



Staff Report for Item 12a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 22, 2016

Applicant: William Rowan Architects

Application Number: H16-03-0020

Address: #820 Carsten Lane

Description of Work:

Replacement of second floor addition Enclosure of exterior staircase. Renovations to historic building. Paint to match. Elevate house 1 foot.

Site Facts:

The house at 820 Carsten Lane is listed as a contributing resource. First appearing on the 1912 Sanborn map as a one-story structure, the house has undergone a few changes since then, such as siding replacement, new skylights, a new side addition, and a large two-story addition in the rear that was approved by HARC in 2006.

Guidelines Cited in Review:

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

Additions and Alterations/ New Construction (pages 36-38a); specifically guidelines for additions and alterations and guidelines 2, 3, and 4 of new construction (pages 38-38a).

Staff Analysis

This Certificate of Appropriateness proposes renovations to a contributing structure. Changes to the main house include extending a side wall out to the same location as the main structure wall. From the Sanborn maps, it appears that the existing jog was created

sometime between 1948 and 1962. The new proposed wall on the southwest side will be on the same wall plane as the front of the house. The new wall will have the same board and batten as the main house with 6/6, true divided light, wood windows.

The exterior staircase and the second floor of the two-story addition will be demolished and rebuilt in the same footprint, except the addition will be expanded on the southwest side to create an interior staircase. The roof will also be expanded with a new rear facing gable roof on the second floor covered porch. The rear addition will also have board and batten siding similar to the rest of the house. The addition will have a new impact window and v-crimp roofing material.

The house and the addition will be raised one foot. The site is located in the “x” flood zone and there are no requirements to raise the buildings.

Consistency with Guidelines

1. The proposed new addition will increase the massing a bit, by converting the exterior staircase into an interior staircase. The proposed increase will not create an adverse effect on the historic district, as the expansion is only three feet.
2. The proposed extension of the wall on the main house will create one long wall plane. From the Sanborn maps, the southwest side of the house has inconsistently been drawn, and it appears the wall plane of the main house used to extend more towards the rear, before it was demolished sometime between 1948 and 1962.
3. The elevation of the house of 1 foot is not a requirement to FEMA regulations, since the house is located in the “x” flood zone. The applicant wants to raise the house in case of future flood maps. The house was always very low to ground with no crawl space underneath. It does not appear to have much of relationship with its neighboring structures, so staff does not feel that the elevation does not interfere with the essential form and integrity of properties in the neighborhood.

It is staff’s opinion that the proposed design is consistent with the guidelines regarding additions and alterations and new construction.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

| | | | | |
|--------------------|---------|------------------------|---|----------------|
| HARC PERMIT NUMBER | | BUILDING PERMIT NUMBER | | INITIAL & DATE |
| FLOODPLAIN PERMIT | | | | REVISION # |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ % | |

ADDRESS OF PROPOSED PROJECT:

820 CARSTEN LN

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

DONALD LYNCH

PHONE NUMBER

224 - 619 - 9163

OWNER'S MAILING ADDRESS:

820 CARSTEN LN

EMAIL

LYNCH.DON@COMCAST.NET

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Rowan

PHONE NUMBER

(305) 394 - 4773

ARCHITECT / ENGINEER'S ADDRESS:

321 PERCOW LN

EMAIL

WLRWAN@GMAIL.COM

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

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

\$

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 DEMOLITION ___ SITE WORK INTERIOR EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

① REMOVE AND REBUILD 2ND STORY @ REAR
 ② ENCLOSE STAIRS. ③ ADD APPROX 161 SF AT REAR OF BUILDING. ④ INSTALL IMPACT WINDOWS
 AND DOORS AND NEW ADDITION ⑤ REPLACE EXISTING DOOR W/ WOOD WINDOWS (HISTORIC)
 ⑥ NEW WOOD DOOR @ SIDE ENTRANCE. ⑦ PAINT TO MATCH EXISTING ⑧ ELEVATE HOUSE APPROX 1' TO GET OFF OF ROOTS

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

| | |
|--|--|
| OWNER PRINT NAME: | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: | QUALIFIER SIGNATURE: |
| Notary Signature as to owner: | Notary Signature as to qualifier: |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. |
| Personally known or produced _____ as identification. | Personally known or produced _____ as identification. |

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: _____

| PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA | | |
|--|--------------------|------------------------|
| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
| REAR 2ND STORY | PLY WOOD (BARE) | BOARD & BATTEN |
| WOOD FAÇADE DOORS | WOOD | WOOD WINDOW (HISTORIC) |
| WOOD WINDOW (HISTORIC) | WOOD 3/8 | WOOD DOOR (HISTORIC) |
| ROOF @ 2ND STORY | 5V | 5V |
| | | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

| SIGN SPECIFICATIONS | | |
|--|---------------------|--------------------------|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | TYPE OF LTG.: |
| | | LTG. LINEAL FTG.: |
| MAX. HGT. OF FONTS: | | COLOR AND TOTAL LUMENS: |
| IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. | | |

| | | | |
|---|--------------------|--------------------------------------|--|
| OFFICIAL USE ONLY: | | HARC STAFF OR COMMISSION REVIEW | |
| ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO. | | | |
| HARC MEETING DATE: | HARC MEETING DATE: | HARC MEETING DATE: | |
| REASONS OR CONDITIONS: | | | |
| | | | |
| | | | |
| STAFF REVIEW COMMENTS: | | | |
| | | | |
| | | | |
| HARC PLANNER SIGNATURE AND DATE: | | HARC CHAIRPERSON SIGNATURE AND DATE: | |

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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



820 CARSTEN LN.



CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- - - - -

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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

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

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

N/A

OR THAT THE BUILDING OR STRUCTURE;

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

THE 2 STORY ADDITION WAS ADDED IN THE 90'S
IT DOES NOT MEET 2014 FBC. FOR CONSTRUCTION

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

REMOVAL OF 2 STORY ADDITION BUILT
IN THE 90'S

- (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.

THE 2 STORY ADDITION WAS ADDED IN THE 90'S

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

N/A

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

N/A

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

N/A

- (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.

N/A

- (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.

N/A

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

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
 APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason HARC DRAWINGS ONLY, DETAILED CONSTRUCTION DWG'S
TO FOLLOW A COMMISSION APPROVAL

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

THE DEMO IS ON A NON HISTORIC 2 STORY ADDITION
AT THE REAR OF THE HOUSE

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

N/A

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.

N/A


REMOVING 2 STORY NON - HISTORIC STRUCTURE @
REAR OF HOUSE, EXISTING REAR OF HISTORIC
HOUSE HAS BEEN MODIFIED AND DOORS / WINDOWS
HAVE BEEN CHANGED BEFORE

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

BUILT IN THE 90'S

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

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

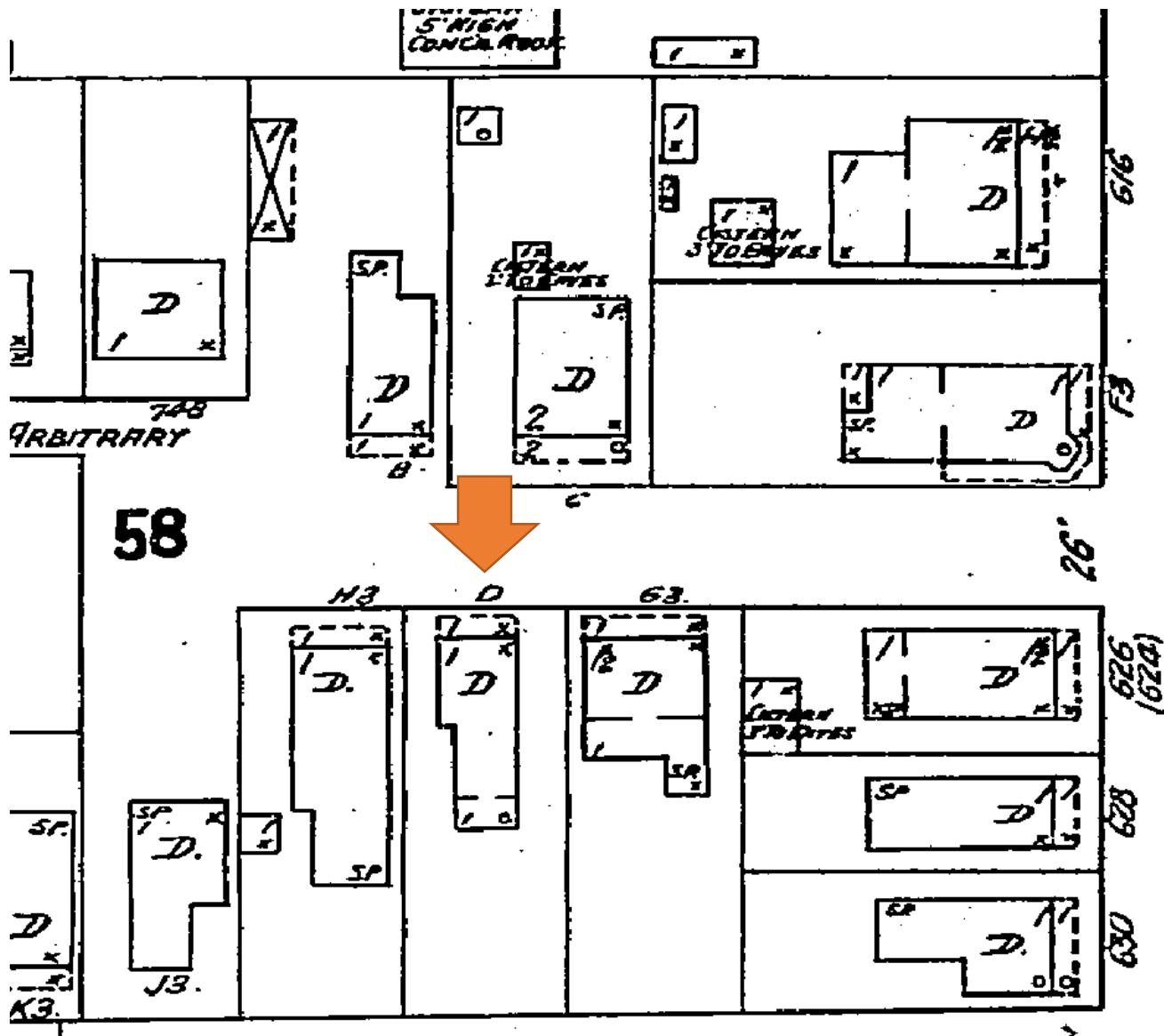
| | |
|--|--|
|  PROPERTY OWNER'S SIGNATURE: | MARCH 4/2016 DON LYNCH DATE AND PRINT NAME: |
|--|--|

