



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: June 24, 2025

Applicant: M. Stratton Architecture

Application Number: C2025-0054

Address: 114 Admirals Lane

Description of Work:

Renovations to two-story non-historic structure. New one-story addition on south elevation and site improvements

Site Facts:

The building under review is not historic as it was built in 1995. This two-story structure is located in Truman Annex. The site includes the main two-story frame structure and wood decking.

Currently the house sits on piers and is located within an X flood zone.



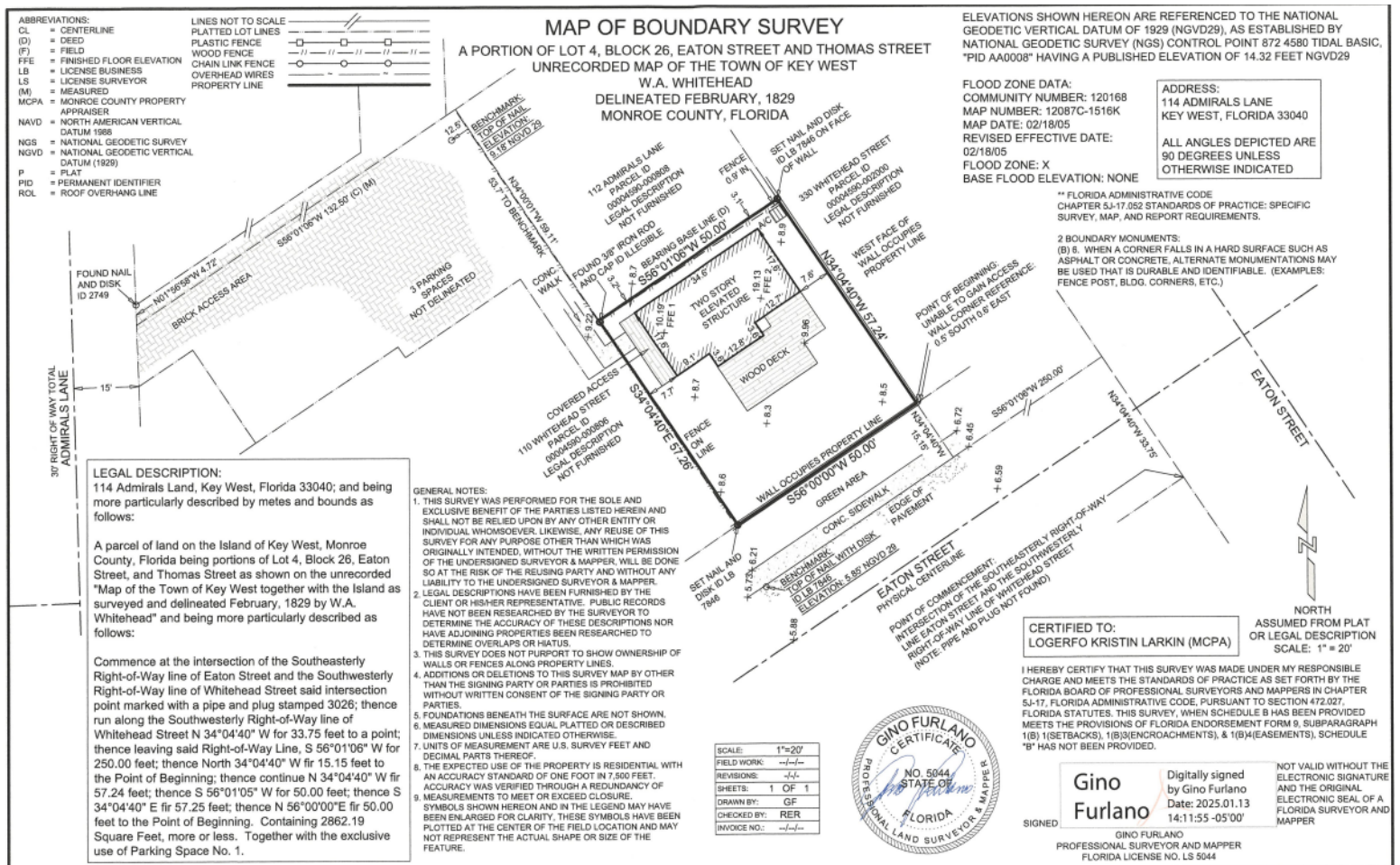
Photo of property under review. (front)



Photo of property under review. (South Elevation)



Photo of property under review. (Rear Elevation)



Current survey.

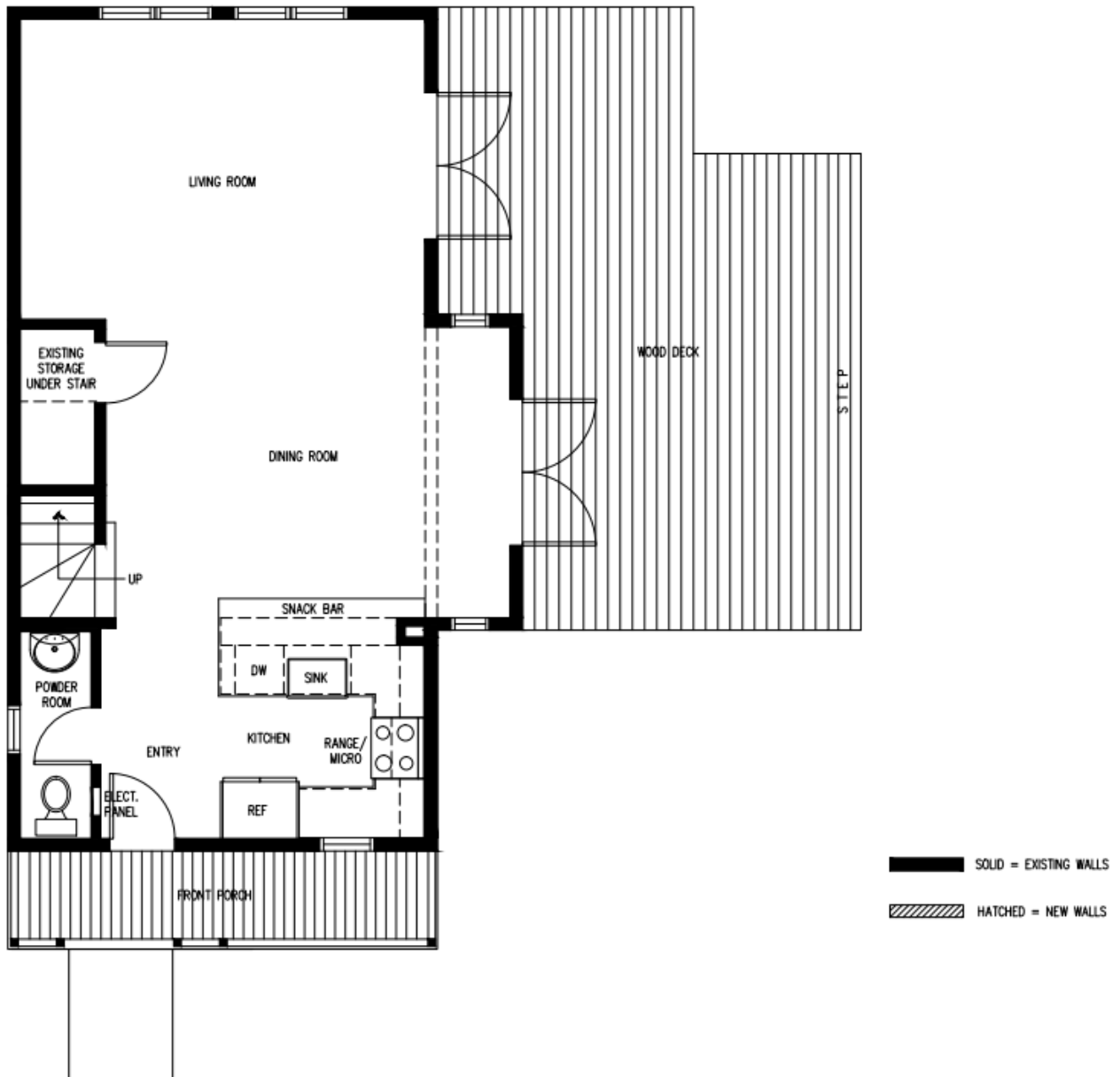
Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 9, and 11.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 13 (first sentence), 14, 18, 20, 22, 23, 24, and 25.
- Guidelines for Guidelines for Windows, Storefronts, Shutters and Window Protection (pages 29j), 4.

Staff Analysis:

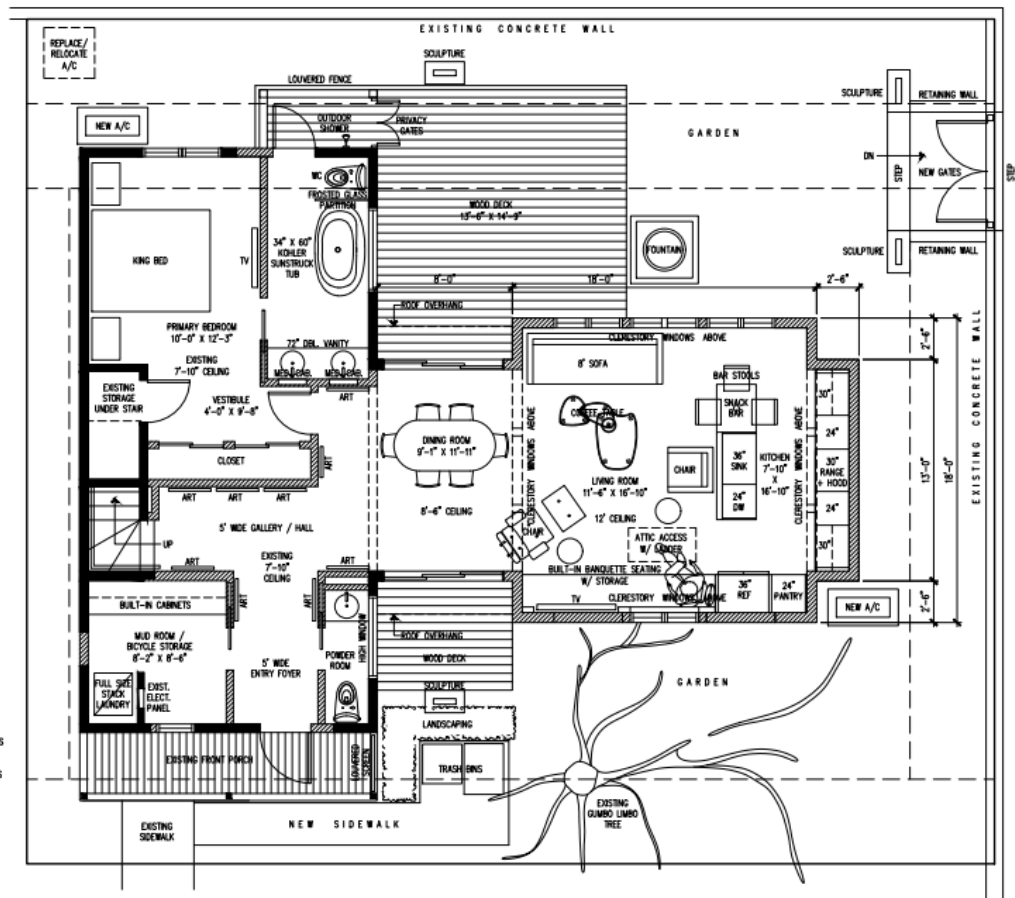
A Certificate of Appropriateness is currently under review for the construction of a new one-story addition with a front gable for living space on the south elevation and renovations to the two-story non-historic structure. There is currently a wooden deck and bump out on the south side of the two-story structure that will be demolished to accommodate the addition. The addition will feature wood frame windows and doors, wood siding, 5 v-crimp roofing, and 12x12 concrete columns to support the new addition. On the first floor, as seen from the front elevation, an enclosed breezeway with a sliding 3 panel glass door on the south elevation connecting the non-historic two-story structure and the one-story addition. On the front elevation of the one-story addition, a wood casement window will be installed with three 4 panel clerestory windows above. On the rear elevation, there are three wood casement windows with three four panel wood casement windows above.

