Historic Architectural Review Commission
Staff Report for Item 4

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	June 27, 2017
Applicant:	David Knoll, Architect
Application Number:	H16-03-0033
Address:	#724 Caroline Street

Description of Work:

Demolition of rear wall end one-story rear addition. Demolition of cistern, greenhouse, and overhead roof structure at the rear yard.

Site Facts:

The building under review, build ca. 1890, is a contributing resource to the historic district. The building is located second towards the west, on the southwest corner of Caroline and Margaret Streets. The building is one of the oldest structures still stand within the urban block. The two-story frame vernacular historic house has been abandoned and neglected. The house has kept its original form, with the exception of the portion of the house, which was originally one-story that was changed before 1926 to a two-story rear addition with a two-story east side porch. It is clear in the circa 1965 that the two-story rear porch has become a one-story enclosed structure. The house includes two recognized units.

Ordinance Cited on Review:

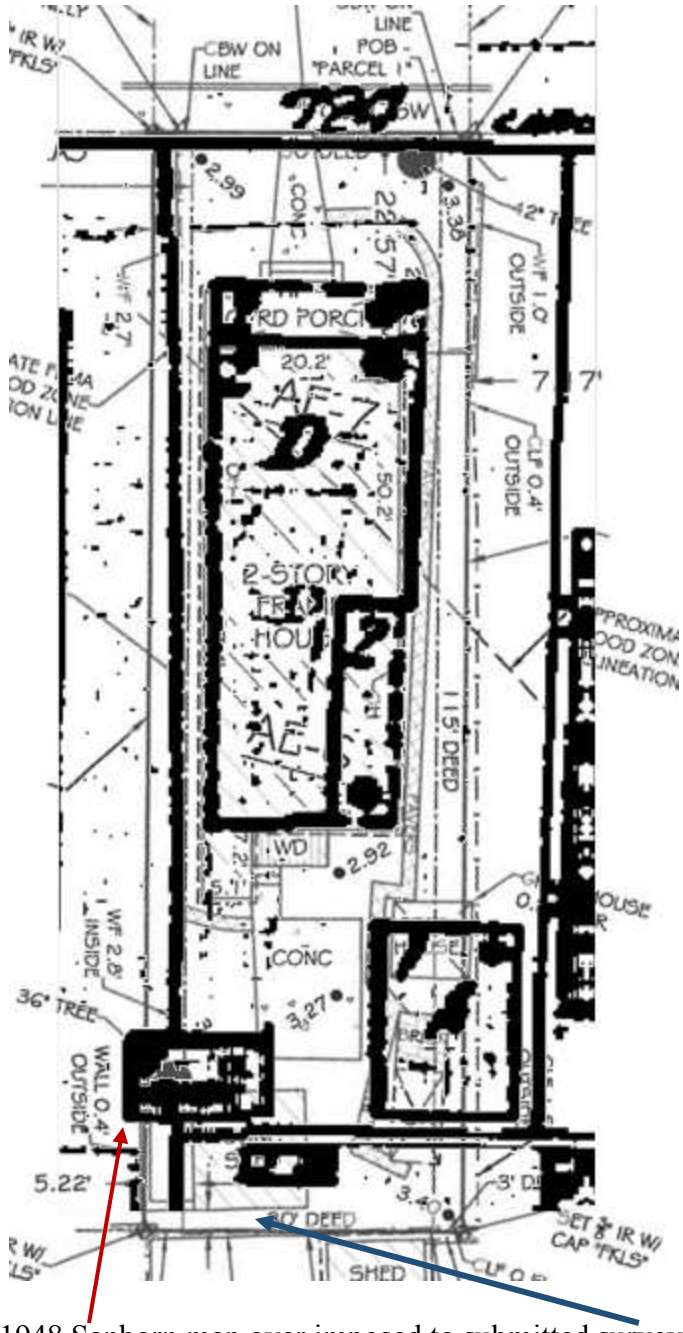
- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the rear one-story addition, overhead roof, concrete cistern, and greenhouse.
-

Staff Analysis

The plan includes the demolition of several non-historic elements found in the rear of the site. At the time of this report the greenhouse, which was a non-historic structure made with wood lattice, has been already removed.

It is important to mention that staff has studied available information regarding the above ground cistern - "concrete shed" on the survey, that is proposed to be demolished. The the Sanborn maps from 1899 through 1948, depict a cistern on the rear yard of the property. The 1948 color-coded Sanborn map depicts the cistern in blue color, which means that the structure is in concrete or masonry. The 1962 Sanborn map does not portrait any accessory structure on the site. The separation between the cistern and the historic rear footprint of the house in the Sanborn maps versus the location of the "concrete shed" in the survey are very similar. In addition, the construction materials are definitely more than 50 years old. It is evident that the height of the structure was altered through time and that the old mango tree roots have done some damage to the structure. For those reasons, staff will consider and review the request for this structure to be demolished as a historic resource.

Color-coded 1948 Sanborn map.



1948 Sanborn map over imposed to submitted survey.

It is staff's opinion that the request for the proposed demolition of the above-ground cistern should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

> (*a*) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(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 criteria of section 102-125(1) through (9).

The structure in question is not irrevocable compromised by extreme deterioration. There are some cracks due to the mango tree root system. The cistern has a wooden gable roof with metal v-crimp.

The following is the criteria of section 102-125:

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;*

Staff opines that the structure has no distinctive characteristics of a type or method of construction. The structure was built for a utilitarian purpose and does not possess any architectural features. The structure has been altered through time.

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

It is staff understanding that no significant events have ever happened in the site that has contributed 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;*

The structure in question has no significant value as part of a development, heritage, or cultural record of the city.

4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structure in question is not an example of any social, cultural, or historic heritage of the city.

6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structure in question is not an example of 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;*

The structure in question is not part of a park, square or distinctive area in the city.

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*

The structure in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features. There are still existing not altered historic aboveground cisterns that still preserve their original form and configuration, which can be considered as best remaining examples.

9 *Has not yielded, and is not likely to yield, information important in history.*

The structure in question may yield some information in history, but is not the best example of its kind.

The plan also includes the removal of a one-story structure attached to the rear of the house and an overhead accessory structure on the rear yard. Since the structures in question are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the removal of the structures in question will not jeopardize the historic character of the neighborhood.

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

The proposed structures to be demolished are not historic.

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

The non-historic structures in question are not significant or important in defining the historic character of the site.

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

It is staff's opinion that the structures in question that are proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as they comply with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the demolition of the above-grade cistern, a second reading will be required. If the Commission approves the request for demolition of the one-story structure attached to the rear of the house and an overhead accessory structure on the rear yard, this will be the only required reading.

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
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
H16-03-0033		
FLOODPLAIN PERMIT		REVISION #

FLOOD ZONE	PANEL#	ELEV. L.FL.	SUBSTANTIAL IMPROVEMENT
			___YES ___NO ___%

ADDRESS OF PROPOSED PROJECT:	724 CAROLINE STREET	# OF UNITS 2
RE# OR ALTERNATE KEY:	00003550-000000	
NAME ON DEED:	WILLIAM M CALDWELL	PHONE NUMBER 410-960-9633
OWNER'S MAILING ADDRESS:	14 IVY HILL COURT	EMAIL GraceCwell@aol.com
	HUNT VALLEY, MD 21030	
CONTRACTOR COMPANY NAME:	N / A	PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:	N / A	EMAIL
ARCHITECT / ENGINEER'S NAME:	DAVID KNOLL	PHONE NUMBER 305-745-8617
ARCHITECT / ENGINEER'S ADDRESS:	19581 MAYAN ST.	EMAIL david@davidknollarch.com
	SUGARLOAF KEY, FL 33042	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: _X__YES____NO (SEE PART C FOR HARC APPLICATION.)

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

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.

PROJECT TYPE: X ONE OR TWO FAMILY ___MULTI-FAMILY _COMMERCIAL ___NEW _X REMODEL
_CHANGE OF USE / OCCUPANCY _X ADDITION ___SIGNAGE ___WITHIN FLOOD ZONE AE-7
X DEMOLITION X SITE WORK X INTERIOR X EXTERIOR AFTER-THE-FACT

DETAILED PROJECT: RESUBMISSION OF REVISED PLANS TO INCLUDE THE RENOVATION OF THE EXISTING FRONT PORTION OF THE HISTORIC STRUCTURE; DEMOLITION OF THE EXTREMELY DETERIORATED EXISTING REAR PORTION OF THE HISTORIC STRUCTURE AND REBUILD IT TO THE SAME THREE DIMENTIONAL FOOTPRINT; DEMOLITION OF A CONCRETE CISTERN, GREENHOUSE STRUCTURE AND OVERHEAD ROOF STRUCTURE AT THE REAR YARD; ADDITION OF A THREE HUNDRED SQUARE FOOT PORTION AT THE REAR OF THE PROPERTY; ADDITION OF A STOOP WITH STEPS AT THE EAST SIDE YARD; REMOVAL OF THE COMPROMISED BOTTLE BRUSH AND SCHEFFLERA TREES AT THE NORTHEAST, FRONT CORNER OF THE PROPERTY; REPLACEMENT OF A FENCE AND GATE AT THE FRONT PROPERTY LINE TO MATCH THE EXISTING; AND SITE WORK TO INCLUDE A REPLACEMENT TREE WHERE THE EXISTING TREES HAVE BEEN REMOVED.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