OFFICE USE ONLY

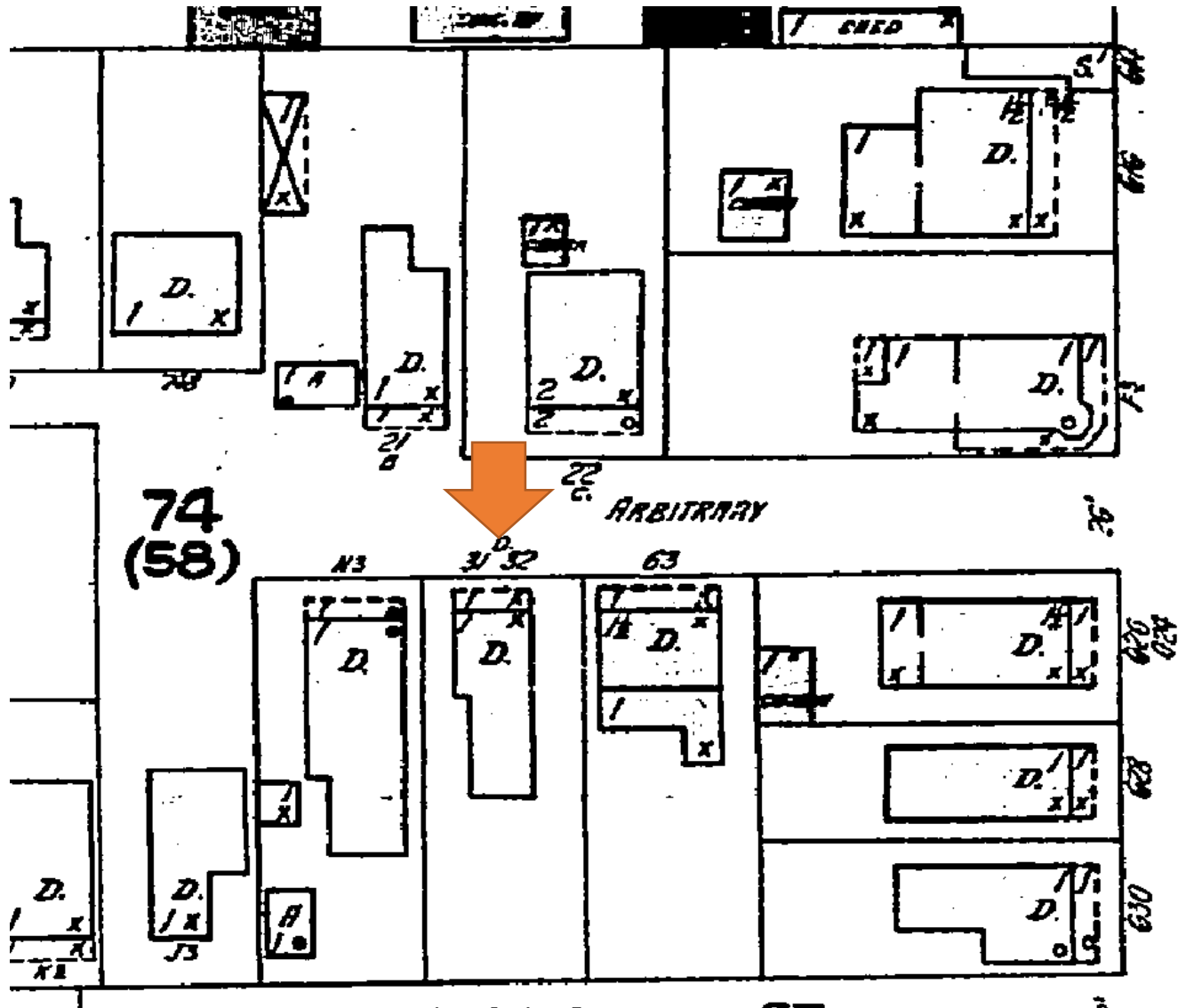
| BUILDING DESCRIPTION: | | | |
|---------------------------------------|------------------|----------------|-------------------------------------|
| <input type="checkbox"/> Contributing | Year built _____ | Style _____ | Listed in the NRHP _____ Year _____ |
| <input type="checkbox"/> Not listed | Year built _____ | Comments _____ | |

| | |
|--|----------------|
| <input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____ | Staff Comments |
|--|----------------|

