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**Historic Architectural Review Commission  
Staff Report for Item 2**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** April 24, 2018

**Applicant:** William Rowan

**Application Number:** H18-03-0002

**Address:** #1421 Catherine Street

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**Description of Work:**

Raise house one foot. Reconstruction of front porch and stairs. New carport and one-story addition. New accessory structure and pool. Site improvements.

**Site Facts:**

The one-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1912 Sanborn map as the earlier Sanborn maps from the 1800s don't include this area of Key West. The building today has the one-story frame vernacular structure with the rear sawtooth structure. The building has a non-historic small addition on the side of the building and a non-historic carport attached to the structure. The front porch has been altered with a concrete porch floor, brick posts, and an awning added to the front of the house.

This property came before HARC in January for a larger side addition. The Commission postponed it for redesign.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 29, 30, 31, 32, and 33.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 10, 11, 13, and 25.

Guidelines for Outbuildings (Pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

### **Staff Analysis**

This Certificate of Appropriateness proposes a new side addition to a historic house. Rather than before, where the addition was attached directly onto the structure, the addition will be separated and only connected by a hallway with a flat roof. It will be attached to the structure where French doors are already located, leading to less loss of historic fabric. The new addition will be smaller and two feet shorter than the main house.

The proposed design also includes a small office structure in the rear. It will be 10 feet by 14 feet and will be approximately 15 feet tall from natural grade.

The plans also include the construction of a new open carport, which will be on the southwestern side of the lot. The carport will have a one foot setback from the side property line and will be set back behind the house. The carport will have a height of approximately 9 feet, much shorter than the 14-foot-tall carport of the previously approved design.

The project also includes a new pool in the rear, a new accessory structure that will be 14 feet tall, and new perimeter fencing. A new swimming pool (7 feet by 30 feet) will be located in the rear yard. New fill will be added to the property.

**\*There is an error in the plans where the porch roof is depicted to have v-crimp roofing. The porch roof has metal shingles, and the replacement of roofing should be metal shingles instead of v-crimp.**

### **Consistency with Guidelines**

When this property came before the HARC Commission, most of the project complied with the guidelines – the elevation of the structure, the reconstruction of the historic wood front porch, the accessory structure in the rear, and the carport. The issue was the proposed side addition. While staff still believes it would appropriate for the addition to be located in the rear (as is stated by guideline 6 and 23 of additions and alterations), the proposed design is more compliant with the guidelines and will cause less loss of historic fabric. Still it is possible to push the addition even more to the rear so that it obscures less of the contributing structure.

# 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:	1421 CATHERINE STREET	
NAME ON DEED:	BRENDA DONNELLY	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1421 CATHERINE STREET	EMAIL
	KEY WEST, FL. 33040	
APPLICANT NAME:	WILLIAM ROWAN / BRIAN OLSEN	PHONE NUMBER (305) 296-3784
APPLICANT'S ADDRESS:	321 PERCON LN.	EMAIL wlrowan@gmail.com
APPLICANT'S SIGNATURE:		DATE 3/28/2018

**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:	EXISTING STRUCTURE: REBUILD FRONT PORCH TO HISTORIC FEATURES (WOOD) <del>REAR</del> ADD <sup>DETACHED</sup> MASTER BEDROOM SUITE TO REAR SIDE OF EXISTING STRUCTURE CONNECT W/ GLASS BREEZEWAY, ADD ACCESSORY STRUCTURE @ REAR OF PROPERTY APPROX 10' x 14', ADD CARPORT OVER EXISTING DRIVEWAY
MAIN BUILDING:	<del>REAR</del> RESTORE FRONT PORCH TO HISTORIC WOOD PORCH, RECONFIGURE INTERIOR TO MORE USABLE FLOOR PLAN. DETACHED WOOD FRAMED MASTER SUITE APPROX. 22' x 12', ADD COVERED GLASS BREEZEWAY BETWEEN MAIN STRUCTURE AND MASTER SUITE (ALL WOOD CONSTRUCTION W/ 5V METAL ROOF)
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	REMOVE CONCRETE & ALUMINUM FRONT PORCH, REMOVE CARPORT, CONCRETE DRIVEWAY/PADS FOR LANDSCAPE (* MAIN BUILDING CONT. ON SHEET 2 *) REMOVE BATH/STORAGE ON SIDE OF HISTORIC STRUCTURE (NOT HISTORIC)

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

MAIN BUILDING CONT. ADD (2) NEW HISTORIC WOOD WINDOWS, ADD 1 NEW GLASS SLIDER @ REAR OF STRUCTURE	
ACCESSORY STRUCTURE(S): NEW 10' x 14' OFFICE AT REAR OF PROPERTY	
ALL WOOD CONSTRUCTION W/ 5V METAL ROOF, IMPACT DOORS & WINDOWS, DESIGN TO MATCH EXISTING HISTORIC STRUCTURE	
PAVERS: PAVERS @ NEW DRIVEWAY REMOVE EXISTING CONCRETE FOR LANDSCAPE	FENCES: NEW 6' WOOD FENCE @ REAR OF PROPERTY
DECKS: NEW WOOD DECK AROUND POOL AND BETWEEN MASTER SUITE AND EXISTING STRUCTURE	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.): RE-GRADE/P <sup>AV</sup> @ NEW CONSTRUCTION FOR DRAINAGE, SWALE @ REAR	POOLS (INCLUDING EQUIPMENT): 7' x 30' @ REAR OF PROPERTY, POOL EQUIP. @ 5' FROM REAR PROPERTY LINE
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: NEW WOOD FRAMED CARPORT W/ 5V ROOFING APPROX 16' x 10'

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:		
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: 1421 CATHERINE ST.

PROPERTY OWNER'S NAME: BRENDA DONNELLY

APPLICANT NAME: WILLIAM ROWAN

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.**

<u>Brenda Donnelly</u> PROPERTY OWNER'S SIGNATURE	<u>Brenda Donnelly</u> <u>12/29/17</u> DATE AND PRINT NAME
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### DETAILED PROJECT DESCRIPTION OF DEMOLITION

1. REMOVE ENTIRE FRONT PORCH EXCEPT HISTORIC PORTION OF ROOF
2. REMOVE EXISTING GARPORT 1
3. REMOVE SMALL ADDITION (BATH/STO.) 5'x15' ON WEST SIDE OF MAIN STRUCTURE

### 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.

BOTH GARPORT (ATTACHED) AND SMALL ADDITION ARE NOT OF HISTORICAL 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 fo 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.

*NOT*

(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.

<i>NO</i>
(i) Has not yielded, and is not likely to yield, information important in history.
<i>NO</i>

**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.

*N.A.*

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

*N.A.*

(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.

*N.A.*

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

*N.A.*





HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)  
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
 1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
 FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

<i>Application Type</i>	<i>Current Fees</i>	<i>Code</i>
<b>Major Projects Base Fee- Commission review projects</b>		
<b>Plus the Following Schedule if The Project Proposes:</b>	<b>\$400.00</b>	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	<b>\$200.00</b>	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
<b>Mural Projects</b>	\$100.00	HG
<b>Verification Letter for Historic Status</b>	\$400.00	H9
<b>Economic Hardship Application Fee</b>		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
<b>All Fees Will Be Double For All After The Fact Projects</b>	\$_____ x 2	HF

**TOTAL OF APPLICATION FEE: \$ 600**

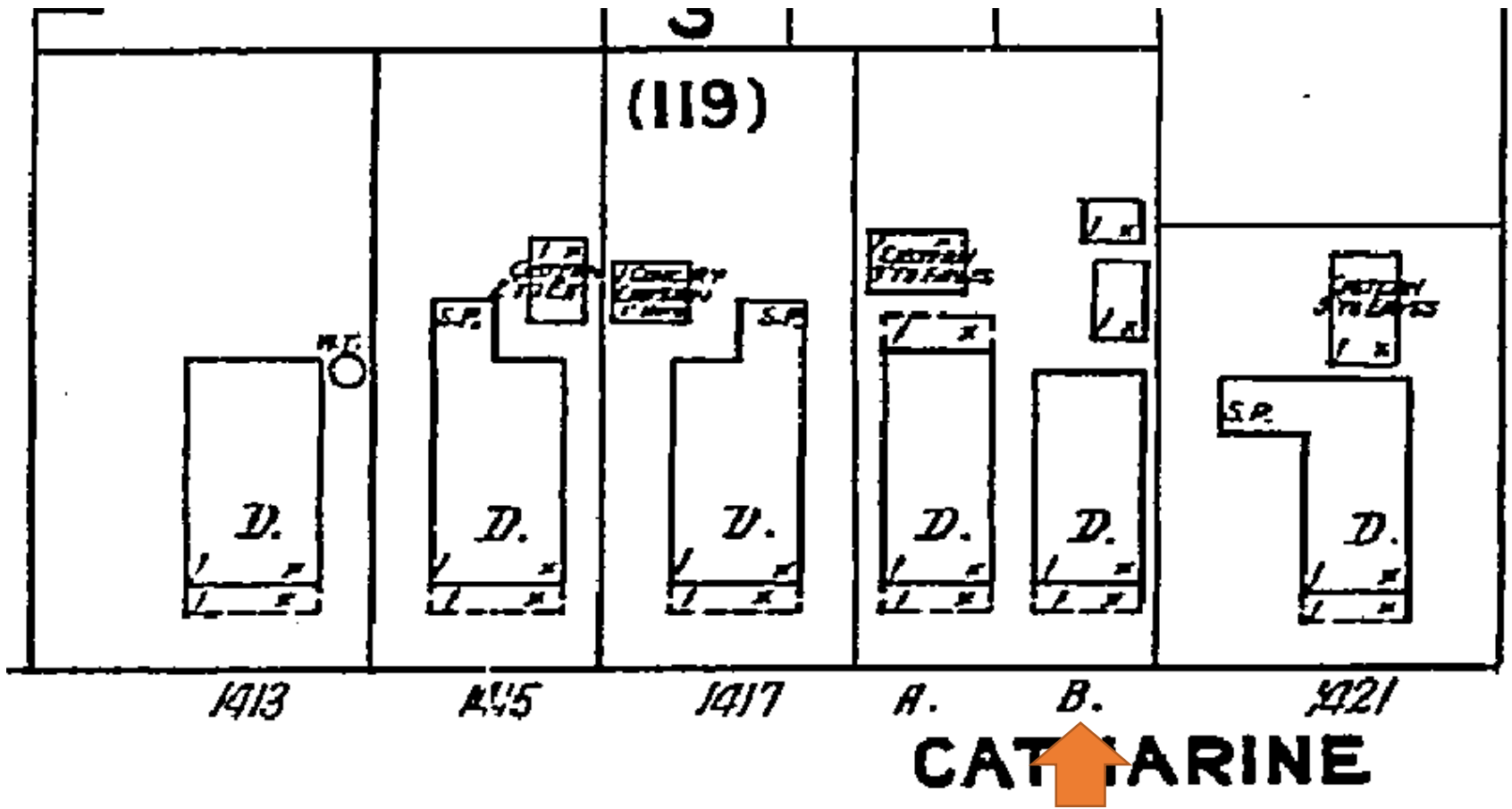
Comments:

1421 Catherine - New side addition,  
new accessory structure, reconstruction of  
front porch

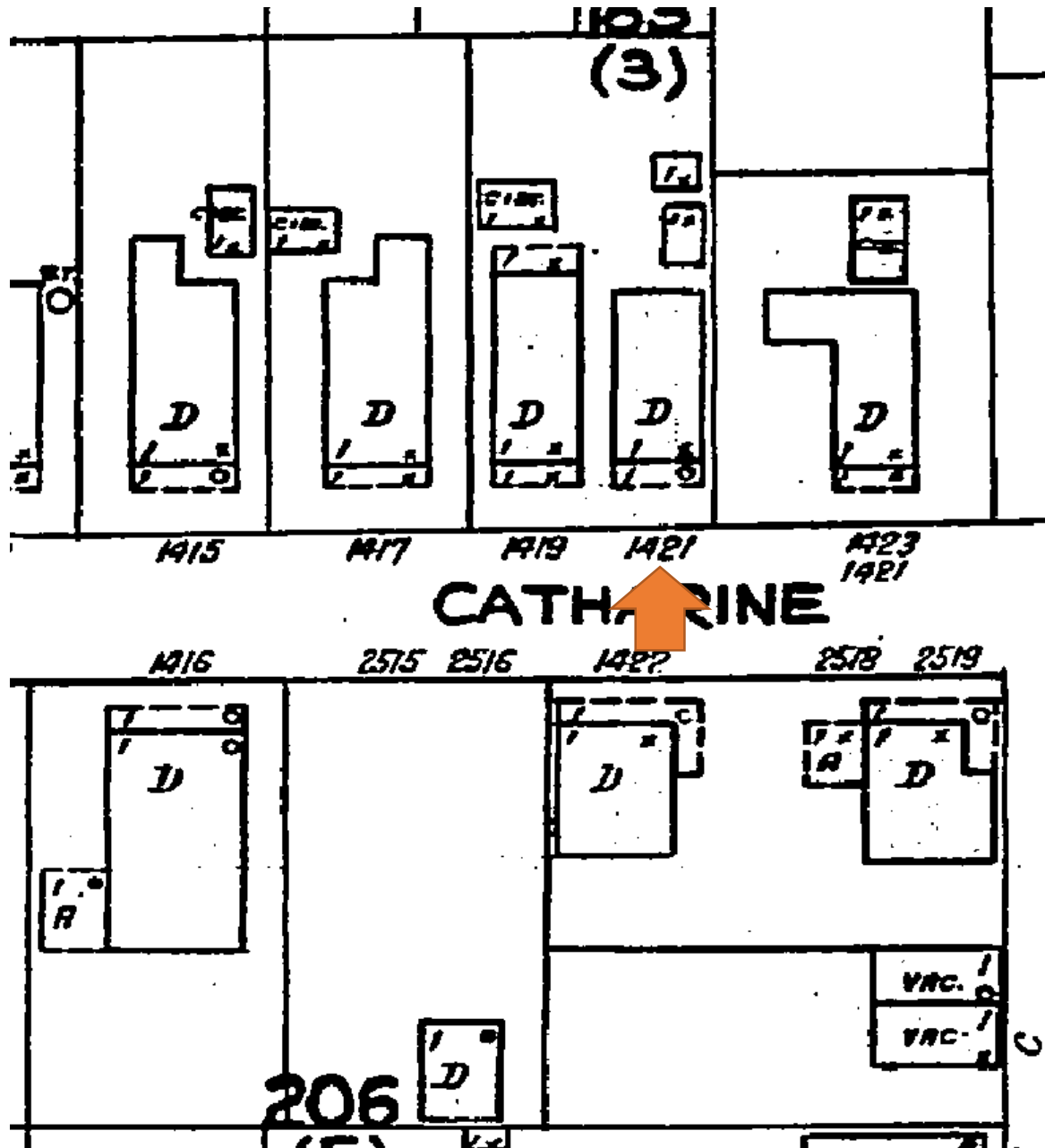
Date of Pre-Application Meeting: 12/4/17

By Staff: Kelly [Signature]

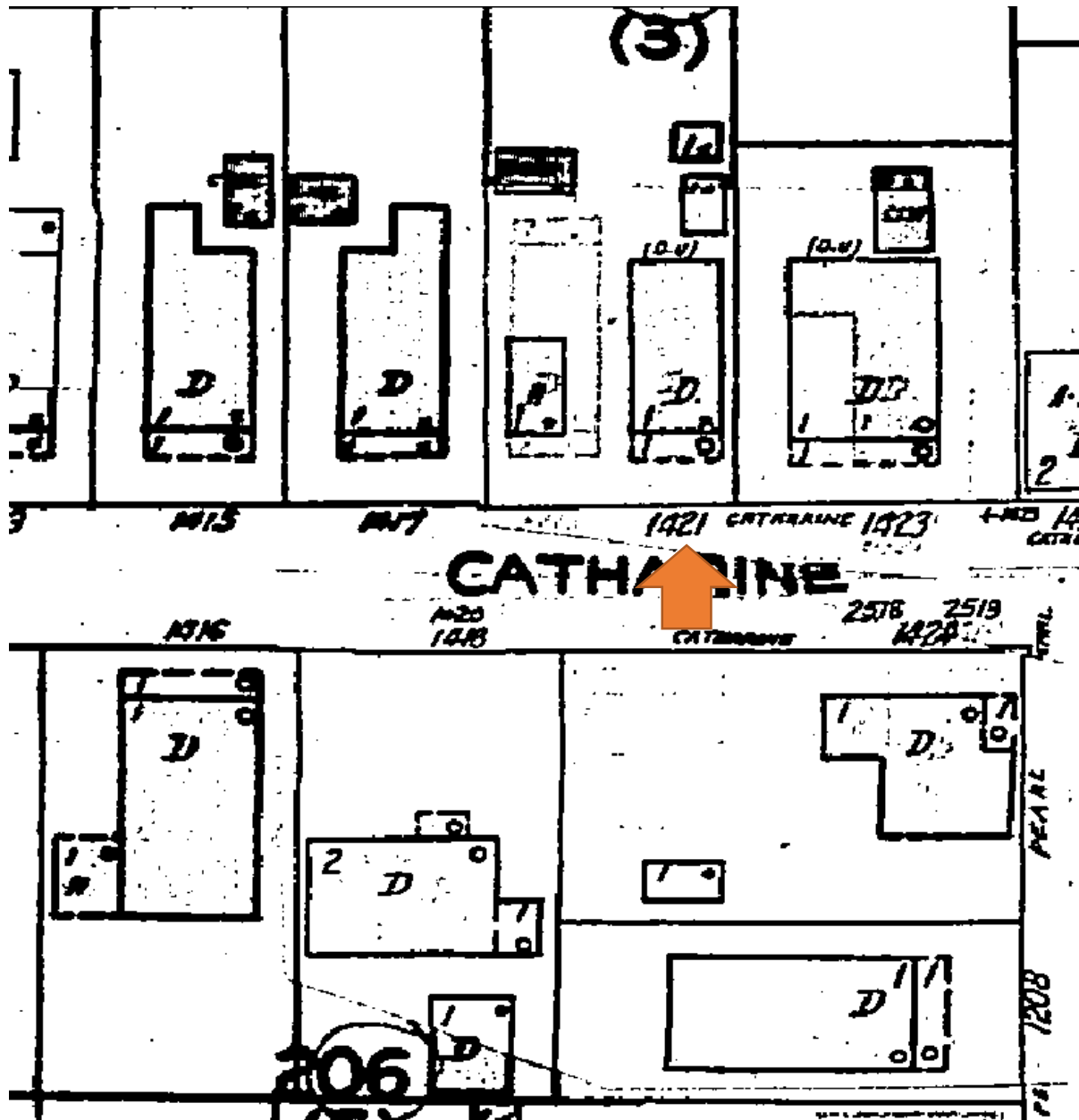
# SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



# PROJECT PHOTOS



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





1421



VIRGINIA  
PIP 13



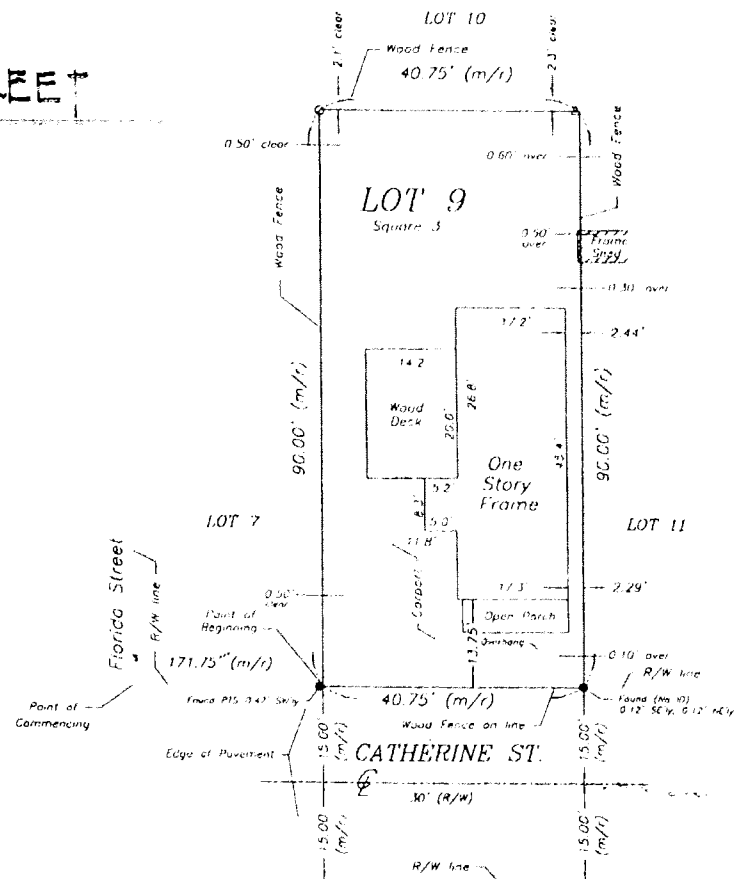
please pick up  
after your  
friends



# REVISED DESIGN

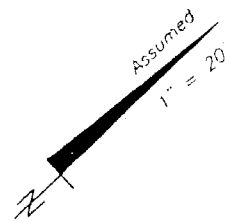


VIEW FROM STREET



**SURVEY**

1" = 20.0"



**SITE DATA**

ZONING	HMDR		
FLOOD	AE G	6.2	7.2
LOT SIZE	3668 SF		
BUILDING COVERAGE	40% - 1470 SF	31.6% - 1162 SF	40% - 1470 SF
IMPERVIOUS RATIO	60% / 2201 SF	33% / 1198 SF	52% / 1930 SF
OPEN SPACE	35% / 1284 SF	60% / 2283 SF	34.5% / 1265 SF
SETBACKS			
FRONT	10'	6.25'	5.75'
SIDE	5'	6.0'	5'
REAR	15'	30.85'	N/A
REAR (ACCESSORY)	5'	0'	5'

STORM DRAINAGE

SUPPORT HARC APPROVAL H16-03-0042

**BUILDING STRUCTURES PROPOSED**

HISTORIC	50' x 10'	500 SF
ARTIST	12' - 22' + 4' x 4'	288 SF
SUPPORT	9' x 16'	144 SF
ACCESSORY	10' x 14'	140 SF
		<u>1472 SF</u>