ARCHITECT PRINT NAME: **DAVID KNOLL**	QUALIFIER PRINT NAME:
ARCHITECT SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to architect: Natalie L Hill	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 24th DAY OF March, 20 17.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20___.
NATALIE L. HILL Commission # GG 051262 Expires November 29, 2020 Bonded Thru Troy Fain Insurance 800-385-7019	
Personally known or produced Driver's License as identification.	Personally known or produced ___ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: X MAIN STRUCTURE ____ ACCESSORY STRUCTURE X SITE

ACCESSORY STRUCTURES: ____ GARAGE / CARPORT ____ DECK X FENCE ____ OUTBUILDING/SHED

FENCE STRUCTURES: 3 FT. ____ FT. SOLID ____ FT./TOP 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: X NEW ____ ROOF-OVER X TEAR-OFF ____ REPAIR ____

X 5 V METAL ____ ASPLT. SHGLS. X 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

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

ADDITIONAL INFORMATION: _____

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

ARCHITECTURAL FEATURES TO BE ALTERED:	*ORIGINAL MATERIAL:*	*PROPOSED MATERIAL:*
WINDOWS AND DOORS	WOOD, GLASS, ALUMINUM	WOOD, GLASS, METAL
SIDING	WOOD	WOOD
ROOFING	GALVANIZED METAL	GALVANIZED METAL

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 ____APPROVED_____NOT APPROVED_____DEFERRED FOR FUTURE CONSIDERATION_____TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: House is listed as contributing resource. Guidelines for additions/alterations, fences, skylights, Ordinance for historic - and non-historic demolitions.		
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 ATHORITY, 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 USDEP 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-____-____-____-_____

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.

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 CISTERN MEETS THESE CRITERION

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
THE CISTERN MEETS THESE CRITERION

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city , state or nation, a nd is not associated with the life of a person significant in the past.

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

THE CISTERN MEETS THESE CRITERION

(h) Does not have a unique location or singular phy sical characteristic which represents an established and fam iliar visual feature of its neighborhood or of the cit y, and does not exemplify the best remaining architectural type in a neighborhood.

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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

__X__ Yes Number of pages and date on plans 5 PAGES DATED 3/24/17

_____ No Reason_____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificat e 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.
DEMOLISHING THE NON- HISTORIC GREENHOUSE AND ROOF STRUCTURE WILL NOT DIMINISH THE HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD

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

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.

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

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.***

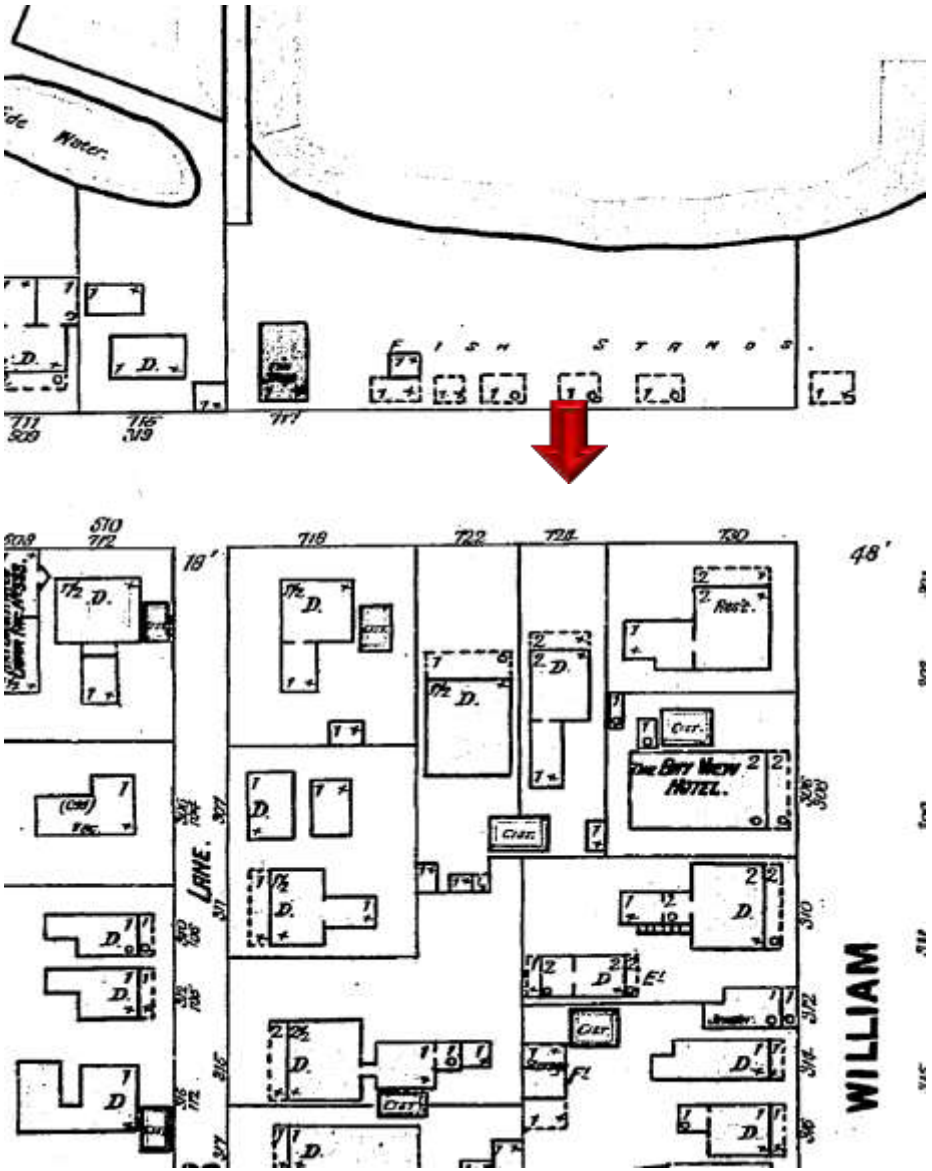
PROPERTY OWNER'S SIGNATURE:	3/24/17 BILL CALDWELL DATE AND PRINT NAME:

OFFICE USE ONLY

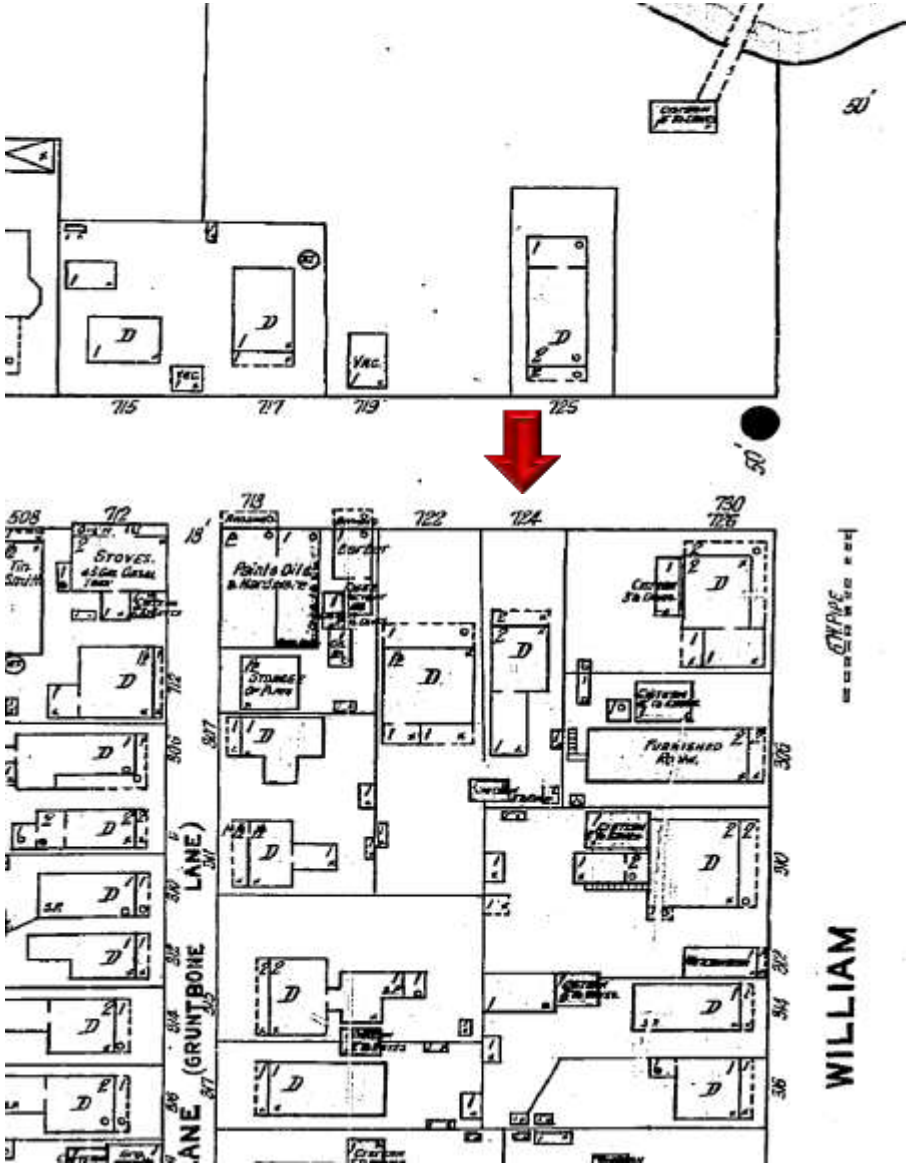
BUILDING DESCRIPTION:					
____Contributing	Year built_____	Style_____	Listed in the NRHP_____	Year_____	
Not listed	Year built	Comments			

