



## **Historic Architectural Review Commission Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: February 24, 2021

Applicant: Paul Earle, Owner

Application Number: H2021-0003

Address: 1122 Stump Lane

### **Description of Work:**

After-The-Fact renovations and elevation of historic house.

### **Site Facts:**

The house under review is a historic and contributing resource to the historic district. The one-story frame vernacular house was built circa 1889 and has kept its original form until between 1912 and 1926 when the front porch was added. At some point in time, and before 1965 the front porch deck was changed to concrete and board and batted siding was covered with asbestos siding. Also, windows were changed to jalousie units after 1965.

In December 30, 2020 the Building Department issued a Stop Work Order as contractor exceeded his permits for interior exploratory and interior permits. Footers were demolished and new footers were poured without any permits or approvals and were inspected as final. Asbestos siding has been removed and front columns were cut as the new footers are higher than the previous ones and the front concrete porch deck was kept on its location.

## **Guidelines and Secretary of the Interior's Standards for Rehabilitation Cited on Review:**

- SOIS (pages 16-23) specifically Standards 1, 2, 4, 5, and 6.
- Building Exteriors – Wood (page 24), specifically first paragraph and guideline 1-wooden vertical board and batten.
- Windows (pages 29-30), specifically guideline 3.
- Entrances, porches and doors (pages 32-33) specifically first paragraph and guidelines 3, 4, 7, and 9.
- Additions and alterations (pages 37a- 37k), specifically guidelines 2 and 33.

## **Staff Analysis:**

The Certificate of Appropriateness under review is for exterior renovations to a historic house. Although many alterations have already undergone without any approvals, the plans proposes to elevate the house to comply with FEMA flood zoning, remove asbestos siding and replace it with wood lap siding, and new 2 over 2 wood windows to replace jalousie units are part of the proposed renovations. The plans also propose the installation of glass pocket doors at the rear elevation.

After the removal of asbestos siding historic wood vertical boards were exposed under layers of felt paper. The boards are white in color and the battens have been removed. For FEMA compliance the house was elevated approximately eleven inches and new concrete foundations have been already poured and inspected by a private provider. Inappropriate fencing like railings and trellis panels that were used on both sides of the front porch will be removed. The design calls for new wood railings at the front porch and the relocation of the entry door, which is now at the center of the façade.

The east elevation has a non-historic door that will be removed and replaced with siding while the west elevation has a missing window opening which will be restituted and a new 2 over 2 wood unit will be installed. The rear elevation of the house was altered, and the plans propose a cleaner look to that façade. New glass pocket doors at the rear elevation and a full glass door will be the only fenestrations of the rear façade.

## **Consistency with Cited Guidelines:**

Initiating construction on a building within the historic district without obtaining all required approvals puts in danger the significance and historic value of a building. A licensed contractor was hired to do work on this historic house, and he exceeded by far building permits obtained only for interior work. In this case, the house is an old structure that possessed historic components. By the unauthorized removal of asbestos material, the historic siding was discovered, as it happens in most of the cases when veneering siding has been removed from hundreds of these houses. Although battens were removed for the installation of the asbestos shingles siding, they were part of the original siding. Staff cannot recommend the use of any other siding material but for the salvage of the wood boards and reuse them towards the front of the house and finish the house with new board and batten if the historic material is not enough or cannot be used. This is what traditionally has been done in these cases, where asbestos, stone veneer or brick veneer has been installed over historic wood or wood boards siding.

As per the relocation of the door, if there is no evidence in the front elevations' framing components that the door was historically on the new location it should be kept where it currently is, as the circa 1965 photograph shows the door in the center of the façade. All other components of the new design are consistent with the cited guidelines.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA

HARC COA # <b>2021-0003</b>	REVISION #	INITIAL & DATE <b>PE 1-24-21</b>
FLOOD ZONE <b>AE-8</b>	ZONING DISTRICT <b>HH OR</b>	BLDG PERMIT # <b>BLDG 2020-2313</b>

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

**1122 STUMP LN Key West**  
**1122 Porch Properties LLC** PHONE NUMBER **205-541-2398**  
**1117 STUMP LN Key West** EMAIL **paulcarle13@gmail.com**

APPLICANT NAME:

APPLICANT'S ADDRESS:

**PAUL CARLE** PHONE NUMBER **205-541-2398**  
**1117 STUMP LN Key West** EMAIL **paulcarle13@gmail.com**

APPLICANT'S SIGNATURE:

*Paul Carle*

DATE **1-23-21**

**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: **Exterior Renovation to include siding, doors, windows And raise approx 9" with new piers.**

**Interior Renovation to include floor, staircase, kitchen, Bathroom and walls. To include new electric & plumbing**

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**N/A**

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):		N/A
PAVERS:		N/A
FENCES:		N/A
DECKS:		N/A
PAINTING:		YES
SITE (INCLUDING GRADING, FILL, TREES, ETC.):		N/A
POOLS (INCLUDING EQUIPMENT):		N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):		HVAC Ductless
OTHER:		New wood Front Porch

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

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

# SANBORN MAPS



TE

50'

KEY WEST

FLA.

80'

406

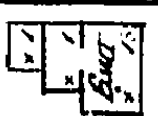
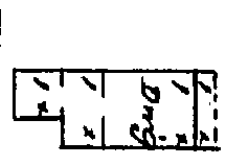
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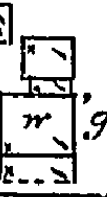
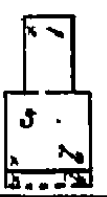
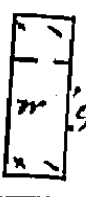
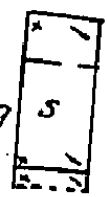
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9



BARRACKS LANE

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11

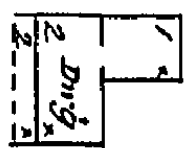
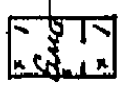
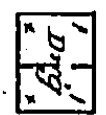
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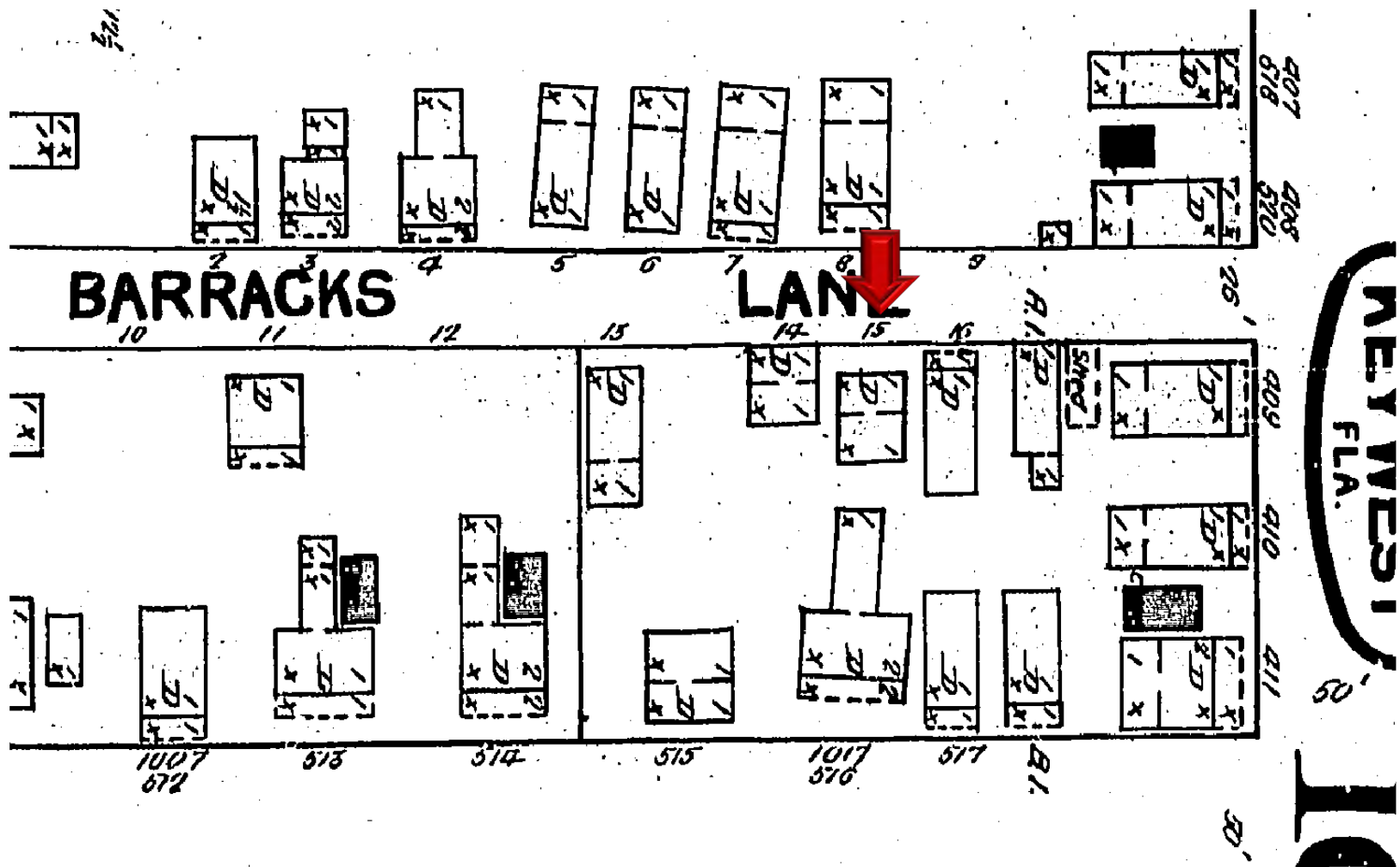
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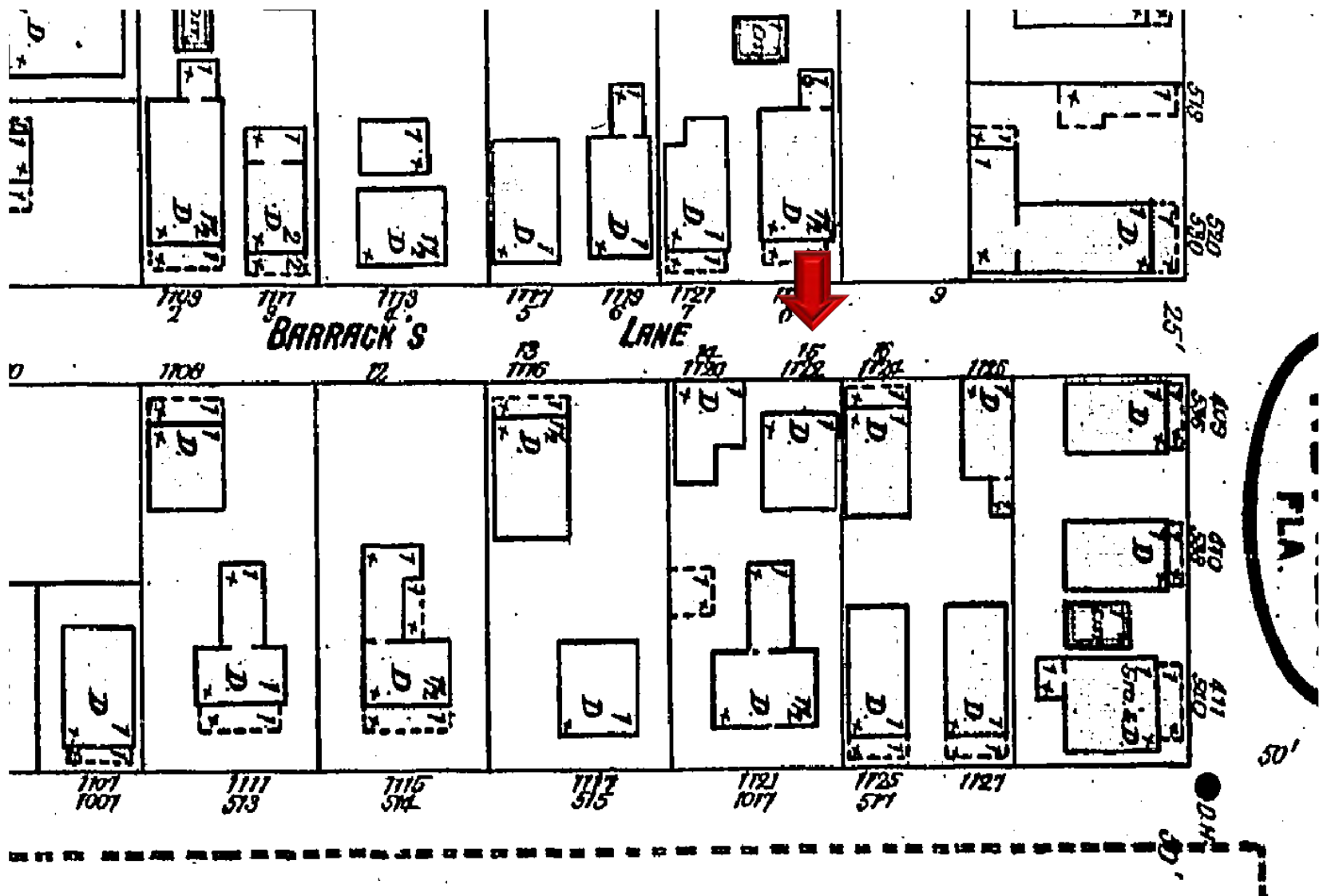
50'

