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**Historic Architectural Review Commission  
Staff Report for Item 3**

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

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

**Meeting Date:** June 19, 2019

**Applicant:** William Rowan, Architect

**Application Number:** H2019-0004

**Address:** #3 Lopez Lane

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**Description of Work**

Demolition of shed dormer.

**Site Facts**

The site under review is located at the end of Lopez Lane, where the main structure on the site is a frame vernacular single-family house listed as an altered-contributing resource to the historic district since 1982. The circa 1910 house is extremely altered as the southeast portion of the gable roof was removed and a second floor was added and is called a “*dormer*” in the application. In addition, a one-story shed roof attached to the south side of the main house was removed. Staff has not been able to find approvals for such alterations, and as of 1972, the house configuration depicted in the 1962 Sanborn map was still in place. The front elevation of the main house is partially visible from the end of the lane, through a six-foot fence. On its south and east sides, the structure is surrounded by transient use structures.

On April 18, 2019, the Planning Board reviewed and approved the submitted plans for variance to exceed the maximum building coverage of 40% to 42%. Current building coverage is 37%.

**Ordinances Cited on Review**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the removal of a shed “*dormer*” at the main house.

## **Staff Analysis**

A Certificate of Appropriateness is under review for the replacement of an existing “*dormer*” which has altered the existing massing and roof form of an altered- contributing resource. The existing and new “*dormer*” has extended the first floor southeast wall. In order to accommodate the new “*dormer*” the existing one must be demolished.

It is staff’s opinion that the request for the demolition of a non-historic second floor addition of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR’s. The ordinance states the following; “*the historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff’s opinion that the removal of the non- historic second floor addition will liberate the house from an inappropriate addition and can bring back the original roof form of the house. However, the proposed new addition to the roof is contrary to current design regulations.

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

The addition in question has destroyed and altered a character-defining element of the house.

- (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.*

The addition in question has destroyed and altered a character-defining element of the house. The “*dormer*” cannot be considered a significant later addition to the historic house.

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

It is staff’s opinion that the “*dormer*” has created the status of the main house as an altered-contributing resource.

In conclusion, it is staff's opinion that the request for the removal of the existing addition will be beneficial and an appropriate action, nonetheless, the proposed design fails current regulations for new construction and additions. If the Commission finds the design and demolition request appropriate, this will be the only required reading.



**Aerial 1972 one-story gable roof with a one story shed attached to the south**





# 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 # HARC 2019-0004	REVISION #	INITIAL & DATE MM 2/27
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

3 LOPEZ LANE

NAME ON DEED:

MARK / BROOK PHILLIPS

PHONE NUMBER

305 304 2929

OWNER'S MAILING ADDRESS:

809 FLEMING (REAR)

EMAIL

APPLICANT NAME:

WILLIAM ROWAN

PHONE NUMBER

305.394.4773

APPLICANT'S ADDRESS:

321 PEACOCK LANE

EMAIL

wrowan@gmail.com

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

*[Handwritten Signature]*

DATE

1/28/19

**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: GAZEBO - CONSTRUCT 10'x12 STRUCTURE W/ ATTACHMENT TO BLDG. A  
 BUILDING A: DEMO EXISTING SHED ROOF + REPLACE. RENOVATE 1ST + 2ND FLOORS  
 BUILDING B: NEW DOORS - RENOVATE INTERIOR  
 BUILDING C: NEW DOORS - RENOVATE INTER. POOL; RECONFIGURE

MAIN BUILDING:

BLDG. A

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

REMOVE SHED DORMER + ALL WINDOWS / DOORS ON SE ELEV.



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

ACCESSORY STRUCTURE(S):	
BLDG. TO RENOVATE	
PAVERS:	FENCES:
PAVERS @ ENTRY (SIDE)	EXISTING NO WORK
DECKS:	PAINTING:
EXISTING DECKS TO BE REMOVED AND NEW RECONFIGURED DECK TO BE CONSTRUCTED	ALL STRUCTURES WILL BE REPAINTED
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
LANDSCAPING AS REQUIRED	EXISTING POOL TO BE RECONFIGURED
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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:	3 LOPEZ LANE
PROPERTY OWNER'S NAME:	MARK & BROOKS PHILLIPS
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.**

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
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### DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVAL OF SHED CORNER ON MAIN STRUCTURE (BUILDING A)

### 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.

NOT APPLICABLE

(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.



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.

NOT APPLICABLE

(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.

NOT APPLICABLE

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

NOT APPLICABLE

(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.

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.

N.A.

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

N.A.

**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.

WE ARE PROPOSING TO RECONFIGURE THE EXISTING NON HISTORIC SHED ROOF.

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

BY RECONFIGURING THE DORMER WE HOPE TO BRING IT BACK AS A BETTER RELATIONSHIP WITH THE EXISTING HISTORIC STRUCTURE.

(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.

SHED DORMER IS NOT A SIGNIFICANT ADDITION THAT DEFINES THE HISTORIC CHARACTER.

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

DORMER DOES NOT QUALIFY AS CONTRIBUTING



MARGARET

STREET.

50' RW

R/W LINE

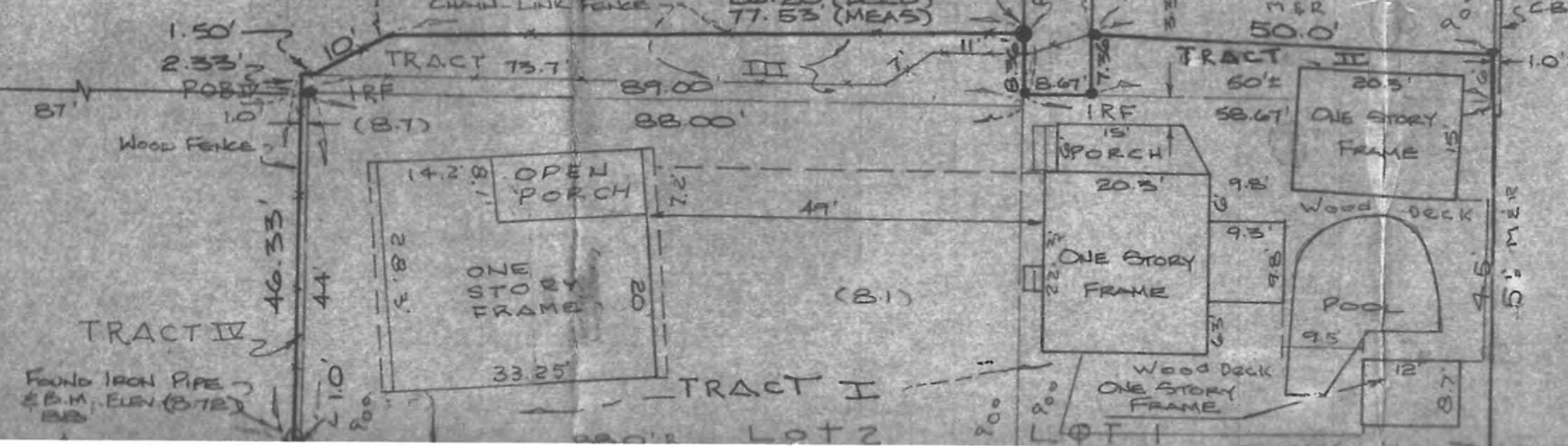
ELEVATIONS ARE SHOWN  
IN PARENTHESES AND  
REFER TO MEAN SEA  
LEVEL NGVD (1929)