SANBORN MAPS



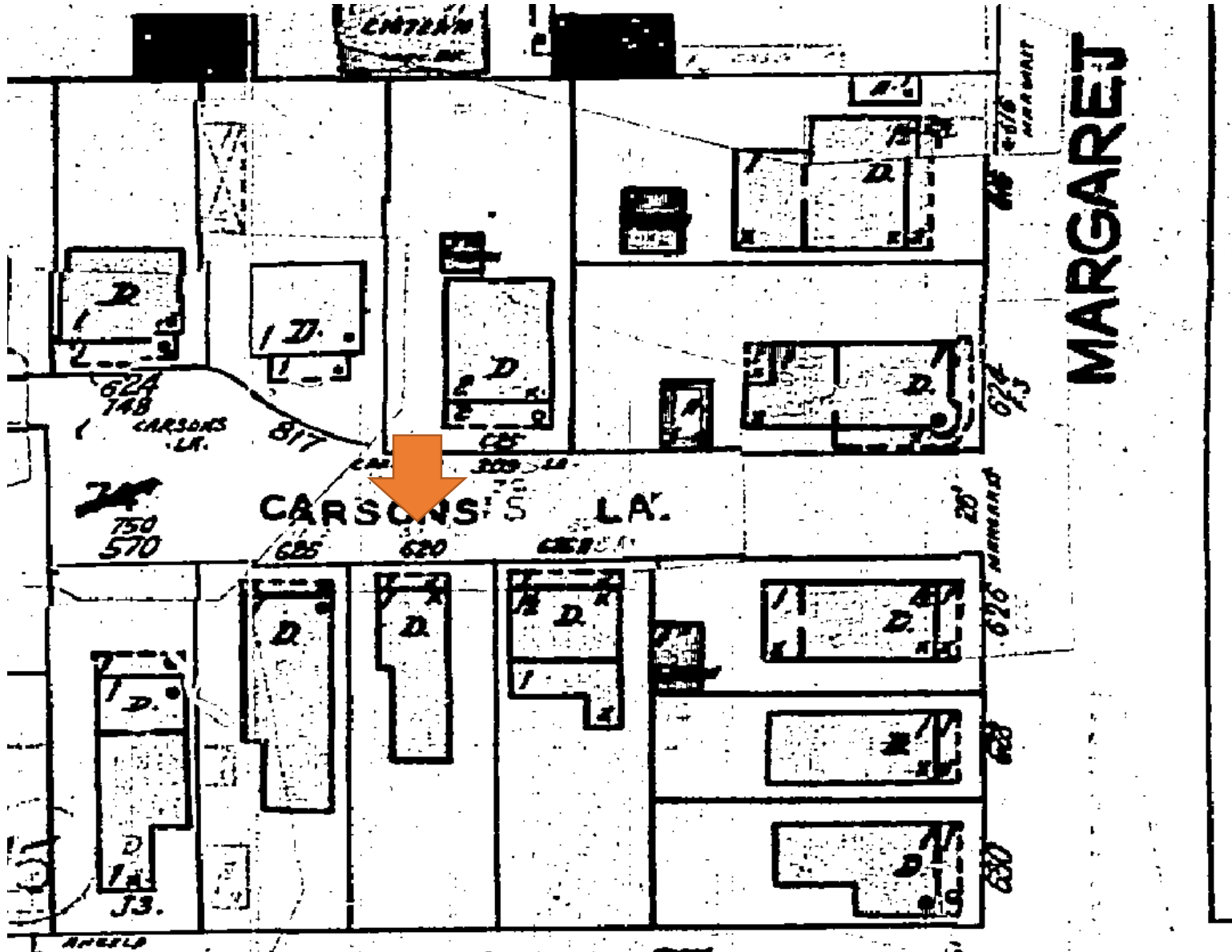
1912 Sanborn Map



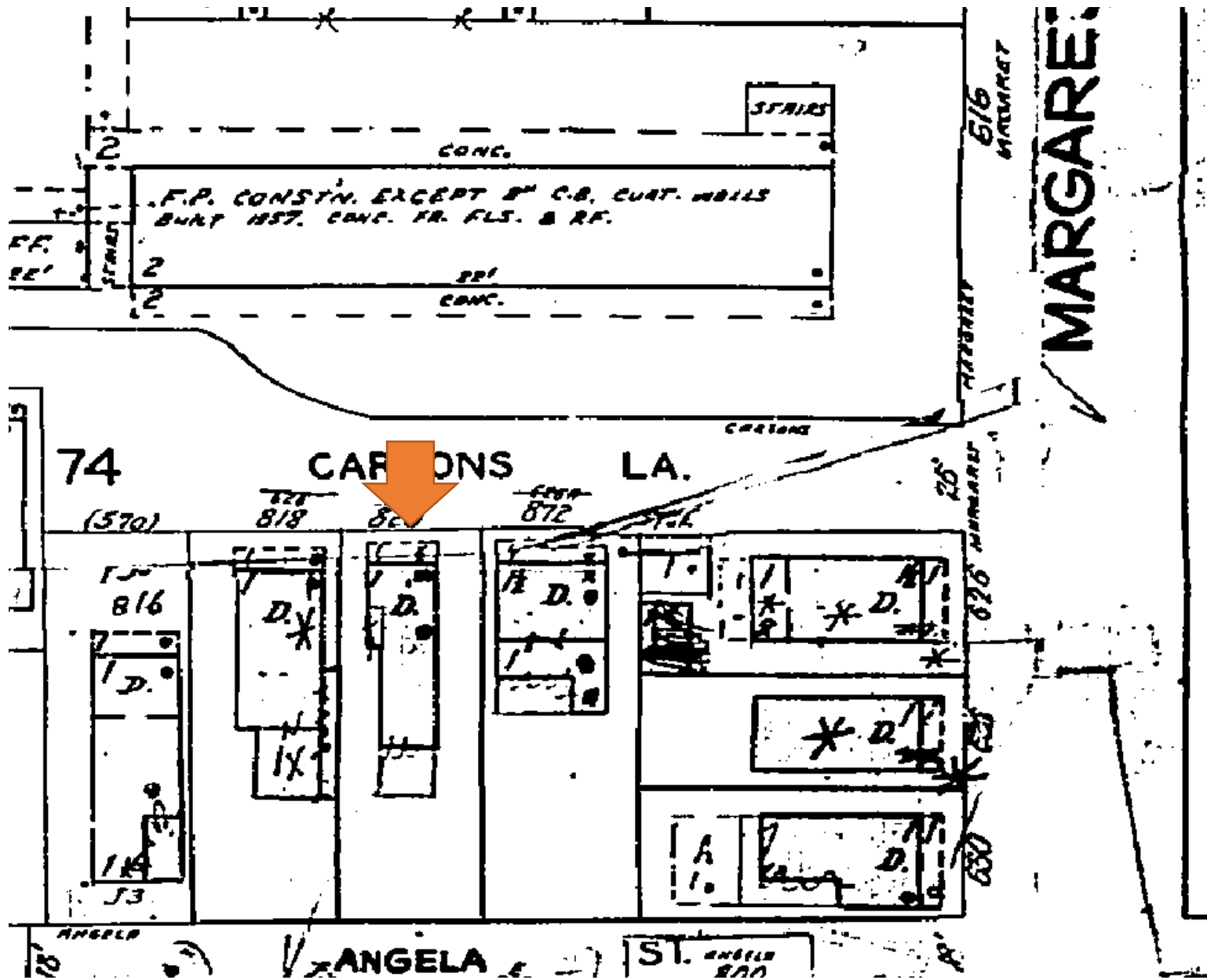
MARGARET

PF
 =====
 =====

1926 Sanborn Map



1948 Sanborn Map



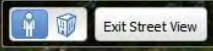
1962 Sanborn Map

PROJECT PHOTOS



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

Carsten Ln



© 2016 Google
© 2016 Google

Google earth

[Report a problem](#)

24°33'24.46" N 81°47'49.81" W elev 11 ft eye alt 13 ft



















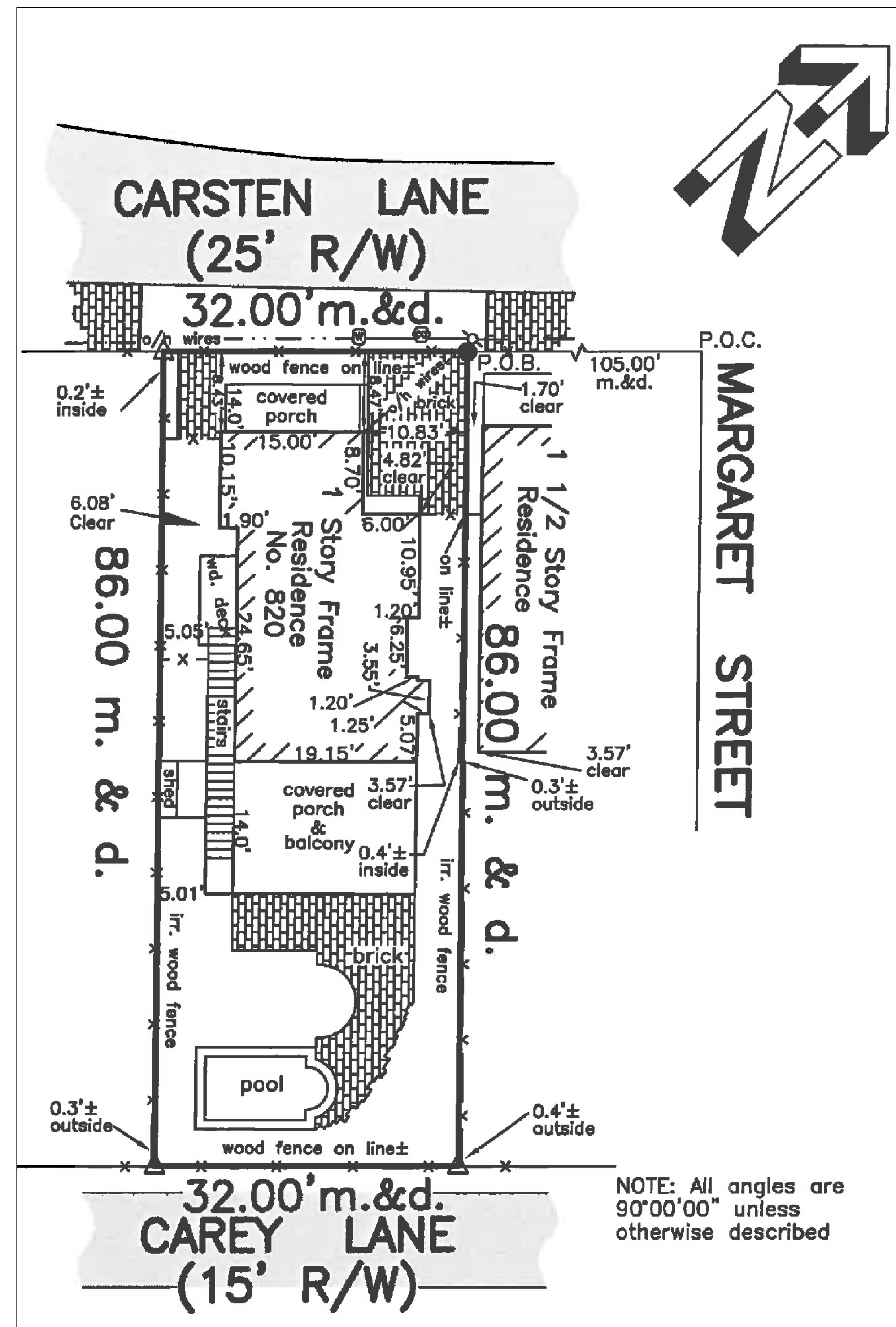




PROPOSED DESIGN

LYNCH RESIDENCE RESIDENTIAL REMODEL

820 CARSTON LANE KEY WEST, FLORIDA 33040



SURVEY



VIEW FROM CARSTON LN.