1889 Sanborn Map

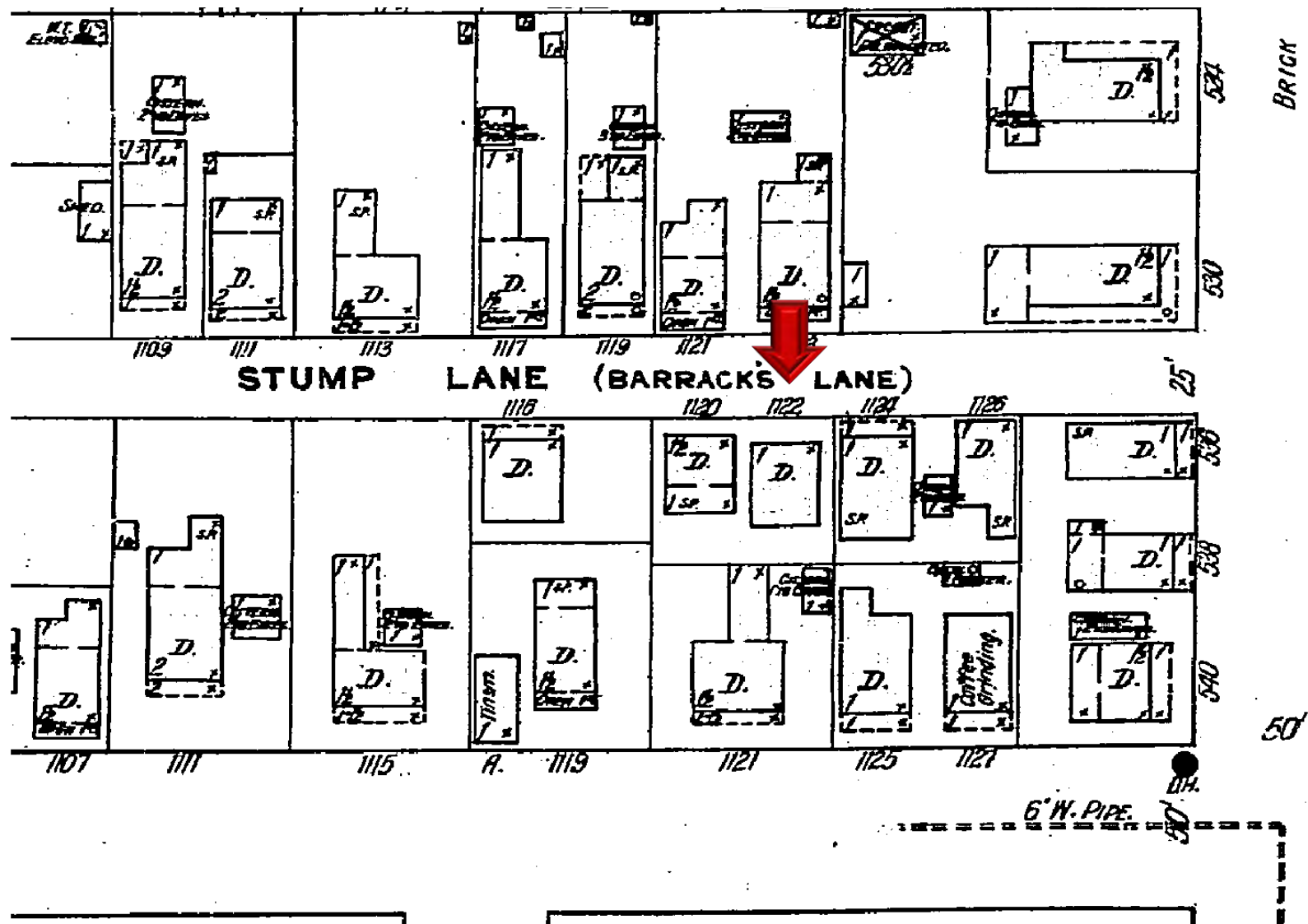


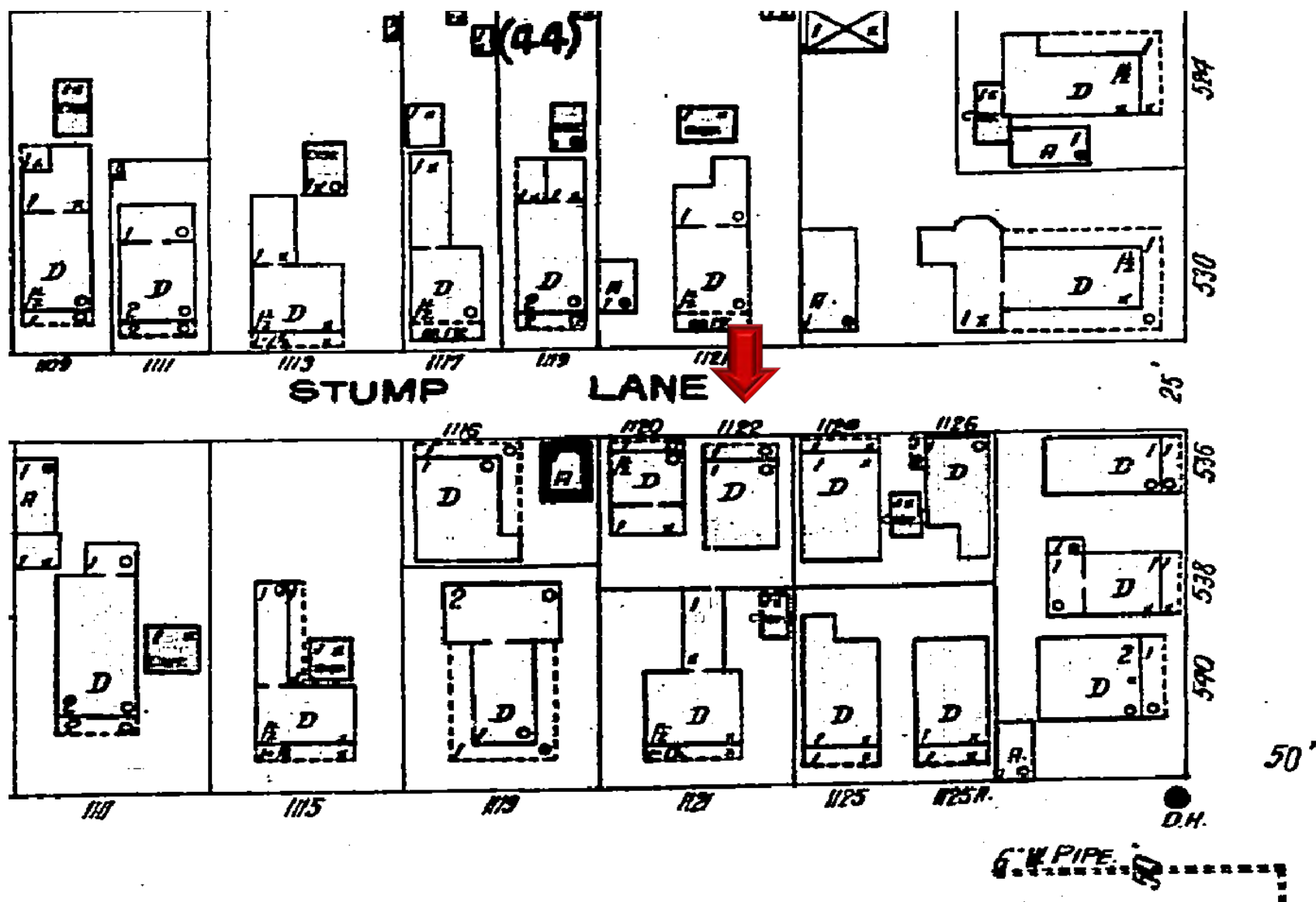


1892 Sanborn Map

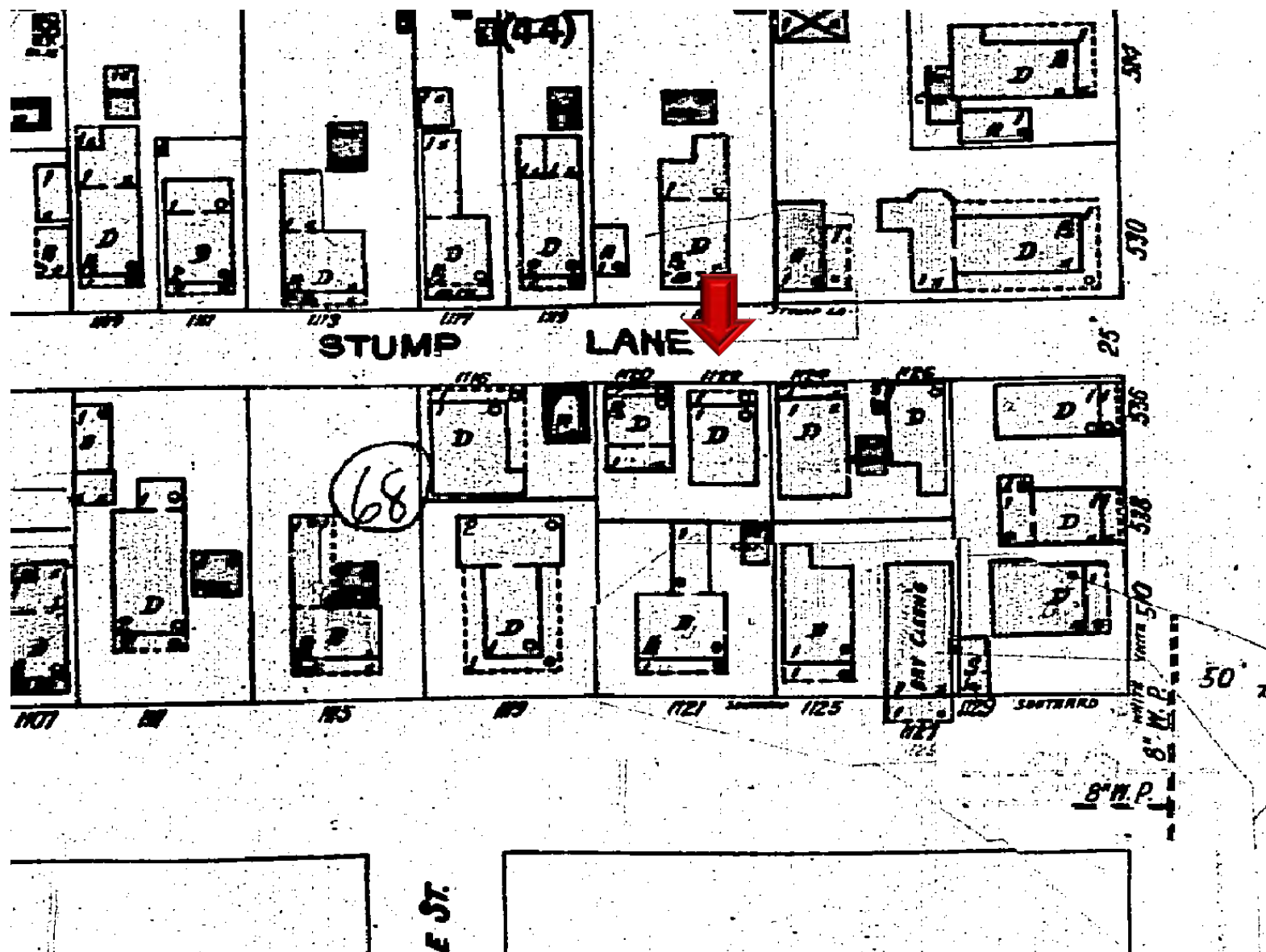


1899 Sanborn Map





1926 Sanborn Map



1948 Sanborn Map



# PROJECT PHOTOS





**1122 Stump Lane circa 1965. Monroe County Library.