



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: K2M Design, Amy VanderMeer, Designer

Application Number: H2022-0016

Address: 1202 Royal Street

Description of Work:

Demolition of portions of accessory structure and shed.

Site Facts:

The site under review contains a two-story main house and a one-story accessory structure. The main house is listed on our survey as historic and contributing with a year-built ca. 1920, although the structure appears on the 1912 Sanborn map. An accessory structure is located on the property's northwest side. The accessory structure was likely built sometime in the 1950s and through the years several alterations have changed the building form. The accessory structure is not recognized as a contributing resource.

On December 21, 2021, the Commission approved plans for renovations to the main house, which included a new dormer at the rear. On June 16, 2022, the Planning Board approved, under resolution 2022-034, variances for maximum rear yard coverage for accessory structures as well as rear and side yards setback requirements.



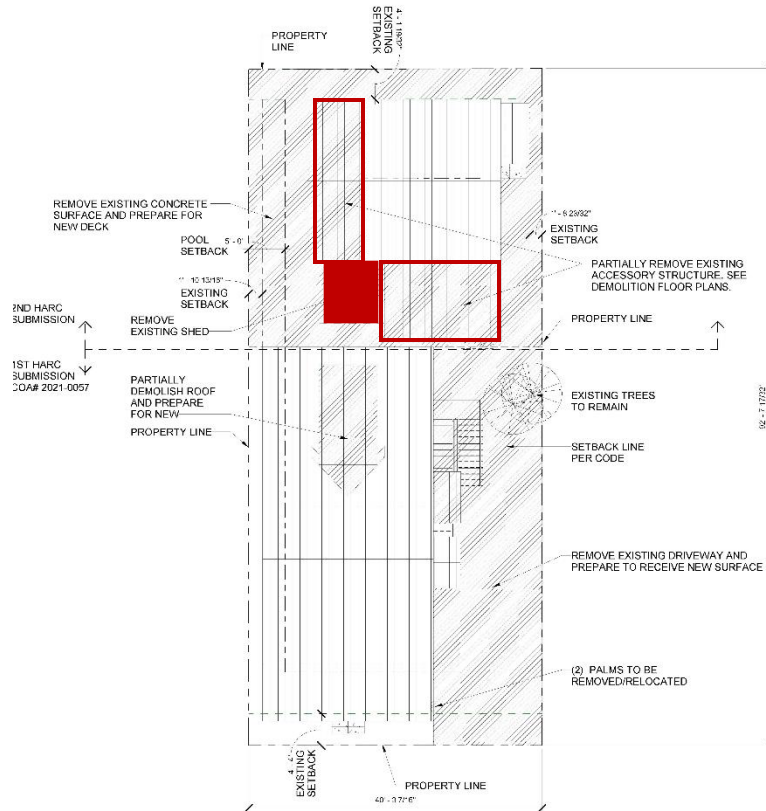
Accessory structure under review circa 1965. Monroe County Library.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness under review is for the demolition of non-historic additions and a shed added to a historic accessory structure. The submitted plans include new design for the renovation of the accessory structure and new walls where these non-historic additions are attached.



Proposed elements for demolition. Solid red highlights the non-historic shed.

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 non-historic additions, as well as the shed are not architectural elements that define the site's character.

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

The structures under review are not historic and their demolition will not destroy any urban relationship acquired through time.

- (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.*

It is staff's opinion that the non-historic additions and shed under review are not significant elements to the site or surrounding neighborhood.

- (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 elements under review will not qualify to be contributing to the building in a near future.

Staff finds that the requested demolition of non-historic additions and shed can be consider by the Commission as it conforms with the current ordinance for demolition set under the LDR's. If approved, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0016	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1202 Royal Street

NAME ON DEED:

Piotrowski Gail J 2002 Inter Vivos Trust

PHONE NUMBER 860-574-5470

OWNER'S MAILING ADDRESS:

12 Willow Street; Mystic, CT 06355

EMAIL jonarruda@gmail.com

APPLICANT NAME:

Amy VanderMeer; K2M Design

PHONE NUMBER 727-252-4417t

APPLICANT'S ADDRESS:

1150 Virginia Street

EMAIL avandermeer@k2mdesign.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

[Signature]

DATE 04/21/2022

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: Removal of several non-historic sheds. Reduction in the overall size of historic structure. Replacement of windows, new siding on all sides of structure (to match existing/main structure). New IPE deck around existing structure.

MAIN BUILDING:

See plan set for additional information, heights, dimensions, square footage and location.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

See Demo appendix

RECEIVED

APR 21 2022

BY:

TK

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):	
Accessory structure to be added at deck. See variances and drawings for additional information.	
PAVERS: New pavers to replace existing concrete driveway.	FENCES:
DECKS: New IPE deck around existing structure.	PAINTING: Paint color TBD, to receive HARC staff approval prior to painting
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	New pool to be added in house rear.
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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1202 Royal Street
PROPERTY OWNER'S NAME:	Piotrowski Gail J 2002 Inter Vivos Trust
APPLICANT NAME:	Amy VanderMeer; K2M Design

*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	SAMMY PIOTROWSKI 4/20/22 DATE AND PRINT NAME
----------------------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo to include removal of non-historic sheds, reduction in historic structure size. Demo and replacement of doors/windows per new plan.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The existing structure is in disrepair and has several non-historic sheds added on. The historic structure will only be demolished partially, but is not significant or distinguishable. The historic components will be maintain, although reduced.

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.

The structure is not associated with any historical events.

(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 structure is not associated with any significant historical or cultural characteristics or people.

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

The structure is not associated with any historical events.

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

The structure is not associated with 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.

The structure is not associated with any distinctive architectural style, but original style will be maintained.

(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.

The property is not related to a square or park.

(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.

The property does not have any unique/singular characteristics and does not exemplify the best remaining architectural type in this neighborhood.

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

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

The property has not yielded, and is not likely to yield information important to history.

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 proposed demo of the existing structure does not diminish the character, although the rear structure is not defining in overall historic character of the neighborhood.

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

The front addition demo of the rear structure provides for more circulation between the main house and the rear structure, to be used for deck space.

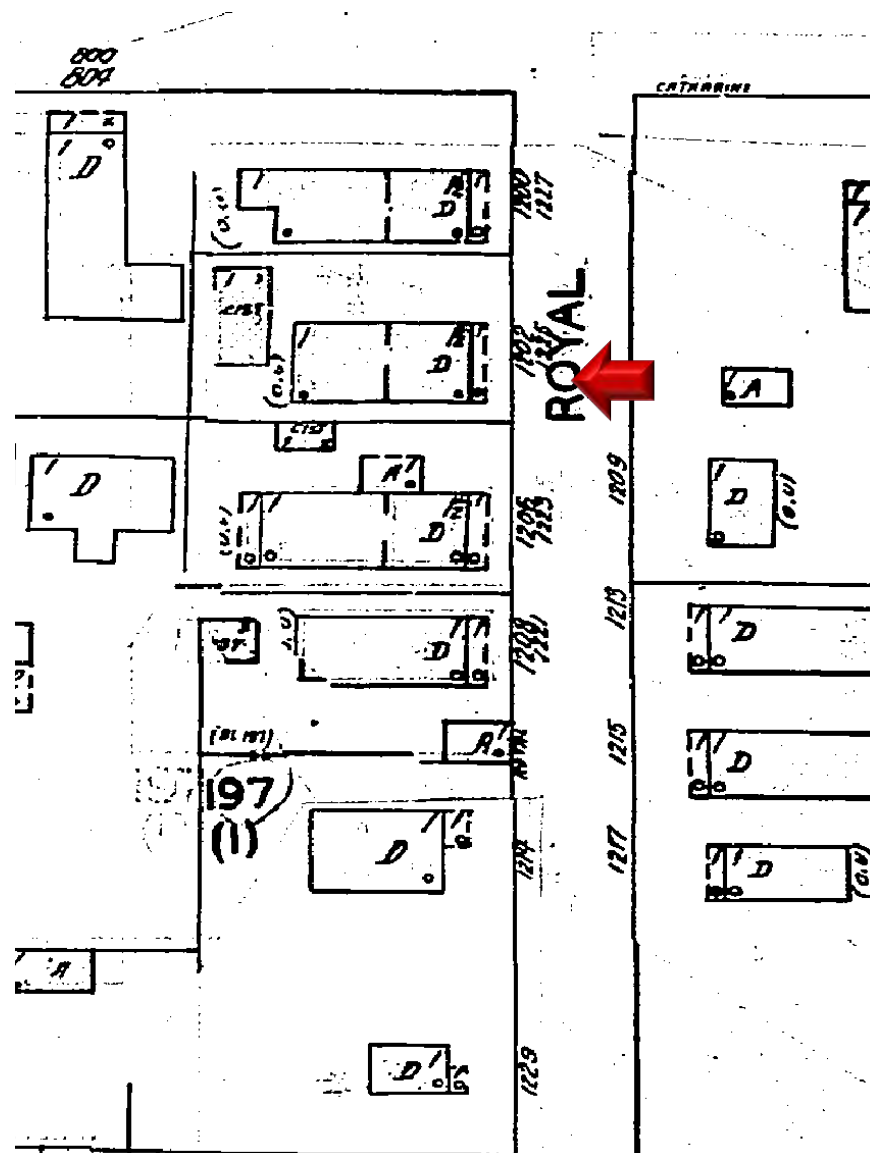
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The rear structure does not define the historic character of the site or surrounding neighborhood, but the demo will not remove any significant defining elements. The rear structure upon modification will follow the same style as the main house.

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

No buildings are being removed in their entirety. The rear structure is non contributing.

SANBORN MAPS



Sanborn Map 1948

PROJECT PHOTOS



Accessory Structure at 1202 Royal Street circa 1965. Monroe County Library.

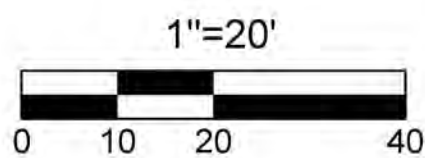
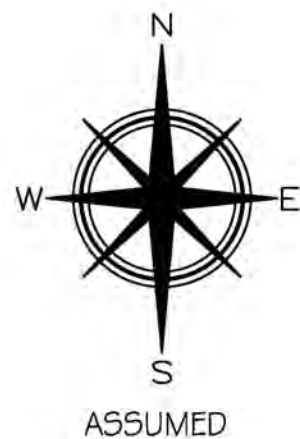








SURVEY



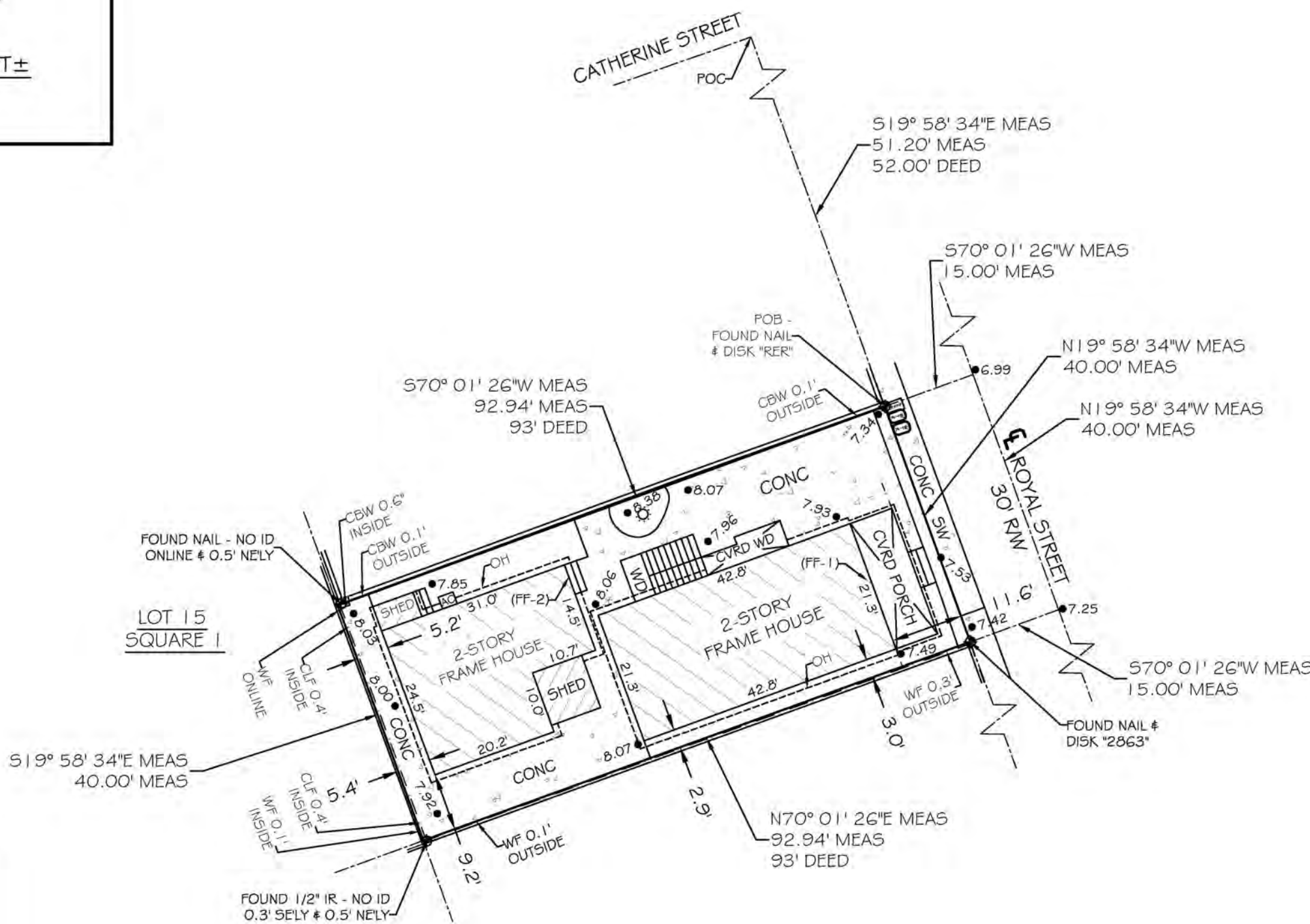
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 3717.58 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	FIRE HYDRANT
	GUY WIRE
	LIGHT POLE
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	SEWER VALVE
	WATER VALVE
	WATER METER
	WOOD UTILITY POLE
	SPOT GRADE ELEVATION (TYPICAL)
	TRAFFIC CONTROL BOX
	OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N19°58'34\"/>