VIEW FROM CAREY LN.

| Site Data | Allowed | Existing | Proposed |
|-------------------|--------------------|-----------------|-----------------|
| Zoning | HHDR | | |
| Flood | AE-6 | 7.2' NGVD | 8.2' NGVD |
| Lot Size | | 2,752 SF. | |
| Building Coverage | 50% (1,376 SF.) | 40% (1,123 SF.) | 46% (1,284 SF.) |
| Impervious ratio | 60% (1,651 SF.) | 44% (1,231 SF.) | 50% (1,392 SF.) |
| Open Space | 35% min. (963 SF.) | 55% (1,521 SF.) | 49% (1,360 SF.) |
| Setbacks | | | |
| Front | 10' | 5.5' | 5.5' NC. |
| Side | 5' | 5.1' | 5.0' |
| Side | 5' | 3.75' | 3.75' NC. |
| Rear | 20' | 24.8' | 20.0' |

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING: Florida Building Code, 2014
- ELECTRICAL: National Electrical Code, 2014
- PLUMBING: Florida Building Code (Plumbing), 2014
- MECHANICAL: Florida Building Code (Mech.), 2014
- GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

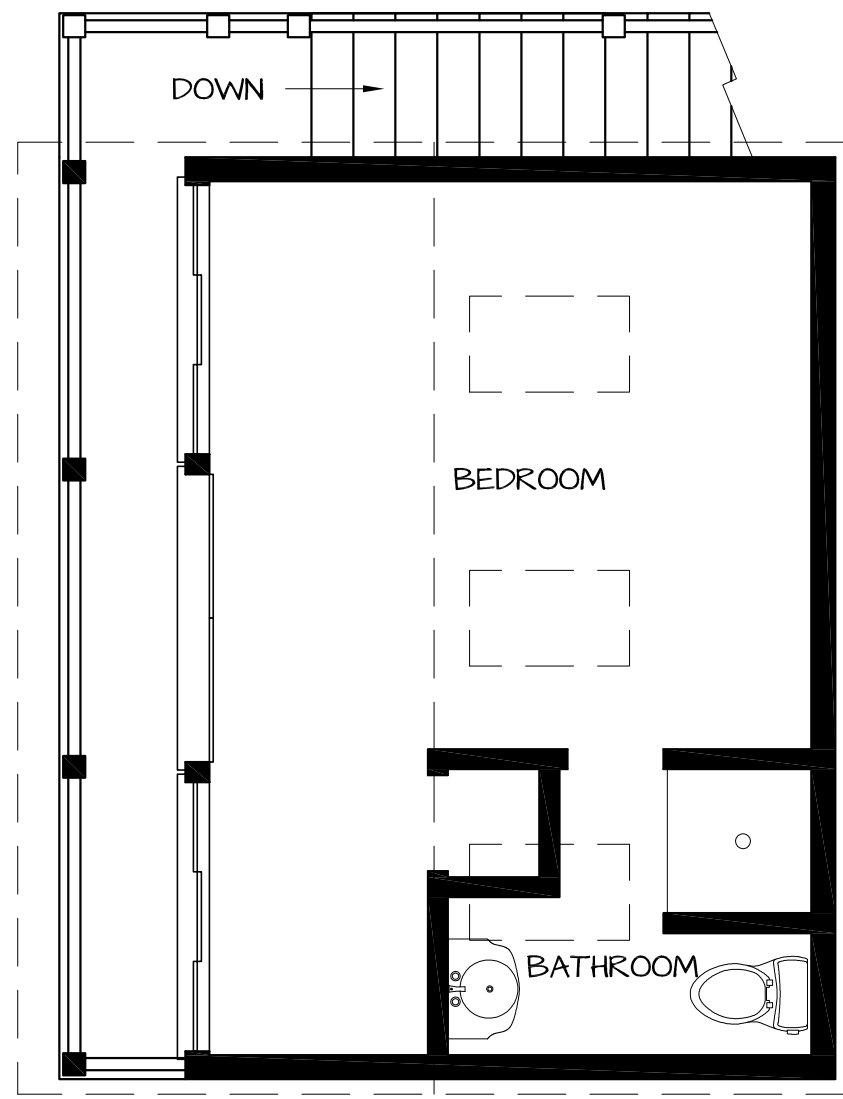
LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305.296.3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

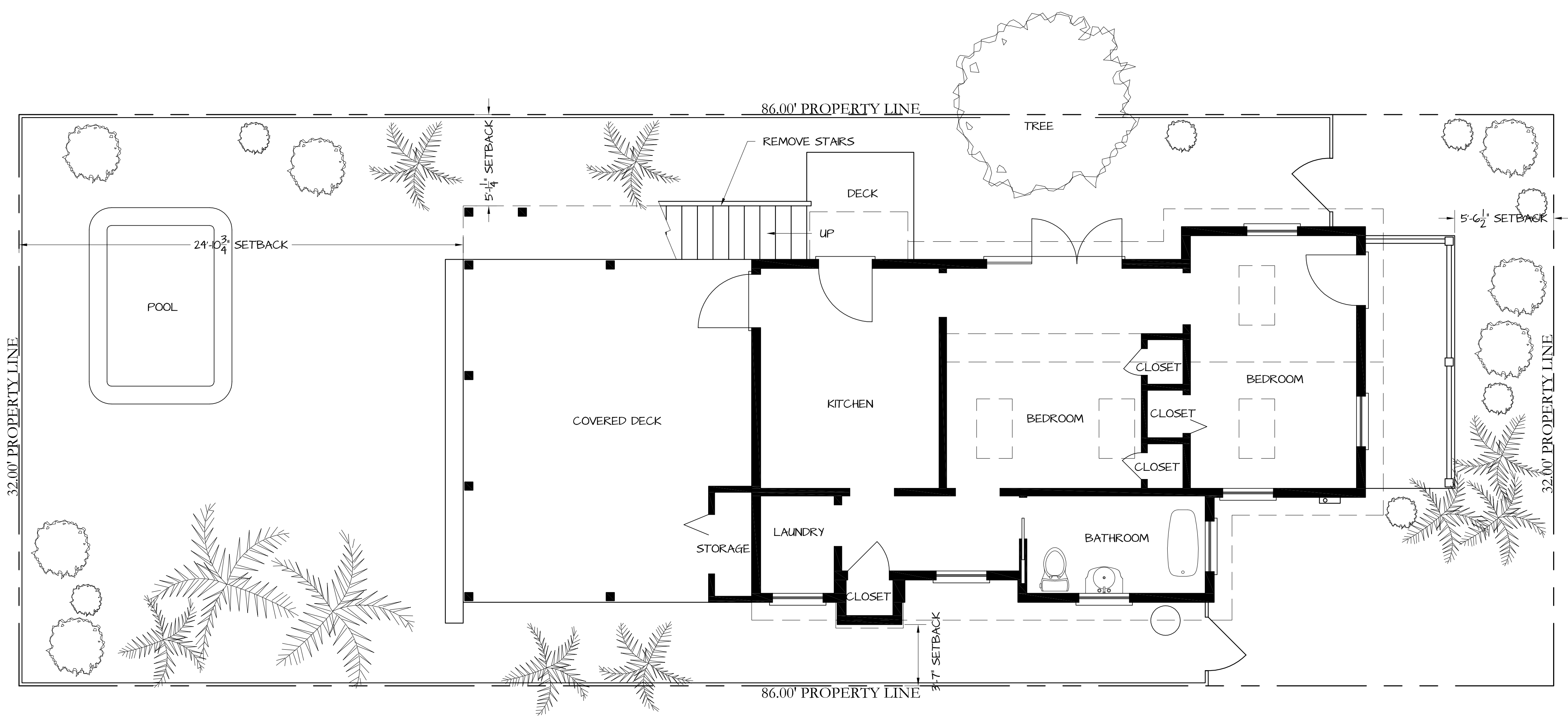
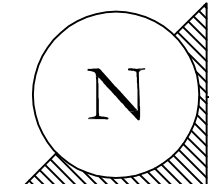
PROJECT NO.:

DATE: 2/18/2016

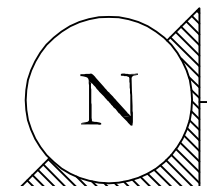
1 OF 5



2ND FLOOR (EXISTING)
1/4" = 1'-0"



