BY:  
 Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

DATE:

1/2/20

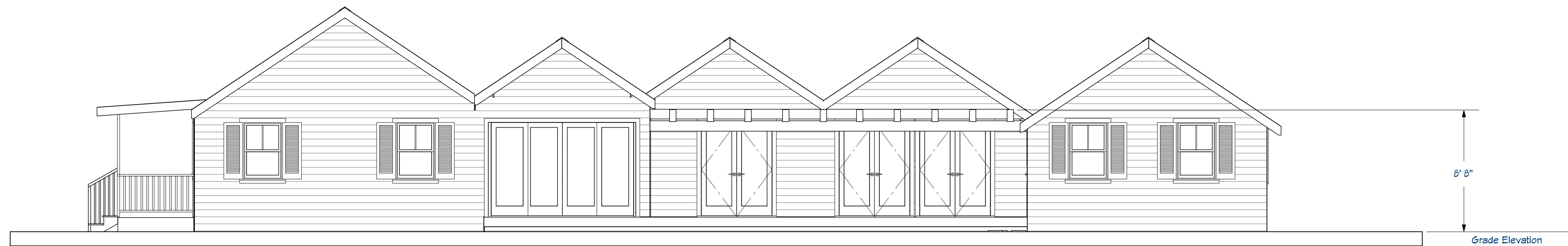
SCALE:

SHEET:

**P4**



Exterior Elevation Left



Exterior Elevation Right

NUMBER	DATE	REVISION BY	DESCRIPTION

Project:  
**Chatman Residents**  
 323 Angela Street  
 Key West, FL 33040

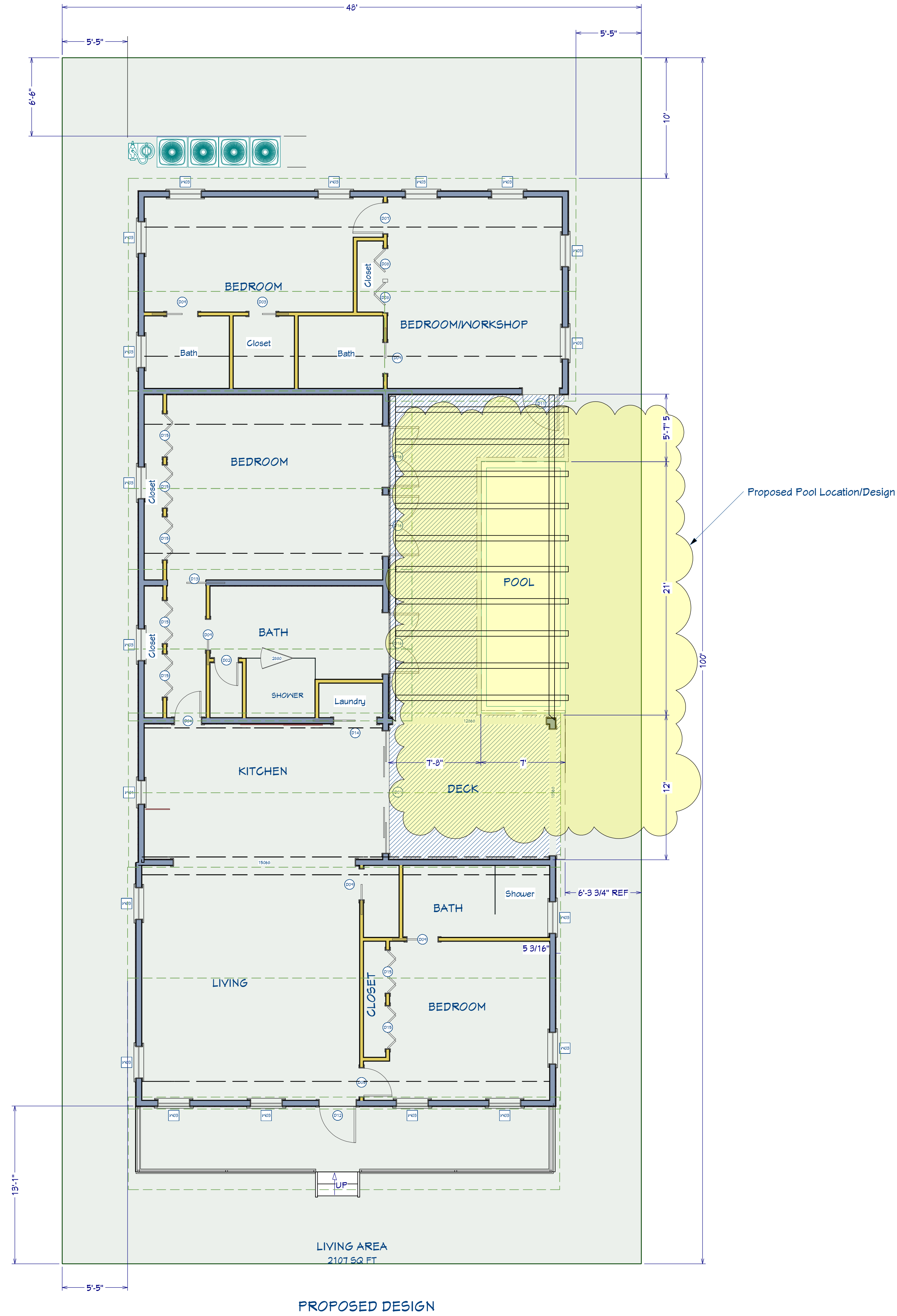
Sheet Title:  
**Proposed Design of 323  
 Angela Street**