Renovations to the non-historic two-story structure on the front elevation include a new 2/1 single-hung window, new colonial style shutters for all windows, new 5 v-crimp roofing, and a new four panel wood door. Wood siding on the front wall under the porch will be replaced and the porch railings will be removed. Flat skylights will be added to the second story roof. New PVC caps will be placed over the existing 4x4 columns. On the rear elevation, renovations include replacing one of the first-floor double window openings with a glass door. The other double window opening will be reframed for larger wood single hung 2/1 windows. Portions of the existing windows on the second story will be infilled to accommodate new smaller windows. All rotted siding and trim will be repaired or replaced on the existing two-story structure.



EXISTING FIRST FLOOR PLAN
 1/4"=1'-0"

Existing Site Plan.



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

Proposed Site Plan.

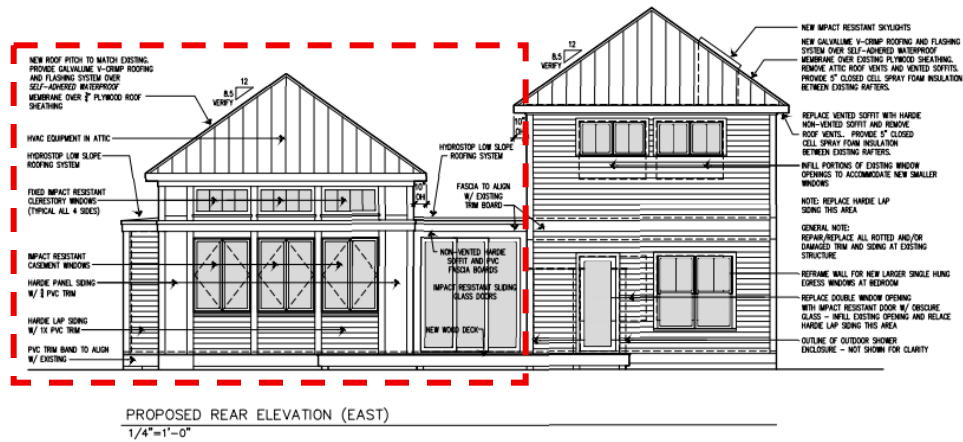
Activate

[illegible]

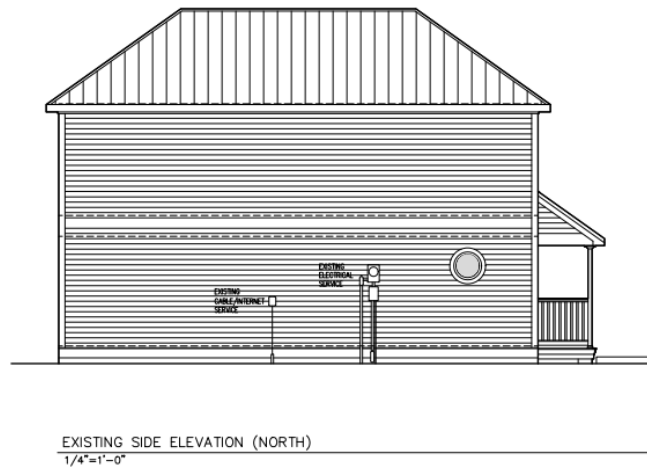
A line drawing of a two-story house. The house has a gabled roof with vertical siding. The main body of the house has horizontal siding. On the second floor, there are two large, multi-paned windows. On the first floor, there are also two large, multi-paned windows. To the left of the main house, there is a smaller section with a gabled roof and a single door. The house is shown from a side-on perspective.

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

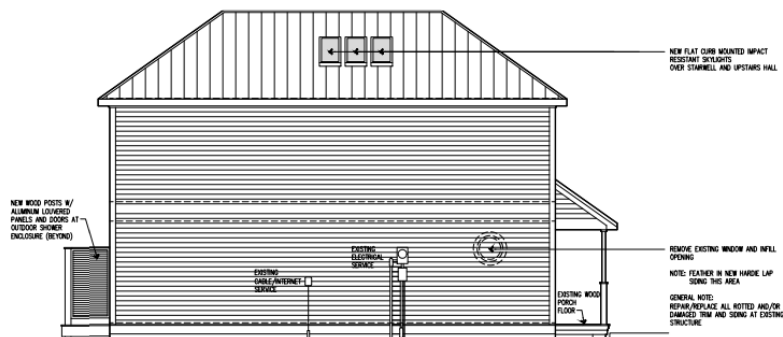
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Proposed Rear Elevation.



Existing Side Elevation (North).



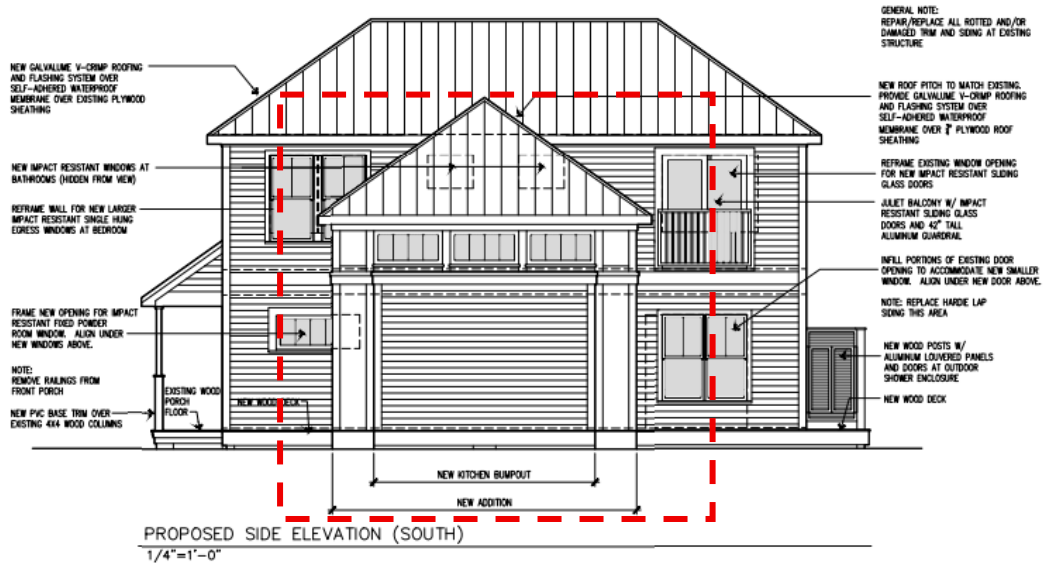
Proposed Side Elevation (North).



EXISTING SIDE ELEVATION (SOUTH)

1/4"=1'-0"

Current Side Elevation (South).



PROPOSED SIDE ELEVATION (SOUTH)

1/4"=1'-0"

Proposed Side Elevation (South).

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The use of impact casement windows on the first-story addition and clerestory windows above on the front and rear is located in a set back portion of the façade. Due to their size and pattern, the windows are considered appropriate under Guideline 24, which states that windows shall “*be similar in scale, proportion, and character to those used traditionally in the neighborhood.*” The one-story addition is attached to the non-historic two-story structure through a connector breezeway. Although this is a non-typical glass door, this building is not visible from any main road.

The renovations to the non-historic two-story building include reframed windows on both the front and rear elevations. Although some of the windows have been reframed, it may be appropriate under Guideline 6 which states that “*Replacement windows on buildings or additions that were built in or after 1945 can be of different types, particularly buildings with jalousie and awning windows. Impact resistant windows, either wood, metal, or metal or composite clad, with matching opening dimensions, are an acceptable solution as replacements.*” The new door will be a four-panel wood door and is considered appropriate under Guideline 23 which states “*The installation of windows or doors that are visually incompatible with the existing building is discouraged.*” The new four-panel door is visually compatible with the existing building. Also, the windows and doors are not visible from any main road.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 25-0054	REVISION #	INITIAL & DATE G-Hill 5/23/25
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

114 ADMIRALS LANE	
KRISTIN LARKIN LOGETYFO	PHONE NUMBER (917) 754-2514
425 E. 58TH ST. APT. 346	EMAIL KRISTINLARKIN1@ME.COM
NEW YORK, NY 10022	
M. STRATTON ARCHITECTURE	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST, FL 33040	
<i>[Signature]</i>	DATE 5/21/25

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:	RENOVATE EXISTING 2-STORY NON-HISTORIC STRUCTURE
	NEW 416 SF 1-STORY ADDITION AT SIDE
MAIN BUILDING:	NEW IMPACT RESISTANT WINDOWS AND DOORS. NATURAL
	MAHOGANY FRONT DOOR AND SHUTTER AT FRONT OF HOUSE. REPAIR
	SIDING, TRIM, FASCIA AND SOFFITS. PAINT EXTERIOR. REPLACE
	ROOF AND GUTTERS W/ GALVALUME V-CRIMP AND ALUM. HALF ROUND
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	GUTTERS. NEW ADDITION
	AT SIDE.