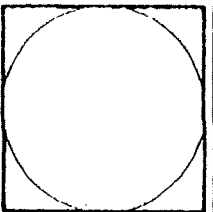
**IMPERVIOUS AREAS**

BURBS.	1472 SF
POOL	210
CONCRETE	144
DRIVEWAY	56
TOTAL	1872 SF < 2201 SF (ALLOWED) 60%

**OPEN SPACE**

IMPERVIOUS AREA	1872 SF
DECK AREA	530 SF
TOTAL	2402 SF - 21% O.C.E. - 1260 SF / 285%

**DONNELLY RESIDENCE**  
 NEW ADDITION & ACCESSORY  
 142 CATHERINE KEY WEST, FL.

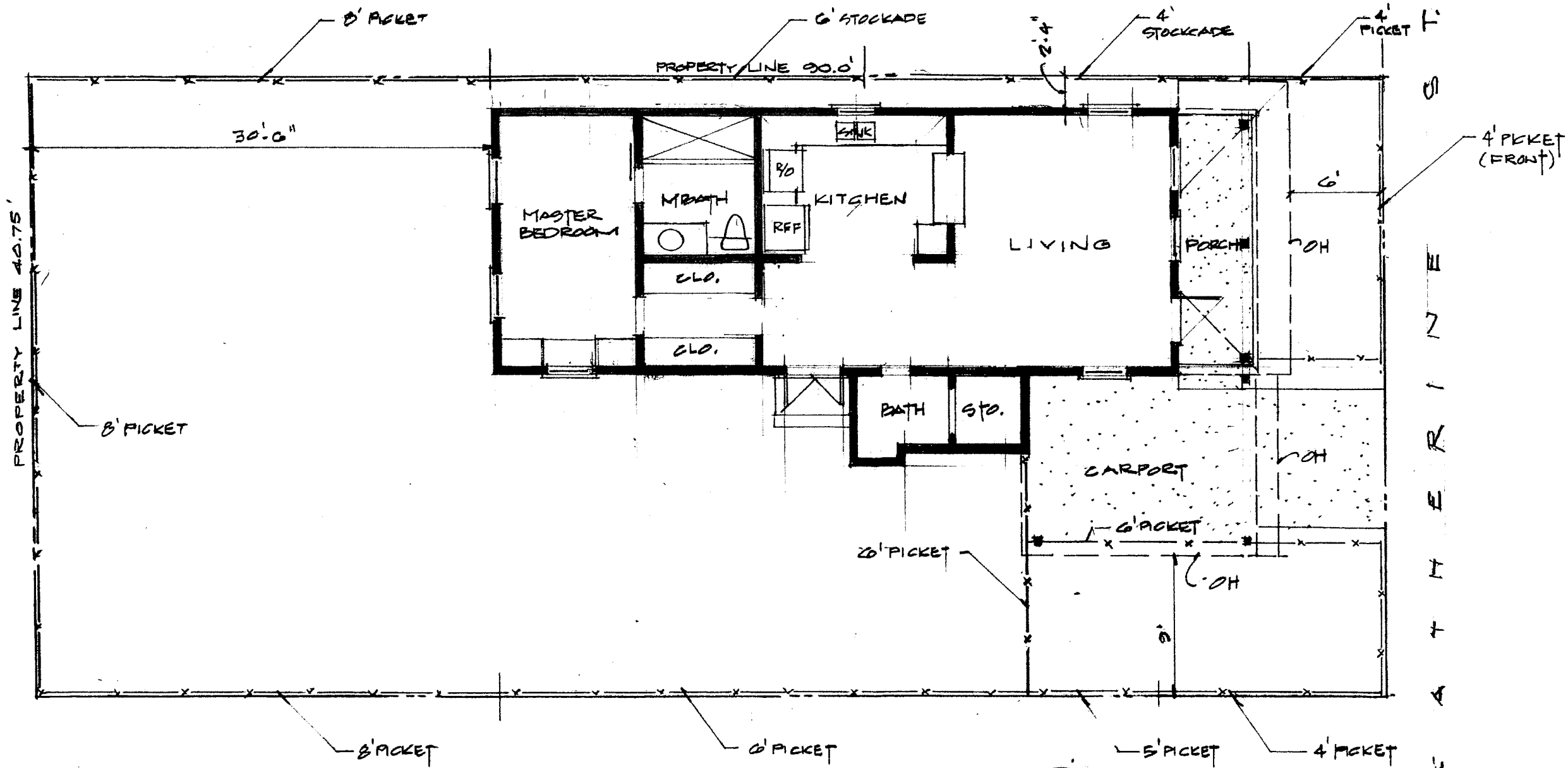


**WILLIAM ROWAN**  
 ARCHITECTURE  
 321 PEACOCK LANE  
 305 394 3784  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE APPROVED

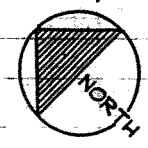
Project No:  
  
Date: 11-25-17

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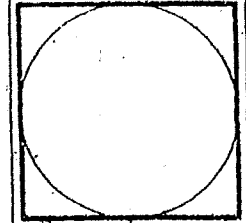
1 OF 6



**SITE PLAN - EXISTING**  
 SCALE 1/8" = 1'-0"

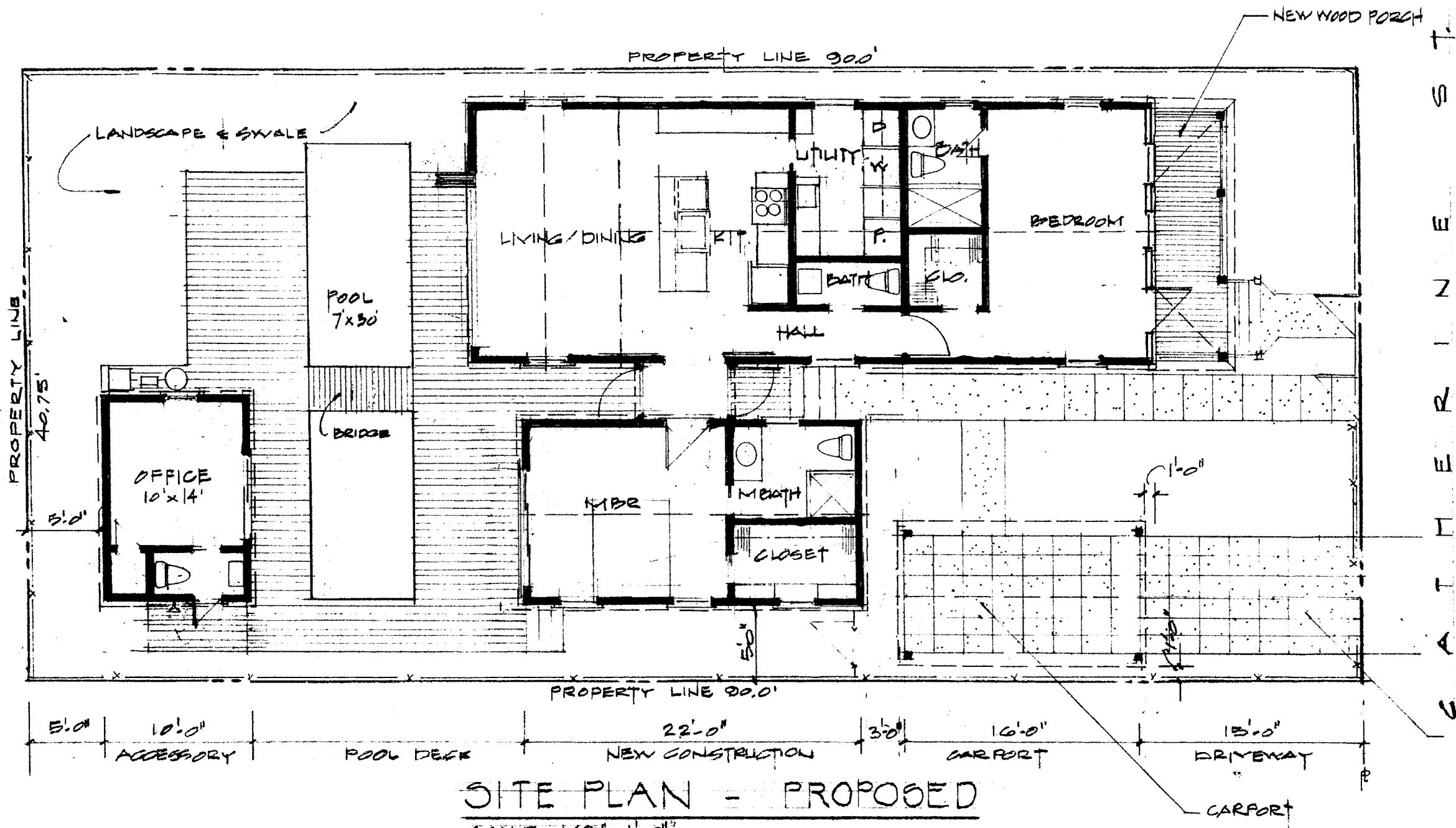


**DONNELLY RESIDENCE**  
 NEW ADDITION & ACCESSORY  
 1421 GATHERINE KEY WEST, FL.



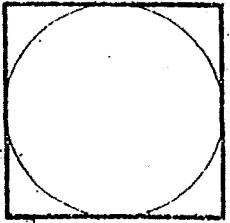
**WILLIAM ROWAN**  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #28192  
 511 PEACOCK LANE  
 345 586 5764

Project No:  
 Date: 11.25.17



**SITE PLAN - PROPOSED**  
 SCALE 1/8" = 1'-0"

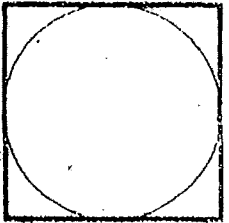
DONNELLY RESIDENCE  
 NEW ADDITION & ACCESSORY  
 421 CATHERINE KEY WEST, FL.



WILLIAM ROWAN  
 ARCHITECTURE  
 571 PEACOCK LANE  
 305 256 5764  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #18720A

Project No:  
 Date:

DONNELLY RESIDENCE  
 NEW ADDITION & ACCESSORY  
 1421 CATHERINE KEY WEST, FL

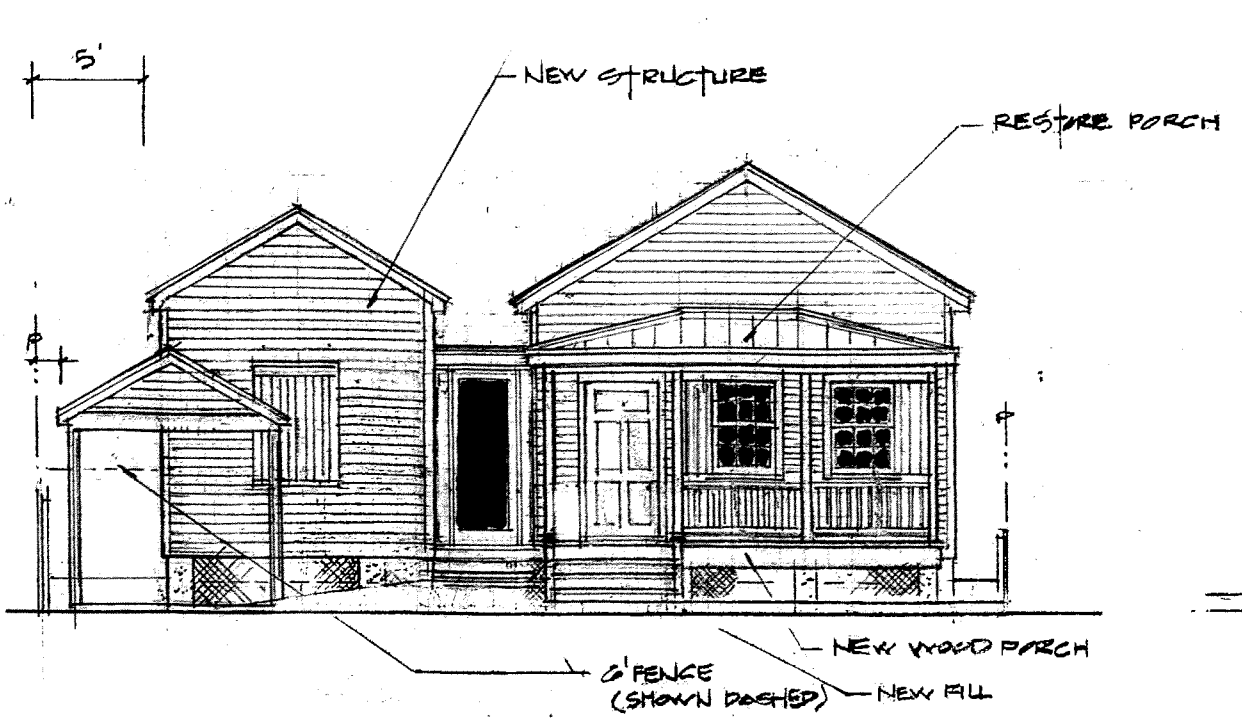


WILLIAM ROWAN  
 ARCHITECTURE  
 371 PEARSON DRIVE  
 305 296 3366  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #19000001