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE _____**	Staff Comments

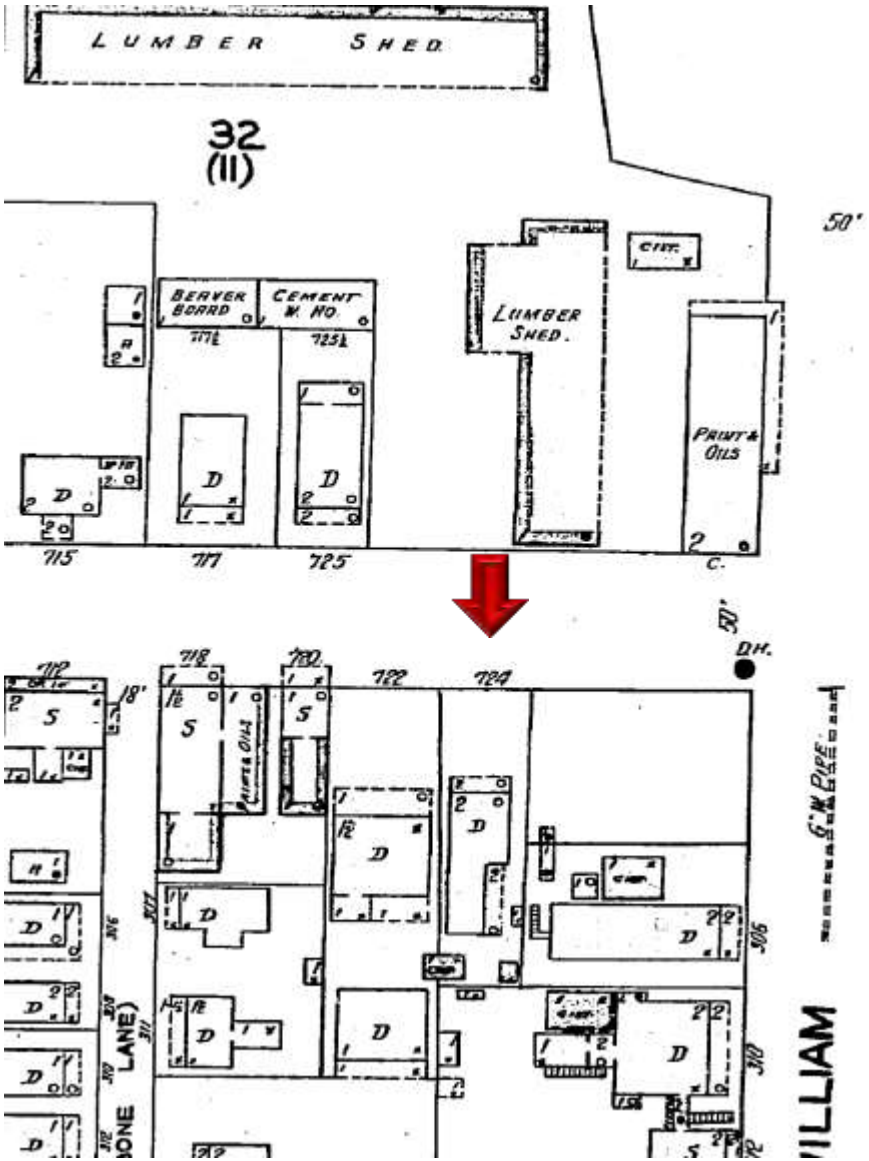
SANBORN MAPS



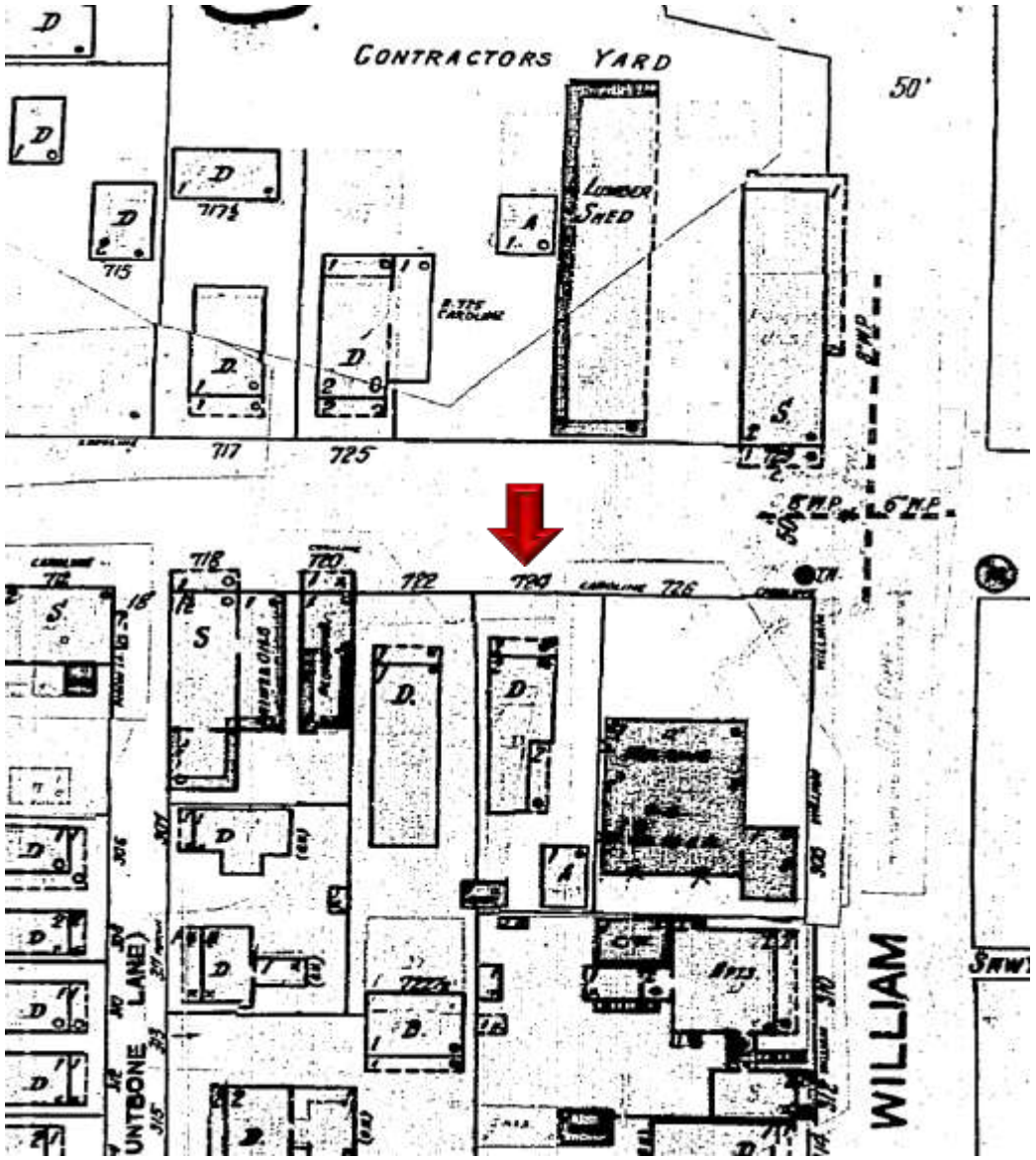
1899 Sanborn Map



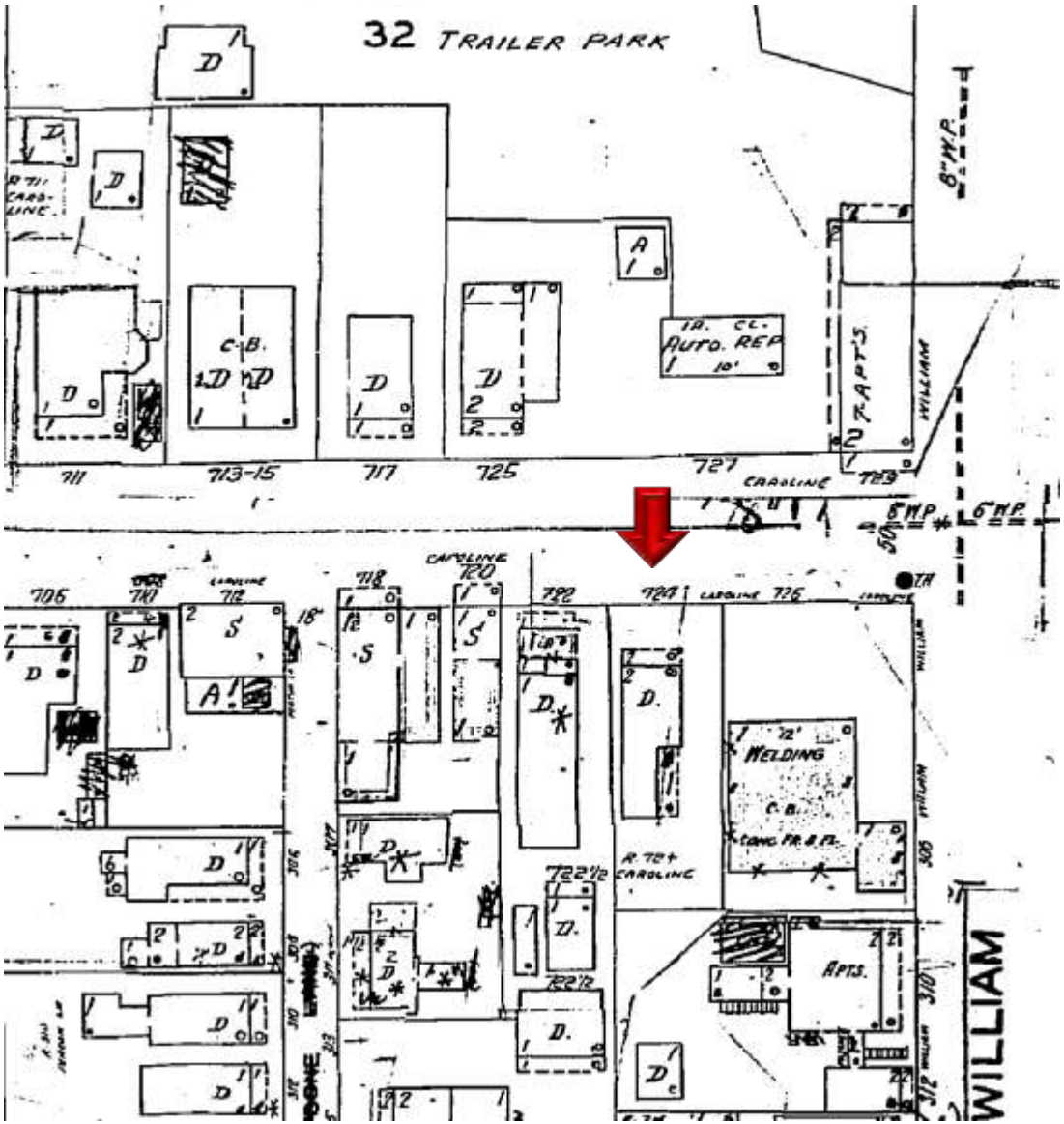
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

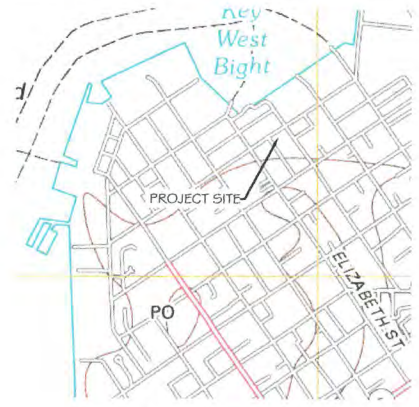
PROJECT PHOTOS

724 Caroline Street circa 1965. Monroe County Library.

726 Caroline Street in 1966. House under review towards the right side. Monroe County Library.

SURVEY

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E

N
W E
S

ASSUMED

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- X.XX - SPOT GRADE ELEVATION (TYPICAL)

1"=20'

0 10 20 40

TOTAL AREA = 3,812.47 SQFT±

BEARING BASE:
ALL BEARINGS ARE BASED ON S75°00'00"W ASSUMED ALONG THE CENTERLINE OF CAROLINE STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
724 CAROLINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7

FIRST FLOOR ELEVATION = 5.4' (NGVD 1929)

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION:
NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -
William M. Caldwell;
Stones & Cardenas;
Chicago Title Insurance Company;

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE,PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	09/08/2015
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	--------
INVOICE NO.:	--------

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

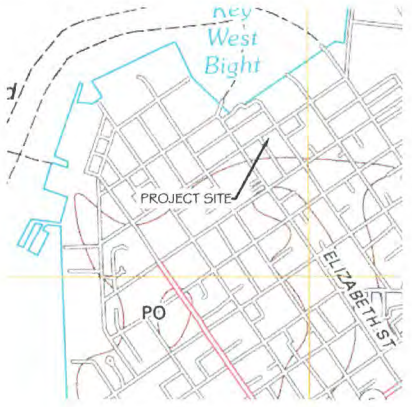
SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E

LEGAL DESCRIPTION -

"PARCEL 1"