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

ACCESSORY STRUCTURE(S):	
PAVERS: 70 SF PAVERS FOR SIDEWALK AND TRASH/ RECYCLING AREA AT SIDE	FENCES: REPAIR/REPLACE EXISTING NEW ALUM. LOUVERED FENCING AND GATE AT OUTDOOR SHOWER
DECKS: 300 SF IPE DECKING AT SIDE	PAINTING: 100% INTERIOR/EXTERIOR WHITE
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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 # 25-0034	INITIAL & DATE GH/11 5/23/25
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

114 ADMIRAL'S LANE

PROPERTY OWNER'S NAME:

KRISTIN LARKIN LOGERFO

APPLICANT NAME:

MATTHEW STRATTON. ARCHITECT

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
Kristin Larkin Logerfo

KRISTIN LARKIN LOGERFO

DATE AND PRINT NAME
5/21/25

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 45 SF 1-STORY NON-HISTORIC BUMP OUT AT SIDE

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.

N/A NON-HISTORIC STRUCTURE

(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.

N/A NON-HISTORIC STRUCTURE

(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.

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

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

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

(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.

(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.



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

N/A NON-HISTORIC STRUCTURE

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE PART OF THE STRUCTURE BEING REMOVED IS
VERY SMALL AND NOT VISIBLE FROM ANY PUBLIC
RIGHT-OF-WAY

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

THE PART OF THE STRUCTURE BEING REMOVED WILL
BE REPLACED WITH THE PROPOSED NEW ADDITION

(3) Removing an historic building or structure in a complex; or removing a building façade; 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.

THIS SMALL BUMPONT HAS NO DISTINCTIVE
OR CHARACTER DEFINING FEATURES THAT
WOULD QUALIFY AS CONTRIBUTING

PROJECT PHOTOS



114 Admiral's Lane – Access via sidewalk



114 Admiral's Lane – Front Elevation



114 Admiral's Lane – Side Elevation (facing Eaton Street)



114 Admiral's Lane – Side Elevation (facing Eaton Street)



114 Admiral's Lane – Rear Elevation (facing Bank)



114 Admiral's Lane – Rear Elevation (view from Bank driveway)



114 Admiral's Lane – Side Elevation



114 Admiral's Lane – Side Elevation



114 Admiral's Lane – View from Eaton Street



114 Admiral's Lane – Wall along Eaton Street



110 Admiral's Lane – Neighbor's Wall and Gate along Eaton Street

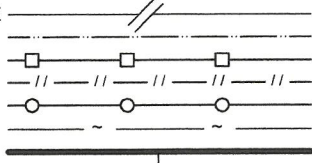


110 Admiral's Lane – Neighbor's Gate facing Eaton Street

SURVEY

ABBREVIATIONS:
CL = CENTERLINE
(D) = DEED
(F) = FIELD
FFE = FINISHED FLOOR ELEVATION
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED
MCPA = MONROE COUNTY PROPERTY APPRAISER
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
ROL = ROOF OVERHANG LINE

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE



MAP OF BOUNDARY SURVEY

A PORTION OF LOT 4, BLOCK 26, EATON STREET AND THOMAS STREET
UNRECORDED MAP OF THE TOWN OF KEY WEST
W.A. WHITEHEAD
DELINEATED FEBRUARY, 1829
MONROE COUNTY, FLORIDA

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 872 4580 TIDAL BASIC, "PID AA0008" HAVING A PUBLISHED ELEVATION OF 14.32 FEET NGVD29

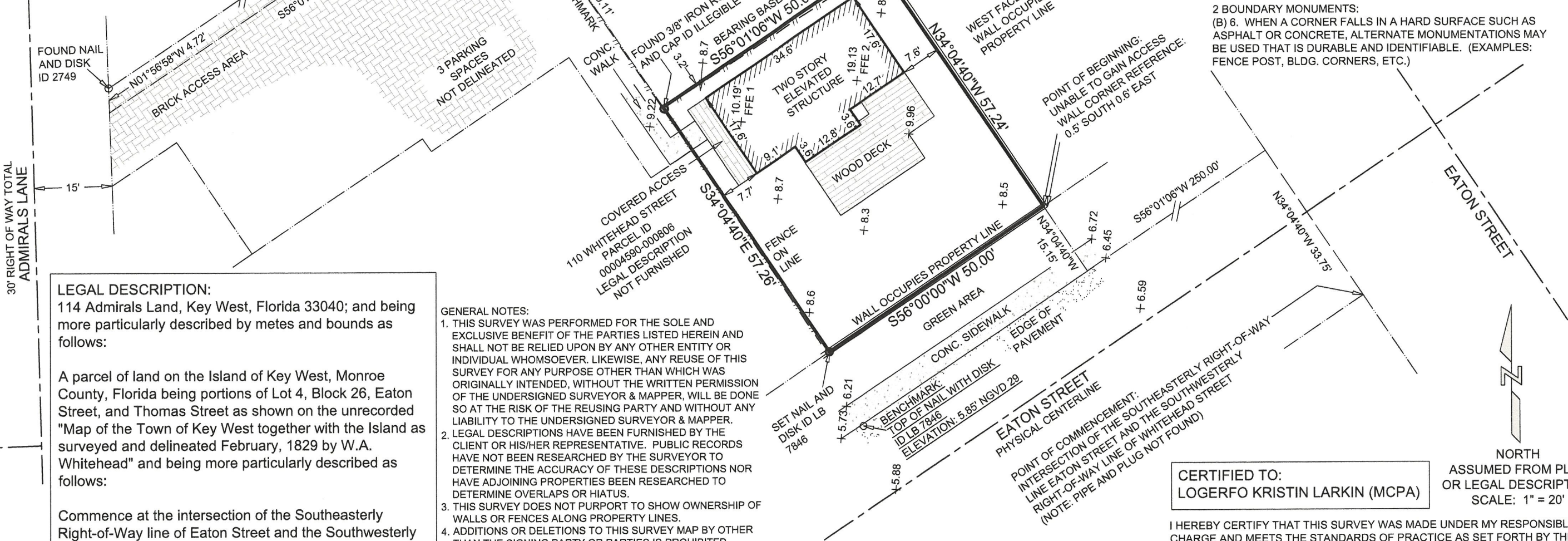
FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

ADDRESS:
114 ADMIRALS LANE
KEY WEST, FLORIDA 33040

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

** FLORIDA ADMINISTRATIVE CODE
CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS:
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)



LEGAL DESCRIPTION:

114 Admirals Land, Key West, Florida 33040; and being more particularly described by metes and bounds as follows:

A parcel of land on the Island of Key West, Monroe County, Florida being portions of Lot 4, Block 26, Eaton Street, and Thomas Street as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Southwesterly Right-of-Way line of Whitehead Street said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly Right-of-Way line of Whitehead Street N 34°04'40" W for 33.75 feet to a point; thence leaving said Right-of-Way Line, S 56°01'06" W for 250.00 feet; thence North 34°04'40" W fir 15.15 feet to the Point of Beginning; thence continue N 34°04'40" W fir 57.24 feet; thence S 56°01'05" W for 50.00 feet; thence S 34°04'40" E fir 57.25 feet; thence N 56°00'00"E fir 50.00 feet to the Point of Beginning. Containing 2862.19 Square Feet, more or less. Together with the exclusive use of Parking Space No. 1.

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.
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

SCALE:	1"=20'
FIELD WORK:	--/--/--
REVISIONS:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	--/--/--



CERTIFIED TO:
LOGERFO KRISTIN LARKIN (MCPA)

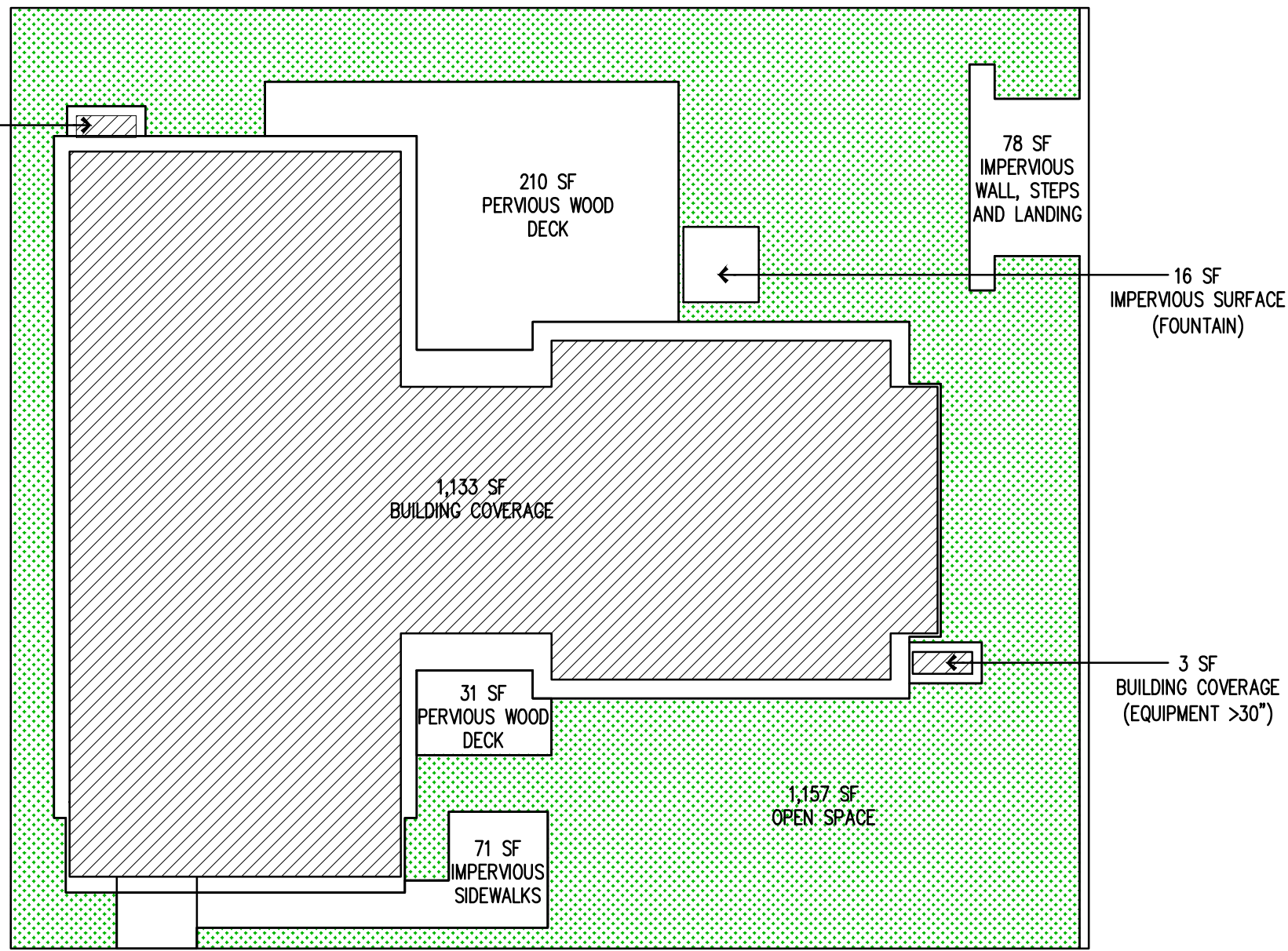
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
Gino Furlano
GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044