(FF-1) = 10.7' (NGVD 1929)

(FF-2) = 9.8' (NGVD 1929)

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

Gail J. Piotrkowski 2002 Inter Vivos Trust;
Oropeza Stones & Cardenas;
Old Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPF = BACKFLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PRC = POINT OF REVERSE CURVE
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PRM = PERMANENT REFERENCE MONUMENT
CL = CENTERLINE	LS = LANDSCAPING	PT = POINT OF TANGENT
CLP = CHAINLINK FENCE	MS = MEASURED	R = RADIUS
CM = CONCRETE MONUMENT	MSM = MEASURED	RW = RIGHT-OF-WAY LINE
CONC = CONCRETE	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
COP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	SW = SIDE WALK
CUR = CURB	NSVD = NATIONAL GEODETIC VERTICAL DATUM (1928)	TSM = TEMPORARY BENCHMARK
DETA = CENTRAL ANGLE	NTS = NOT TO SCALE	TOS = TOP OF BANK
DESE = DRAINAGE EASEMENT	ON = ROOF OVERHANG	TOS = TOP OF SLOPE
EL = ELEVATION	OPW = OVERHEAD WIRE	TYF = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UL = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARALLEL METER	WM = WOOD DECK
FF = FINISHED FLOOR ELEVATION	POC = POINT OF COMMENCEMENT	WL = WOOD LANDING
FI = FIRE HYDRANT	PRC = POINT OF REVERSE CURVE	WM = WATER METERS
FL = FENCE LINE	PRM = PERMANENT REFERENCE MONUMENT	WPP = WOOD POWER POLE
FND = FOUND	PT = POINT OF TANGENT	WL = WOOD LANDING
FOS = FENCE OUTSIDE	PT = POINT OF BEGINNING	WM = WATER METERS
FOU = FENCE ON LINE	PT = POINT OF INTERSECTION	WPP = WOOD POWER POLE
		WL = WOOD LANDING

LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Tract 12, but now better known and described as part of Lot 14, Square 1, of said Tract 12, according to Waddell's Subdivision of a part of said Tract 12, a plat of which is recorded in Plat Book 1, Page 49, of Monroe County, Florida, records, and more particularly described as follows:

COMMENCING at a point on Royal Street 52 feet in a Southeasterly direction from the Southwesterly corner of Catherine and Royal Streets for a point of place of beginning; and thence running in a Southwesterly direction parallel with Catherine Street 93 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 93 feet to Royal Street; thence at right angles in a Northwesterly direction 40 feet to the point of beginning.

SCALE: 1"=20'

MAP DATE 08/27/2021

REVISION DATE XXXXXX

SHEET 1 OF 1

DRAWN BY: IDG

CHECKED BY: MPB

JOB NO.: 21-458

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 CHAPTERS 3014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAAC

PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

1202 Royal St, Key West, FL 33040

Gail J Piotrkowski 2002 Intervivos Trust

REAR STRUCTURE HARC SET

UPDATED PER PLANNING VARIANCE APPROVAL 6/16/22



1150 Virginia Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-292-2162

URL: www.k2mdesign.com

APPROVALS RECEIVED		DATE
1. HARC	APPROVED	12/21/21
2. MAIN HOUSE PERMIT SET	APPROVED	XX/XX/XX
3. -	APPROVED	XX/XX/XX
4. -	APPROVED	XX/XX/XX
5. -	APPROVED	XX/XX/XX

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD; KEY WEST, FL 33040

15/2022 12:19:01 PM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

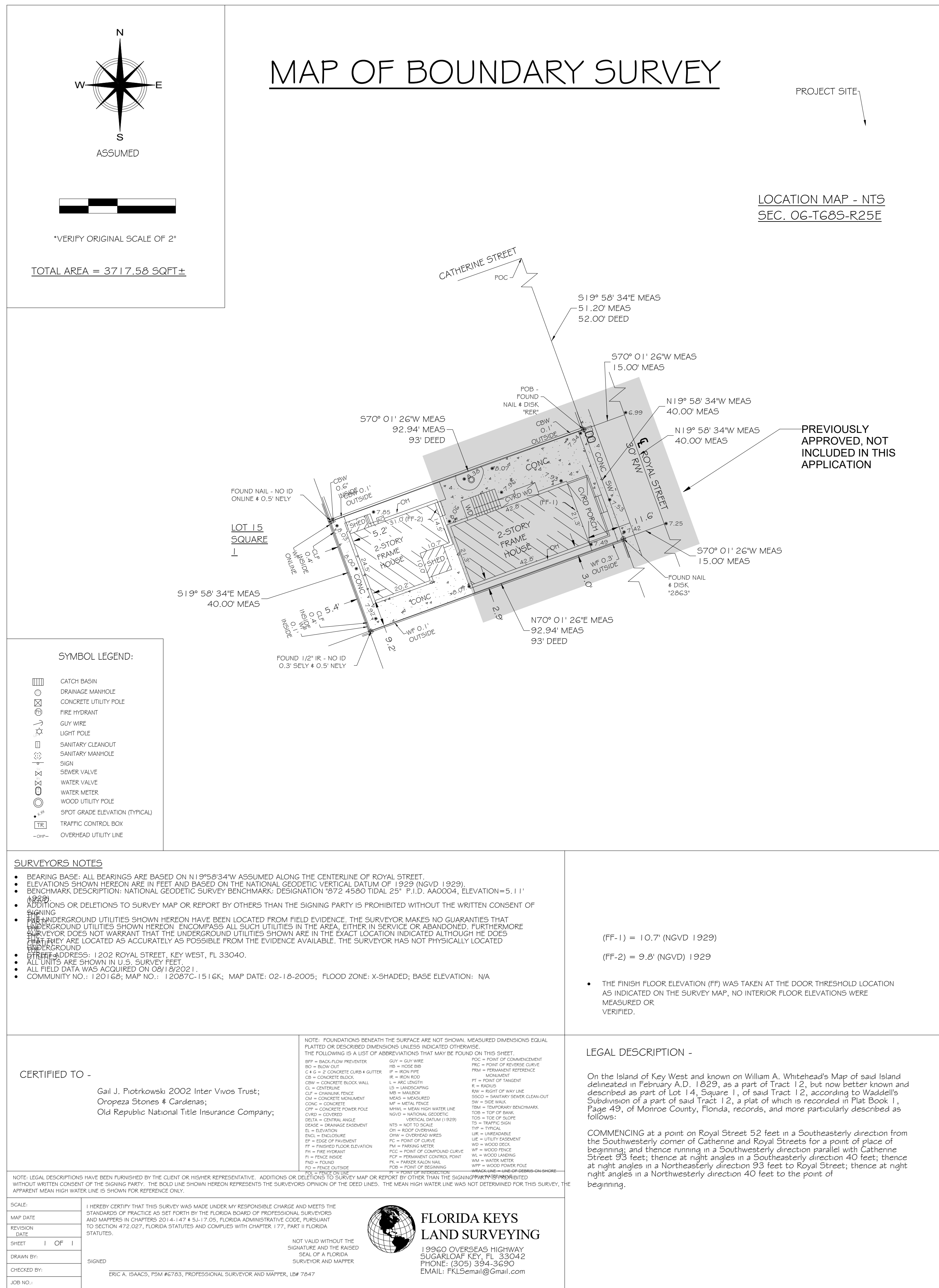
COVER SHEET HARC 2

Sheet Number:

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ate: 09/30/2021

Owner:
Piotrowski Gail J 2002 Inter Vivos Trust
12 Willow Street; Mystic, CT 06355
860-574-5470



ARCHITECT:

K2M

DESIGN

Architecture, Engineering,
Interior Design,
Facility Asset Management

Key Largo, Florida
Key West, Florida
Marathon, Florida
[www.k2mdesign.com](#)
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West |
Marathon | Charlotte | Baltimore | Bensenville

Seal:

STATE OF FLORIDA
SCOTT C. MALONE
REGISTERED ARCHITECT
No. FOR CONSTRUCTION

STEVEN S. GRASLEY
LICENSED PROFESSIONAL ENGINEER
No. 7311
State of Florida
NOT FOR CONSTRUCTION

Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:

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Drawing Size 24X36	Project #: 21095
Drawn By: NM	Checked By: EHP

Title:

SURVEY

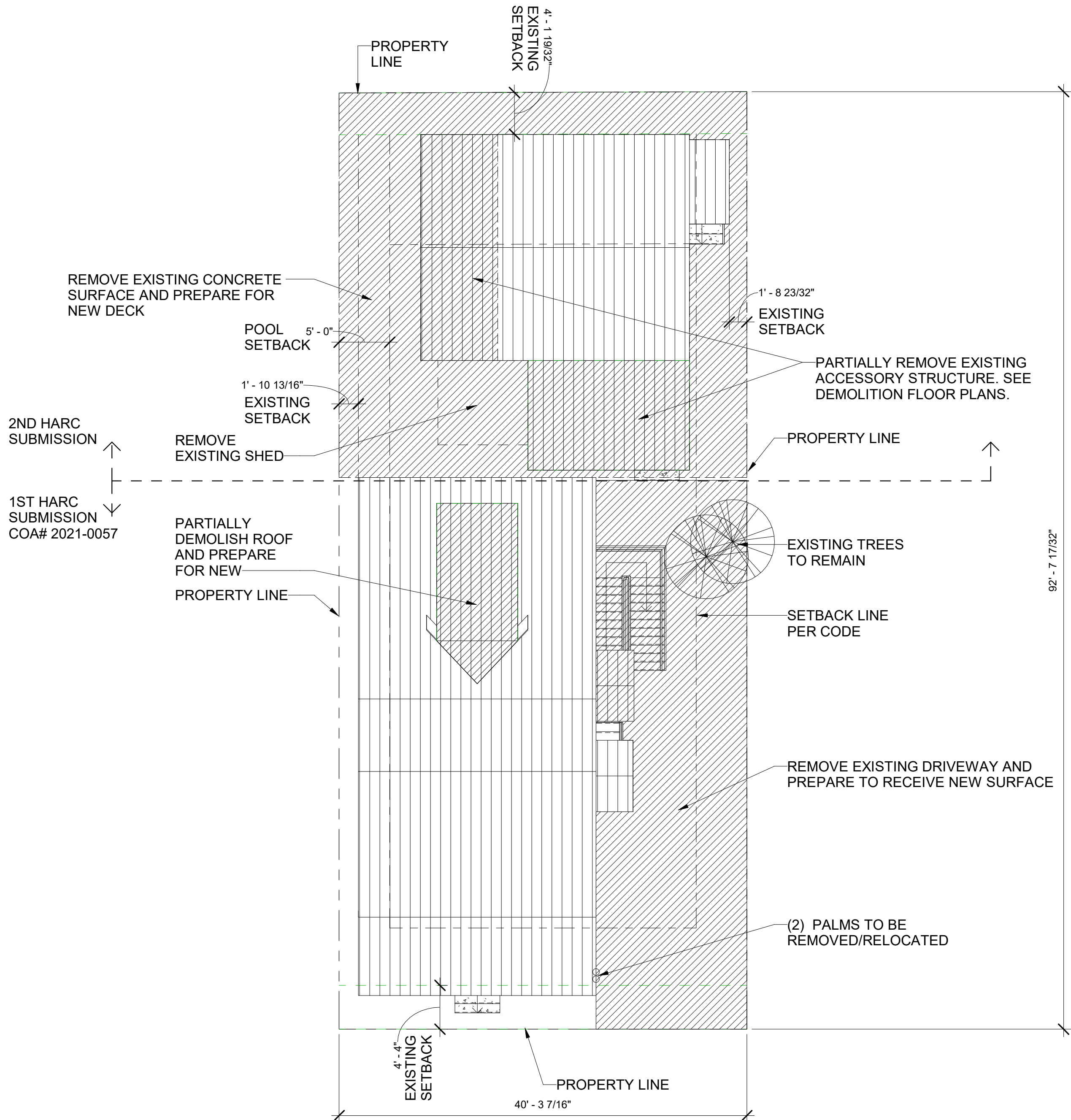
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Date: 09/30/2021