The following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit: On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, A.D., 1829, as a part of Lot 2, Square 22, described as follows: Commencing at a point on Caroline Street, distant 65 feet from the corner of Caroline and William Streets and running thence along said Caroline Street in a Southwesterly direction 30 feet; thence at right angles in a Southeasterly direction 115 feet; thence at right angles in a Northeasterly direction 30 feet; thence at right angles in a Northwesterly direction 115 feet to the place of beginning.

"PARCEL 2"

That certain 3 foot by 115 foot strip of land lying Northeasterly and contiguous to Parcel 1 appearing in Quiet Title Action between William H. Spencer, Bernice Spencer and Tatra, Inc., Case No. 80-121-CA-13, as evidenced by Final Judgment recorded April 10, 1981 in Official Records Book 829, Page 189, and Mandate recorded in Official Records Book 849, Page 747, and Findings of Appeal recorded in Official Records Book 849, Page 748, said lands being described as follows: 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 2, Square 22. Commencing at the corner of Caroline and William Streets, as now constructed, and running thence along Caroline Street in a Northwesterly direction a distance of 62 feet to a point of beginning; thence continuing running in a Southwesterly direction 3 feet; thence at right angles in a Southeasterly direction 115 feet; thence at right angles in a Northeasterly direction 3 feet; thence at right angles in a Northwesterly direction 115 feet to the place of beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

William M. Caldwell;
Stones & Cardenas;
Chicago Title Insurance Company;

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE,PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	09/08/2015
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	-------
INVOICE NO.:	-------

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

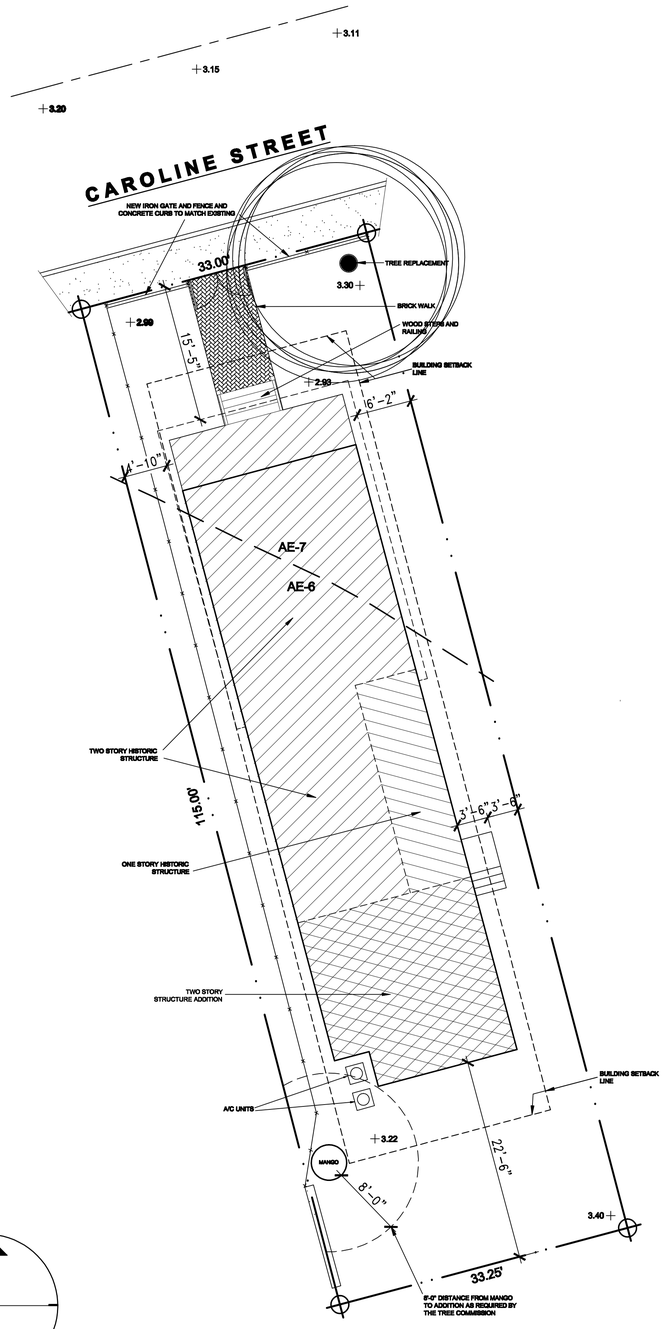
FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