Project No:

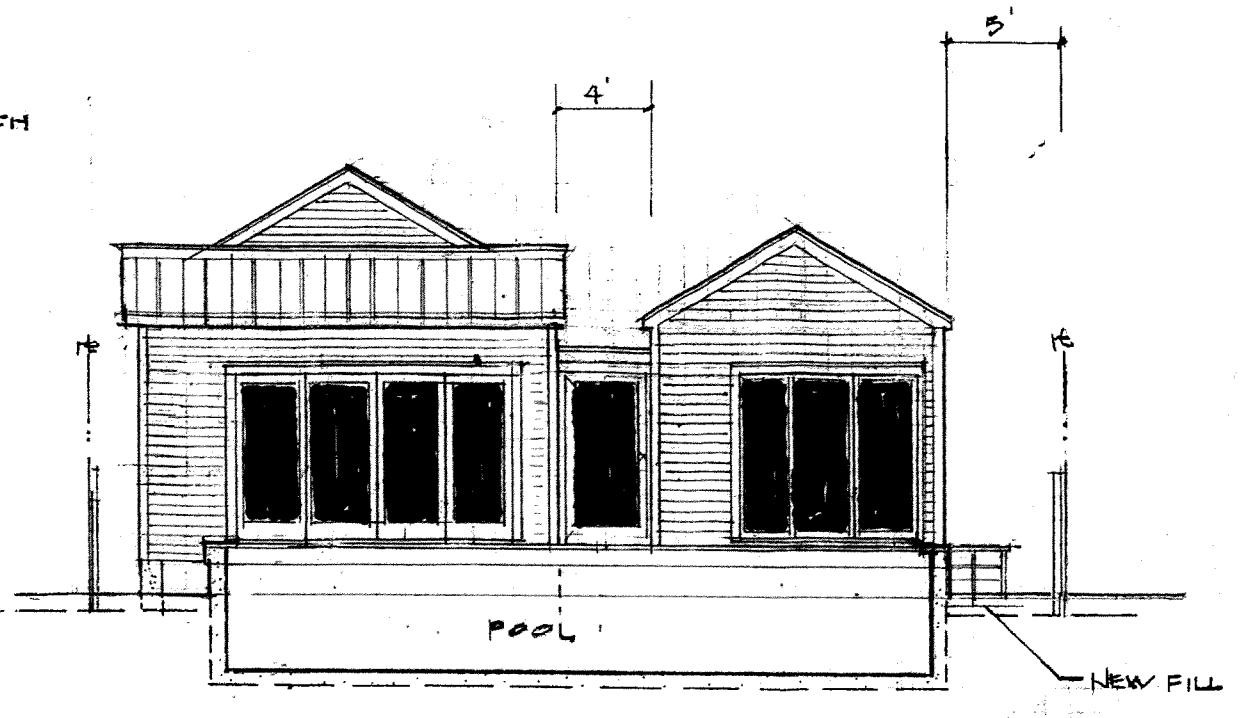
Date: 11.25.17

3  
 4 OF 6

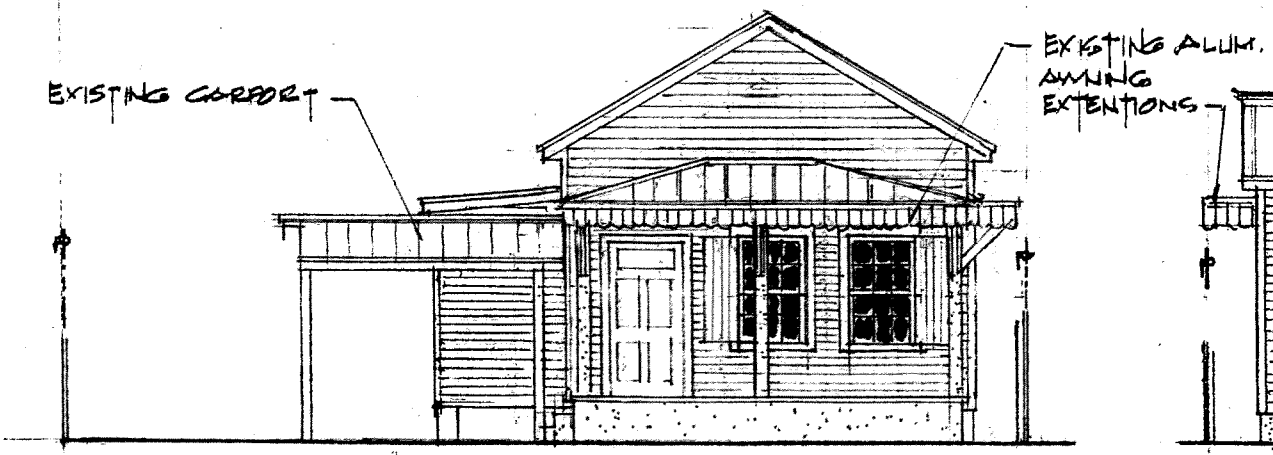


SOUTH ELEVATION

PROPOSED  
 SCALE 1/8" = 1'-0"

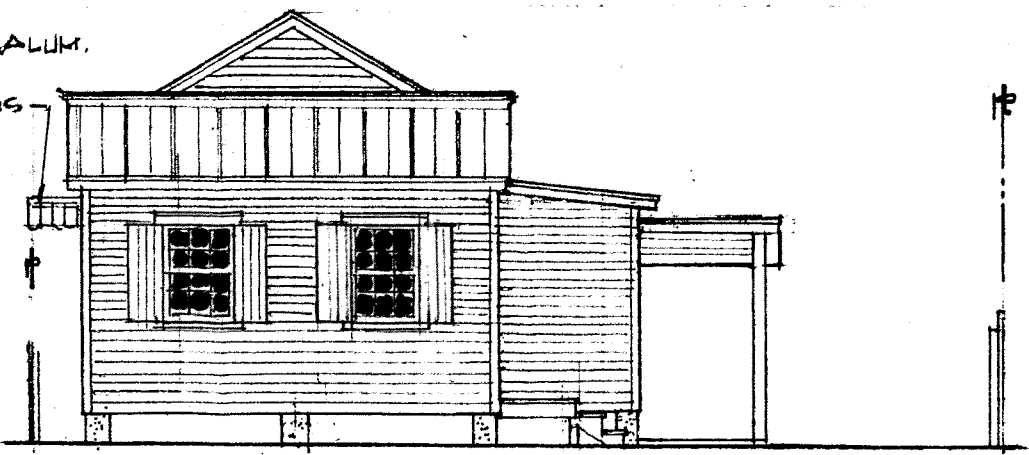


NORTH ELEVATION



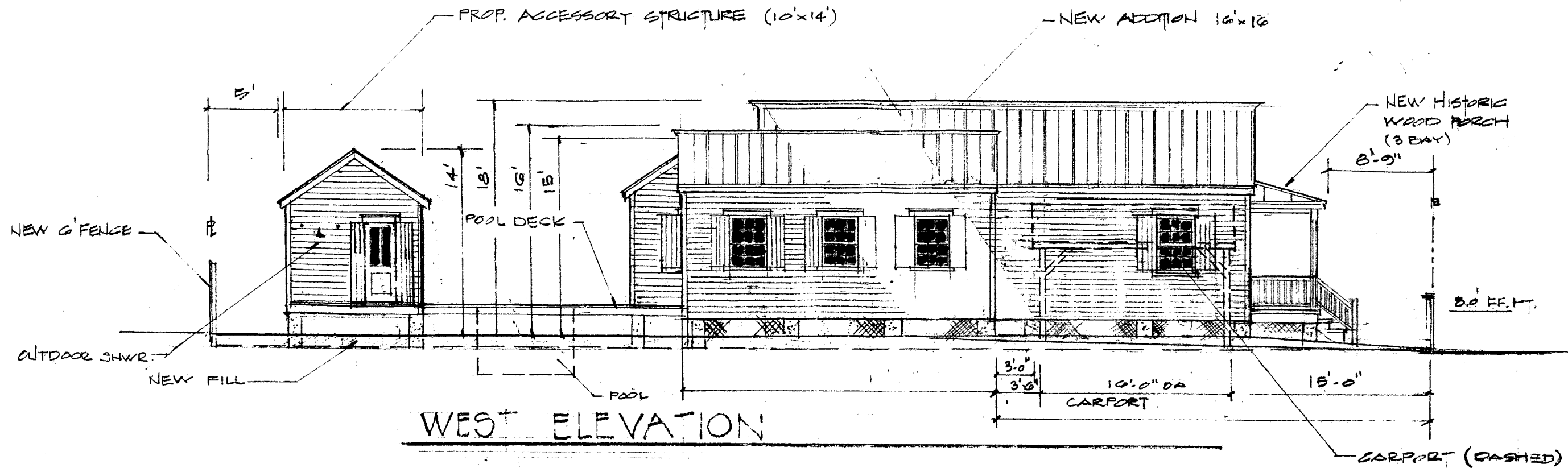
SOUTH ELEVATION

EXISTING  
 SCALE 1/8" = 1'-0"



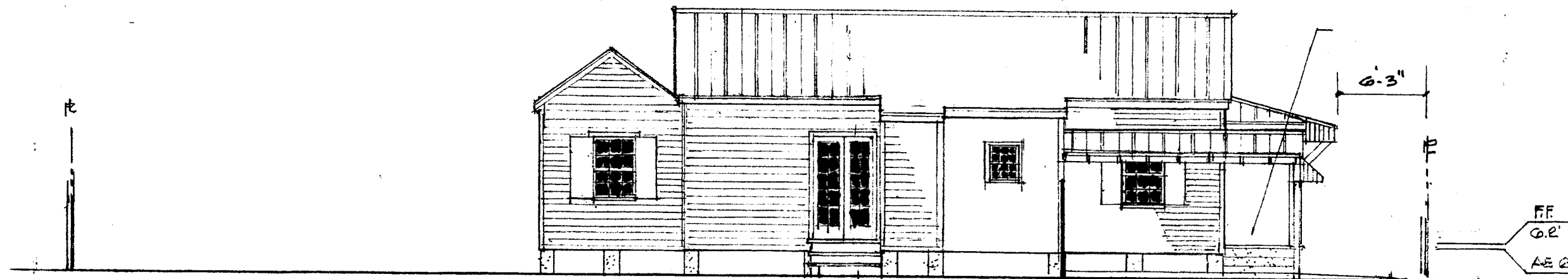
NORTH ELEVATION





WEST ELEVATION

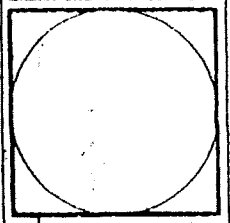
PROPOSED  
SCALE 1/8" = 1'-0"



WEST ELEVATION

EXISTING  
SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE  
NEW ADDITION & ACCESSORY  
421 CATHERINE KEY WEST, FL.