LOCATION 1986

CHAIN LINK FENCE

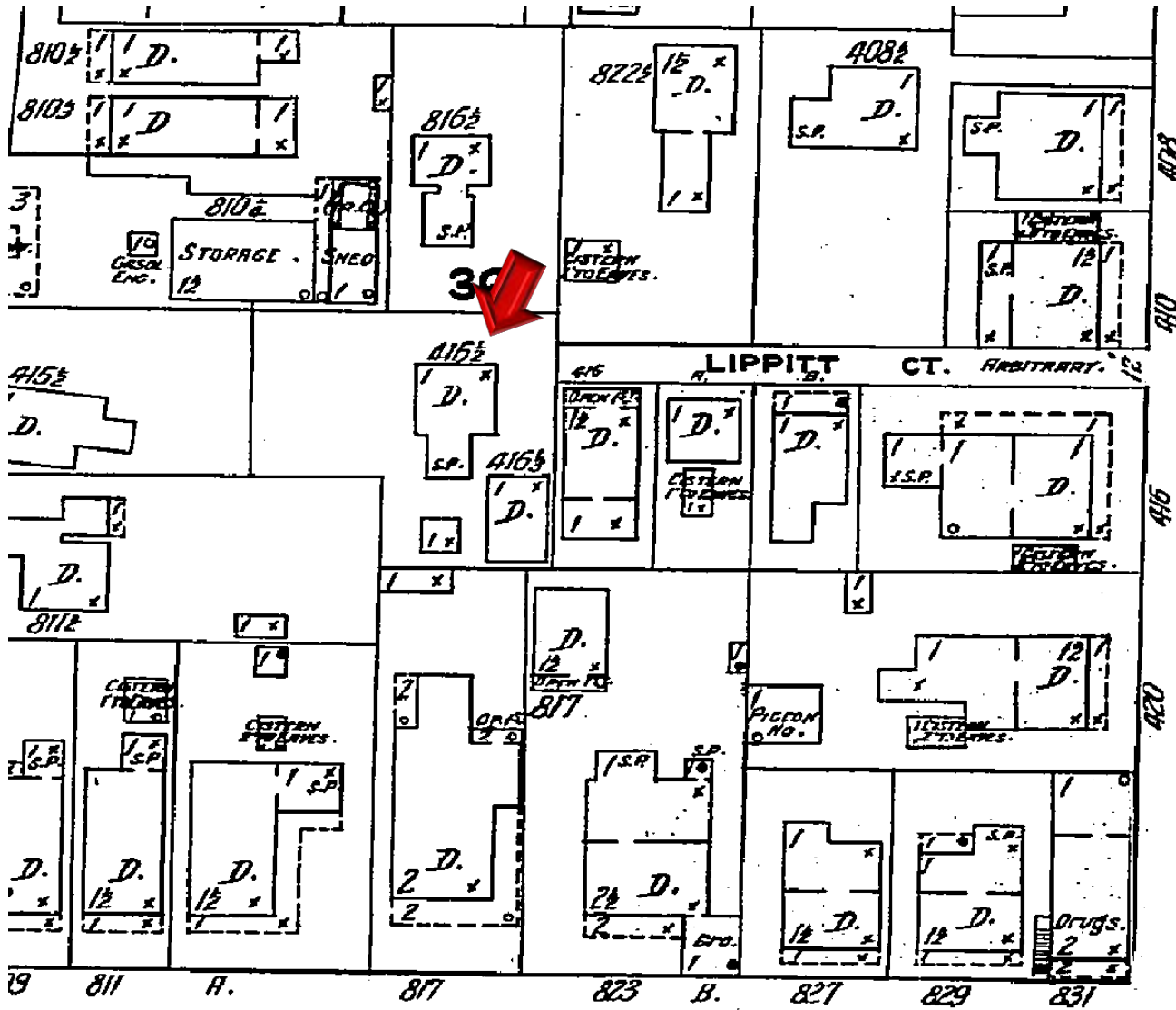
FOUND IRON PIPE

26.20' (DEED)  
77.53' (MEAS)