Digitally signed
by Gino Furlano
Date: 2025.01.13
14:11:55 -05'00'

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

PROPOSED DESIGN



SITE DATA DIAGRAM
8" = 1'-0"

SITE DATA CALCULATIONS			
ZONE HPRD 2,858 SF LOT	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,143 SF (40%) MAX.	723 SF (25.3%)	1,139 SF (39.85%)
IMPERVIOUS SURFACE	1,429 SF (50%) MAX.	773 SF (27.0%)	934 SF (32.7%)
OPEN SPACE	1,000 SF (35%) MIN.	1,676 SF (58.6%)	1,141 SF (39.9%)
FRONT YARD SETBACK	5'	25.1'	UNCHANGED
SIDE YARD SETBACK	2'-6"	2'-4"	UNCHANGED
STREET SIDE YARD SETBACK	5'	32'-11"	7'-10"
REAR YARD SETBACK	10'	6'-10"	UNCHANGED
BUILDING HEIGHT	35'	25'-5"±	UNCHANGED

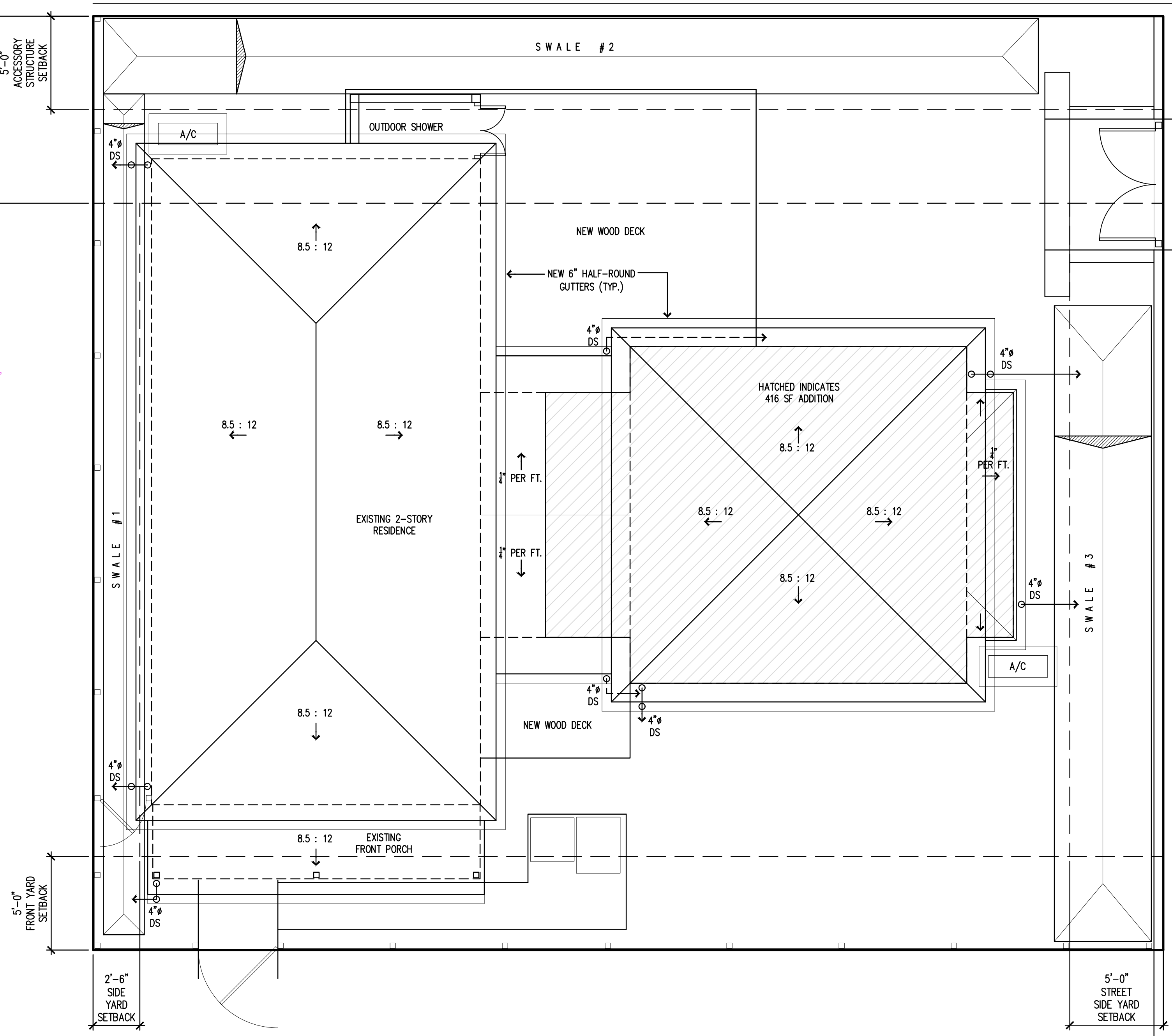
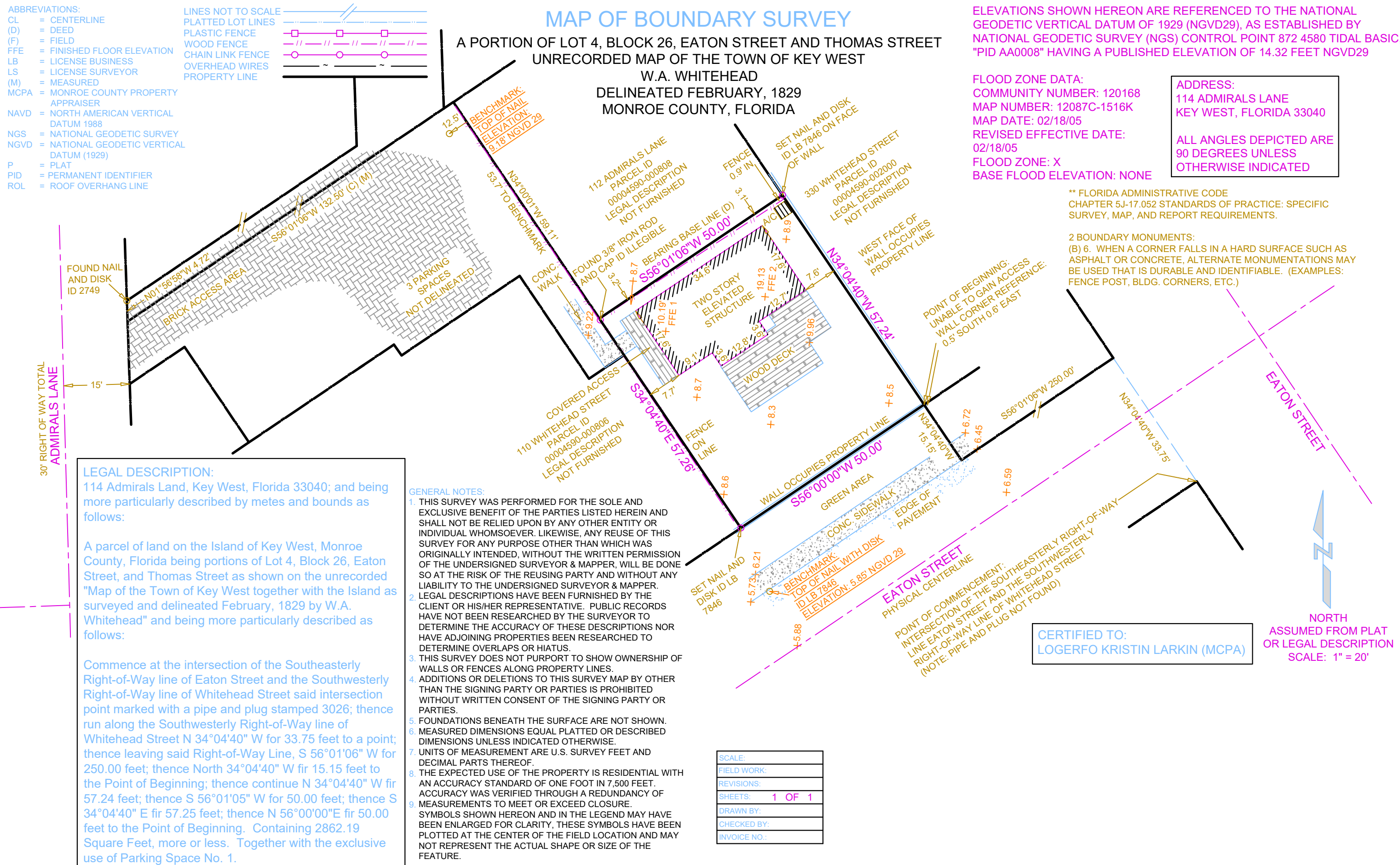
STORM WATER RETENTION CALCULATIONS:
SITE AREA = 2,858 SF X .0833
(1" RUNOFF) = 238.1 CF
50% CREDIT FOR DRY SWALE = 119 CF RETENTION REQUIRED