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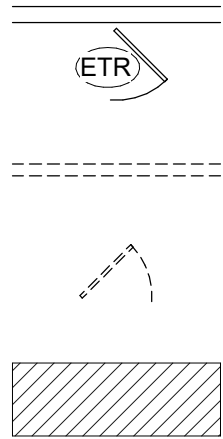


DEMOLITION SITE PLAN

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

1

DEMOLITION PLAN LEGEND



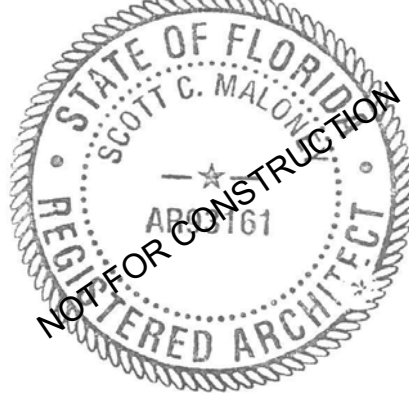
- EXISTING ITEMS TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING TO BE REMOVED

GENERAL DEMOLITION NOTES:

SECTION 02 4116 - BUILDING DEMOLITION

- 1.01 SUBMITTALS
- A. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
- 1.02 QUALITY ASSURANCE
- A. Demolition Firm Qualifications: Company specializing in the type of work required.
 - B. Comply with governing EPA notification regulations.
- 3.01 SCOPE
- A. Building must be inspected and tested for asbestos> Any asbestos needs to be removed before demolition can start.
 - B. Remove the entire building or portions thereof, as indicated on drawings.
 - C. Remove paving and curbs as required to accomplish new work.
 - D. Remove foundation walls and footings to a minimum of 2 feet below finished grade, or to a minimum of 12" below foundation bearing elevation for any construction within 4' of new foundations.
 - E. Remove underground tanks.
 - F. Remove other items indicated, for salvage, relocation, and recycling.
 - G. Fill excavations, open pits, and holes in ground areas generated as result of removals, using specified fill; compacted as specified.
- 3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
- A. Perform an engineering survey of building to determine whether demolition operations might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures.
 - B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Comply with applicable requirements of NFPA 241, ANSI A10.6 and the Building Code.
 - 3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 4. Provide, erect, and maintain temporary barriers and security devices.
 - 5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 - 6. Do not close or obstruct roadways or sidewalks without permit.
 - 7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
 - 8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
 - C. Do not begin removal until built elements to be salvaged or relocated have been removed.
 - D. Do not begin removal until vegetation to be relocated has been removed and specified measures have been taken to protect vegetation to remain.
 - E. Protect existing structures and other elements that are not to be removed.
 - F. Provide bracing and shoring, prevent movement or settlement of adjacent structures and stop work immediately if adjacent structures appear to be in danger.
 - G. Minimize production of dust due to demolition operations.
 - H. If hazardous materials are discovered during removal operations, stop work and notify Owner.
 - I. Perform demolition in a manner that maximizes salvage and recycling of materials.
 - J. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.
 - K. Grade demolition areas to level condition, sloped to drain, with smooth transitions to adjacent surfaces.
- 3.03 EXISTING UTILITIES
- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
 - B. Protect existing utilities to remain from damage.
 - C. Do not disrupt public utilities without permit from authority having jurisdiction.
 - D. Do not close, shut off, or disrupt existing life safety systems that are in use.
 - E. Do not close, shut off, or disrupt existing utilities that are in use.
 - F. Locate and mark utilities to remain with identification of utility type.
 - G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
 - H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.
- 3.04 DEBRIS AND WASTE REMOVAL
- A. Remove debris, junk, and trash from site.
 - B. Leave site in clean condition, ready for subsequent work.
 - C. Clean up spillage and wind-blown debris from public and private lands.

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:

6/24/2022 11:46:57 AM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: EHP

Title:

DEMOLITION SITE PLAN

Sheet Number:

AD1.1.1

Date: 09/30/2021

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[illegible]

1202 Royal Lane, Key West, FL 33040

1415 ATLANTIC BLVD; KEY WEST, FL 33040

6/24/2022 11:28:45 AM

Project #:
21095

Checked By
EHP

SITE PLAN

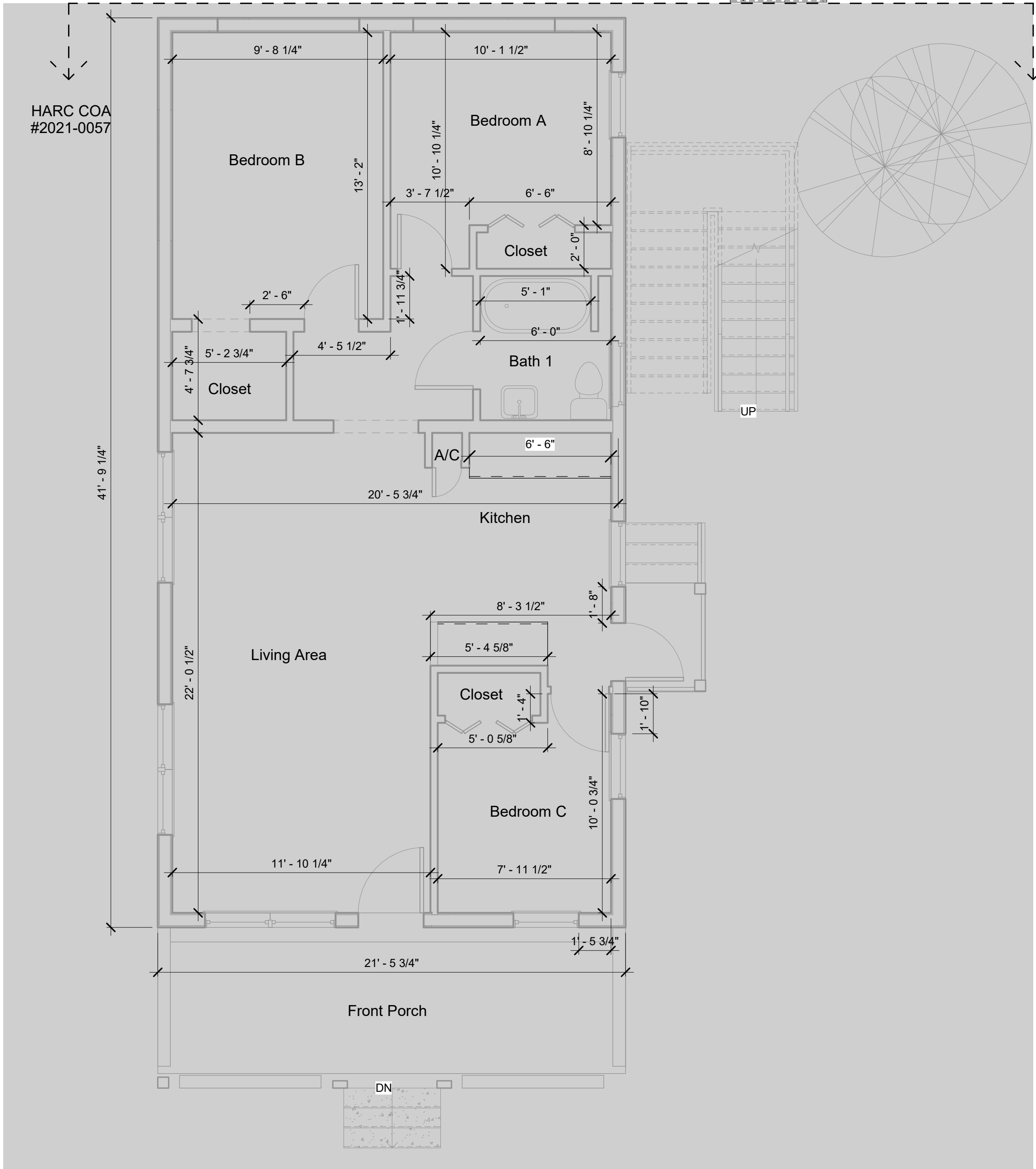
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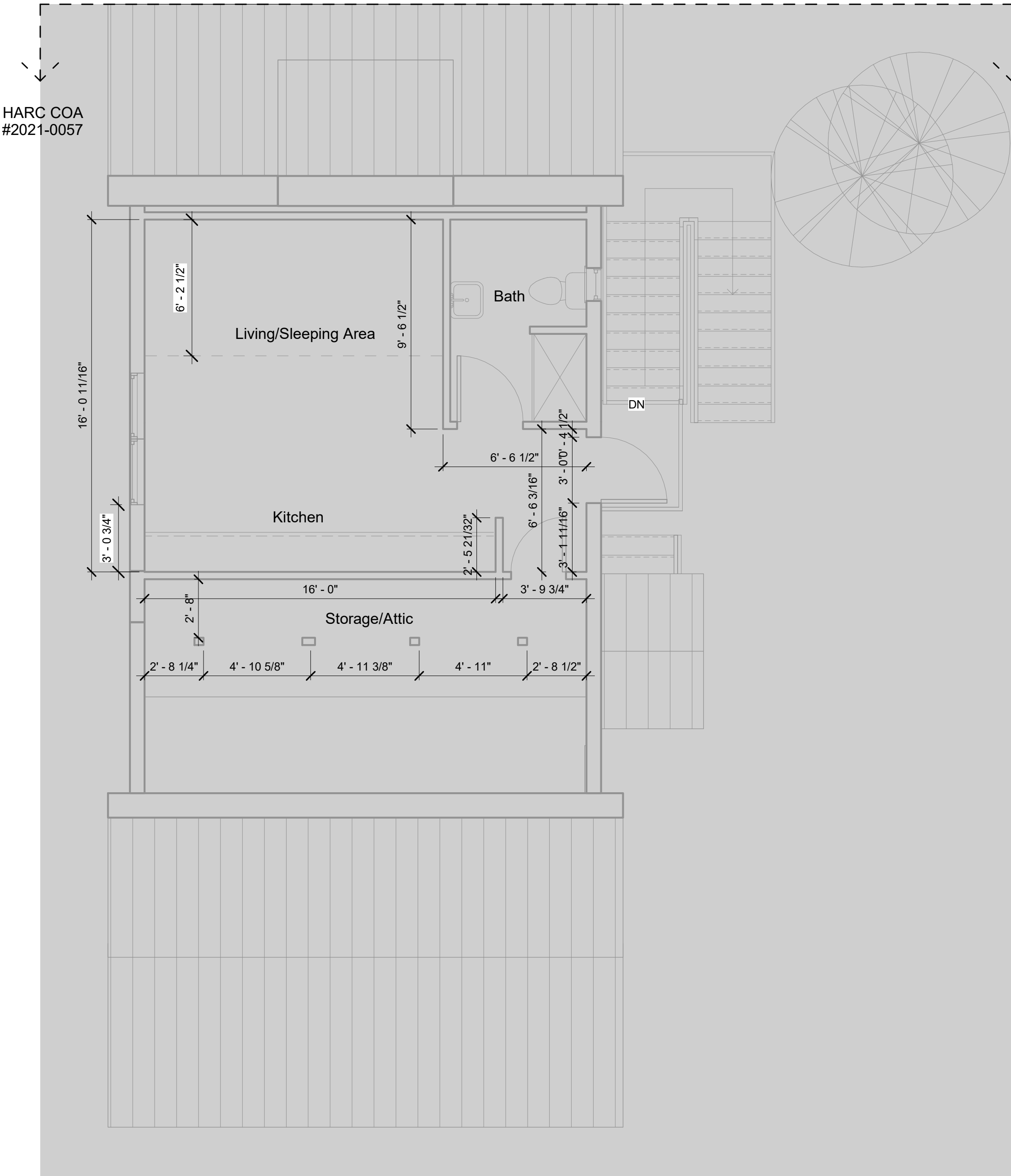
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4/15/2022 12:18:22 PM
\\K2MSRV-NFS10\UEM\Profile\avandemees\Profile\Documents\21095 - Revit 21_Central_avandemees\AGE28.rvt