1ST FLOOR (EXISTING / DEMO)
1/4" = 1'-0"



| Site Data | Allowed | Existing | Proposed |
|-------------------|--------------------|-----------------|-----------------|
| Zoning | HHDR | | |
| Flood | AE-6 | 72' NGVD | 82' NGVD |
| Lot Size | | 2,752 SF. | |
| Building Coverage | 50% (1,376 SF.) | 40% (1,123 SF.) | 46% (1,284 SF.) |
| Impervious ratio | 60% (1,651 SF.) | 44% (1,231 SF.) | 50% (1,392 SF.) |
| Open Space | 35% min. (963 SF.) | 55% (1,521 SF.) | 49% (1,360 SF.) |
| Setbacks | | | |
| Front | 10' | 55' | 55' NC. |
| Side | 5' | 51' | 50' |
| Side | 5' | 37.5' | 37.5' NC. |
| Rear | 20' | 24.8' | 20.0' |

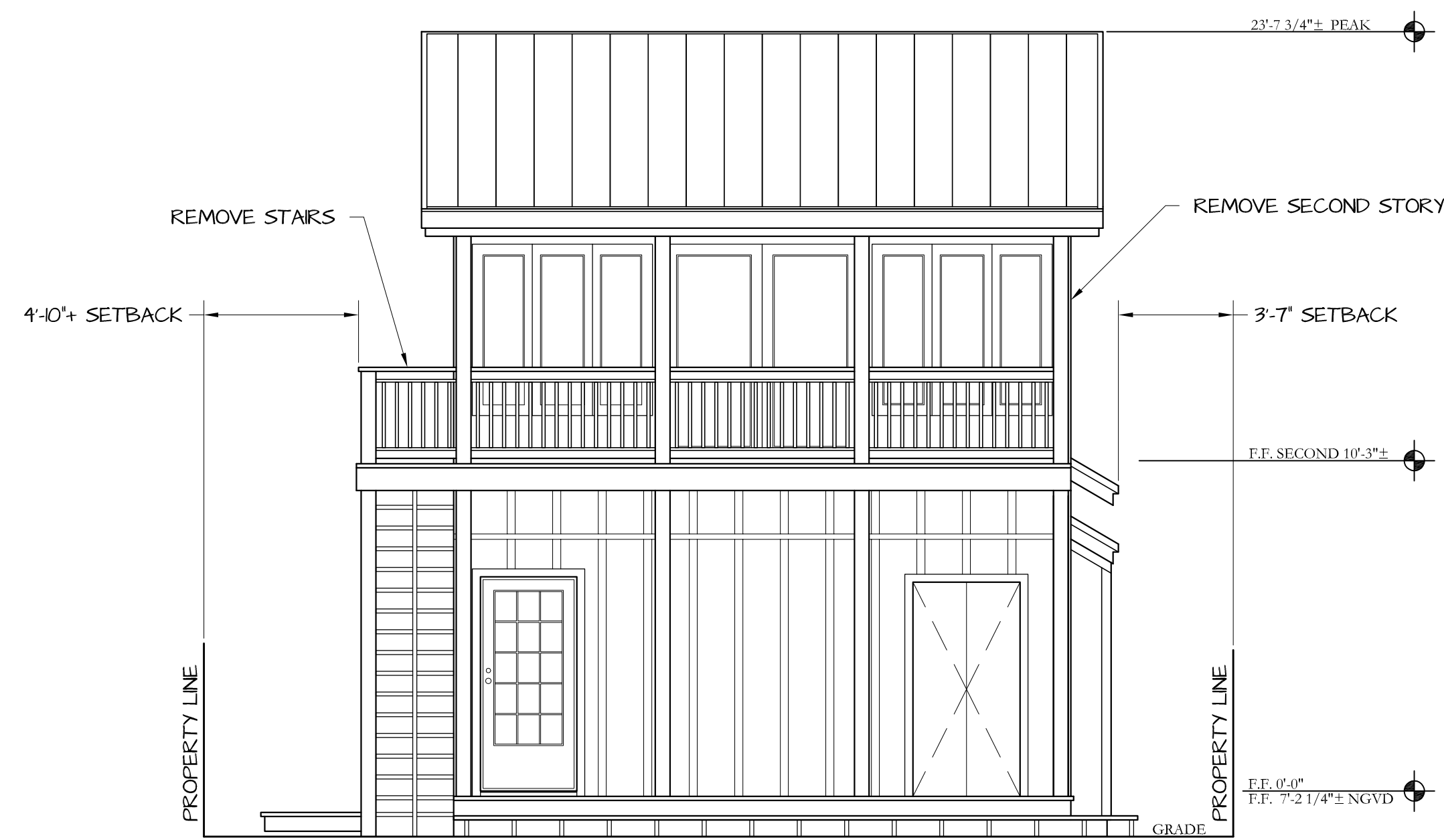
EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751
321 PEACOCK LANE
305 296 3784

PROJECT NO :

DATE : 2/18/2016



SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



EAST ELEVATION (EXISTING)
1/4" = 1'-0"



NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



WEST ELEVATION (EXISTING)
1/4" = 1'-0"

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

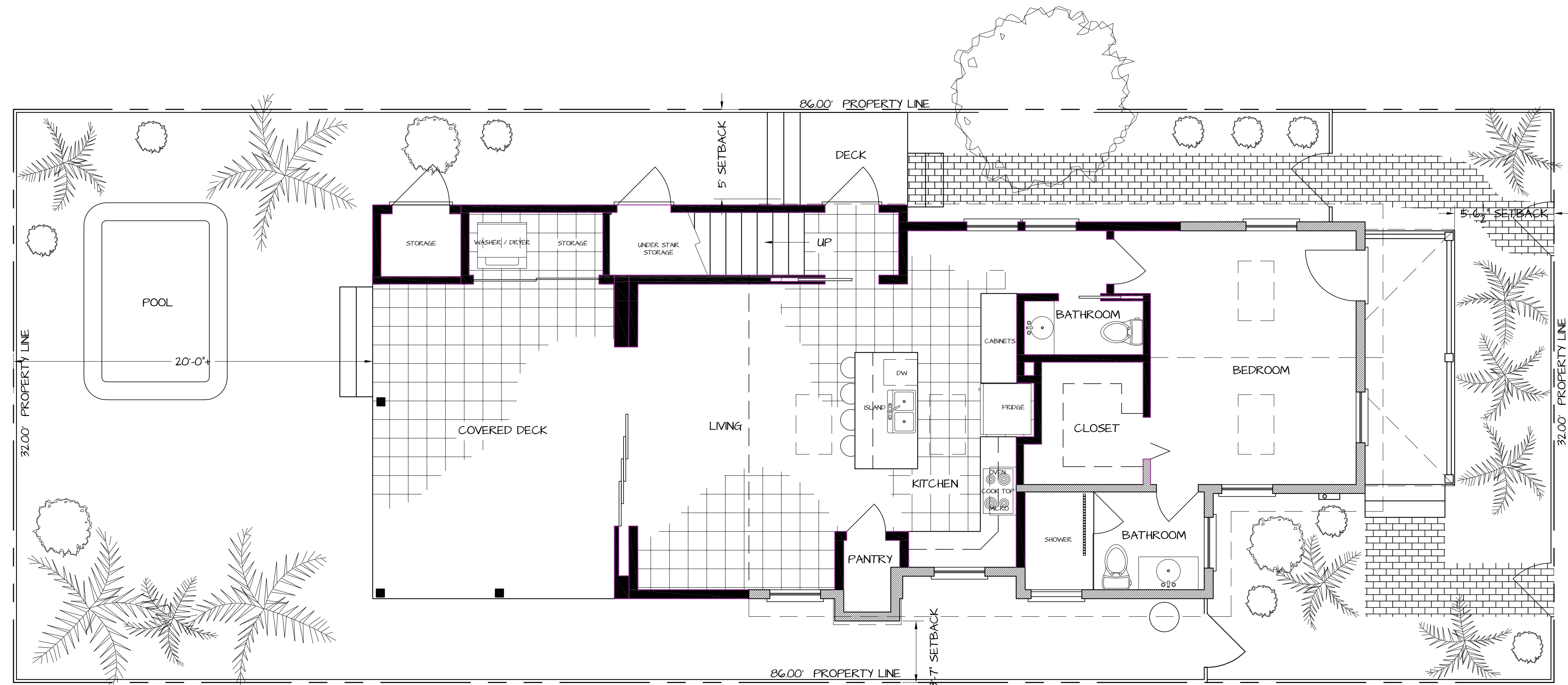
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR401751
321 PEACOCK LANE
305 296 3784

PROJECT NO.