SWALE #1
1:4 SLOPE
3 1/2" DEPTH
0.3 SF CROSS SECTION
X 45' LENGTH =
13.5 CF

SWALE #2
1:4 SLOPE
7 3/4" DEPTH
1.0 SF CROSS SECTION
X 50' LENGTH =
50.0 CF

SWALE #3
1:4 SLOPE
7 3/4" DEPTH
1.7 SF CROSS SECTION
X 34' LENGTH =
57.8 CF

TOTAL PROPOSED SWALES = 121 CF



TAMPOA ARC

IMPROVEMENTS TO
114 Admiral's Lane
Key West, Florida 33040

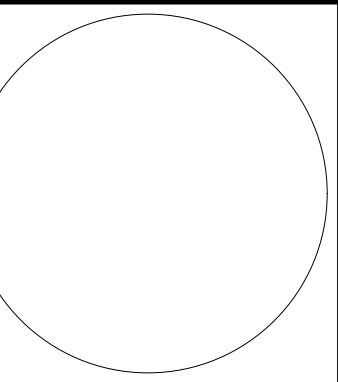
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

Date 4.2.25

Project #

A-1

**IMPROVEMENTS TO
114 Admiral's Lane
Key West, Florida 33040**



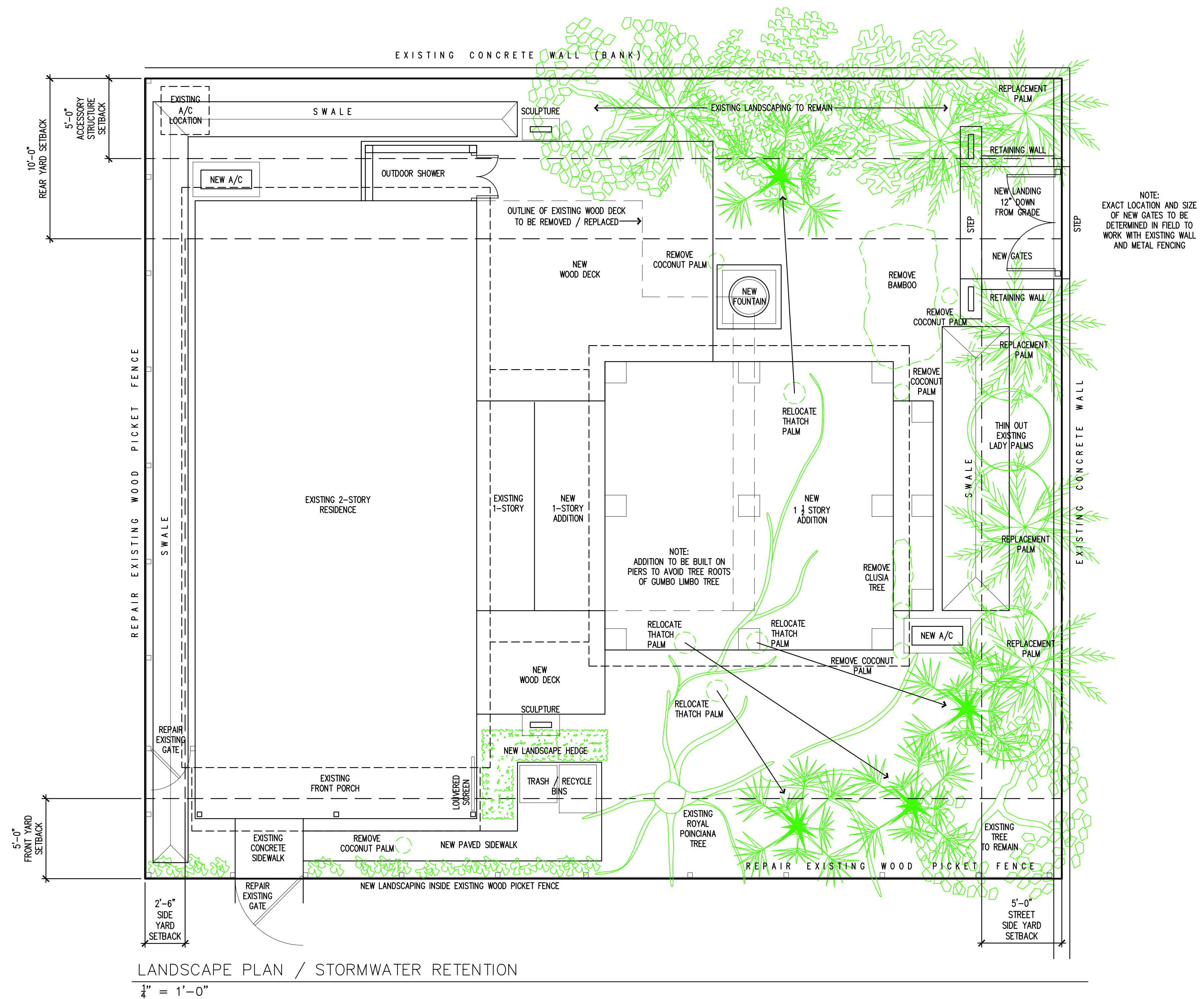
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