DRAWINGS PROVIDED BY:  
 Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

DATE:  
 1/2/20

SCALE:

SHEET:  
**P5**



NUMBER	DATE	REVISION BY	DESCRIPTION

Project:  
**Chatman Residents**  
 323 Angela Street  
 Key West, FL 33040

Sheet Title:  
**Proposed Design of 323  
 Angela Street**

DRAWINGS PROVIDED BY:  
 Tony Chatman  
 323 Angela Street  
 Key West, FL 33040  
 Cell: 404-509-0461  
 Email: tony@emullion.com

DATE:  
 1/2/20

SCALE:

SHEET:

**P6**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HISTORIC STRUCTURE. NEW ONE-STORY ADDITIONS TO REAR OF EXISTING HOUSE. NEW POOL. DEMOLITION OF SHED ROOF AND BEDROOM ADDITION OF EXISTING HISTORIC STRUCTURE. REMOVAL OF DECK.**

**#323 ANGELA STREET**

**Applicant – Anthony Chatman Application #H2020-0002**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



323

323

Public Meeting Notice

**TOW AWAY ZONE**  
24 HRS A DAY 7 DAYS A WEEK  
UNAUTHORIZED VEHICLES & VESSELS WILL BE TOWED AT OWNER'S EXPENSE  
ARNOLD'S TOWING  
305.296.3832  
Minimum Tow \$135  
KAUFFS.COM

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Anthony W. Chatman, 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:  
323 ANGELA STREET on the 21 day of JAN, 2020.

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 29<sup>TH</sup> JAN, 2020.

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 H2020-0002

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

Signed Name of Affiant:

Date: 1/23/20

Address: 323 ANGELA ST.

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 23 day of January, 2020.

By (Print name of Affiant) Anthony W. Chatman who is personally known to me or has produced Florida Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Alyssa Gruebele

Print Name: Alyssa Gruebele

Notary Public - State of Florida (seal)

My Commission Expires: March 14, 2023



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00012840-000000  
 Account# 1013226  
 Property ID 1013226  
 Millage Group 11KW  
 Location 323 ANGELA St, KEY WEST  
 Address  
 Legal KW PT LT 1 SQR 63 G10-203 OR919-1047/48ORD OR1321-1571/72P/R OR2092-1804/05 OR2412-1221/22 OR2475-1377/78 OR2475-1379/80 OR2475-1383/84 OR2545-560/61 OR2731-1862/65 OR2731-1866-69 OR2831-223/24 OR2890-849/50  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Yes  
 Housing



**Owner**

CHATMAN ANTHONY WADE  
 201 William St  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$83,085	\$85,602	\$84,274	\$92,213
+ Market Misc Value	\$10,338	\$10,888	\$4,243	\$4,487
+ Market Land Value	\$529,169	\$529,169	\$529,169	\$416,025
= Just Market Value	\$622,592	\$625,659	\$617,686	\$512,725
= Total Assessed Value	\$622,592	\$625,659	\$617,686	\$512,725
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$622,592	\$625,659	\$617,686	\$512,725

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,824.00	Square Foot	0	0

**Buildings**

Building ID 898	Exterior Walls METAL/ALUM
Style 1 STORY ELEV FOUNDATION	Year Built 1920
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1990
Gross Sq Ft 1288	Foundation WD CONC PADS
Finished Sq Ft 840	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage ASPHALT SHINGL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 130	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 3
Economic Obs 0	Full Bathrooms 1
Depreciation % 35	Half Bathrooms 1
Interior Walls WALL BD/WD WAL	Grade 450
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	280	0	0
FLA	FLOOR LIV AREA	840	840	0
OPF	OP PRCH FIN LL	168	0	0
<b>TOTAL</b>		<b>1,288</b>	<b>840</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2012	2013	1	1290 SF	2
FENCES	2012	2013	0	192 SF	2
WOOD DECK	2012	2013	1	120 SF	2
WALL AIR COND	2012	2013	3	3 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/30/2018	\$689,000	Warranty Deed	2153925	2890	849	02 - Qualified	Improved
12/2/2016	\$150,000	Warranty Deed	2103677	2831	223	30 - Unqualified	Improved
3/27/2015	\$100	Quit Claim Deed		2731	1866	11 - Unqualified	Improved
5/4/2012	\$0	Quit Claim Deed		2731	1862	11 - Unqualified	Improved
11/30/2011	\$67,000	Warranty Deed		2545	560	16 - Unqualified	Improved
7/2/2010	\$65,000	Warranty Deed		2475	1383	16 - Unqualified	Improved
6/18/2010	\$0	Quit Claim Deed		2475	1377	11 - Unqualified	Improved
4/28/2010	\$0	Quit Claim Deed		2475	1379	11 - Unqualified	Improved
4/6/2009	\$0	Quit Claim Deed		2412	1221	11 - Unqualified	Improved