**





**Before work done.**





**Before work done.**





**Before work done.**



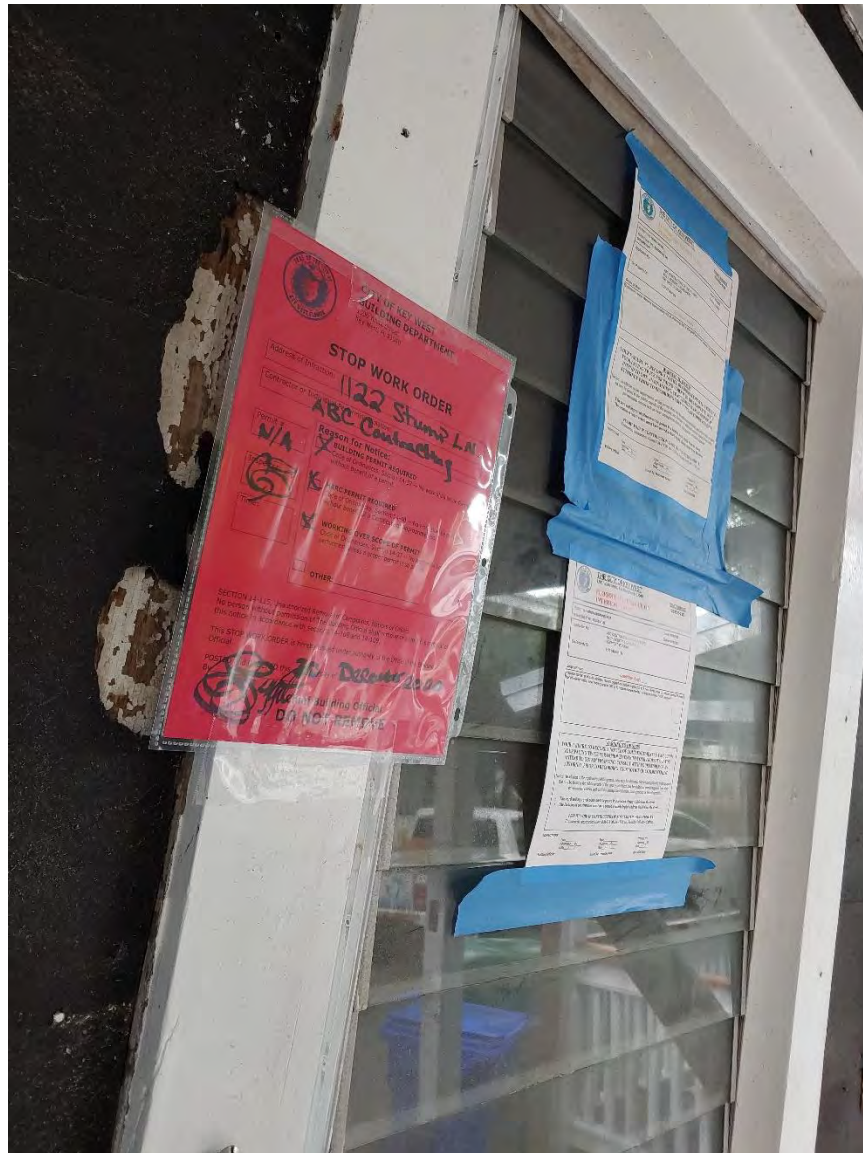


**Before work done.**





**Before work done.**



Stop Work Order.



