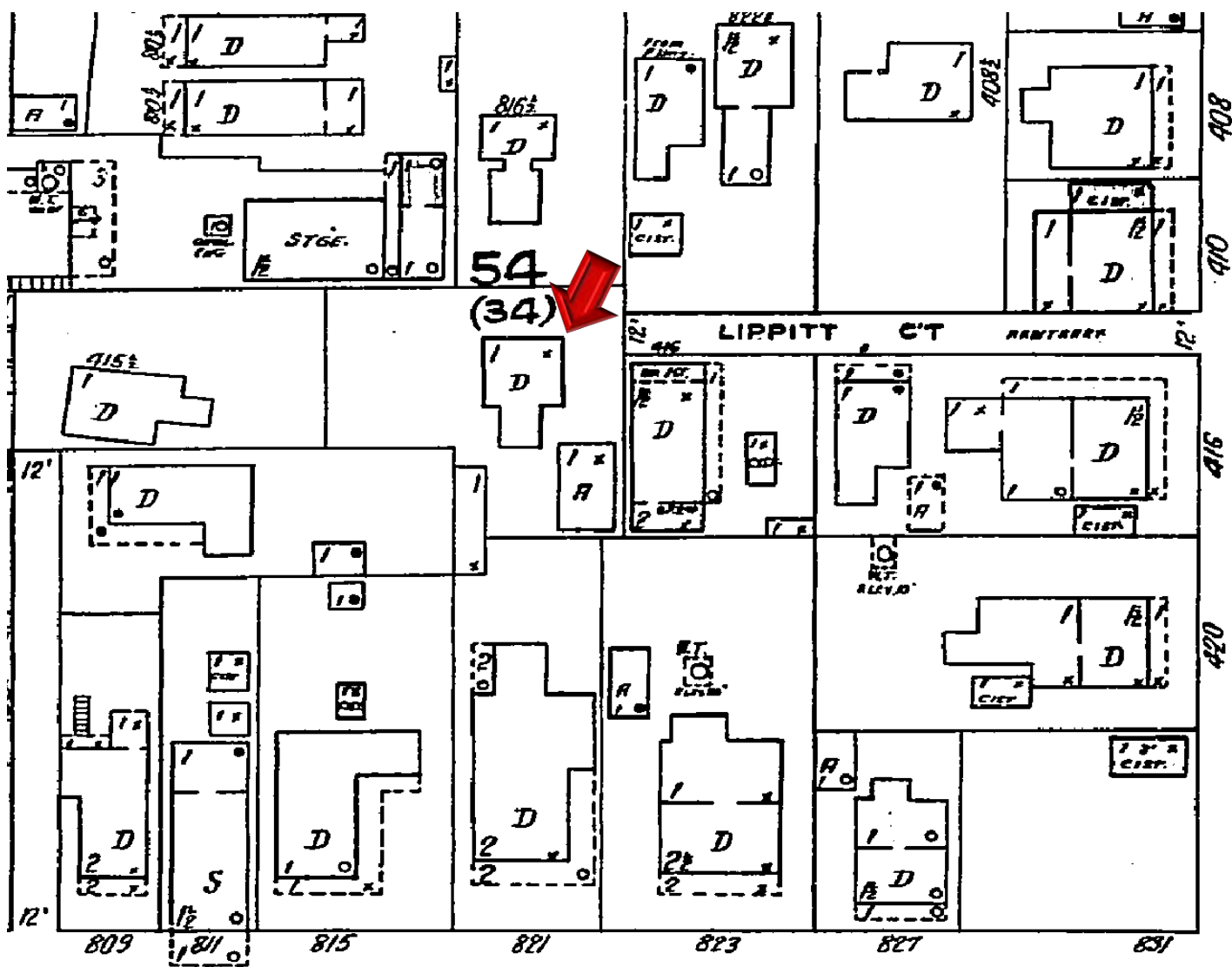


# SANBORN MAPS



**EL EMING**

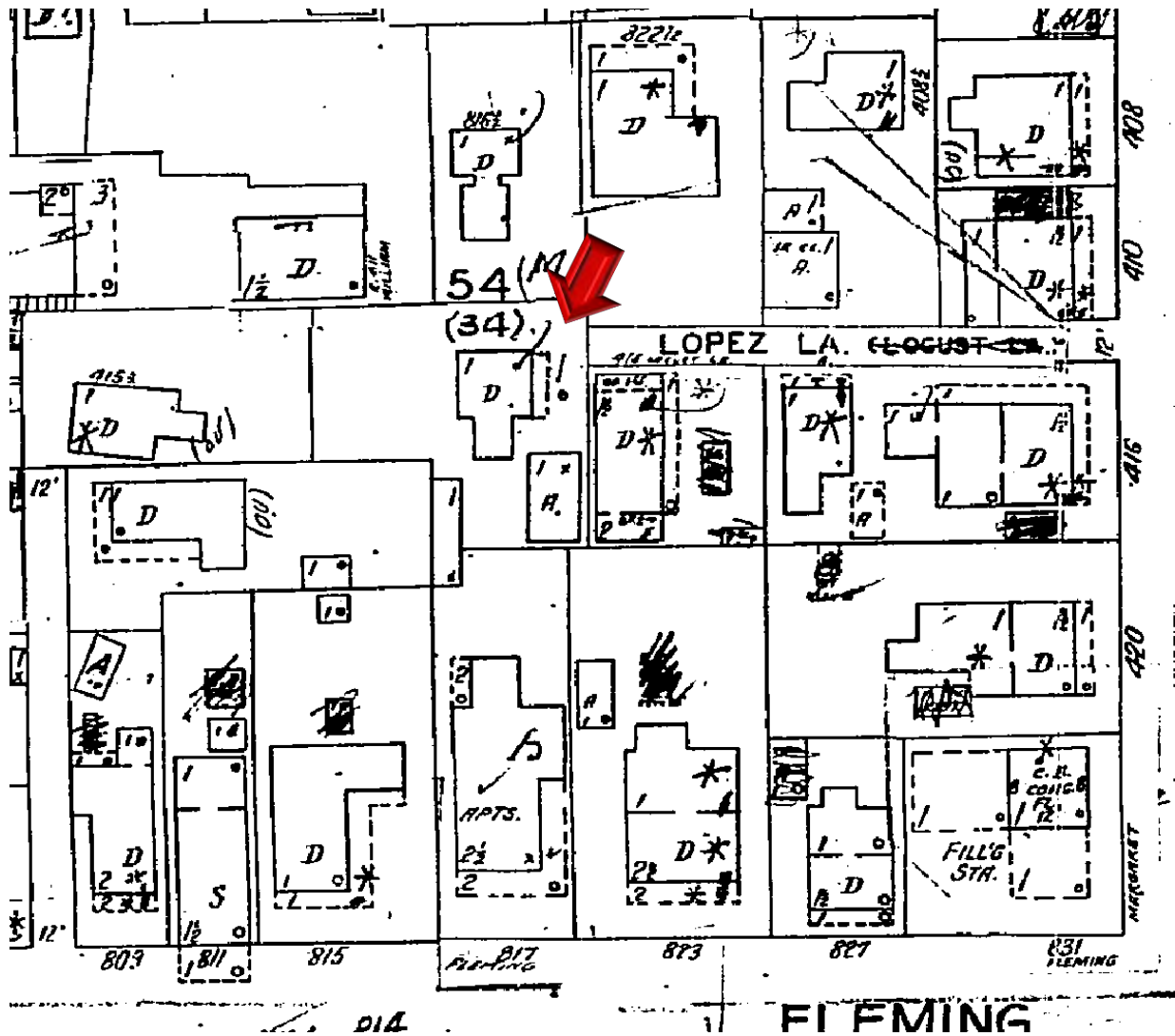
1912 Sanborn map



# FLEMING

1926 Sanborn map





1962 Sanborn map

# PROJECT PHOTOS



**Main house at 3 Lopez Lane circa 1965. Monroe County Library.**









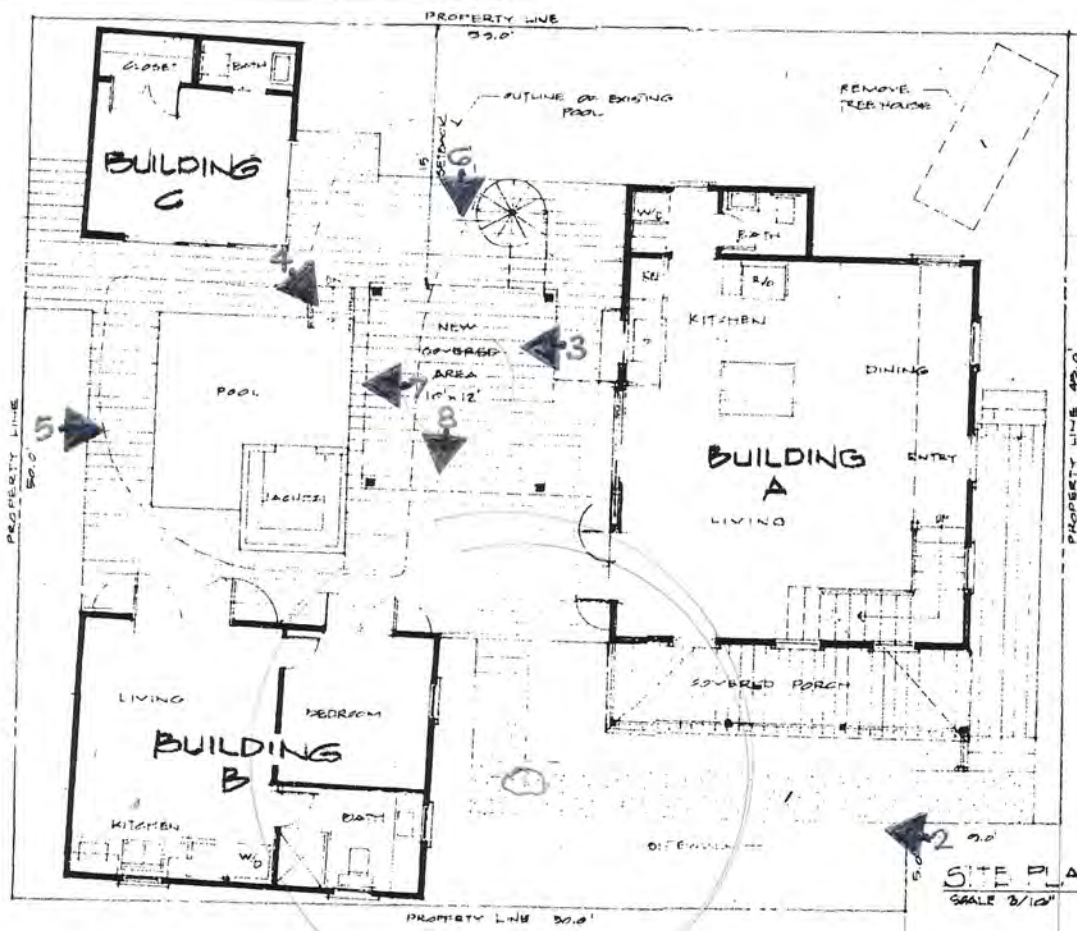
# LEGEND

TWO STORY RESIDENCE

2 STORY HOTEL

2 STORY RESIDENCE

2 STORY HOTEL



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

2 STORY HOTEL

LOPEZ LANE





①

LOPEZ LANE —  
ENTRY AT END OF  
LANE



BLDG. B

BLDG. C —

BLDG. A —

②





④  
VIEW  
LOOKING  
NORTH

BLDG A      BLDG. B



③  
VIEW  
LOOKING  
EAST

BLDG. C

BLDG. C  
POOL  
HOUSE





⑤  
VIEW  
LOOKING  
N.W.

-BLDG. C

-BLDG. A  
-LOCATION OF  
PROPOSED STRUCTURE

-BLDG. B  
-MAIN ENTRY (BEYOND)



⑥  
VIEW  
LOOKING  
N.E.

-2 STORY  
HOTEL

-BLDG. A

-APPROX. LOCATION  
OF PROPOSED STRUCTURE

-BLDG. B





⑦  
VIEW @  
15' ABOVE DECK  
LOOKING SE.  
APPROX. HT.  
OF SOMEONE  
STANDING ON  
PROPOSED  
STRUCTURE

3 STORY  
HOTEL

BLDG B

BLDG C



⑧  
VIEW @ 15'  
ABOVE POOL  
DECK LOOKING  
N.E.,  
SAME AS  
PHOTO ABOVE

2 STORY  
ADJACENT  
HOTEL

ROOF OF BLDG. B

# SURVEY



# MAP OF BOUNDARY SURVEY

A PART OF LOT 1, SQUARE 34  
WILLIAM A. WHITEHEAD'S  
MAP OF THE ISLAND OF KEY WEST  
MONROE COUNTY, FLORIDA

BEARING BASE:  
SW'LY R/W LINE OF MARGARET STREET BY MONUMENTATION

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:  
3 LOPEZ LANE  
KEY WEST, FLORIDA 33040

NW'LY SIDE OF ALLEY FOR LOPEZ LANE

NOTE: GAP IN LEGAL DESCRIPTIONS PROPERTY CORNERS ON THIS LINE HAVE NOT BEEN SET

POINT OF COMMENCEMENT (PLACE OF BEGINNING)

FND NAIL & DISC, LB 6884

MARGARET STREET  
SW'LY R/W LINE MARGARET STREET  
167.8' (M)

OR BOOK 2599, PAGE 251  
FACE OF ADJACENT BUILDING

FND NAIL & DISC, LB 5324

NW'LY R/W LINE FLEMING STREET

FND NAIL & DISC, ILLEGIBLE

WOOD STEP  
TREE HOUSE

90° (D)  
89°54'51" (C)

ONE STORY ELEVATED STRUCTURE

COVERED AREA

STEPS

WOOD DECK

WOOD DECK

ONE STORY ELEVATED STRUCTURE

WOOD DECK

POOL

WOOD DECK

ONE STORY STRUCTURE

OUTDOOR SHOWER

WITNESS FENCE CORNER 0.4' / 0.9' S.

PROPERTY CORNER INACCESSIBLE DUE TO PRIVACY FENCING

NORTH ASSUMED FROM PLAT OR LEGAL DESCRIPTION  
SCALE: 1" = 10'



LOCATION MAP NOT TO SCALE



CERTIFIED TO:  
MARK PHILLIPS

## LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map of said delineated in February 1829 A.D. as part of Lot One (1), in Square Thirty-four (34), Commencing at a point on the NW'ly side of an Alleyway Eight feet and eight inches wide running in from Margaret Street which point is One Hundred and Fifty-six (156) feet from said Margaret Street, and runs thence in a SW'ly direction Forty-five (45) feet; thence at right angles in a SE'ly direction Fifty-eight (58) feet eight (8) inches; thence at right angles in a NE'ly direction Forty-five (45) feet; thence at right angles in a NW'ly direction Fifty-eight (58) feet and eight (8) inches to the place of beginning.

## ABBREVIATIONS:

BFP = BACK-FLOW PREVENTER	NAVD = NORTH AMERICAN VERTICAL DATUM 1988
BO = BLOW OUT	NGS = NATIONAL GEODETIC SURVEY
C = CALCULATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
CA = CENTRAL ANGLE	OHW = OVERHEAD WIRES
CL = CENTERLINE	P = PLAT
CLF = CHAINLINK FENCE	PID = PERMANENT IDENTIFIER
D = DEED	POB = POINT OF BEGINNING
EB = ELECTRIC BOX	POC = POINT OF COMMENCEMENT
EM = ELECTRIC METER	R = RADIUS
(F) = FIELD	ROL = ROOF OVERHANG LINE
FFE = FINISHED FLOOR ELEVATION	SCO = SANITARY CLEAN-OUT
FH = FIRE HYDRANT	SMH = SANITARY MANHOLE
FI = FENCE INSIDE	SV = SEWER VALVE
FO = FENCE OUTSIDE	TOB = TOP OF BANK
FOL = FENCE ON LINE	TOS = TOE OF SLOPE
GI = GRATE INLET	UPC = UTILITY POLE CONCRETE
GL = GROUND LEVEL	UPM = UTILITY POLE METAL
GW = GUY WIRE	UPW = UTILITY POLE WOOD
L = ARC LENGTH	WDF = WOOD FENCE
LE = LOWER ENCLOSURE	WM = WATER METER
LP = LIGHT POLE	WV = WATER VALVE
LS = LANDSCAPING	
M = MEASURED	
MHWL = MEAN HIGH WATER LINE	

## GENERAL NOTES

- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

## LINES NOT TO SCALE

PLATTED LOT LINES		
PLASTIC FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
OVERHEAD WIRES		
		UTILITY POLE WOOD
		UTILITY POLE CONC.

