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## Staff Report for Item 14

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** April 26, 2016

**Applicant:** Susan Cardenas

**Application Number:** H16-01-0473

**Address:** #6 Pinder Lane

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### Description of Work:

Request for a Certificate of Non-Contributing Value. Installation of two dormers.

### Site Facts:

#6 Pinder Lane listed as a contributing resource and was constructed c.1923 according to the survey. The two-story, frame vernacular house is situated on a large interior lot off of William Street and has been heavily altered over the years.

This property came before HARC months ago to construct two dormers on the main roof and to enclose one foot of the porch. The enclosure to the porch was approved, and the dormers were withdrawn.

### Ordinance and Guidelines Cited in Review:

Sec.102-125 of the Land Development Regulations: Certificate of Non-Contributing Value

Roofing (page 26), specifically guidelines 4 and 5.

Dormers (page 27), specifically guidelines 1, 2, and 3.

Additions and Alterations (pages 36-37), specifically guideline 1 through 8.

## Staff Analysis

This projects includes a proposal for a Certificate of Non-Contributing Value and a Certificate of Appropriateness for the construction of two dormers on the main roof. The dormers will be 11 feet, 6 inches wide and are almost half the size of the main roof.

The applicant has submitted a complete application, and the reason for the non-contributing value request is due to the extreme alteration the house has undergone throughout the years. The front existing u-shaped front porch is not original. The house originally had a smaller, one-story front porch that only spanned across the front façade of the building. By 1965, the front porch had been expanded along the south side of the house. The u-shaped porch today with large, exposed rafters is not original or historic. The front façade of the house has greatly changed. Originally the house's entrance was on the left side of the front façade with two windows to the right of it. Today, the door is centered with a window to each side of the door. The house had two additions added to each side of the building, towards the rear. The original fenestrations were removed for French doors on the remaining exterior walls. A shed dormer was added in the 1970s and a turret was constructed in the 1980s. Large windows were added to the front façade above the porch, presumably when the attic space was converted into a second floor.

### Consistency with the Guidelines

1. Certificate of Non-Contributing Value: It is staff's opinion that house has been altered in so many ways that almost all of its character-defining features have been removed. As previously written in a staff report, "The only part of the house that has not been severely altered is that front section of the roof." Because of its total alteration, staff feels that the structure does not meet any of the criteria listed in Sec. 102-125.
2. Roofing: The guidelines also state that the form and configuration of a roof must not be altered in pitch, design, and shape unless the changes would return the roof to an appropriate historical form. The proposed changes to the roof are not an appropriate historical form, although the house is also not visible from a public right-of-way, which supports guideline 5 under Roofing states that "such features may be allowed on roof surfaces not visible from the public right-of-way."
3. Dormers: The dormer section also states that dormers may be installed when they were substantiated by documentation or as addition to non-contributing buildings. On the other hand, the guidelines state that dormer design must be compatible with building style and "*must be in proportion* to the building and its roof." Oversized dormers are inappropriate. The proposed dormers are not typical for building styles in the Key West Historic District. Also as the design proposes to take up almost half of the roof, the dormers will be out of proportion to the building and its roof.
4. Alterations: If the Commission considers the request to issue a Certificate of Non-Contributing Value, then guideline 2 under additions and alterations may be considered. The guideline states, "Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction."

Staff opines that since this house has been altered in almost every way, the Commission can consider the request for a Certificate of Non-Contributing Value, as the house today does not

meet any of the criteria listed in Sec. 102-125. Staff does feel that the proposed dormers are inconsistent with the guidelines in regards to the dormers, as the proposed dormers are too large and out of proportion and the proposed windows on the dormers are out of scale for the house.

## ARTICLE III. - CERTIFICATE OF NO CONTRIBUTING VALUE

## Sec. 102-121. - Applicability.

Section 102-94 and article IV of this chapter shall have no application to historic buildings for which a certificate of no contributing value has been issued by the historic architectural review commission according to the process in this article.

(Ord. No. 97-10, § 1(3-10.3(F)), 7-3-1997)

## Sec. 102-122. - Application and fee.

Written application for the certificate of no contributing value, together with an application fee as determined by city commission resolution, shall be submitted by the owner of the subject building or by his agent.

(Ord. No. 97-10, § 1(3-10.3(F)(1)), 7-3-1997)

## Sec. 102-123. - Required information for application.

The application for the certificate of no contributing value shall include, except when not reasonably attainable, the following:

- (1) A map showing the location of the building or structure on its property with reference to neighboring properties;
- (2) Photographs of all street facade elevations;
- (3) A description of the building or structure, including a description of its age, architectural style, historical associations and importance;
- (4) The reason and explanation for the application; and
- (5) A brief description of the present and/or proposed use of the property on which the building or structure is located.

(Ord. No. 97-10, § 1(3-10.3(F)(2)), 7-3-1997)

## Sec. 102-124. - Public meetings.

The historic architectural review commission shall hold two regular historic architectural review commission meetings regarding the application for the certificate of no contributing value, which hearings shall be at least 14 days apart and which shall each be advertised at least five days in advance in a newspaper of general circulation published in the city.

(Ord. No. 97-10, § 1(3-10.3(F)(3)), 7-3-1997)

## Sec. 102-125. - Historic architectural review commission findings precedent to issuance.

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

- (1) 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;
- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;

- (3) 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;
- (4) Is not the site of a historic event with a significant effect upon society;
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) 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;
- (8) 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; and
- (9) Has not yielded, and is not likely to yield, information important in history.

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

Secs. 102-126—102-150. - Reserved.

PINDER LANE

<u>Photo No.</u>	<u>Address/Name Block &amp; Lot</u>	<u>Use</u>	<u>Style/Fabric Porch/Gallery</u>	<u>Classification</u>
1 47, 3		Residential	1½-story Classical Revival, Weatherboard, Porch South	C
4 47, 3,4		Residential	1-story Frame Vernacular, Weatherboard	A
3 47, 4		Residential	1½-story Frame Vernacular, Weatherboard, Porch North	C
6 47, 4		Residential	1½-story Frame Vernacular, Porch West	C

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:	6 Pinder Lane			# OF UNITS
RE # OR ALTERNATE KEY:	00008180-000000			
NAME ON DEED:	William J. Marraccini	PHONE NUMBER		
OWNER'S MAILING ADDRESS:	111 Bowne Road	EMAIL: susan@keyslaw.net		
	Rumson, NJ 07760			
CONTRACTOR COMPANY NAME:		PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope	PHONE NUMBER		
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL: tepopepa@aol.com		
	Key West, FL 33040			

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

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

FLORIDA STATUTE 837.08: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., \_\_\_\_\_

Application for Certificate of No Contributing Value

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Susan M. Cardenas, Attorney for Owner</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Susan M. Cardenas</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner.	Notary Signature as to qualifier.
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>1st</u> DAY OF <u>April</u> , 20 <u>16</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as Identification.	Personally known or produced _____ as Identification.



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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10  STAFF APPROVAL: \$50  COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: Certificate of No Contributing Value

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_**



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

Requesting removal of minimal area of roof in order to accommodate new dormers. The wall being removed is non-historic.

**OR THAT THE BUILDING OR STRUCTURE;**

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

The structure embodies none of the above.

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

None have occurred.

- (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.

None have occurred.

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

None have occurred.

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

This does not exemplify any of the any of the above.

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

Does not portray any of the above.

- (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.

None exist.

- (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.

None exist.

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

None exist.

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



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

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

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

No Reason Will be provided with Building Permit.

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character.

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

None of the above will be destroyed.

**AND**

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

None of the above will be destroyed.

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

Requesting minimal demolition to accommodate dormers.

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

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

 PROPERTY OWNER'S SIGNATURE	1/29/2016 William Marraccini DATE AND PRINT NAME
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1/29/16 William Marraccini

**OFFICE USE ONLY**

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing    Year built _____    Style _____    Listed in the NRHP _____    Year _____  <input type="checkbox"/> Not listed    Year built _____    Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____  First reading meeting date _____ Second Reading meeting date _____  <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments

# STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040  
TELEPHONE (305) 294-0252 FAX (305) 292-5442  
WWW.STONESCARDENAS.COM

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

April 1, 2016

Enid Torregrosa, Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

Re: 6 Pinder Lane, Key West, FL - Application for Certificate of No Contributing Value

Dear Ms. Torregrosa:

This firm represents William J. Marraccini, owner of 6 Pinder Lane, Key West, Florida (the "Property"). Enclosed please find an Application for Certificate of No Contributing Value for this Property.

Description of the Structure and Site.

The two-story, frame vernacular house (the "House") was constructed in its location c. 1923 according to the survey. The House is currently situated on a large interior lot off of Pinder Lane. There are no City of Key West streets which abut the Property. The lot has no right-of-way access and is accessible solely by 5' footpath located at the end of Pinder Lane. As evidenced by the enclosed photographs, there are no publicly visible elevation facades on any side of the House.

Explanation for the Application

The enclosed photographs depict the House as it exists at the time of filing this application. The House has been altered in almost every way over the years. The existing porches are not historic and are not shown on any Sanborn map or historic photographs. The rear half of the House's roof has been altered with the addition of shed dormers and a turret. As noted in the February 23, 2016 HARC Staff Report prepared in connection with Application No. H16-03-0004, "[t]he only part of the house that has not been severely altered is the front section of the roof."

Section 102-125 Criteria

The House does not meet any of the criteria set forth in City of Key West Code Section 102-125.

- (1) The House embodies absolutely no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the City of Key West, nor is the House a significant and distinguishable building entity whose components may lack individual distinction. The singularly distinctive aspect of the House is the extensive alteration over time including the addition of structural modifications such as shed dormers and a roof turret that are neither aesthetically nor historically significant.
- (2) The House is not specifically associated with any event that has made a significant contribution to local, state, or national history.
- (3) The House has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Key West, the State of Florida, or the United States of America, and is not associated with the life of any person of historical significance
- (4) Neither the House nor the lot on which the House is situated is the site of any historic event with a significant effect upon society.
- (5) The House does not exemplify any aspect of the cultural, political, economic, social, or historic heritage of the City of Key West.
- (6) The House does not portray the environment in an era of history characterized by a distinctive architectural style. Due to the additions and alterations over the years, any distinctive architectural style that may have historically existed on the House has been lost.
- (7) The House is not part of or related to a square, park, or other distinctive area. There is no compelling reason that the front section of the roof, which is the only feature which has not been altered on the House, should be preserved according to a plan based on historic, cultural, natural, or architectural motifs in the area.
- (8) The House 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 of Key West. Due to the extensive alterations over the years, the House does not exemplify the sole remaining or best architectural type in the neighborhood.

Enid Torregrosa, Historic Preservation Planner  
City of Key West  
March 31, 2016  
Page Three

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(9) The House has not yielded, and is not likely to yield, information important in history.

If you have any questions regarding this application or the Section 102-125 criteria, please do not hesitate to contact me.

Very truly yours,



Susan M. Cardenas  
SMC/mw

cc: William J. Marraccini, via e-mail  
Thomas E. Pope, via e-mail

# **MAP / BOUNDARY SURVEY**

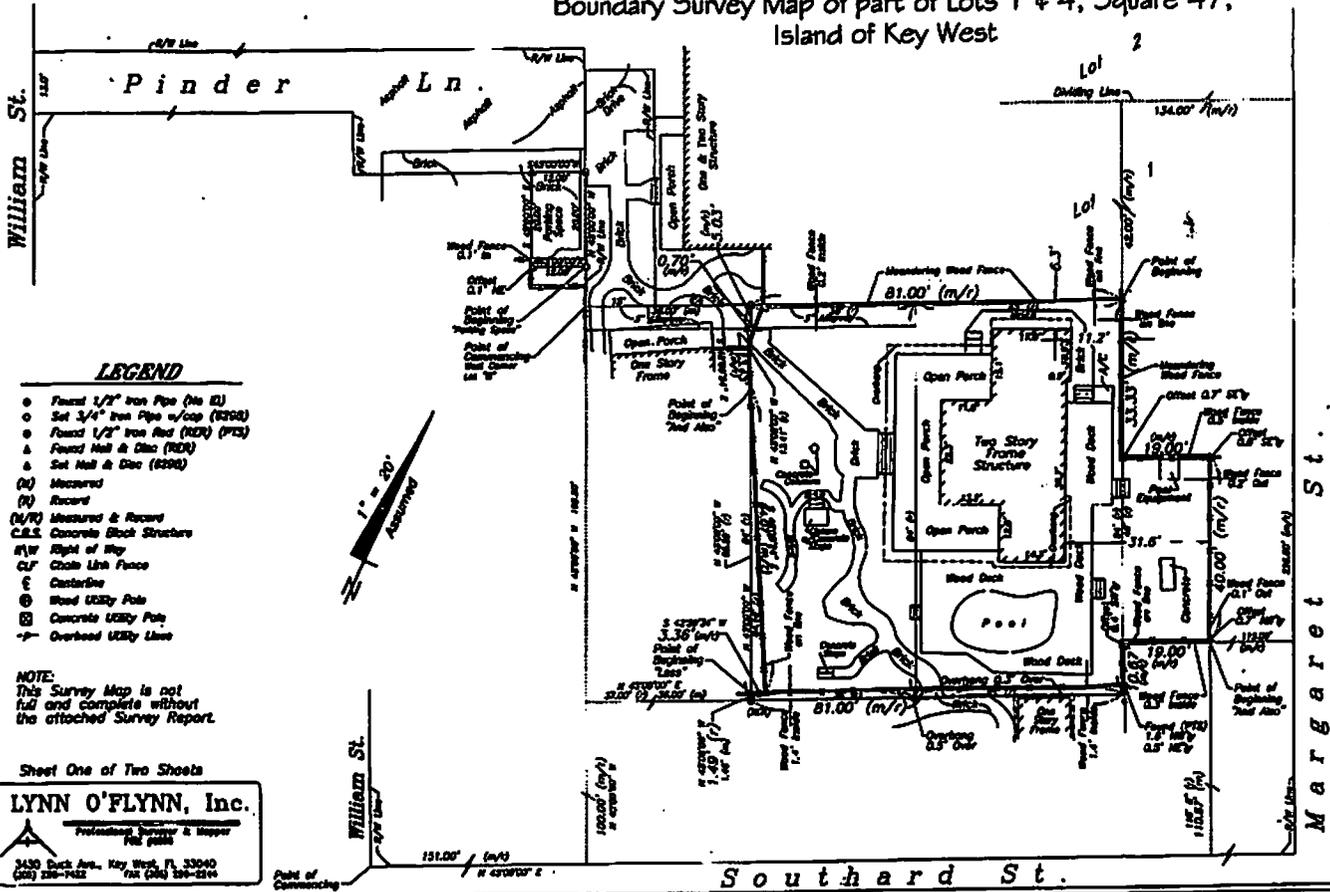
Google Maps 6 Pinder Ln



Imagery ©2016 U.S. Geological Survey. Map data ©2016 Google. 50 ft

6 Pinder Ln  
Key West, FL 33040

Boundary Survey Map of part of Lots 1 & 4, Square 47,  
Island of Key West



**LEGEND**

- Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (8200)
- Found 1/2" Iron Rod (RDR) (712)
- ▲ Found Nail & Disc (RDR)
- ▲ Set Nail & Disc (8200)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S. Concrete Block Structure
- R/W Right of Way
- CL Chain Line Fence
- Centerline
- ⊙ Wood Ugly Pole
- ⊙ Concrete Ugly Pole
- Overhead Ugly Line

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
P.O. Box 1000  
3430 Duck Ave., Key West, FL 33940  
(305) 235-1422 Fax (305) 235-2146

Point of Commencing

Southard St.

## Boundary Survey Report of part of Lots 1 & 4, Square 47, Island of Key West

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6 Pinder Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Land shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the NWly R/W line of Southard St. as N 45°00'00" E.
8. Date of field work: March 7, 2015 and June 12, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as a part of Lot One in Square Forty-seven and particularly described by metes and bounds as follows: COMMENCING at a point in said Lot One, distant One Hundred and Thirty-four (134) feet from Margaret Street and Forty-two (42) feet from the dividing line between Lots One and Two in said Square Forty-seven, and from said starting point run thence in a Southeasterly direction, and parallel with Margaret Street a distance of Eighty-four (84) feet; thence run at right angles in a Southwesterly direction a distance of Forty-five (45) feet; thence run at right angles in a Northwesterly direction a distance of Eighty-four (84) feet; thence run at right angles in a Northeasterly direction a distance of Forty-five (45) feet to the Point of Beginning together with the right of way over an alley way five (5) feet wide affording a passageway out to William Street.