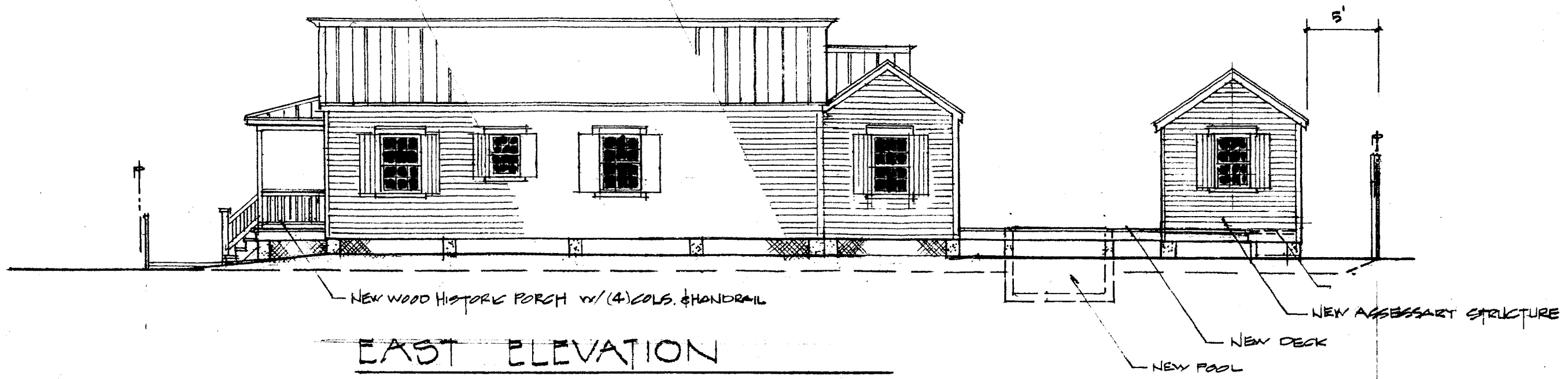


WILLIAM ROWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA EXCISE REGISTRATION  
321 PEACOCK LANE  
305 356 3764

Project No:

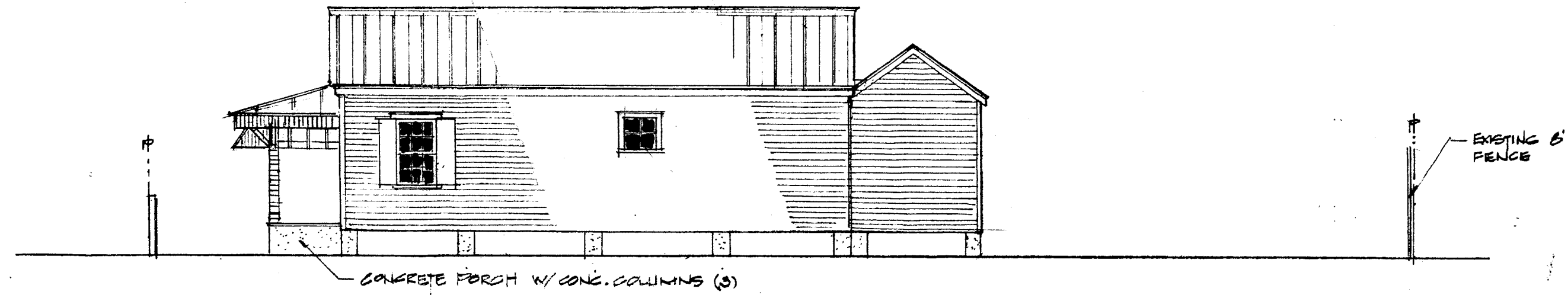
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4  
5 OF 6



EAST ELEVATION

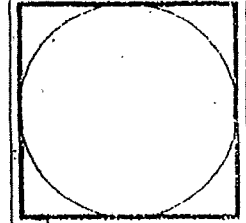
PROPOSED  
SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING  
SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE  
NEW ADDITION & ACCESSORY  
1421 CATHERINE KEY WEST, FL.



WILLIAM BOWMAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE #180000001  
311 PEARSON DRIVE  
305 294 2266

Project No:  
Date: 11-25-17



**STREETSCAPE EXISTING**

CATHERINE STREET



**STREETSCAPE PROPOSED**

CATHERINE STREET

**STREETSCAPE OF CATHERINE STREET  
1417 CATHERINE STREET - 1126 PEARL STREET**

SCALE: 3/16" = 1'-0"

**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE KEY WEST, FLORIDA  
305 596 3794 FLORIDA LICENSE AR-017751

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name BRENDA DONNELLY	FOR INSURANCE COMPANY USE Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 CATHERINE STREET	Company NAIC Number:
City KEY WEST State FL ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1035700	

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. N24°33'21.05" Long. W081°47'14.82" Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>0</u>
c) Total net area of flood openings in A8.b	<u>0</u> sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A9. For a building with an attached garage:

a) Square footage of attached garage	<u>N/A</u> sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>0</u>
c) Total net area of flood openings in A9.b	<u>0</u> sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168	B2. County Name MONROE	B3. State FLORIDA			
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: AA0020 Vertical Datum: NGVD29  
 Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>6.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>6.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters


## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

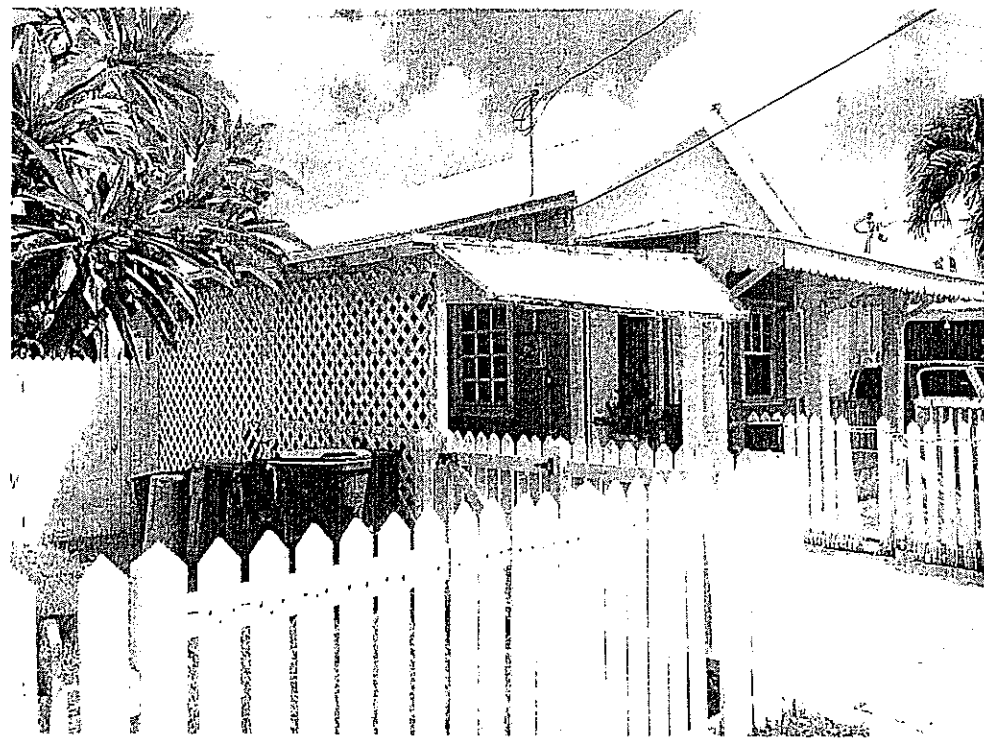
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  
 Check here if attachments.

Certifier's Name ERIC ISAACS	License Number PSM 6783
Title SURVEYOR & MAPPER	Company Name FLORIDA KEYS LAND SURVEYING
Address 19960 OVERSEAS HIGHWAY	City SUGARLOAF KEY State FL ZIP Code 33042
Signature 	Date 01/07/2015 Telephone (305) 394-3690

1-7-2015

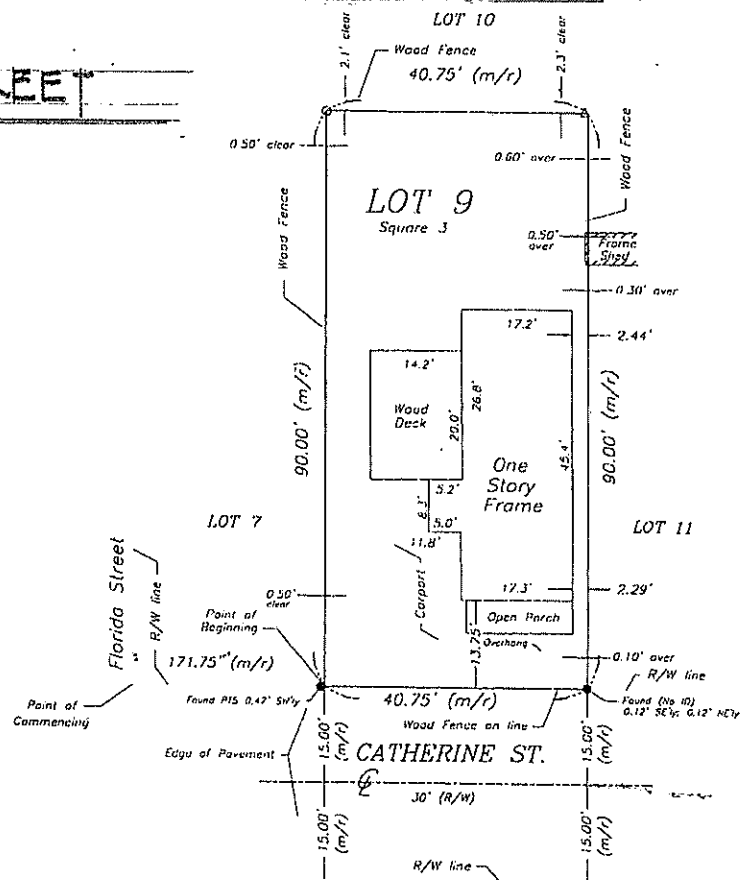


PREVIOUSLY SUBMITTED DESIGN



VIEW FROM STREET

Assumed  
1" = 20'



SURVEY

1" = 20.0"

SITE DATA

ZONING	HMDR		
FLOOD	AE G	6.2'	7.2'
LOT SIZE	3668 SF		
BUILDING COVERAGE	ALLOWED 40% - 1467 SF	EXISTING 31.6% - 1162 SF	PROPOSED 40% - 1467 SF
IMPERVIOUS RATIO	60% / 220 SF	38% / 138 SF	46% / 168 SF
OPEN SPACE	35% / 1284 SF	60% / 2283 SF	35% / 1280 SF

SETBACKS

FRONT	10'	6.25'	8.75'
SIDE	5'	16.0'	5'
REAR	15'	30.85'	N.C.
REAR (ACCESSORY)	5'	0'	5.0'

STORM DRAINAGE

CARPET HARC APPROVAL H16-03-0042

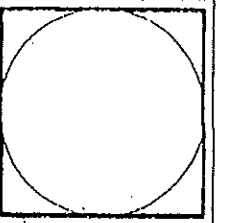
BUILDING STRUCTURES (PROPOSED)

HISTORIC	51' x 18'	918 SF
ADDITION	16' x 16'	256 SF
CARPET	9' x 16'	144 SF
ACCESSORY	10' x 14.5'	145 SF
		1403 SF < 1467 SF