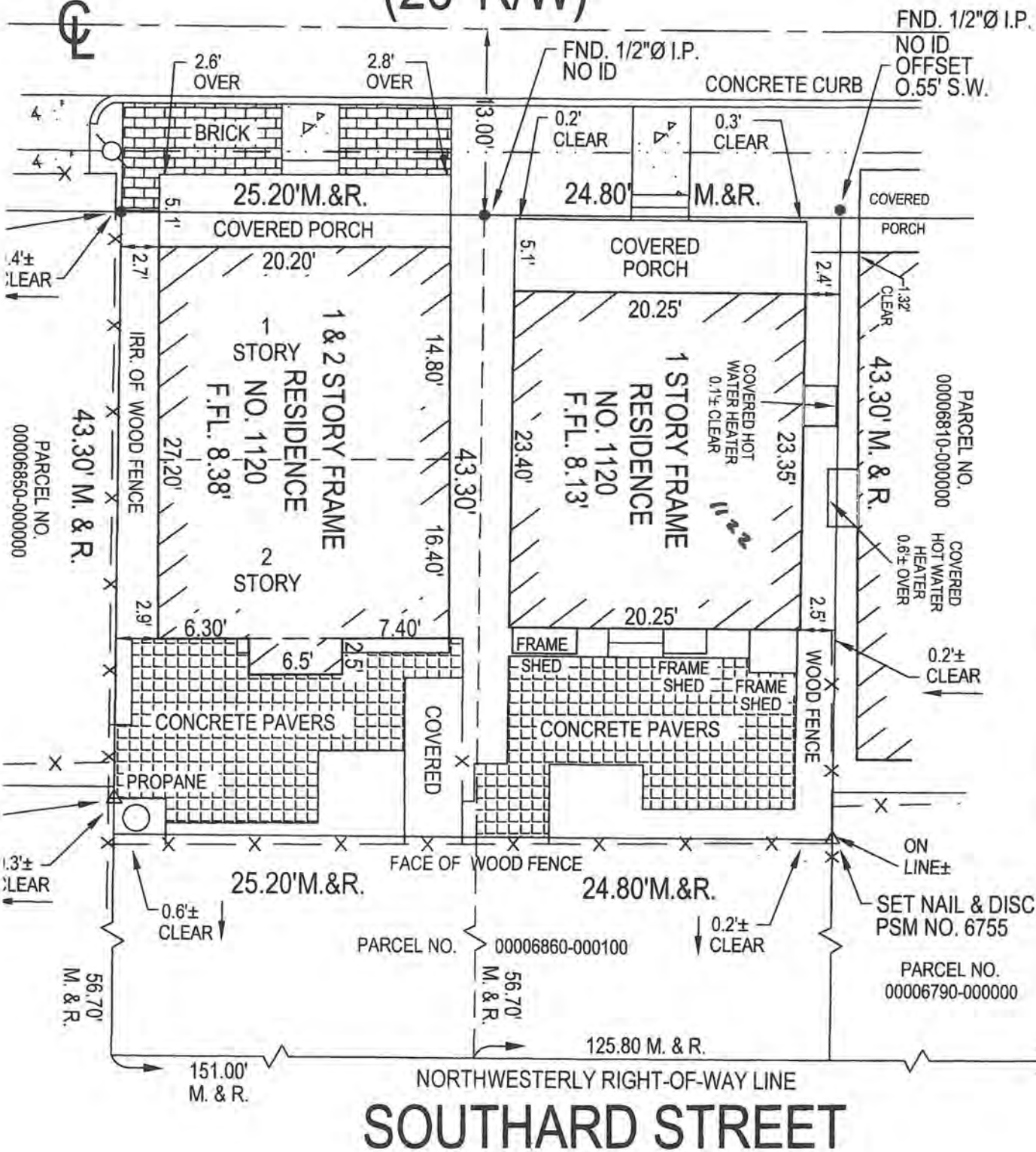




# SURVEY

ASPHALT PAVEMENT

# STUMP LANE (26' R/W)



**1120/1122 PORCH PROPERTYS, LLC**  
**1120/1122 STUMP LANE**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
PROFESSIONAL SURVEYOR AND  
MAPPER NO. LS8755  
STATE OF FLORIDA

JOB No. N/A  
FIELD BOOK: N/A  
SCALE: 1"=10'

DRAWN: DRF  
REVISED: EAM  
SHEET No. 2 OF 2

DATE: 02-25-2020

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE ATTACHED IS  
MY KNOWLEDGE AND BELIEF, AND THAT I  
SURVEYORS AND MAPPERS PURSUANT TO  
VISIBLE ENCROACHMENTS OTHER THAN SET  
CAD FILE:  
\\Fred\Island\Surveying Data\Data\MSM\Drawings\Key W



# PROPOSED DESIGN



1122 STUMP LANE  
RESIDENTIAL UPGRADES  
KEY WEST, FLORIDA 33040



SITE LOCATION

AREA OF CONSTRUCTION

SHEET INDEX

NO.	DESCRIPTION
1	COVER – LOCATION, SITE PLAN, SURVEY, GENERAL NOTES
2	EXISTING PLAN / DEMO PLAN, NOTES
3	EXISTING ELEVATIONS / DEMO PLAN, NOTES
4	PROPOSED PLAN / FLOOR PLAN, NOTES
5	ELEVATIONS, NOTES
6	ELEVATIONS, NOTES
7	FRAMING PLAN, DETAILS, NOTES
8	PLUMBING PLAN, HVAC PLAN, NOTES
9	ELECTRICAL PLAN, HVAC, NOTES

SITE DATA

	1122 STUMP LN.		FLOOD: AE-8		ZONE: HHDR		
	PROPOSED		EXISTING		ALLOWED		VAR. REQ.
RE NO.	00006860-000000						
SETBACKS:							
FRONT	0.2'		0.2'		10'		NO
SIDE	2.4'		0.1'		5'		NO
SIDE	1.7'		1.7'		5'		NO
REAR	14.2'		11.3'		15'		NO
LOT SIZE	1,074 S.F.		1,074 S.F.		4,000 S.F. MIN.		NO
BUILDING COVERAGE	598 S.F.	56%	638 S.F.	60%	429 S.F.	40%	NO
BUILDING HEIGHT	16.5'		15.3'		30'		NO
IMPERVIOUS AREA	675 S.F.	63%	880 S.F.	82%	644 S.F.	60%	NO
OPEN SPACE	194 S.F.	18%	194 S.F.	18%	376 S.F.	35%	NO

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 A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)  
This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.  
Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.

TREE PROTECTION PLAN

All existing trees to remain UNO.  
Provide 3' fenced border around native trees within the construction area.  
If landscape area is to be removed or tree is damaged, notify architect.

Basic Building Structural Information

Floor and Roof Live Loads

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data

Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-		

Components and Cladding Design Pressures	Roof Zone 1:	+25.8 psf max., -41.1 psf min.
	Roof Zone 2:	+25.8 psf max., -71.5 psf min.
	Roof Zone 3:	+25.8 psf max., -105.8 psf min.
	Roof at Zone 2 Overhangs:	-83.6 psf min.
	Roof at Zone 3 Overhangs:	-140.7 psf min.
	Wall Zone 4:	+44.9 psf max., -48.6 psf min.
	Wall Zone 5:	+44.9 psf max., -60.0 psf min.

The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.



STREET VIEW (STUMP LANE)

1122 STUMP LANE  
RESIDENTIAL UPGRADES  
1122 STUMP LN. KEY WEST, FLORIDA 33040



WILLIAM ROWAN N.  
ARCHITECTURE  
331 BEACON LANE  
305 236 3754  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-601751

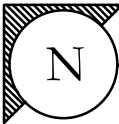
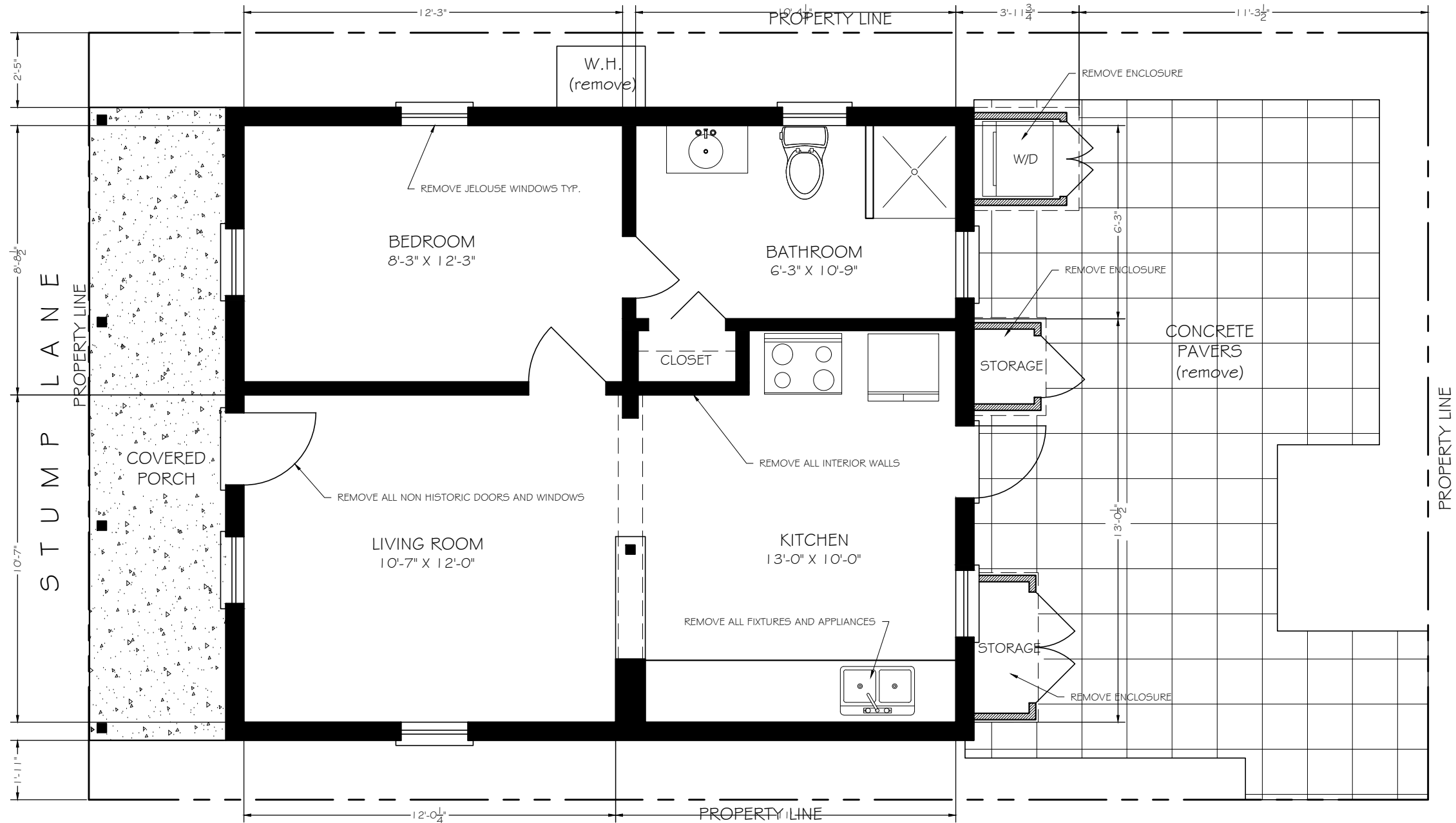
PROJECT NO :