**ALSO:** On the Island of Key West, part of Lots One and Four (1 & 4) of Square numbered Forty-seven (47) according to W.A. Whitehead's Map of said City but better known and described according to C.K. Tipton's Map of Key West as a part of Lot in said Square Forty-seven (47) marked "G" and commencing at a point on North West line or boundary of said Lot Thirty-five (35) feet from the West corner of said Lot (being the corner nearest the alleyway leading in from William Street) and running along North West boundary line of said Lot "G" in a North East direction Thirty-six (36) feet; thence in a South East direction Eighty-four (84) feet; thence in a South West direction Thirty-six (36) feet; thence in a North West direction Eighty-four (84) feet to the Point of Beginning; subject to an alleyway of five feet wide and extending along the entire Northwest line or front of said Lot "G" which is reserved and dedicated as a right of way for the use and benefit of the said party of the second and other owners and occupants of said Lot "G" or any part thereof.

**LESS AND EXCEPT:**

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 1.49 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 64.10 feet; thence S 48°00'24" E for a distance of 64.07 feet; thence S 42°59'31" W for a distance of 3.36 feet back to the Point of Beginning, containing 108 square feet, more or less.

**AND ALSO:**

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 85.59 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 13.41 feet; thence S 45°00'00" W for a distance of 0.70 feet; thence S 45°00'24" E for a distance of 13.43 feet back to the Point of Beginning, containing 5 square feet, more or less.

**AND ALSO:**

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 1 in Square 47: COMMENCING at a point in said Lot 1 distant 115 feet from Margaret Street and 110 feet and 8 inches from Southard Street; thence in a Northwesterly direction and parallel to Margaret Street 40 feet; thence at right angles in a Southwesterly direction 19 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 19 feet back to the Place of Beginning.

**PROPOSED 6 PINDER LANE PARKING SPACE:** (authored by the undersigned)

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 102.50 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 20.00 feet; thence S 45°00'00" W for a distance of 12.00 feet; thence S 45°00'00" E for a distance of 20.00 feet; thence N 45°00'00" E for a distance of 12.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: William J. Marreccini;  
Stones & Cardenas;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Sheet Two of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
FSM #2553