IMPERVIOUS AREAS

BLDGS.	1337 SF
POOL	210
CONCRETE	25
* PARKING	82
* WALKWAY	30
* 50%	1684 SF

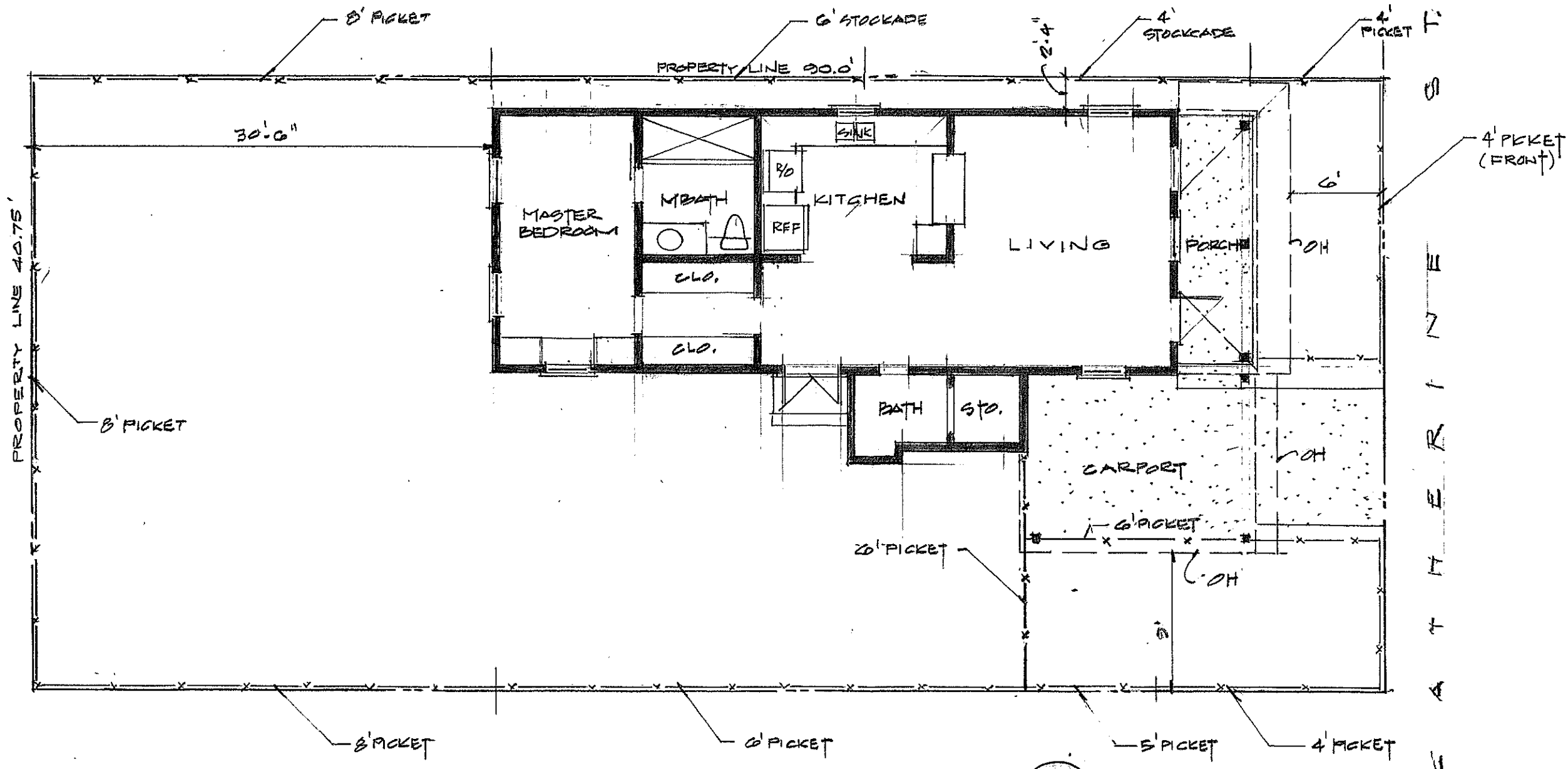
DONNELLY RESIDENCE  
NEW ADDITION & ACCESSORY  
142 CATHERINE KEY WEST, FL



WILLIAM ROWAN ARCHITECTURE  
321 PEACOCK LAKE  
305 296 3784  
KEY WEST, FLORIDA  
FLORIDA EXPIRES 12/31/2021

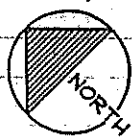
Project No:  
Date: 11-25-17

C  
1 OF 6

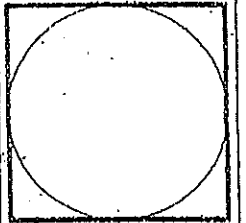


**SITE PLAN - EXISTING**

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE  
 NEW ADDITION & ACCESSORY  
 142 CATHERINE KEY WEST, FL

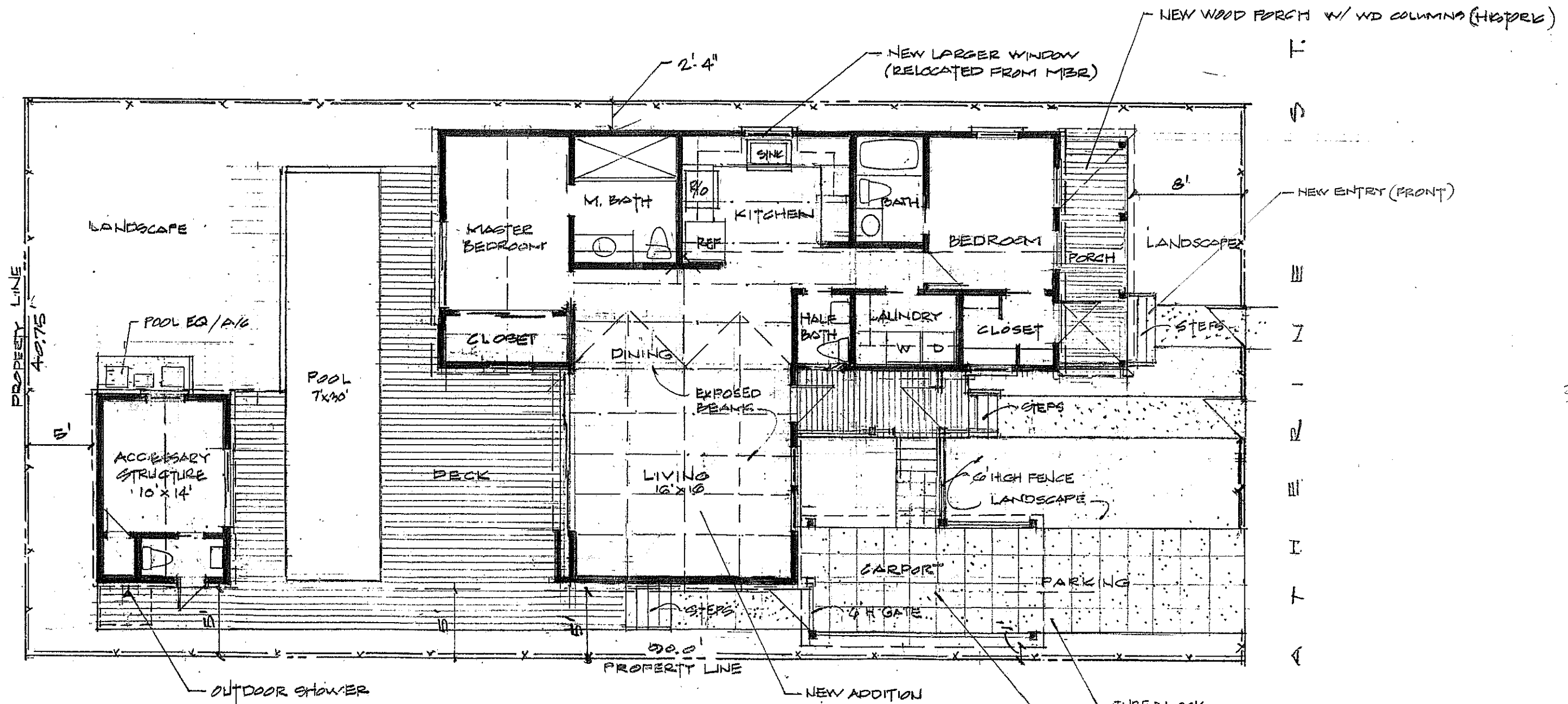


**WILLIAM ROWAN**  
 ARCHITECTURE  
 371 PERCON DRIVE  
 305 286 5166  
 KEY WEST, FL 34092  
 FLORIDA LICENSE # 14182

Project No:

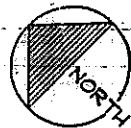
Date: 11.25.17

**1**  
 2 of 6

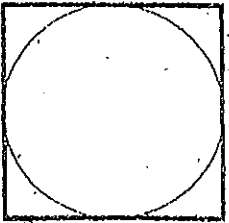


**SITE PLAN - PROPOSED**

SCALE 1/8" = 1'-0"



DONNELLY RESIDENCE  
 NEW ADDITION & ACCESSORY  
 1421 CATHERINE KEY WEST, FL.



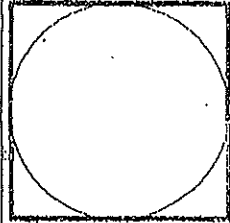
WILLIAM ROWAN  
 ARCHITECTURE  
 571 PEACOCK LANE  
 305 256 5764  
 KEY WEST, FLORIDA  
 FLOOR PLAN, EXTERIOR ARCHITECTURE

Project No:  
 Date: 11-25-17

2  
 3 OF 6



DONNELLY RESIDENCE  
 NEW ADDITION & ACCESSORY  
 421 CATHERINE KEY WEST, FL

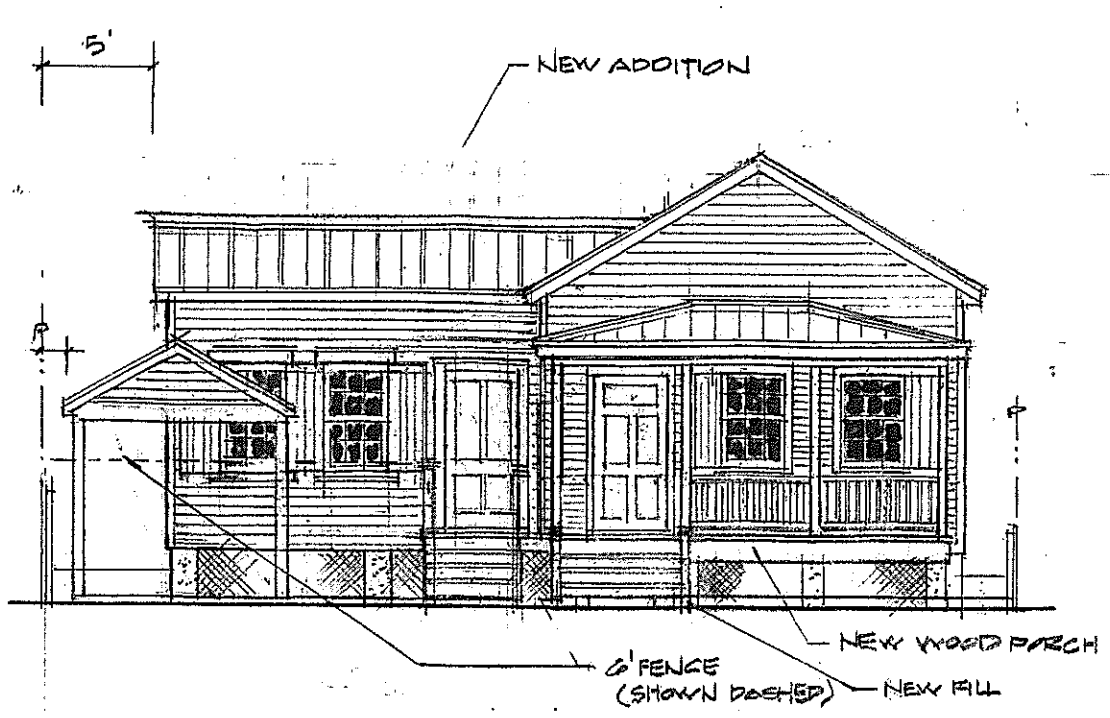


WILLIAM ROWAN  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #PC0000011  
 314 BRACON DRIVE  
 KEY WEST, FL 33543