1-25-2021  
DATE : 9-21-2020

1

1 OF 9





FIRST FLOOR PLAN

1/4" = 1'-0"

EXISTING

SITE DATA

	1122 STUMP LN.		FLOOD: AE-8		ZONE: HHDR	
RE NO.	PROPOSED	EXISTING	ALLOWED		VAR. REQ.	
SETBACKS:	00006860-000000					
FRONT	0.2'	0.2'	10'		NO	
SIDE	2.4'	0.1'	5'		NO	
SIDE	1.7'	1.7'	5'		NO	
REAR	14.2'	11.3'	15'		NO	
LOT SIZE	1,074 S.F.	1,074 S.F.	4,000 S.F. MIN.		NO	
BUILDING COVERAGE	598 S.F.	56%	638 S.F.	60%	429 S.F.	40%
BUILDING HEIGHT	16.5'		15.3'		30'	
IMPERVIOUS AREA	675 S.F.	63%	880 S.F.	82%	644 S.F.	60%
OPEN SPACE	194 S.F.	18%	194 S.F.	18%	376 S.F.	35%

DEMOLITION NOTES

1. If demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing smoke detectors to remain as needed.
10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
12. Contractor to coordinate with owner for reuse of existing millwork.
13. Remove all concrete pavers at rear of property

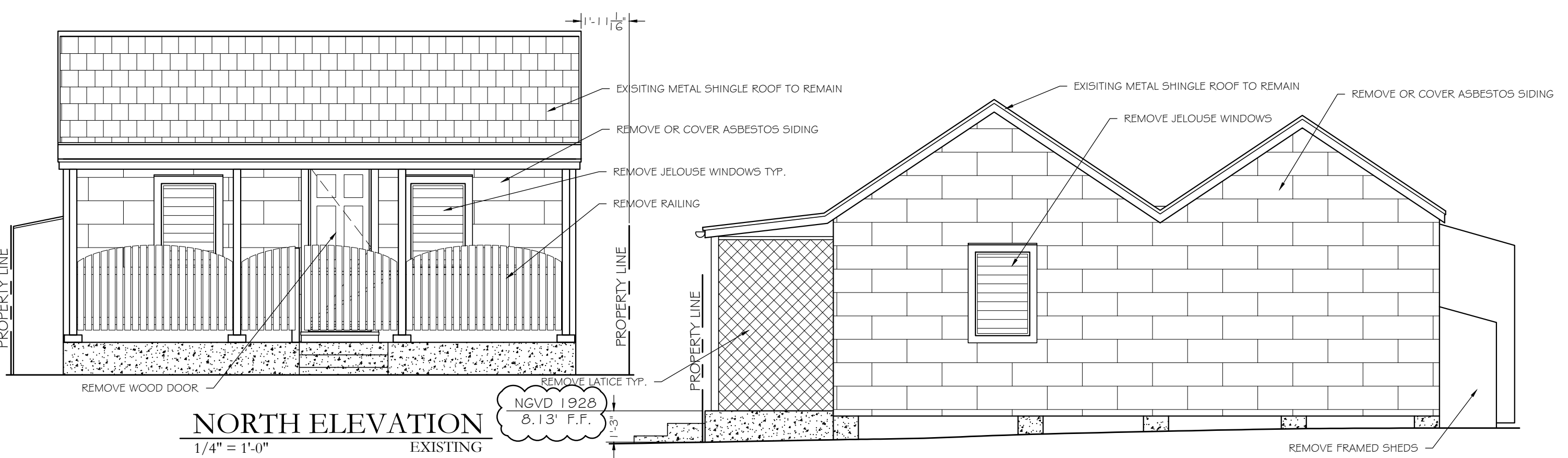
1122 STUMP LANE  
RESIDENTIAL UPGRADES  
1122 STUMP LN. KEY WEST, FLORIDA 33040



WILLIAM ROWAN N.  
ARCHITECTURE  
321 PEACOCK LANE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-007761

PROJECT NO.:

1-25-2021  
DATE: 9-21-2020

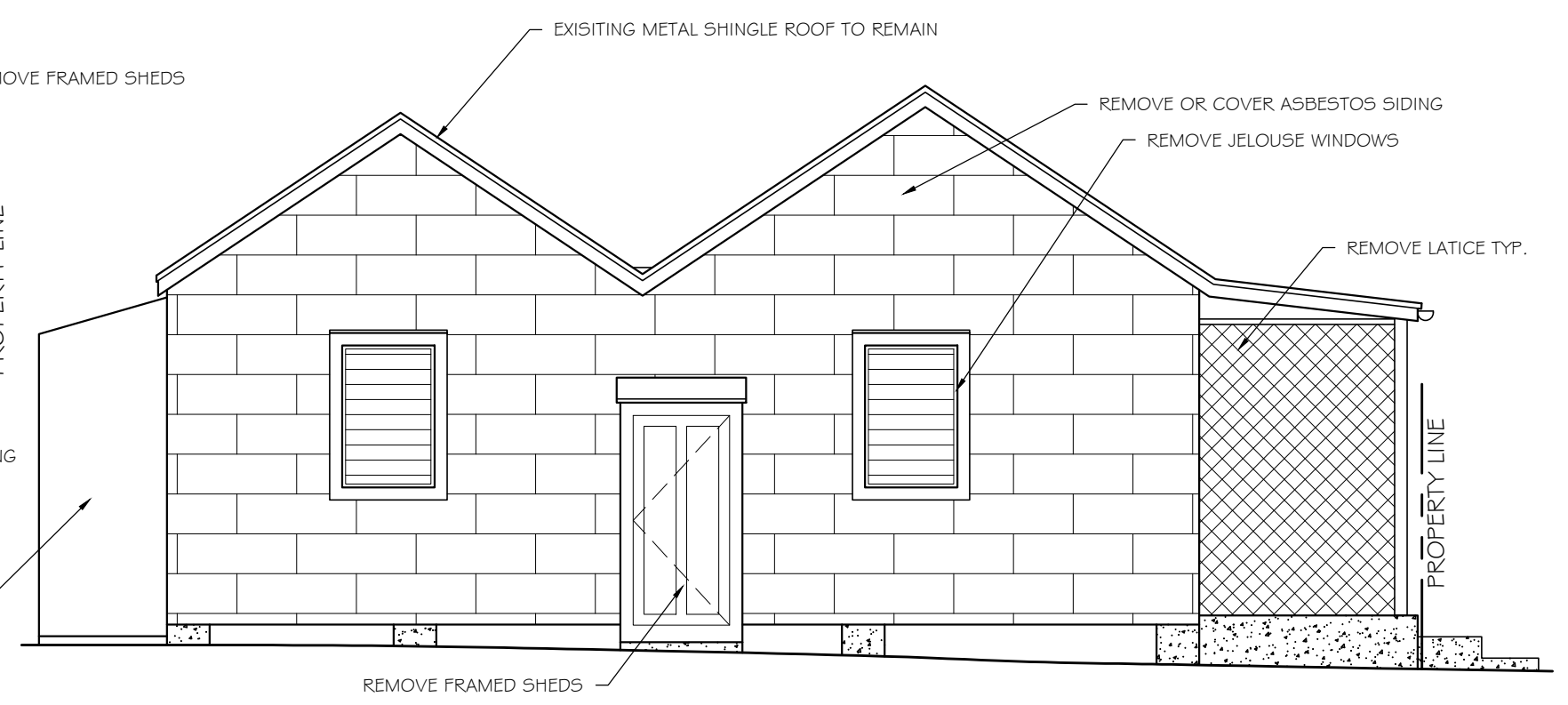


**NORTH ELEVATION**  
1/4" = 1'-0" EXISTING

**WEST ELEVATION**  
1/4" = 1'-0" EXISTING



**SOUTH ELEVATION**  
1/4" = 1'-0" EXISTING



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

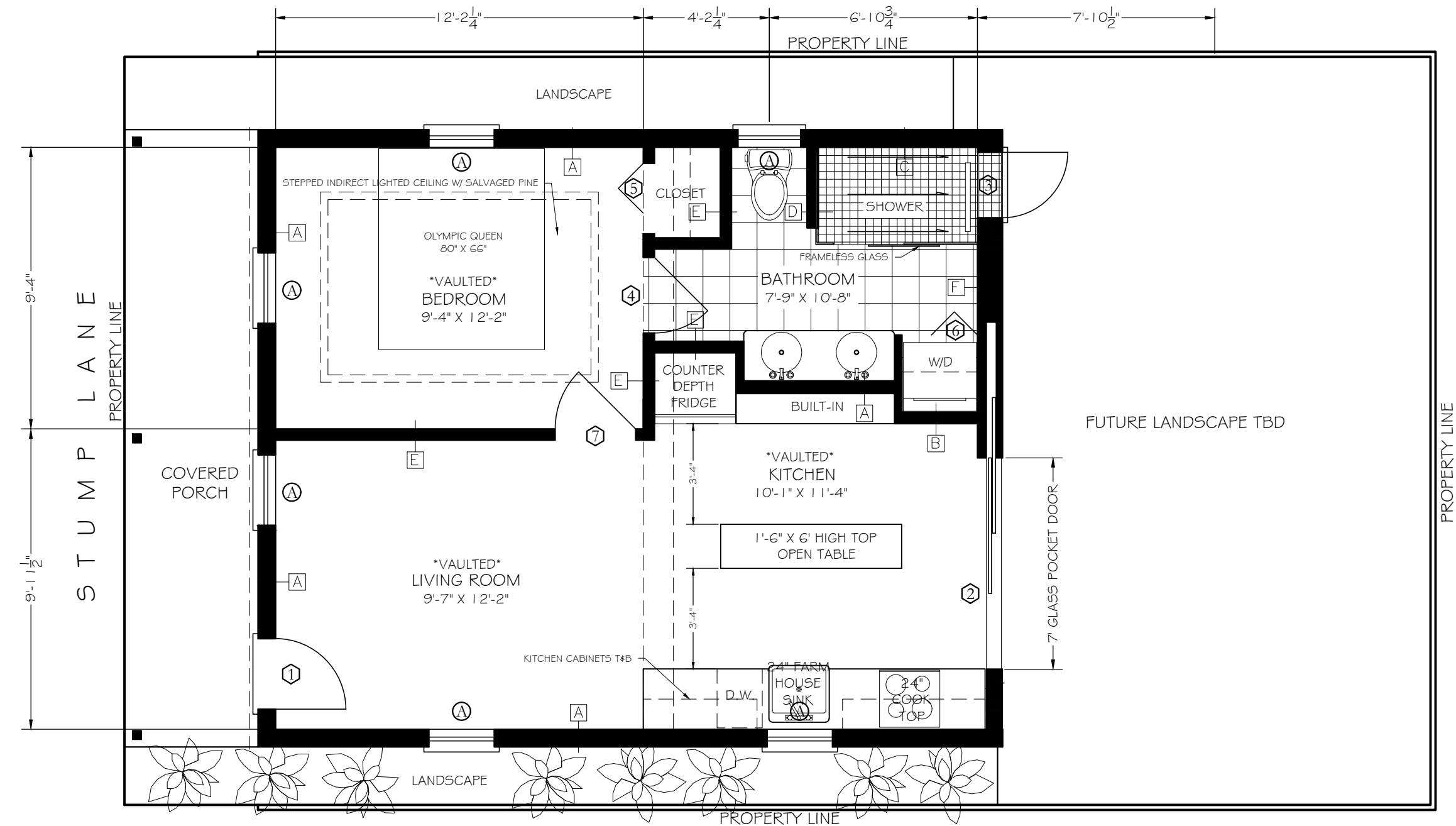
1122 STUMP LANE  
RESIDENTIAL UPGRADES  
1122 STUMP LN. KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
ARCHITECTURE  
321 PEACOCK LANE  
305 286 5784  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR0007751

PROJECT NO :  
DATE : 1-25-2021  
9-21-2020

3  
3 OF 9





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FIRST FLOOR PLAN

1/4" = 1'-0"

PROPOSED

DOOR & WINDOW SCHEDULE

MK.	D-W	MATERIAL	SIZE	DESCRIPTION	PRES. REQ.	ZONE	TYPE
1	D	WOOD	2'-10" X 6'-8"	ENTRY DOOR	+41.2 psf / -54.5 psf	5	I
2	D	IMPACT	9'-0" X 6'-8"	SLIDING GLASS	+37.3 psf / -45.1 psf	5	I I
3	D	IMPACT	2'-4" X 6'-8"	PRIVACY GLASS	+41.2 psf / -54.5 psf	5	I
4	D	WOOD	2'-6" X 6'-8"	BATHROOM DOOR	N/A	N/A	I I I
5	D	WOOD	2'-4" X 6'-8"	CLOSET DOOR	N/A	N/A	I V
6	D	WOOD	2'-6" X 6'-8"	LAUNDRY DOOR	N/A	N/A	I V
7	D	WOOD	2'-6" X 6'-8"	BEDROOM DOOR	N/A	N/A	I I I
A	W	WOOD	HISTORICAL	HISTORIC MATCH	+42.1 psf / -45.6 psf	4	

WALL SCHEDULE

MK.	DESCRIPTION	NOTES
A	EXISTING 2X4 EXTERIOR WALL, STUDS 12" O.C. W/ MIN. 5/8" PLY SHEATHING INTERIOR OR EXTERIOR. R-19 INSULATION & 1/2" GYPSUM BOARD TYP.	
B	2X6 INTERIOR WET WALL STUDS 16" O.C.	
C	EXISTING 2X4 WALL, STUDS 12" O.C. W/ 1/2" CEMENT BOARD INTERIOR	
D	2X4 INTERIOR WALL STUDS 16" O.C. 1/2" GYPSUM OR CEMENT BOARD	
E	2X4 INTERIOR WALL STUDS 16" O.C. 1/2" GYPSUM EA. SIDE TYP.	
F	2X4 EXTERIOR WALL STUDS 12" O.C. 1/2" INTERIOR FIR OUT POCKET FOR SLIDING GLASS PANELS, CEMENT BOARD AT EXTERIOR ADJACENT TO PROPOSED POOL	

- CONSTRUCTION PLAN GENERAL NOTES
- Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
  - All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
  - All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, U.N.O.
  - Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  - Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
  - All dimensions to the exterior window wall are to the inside face of sill, U.N.O.
  - Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
  - All exposed gypsum board edges to have metal edge trim work or equivalent.
  - All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  - Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
  - Refer to electrical power plans for locations of switched, outlets and the like.
  - Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  - All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
  - Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/2" maximum, U.N.O., Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
  - Dimensions locating doors are to the inside of edge of jamb U.N.O.
  - All "wet walls" to receive concrete board or green board.
  - Existing plumbing in kitchen to remain. Tie into existing plumbing at closest route and / or location.
  - New electrical to be verified in existing panel.
  - New floor framing to be 2x10 pressure treated with blocking typ.

1122 STUMP LANE  
RESIDENTIAL UPGRADES  
1122 STUMP LN. KEY WEST, FLORIDA 33040

FLORIDA ARCHITECT  
WILLIAM ROWAN  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751

PROJECT NO :  
1-25-2021  
DATE : 9-21-2020

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4 OF 9



**NORTH ELEVATION**  
1/4" = 1'-0" PROPOSED

- WOOD FRAMING NOTES:
1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, LATEST EDITION.
  2. ALL WOOD FRAMING SIZES, FRAMING, FASTENING REQUIREMENTS, ANCHORAGES, FIRESTOPS, AND CONNECTORS NOT SHOWN ON THESE PLANS TO BE PER THE SPECIFIED BUILDING CODE.
  3. ALL STRUCTURAL LUMBER TO BE STRUCTURAL GRADE NO. 2 SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%. ALL LUMBER TO BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
  4. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD TO BE HOT DIP GALVANIZED PER THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE BUILDING CODE.
  5. THE FRAMING LAYOUTS DEPICTED ON THE PLANS ARE TO ILLUSTRATE GENERAL FRAMING CONDITIONS BUT DO NOT NECESSARILY DEPICT THE CORRECT QUANTITIES OR CONNECTIONS REQUIRED.
  6. FASTENING FOR ALL STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN IN THE PLANS TO BE PER THE FASTENING SCHEDULE OF THE APPLICABLE BUILDING CODE.
  7. BOLTS SHALL CONFORM TO ASTM 307, ANSI D18.2.1. SCREWS AND LAG SCREWS SHALL CONFORM TO ANSI B18.2.1. AND ANSI B18.6.1, RESPECTIVELY. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.
  8. BOLT HOLES SHALL BE AT LEAST A MINIMUM DIAMETER OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
  9. BOLT NUTS SHALL BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN NOT TO OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED AS THEY MAY PRELOAD THE CONNECTORS. BOLT NUTS SHALL BE PERIODICALLY RETIGHTENED.