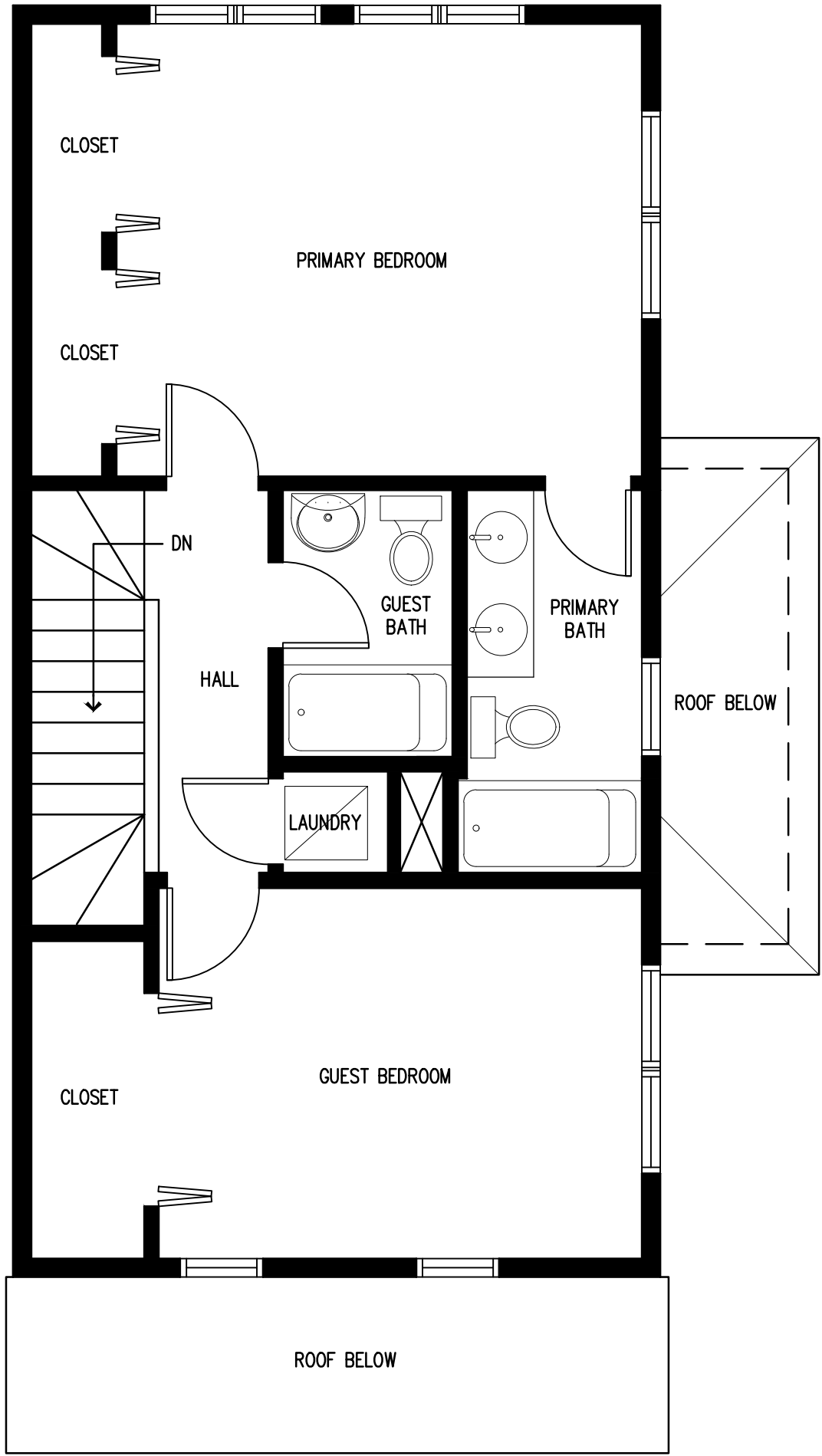


Date 4.2.25

Project #

A-2

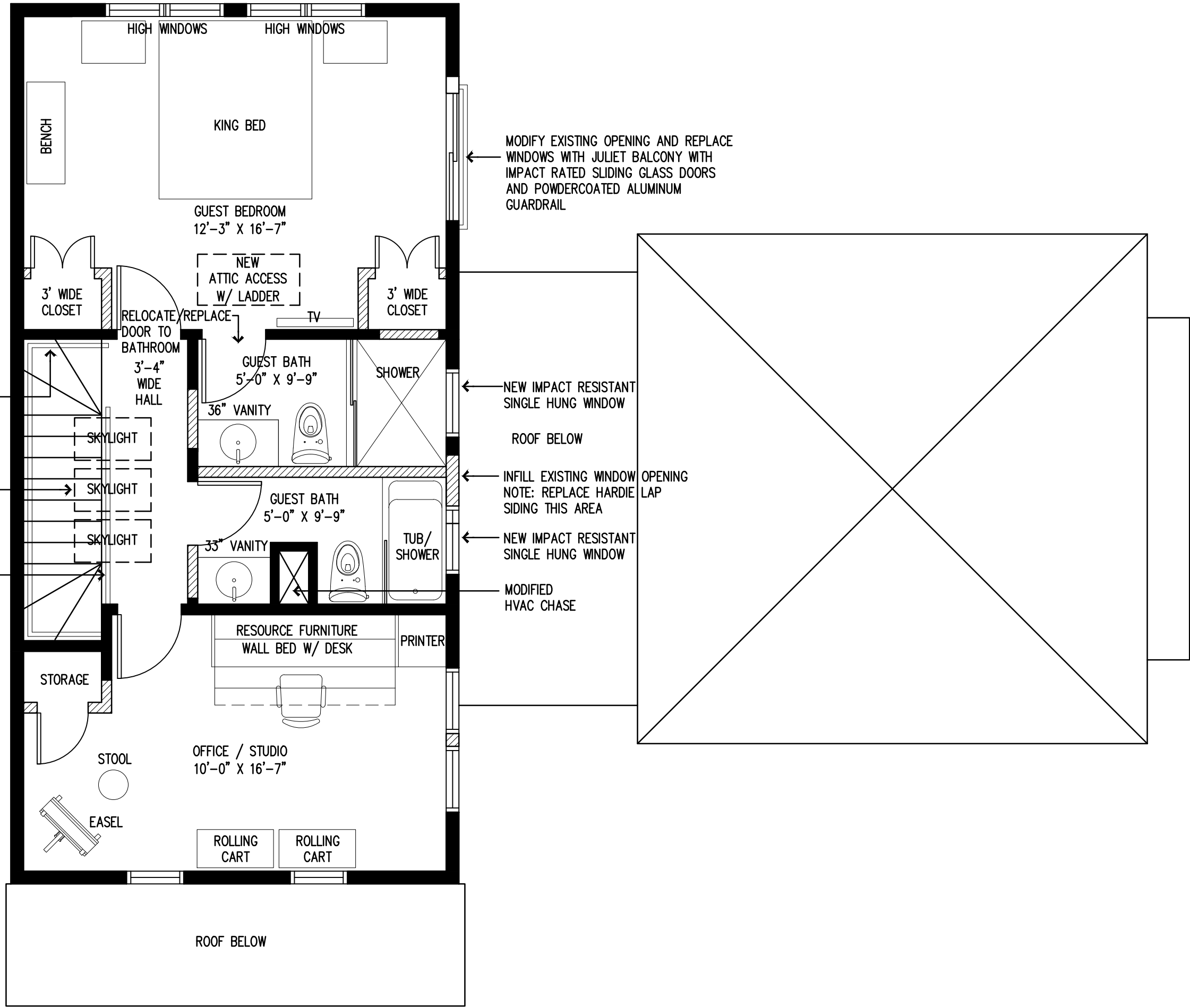




EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

- NOTE:
- REPLACE ALL INTERIOR DOORS W/ NEW S.C. WOOD DOORS - PAINTED AND NEW HARDWARE
 - REPLACE CARPET W/ ENGINEERED WOOD FLOORING
 - REPLACE ALL INTERIOR TRIM - BASE TRIM, DOOR TRIM, AND WINDOW TRIM
- NEW CONTINUOUS WALL MOUNTED POWDERCOATED ALUMINUM HANDRAIL
- NEW IMPACT RESISTANT SKYLIGHTS POSITIONED BETWEEN EXISTING ROOF TRUSSES
- REPACE HALF WALL W/ NEW 36" TALL POWDERCOATED ALUMINUM GUARDRAIL

SOLID = EXISTING WALLS
HATCHED = NEW WALLS



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

TAMPOA ARC

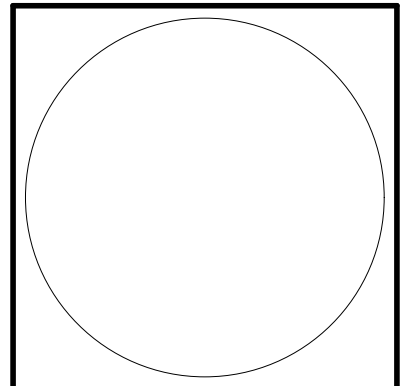
IMPROVEMENTS TO
114 Admiral's Lane
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