SCALE:	1"=10'
FIELD WORK DATE:	10/19/18
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	18101507

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)2(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

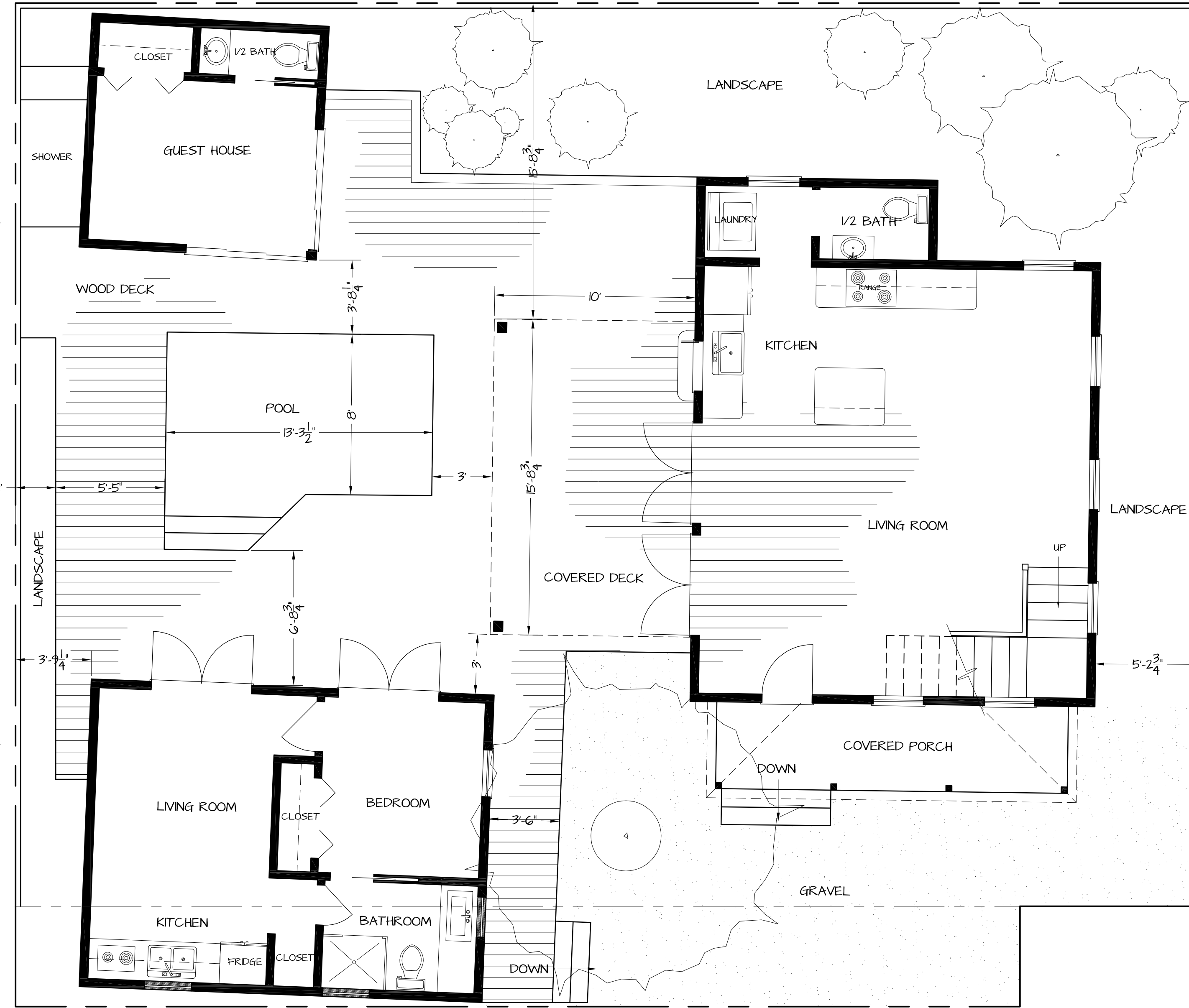
**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



# REVISED DESIGN

COTTAGE #3

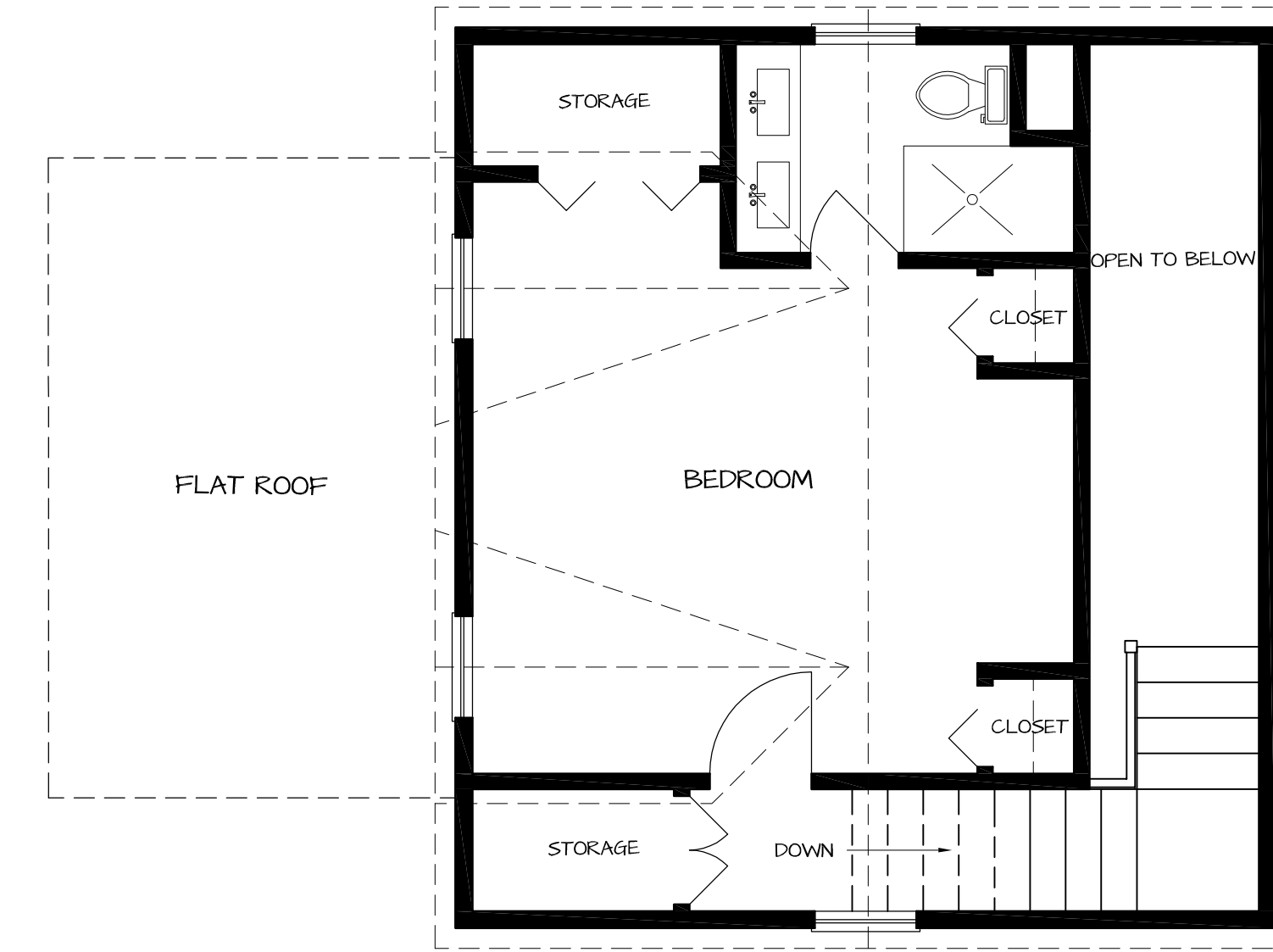
COTTAGE #2



PROPOSED SITE / FLOOR PLAN

1/4" = 1'-0"

COTTAGE #1  
FIRST FLOOR



COTTAGE #1  
SECOND FLOOR

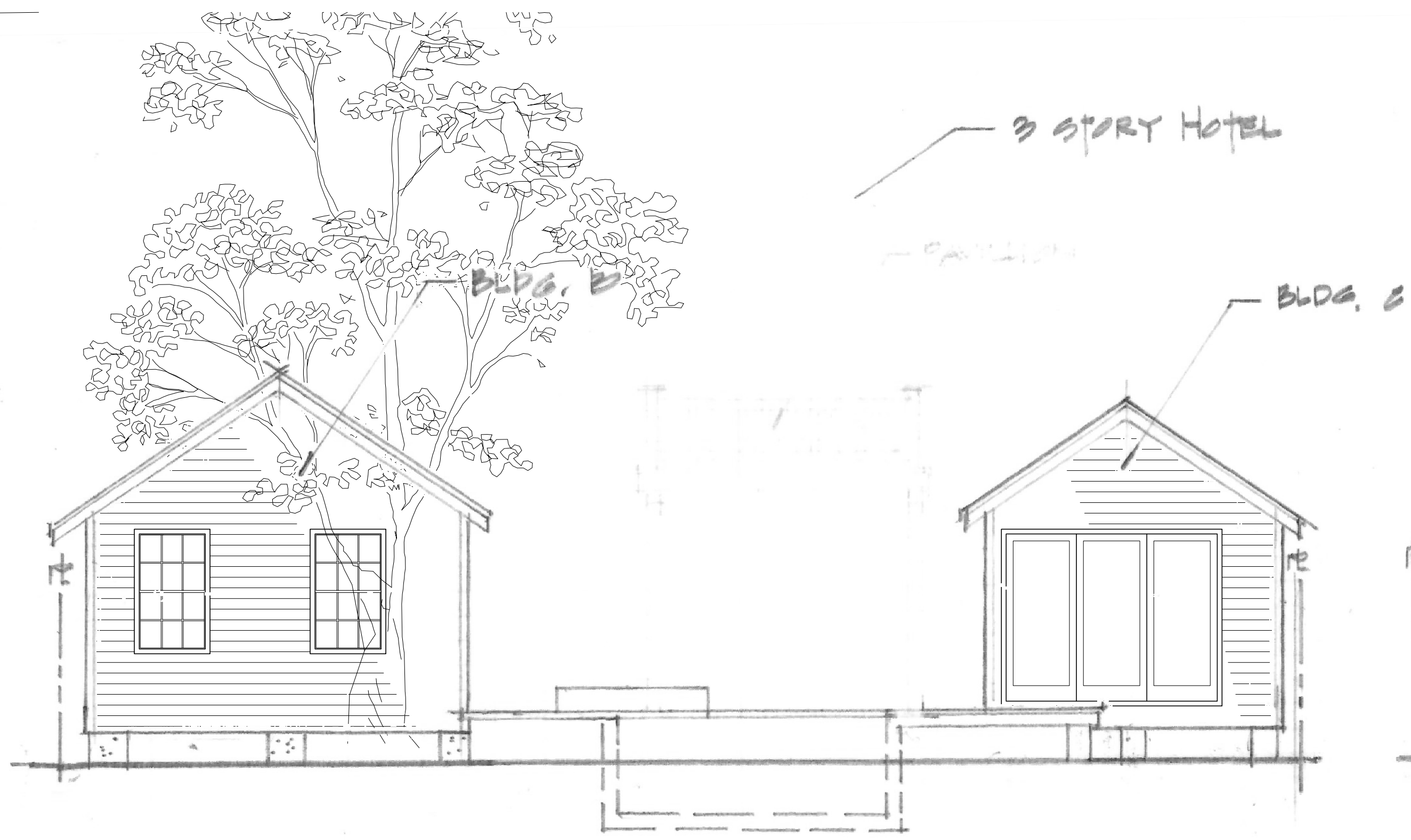
PHILLIPS RESIDENCE  
SITE AND BUILDING UPGRADES  
#3 LOPEZ LANE KEY WEST, FLORIDA 33040