Project No.:

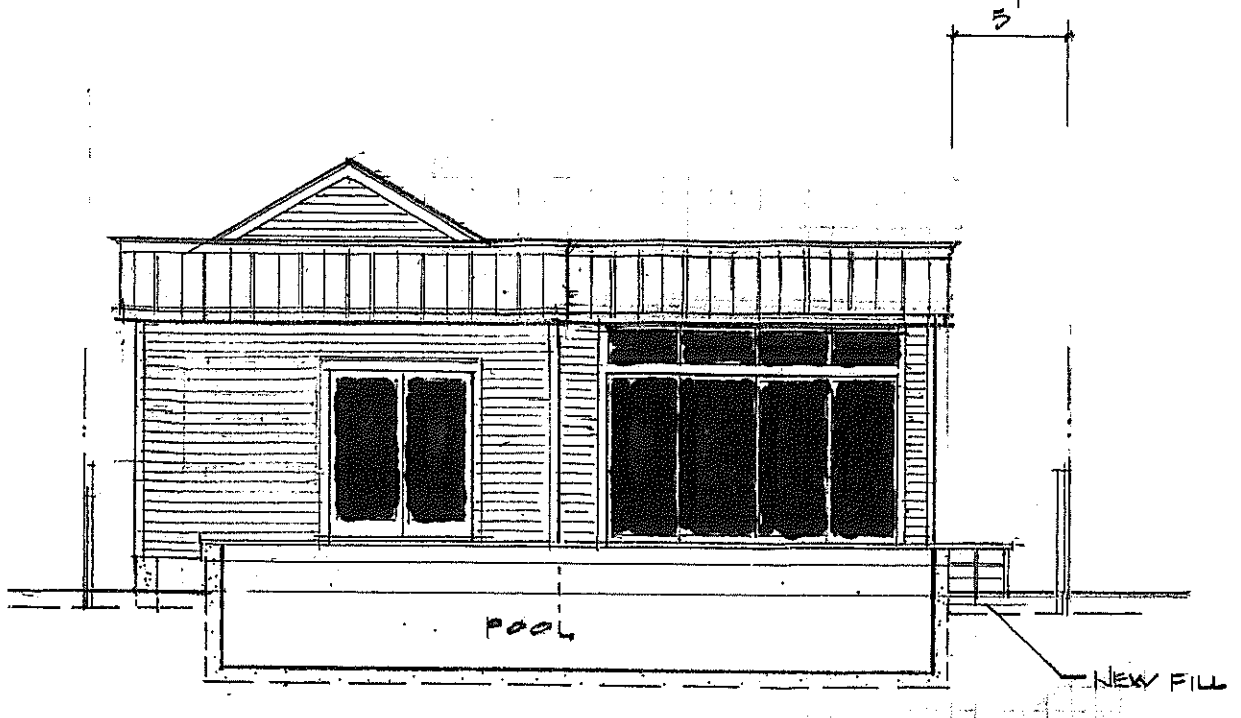
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3  
 4 OF 6

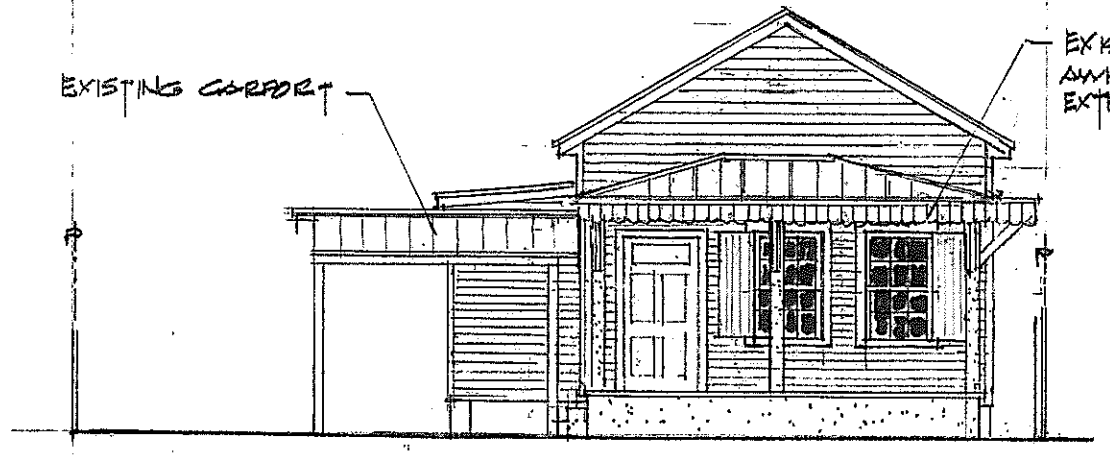


SOUTH ELEVATION

PROPOSED  
 SCALE 1/8" = 1'-0"

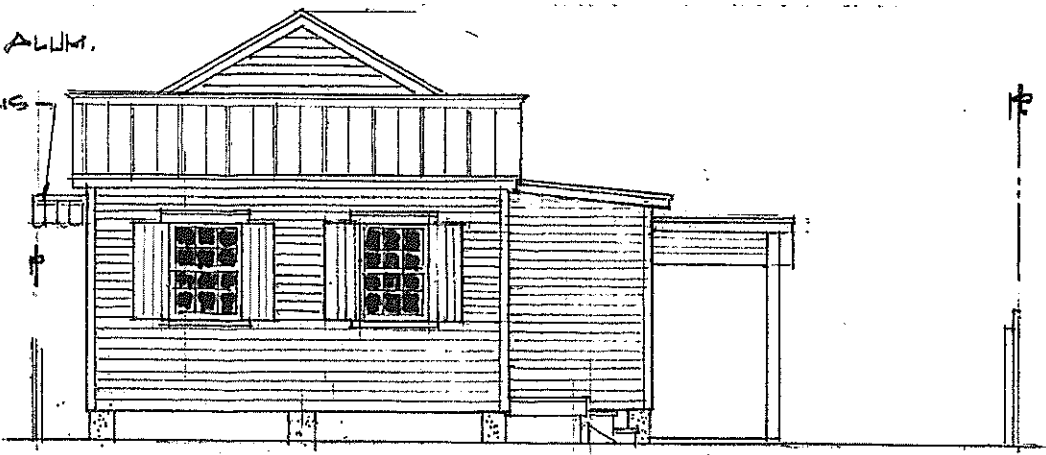


NORTH ELEVATION

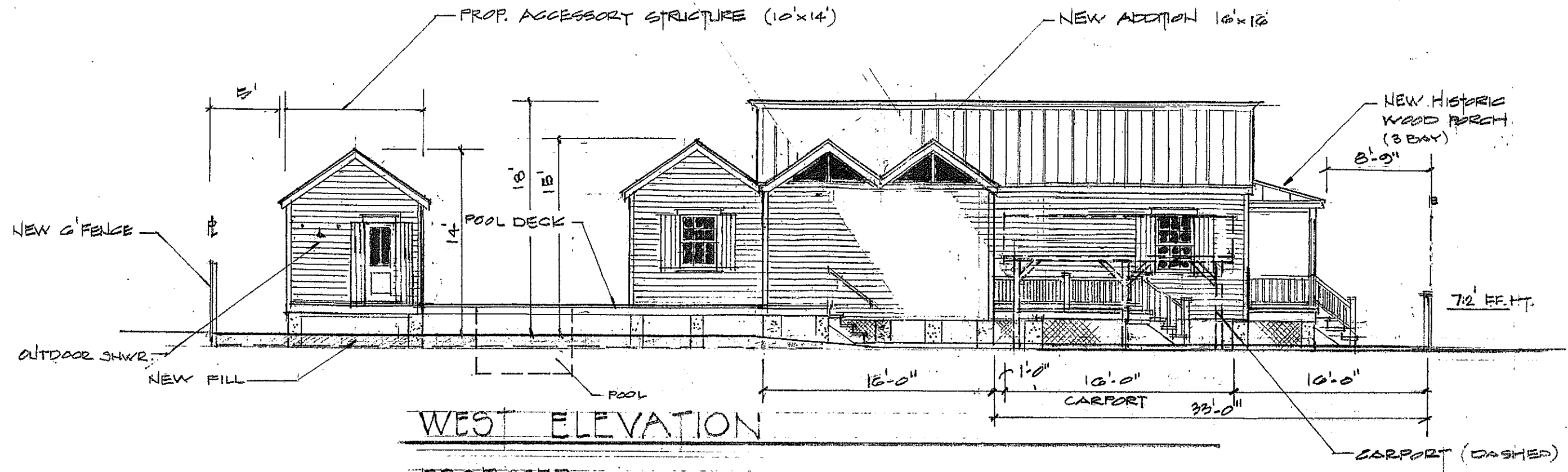


SOUTH ELEVATION

EXISTING  
 SCALE 1/8" = 1'-0"

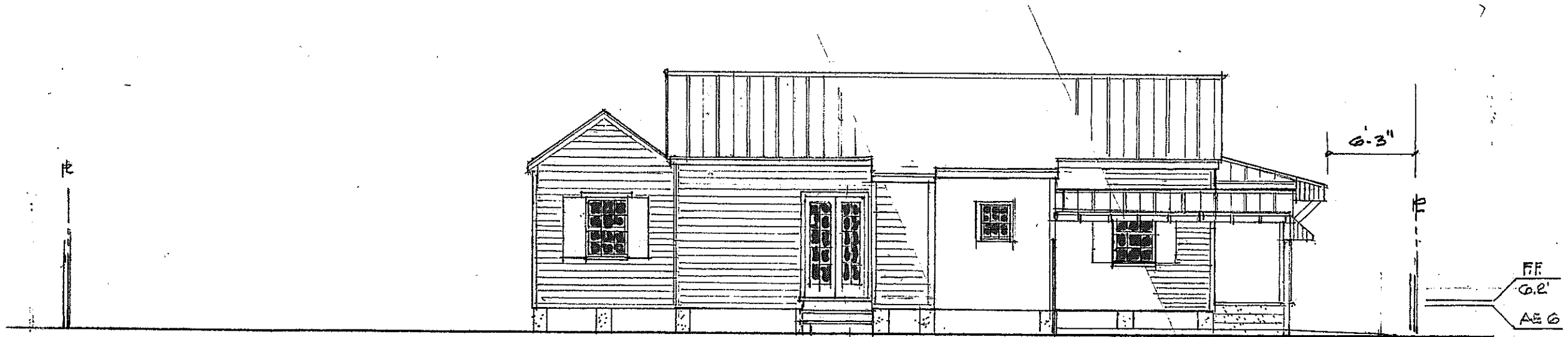


NORTH ELEVATION



**WEST ELEVATION**

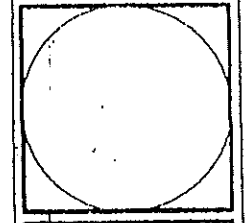
PROPOSED  
SCALE 1/8" = 1'-0"