3430 Duck Ave., Key West, FL 33540  
(305) 294-7422 FAX (305) 295-2344

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, FSM  
Florida Reg. #6298

March 25, 2015

Updated to show bricking/overhangs 6/15/15

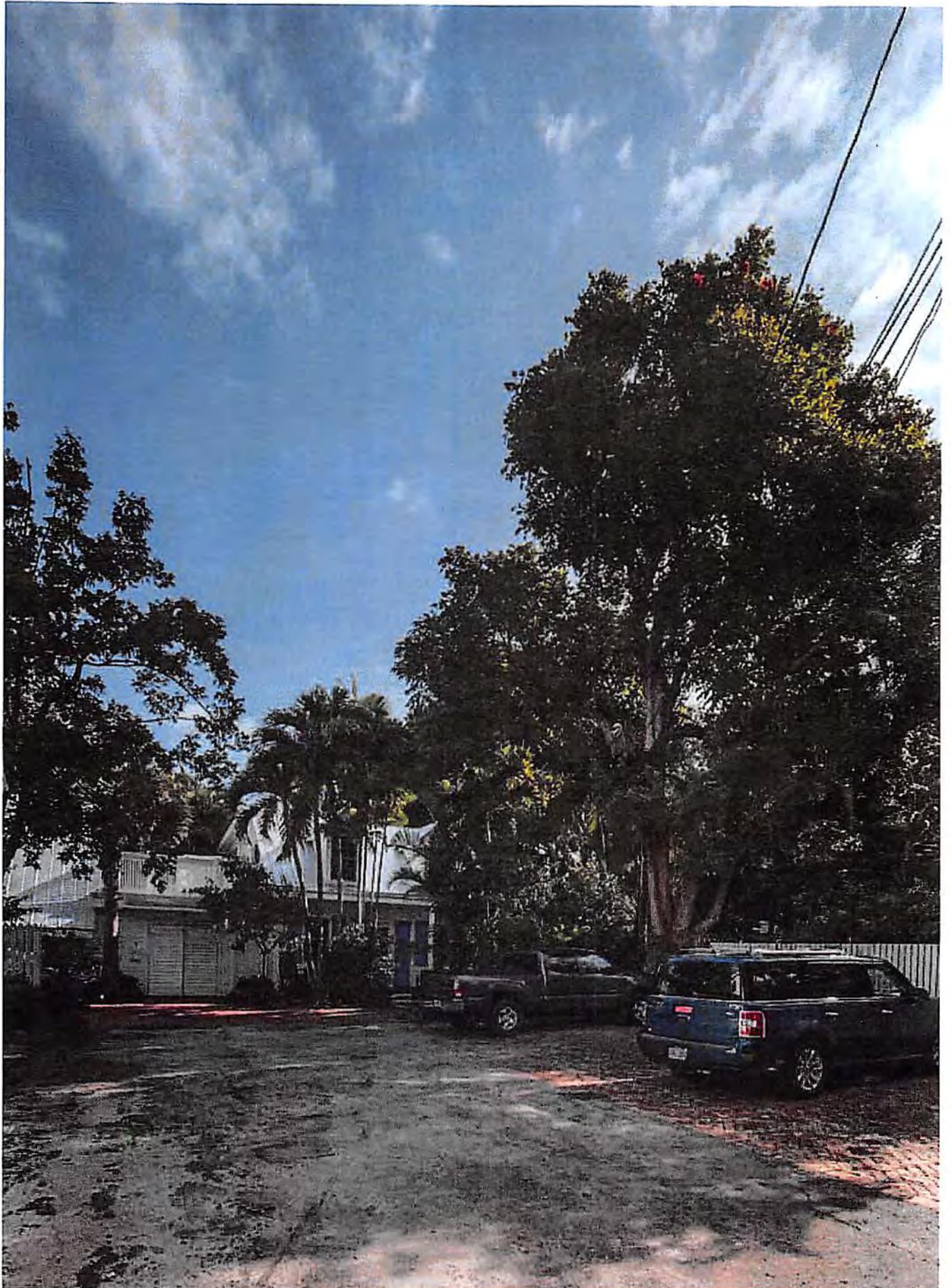
THIS SURVEY  
IS NOT  
ASSIGNABLE

# **PHOTOGRAPHS OF STREET FACADE ELEVATIONS**

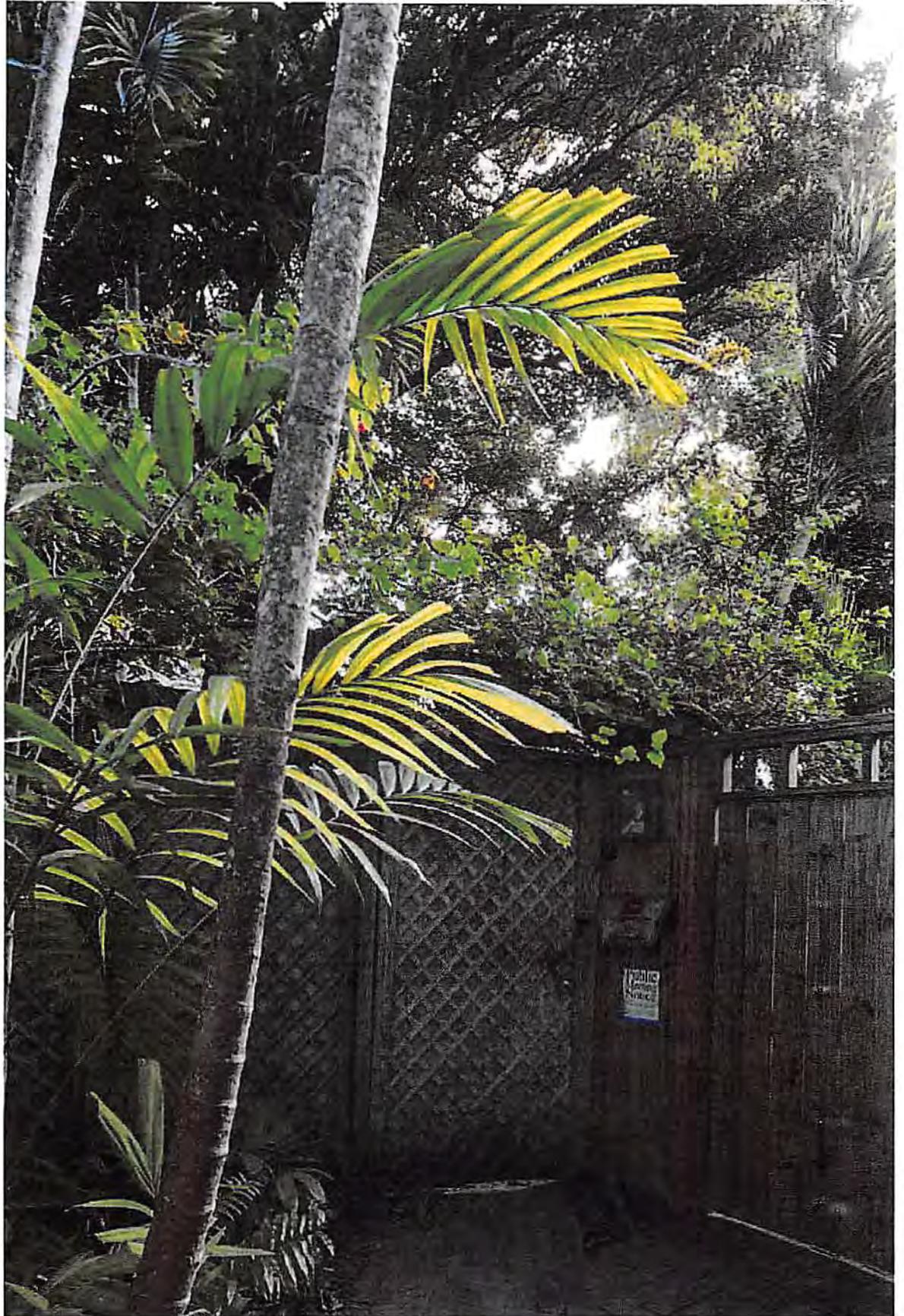
# PINDER LANE AND WILLIAM STREET



# END OF PINDER LANE



# GATE ENTRANCE 6 PINDER LANE



# FLEMING STREET



## MARGARET STREET (INTERIOR)



**PHOTOGRAPHS OF THE EXISTING  
STRUCTURE, INCLUDING  
EXTENSIVE STRUCTURAL  
MODIFICATIONS AND ALTERATIONS**













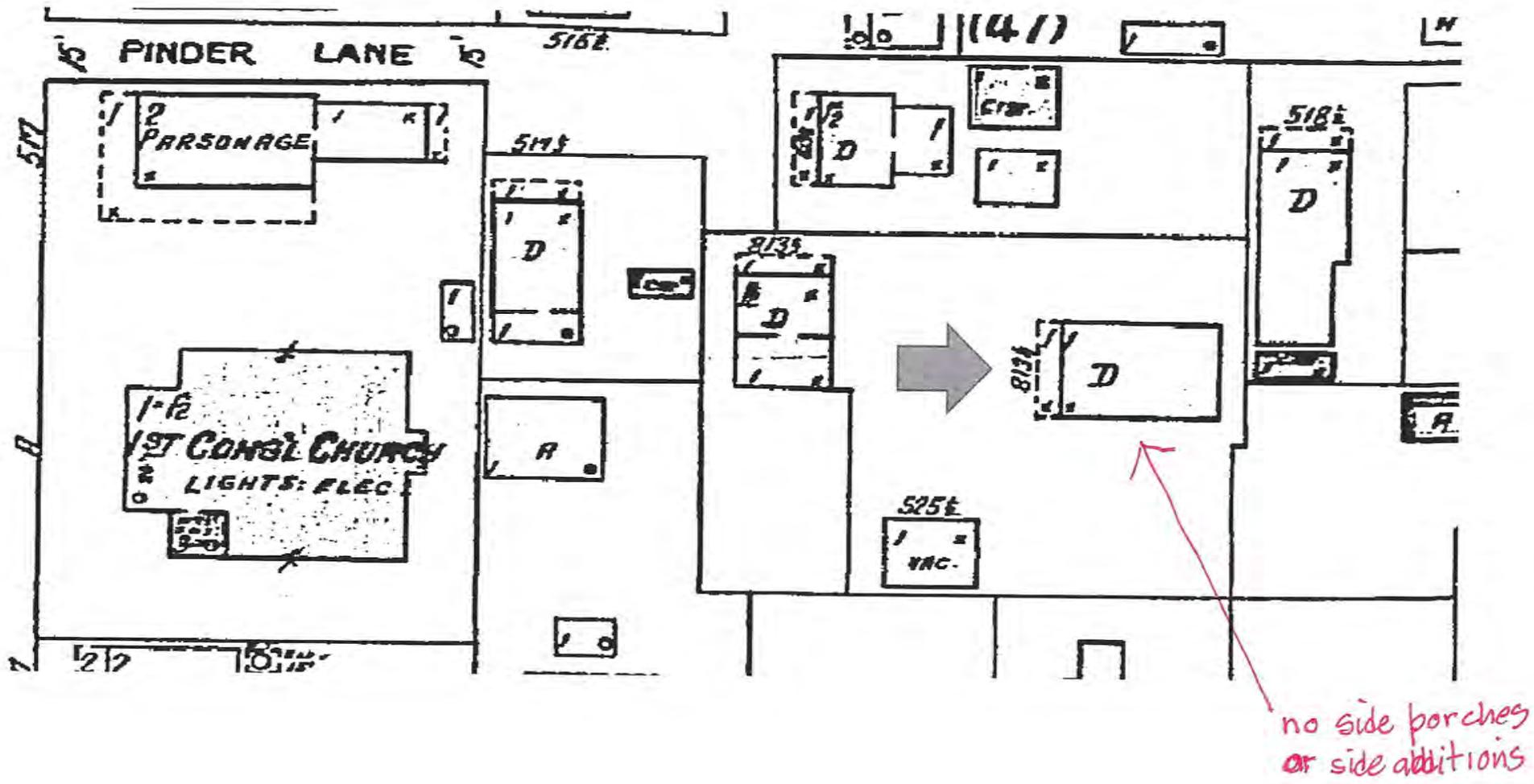




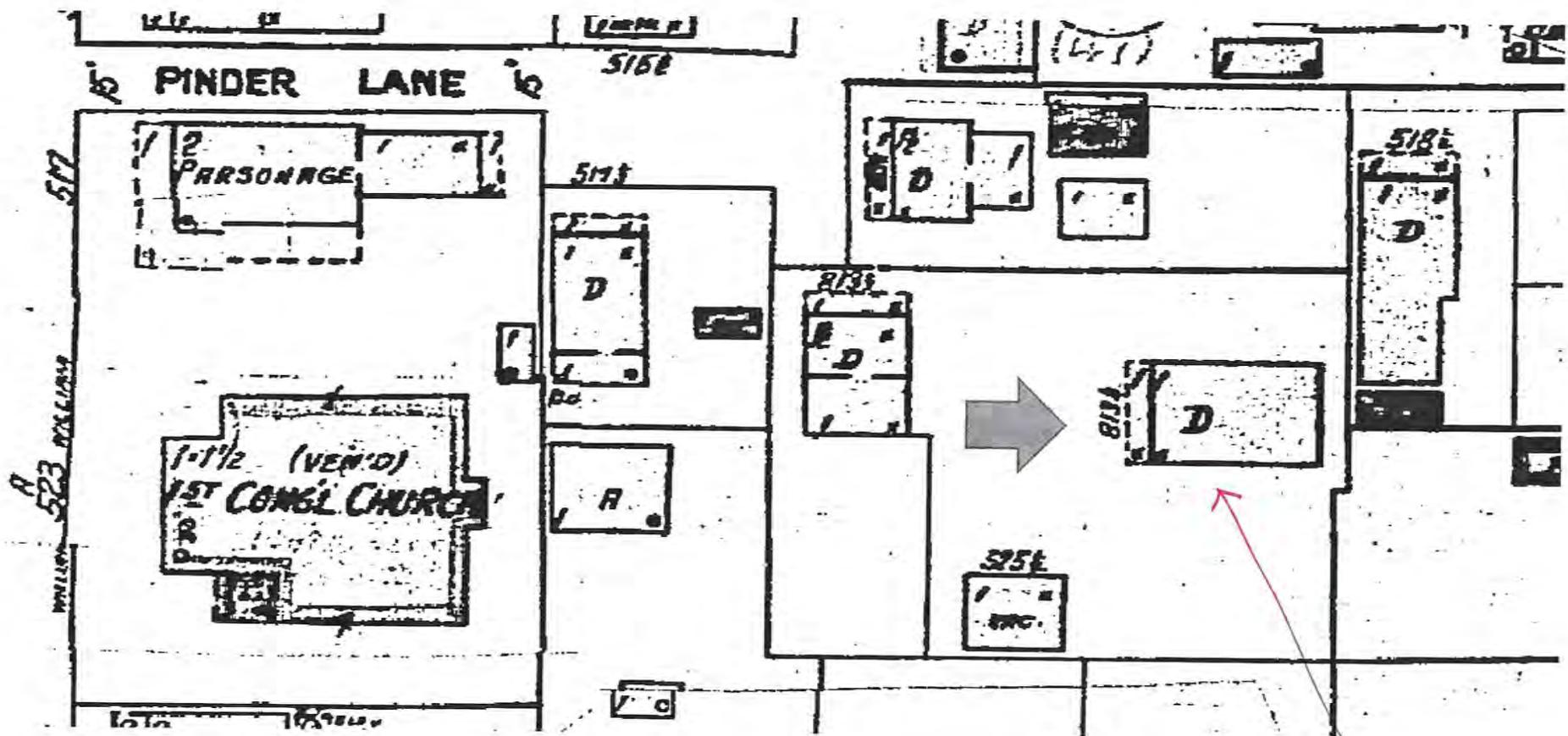






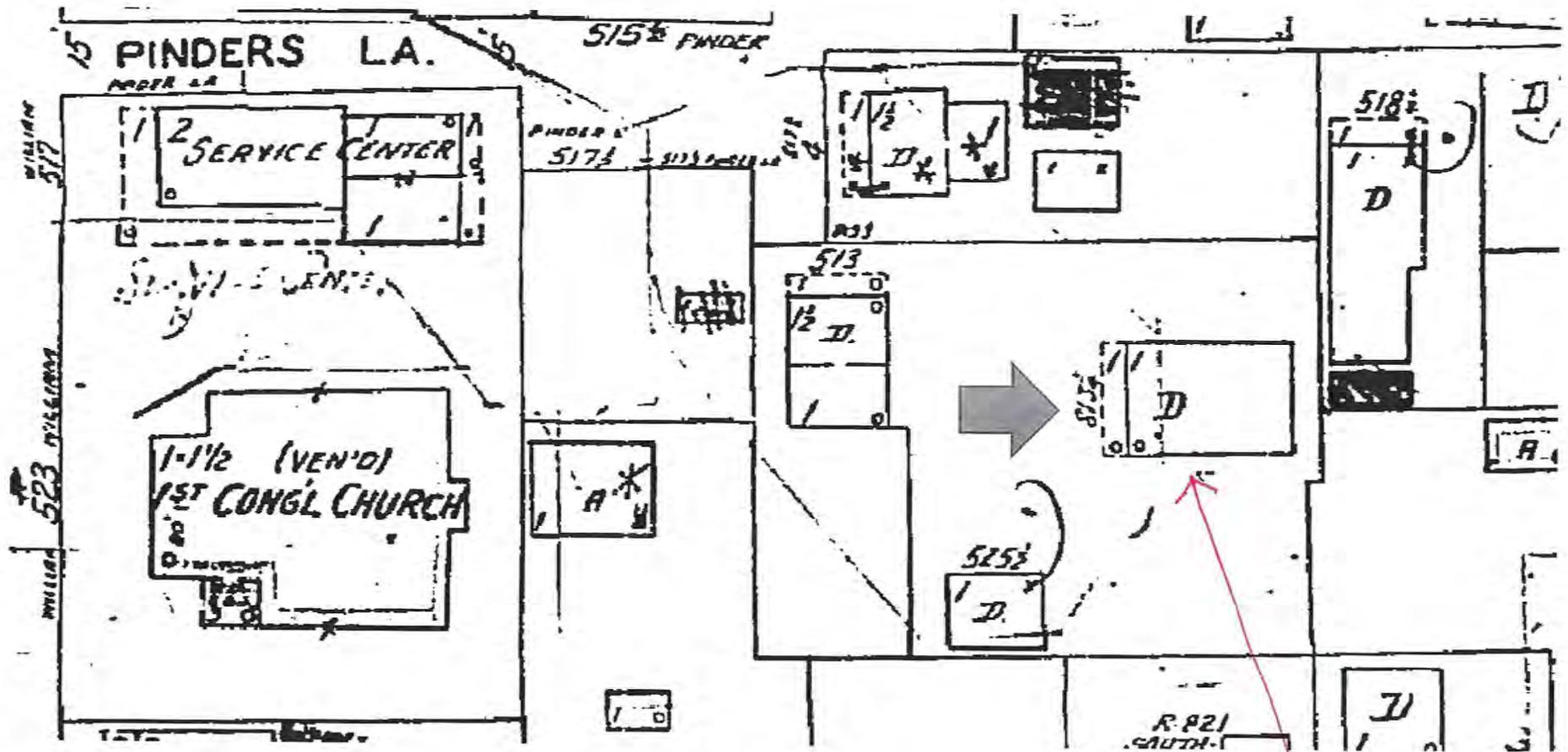


1926 Sanborn Map



same as 1926

1948 Sanborn Map

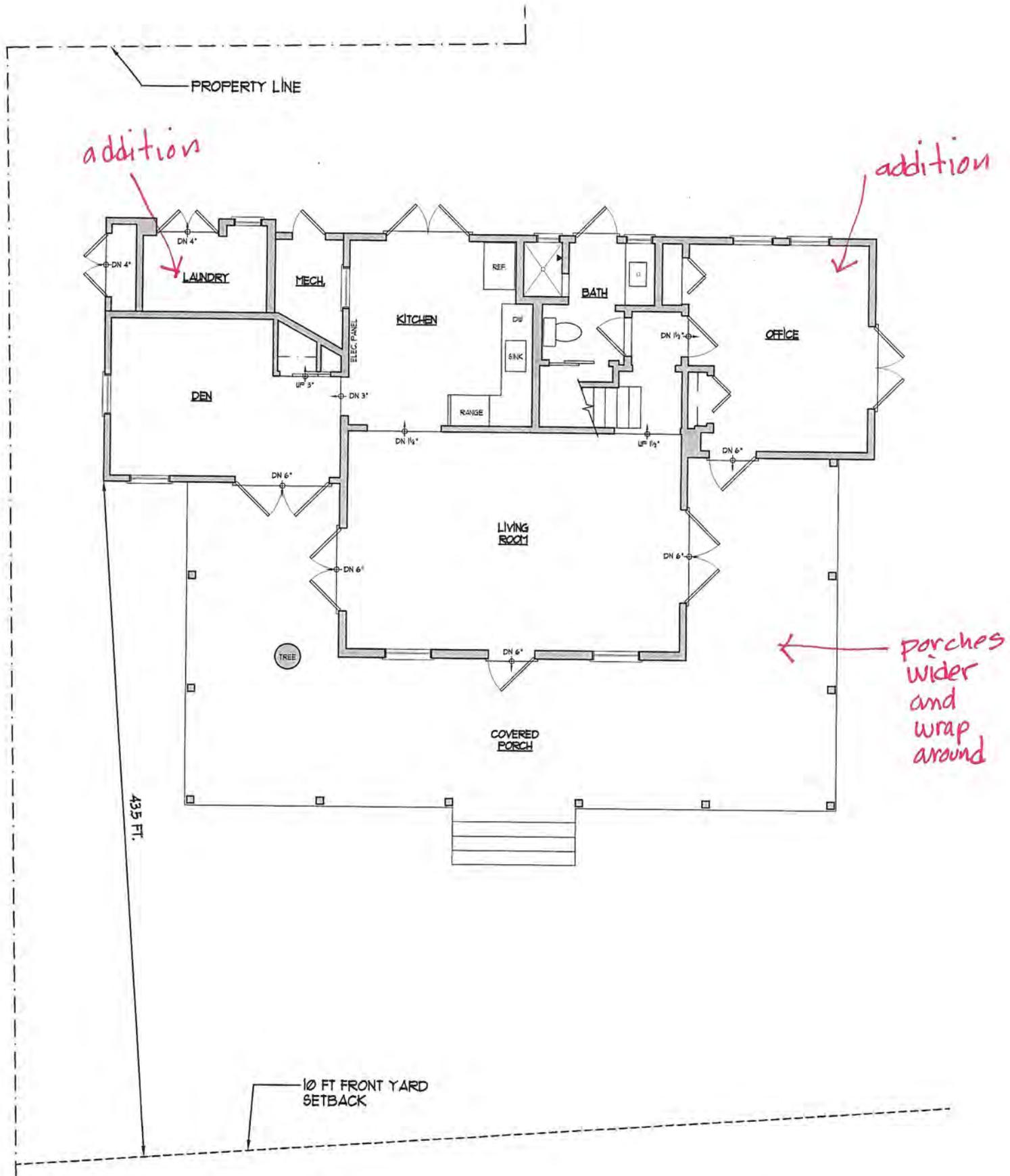


front porch extended  
 no side porches  
 or side additions

1962 Sanborn Map



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



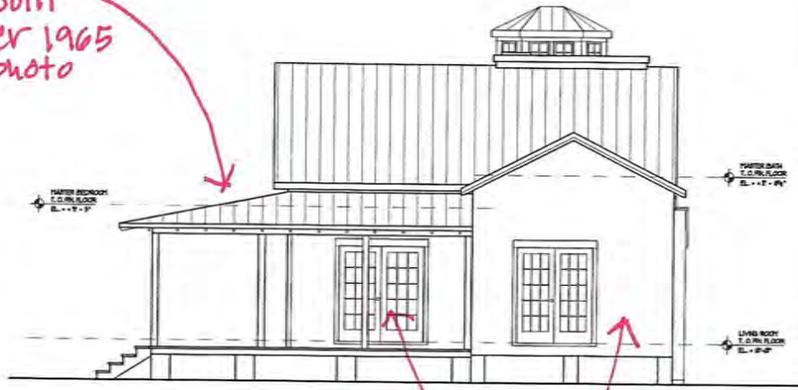
**EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**6 PINDER LANE**  
 KEY WEST, FL

porches rebuilt after 1965 photo



EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



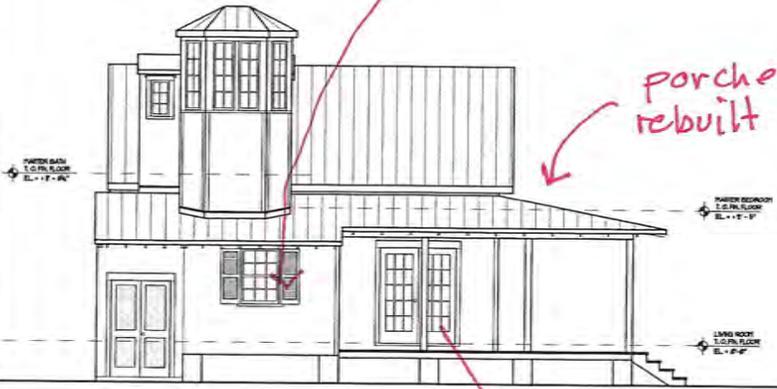
EXISTING SIDE ELEVATION  
SCALE 1/4" = 1'-0"

side addition added after 1965 photo

Dormer and tower added in 70's + 80's

door added

addition add after 1965 photo



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

porches rebuilt

door added



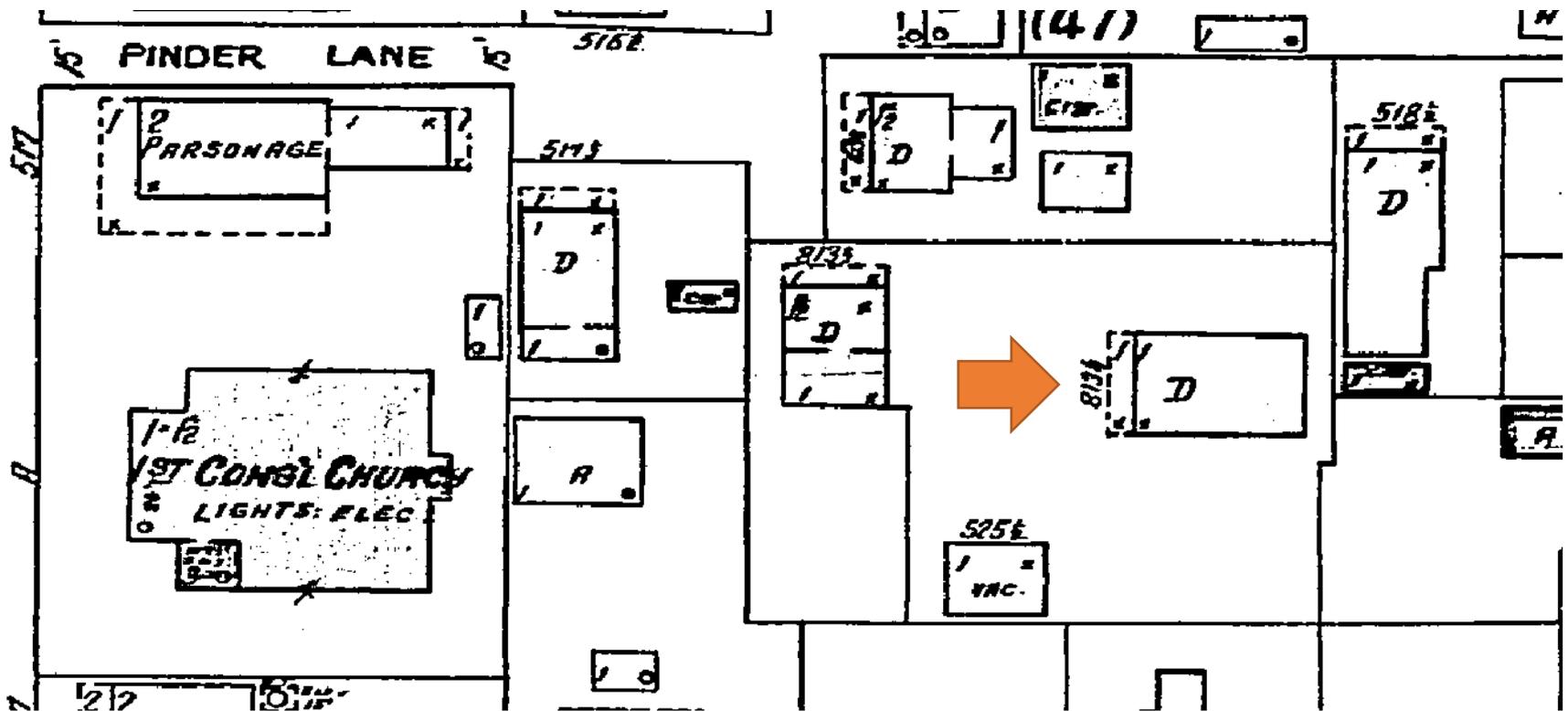
EXISTING FRONT ELEVATION  
SCALE 1/4" = 1'-0"

door relocated

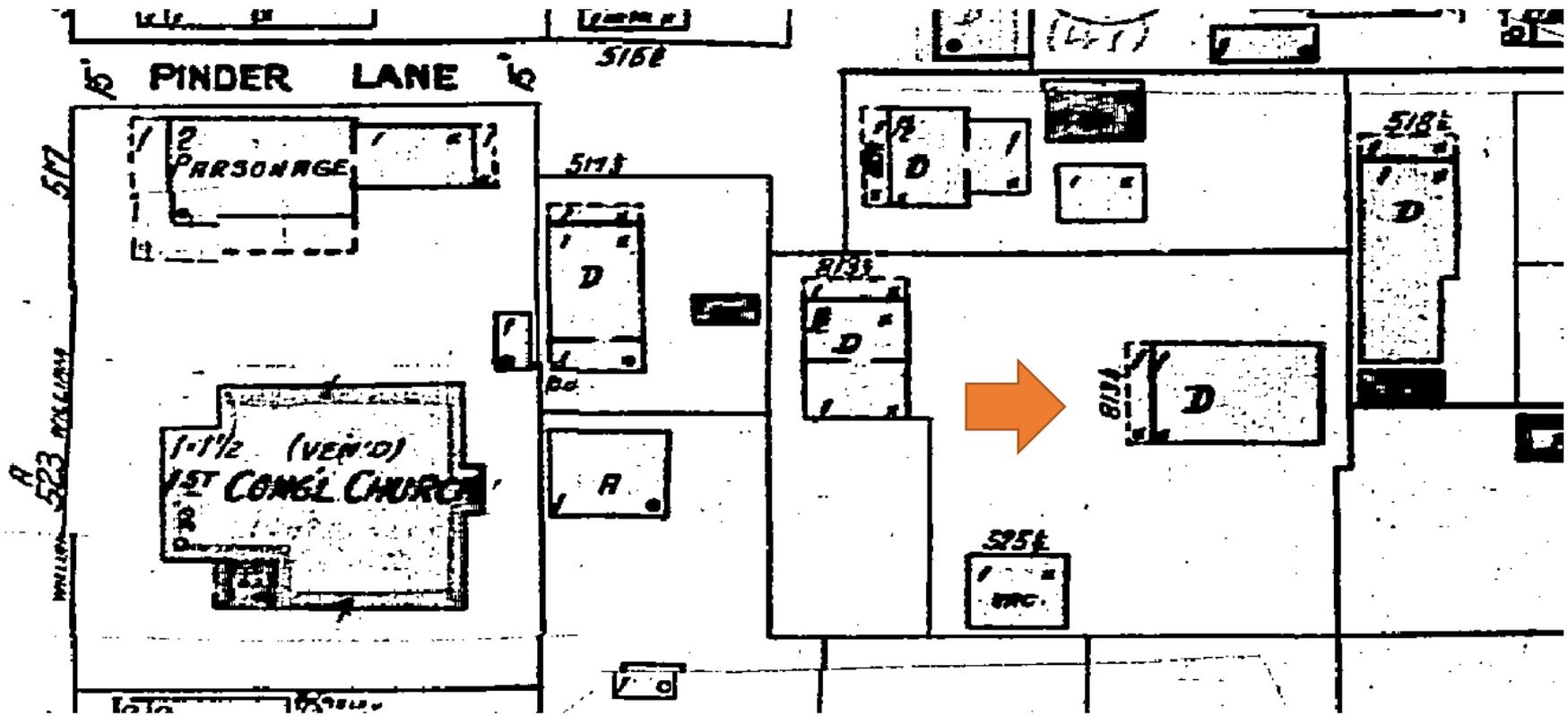
windows added

PRELIMINARY NO.	9/22/19
NO.	REVISION / DATE
ANDERSON	
CAMPANELLA	
122 EAST RIVER ROAD	
RUMSON NJ	
07760	
TEL: 732-212-2414	
FAX: 732-212-2400	
JAMES C. ANDERSON	
PLUCK J. CAMPANELLA	
N.J. LIC. #11787	
PROJECT:	MARRACCINI RESIDENCE
	6 PINDER LANE
	KEY WEST, FLORIDA
SHEET TITLE:	EXISTING EXTERIOR ELEVATIONS
SCALE:	AS NOTED
DATE:	12/14
DRAWN:	KMW
CHECKED:	
	AB201