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

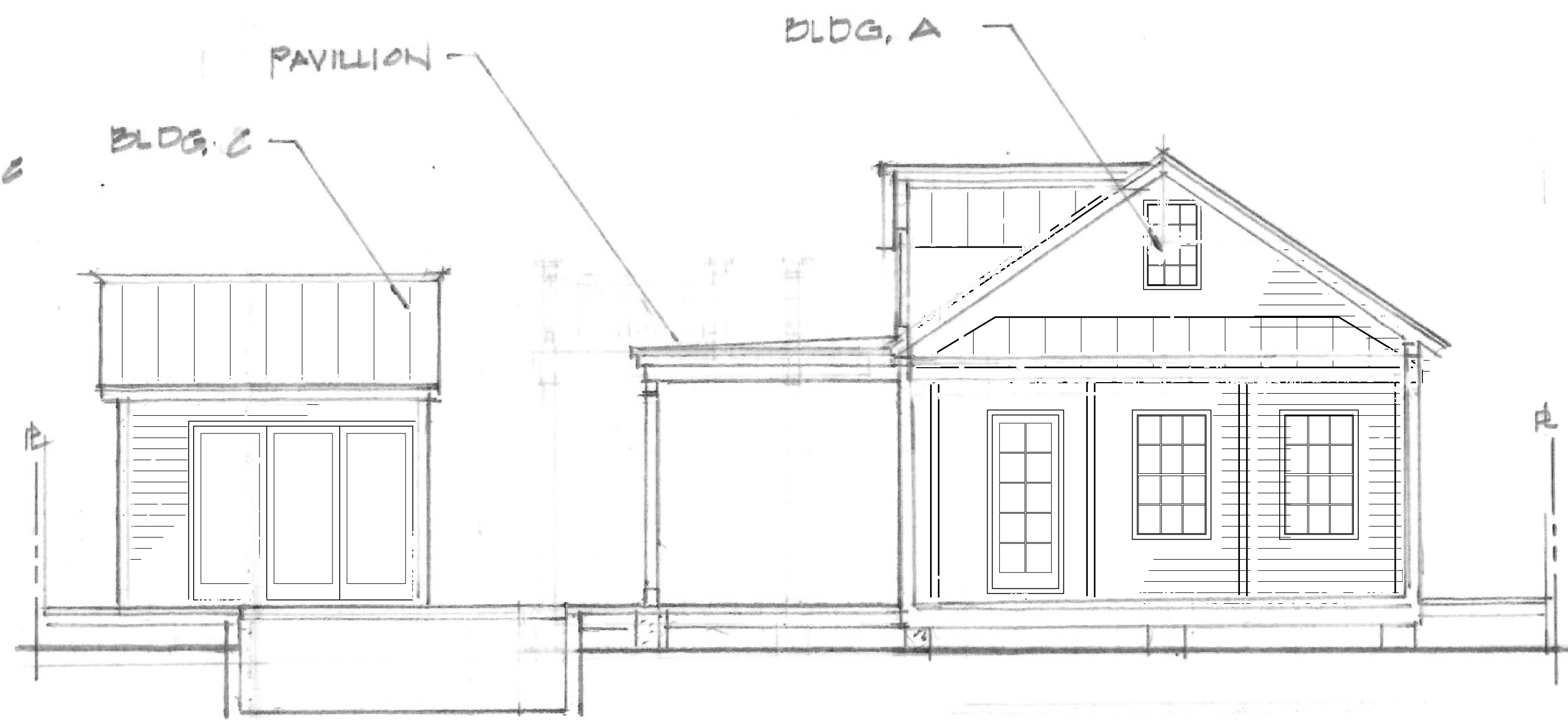
PROJECT NO :

rev. 6/6/2019  
DATE 4/21/2019

A-2  
3 OF 10



LOOKING EAST



LOOKING SOUTH

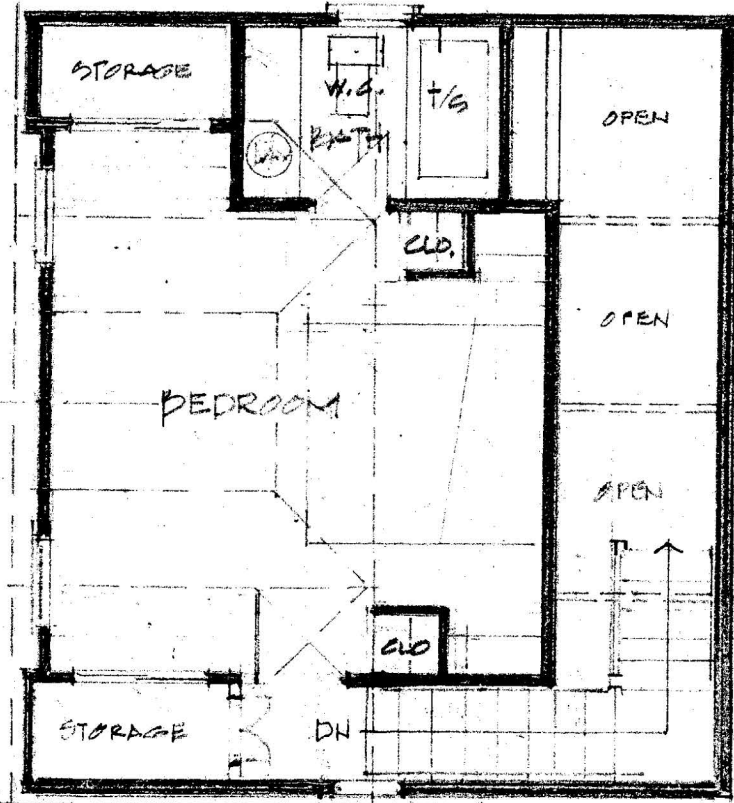


LOOKING WEST

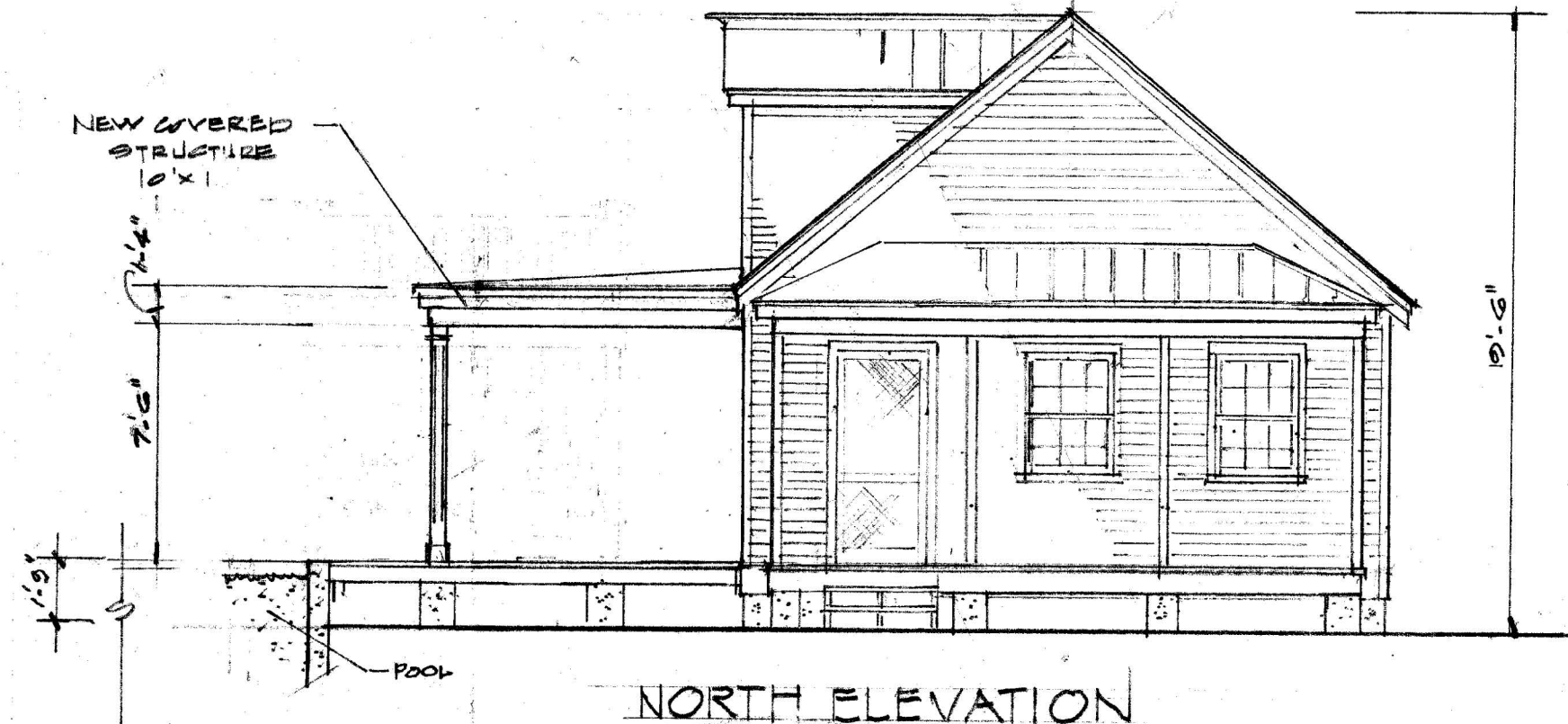


LOOKING NORTH





COTTAGE #  
SCALE 3/16" SECOND FLR.