**WEST ELEVATION**

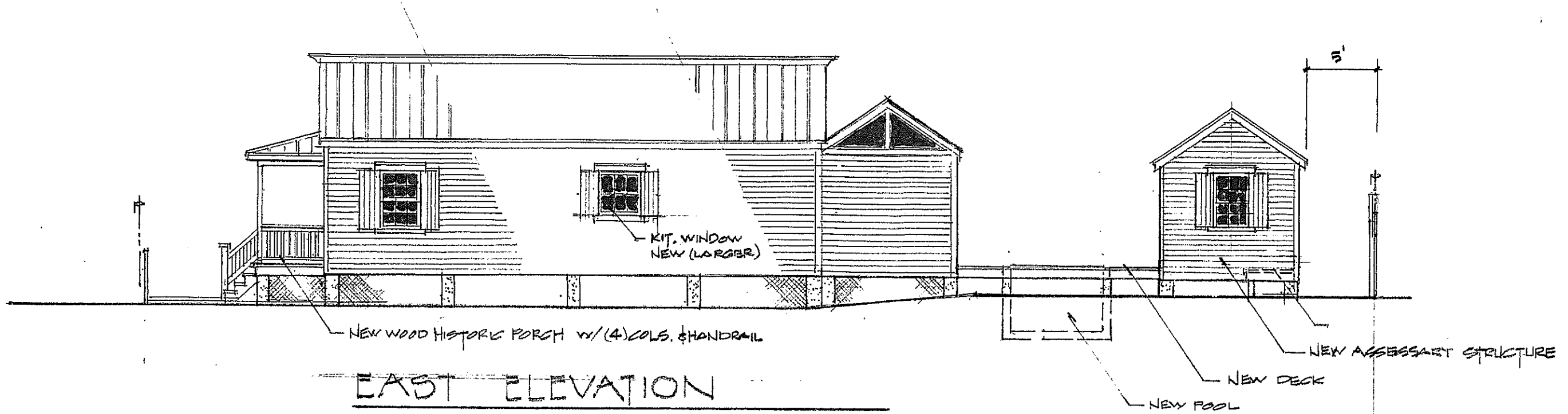
EXISTING  
SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE  
NEW ADDITION & ACCESSORY  
1421 CATHERINE KEY WEST, FL



WILLIAM R. OWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE # 100001  
511 PEACOCK LANE  
305 736-5766

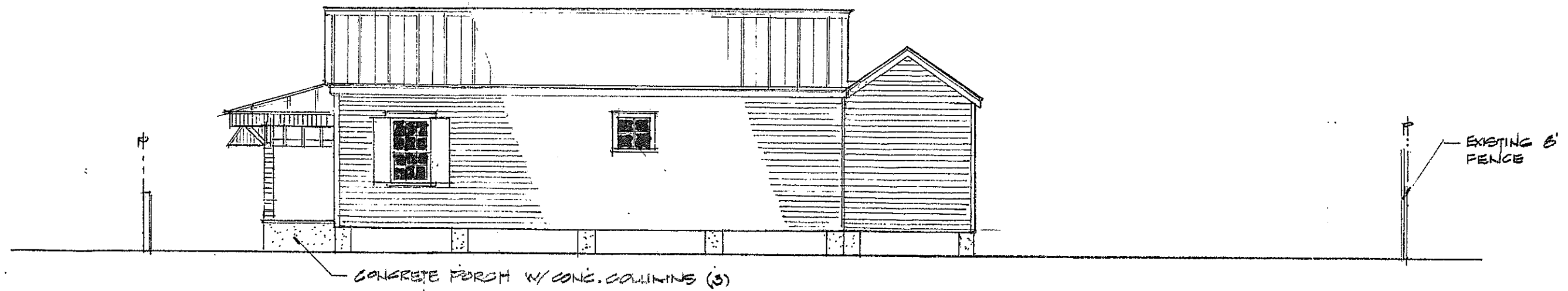
Project No:  
Date: 11-25-17



EAST ELEVATION

PROPOSED

SCALE 1/8" = 1'-0"



EAST ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

DONNELLY RESIDENCE  
 NEW ADDITION, ACCESSORY  
 142 CATHERINE KEY WEST, FL.

WILLIAM R. OWAN  
 ARCHITECTURE  
 521 BEACON BLVD  
 305 494 5066  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE #0001171

Project No:

Date: 11.25.17

5

6 OF 6



**STREETSCAPE EXISTING**

CATHERINE STREET



**STREETSCAPE PROPOSED**

CATHERINE STREET

**STREETSCAPE OF CATHERINE STREET  
1417 CATHERINE STREET - 1126 PEARL STREET**

SCALE: 3/16" = 1'-0"

**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE KEY WEST, FLORIDA  
305.596.3704 FLORIDA LICENSE AR-017751

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RAISE HOUSE ONE FOOT. RECONSTRUCTION OF FRONT PORCH AND STAIRS. NEW CARPORT AND ONE-STORY ADDITION. NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND EXISTING CARPORT. REMOVAL OF SIDE ADDITION.**

**FOR- #1421 CATHERINE STREET**

**Applicant – William Rowan**

**Application #H18-03-0002**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION

**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 00034820-000000  
 Account # 1035700  
 Property ID 1035700  
 Millage Group 10KW  
 Location 1421 CATHERINE ST , KEY WEST  
 Address  
 Legal KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C  
 Description OR1670-304/305(ORDER) OR1706-2180/82 OR1949-2096Q/C(LG)  
 (Note: Not to be used on legal documents)  
 Neighborhood 6149  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



1035700 1421 CATHERINE ST 10/29/14

**Owner**

DONNELLY BRENDA J  
 1421 Catherine ST  
 Key West FL 33040

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$91,737	\$83,133	\$86,032	\$93,644
+ Market Misc Value	\$2,212	\$2,241	\$1,961	\$1,797
+ Market Land Value	\$471,114	\$392,870	\$297,459	\$222,626
= Just Market Value	\$565,063	\$478,244	\$385,452	\$318,067
= Total Assessed Value	\$279,041	\$273,302	\$271,402	\$269,248
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$254,041	\$248,302	\$246,402	\$244,248

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,739.00	Square Foot	41	92

**Buildings**

Building ID 2773  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1028  
 Finished Sq Ft 782  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 126  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 31  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 EffectiveYearBuilt 1994  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CERM/CLAY TILE  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOR FIN	121	0	0
FLA	FLOOR LIV AREA	782	782	0
OPF	OP PRCH FIN LL	85	0	0
SBF	UTIL FIN BLK	40	0	0
<b>TOTAL</b>		<b>1,028</b>	<b>782</b>	<b>0</b>



**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1954	1955	1	44 SF	2
WOOD DECK	1986	1987	1	280 SF	2
FENCES	2000	2001	1	100 SF	2

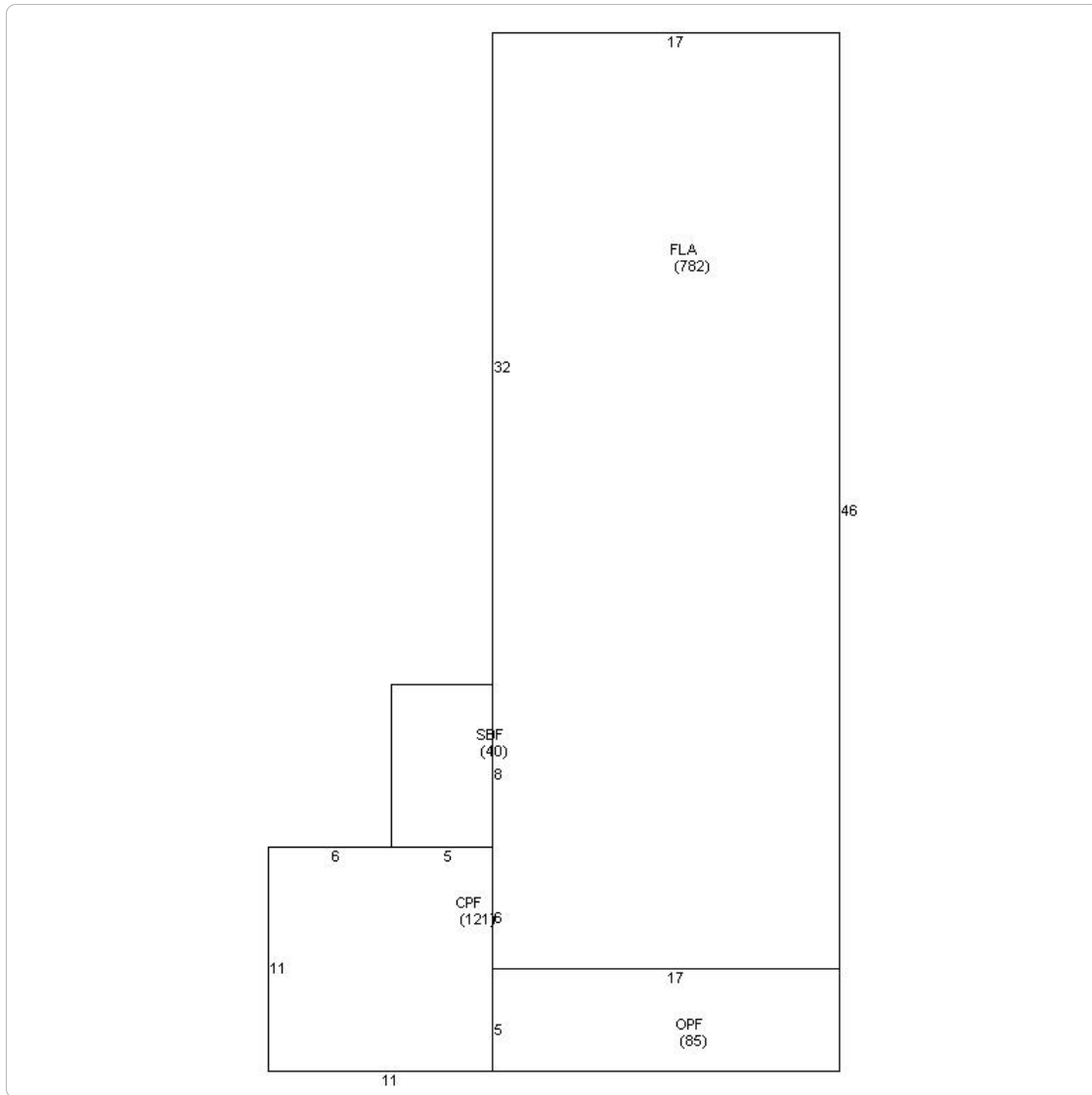
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/22/2001	\$259,000	Warranty Deed		1706	2180	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4299	7/17/2006	9/28/2006	\$2,300		ATF-2.5 TON SPLIT SYSTEM
06-3981	6/30/2006	9/28/2006	\$900		ELECTRIC FOR A/C
06-0214	1/23/2006	7/7/2006	\$10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP
06-0243	1/23/2006	7/7/2006	\$5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF
0102283	6/13/2001	10/15/2001	\$1,000	Residential	UPGRADE ELECTRICAL SERVIC
9601984	5/1/1996	8/1/1996	\$10,500		RENOVATIONS
9602078	5/1/1996	8/1/1996	\$1,700		ROOF
B933256	11/1/1993	10/1/1994	\$300		REPAIRS

**Sketches (click to enlarge)**



Photos



Map



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

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