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



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

ARCHITECT:

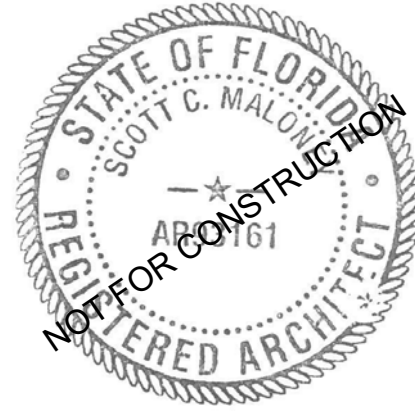
K2M
DESIGN

Architecture, Engineering,
Interior Design,
Facility Asset Management

Key Largo, Florida
Key West, Florida
Marathon, Florida
www.k2mdesign.com
PROF. REG. AA26001059
Building Relationships
Based on Trust and Results

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Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:

4/15/2022 12:18:22 PM

Drawing Size
24X36

Project #:
21095

Drawn By:
Designer

Checked By:
AVM

Title:

EXISTING FLOOR
PLANS - HARC1

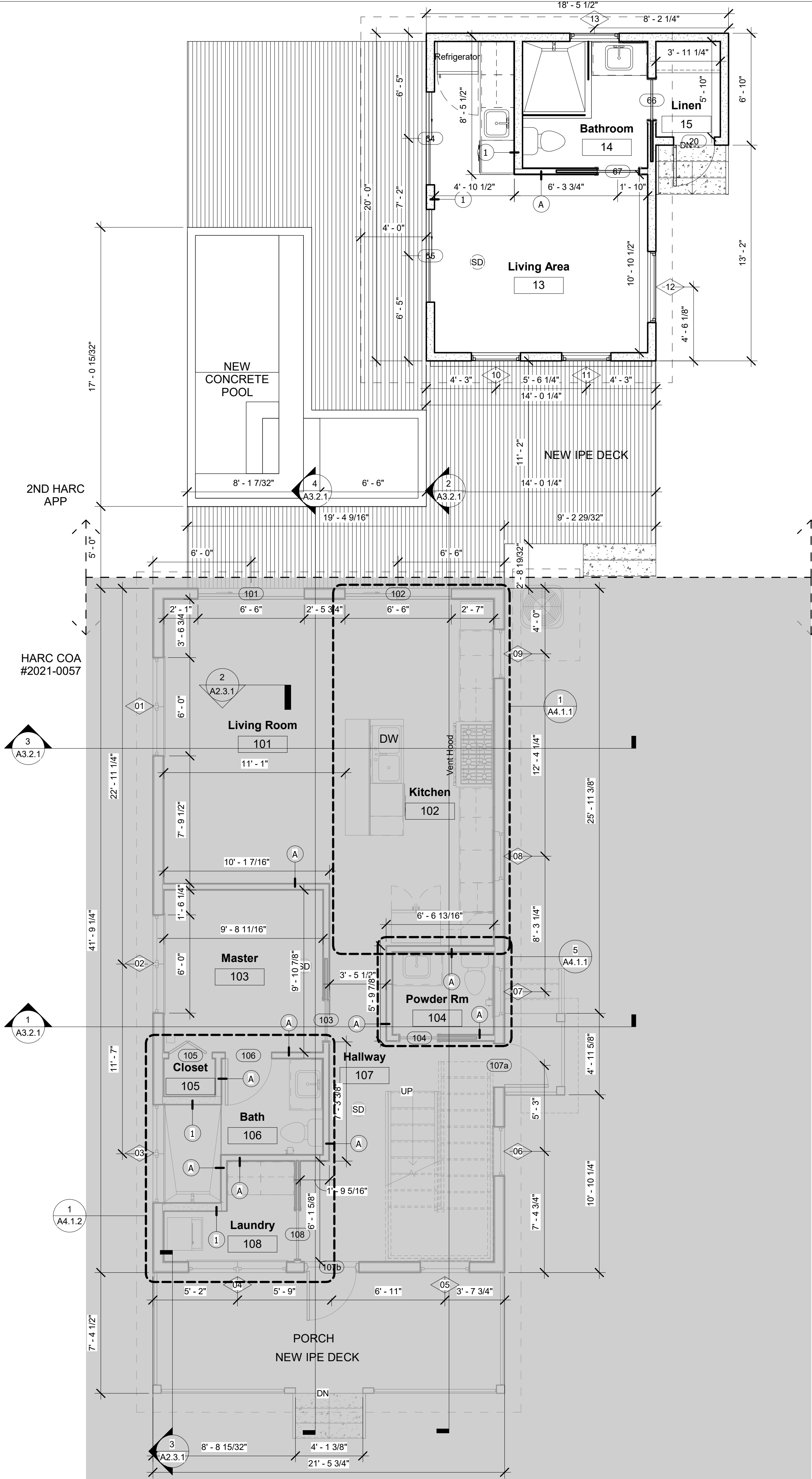
Sheet Number:

A0.1.2A

Date: 09/30/2021

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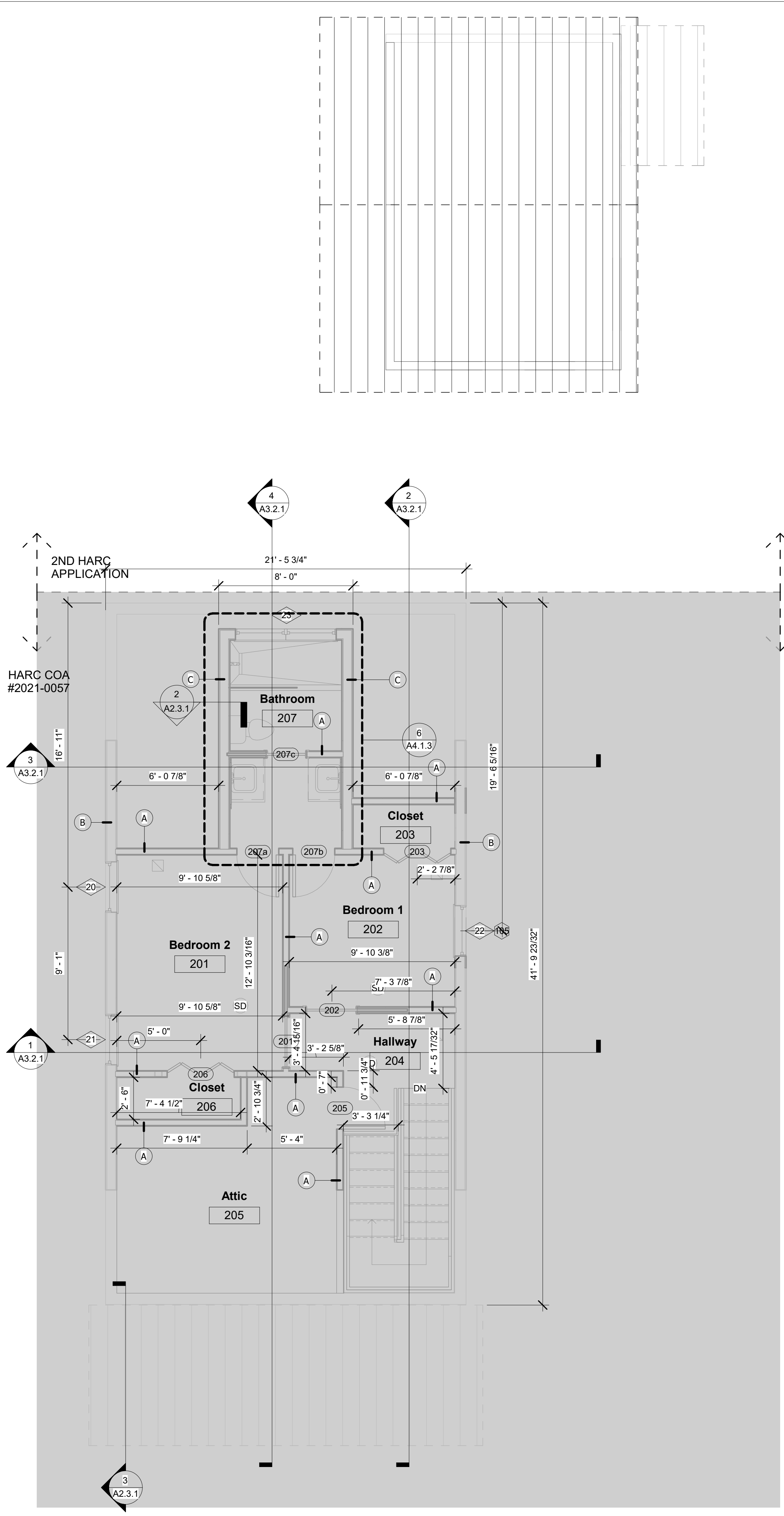
6/24/2022 11:28:46 AM
\\K2MSRV-NFS\0\UEM\Profile\avandemeer\Profile\Documents\21055 - Revit 21_Central_avandemeer\AGE28.rvt



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



SECOND FLOOR PLAN

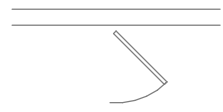
SCALE: 1/4" = 1'-0"

2

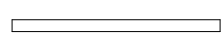
GENERAL FLOOR PLAN NOTES:

- GC TO COORDINATE ALL FINISHES W/ OWNER.

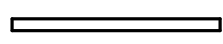
PLAN LEGEND



EXISTING ITEMS TO REMAIN



NEW PARTIAL HEIGHT WALL



NEW GYP. BD. WALL/ REFER TO WALL TYPES



WALL TYPE:

- A - 2X4 WOOD STUD 16" O.C. W/ GYP BOARD BOTH SIDES
- B - 2X6 WOOD STUD 16" O.C. W/ GYP BOARD BOTH SIDES PROVIDE CONCRETE BOARD @ PLUMBING WALLS
- C - 2X6 WOOD STUD 16" O.C. W/ C ONCRETE BOARD, PLYWOOD SHEATHING WITH WOOD SIDING TO MATCH EXISTING



EXISTING DOOR TO REMAIN



NEW DOOR. REFER TO DOOR SCHEDULE

NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

Wall Schedule

Type Mark	Type	Description
A	5" WOOD FRAME INTERIOR WALL - NEW	INTERIOR 3 1/2" STUD WALL W/ 5/8" GWB BOTH SIDES , R-11 INSULATION FOR SOUND DEADING
B	8" WOOD FRAME EXTERIOR WALL - EXISTING	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR
C	8" WOOD FRAME EXTERIOR WALL - NEW	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR

ARCHITECT:

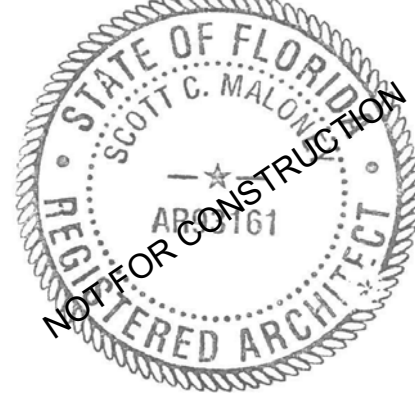
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Seal:



Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:

6/24/2022 11:28:46 AM

Drawing Size
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Project #:
21095

Drawn By:
NM

Checked By:
EHP

Title:

PROPOSED FLOOR
PLANS

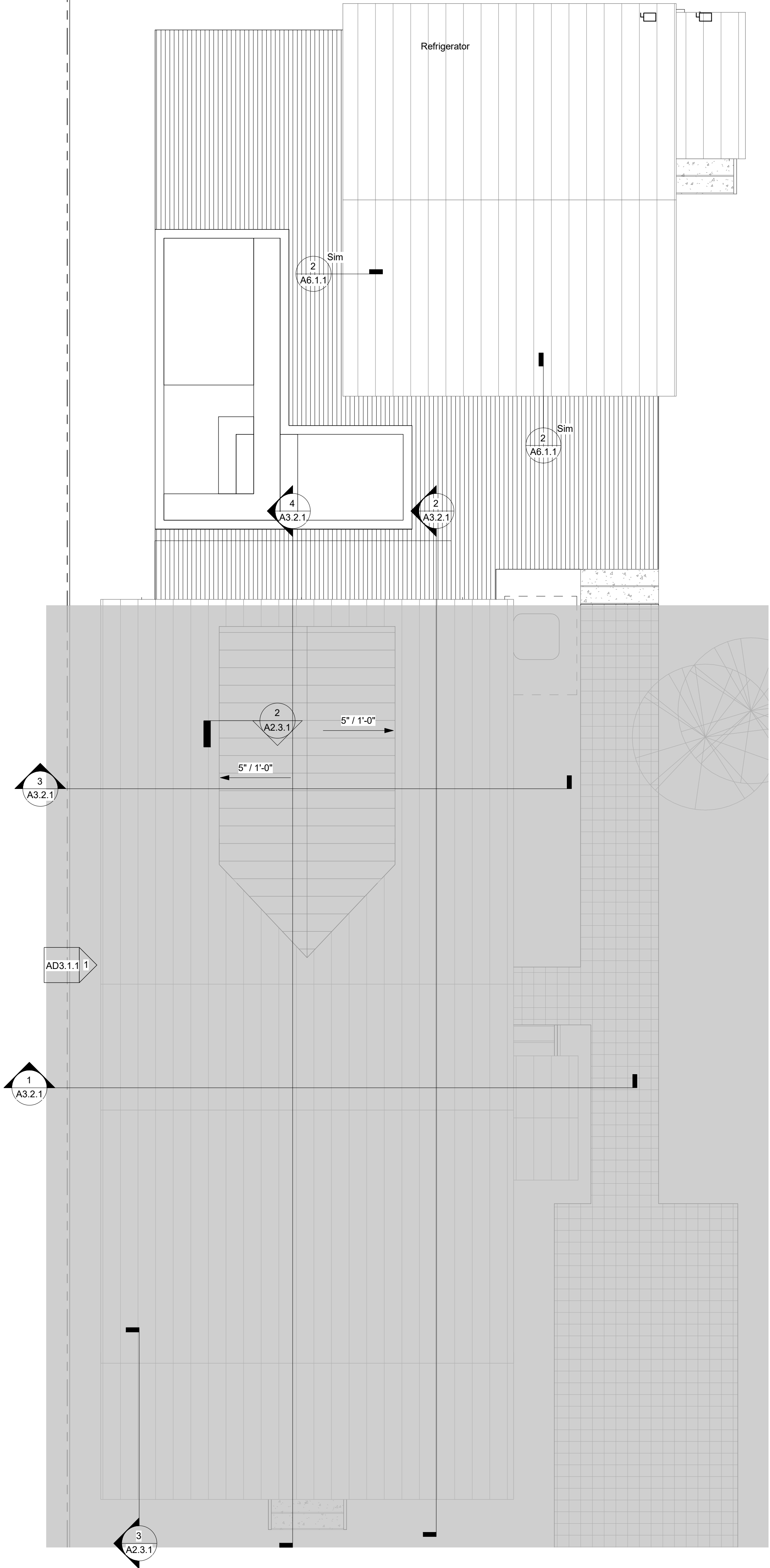
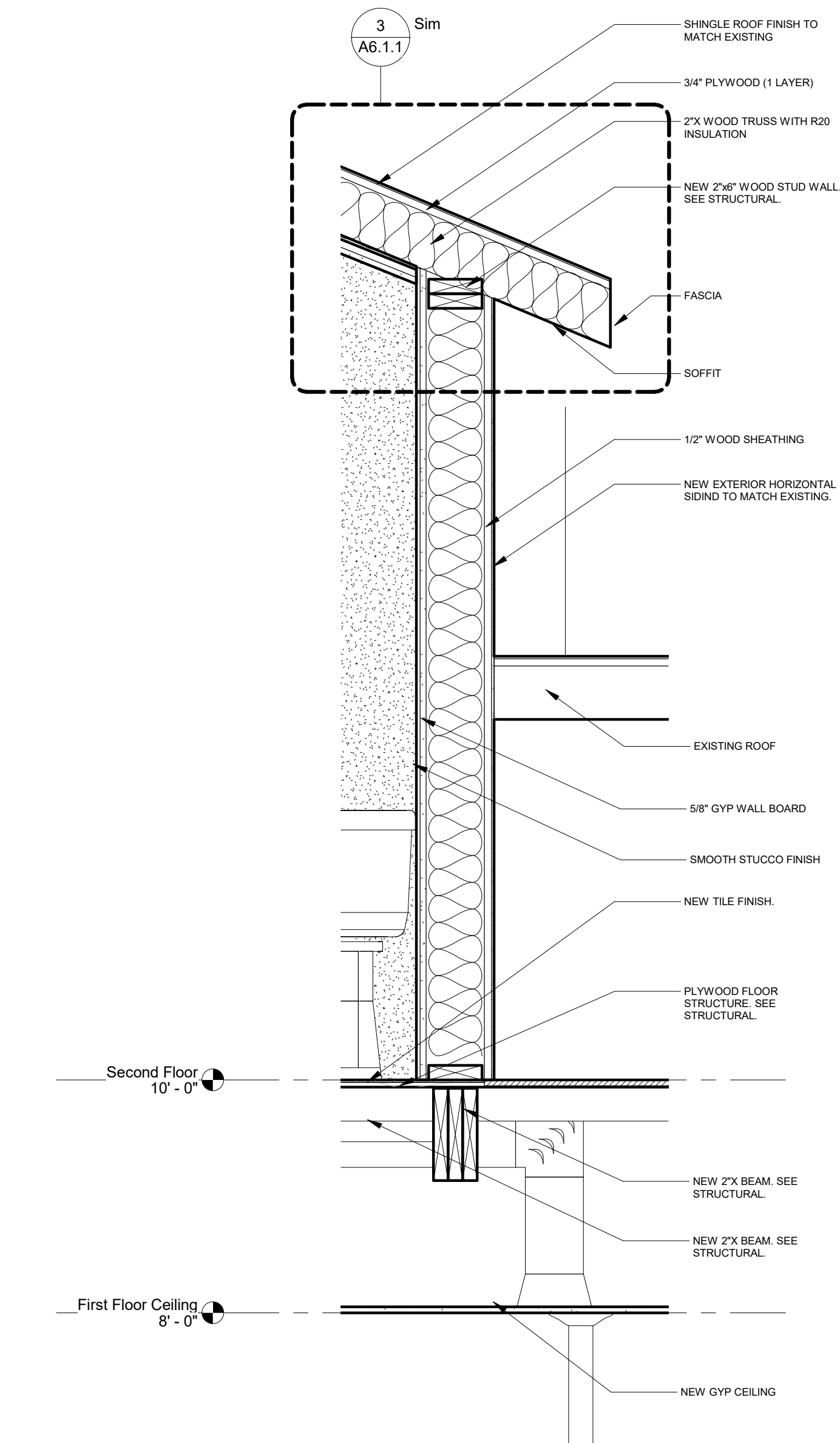
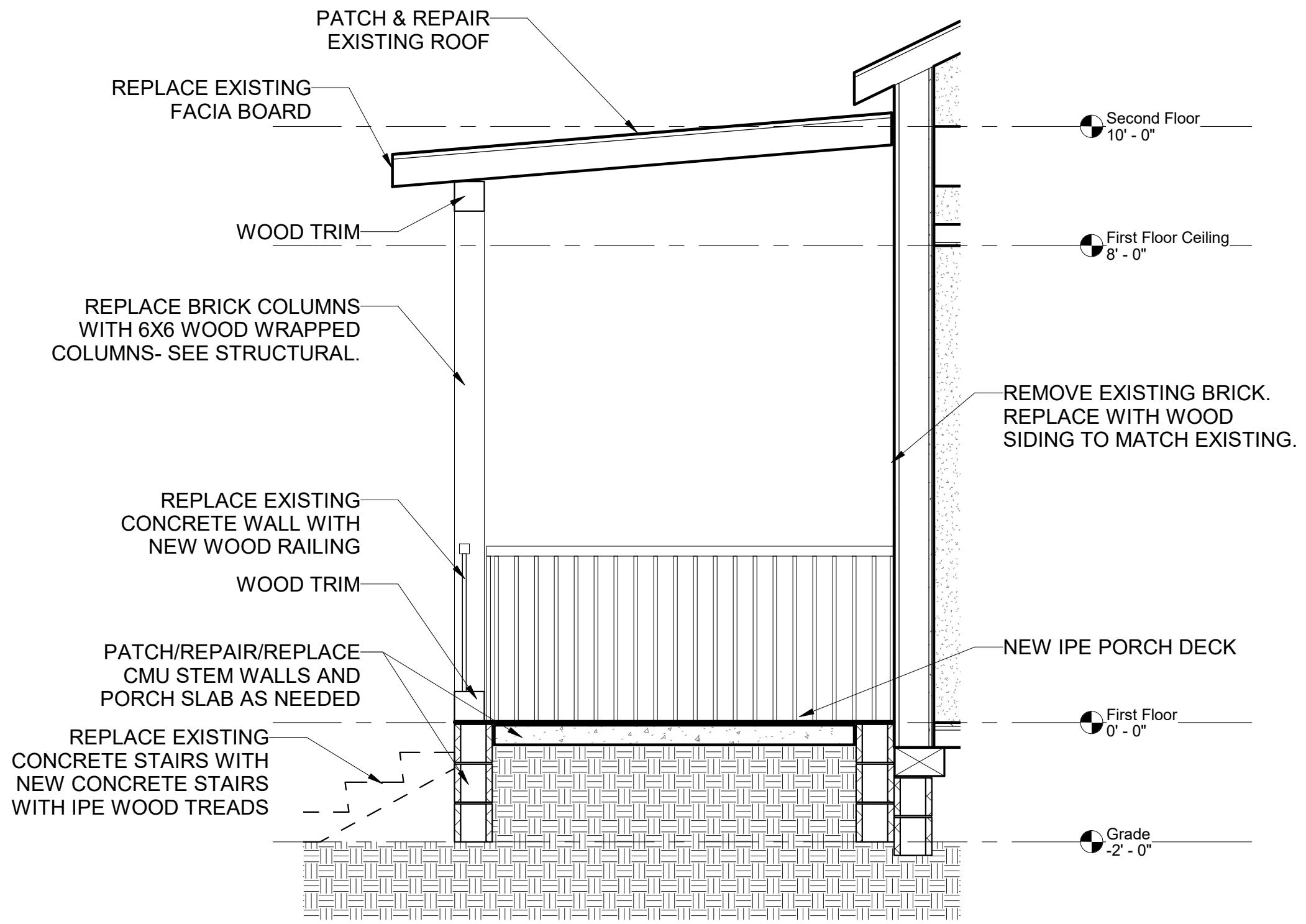
Sheet Number:

A2.1.1

09/30/2021

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6/24/2022 11:28:48 AM
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ARCHITECT:

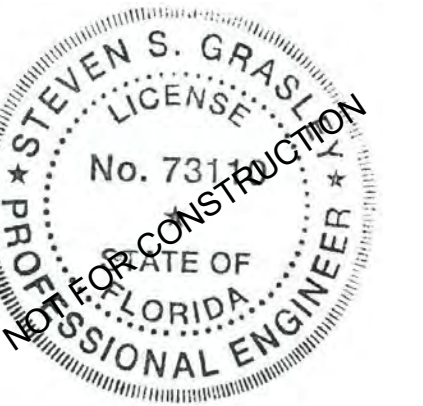
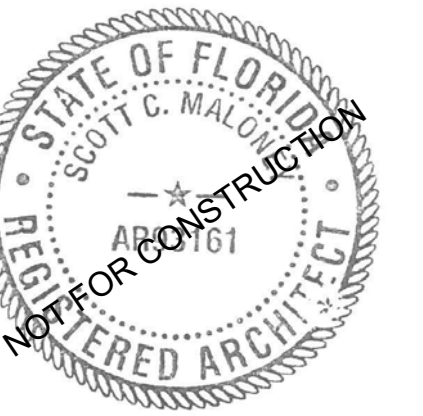
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Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:
6/24/2022 11:28:48 AM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