PROPOSED DESIGN

RENOVATION AND ADDITIONS FOR:

724 CAROLINE STREET

KEY WEST, FLORIDA



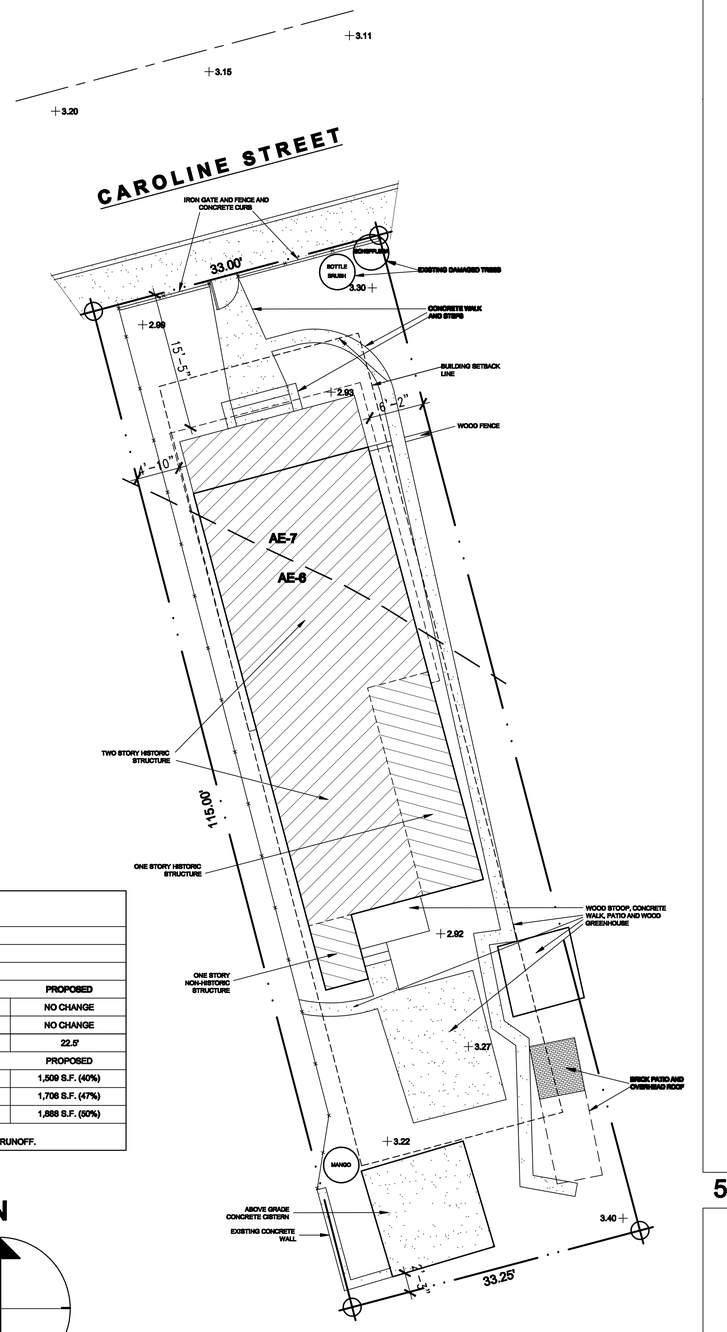
N

PROPOSED SITE PLAN

1/8" = 1' - 0"

SITE DATA

1.	LAND USE DISTRICT: HNC-2 - HISTORIC NEIGHBORHOOD COMMERCIAL		
2.	FLOOD ZONE: AE7 / BUILDING FLOOR ELEVATION: 5.4' NGVD		
3.	LOT AREA: 3,812 S.F.		
4.	SETBACKS:	REQUIRED	EXISTING	PROPOSED
	FRONT	10.0'	15.4'	NO CHANGE
	SIDE	5.0'	4.5' + 6.2'	NO CHANGE
	REAR	15.0'	2.2'	22.5'
5.	LOT COVERAGE:	REQUIRED	EXISTING	PROPOSED
	BUILDING	40% MAX. (1525 S.F.)	1,586 S.F. (42%)	1,509 S.F. (40%)
	IMP. SURFACE	60% MAX. (2287 S.F.)	1,944 S.F. (51%)	1,708 S.F. (47%)
	OPEN SPACE	35% MIN. (1,334 S.F.)	1,868 S.F. (49%)	1,888 S.F. (50%)
6.	PROPOSED STORMWATER RETENTION: THE WORK DEPICTED IN THESE DRAWINGS WILL DECREASE STORMWATER RUNOFF.			



N

EXISTING SITE PLAN

1/8" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:

5 / 12 / 17

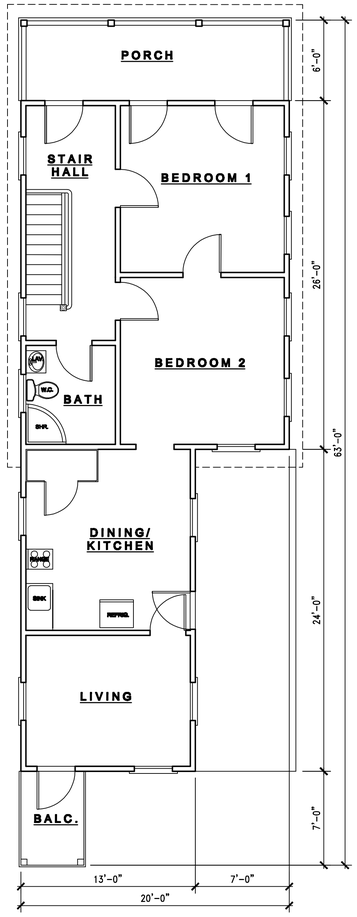
RENOVATION AND ADDITIONS FOR:

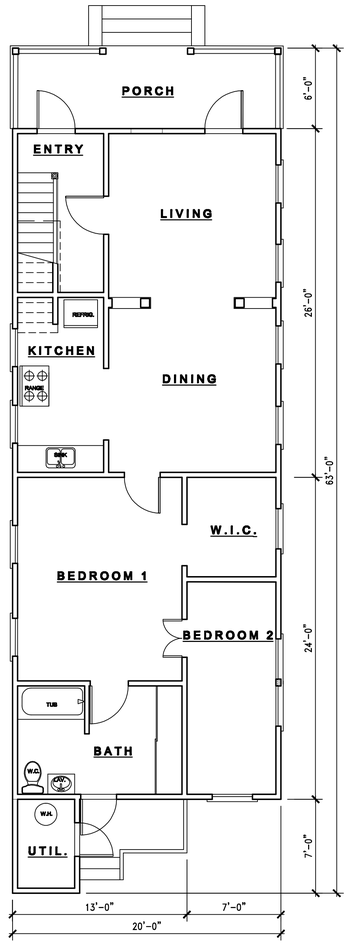
724 CAROLINE STREET

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
AR 0011715
KEY WEST, FL. (305) 896-8611

SHEET 1 OF 5 SHEETS





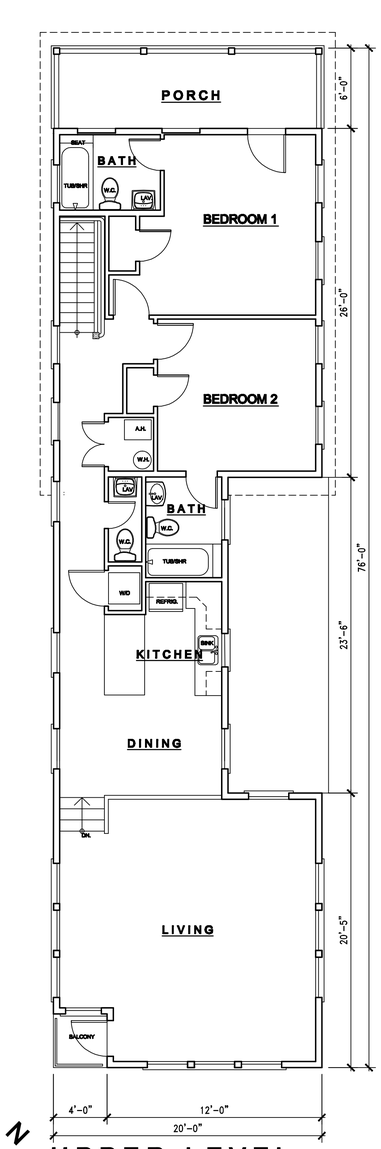
UPPER LEVEL

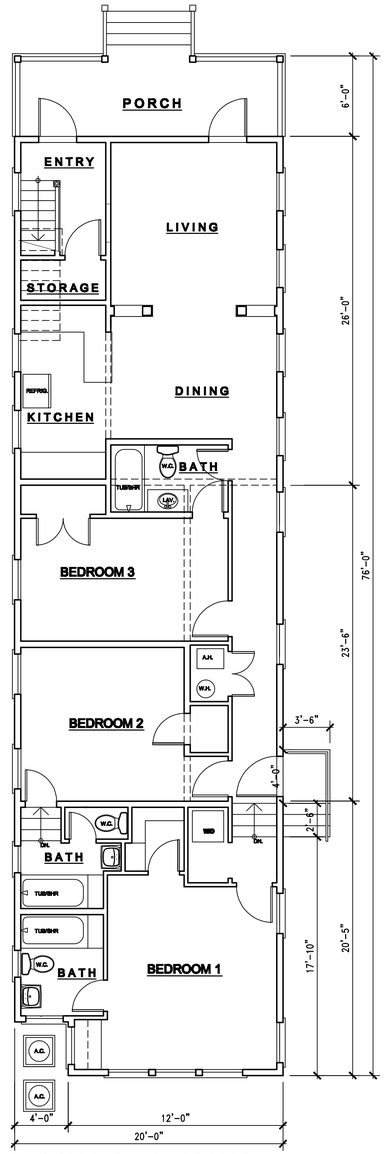
LOWER LEVEL

EXISTING FLOOR PLANS

3/16" = 1'-0"