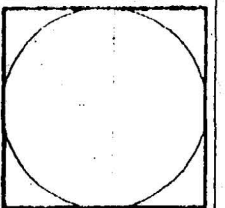
NORTH ELEVATION  
SCALE 3/16"



EAST ELEVATION  
SCALE 3/16"

PROPOSED

PHILIPS PROPERTY  
RENOVATION - REMODEL  
3 BLOEZ LN. KEY WEST, FL.



WILLIAM ROWAN  
ARCHITECTURE  
521 PEARSON LANE  
302 296 3764  
KEY WEST, FLORIDA  
FLORIDA LICENSE #18082281

Project No:

Date: 10-1-18

9

PREVIOUSLY SUBMITTED DESIGN



**RESIDENTIAL UPGRADES  
PHILLIPS RESIDENCE**  
#3 LOPEZ LN. KEY WEST, FLORIDA 33040



VIEW OF COTTAGE #1



FRONT VIEW OF COTTAGE #1



PROPOSED AREA OF CONSTRUCTION      SITE LOCATION

**SHEET INDEX**

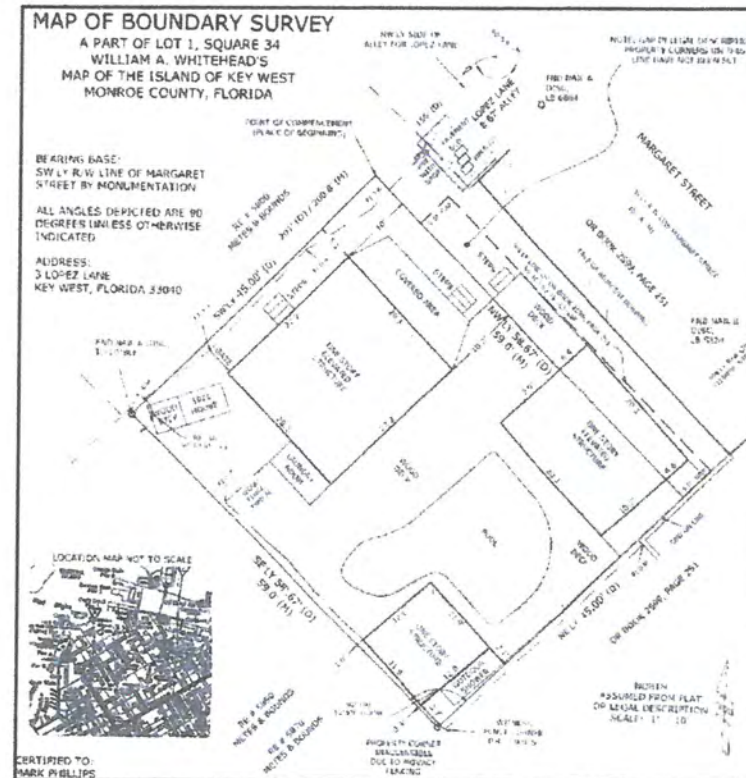
NO.	DESCRIPTION
1	SITE PLAN, SURVEY, SITE DATA, NOTES
2	PROPOSED FLOOR PLAN
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS

**GENERAL NOTES**

All work shall comply with the 2017 6th edition 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, 2017  
 ELECTRICAL: National Electrical Code, 2017  
 PLUMBING: Florida Building Code (Plumbing), 2017  
 MECHANICAL: Florida Building Code (Mech.), 2017  
 GAS: LP Gas Code, 2017 edition (NFPA 58)

This project is designed in accordance with ASCE 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)



SURVEY

PROJECT DATA	#4 LOPEZ LANE		FLOOD: AE-G		ZONE: HMDR		VARIANCE
	PROPOSED	EXISTING	ALLOWED				
RE NO	00005690-00000						
SETBACKS							
FRONT	35'	35'	10'				NO
SIDE	2.75'	2.75'	5'				NO
SIDE	358'	358'	5'				NO
REAR	35'	35'	5'				NO
LOT SIZE	2,655 S.F.		2,655 S.F.		6,000 S.F. MIN		NO
BUILDING COVERAGE	1,113 S.F.	42%	988 S.F.	37%	1062 S.F.	40%	YES
BUILDING HEIGHT	18.5'		18.5'		30'		NO
IMPERVIOUS AREA	1,361 S.F.	51%	1,326 S.F.	50%	1,593 S.F.	60%	NO
OPEN SPACE	735 S.F.	27%	500 S.F.	19%	929 S.F. MIN	35%	NO

RESIDENTIAL UPGRADES  
PHILLIPS RESIDENCE  
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO

DATE: 11-30-2018

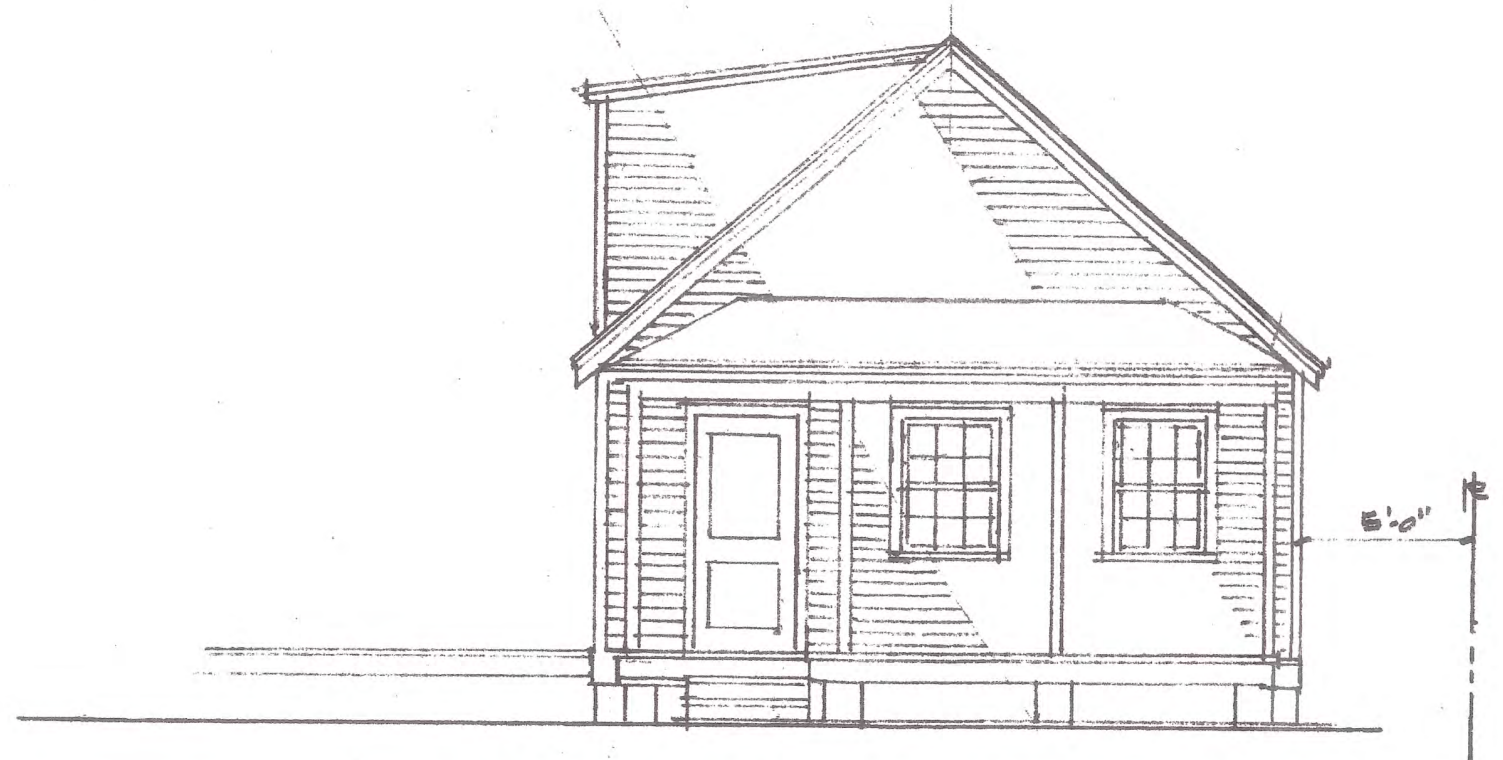




**EXISTING SITE PLAN**

SCALE 3/16" = 1.00'

R.O.W.  
LOPEZ LN.