Title:
ROOF PLAN & DETAIL SECTIONS

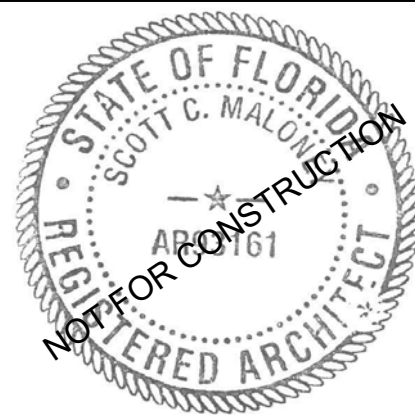
Sheet Number:

A2.3.1

Date: 09/30/2021

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Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:

4/15/2022 12:19:00 PM

Drawing Size
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Project #:
21095

Drawn By:
Designer

Checked By:
AVM

Title:

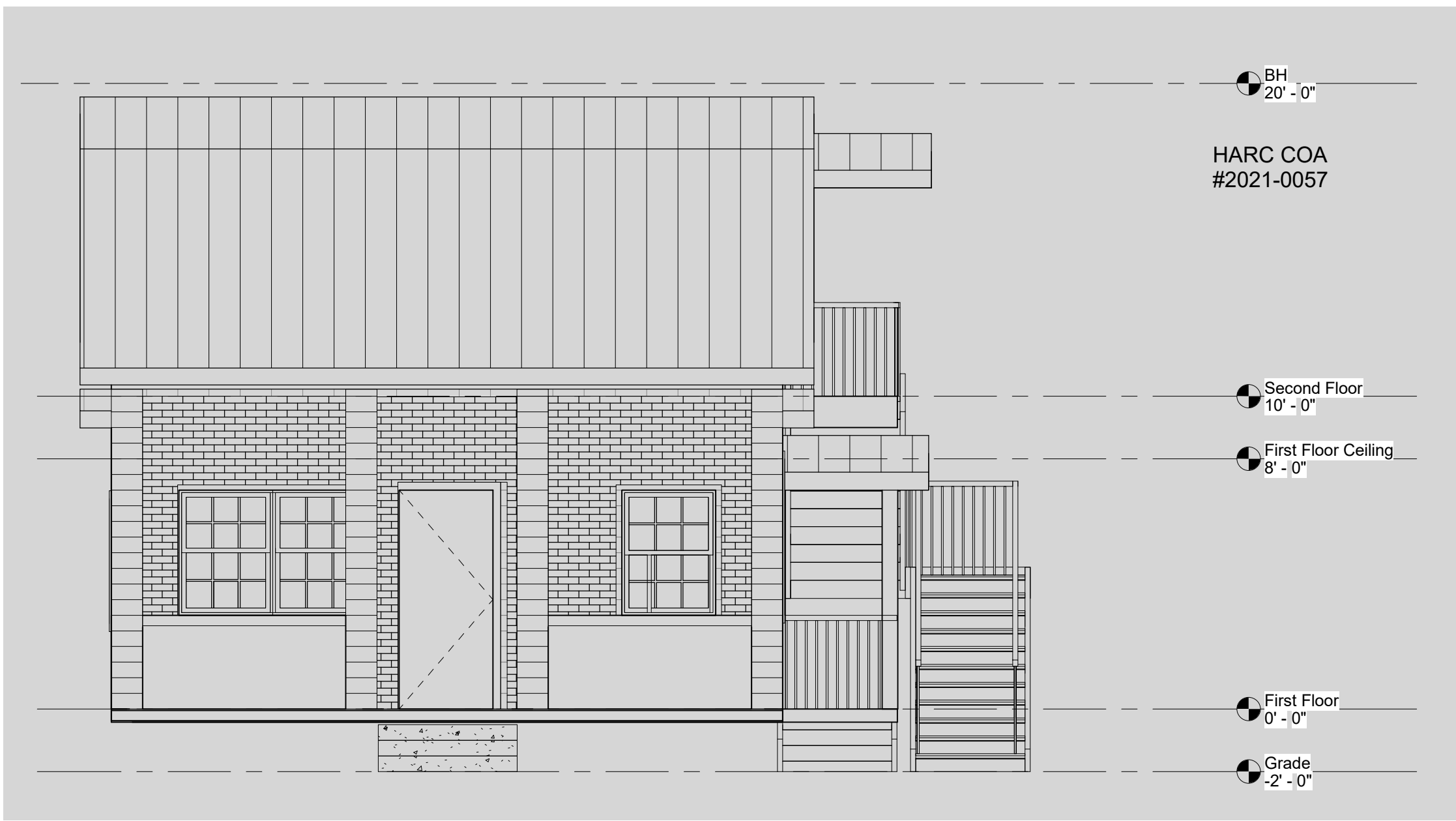
EXISTING EXTERIOR
ELEVATIONS

Sheet Number:

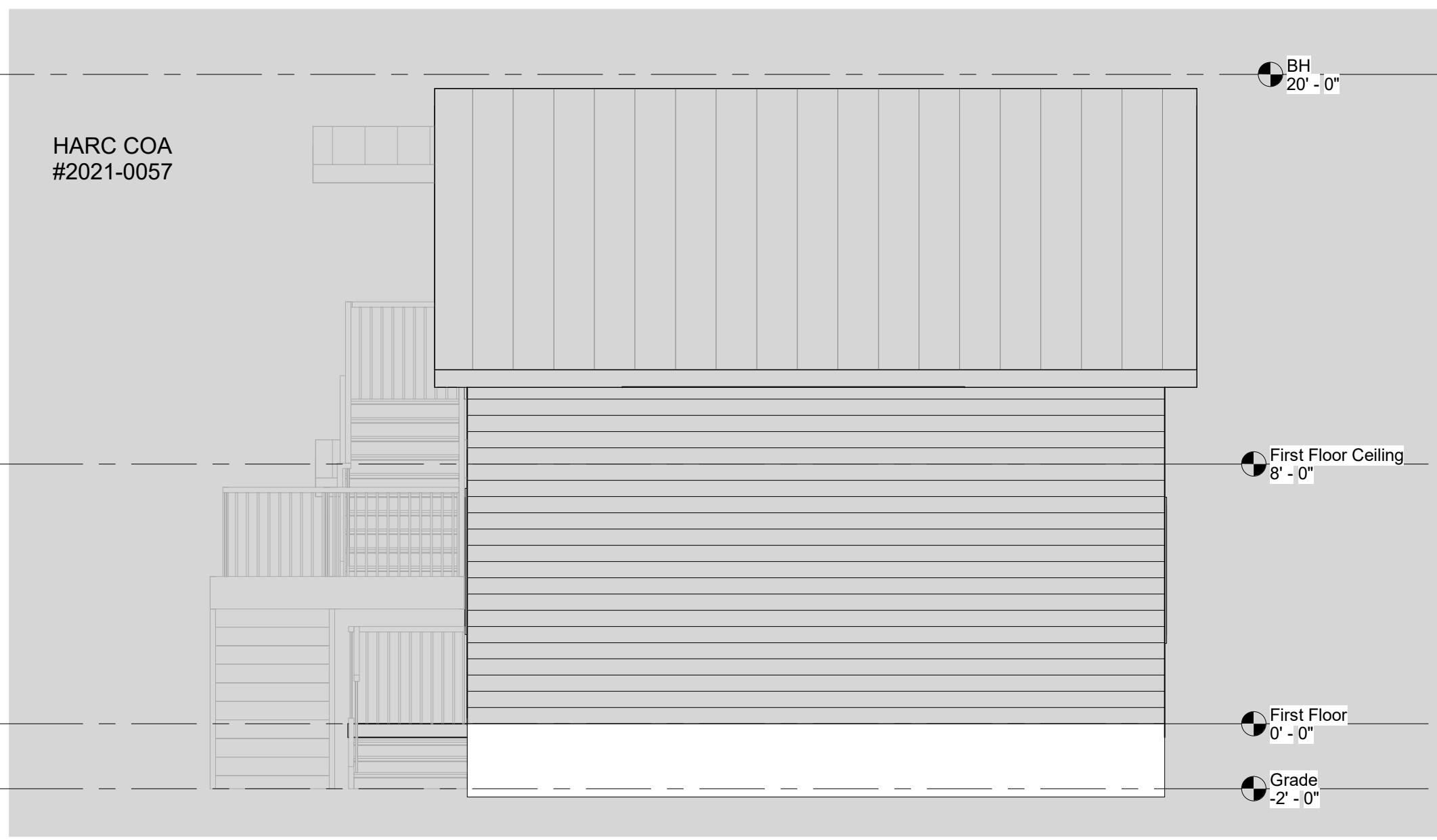
AE3.1.1A

Date: 09/30/2021

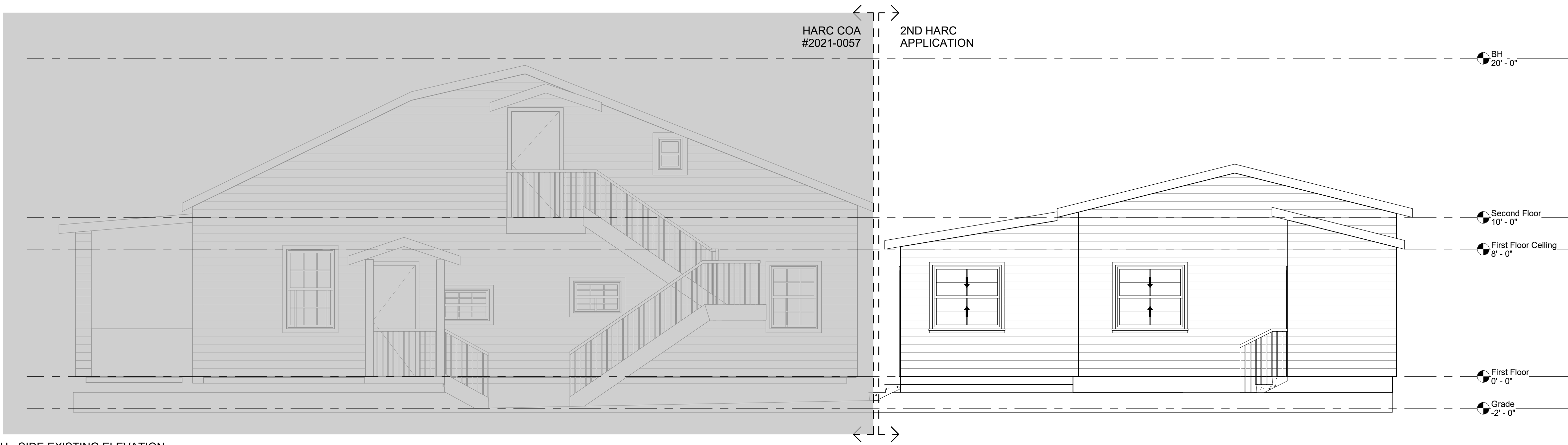
©2022 by K2M Design, Inc.