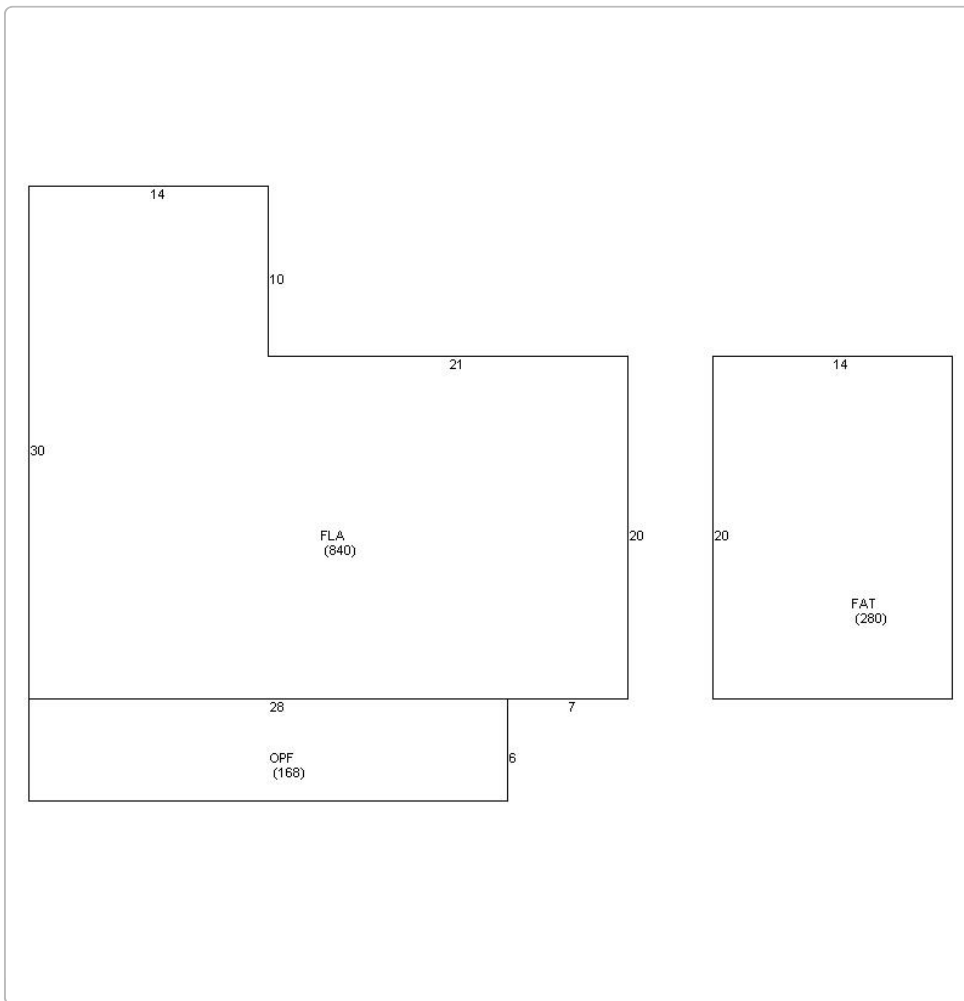
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3339	9/24/2012	12/19/2013	\$5,600	Residential	1500 SQ/FT ROOF OVER 5-CRIMP METAL OVER ASPHALT SHINGLES 1.5 SQ/TPO FREEDOM REAR PORCH FLAT ROOF.
12-0375	2/6/2012	7/31/2012	\$5,000		REMOVE SHEET ROCK WALL AND PAINT EXISTING T&G, REMOVE SHEET ROCK FROM CEILING AND REPLACE. REPLACE 5 INTERIOR DOORS NEW WINDOWS & DOOR CASSING, INSTALL KITCHEN CABINETS, INTERIOR WORK
12-0376	2/6/2012	7/31/2012	\$2,000		REWIRE HOUSE APPROX 730sf
12-0377	2/6/2012	7/31/2012	\$2,000		ADD NEW WATER LINES, REPLACE HEATER, BATH TUB, REPLACE 2 TOILETS, 2 VANITIES
12-0109	1/13/2012	7/31/2012	\$2,000		4' AND 6' OPEN PICKET FENCE

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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

Last Data Upload: 1/24/2020 3:33:47 AM

Developed by



Version 2.3.36