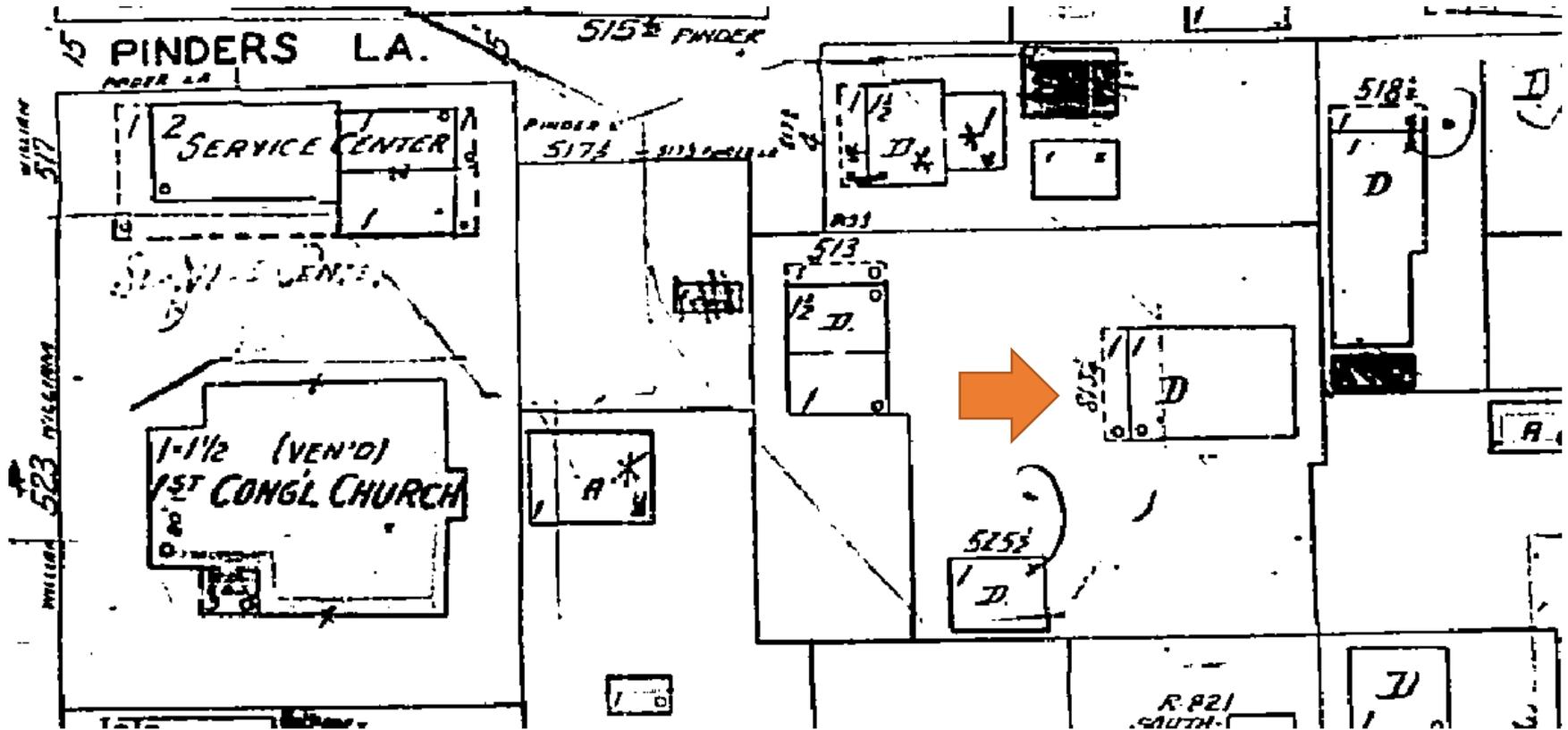
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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

























# SURVEY

# Boundary Survey Map of part of Lots 1 & 4, Square 47, Island of Key West

William St.

Margaret St.

## LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER) (PTS)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

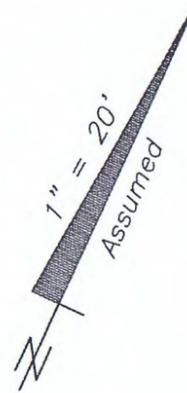
**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

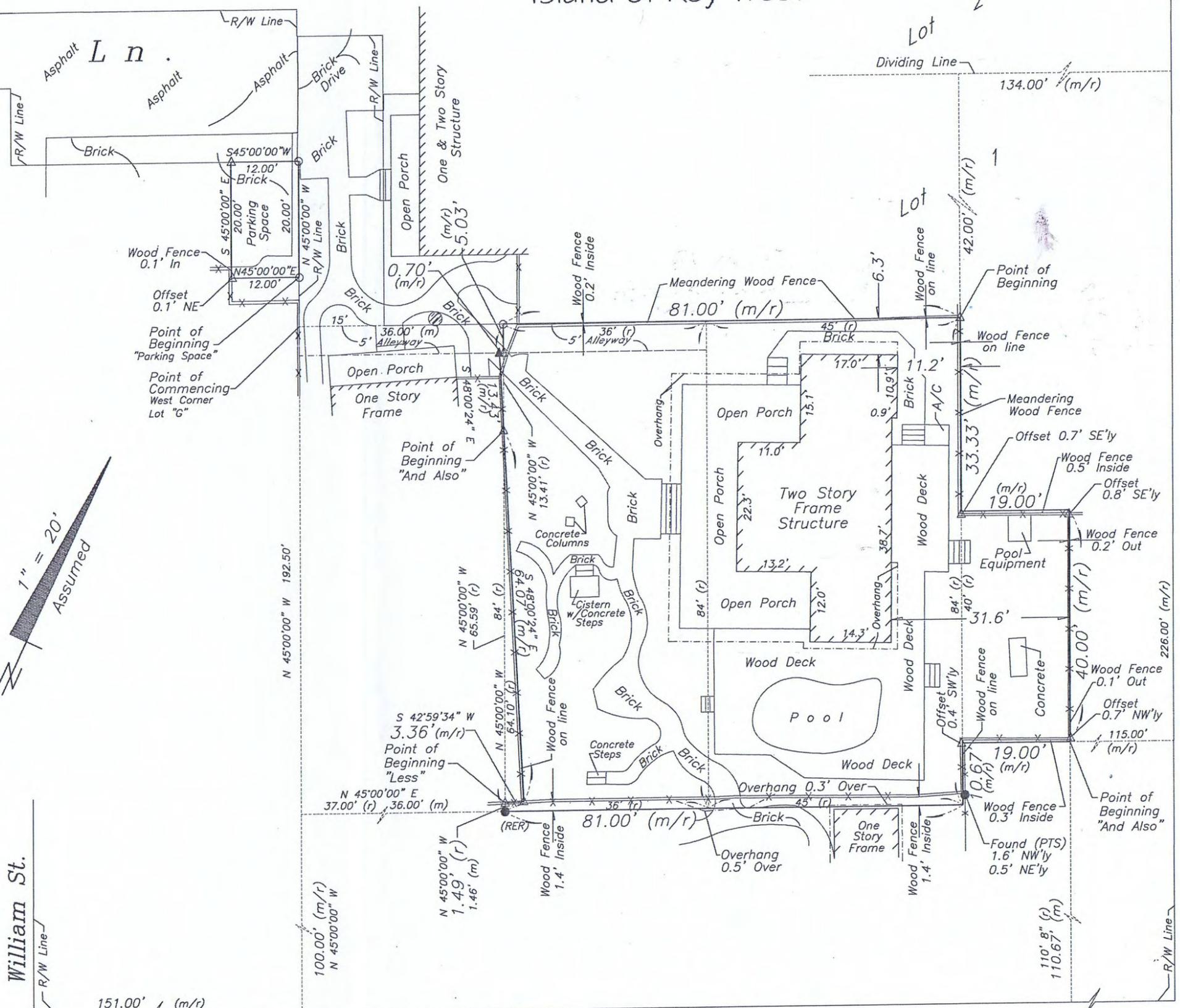
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



Point of Commencing



Southard St.

# Boundary Survey Report of part of Lots 1 & 4, Square 47, Island of Key West

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6 Pinder Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the NW'ly R/W line of Southard St., as N 45°00'00" E.
8. Date of field work: March 7, 2015 and June 12, 2015.
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BOUNDARY SURVEY FOR: William J. Marraccini;  
Stones & Cardenas;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

J. LYNN O'FLYNN, INC.

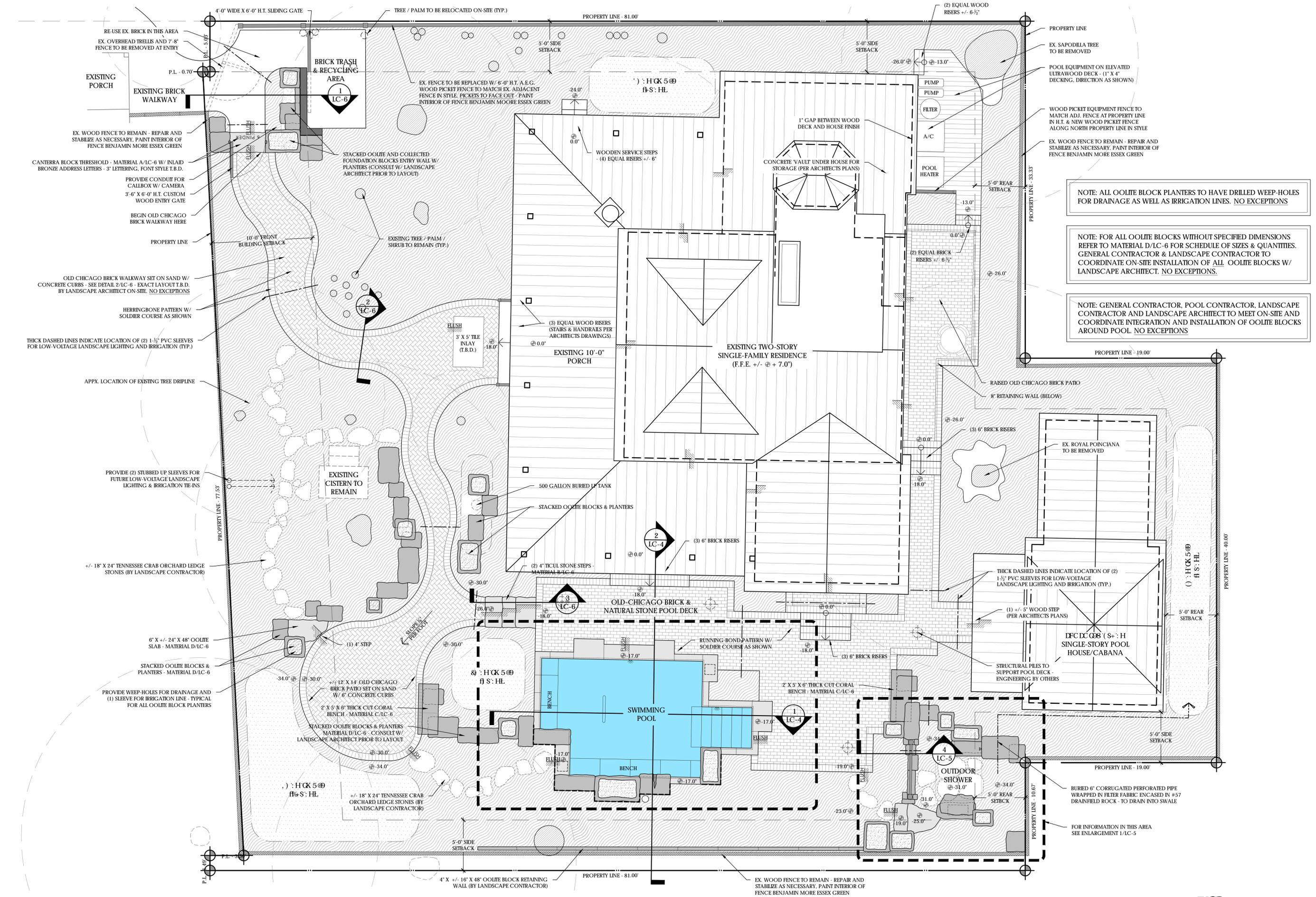
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

March 25, 2015

Updated to show bricking/overhangs 6/15/15

THIS SURVEY  
IS NOT  
ASSIGNABLE

# PROPOSED DESIGN

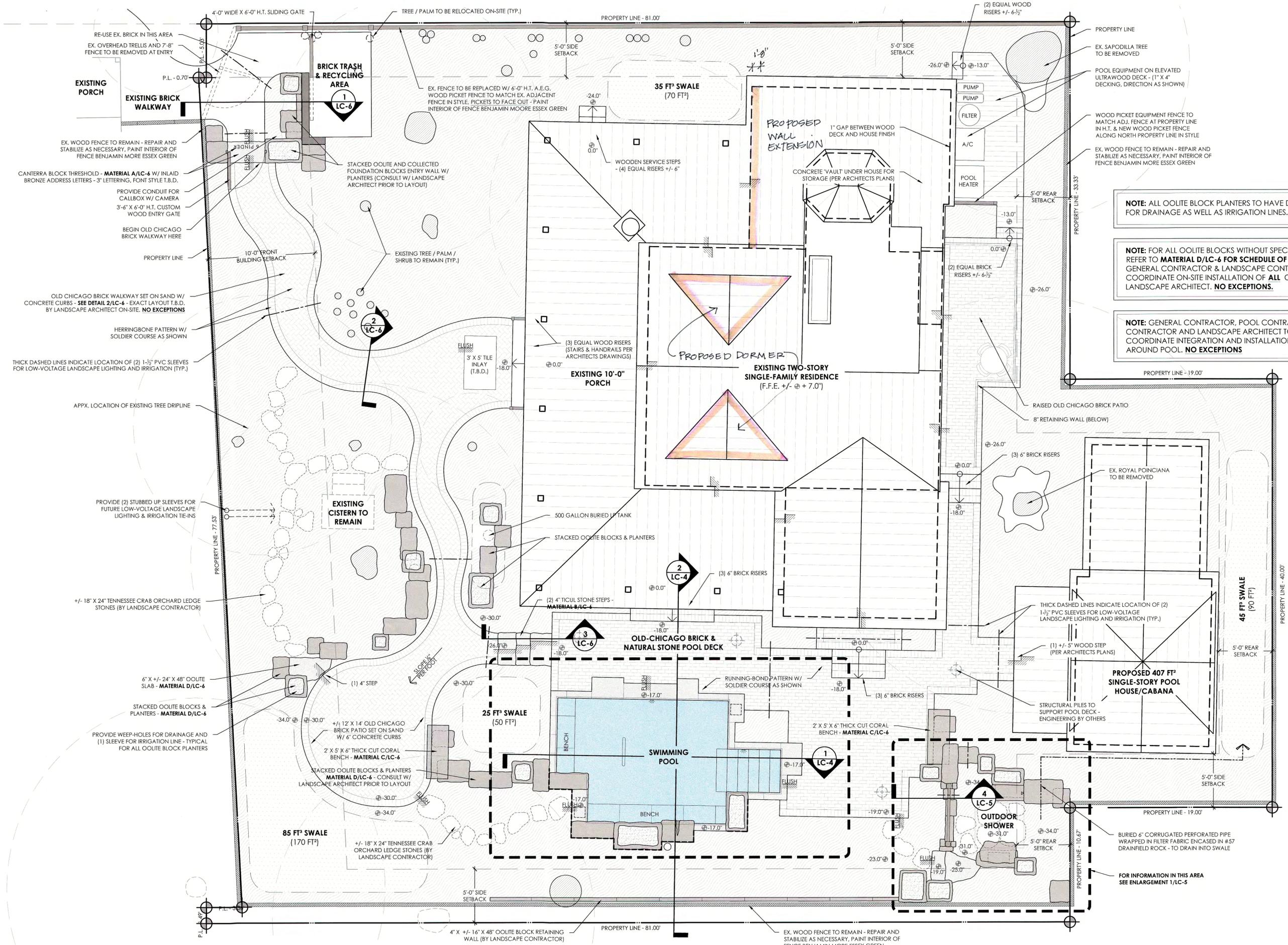


NOTE: ALL OOLITE BLOCK PLANTERS TO HAVE DRILLED WEEP-HOLES FOR DRAINAGE AS WELL AS IRRIGATION LINES. NO EXCEPTIONS

NOTE: FOR ALL OOLITE BLOCKS WITHOUT SPECIFIED DIMENSIONS REFER TO MATERIAL D/LC-6 FOR SCHEDULE OF SIZES & QUANTITIES. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR TO COORDINATE ON-SITE INSTALLATION OF ALL OOLITE BLOCKS W/ LANDSCAPE ARCHITECT. NO EXCEPTIONS.