PLAN NORTH





UPPER LEVEL

LOWER LEVEL

PROPOSED FLOOR PLANS

3/16" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:

5 / 12 / 17

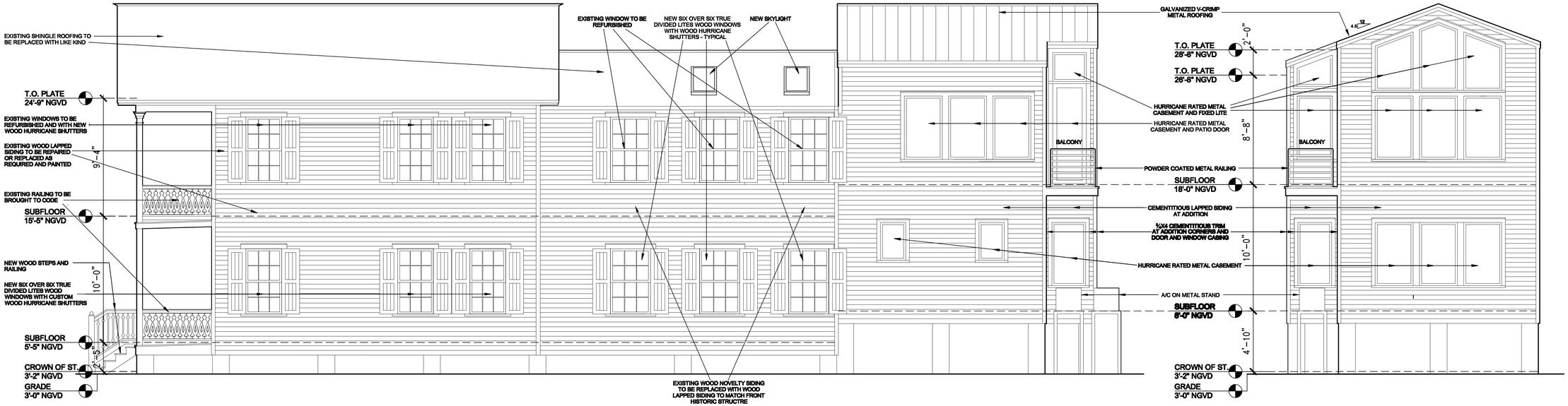
RENOVATION AND ADDITIONS FOR:

724 CAROLINE STREET

KEY WEST, FLORIDA

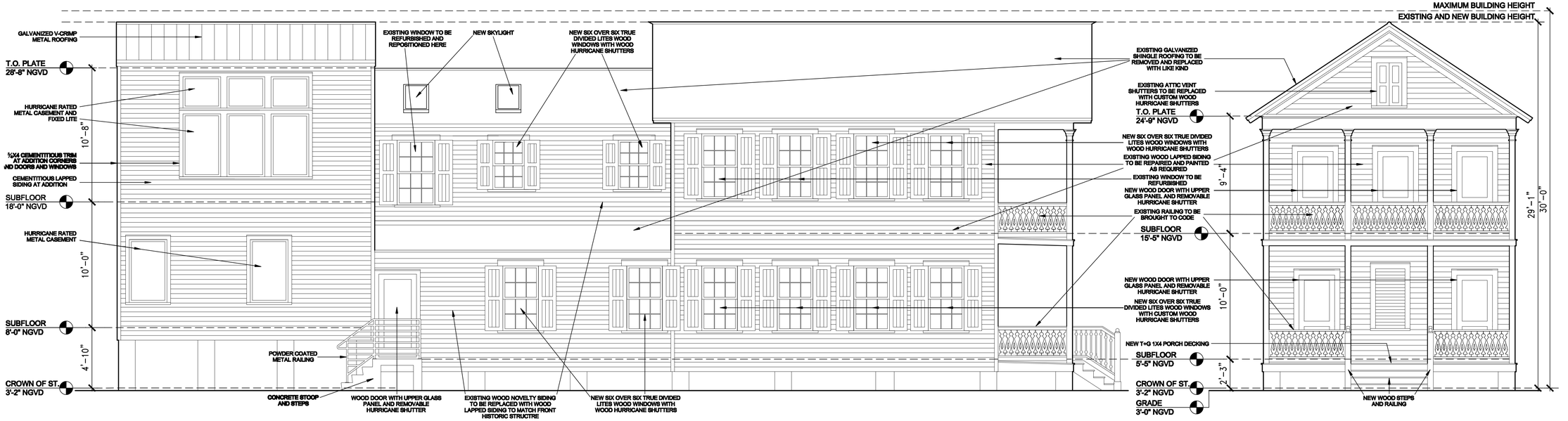
DAVID KNOLL ARCHITECT
KEY WEST, FL. (305) 745-8617

SHEET 2 OF 5 SHEETS



WEST

SOUTH (REAR)



EAST

NORTH (FRONT)

PROPOSED BUILDING ELEVATIONS

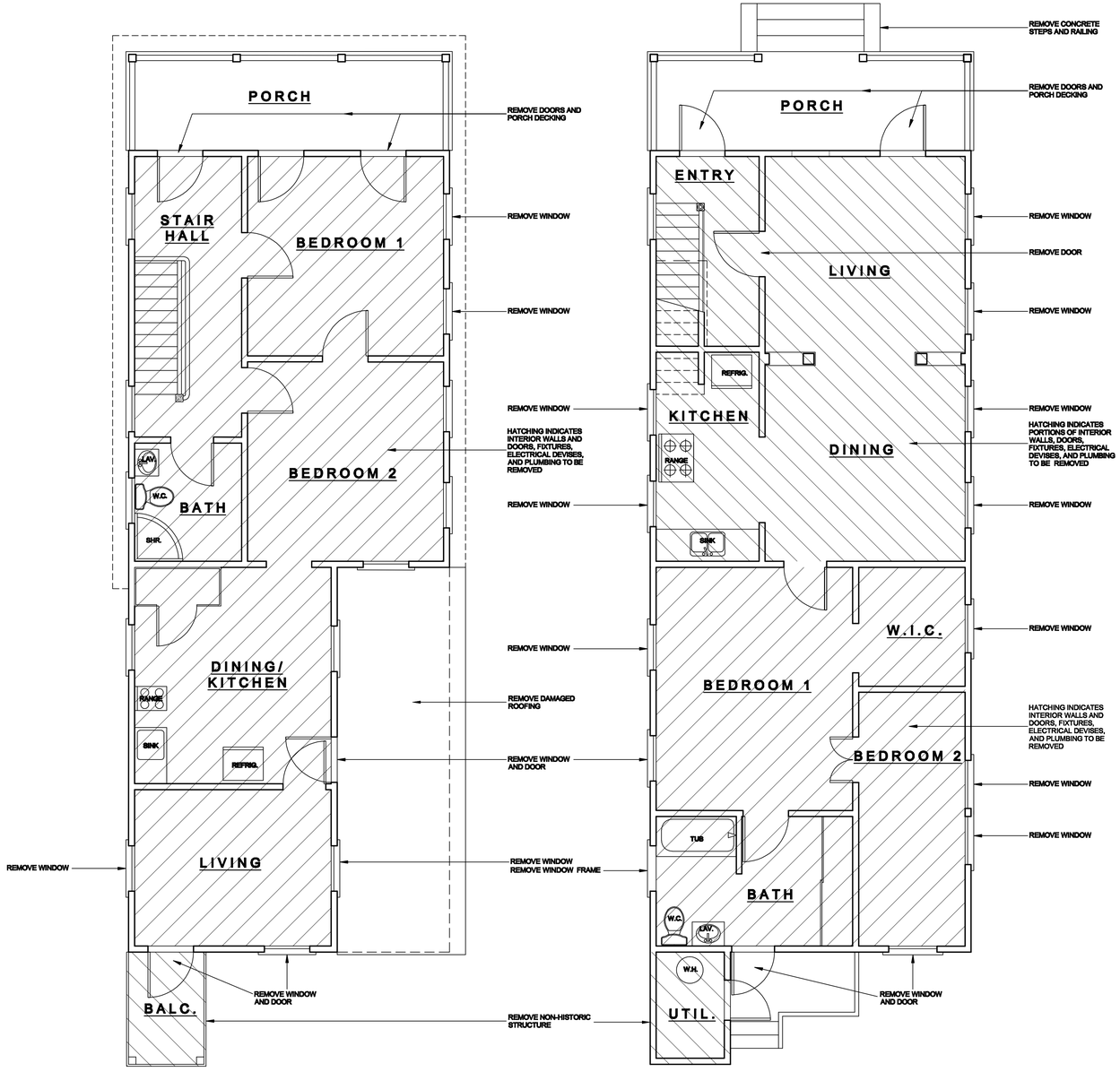
1/4" = 1'-0"