DATE: 2/18/2016

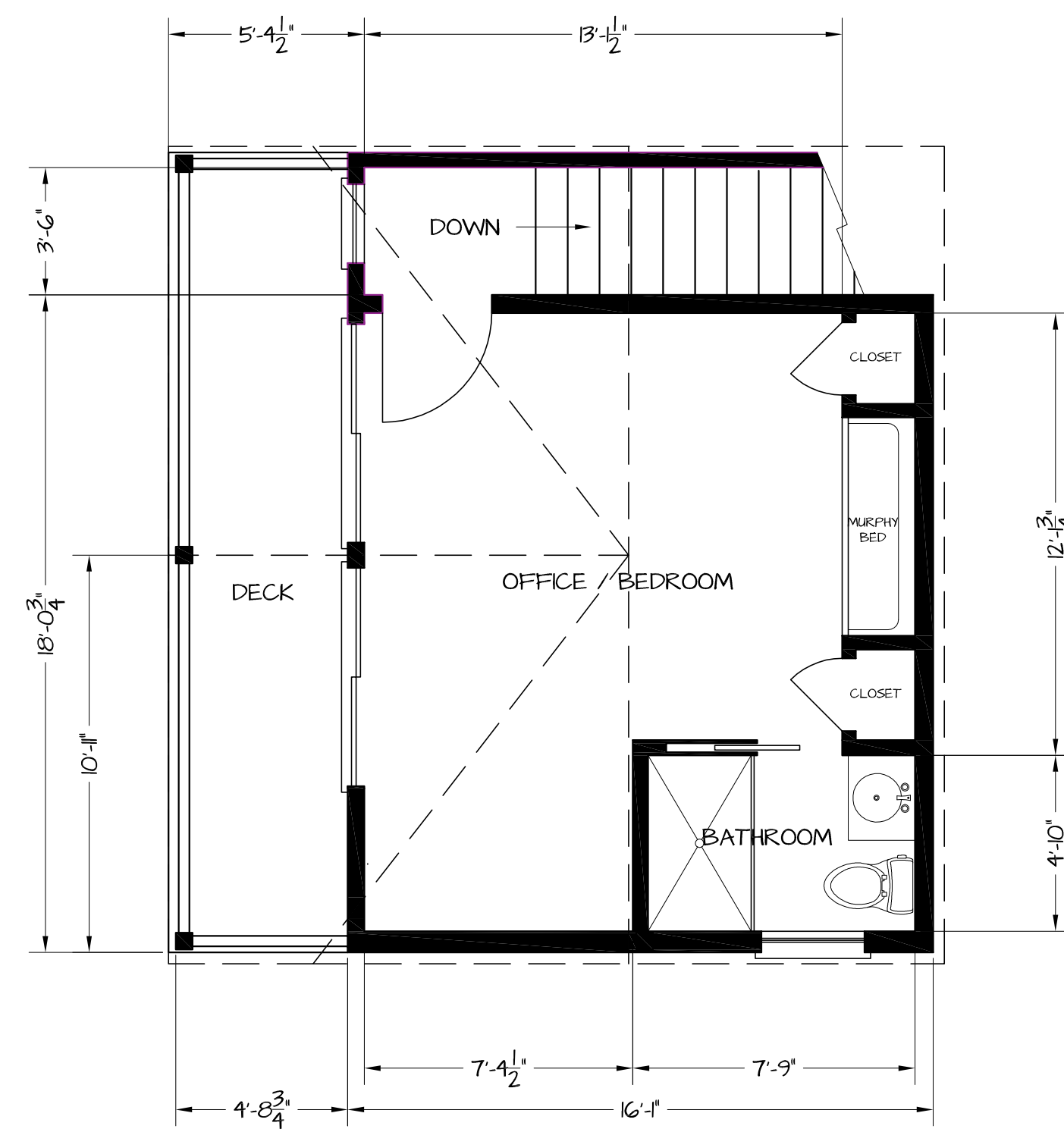
3
3 OF 5

EXISTING ELEVATIONS



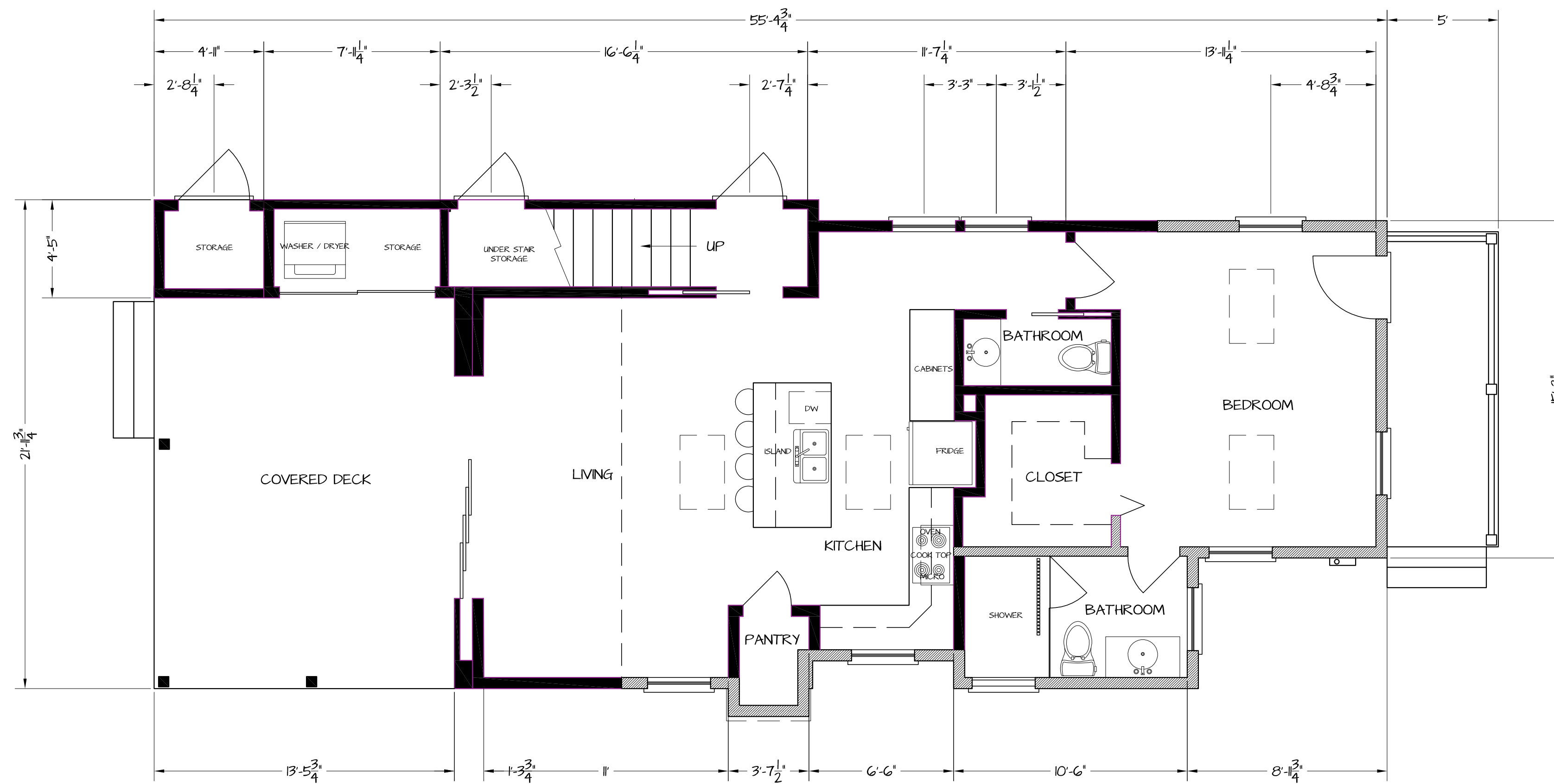
1ST FLOOR / SITE PLAN (PROPOSED)

1/4" = 1'-0"