NOTE: GENERAL CONTRACTOR, POOL CONTRACTOR, LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT TO MEET ON-SITE AND COORDINATE INTEGRATION AND INSTALLATION OF OOLITE BLOCKS AROUND POOL. NO EXCEPTIONS

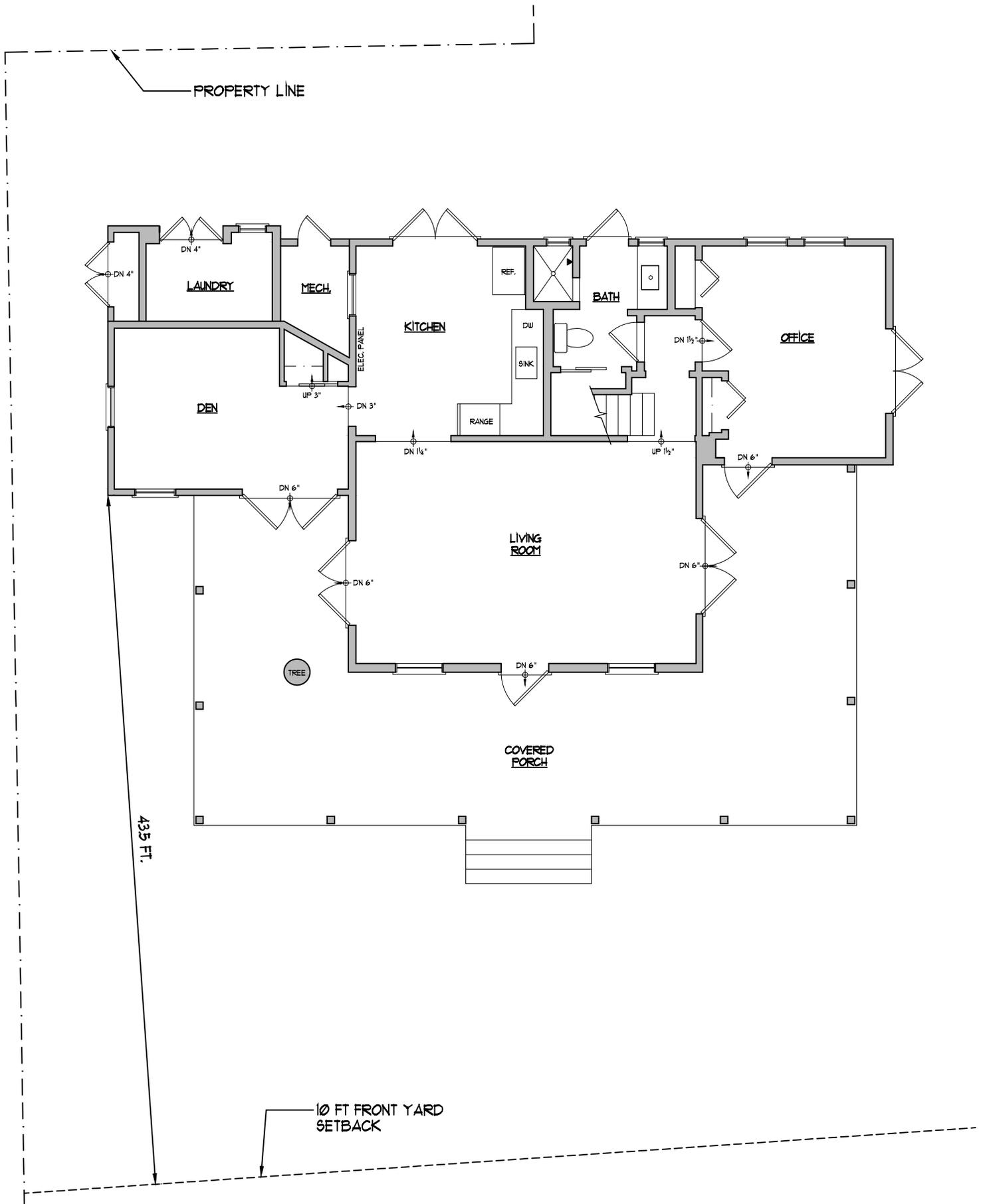




**NOTE: ALL OOLITE BLOCK PLANTERS TO HAVE DRILLED WEEP-HOLES FOR DRAINAGE AS WELL AS IRRIGATION LINES. NO EXCEPTIONS**

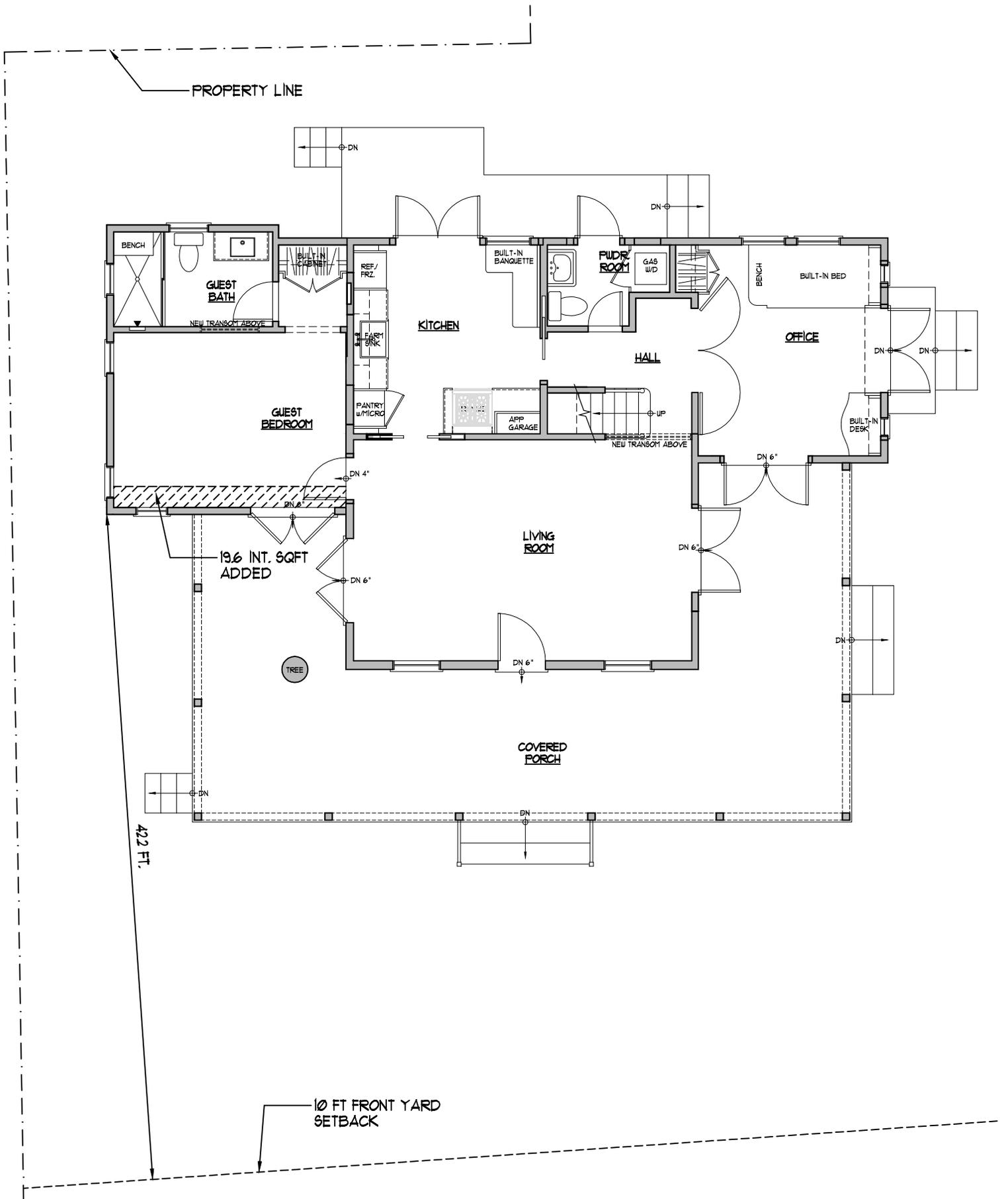
**NOTE: FOR ALL OOLITE BLOCKS WITHOUT SPECIFIED DIMENSIONS REFER TO MATERIAL D/LC-6 FOR SCHEDULE OF SIZES & QUANTITIES. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR TO COORDINATE ON-SITE INSTALLATION OF ALL OOLITE BLOCKS W/ LANDSCAPE ARCHITECT. NO EXCEPTIONS.**

**NOTE: GENERAL CONTRACTOR, POOL CONTRACTOR, LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT TO MEET ON-SITE AND COORDINATE INTEGRATION AND INSTALLATION OF OOLITE BLOCKS AROUND POOL. NO EXCEPTIONS**



**EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**6 PINDER LANE**  
 KEY WEST, FL



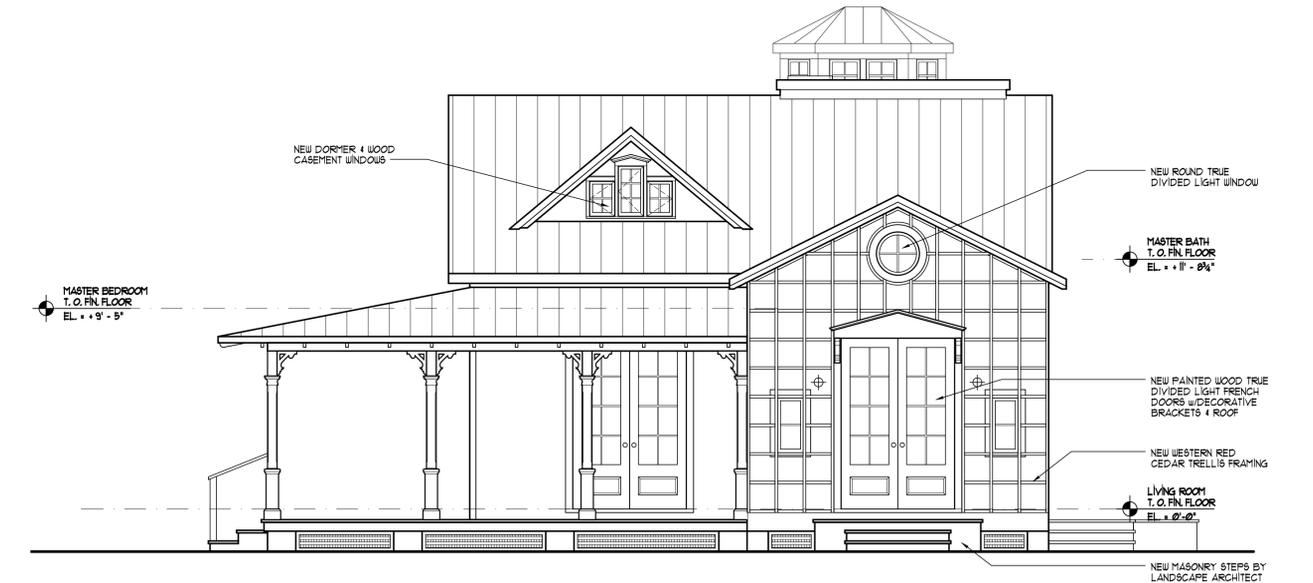
**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**6 PINDER LANE**  
 KEY WEST, FL





REAR ELEVATION (NORTHEAST)  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (NORTHWEST)  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (SOUTHEAST)  
SCALE: 1/4" = 1'-0"



FRONT ELEV (SOUTHWEST)  
SCALE: 1/4" = 1'-0"