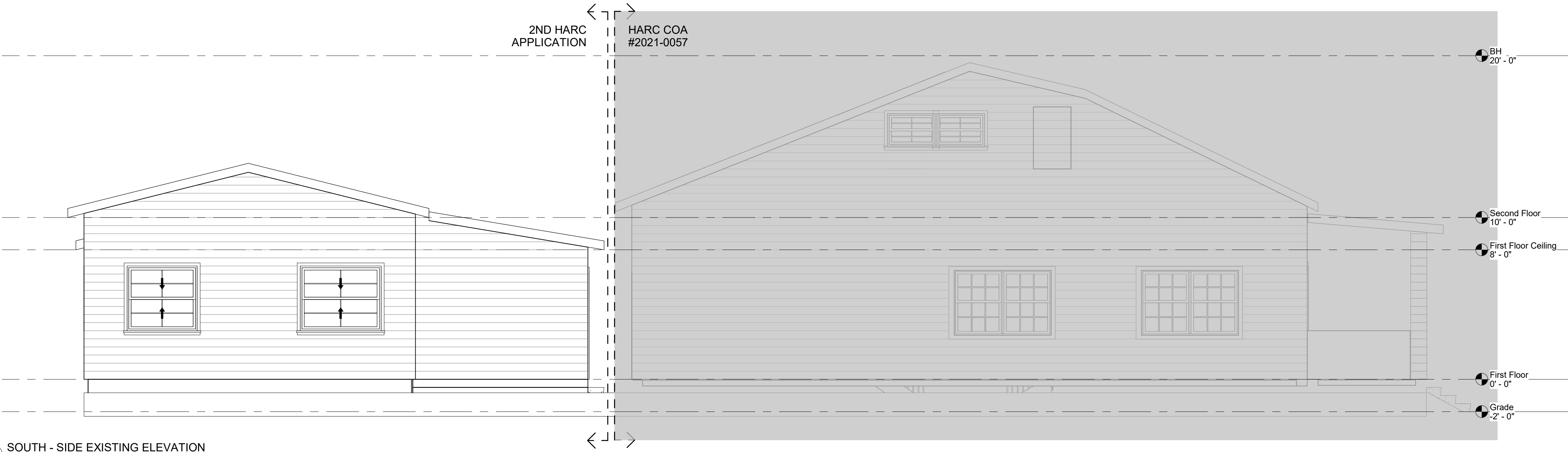
1 EAST - FRONT EXISTING ELEVATION
1/4" = 1'-0"



3 WEST - REAR EXISTING ELEVATION - ONLY HOUSE
1/4" = 1'-0"

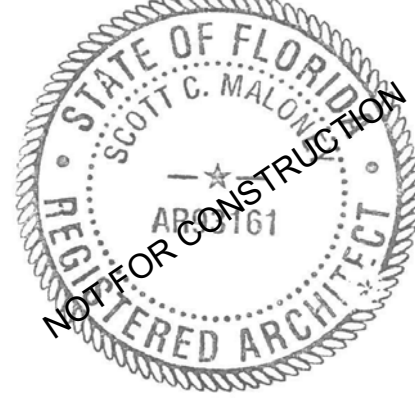


4 NORTH - SIDE EXISTING ELEVATION
1/4" = 1'-0"



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

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:
4/15/2022 12:18:57 PM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: EHP

Title:
DEMOLITION EXTERIOR
ELEVATIONS

Sheet Number:

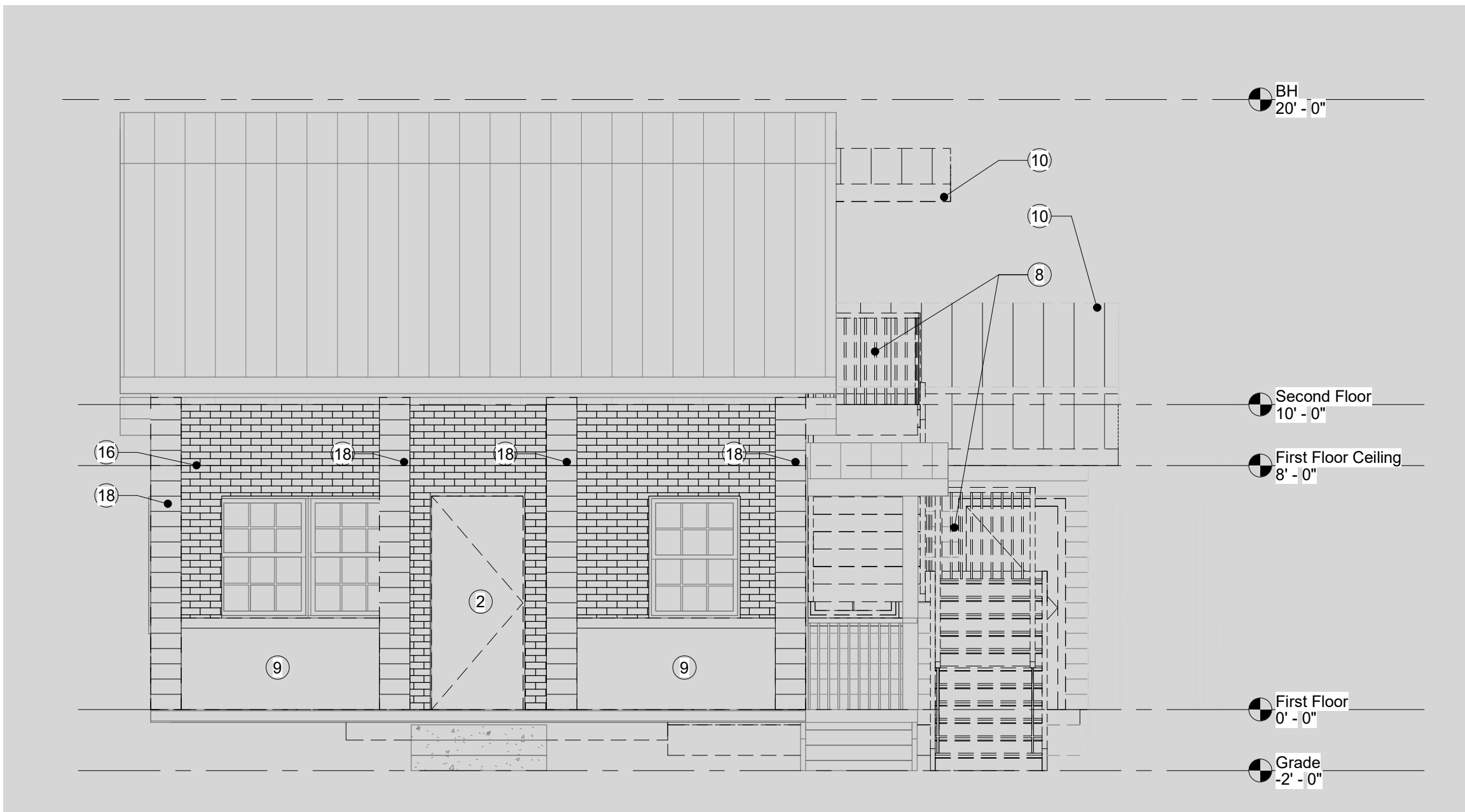
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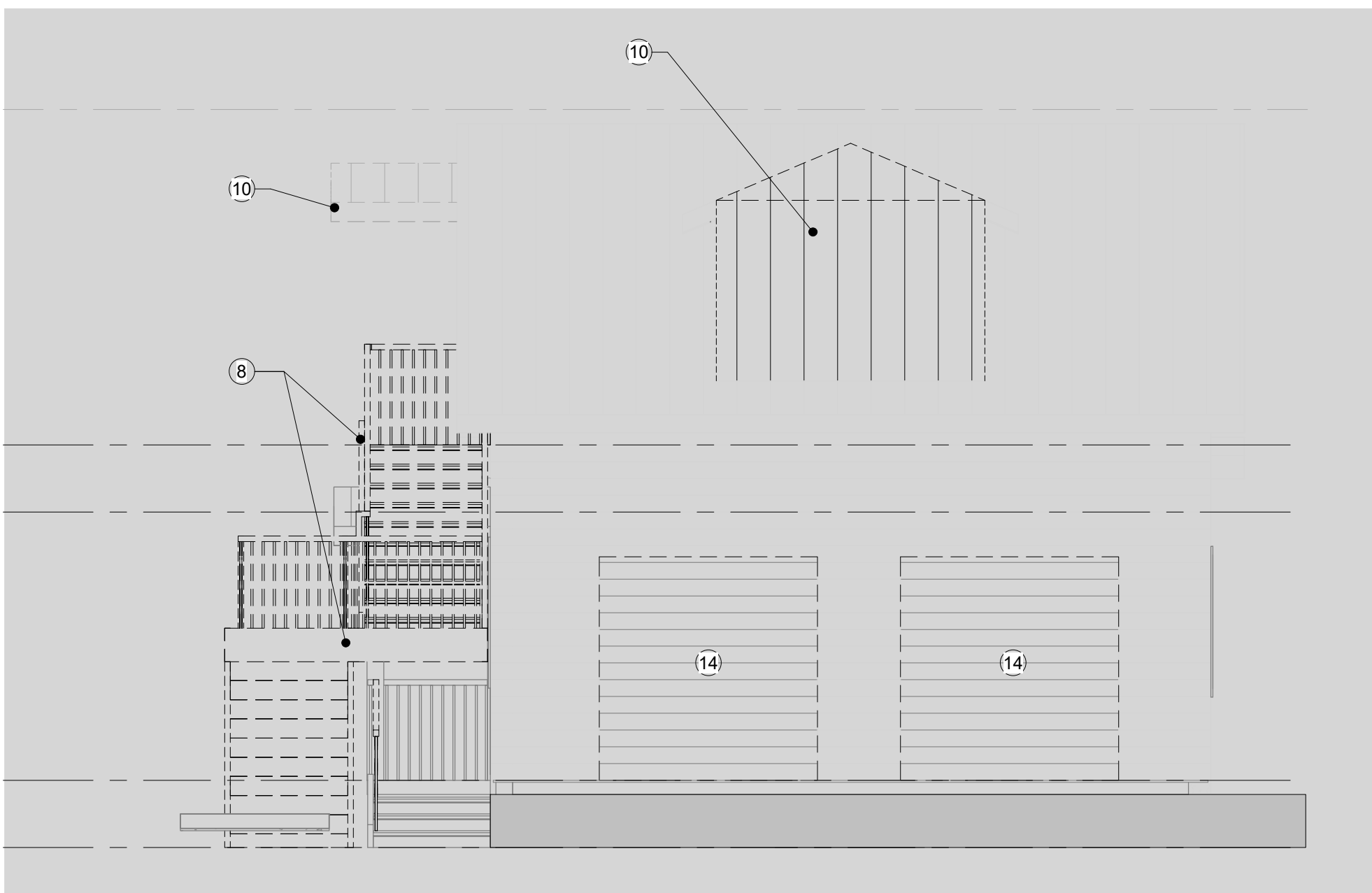
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CODED NOTES DEMO

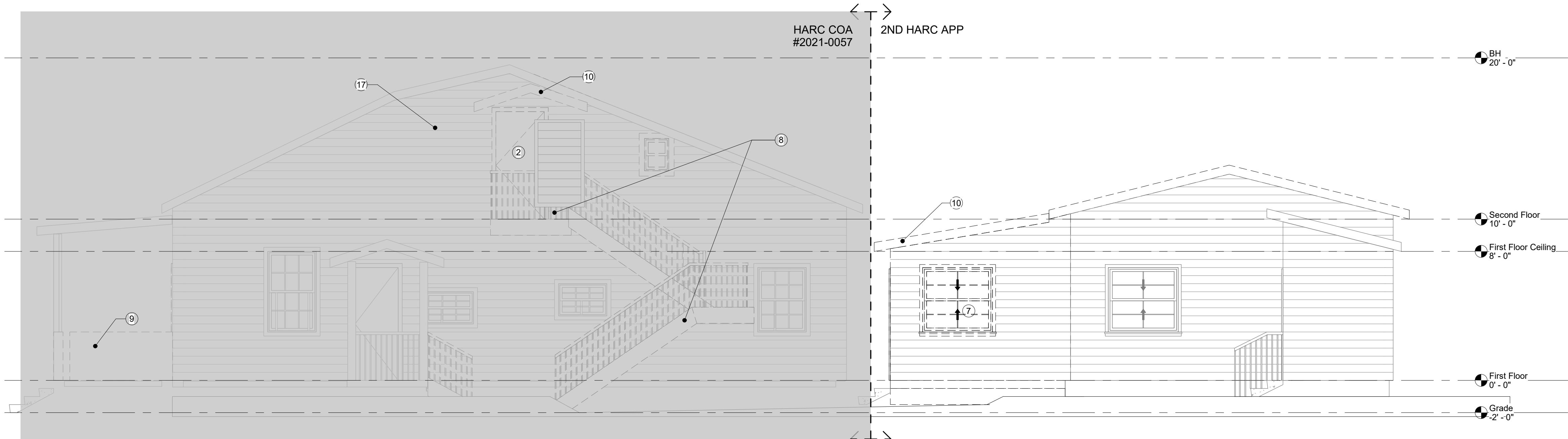
Number	Note
1	DEMO WALL
2	DEMO DOOR, SALVAGE PANELS AND HARDWARE
3	DEMO KITCHEN CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
4	DEMO BATH CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
5	DEMO FLOORING AND FLOOR JOISTS
6	DEMO CEILING DRYWALL FOR NEW STRUCTURE AND SHORING AS REQUIRED
7	DEMO WINDOW
8	DEMO STAIRS AND LANDING
9	DEMO RAILINGS
10	DEMO ROOF
11	DEMO FLOOR FINISH
12	DEMO WINDOW
13	DEMO PORCH TILE & SUBFLOOR DOWN TO STRUCTURE
14	DEMO WALL IN PREP FOR NEW SLIDING DOORS
15	DEMO WALL IN PREP FOR NEW WINDOW
16	DEMO STONE WALL
17	REMOVE LOUVER AND INFILL WALL
18	DEMO STONE COLUMNS, IN PREP FOR NEW WOOD WRAPPED COLUMNS