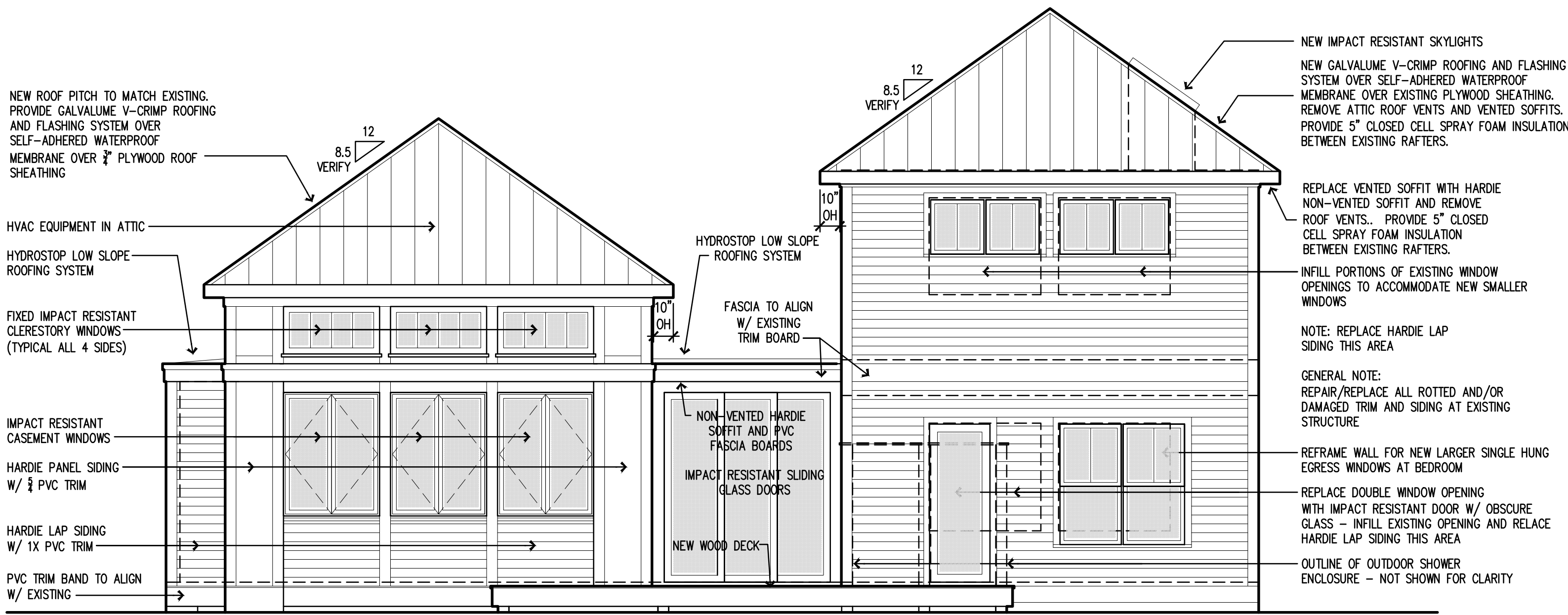
M. Stratton
ARCHITECTURE

Date 4.2.25
Project #

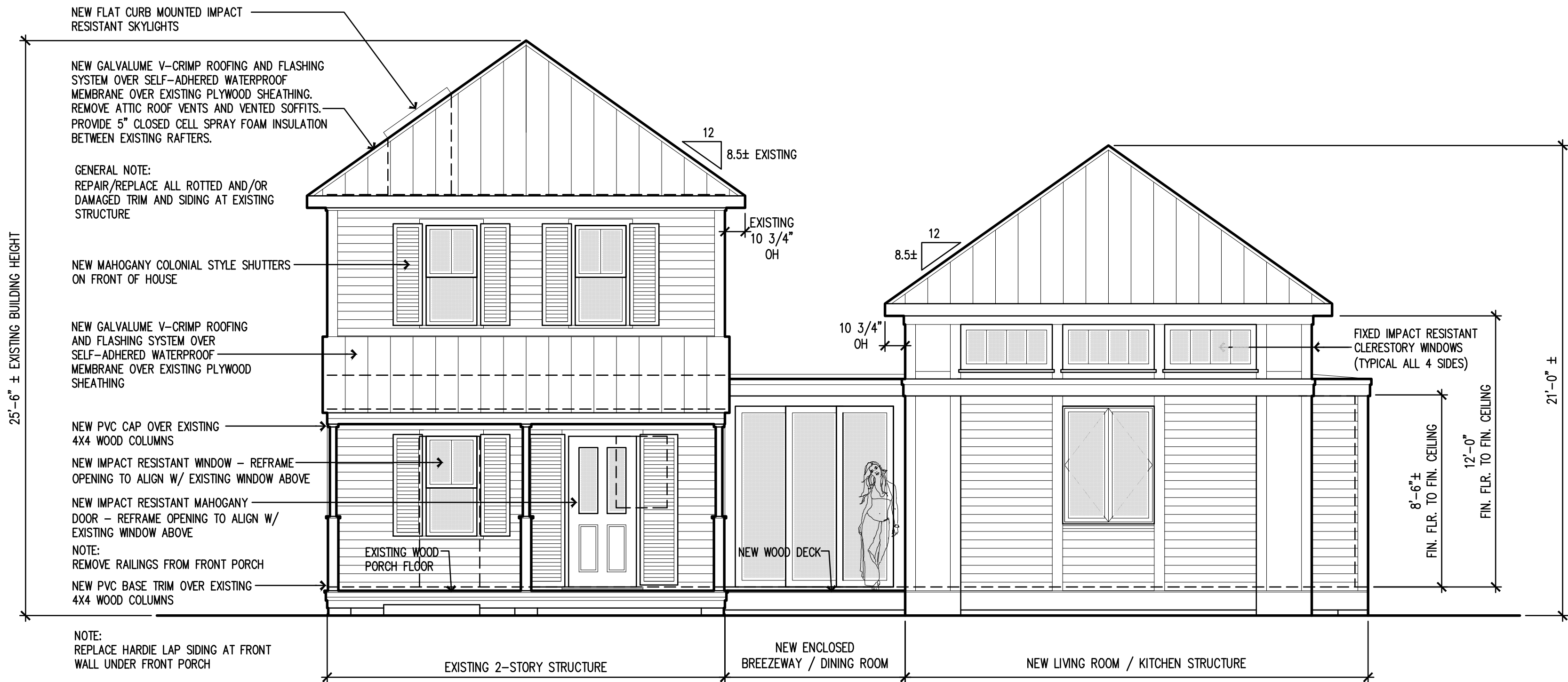
A-4



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



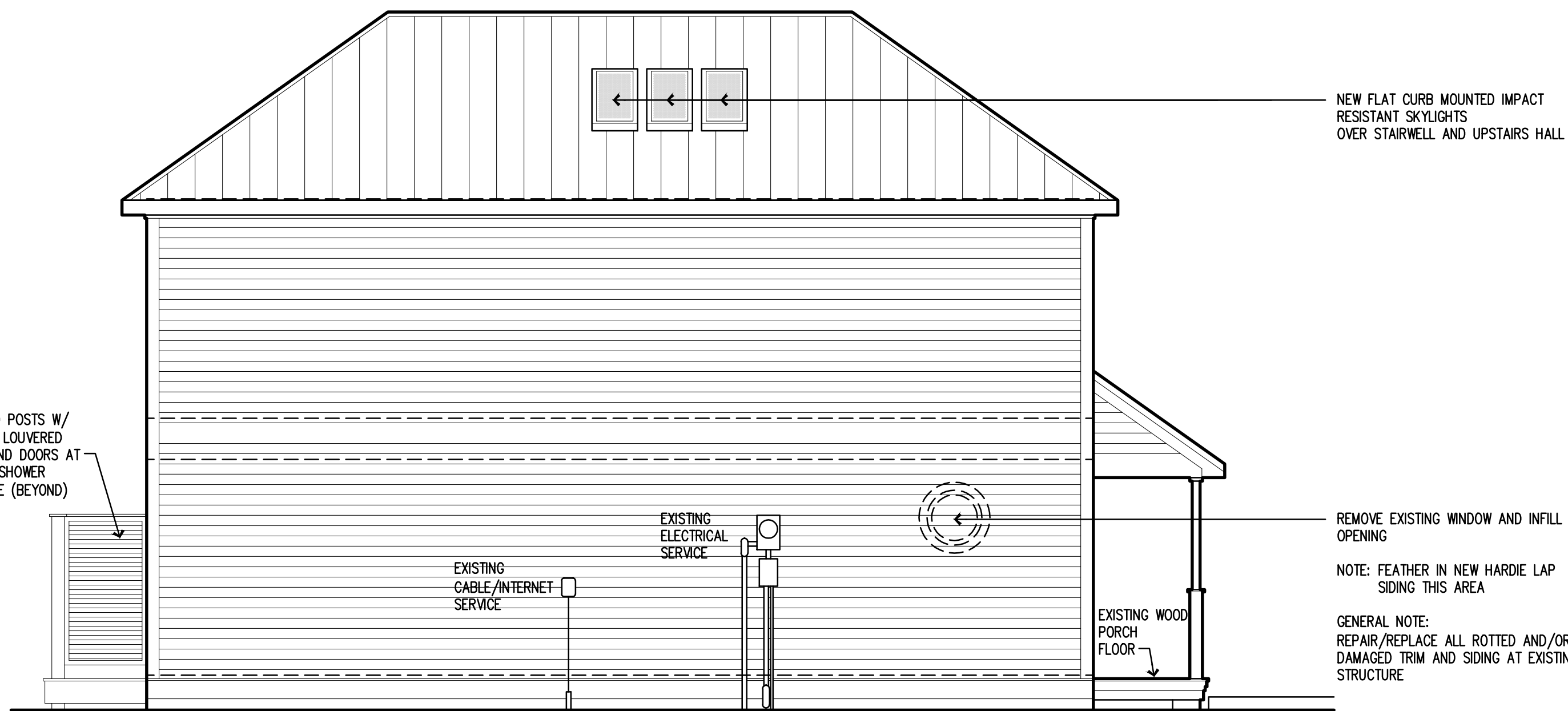
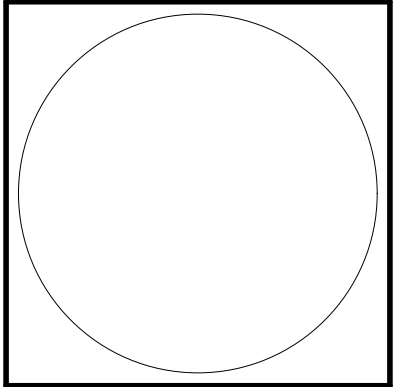
PROPOSED REAR ELEVATION (EAST)
1/4"=1'-0"



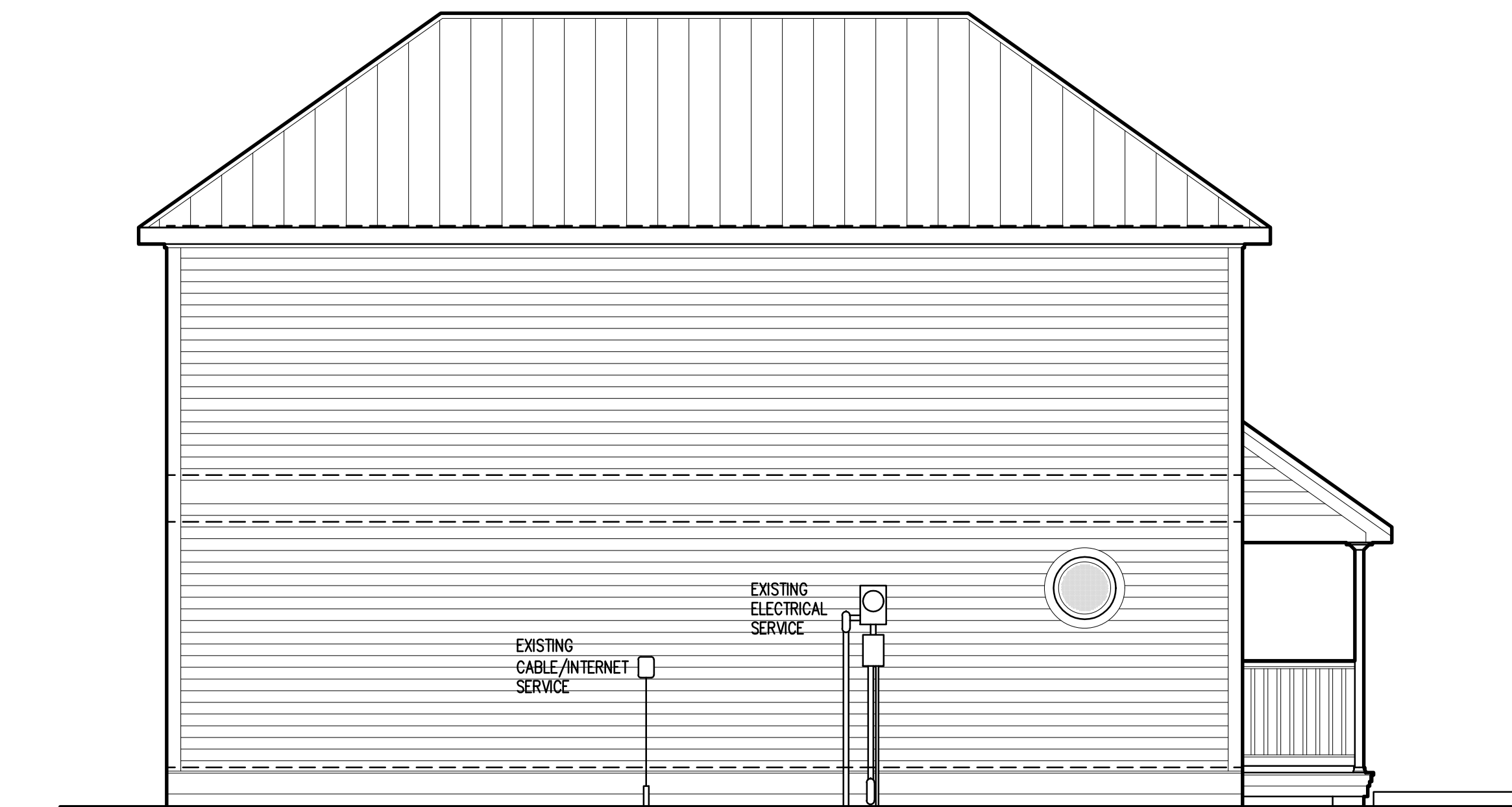
PROPOSED FRONT ELEVATION (WEST)
1/4"=1'-0"



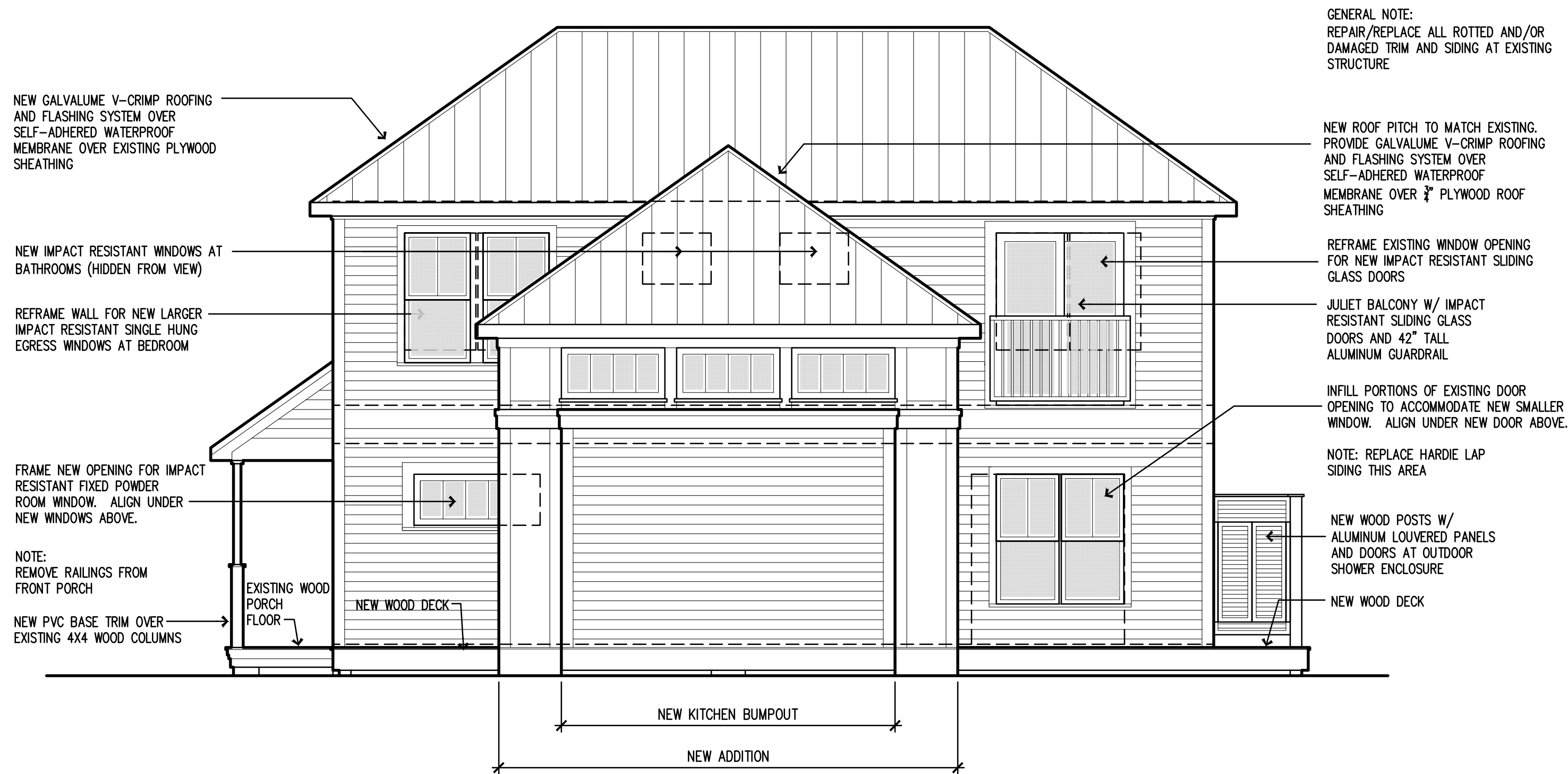
EXISTING REAR ELEVATION (EAST)
1/4"=1'-0"



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



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



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO TWO-STORY NON-HISTORIC STRUCTURE. NEW ONE-STORY ADDITION ON SOUTH ELEVATION AND SITE IMPROVEMENTS. DEMOLITION OF ONE-STORY NON-HISTORIC BUMP OUT AT SOUTH ELEVATION.