Jan 24th 2016 - Before



Jan 29th 2016 - After



1



Jan 24th 2016 - Before



Jan 29th 2016 - After



2



Jan 24th 2016 - Before



Jan 29th 2016 - After



3



4

Jan 24th 2016 - Before



Jan 29th 2016 - After

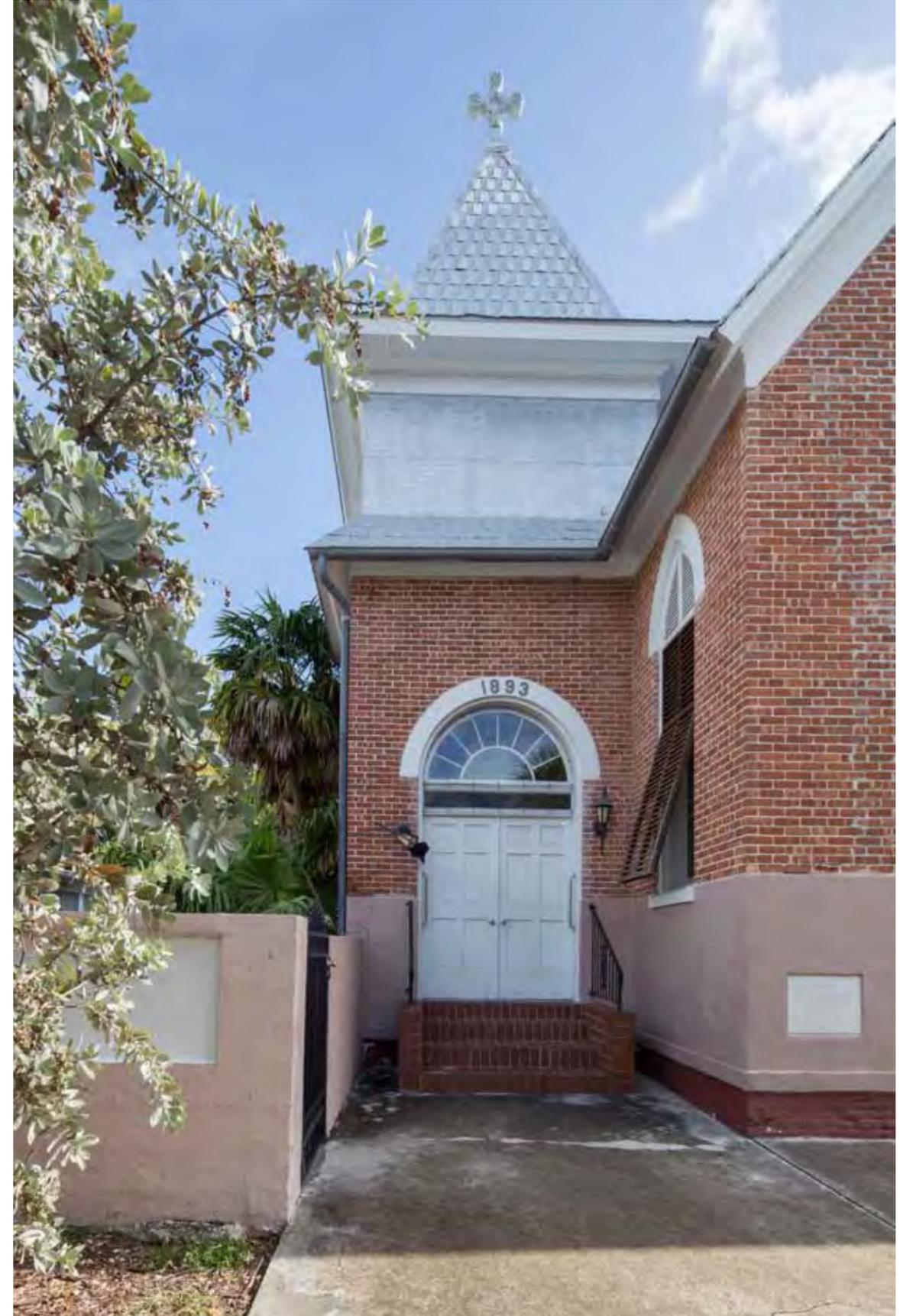


Jan 24th 2016 - Before

5



Jan 29th 2016 - After



Jan 24th 2016 - Before



Jan 29th 2016 - After



6



Jan 24th 2016 - Before



Jan 29th 2016 - After



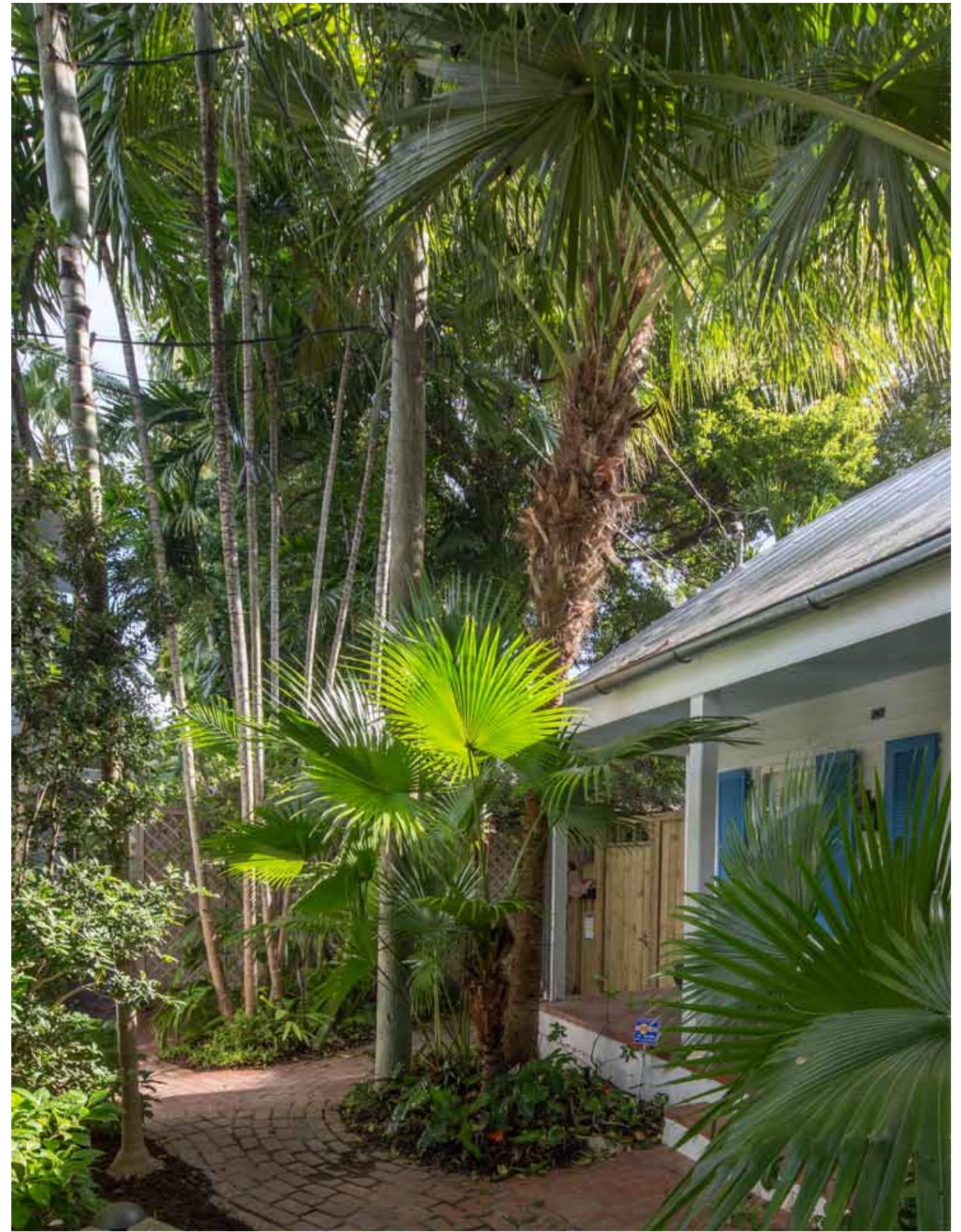
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Jan 24th 2016 - Before