10. UNLESS OTHERWISE NOTED, CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER AND SIZE OF FASTENERS AS REQUIRED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO THE APPLICABLE BUILDING CODE. REFER TO MANUFACTURER FOR NAILING REQUIREMENTS (TO ATTAIN MAXIMUM TABLE VALUES) FOR ALL WOOD-TO-WOOD MECHANICAL FASTENERS.
12. MULTIPLE STUDS SHALL BE GLUED AND NAILED TO 10d NAILS 24" O.C.
1. BRACING SHALL BE PROVIDED FOR ALL WALLS UNTIL SHEAR PANELS, FLOOR FRAMING, ROOF FRAMING, AND DECKING ARE INSTALLED.
13. CUTTING AND NOTCHING OF ALL LOAD BEARING STUDS SHALL BE LIMITED TO 25% OF THE STUD DEPTH.
14. ALL LOAD BEARING WALLS SHALL CONSIST OF A SINGLE STUD SILL PLATE AT THE BOTTOM AND A DOUBLE STUD TOP PLATE AT THE TOP. STUDS USED IN PLATES SHALL MATCH THE DIMENSIONS USED FOR STUDS WITHIN THE WALLS. STUD WALLS SHALL END WITH DOUBLE STUDS ON EACH END.
15. WALL OPENINGS LESS THAN AND INCLUDING 5'-0" WIDE ARE TO BE FRAMED WITH ONE KING STUD AND ONE JACK STUD ON EACH SIDE. WALL OPENINGS GREATER THAN 5'-0" WIDE SHALL BE FRAMED WITH ONE KING STUD AND TWO JACK STUDS ON EACH SIDE.
16. ALL BEAMS AND JOISTS TO BE FRAMED FLUSH WITH SUPPORTING MEMBER TO BE SUPPORTED BY APPROVED HANGERS WITHIN ENCLOSED CONDITIONED SPACE.
17. DOUBLE JOISTS ARE TO BE PROVIDED BELOW PARTITION WALLS THAT RUN PARALLEL TO JOISTS AND SOLID BLOCKING THE DEPTH OF THE JOISTS SHALL BE PROVIDED BETWEEN JOISTS BELOW PARTITION WALLS THAT FRAME PERPENDICULAR TO JOISTS.
18. WHERE HEADERS FRAME INTO STUDS, DOUBLE STUDS SHALL BE PROVIDED.



**WEST ELEVATION**  
1/4" = 1'-0" PROPOSED

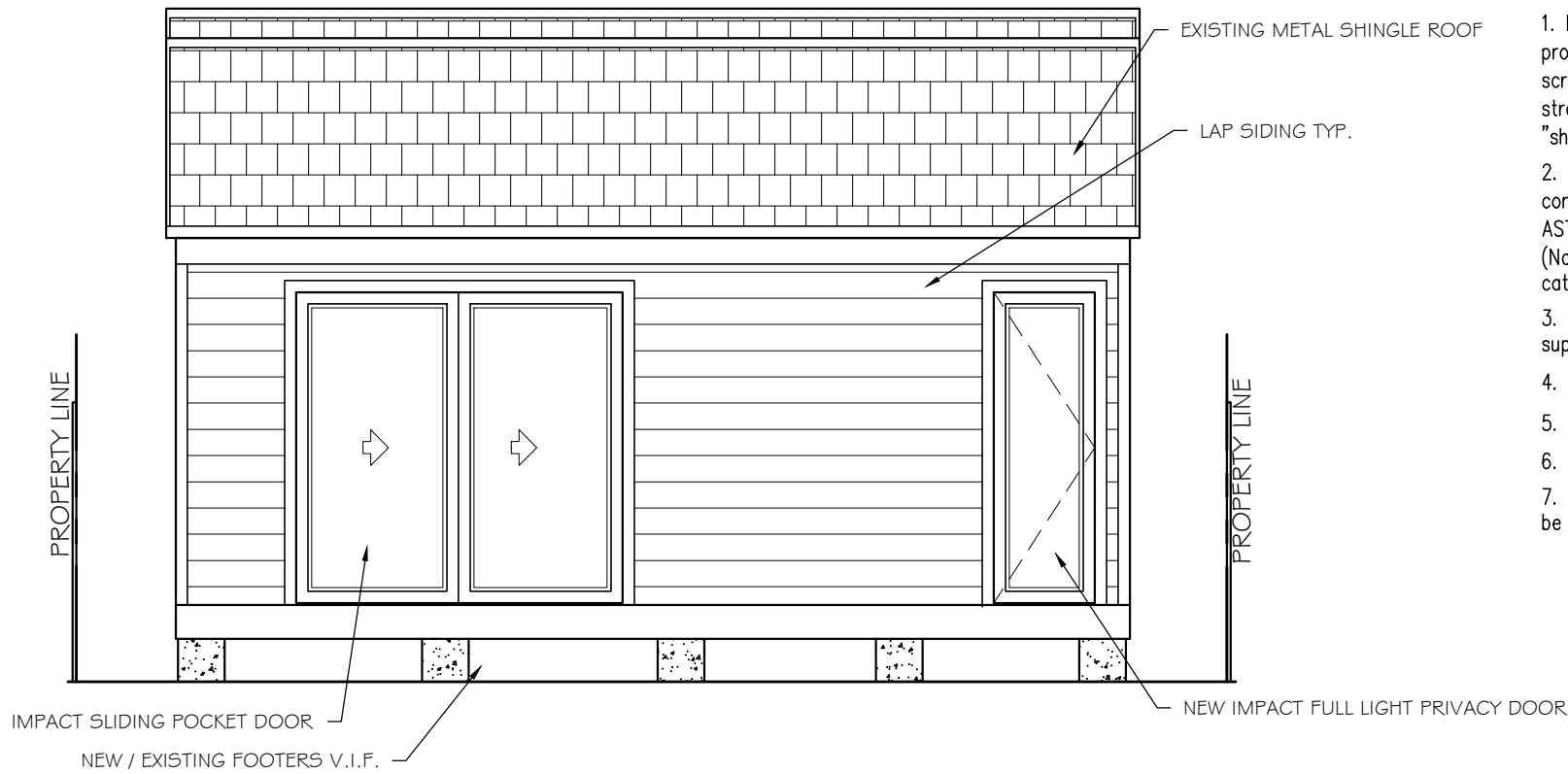


**WILLIAM ROWAN N**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751  
321 PEACOCK LANE  
305 286 9784

PROJECT NO :

1-25-2021  
DATE : 9-21-2020





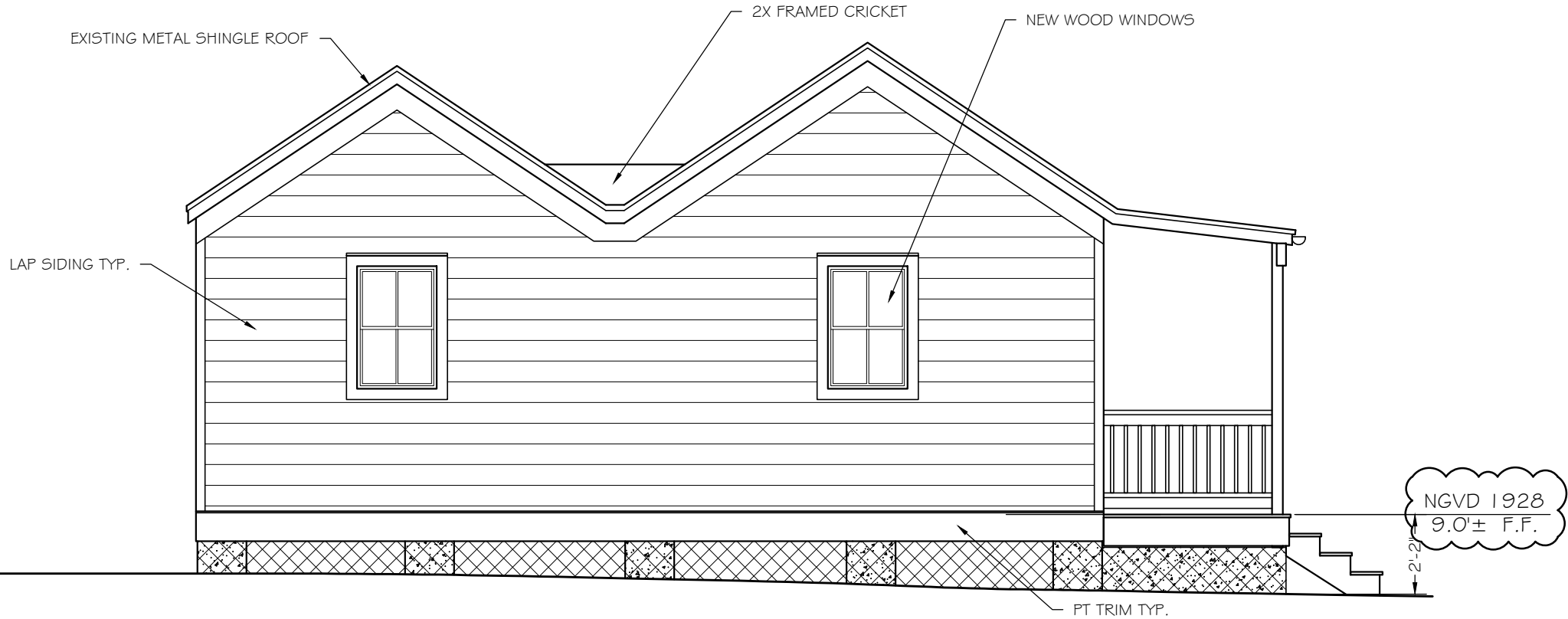
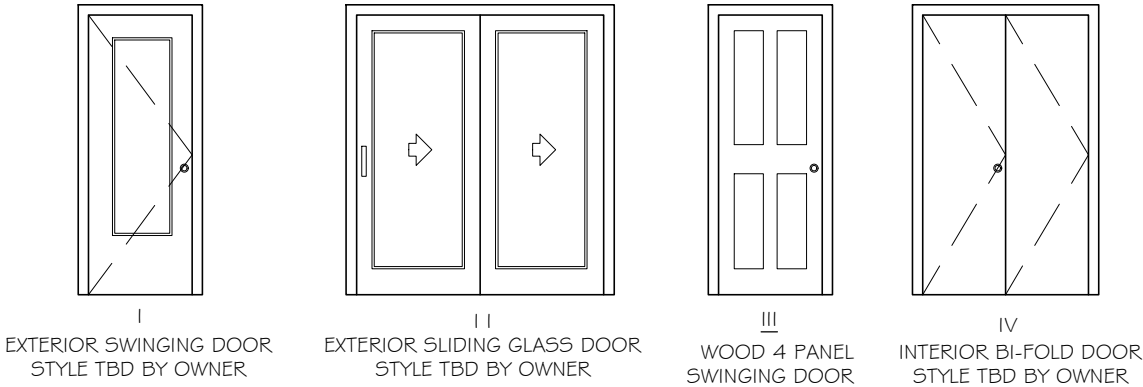
**SOUTH ELEVATION**  
1/4" = 1'-0" PROPOSED

FASTENER / CONNECTOR NOTES:

1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc.: (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailers; and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-end twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut." The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.
2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.131" x 21/2", 0.148" x 3" and 0.162" x 31/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 11/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overload. Do not exceed catalog allowable loads, which would jeopardize the connection..
3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.
7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.