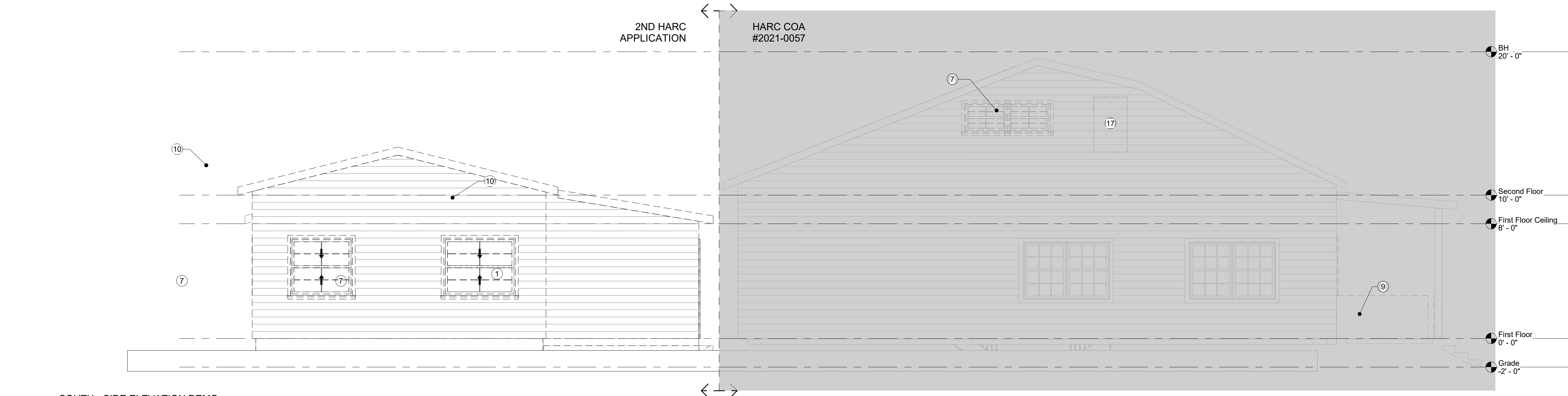
③ EAST - FRONT ELEVATION DEMO
1/4" = 1'-0"



⑤ WEST - REAR EXISTING ELEVATION DEMO
1/4" = 1'-0"



② NORTH - SIDE ELEVATION DEMO
1/4" = 1'-0"



① SOUTH - SIDE ELEVATION DEMO
1/4" = 1'-0"

③ SOUTH - SIDE ELEVATION
1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO ACCESSORY STRUCTURE. NEW POOL AND POOL DECK. DEMOLITION OF PORTIONS OF ACCESSORY STRUCTURE AND SHED.

1202 ROYAL STREET

Applicant – K2M Design Application #H2022-0016

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.

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 00029450-000000
Account# 1030210
Property ID 1030210
Millage Group 10KW
Location 1202 ROYAL ST, KEY WEST
Address
Legal KW INVESTMENT CO SUB PB1-49 PT LOT 14 SQR 1 TR 12 OR128-113 OR344-560/61 OR471-670/72 OR624-283/84
Description OR783-1511/12 OR1010-62/63 OR1010-59 OR1010-61 OR1010-64 OR1062-2351 OR1244-708/09 OR1494-2333/35 OR1545-991/93 OR3123-1194
(Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

PIOTRKOWSKI GAIL J 2002 INTER VIVOS TRUST
 12 Willow St
 Mystic CT 06355

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$262,772	\$247,385	\$252,255	\$256,888
+ Market Misc Value	\$6,063	\$6,063	\$6,063	\$6,063
+ Market Land Value	\$335,219	\$349,289	\$349,866	\$307,904
= Just Market Value	\$604,054	\$602,737	\$608,184	\$570,855
= Total Assessed Value	\$604,054	\$602,737	\$608,184	\$570,855
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$604,054	\$602,737	\$608,184	\$570,855

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,720.00	Square Foot	40	93

Buildings

Building ID 2267 Style 2 STORY ELEV FOUNDATION Building Type M.F. - R2 / R2 Gross Sq Ft 1531 Finished Sq Ft 1344 Stories 2 Floor Condition AVERAGE Perimeter 212 Functional Obs 0 Economic Obs 0 Depreciation % 8 Interior Walls WALL BD/WD WAL	Exterior Walls ABOVE AVERAGE WOOD Year Built 1933 EffectiveYearBuilt 2012 Foundation WD CONC PADS Roof Type GABLE/HIP Roof Coverage METAL Flooring Type SFT/HD WD Heating Type NONE with 0% NONE Bedrooms 4 Full Bathrooms 2 Half Bathrooms 0 Grade 550 Number of Fire PI 0
--	--

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	147	0	0
FLA	FLOOR LIV AREA	1,344	1,344	0
OPF	OP PRCH FIN LL	20	0	0
OUF	OP PRCH FIN UL	20	0	0
TOTAL		1,531	1,344	0

Building ID 2268 Style 1 STORY ELEV FOUNDATION Building Type S.F.R. - R1 / R1 Gross Sq Ft 693 Finished Sq Ft 693 Stories 1 Floor Condition AVERAGE Perimeter 120 Functional Obs 0 Economic Obs 0 Depreciation % 18 Interior Walls WALL BD/WD WAL	Exterior Walls WD FRAME Year Built 1938 EffectiveYearBuilt 2006 Foundation WD CONC PADS Roof Type GABLE/HIP Roof Coverage ASPHALT SHINGL Flooring Type CERM/CLAY TILE Heating Type NONE with 0% NONE Bedrooms 2 Full Bathrooms 1 Half Bathrooms 0 Grade 450 Number of Fire PI 0
---	--

Code	Description	Sketch Area	Finished Area	Perimeter
------	-------------	-------------	---------------	-----------

FLA	FLOOR LIV AREA	693	693	0
TOTAL		693	693	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	1280 SF	2
UTILITY BLDG	1967	1968	1	80 SF	3
CH LINK FENCE	1984	1985	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/31/2021	\$1,100,000	Warranty Deed	2338041	3123	1194	01 - Qualified	Improved
10/21/1998	\$1	Quit Claim Deed		1545	0991	M - Unqualified	Improved
2/1/1993	\$76,000	Quit Claim Deed		1244	708	H - Unqualified	Improved
7/1/1988	\$170,000	Warranty Deed		1062	2351	Q - Qualified	Improved
10/1/1978	\$14,500	Conversion Code		783	1511	Q - Qualified	Improved

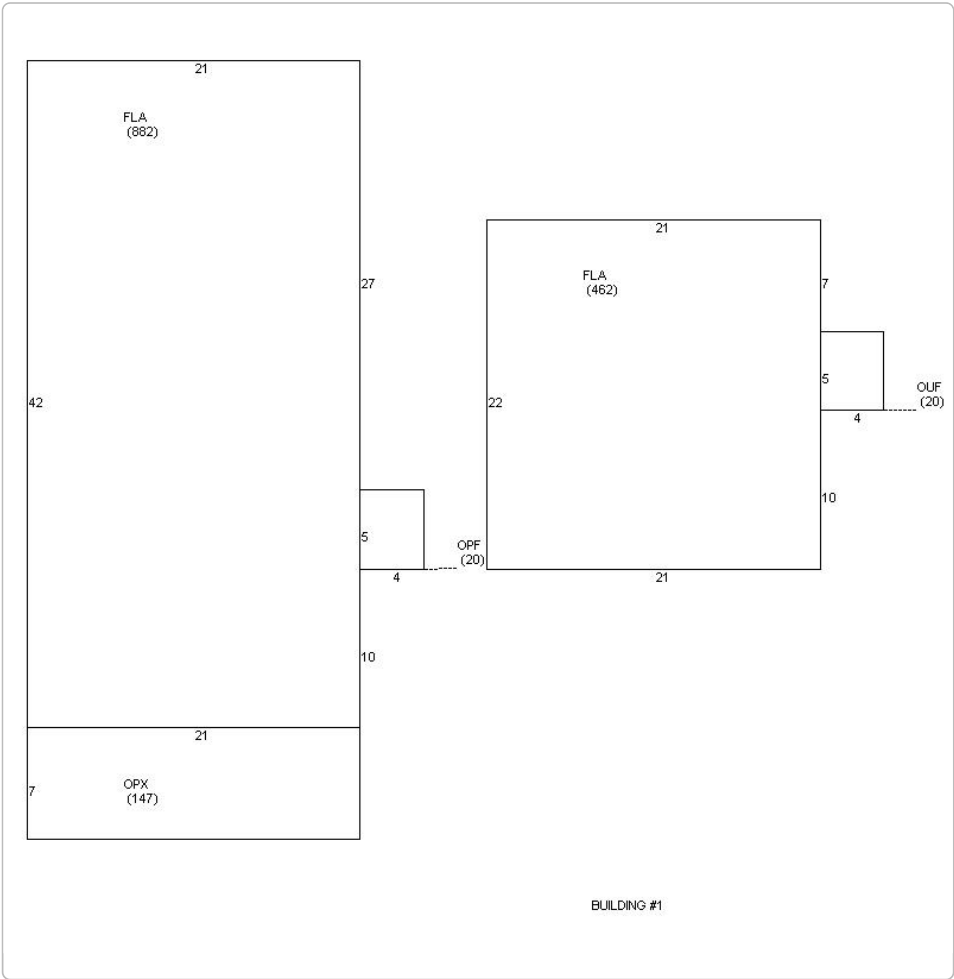
Permits

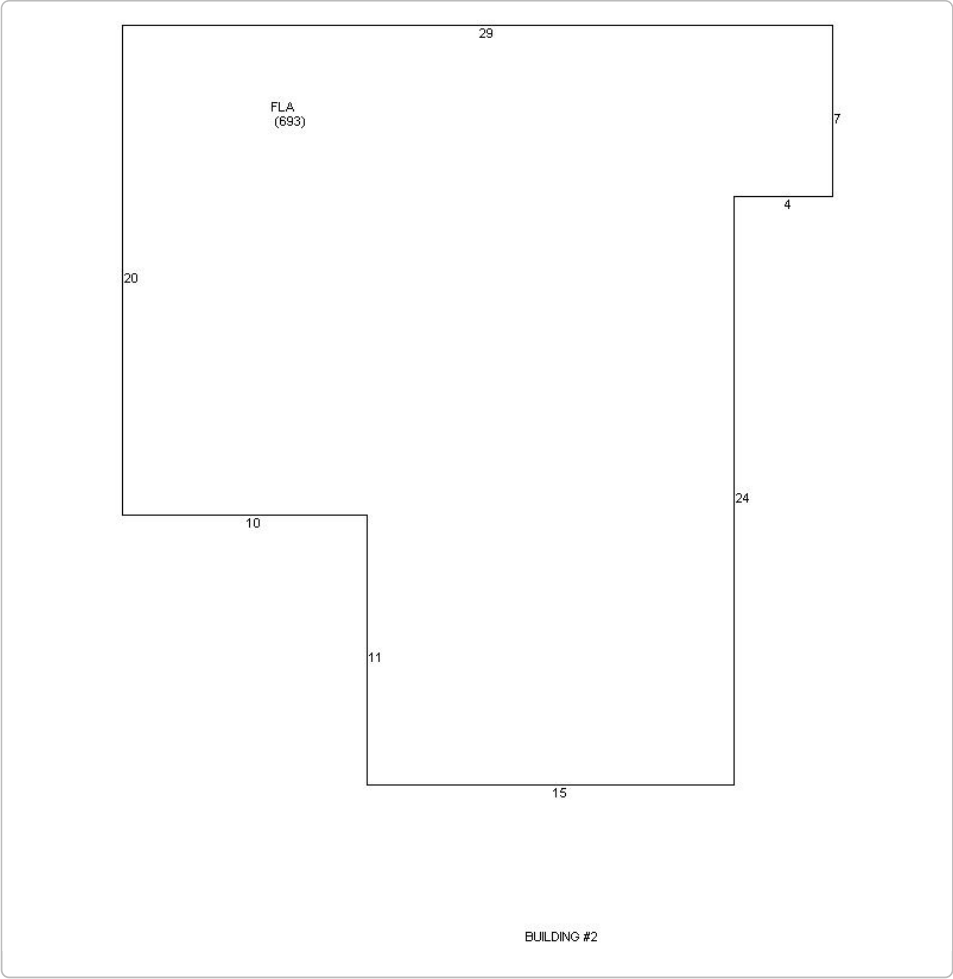
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
03-2621	11/13/2003	9/22/2003	\$10,000		REPLACED EXTERIOR STAIRS
01-3673	11/20/2001	9/18/2002	\$750		REPAIR FRNT POR ROOF CEIL
9601441	3/1/1996	12/1/1997	\$1,800		PLUMBING
9600875	2/1/1996	12/1/1997	\$3,600		REPAIR/REMODELING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 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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