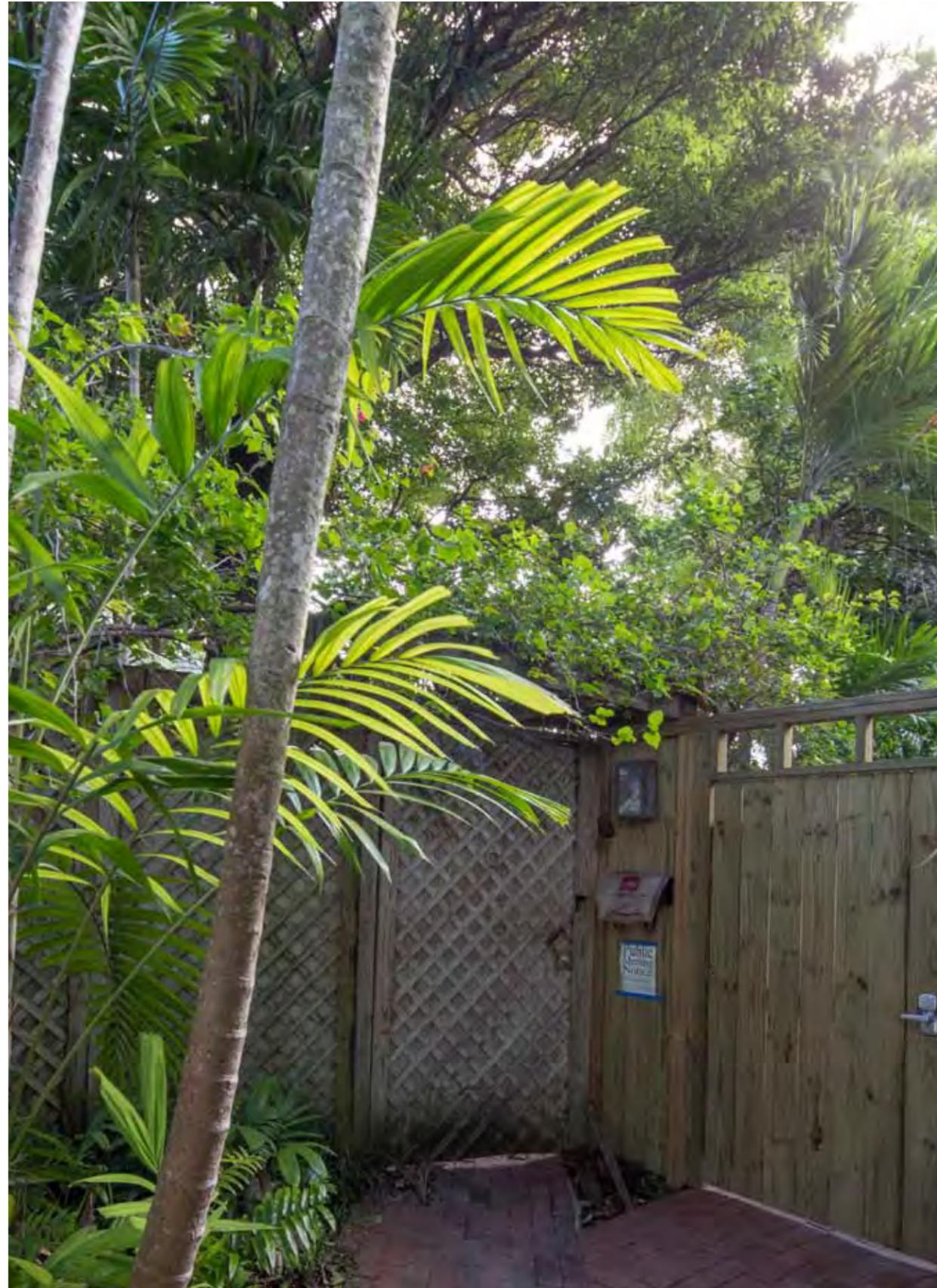


Jan 29th 2016 - After

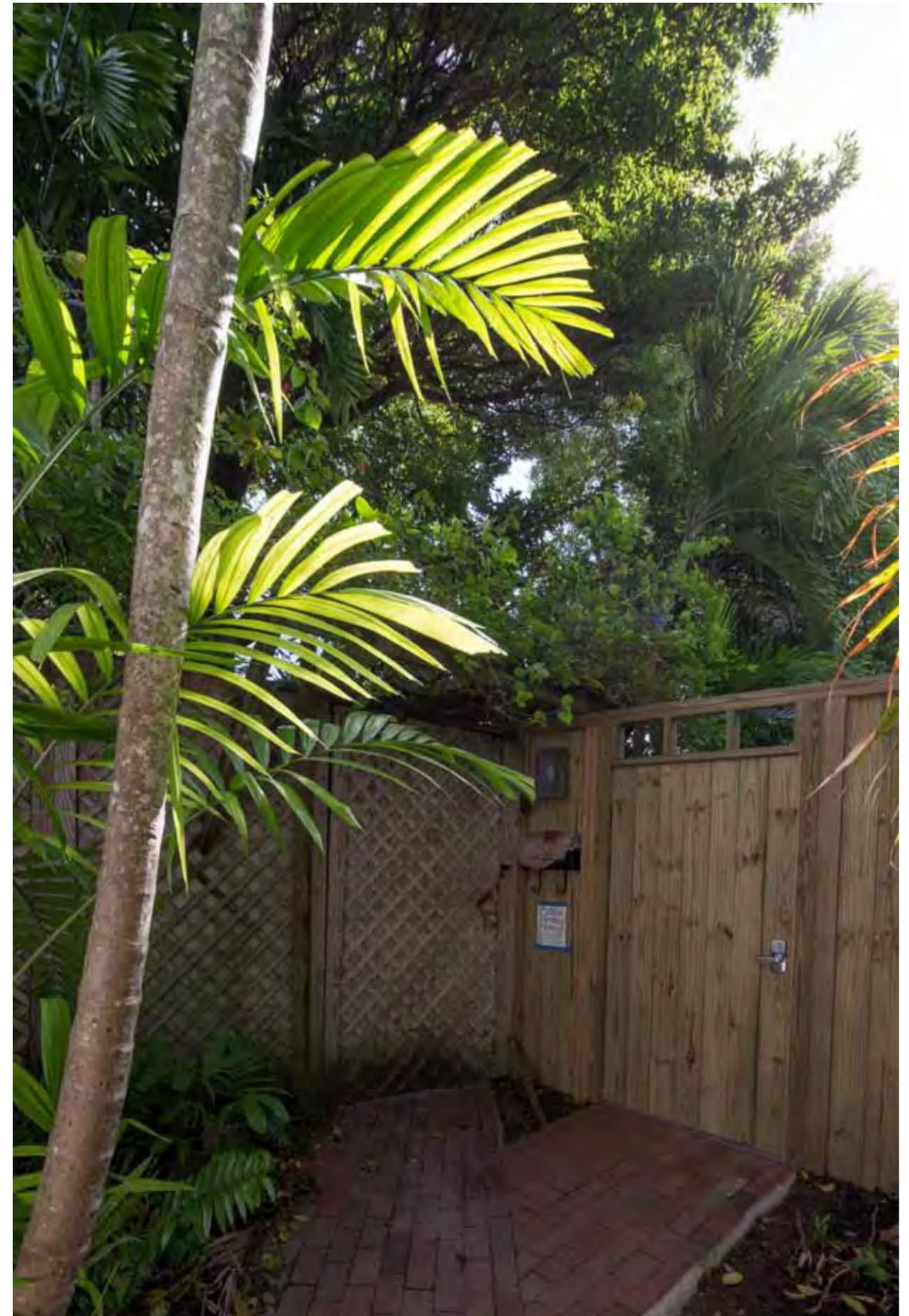


Jan 24th 2016 - Before

9



Jan 29th 2016 - After

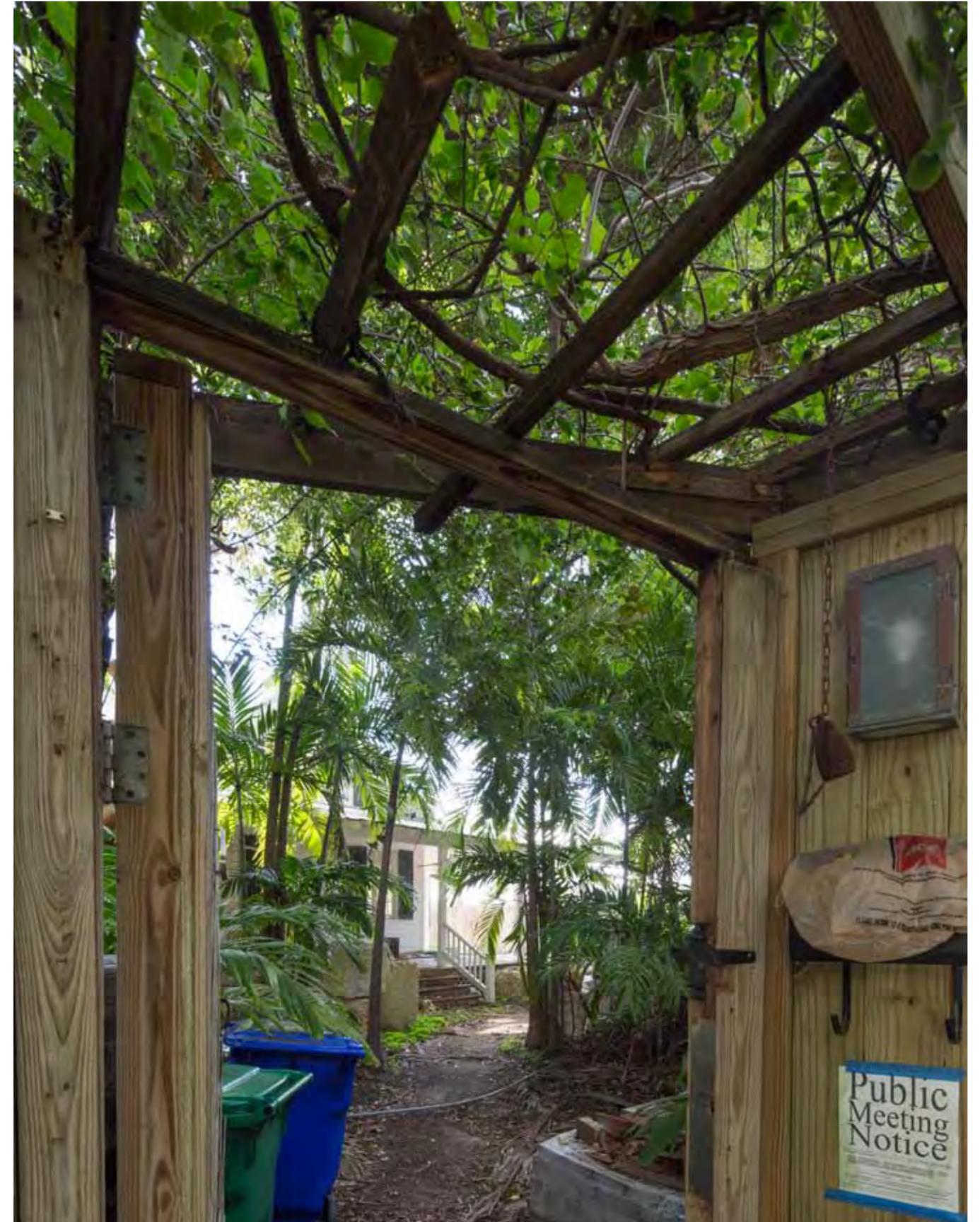


10

Jan 24th 2016 - Before



Jan 29th 2016 - After



Jan 24th 2016 - Before



Jan 29th 2016 - After



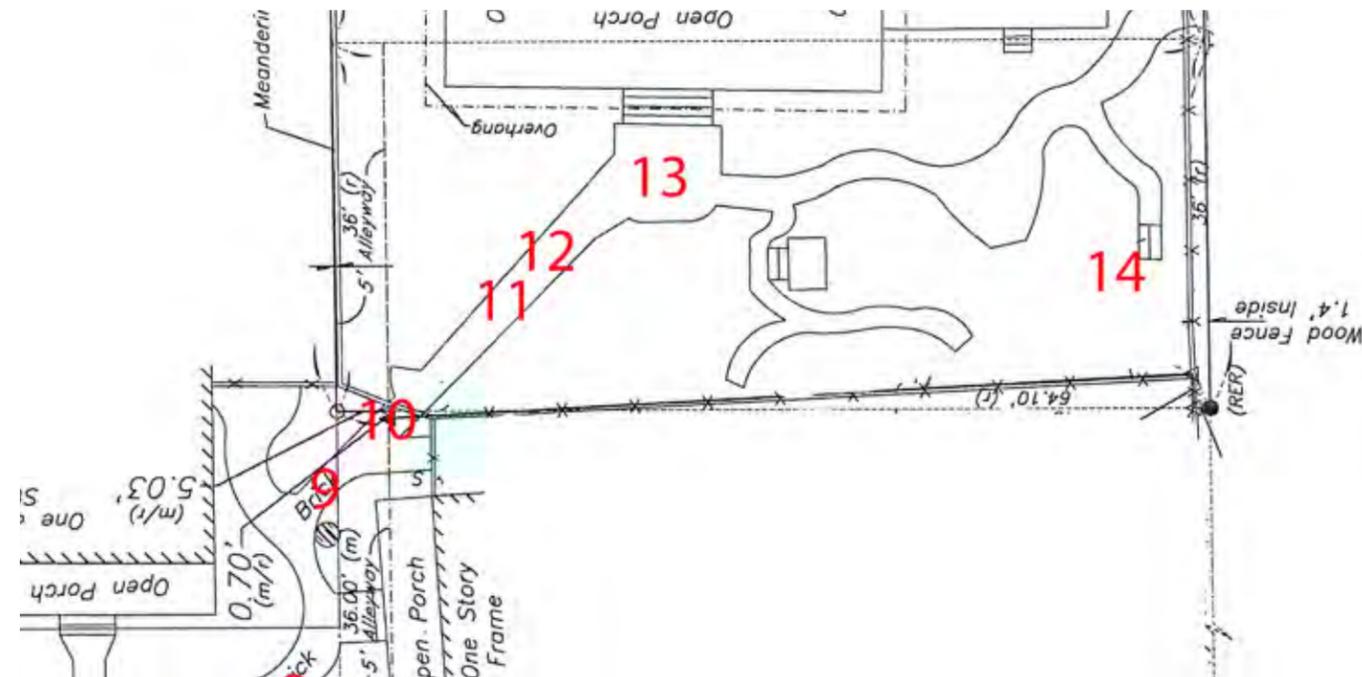
Jan 24th 2016 - Before



Jan 29th 2016 - After



12



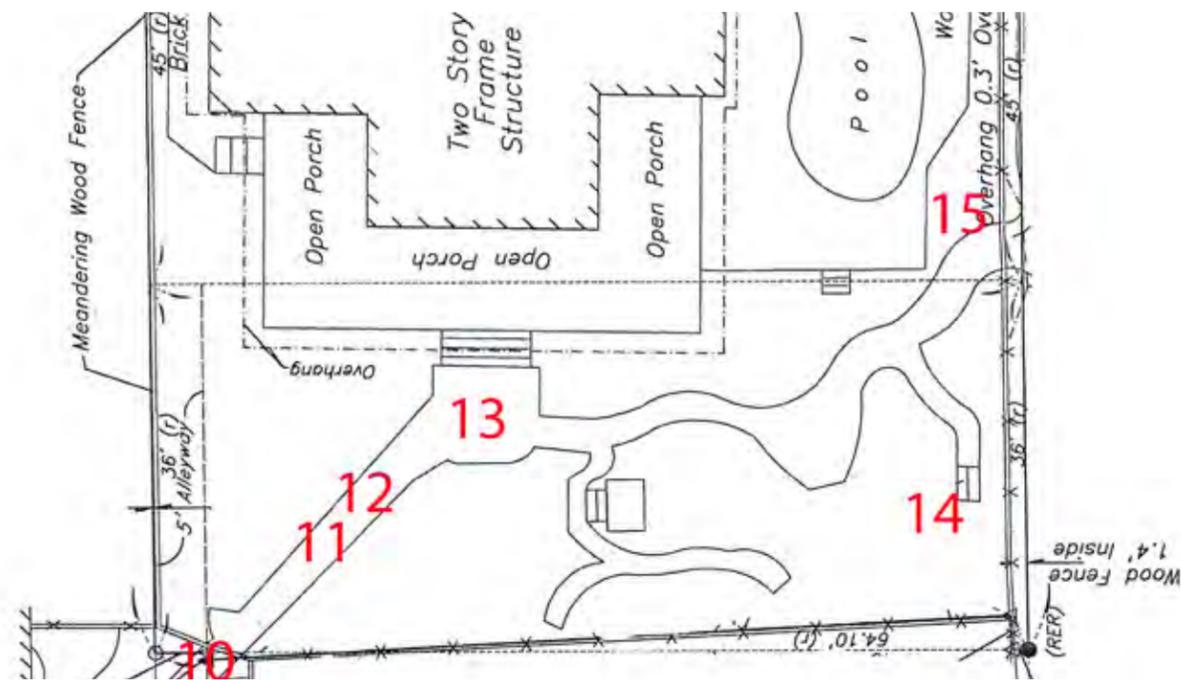
Jan 24th 2016 - Before



Jan 29th 2016 - After



13



Jan 24th 2016 - Before



Jan 29th 2016 - After



14



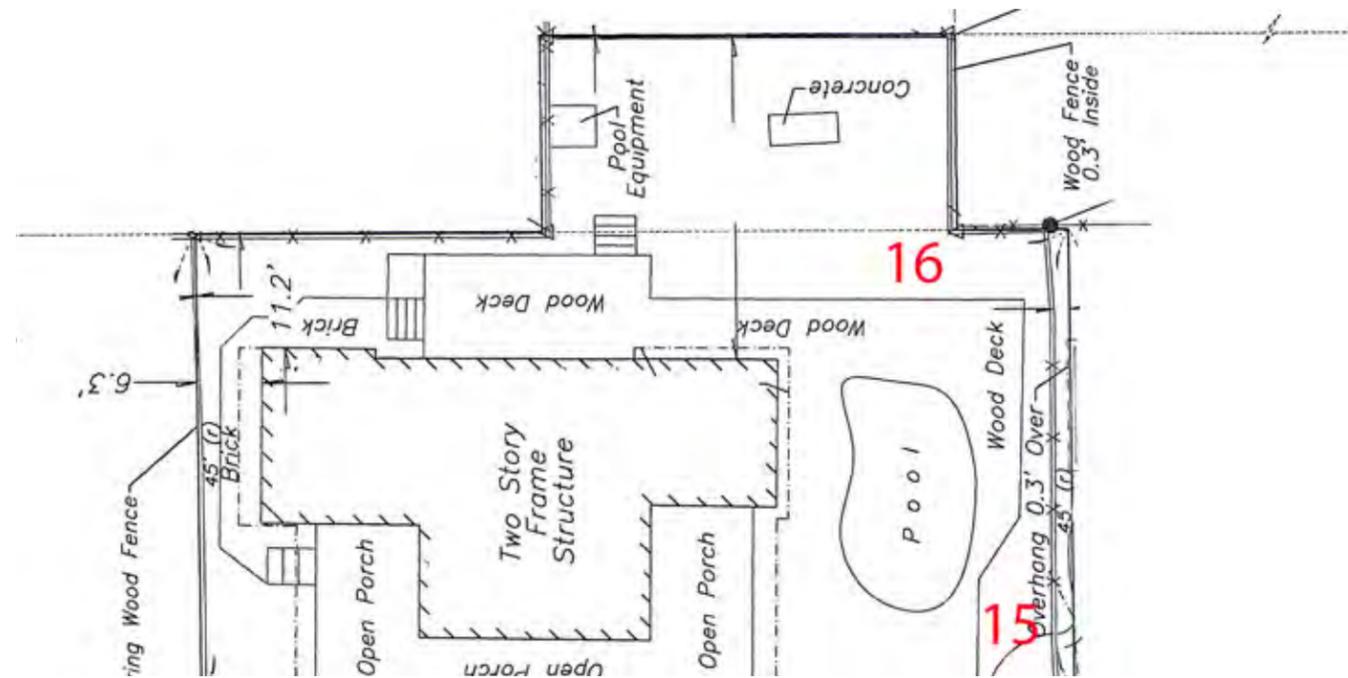
Jan 24th 2016 - Before



Jan 29th 2016 - After



15



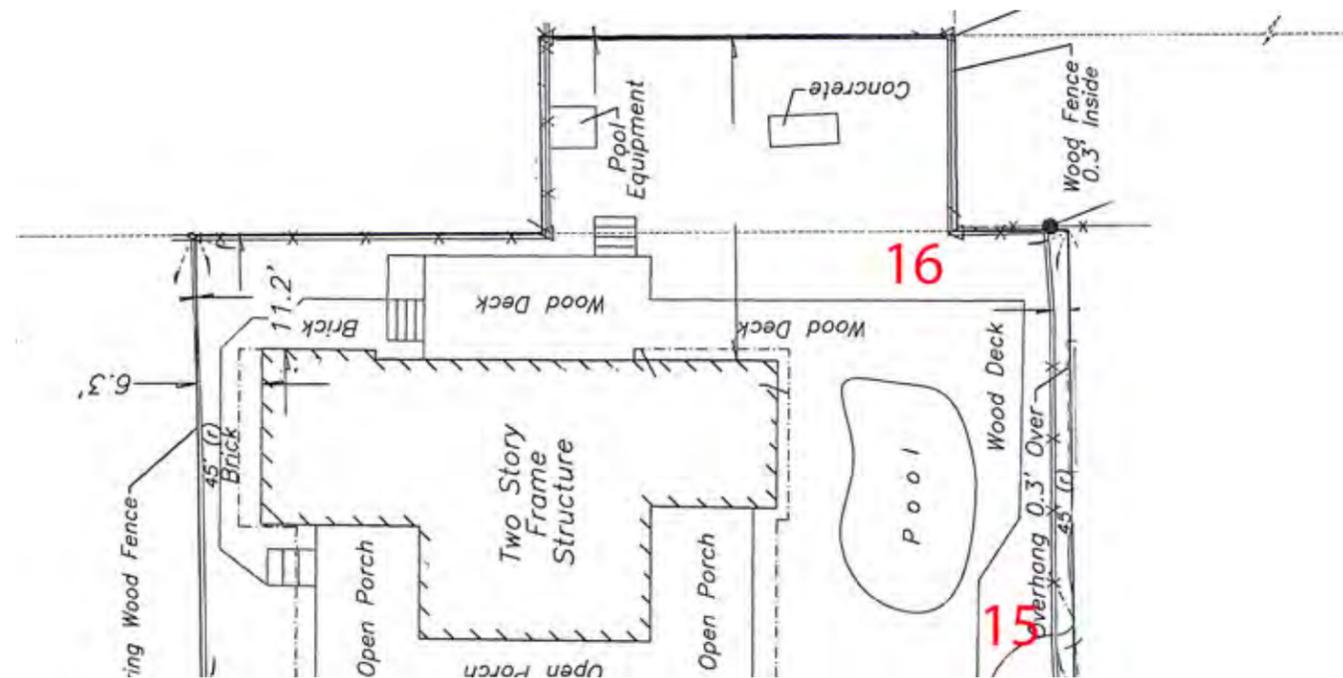
Jan 24th 2016 - Before



Jan 29th 2016 - After



16



Jan 24th 2016 - Before



Jan 29th 2016 - After



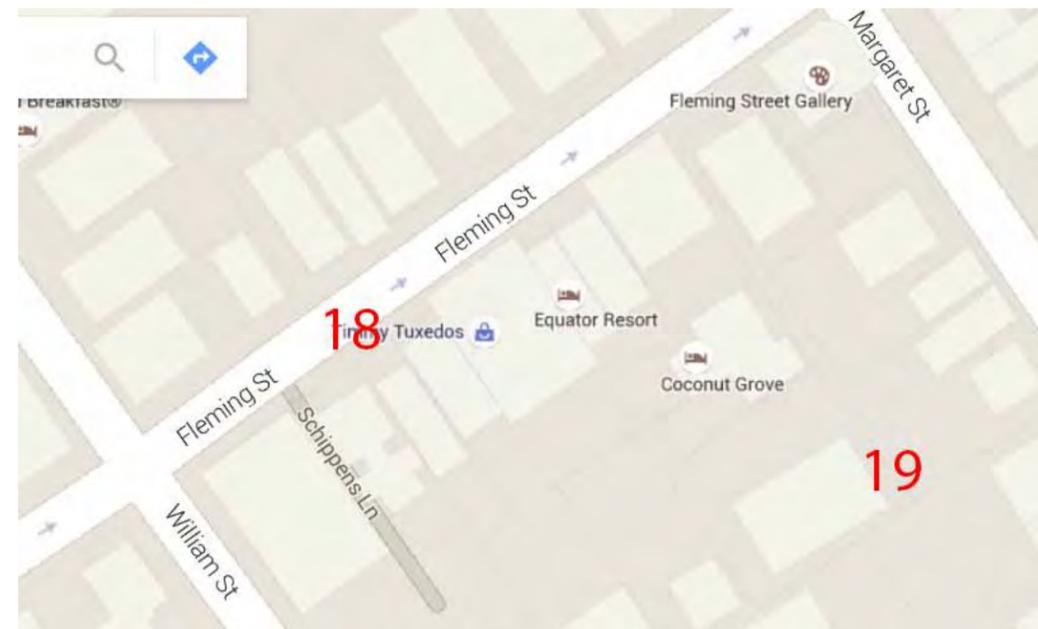
Jan 24th 2016 - Before



Jan 29th 2016 - After



18



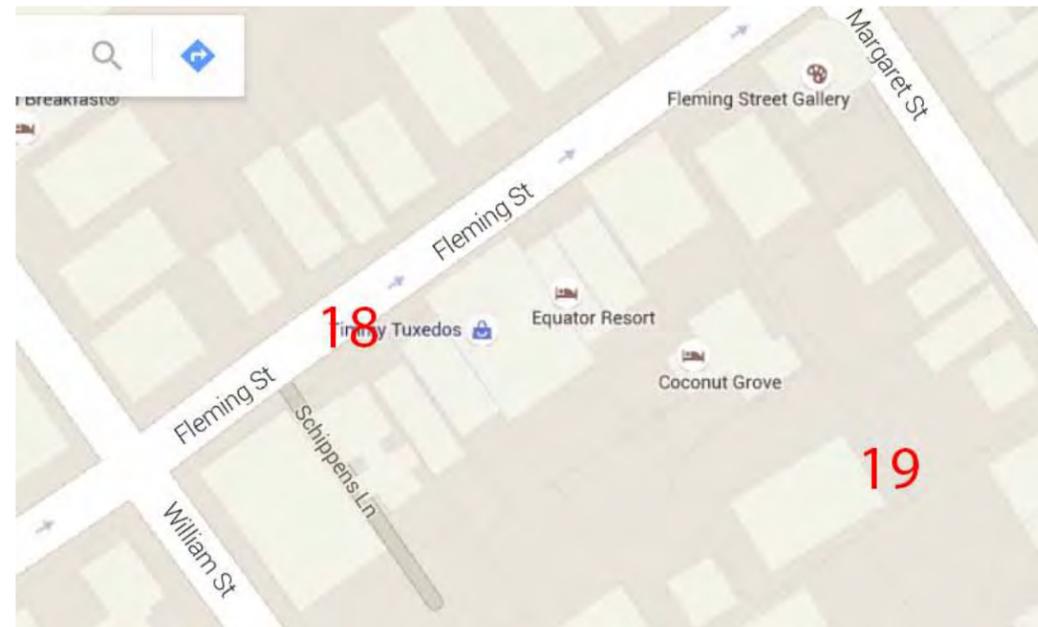
Jan 24th 2016 - Before



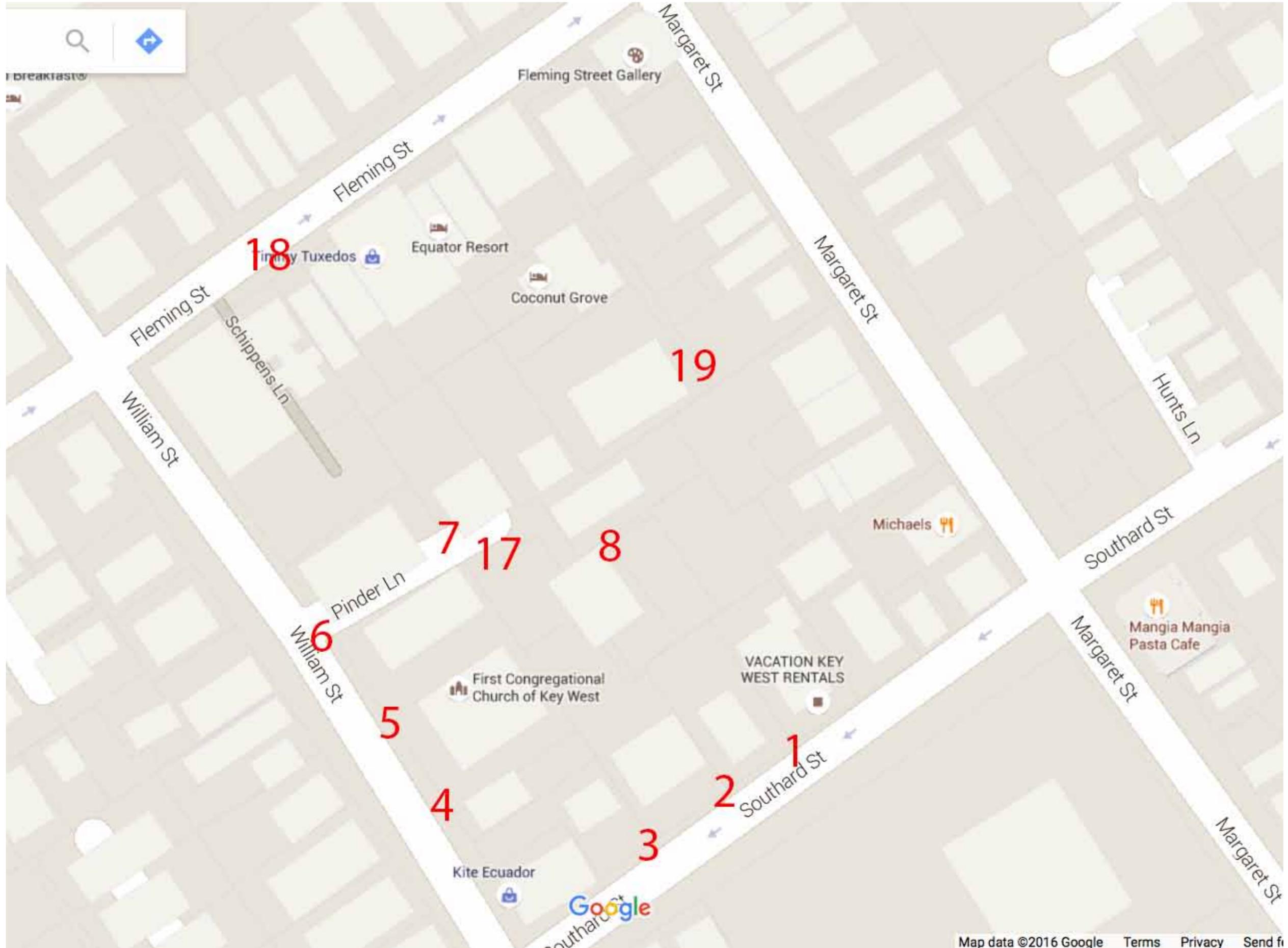
Jan 29th 2016 - After

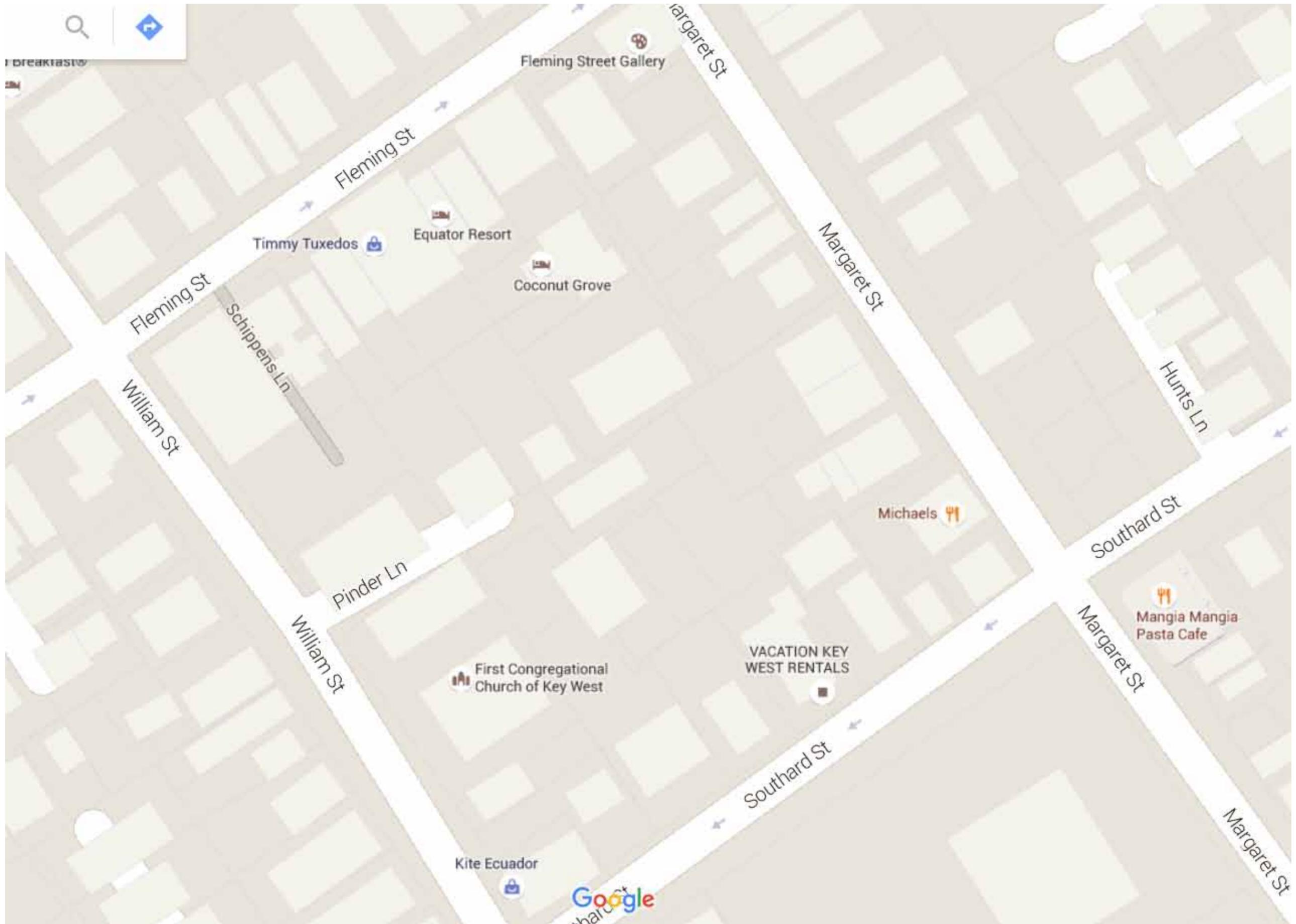


19









# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REQUEST FOR A CERTIFICATE OF NON-CONTRIBUTING VALUE. INSTALLATION OF TWO DORMERS. PARTIAL DEMOLITION OF ROOF TO ACCOMMODATE PROPOSED DORMERS.**

**FOR- #6 PINDER LANE**

**Applicant – Susan Cardenas**

**Application #H16-01-0473**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](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 305-809-3731 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 Thomas E. Pope, 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:

\_\_\_\_\_ on the 21 day of April, 202006

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 April 26, 2016.

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 H16-01-0473

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

Signed Name of Affiant: \_\_\_\_\_

Date: 4/21/2016

Address: 610 White St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of April, 2016.

By (Print name of Affiant) Thomas E. Pope who is personally known to me or has produced identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/2017



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES December 26, 2017  
Bonded Through My Notary Services

# PROPERTY APPRAISER INFORMATION



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1008443 Parcel ID: 00008180-000000

### Ownership Details

**Mailing Address:**

MARRACCINI WILLIAM J  
111 BOWNE RD  
RUMSON, NJ 07760-2364

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

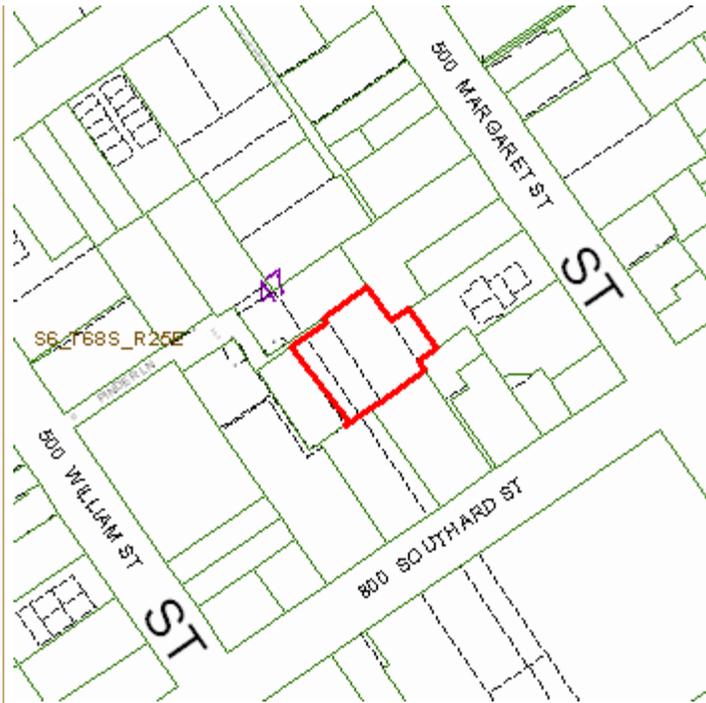
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 6 PINDER LN KEY WEST

**Legal Description:** KW PT LTS 1 AND 4 SQR 47 OR477-423 OR477-424 OR944-1043/44 OR975-1695 OR1101-1471/73 OR1109-6/7 OR1123-2463/64 OR1123-2465/68 OR2393-1229 OR2393-1234/35 OR2521-1502/04 OR2609-283/85 OR2741-419/21

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	7,281.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1444  
**Year Built:** 1930

## Building 1 Details

**Building Type** R1  
**Effective Age** 17  
**Year Built** 1930  
**Functional Obs** 0

**Condition** A  
**Perimeter** 272  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 22  
**Grnd Floor Area** 1,444

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

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

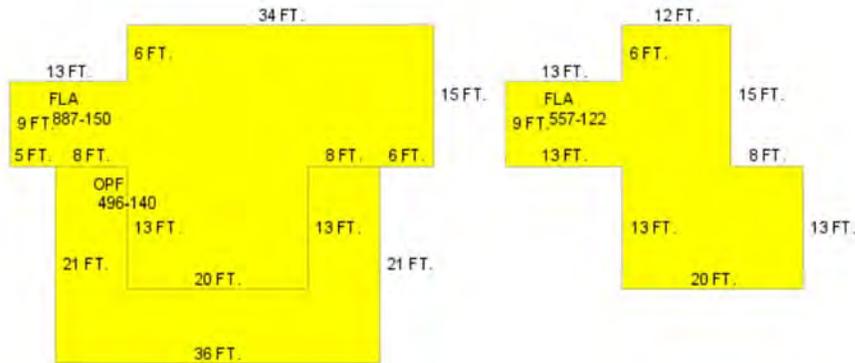
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** WD CONC PADS  
**Bedrooms** 3

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1985	N Y	0.00	0.00	887
2	OPF	12:ABOVE AVERAGE WOOD	1	1985	N Y	0.00	0.00	496
3	FLA	12:ABOVE AVERAGE WOOD	1	1985	N Y	0.00	0.00	557

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	HT2:HOT TUB	1 UT	0	0	1984	1985	1	50
2	PO4:RES POOL	280 SF	0	0	1984	1985	4	50
3	WD2:WOOD DECK	96 SF	0	0	1984	1985	2	40
4	PT2:BRICK PATIO	280 SF	0	0	1979	1980	2	50

## Appraiser Notes

LOFT UNDER FLA03 602 SQUARE FEET #6 PINDER LANE

AK1008770 (RE 00008510-000000) HAS BEEN COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES FOR THE 2011 TAX ROLL (3/28/2011 SCJ).