DATE OF ISSUE:
5 / 12 / 17

RENOVATION AND ADDITIONS FOR:
724 CAROLINE STREET
KEY WEST, FLORIDA

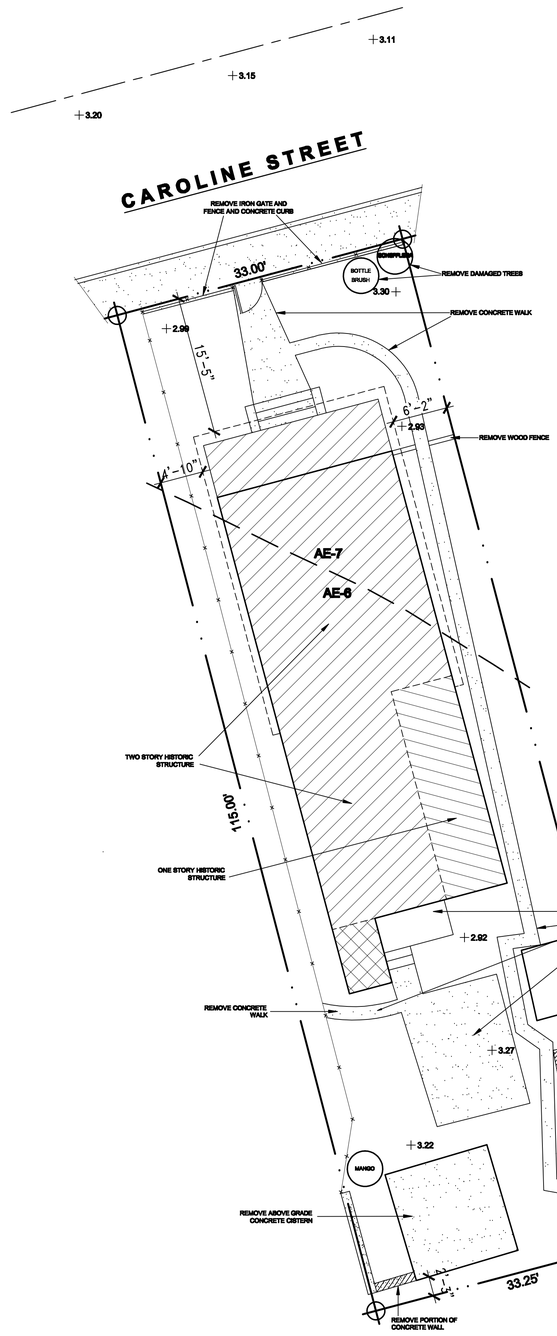
DAVID KNOLL ARCHITECT, P.A.
KEY WEST, FL. (305) 744-8617

SHEET 3 OF 5 SHEETS



HOUSE DEMOLITION PLANS

1/4" = 1'-0"



SITE DEMOLITION PLAN

1/4" = 1'-0"

REVISIONS	
NO.	DATE
1	
2	
3	

RENOVATION AND ADDITIONS FOR:

724 CAROLINE STREET

KEY WEST, FLORIDA

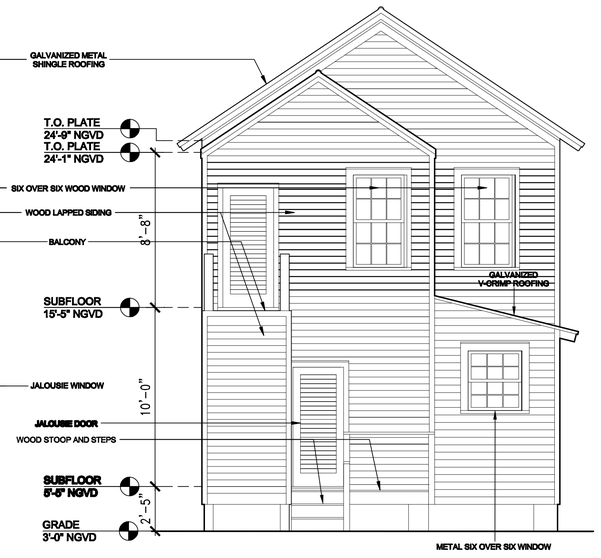
DATE OF ISSUE:

5 / 12 / 17

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305) 745-8617

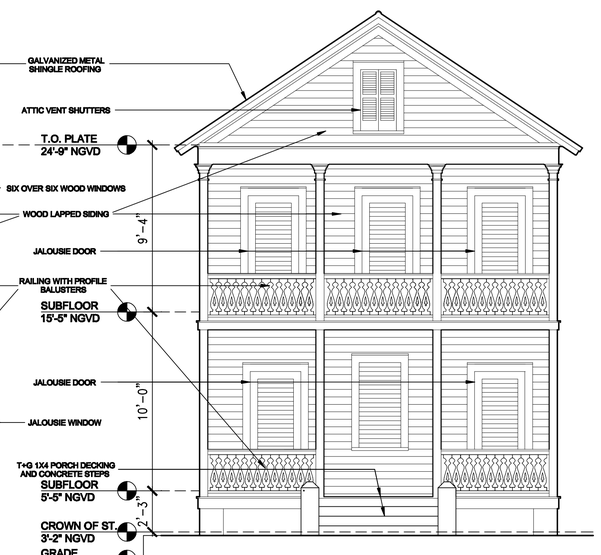
SHEET 4 OF 5 SHEETS

WEST



SOUTH

EAST



NORTH

EXISTING BUILDING ELEVATIONS

1/4" = 1'-0"