**DOOR TYPES**

SEE PLAN FOR LOCATIONS



**EAST ELEVATION**  
1/4" = 1'-0" PROPOSED

1122 STUMP LANE  
RESIDENTIAL UPGRADES  
1122 STUMP LN. KEY WEST, FLORIDA 33040

STATE OF FLORIDA  
WILLIAM ROWAN  
REGISTERED ARCHITECT  
NO. 17751

**WILLIAM ROWAN**  
ARCHITECTURE  
321 PEACOCK LANE  
KEY WEST, FLORIDA  
330 296 5784  
FLORIDA LICENSE AC-601751

PROJECT NO :  
DATE : 1-25-2021  
9-21-2020

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6 OF 9

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order 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:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) 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:

## **AFTER-THE-FACT RENOVATIONS AND ELEVATION OF A HISTORIC HOUSE. AFTER-THE-FACT DEMOLITION OF HISTORIC ELEMENTS. #1122 STUMP LANE**

**Applicant – Paul Earle    Application #H2021-0003**

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.





## HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared PAUL EARLE, 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:  
1122 STUMP LN on the  
18 day of FEB, 2021.

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 FEB 24th, 2021.

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 H2021-0003

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

**Signed Name of Affiant:**

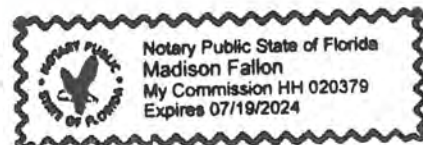
Paul Earle  
**Date:** 2-18-21  
**Address:** 1117 STUMP LN  
**City:** Key West  
**State, Zip:** 3340

The forgoing instrument was acknowledged before me on this 18<sup>th</sup> day of February, 2021.

By (Print name of Affiant) Paul Earle who is personally known to me or has produced FL Driver License as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Madison Fallon  
Print Name: \_\_\_\_\_  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_



# PROPERTY APPRAISER INFORMATION





# Monroe County, FL

## 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** 00006860-000000  
**Account#** 1007102  
**Property ID** 1007102  
**Millage Group** 10KW  
**Location** 1122 STUMP Ln, KEY WEST  
**Address**  
**Legal** KW PT LOT 1 SQR 44 C O C 216-22 OR533-180 OR1457-1047/49 OR1457-1050/52 OR1671-2304/05 OR3008-0441  
**Description** (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

1122 PORCH PROPERTIES LLC  
 1117 Stump Ln  
 Key West FL 33040

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$58,771	\$52,241	\$52,241	\$53,057
+ Market Misc Value	\$977	\$977	\$977	\$977
+ Market Land Value	\$249,883	\$226,849	\$206,607	\$206,607
= Just Market Value	\$309,631	\$280,067	\$259,825	\$260,641
= Total Assessed Value	\$308,074	\$280,067	\$259,825	\$260,641
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$309,631	\$280,067	\$259,825	\$260,641

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,073.84	Square Foot	24.8	43.3

## Buildings

<b>Building ID</b>	455	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1933
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1999
<b>Gross Sq Ft</b>	560	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	460	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	86	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	1
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	30	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	DRYWALL	<b>Grade</b>	450
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	100	0	0
FLA	FLOOR LIV AREA	460	460	0
TOTAL		560	460	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1969	1970	1	100 SF	2
CONC PATIO	1969	1970	1	36 SF	1
FENCES	1993	1994	1	276 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2020	\$400,000	Warranty Deed	2255565	3008	0441	03 - Qualified	Improved
2/1/1973	\$22,000	Conversion Code		533	180	Q - Qualified	Improved

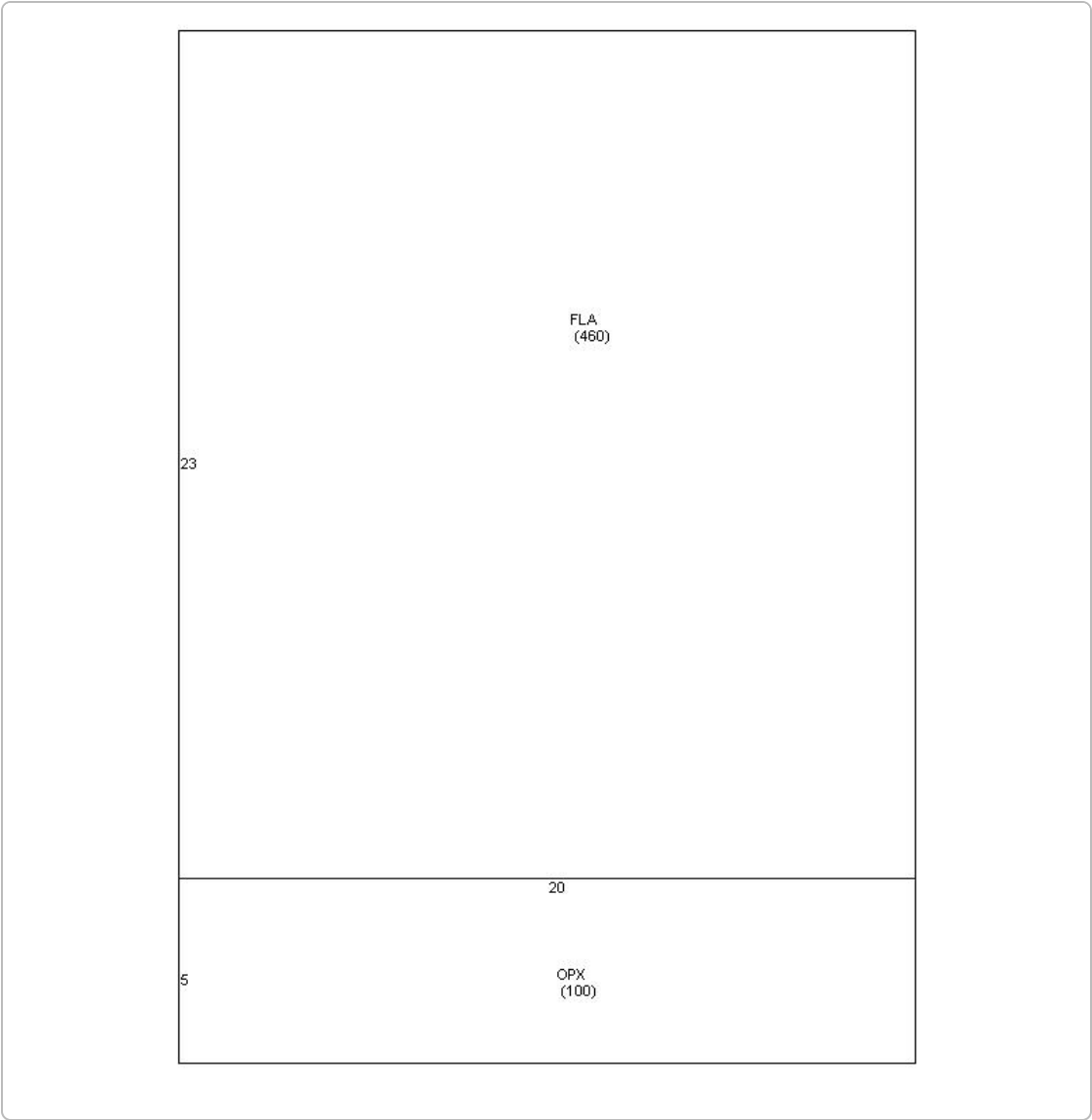
## Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
21-0076	2/8/2021		\$0	Residential	Repair/new footers, Remove existing jalousie windows, replace with wood 2/2, New impact door rear of house, new exterior wood lap siding, repair/new exterior wood trim, new exterior wood steps, new wood porch, columns and railings
21-0189	2/8/2021		\$0	Residential	Residential electric - Install wiring in house per plans, lights, outlets, switches.
20-2313	10/29/2020		\$35,000	Residential	Replace kitchen and bath cabinets, replace drywall as needed approx 200 sq ft, new interior doors (2), reframe approx 20 linear feet of interior walls., new flooring approx 500 sq ft, replace trim as needed. All interior finishes. **NOC required**
20-0516	3/9/2020		\$2,000	Residential	Exploratory demo Remove approximately 400 sf of flooring 300 sf of drywall and kitchen cabinets *noc exempt*
19-3228	10/28/2019	11/5/2019	\$13,200	Residential	R&R ROOFING SYSTEM WITH VIC METAL SHINGLES
03-0311	2/4/2003	9/25/2003	\$1,800	Residential	PAINT&REPAIR SIDING

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos





## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 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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