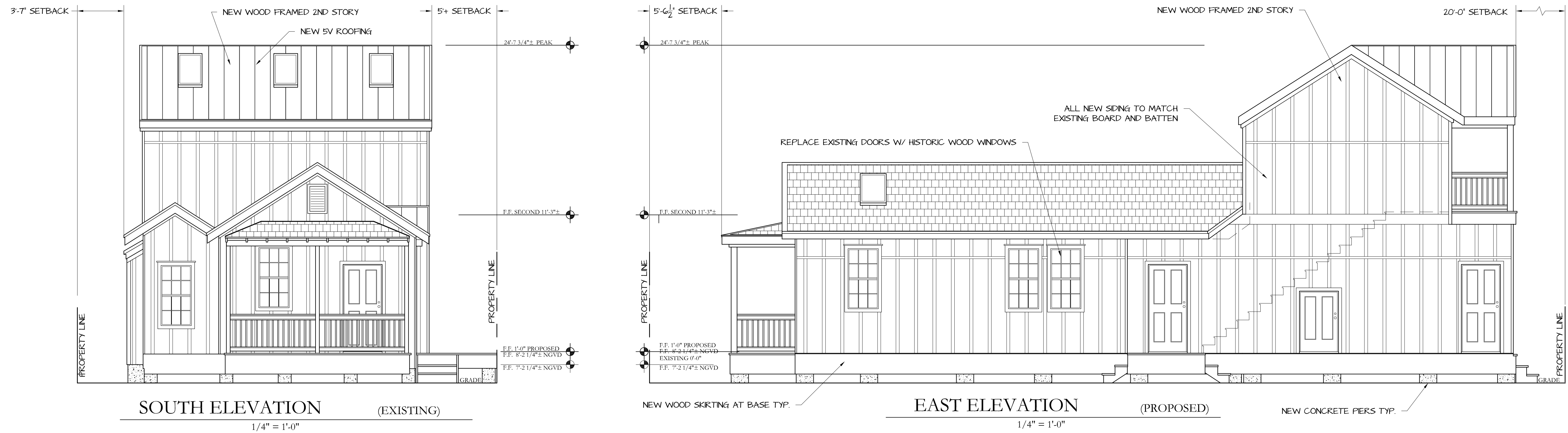
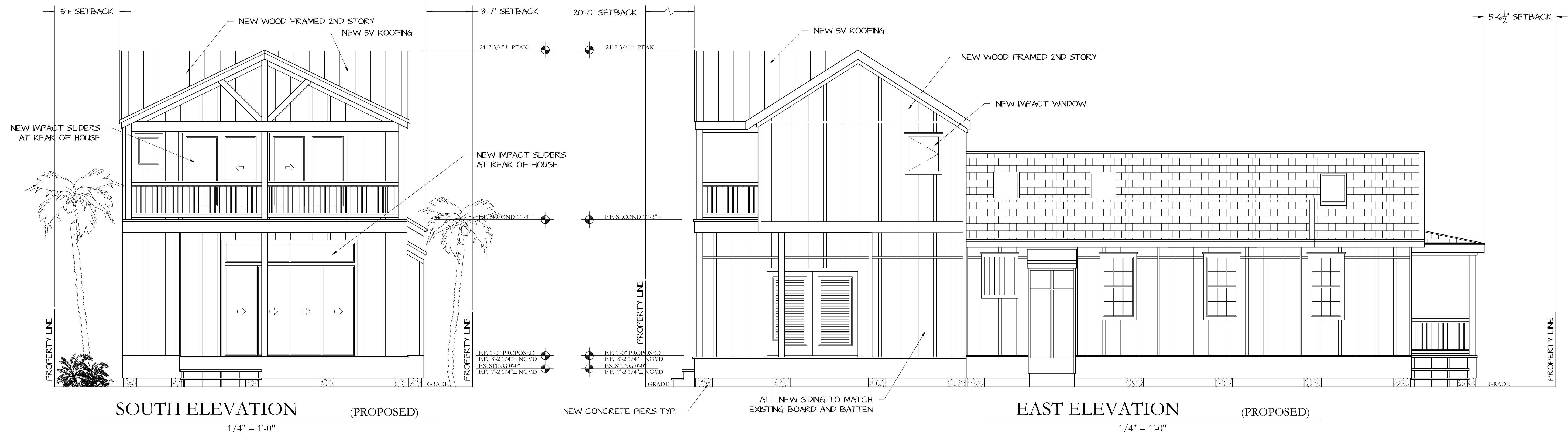
2ND FLOOR (PROPOSED)

1/4" = 1'-0"



1ST FLOOR (PROPOSED)

1/4" = 1'-0"



LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

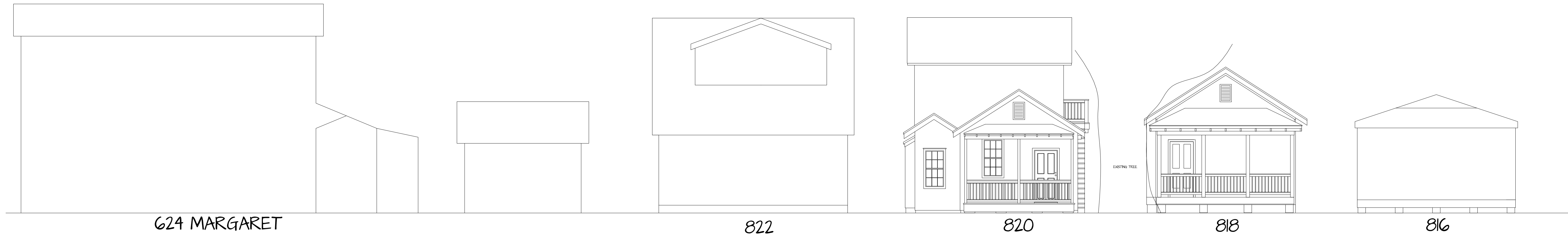
PROJECT NO.

DATE: 2/18/2016

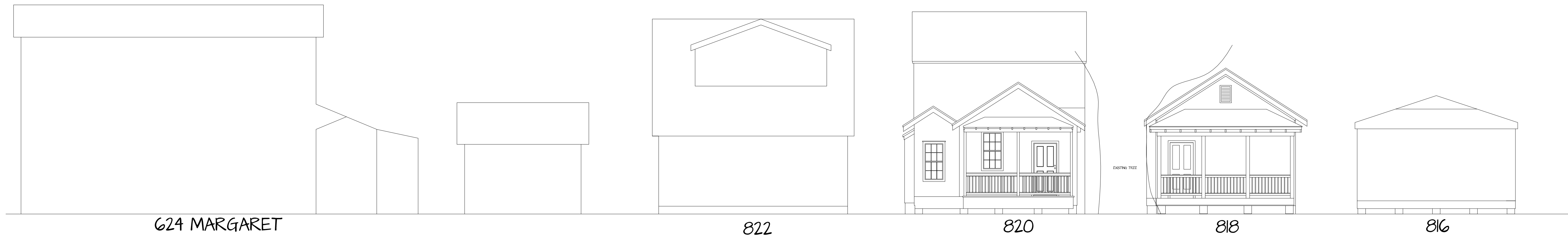
5

5 OF 5

PROPOSED ELEVATIONS



STREET SCAPE CARSTEN LANE (EXISTING)



STREET SCAPE CARSTEN LANE (PROPOSED)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF SECOND FLOOR ADDITION. ENCLOSURE OF EXTERIOR STAIRCASE. RENOVATIONS TO HISTORIC BUILDING. PAINT TO MATCH. ELEVATE HOUSE 1 FOOT. DEMOLITION OF NON-HISTORIC SECOND FLOOR REAR ADDITION. PARTIAL DEMOLITION OF SOUTHWEST WALL AND DEMOLITION OF EXTERIOR STAIRCASE.

FOR- #820 CARSTEN LANE

Applicant – William Rowan Architects

Application #H16-03-0015

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1011720 Parcel ID: 00011420-000000

Ownership Details

Mailing Address:
LYNCH DONALD AND SUSAN
820 CARSTEN LN
KEY WEST, FL 33040-7102

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 820 CARSTEN LN KEY WEST
Legal Description: KW PT LOT 1 SQR 58 J1-242 OR1047-1032D/C OR1047-1036D/C OR1050-1121 OR1295-1886/88 OR1295-1889/90AFF OR1449-1113/15R/S OR1507-223/25 OR2723-911/12C/T OR2728-1295/97 OR2735-2007/08

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------|----------|-------|-------------|
| 01LN - SFR LANE | 32 | 86 | 2,752.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 612
Year Built: 1908

Building 1 Details

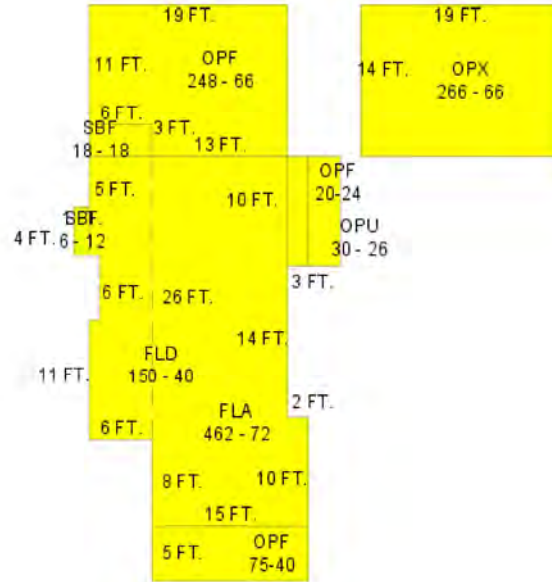
| | | |
|-------------------------|-----------------------|----------------------------|
| Building Type R1 | Condition A | Quality Grade 500 |
| Effective Age 13 | Perimeter 164 | Depreciation % 13 |
| Year Built 1908 | Special Arch 0 | Grnd Floor Area 612 |
| Functional Obs 0 | Economic Obs 0 | |