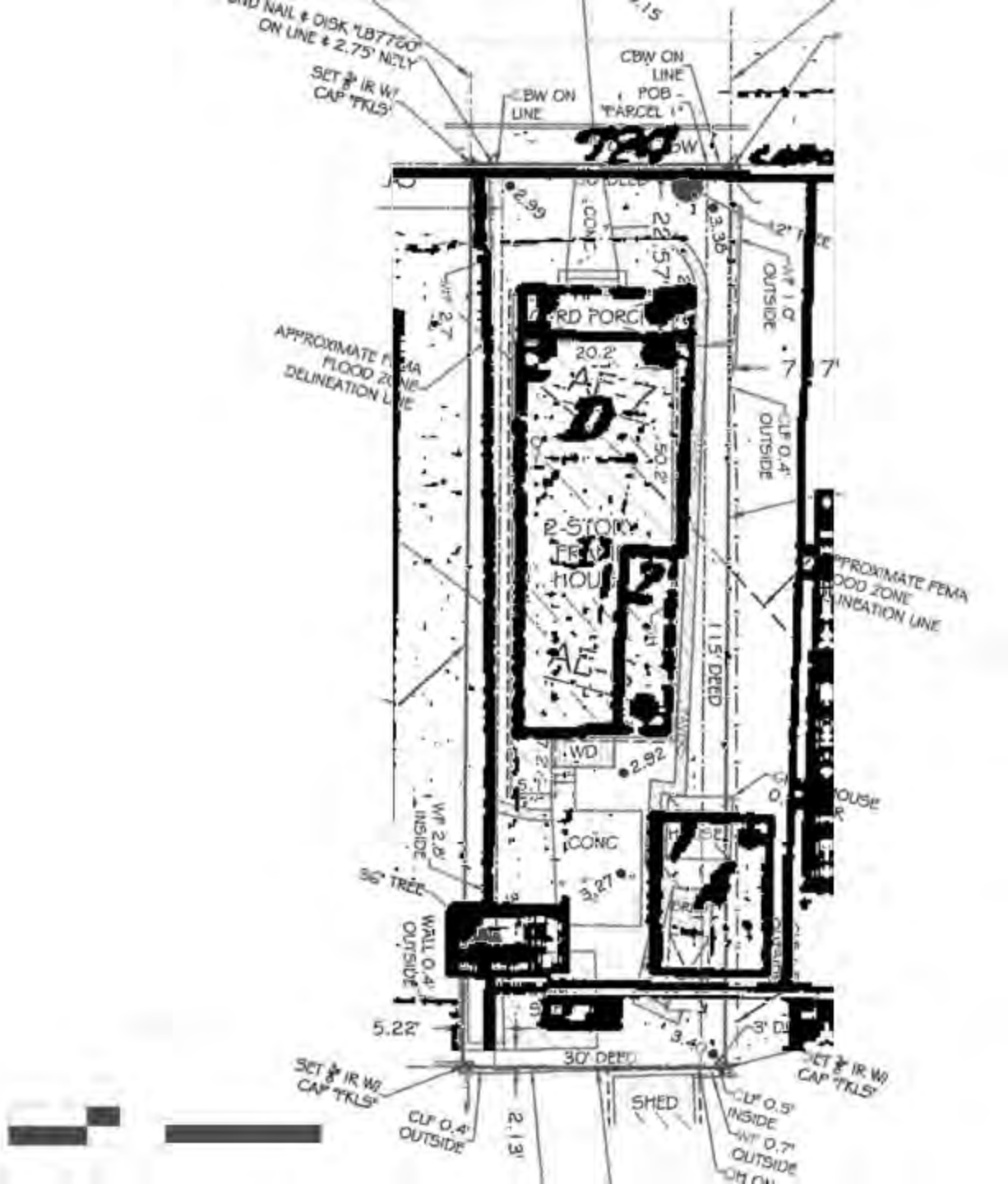
DATE OF ISSUE:
5 / 12 / 17

RENOVATION AND ADDITIONS FOR:
724 CAROLINE STREET
KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305).119.8617

SHEET 5 of 5 SHEETS

MISCELLANEOUS INFORMATION


720
CBW ON LINE
POB PARCEL 1
CBW ON LINE
SET ⅝" IR W/ CAP "FKLS"
2.99
3.36
2.7
2-STORY FRAME HOUSE
20.2'
50.2'
115' DEED
WD
2.92
CONC
3.27
WF 2.8' INSIDE
TREE
WALL 0.4' OUTSIDE
5.22'
3.4'
30' DEED
SET ⅝" IR W/ CAP "FKLS"
CLF 0.4' OUTSIDE
SHED
CLF 0.5' INSIDE
WF 0.7' OUTSIDE
CLF 1.0' OUTSIDE
CLF 0.4' OUTSIDE
7'
APPROXIMATE FEMA FLOOD ZONE DELINEATION LINE
APPROXIMATE FEMA FLOOD ZONE DELINEATION LINE

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting **at 5:30 p.m., June 27, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HISTORIC HOUSE. TWO-STORY ADDITION AT REAR. SITE IMPROVEMENTS INCLUDING REPLACEMENT OF FRONT FENCE AND GATE TO MATCH EXISTING IN DESIGN AND MATERIALS. DEMOLITION OF REAR WALL AND ONE-STORY REAR ADDITION. DEMOLITION OF CISTERN, GREENHOUSE AND OVERHEAD ROOF STRUCTURE AT THE REAR YARD.

724 CAROLINE STREET

Applicant – David Knoll, Architect **Application #16-03-0033**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.


Public
Meeting
Notice


Public
Meeting
Notice
Public
Meeting
Notice
KEEP OUT

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00003550-000000
Account #	1003701
Property ID	1003701
Millage Group	10KW
Location Address	724 CAROLINE ST , KEY WEST
Legal Description	KW PT LOT 2 SQR 22 OR17-174/75 OR1725-2239/40L/E OR1745-236D/C OR1745-237D/C OR1872-1370 OR2757-83ORD OR2757-85ORD OR2770-814/19 OR2770-820/25 (Note: Not to be used on legal documents)
Neighborhood	6108
Property Class	MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

CALDWELL WILLIAM M
PO BOX 2672
KEY WEST FL 33045-2672

Valuation

		2016	2015	2014	2013
+	Market Improvement Value	$184,360	$179,891	$178,774	$181,524
+	Market Misc Value	$3,421	$2,975	$2,723	$2,740
+	Market Land Value	$623,657	$386,438	$246,760	$229,544
=	**Just Market Value**	**$811,438**	**$569,304**	**$428,257**	**$413,808**
=	**Total Assessed Value**	**$811,438**	**$373,130**	**$350,401**	**$328,734**
-	School Exempt Value	$0	($25,000)	($25,000)	($25,000)
=	**School Taxable Value**	**$811,438**	**$440,072**	**$357,195**	**$346,838**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (08SD)	3,795.00	Square Foot	33	115

Buildings

Building ID	202	**Exterior Walls**	ABOVE AVERAGE WOOD
Style		**Year Built**	1908
Building Type	M.F. - R2 / R2	**Foundation**	WD CONC PADS
Gross Sq Ft	2112	**Roof Type**	GABLE/HIP
Finished Sq Ft	1832	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	CONC S/B GRND
Condition	POOR	**Heating Type**	NONE with 0% NONE
Perimeter	280	**Bedrooms**	3
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	36	**Grade**	550
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,832	1,832	0
OPU	OP PR UNFIN LL	20	0	0
OPF	OP PRCH FIN LL	120	0	0
OUF	OP PRCH FIN UL	120	0	0
SBU	UTIL UNFIN BLK	20	0	0
TOTAL		**2,112**	**1,832**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WROUGHT IRON	1907	1908	1	120 SF	1
PATIO	1965	1966	1	154 SF	2
WATER FEATURE	1984	1985	1	1 UT	1
TILE PATIO	1984	1985	1	136.5 SF	1

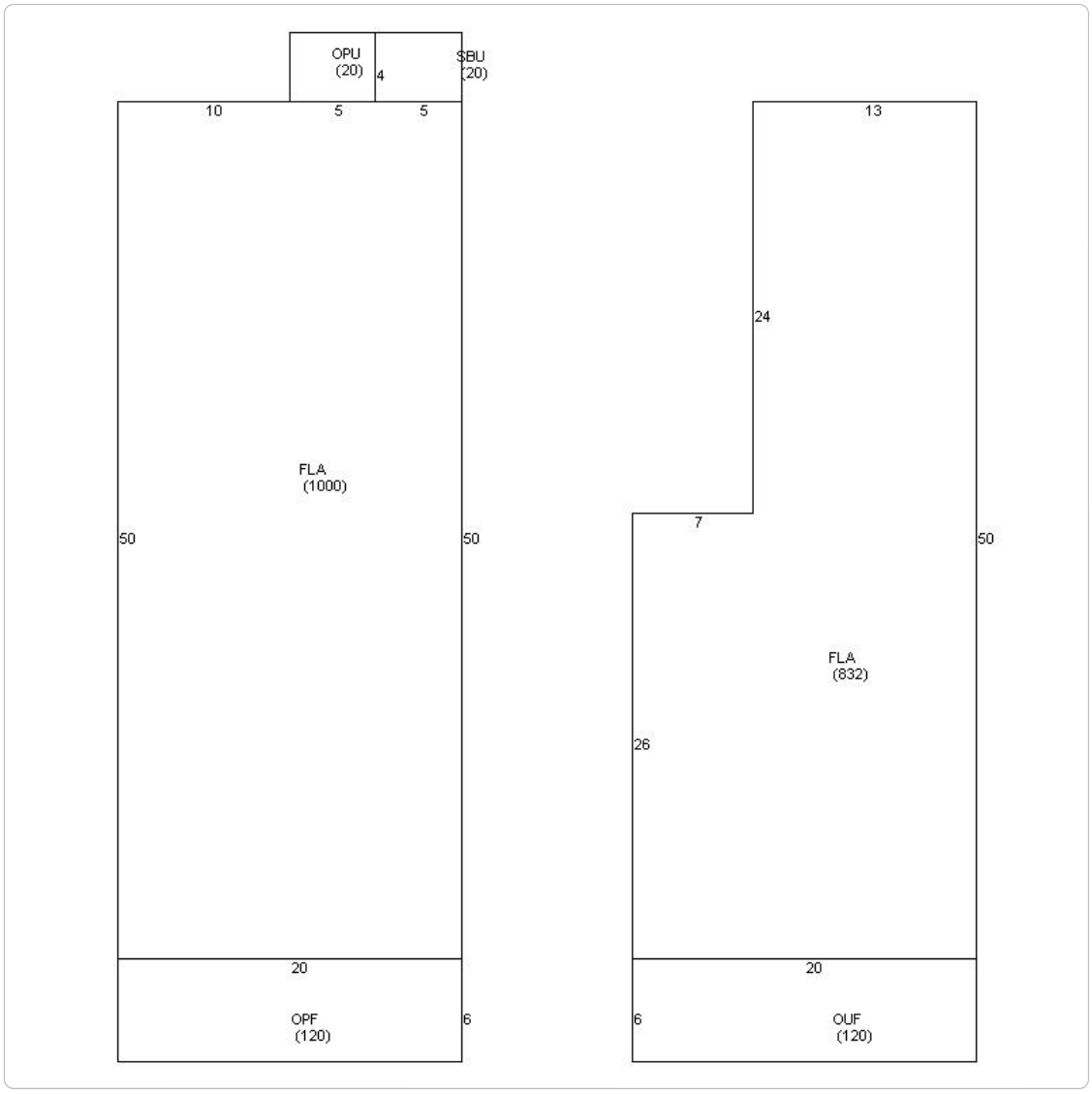
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/17/2015	$100	Quit Claim Deed		2770	820	11 - Unqualified	Improved
11/17/2015	$900,000	Warranty Deed		2770	814	02 - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
B941067	4/1/1994	10/1/1994	$840		REPLACE FRONT PORCH FLOOR

Sketches (click to enlarge)


OPU
(20)
4
SBU
(20)
10
5
5
FLA
(1000)
50
50
20
OPF
(120)
6
13
24
7
50
FLA
(832)
26
20
6
OUF
(120)

Photos


1003701 724 CAROLINE ST 01/07/2016

Map

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

Last Data Upload: 6/21/2017 1:33:07 AM

Schneider

Developed by
The Schneider Corporation