#114 ADMIRALS LANE

Applicant – M. Stratton Architecture Application #C2025-0054

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.

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

114 ADMIRAL'S LANE on the 18TH day of JUNE, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 24, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C.2025-0054

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

Signed Name of Affiant:

Matthew Stratton

Date: 6/24/25

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2025

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced _____ as identification and who did take an oath.

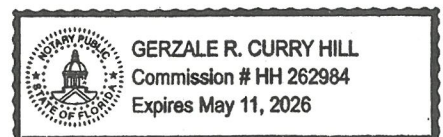
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____





Public Meeting Notice



Public
Meeting
Notice





Public Meeting Notice



Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00004590-000807
 Account# 8867131
 Property ID 8867131
 Millage Group 10KW
 Location Address 114 ADMIRALS Ln, KEY WEST
 Legal Description KW PT LOT 4 SQR 26 (A/K/A UNIT 2) .0657 AC OR1354-2179/82 OR1905-327/329 OR1978-823/825
 (Note: Not to be used on legal documents.)
 Neighborhood 6278
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

LOGERFO KRISTIN LARKIN
 979 Route 9W S
 Nyack NY 10960

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$526,567	\$508,716	\$514,563	\$499,337
+ Market Misc Value	\$2,948	\$2,981	\$3,013	\$3,046
+ Market Land Value	\$1,345,140	\$1,717,200	\$1,119,042	\$938,736
= Just Market Value	\$1,874,655	\$2,228,897	\$1,636,618	\$1,441,119
= Total Assessed Value	\$1,874,655	\$1,743,754	\$1,585,231	\$1,441,119
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,874,655	\$2,228,897	\$1,636,618	\$1,441,119

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,345,140	\$526,567	\$2,948	\$1,874,655	\$1,874,655	\$0	\$1,874,655	\$0
2023	\$1,717,200	\$508,716	\$2,981	\$2,228,897	\$1,743,754	\$0	\$2,228,897	\$0
2022	\$1,119,042	\$514,563	\$3,013	\$1,636,618	\$1,585,231	\$0	\$1,636,618	\$0
2021	\$938,736	\$499,337	\$3,046	\$1,441,119	\$1,441,119	\$0	\$1,441,119	\$0
2020	\$1,001,700	\$405,018	\$3,078	\$1,409,796	\$1,409,796	\$0	\$1,409,796	\$0
2019	\$1,001,700	\$410,566	\$3,111	\$1,415,377	\$1,415,377	\$0	\$1,415,377	\$0
2018	\$987,390	\$421,662	\$3,143	\$1,412,195	\$1,409,181	\$0	\$1,412,195	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,862.00	Square Foot	0	0

Buildings

Building ID 34397
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 1679
Finished Sq Ft 1263
Stories 2 Floor
Condition GOOD
Perimeter 214
Functional Obs 0
Economic Obs 0
Depreciation % 16
Interior Walls DRYWALL

Exterior Walls CUSTOM
Year Built 1995
EffectiveYearBuilt 2010
Foundation CONC PILINGS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 1
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,263	1,263	0
OPU	OP PR UNFIN LL	344	0	0
OPF	OP PRCH FIN LL	72	0	0
TOTAL		1,679	1,263	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WROUGHT IRON	1993	1994	3 x 50	1	150 SF	1
FENCES	1993	1994	4 x 50	1	200 SF	4
CONC PATIO	1994	1995	0 x 0	1	16 SF	1
FENCES	1994	1995	0 x 0	1	603 SF	2

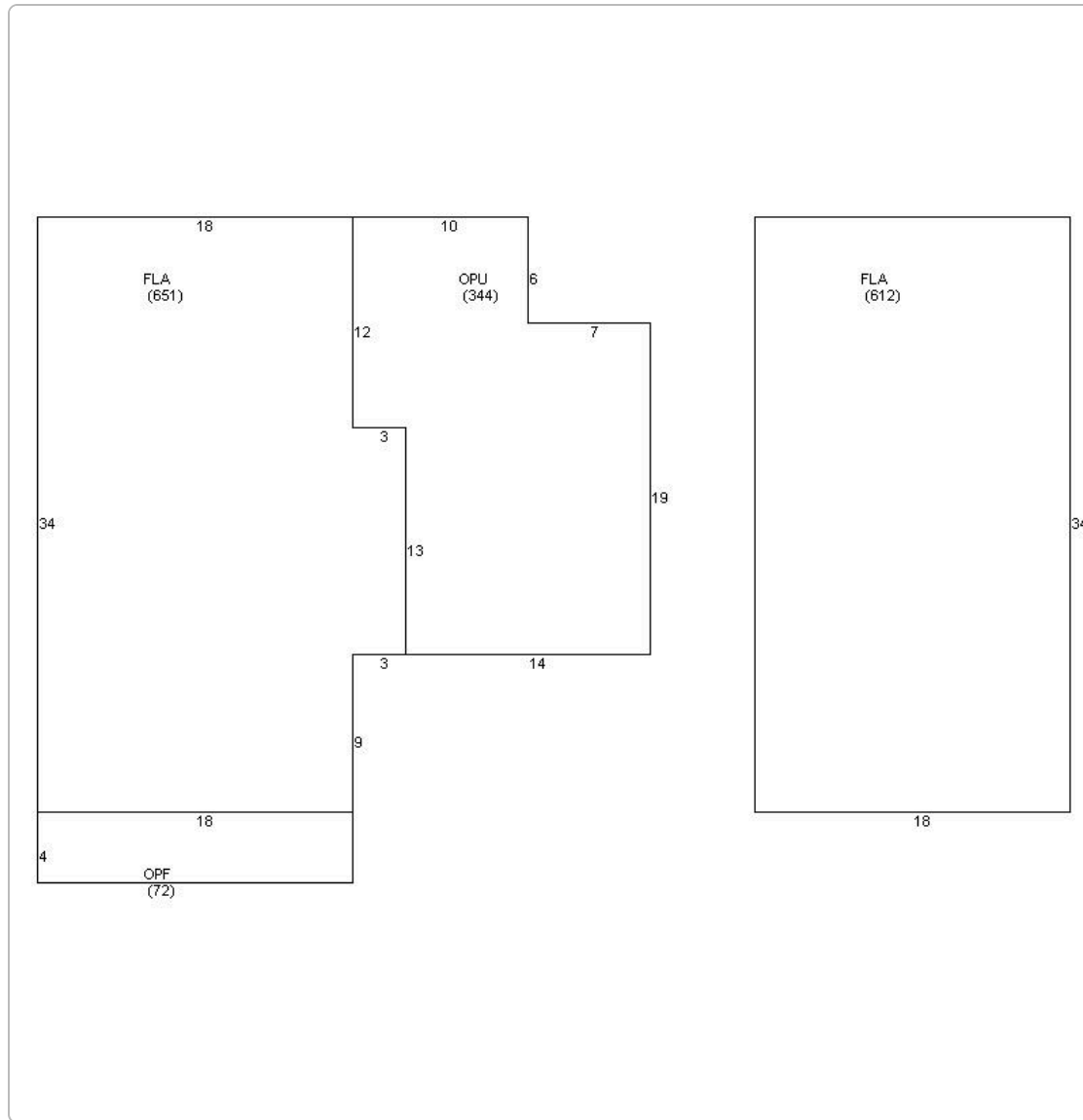
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1995	\$300,000	Warranty Deed		1354	2179	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
20-2460	09/17/2020	Completed	\$12,655	Residential	R&R 9 WINDOWS
0201380	05/23/2002	Completed	\$1,750	Residential	REPLACE AIR HANDLER
0200663	03/19/2002	Completed	\$4,000	Residential	HURRICANE SHUTTERS
B952776	08/01/1995	Completed	\$6,000		CONSTRUCT WOOD DECK
A951301	04/01/1995	Completed	\$3,335		8 SQS V CRIMP ROOFING
E951321	04/01/1995	Completed	\$3,600		ELECTRIC SERVICE
M951265	04/01/1995	Completed	\$3,000		3 TON AC
P951104	04/01/1995	Completed	\$5,000		PLUMBING
P951240	04/01/1995	Completed	\$1,250		SEWER CONN.
B950886	03/01/1995	Completed	\$98,000	Residential	S STORY SFR

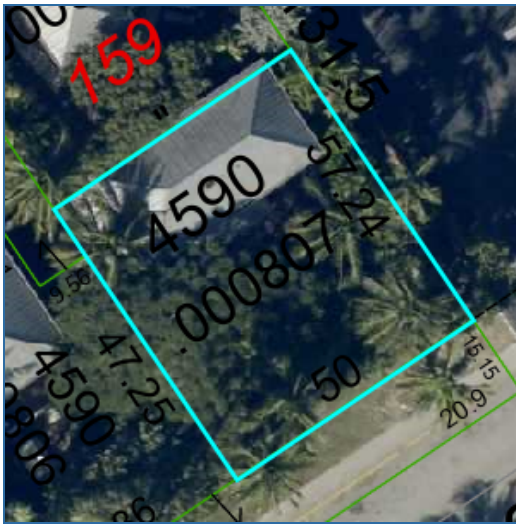
View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/20/2025, 1:55:13 AM

[Contact Us](#)

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 **SCHNEIDER**
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