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

| | | |
|----------------------------|-------------------------|--------------------------------|
| Roof Type GABLE/HIP | Roof Cover METAL | Foundation WD CONC PADS |
| Heat 1 NONE | Heat 2 NONE | Bedrooms 2 |
| Heat Src 1 NONE | Heat Src 2 NONE | |

Extra Features:

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 0 | SBF | | 1 | 1995 | | | | | 6 |
| 0 | SBF | | 1 | 1995 | | | | | 18 |
| 0 | OPF | | 1 | 2000 | | | | | 248 |
| 0 | OPX | | 1 | 2000 | | | | | 266 |
| 1 | FLA | 2:B & B | 1 | 1989 | N | N | 0.00 | 0.00 | 462 |
| 2 | OPF | 2:B & B | 1 | 1989 | N | N | 0.00 | 0.00 | 75 |

| | | | | | | | | | |
|---|-----|---------|---|------|---|---|------|------|-----|
| 3 | OPF | 2:B & B | 1 | 1989 | N | N | 0.00 | 0.00 | 20 |
| 4 | FLD | 2:B & B | 1 | 1998 | N | N | 0.00 | 0.00 | 150 |
| 6 | OPU | | 1 | 2000 | | | | | 30 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-----------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | WD2:WOOD DECK | 24 SF | 8 | 3 | 1995 | 1996 | 2 | 40 |
| 2 | FN2:FENCES | 480 SF | 80 | 6 | 1997 | 1998 | 2 | 30 |
| 3 | PT2:BRICK PATIO | 330 SF | 0 | 0 | 1997 | 1998 | 2 | 50 |
| 5 | FN2:FENCES | 124 SF | 4 | 31 | 2000 | 2001 | 2 | 30 |
| 6 | PO4:RES POOL | 105 SF | 15 | 7 | 2004 | 2005 | 5 | 50 |

Appraiser Notes

3/97 SALE DOES NOT FIT MARKET 1/26/05 - POOL IS NOT ATTACHED TO PATIO - BKC

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|--|
| 07-1472 | 03/27/2007 | 12/23/2008 | 2,400 | | 360SF OF 5 VCRIMP ROOFING |
| 07-0031 | 01/29/2007 | 12/23/2008 | 3,000 | | NEW OUTLETS, FANS, LITES IN NEW PORCH ADDITION |
| 07-0029 | 01/09/2007 | 12/23/2008 | 0 | | 2 STORY PORCH ADDITION AT REAR OF RESIDENCE |
| B950538 | 02/01/1995 | 08/01/1996 | 1,300 | | REPAIRS TO SIDING |
| 9500111 | 12/01/1995 | 08/01/1996 | 14,000 | | ADDITIONS |
| 9600704 | 02/01/1996 | 08/01/1996 | 1 | | ELECTRIC |
| 9600773 | 02/01/1996 | 08/01/1996 | 1,100 | | FIRE ALARM |
| 1 9700079 | 01/07/1997 | 12/31/1998 | 625 | Residential | ELECTRICAL |
| 1 9701612 | 06/12/1997 | 12/31/1998 | 1,500 | Residential | WOOD FENCE |
| 1 9701876 | 06/12/1997 | 12/31/1998 | 14,000 | Residential | NEW ADDITION |
| 1 9702003 | 06/24/1997 | 12/31/1998 | 3,000 | Residential | PLUMBING |
| 1 9702303 | 07/14/1997 | 12/31/1998 | 1,000 | Residential | ALTERATIONS/RENOVATIONS |
| 1 9702461 | 07/22/1997 | 12/31/1998 | 1,200 | Residential | ELECTRICAL |
| 1 9703350 | 10/02/1997 | 12/31/1998 | 800 | Residential | UPGRADE SERVICE |
| 9901189 | 04/08/1999 | 10/25/1999 | 1,100 | | ELECTRICAL SERVICE |
| 9901039 | 03/26/1999 | 10/25/1999 | 500 | | FENCE |
| 0001591 | 06/12/2000 | 10/26/2000 | 1,000 | | FENCE |
| 0001599 | 06/14/2000 | 10/26/2000 | 500 | | PORCH RAILING |
| 03-3822 | 06/24/2004 | 12/31/2004 | 12,600 | | POOL |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015 | 76,672 | 12,383 | 451,441 | 540,496 | 504,638 | 0 | 540,496 |
| 2014 | 71,664 | 10,897 | 376,201 | 458,762 | 458,762 | 0 | 458,762 |
| 2013 | 72,646 | 11,232 | 427,246 | 511,124 | 511,124 | 0 | 511,124 |
| 2012 | 74,609 | 11,583 | 383,703 | 469,895 | 466,343 | 0 | 469,895 |
| 2011 | 75,591 | 11,943 | 336,415 | 423,949 | 423,949 | 0 | 423,949 |
| 2010 | 76,776 | 12,279 | 358,485 | 447,540 | 447,540 | 0 | 447,540 |
| 2009 | 86,452 | 12,630 | 424,871 | 523,953 | 523,953 | 0 | 523,953 |
| 2008 | 84,556 | 13,079 | 481,600 | 579,235 | 579,235 | 0 | 579,235 |
| 2007 | 123,868 | 10,775 | 367,392 | 502,035 | 502,035 | 0 | 502,035 |
| 2006 | 281,869 | 11,075 | 261,440 | 554,384 | 485,914 | 25,000 | 460,914 |
| 2005 | 223,706 | 11,383 | 236,672 | 471,761 | 471,761 | 25,000 | 446,761 |
| 2004 | 138,079 | 4,311 | 206,400 | 348,790 | 348,790 | 0 | 348,790 |
| 2003 | 160,928 | 4,466 | 103,008 | 268,402 | 268,402 | 0 | 268,402 |
| 2002 | 207,216 | 4,629 | 77,952 | 289,797 | 289,797 | 0 | 289,797 |
| 2001 | 162,735 | 4,771 | 77,952 | 245,458 | 245,458 | 0 | 245,458 |
| 2000 | 162,735 | 3,432 | 57,072 | 223,239 | 223,239 | 0 | 223,239 |
| 1999 | 130,046 | 2,791 | 57,072 | 189,909 | 189,909 | 0 | 189,909 |
| 1998 | 77,871 | 1,099 | 57,072 | 136,042 | 136,042 | 0 | 136,042 |
| 1997 | 66,735 | 1,039 | 51,504 | 119,278 | 119,278 | 0 | 119,278 |
| 1996 | 24,380 | 0 | 51,504 | 75,884 | 75,884 | 0 | 75,884 |
| 1995 | 22,213 | 0 | 51,504 | 73,717 | 73,717 | 0 | 73,717 |
| 1994 | 19,865 | 0 | 51,504 | 71,369 | 71,369 | 0 | 71,369 |
| 1993 | 19,498 | 0 | 51,504 | 71,002 | 71,002 | 0 | 71,002 |
| 1992 | 19,498 | 0 | 51,504 | 71,002 | 71,002 | 0 | 71,002 |
| 1991 | 19,498 | 0 | 51,504 | 71,002 | 71,002 | 0 | 71,002 |
| 1990 | 19,498 | 0 | 36,888 | 56,386 | 56,386 | 0 | 56,386 |
| 1989 | 14,319 | 0 | 36,192 | 50,511 | 50,511 | 0 | 50,511 |
| 1988 | 12,573 | 0 | 32,016 | 44,589 | 44,589 | 0 | 44,589 |
| 1987 | 12,422 | 0 | 18,799 | 31,221 | 31,221 | 0 | 31,221 |
| 1986 | 12,492 | 0 | 18,291 | 30,783 | 30,783 | 0 | 30,783 |
| 1985 | 12,128 | 0 | 11,331 | 23,459 | 23,459 | 0 | 23,459 |
| 1984 | 11,371 | 0 | 11,331 | 22,702 | 22,702 | 0 | 22,702 |
| 1983 | 11,371 | 0 | 11,331 | 22,702 | 22,702 | 0 | 22,702 |
| 1982 | 11,580 | 0 | 9,605 | 21,185 | 21,185 | 0 | 21,185 |

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 |
|-----------|----------------------------|-------|------------|---------------|
|-----------|----------------------------|-------|------------|---------------|

| | | | | |
|-----------|-------------|---------|----|----|
| 4/17/2015 | 2735 / 2007 | 795,000 | WD | 02 |
| 3/3/2015 | 2728 / 1295 | 677,000 | WD | 37 |
| 2/4/2015 | 2723 / 911 | 651,000 | CT | 12 |
| 3/1/1997 | 1449 / 1113 | 212,000 | WD | O |
| 2/1/1994 | 1295 / 1886 | 1 | WD | M |

This page has been visited 98 times.

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