NORTH ELEVATION  
SCALE 3/16"



EAST ELEVATION  
SCALE 3/16"

EXISTING

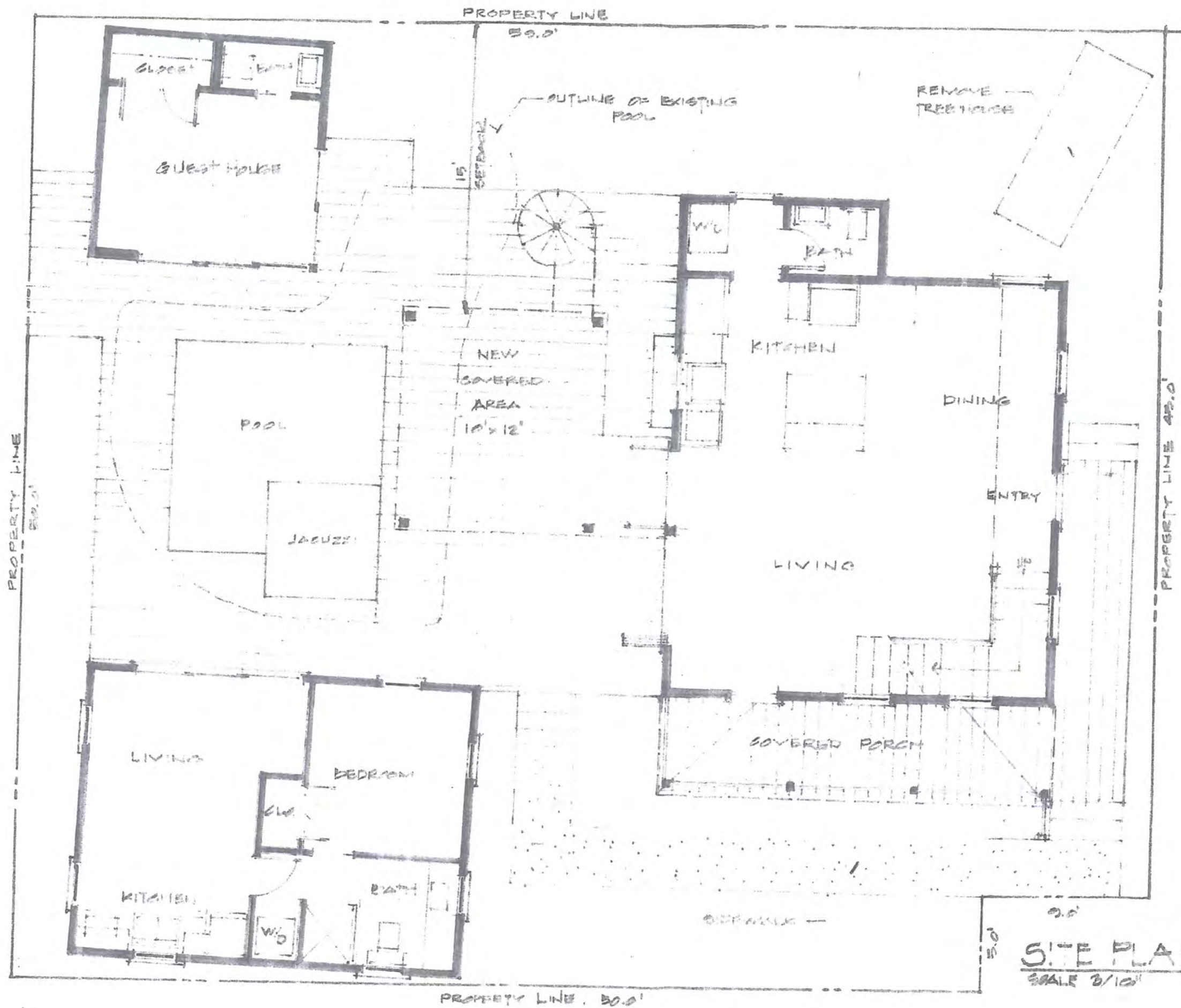
RESIDENTIAL UPGRADES  
PHILLIPS RESIDENCE  
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE  
305.256.3784  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO.

DATE: 1-5-2019





**SITE PLAN - PROPOSED**  
SCALE 3/10"

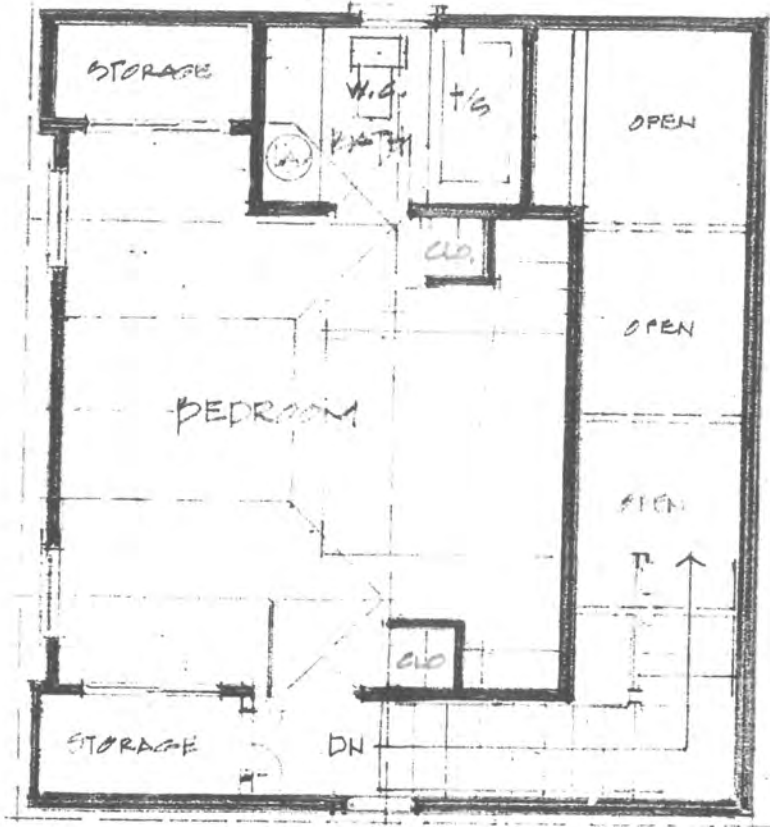
RESIDENTIAL UPGRADES  
PHILLIPS RESIDENCE  
#3 LOPEZ LN. KEY WEST, FLORIDA 33040

*[Signature]*  
11/30/15

**WILLIAM ROWA**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE #A000774  
321 PIRACON LANE  
305 296 3784

PROJECT NO:  
DATE 11-30-2015

2  
2 OF 4



COTTAGE #1  
SCALE 3/16" SECOND FLR.



NORTH ELEVATION  
SCALE 3/16"



EAST ELEVATION  
SCALE 3/16"

PROPOSED

PHILIPS PROPERTY  
RENOVATION - REMODEL  
3 LAFAYETTE LN., KEY WEST, FL.

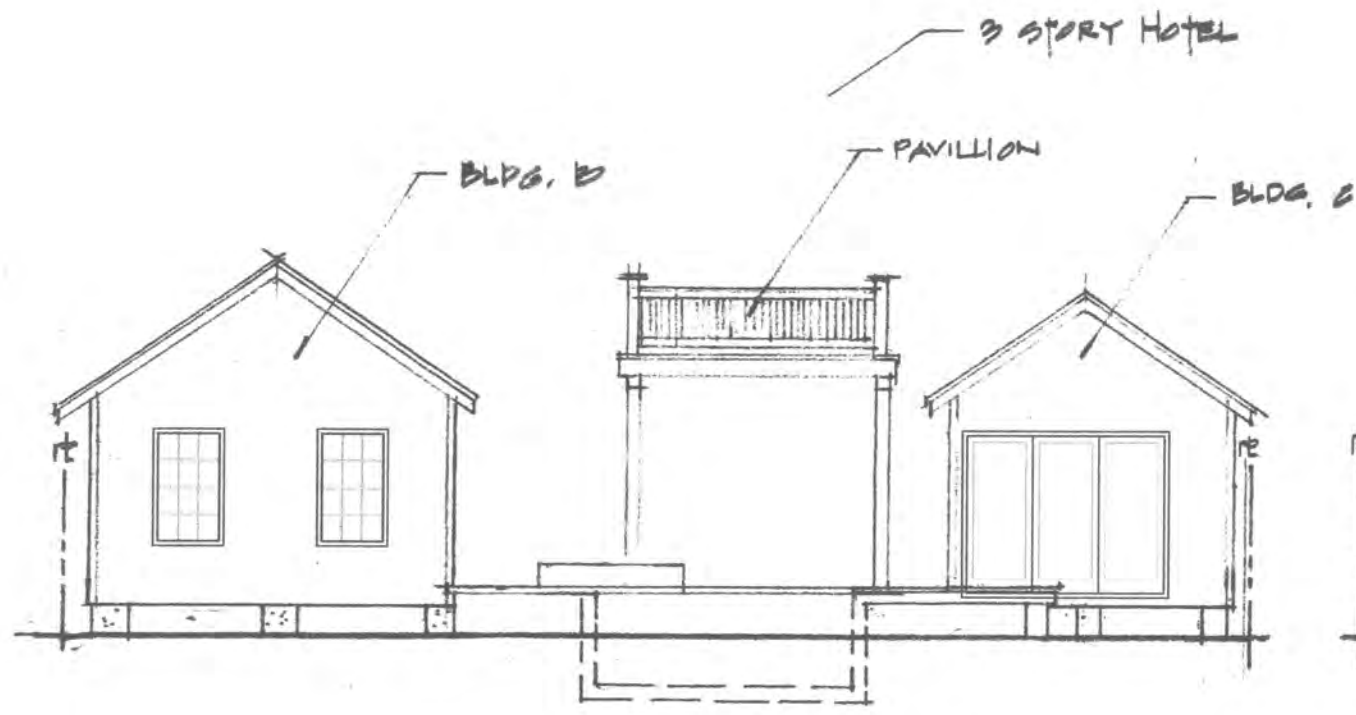


WILLIAM ROWAN  
ARCHITECTURE

321 PEACOCK LANE  
KEY WEST, FLORIDA 34604  
305 296-3764

Project No:

Date: 10-1-10



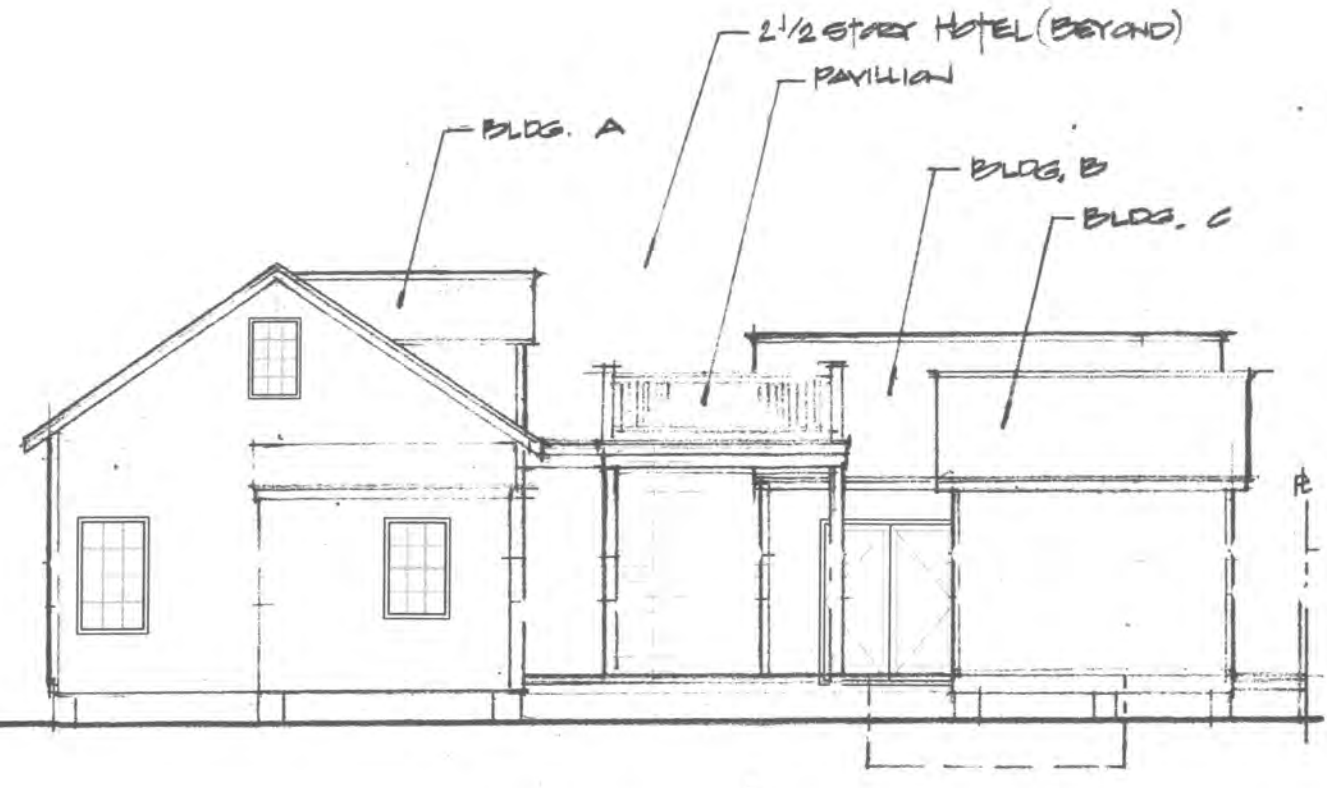
LOOKING EAST



LOOKING SOUTH



LOOKING WEST



LOOKING NORTH

RESIDENTIAL UPGRADES  
 PHILLIPS RESIDENCE  
 #3 LOPEZ LN. KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
 ARCHITECTURE  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE AR001751  
 331 BEACON LANE  
 305 296 7154

PROJECT NO.

DATE: 4-1-2019



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO MAIN BUILDING AND NEW DORMER REPLACEMENT. NEW GAZEBO WITH ROOF DECK ATTACHED TO SIDE OF MAIN BUILDING WITH SPIRAL STAIRCASE. NEW DOORS AND RENOVATIONS TO ACCESSORY STRUCTURES. POOL AND DECK RECONFIGURATION. DEMOLITION OF SHED DORMER.**

**#3 LOPEZ LANE**

**Applicant – William Rowan, Architect    Application #H2019-0004**

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.

# 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 00005690-000100  
 Account# 1005894  
 Property ID 1005894  
 Millage Group 10KW  
 Location 3 LOPEZ Ln, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 34 OR609-133 OR617-259 OR650-142 OR650- 147/48 OR991-833/34  
 Description OR991-835/36Q/C OR1373-1067/1068 OR1373-1069/70Q/C OR1396-915/917Q/C OR1911-17/18Q/C OR1969-2374(LG)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

PHILLIPS MARK  
 809 Fleming St  
 Key West FL 33040  
 PHILLIPS BROOKS  
 809 Fleming St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$152,896	\$152,896	\$126,148	\$123,090
+ Market Misc Value	\$15,118	\$15,118	\$15,117	\$12,664
+ Market Land Value	\$402,289	\$402,289	\$485,844	\$435,897
= Just Market Value	\$570,303	\$570,303	\$627,109	\$571,651
= Total Assessed Value	\$570,303	\$570,303	\$599,447	\$544,952
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$570,303	\$570,303	\$627,109	\$571,651

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,639.00	Square Foot	45	58

**Buildings**

Building ID 358  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1879  
 Finished Sq Ft 994  
 Stories 3 Floor  
 Condition AVERAGE  
 Perimeter 222  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 35  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD with 33% WD FRAME  
 Year Built 1933  
 EffectiveYearBuilt 1989  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage MIN/PAINT CONC  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 1  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	460	0	86
FLA	FLOOR LIV AREA	994	994	222
OPU	OP PR UNFIN LL	291	0	112
OPF	OP PRCH FIN LL	102	0	46
SBF	UTIL FIN BLK	32	0	24
<b>TOTAL</b>		<b>1,879</b>	<b>994</b>	<b>490</b>



**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1942	1943	1	96 SF	1
RES POOL	1975	1976	1	287 SF	4
WOOD DECK	1975	1976	1	325 SF	1
WALL AIR COND	1983	1984	1	1 UT	1
FENCES	1996	1997	1	80 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/21/2004	\$620,000	Warranty Deed		1969	2374	Q - Qualified	Improved
9/1/1995	\$1	Warranty Deed		1373	1067	M - Unqualified	Improved
10/1/1986	\$1	Warranty Deed		991	833	M - Unqualified	Improved
2/1/1969	\$4,800	Conversion Code		650	147	Q - Qualified	Improved

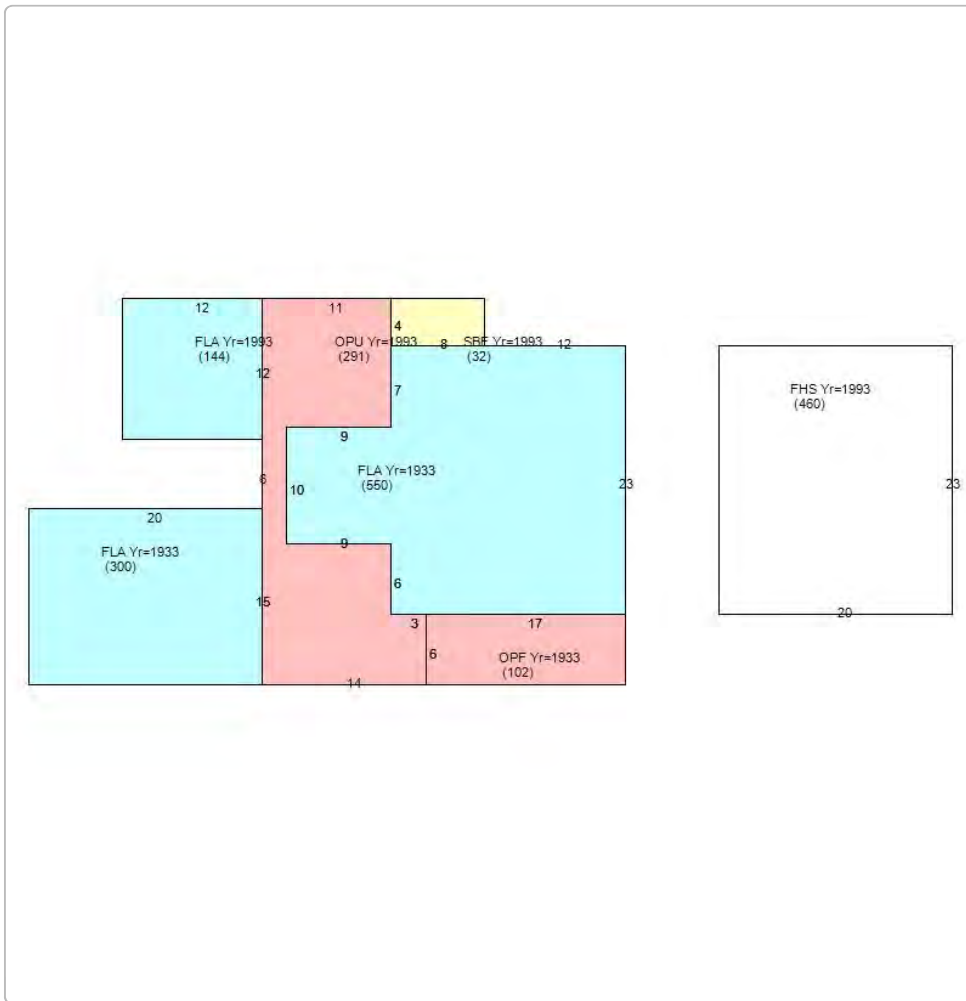
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
080002187	6/17/2008	6/17/2008	\$1,500	Commercial	REPLACE DAMAGED 200 AMP SERVICE
9601925	5/1/1996	12/1/1997	\$225	Commercial	FENCE

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 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

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