2011-12-27 MLS \$1.5M 3/2 THIS ENCHANTING PROPERTY IS LOCATED IN THE HEART OF OLD TOWN IN THE MIDDLE OF A VERY DESIRABLE BLOCK ADJACENT TO WILLIAM AND SOUTHARD STREETS. THE ONE AND A HALF STORY HOME IS VERY PRIVATE AND HAS THREE BEDROOMS AND TWO BATHS INCLUDING A TREETOP MASTER SUITE. THE HOME HAS MANY SETS OF FRENCH DOORS, LOTS OF WINDOWS, WOOD FLOORS, HIGH CEILINGS AND A HUGE WRAP-A-ROUND PORCH. THE OVERSIZED LOT, 7564 SQUARE FEET, IS A MAGICAL SETTING WITH MEANDERING PATHS AND AN IN-GROUND POOL AND SPA. OFF-STREET PARKING IS INCLUDED. THIS IS A VERY SPECIAL AND UNIQUE PROPERTY REMINISCENT OF OLD KEY WEST AND HAS INCREDIBLE POTENTIAL.

OR2741-422 EASEMENT AGREEMENT BETWEEN GRANTOR AK 1008729 (811 SOUTHARD ST) AND GRANTEE AK 1008443 (6 PINDER LANE) - GRANTS AN EASEMENT FOR VEHICLE PARKING AND LOADING AND UNLOADING PURPOSES

2011-03-23 MLS \$2,900,000 8/6 THIS IS A REMARKABLE PRIME OLD TOWN PROPERTY WITH OVER 21,000 SQUARE FEET OF LAND FOUR LARGE LOTS AND THREE HOMES. 6 PINDER LANE IS A 1500 SQUARE FOOT THREE BEDROOM, TWO BATH HOME WITH WRAP-AROUND PORCH, POOL AND EXPANSIVE GARDENS SECLUDED IN THE MIDDLE OF THE BLOCK AT THE END OF A LANE. 0 PINDER LANE IS A VACANT 3350 SQUARE FOOT LOT IDEAL FOR PARKING. 821 SOUTHARD STREET IS A LOVELY 1500 SQUARE FOOT, THREE BEDROOM, TWO BATH HOME WITH SITTING PORCH IN THE FRONT AND LARGE REAR DECK WITH LUSH GARDENS. 815 SOUTHARD STREET IS A DUPLEX CONSISTING OF TWO, ONE BEDROOM, ONE BATH APARTMENTS ON A HUGE LOT WITH MATURE TREES. PURCHASE ALL TOGETHER OR ONLY A PORTION - YOUR CHOICE

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	208,007	14,308	969,095	1,191,410	1,191,410	0	1,191,410
2014	209,091	13,590	973,582	1,196,263	1,196,263	0	1,196,263
2013	213,843	14,174	812,166	1,040,183	1,040,183	0	1,040,183
2012	218,595	14,757	753,940	987,292	987,292	0	987,292
2011	209,537	15,341	838,327	1,063,205	1,022,841	0	1,063,205
2010	212,061	15,924	457,187	685,172	685,172	0	685,172
2009	238,583	16,549	541,851	796,983	796,983	0	796,983
2008	219,416	17,213	631,060	867,689	867,689	0	867,689
2007	355,100	14,296	794,500	1,163,896	1,163,896	0	1,163,896
2006	492,594	14,831	431,300	938,725	938,725	0	938,725
2005	492,594	15,354	345,040	852,988	852,988	0	852,988
2004	289,132	15,889	322,340	627,361	627,361	0	627,361
2003	278,424	16,412	172,520	467,356	467,356	0	467,356

<b>2002</b>	239,472	16,948	158,900	415,320	415,320	0	415,320
<b>2001</b>	198,412	17,471	132,300	348,183	348,183	0	348,183
<b>2000</b>	200,102	17,892	76,545	294,539	294,539	0	294,539
<b>1999</b>	190,532	17,531	76,545	284,608	284,608	0	284,608
<b>1998</b>	160,952	15,231	76,545	252,728	252,728	0	252,728
<b>1997</b>	147,902	14,379	68,985	231,265	231,265	0	231,265
<b>1996</b>	117,451	11,726	68,985	198,162	198,162	0	198,162
<b>1995</b>	113,101	11,586	68,985	193,672	193,672	0	193,672
<b>1994</b>	95,701	10,055	68,985	174,741	174,741	0	174,741
<b>1993</b>	90,503	9,777	68,985	169,264	169,264	0	169,264
<b>1992</b>	90,503	10,016	68,985	169,503	169,503	0	169,503
<b>1991</b>	90,503	10,248	68,985	169,735	169,735	0	169,735
<b>1990</b>	58,957	10,485	57,645	127,087	127,087	0	127,087
<b>1989</b>	53,597	9,745	56,700	120,042	120,042	25,000	95,042
<b>1988</b>	47,094	7,703	56,700	111,497	111,497	25,000	86,497
<b>1987</b>	46,542	7,867	28,161	82,570	82,570	25,000	57,570
<b>1986</b>	46,806	8,035	27,216	82,057	82,057	25,000	57,057
<b>1985</b>	18,660	2,000	11,282	31,942	31,942	25,000	6,942
<b>1984</b>	17,634	2,000	11,282	30,916	30,916	25,000	5,916
<b>1983</b>	17,634	2,000	11,282	30,916	30,916	25,000	5,916
<b>1982</b>	17,913	2,000	9,924	29,837	29,837	25,000	4,837

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>4/3/2015</b>	2741 / 419	1,549,000	<u>WD</u>	<u>01</u>
<b>1/4/2013</b>	2609 / 283	100	<u>WD</u>	<u>11</u>
<b>5/24/2011</b>	2521 / 1502	950,000	<u>WD</u>	<u>05</u>
<b>3/1/1990</b>	1123 / 2463	275,000	<u>WD</u>	<u>M</u>
<b>10/1/1989</b>	1109 / 6	240,000	<u>WD</u>	<u>M</u>
<b>2/1/1969</b>	477 / 423	2,500	00	<u>Q</u>

This page has been visited 33,817 times.

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