



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: July 25, 2017

Applicant: One Call Construction

Application Number: H17-03-0011

Address: #1000 Southard Street

Description of Work:

New accessory structure and new rear IPE deck.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The house was included as a contributing resource in the 1982 survey, done by the State Historic Preservation Office for the expansion of the historic district. The historic house sits on the southeast corner of Southard and Grinnell streets. According to the Property Appraiser's records, the one-story frame house was built in 1948. The house has a unique high pitch hip roof with exposed rafter's tails and historically had weatherboard as siding. The Sanborn maps from 1948 and 1962, as well as a circa 1965 photograph depicts a very similar footprint and front façade of the house that still on the site. In 2015, the Commission approved the installation of new impact resistant windows, and side sliding doors. By that same time, the Commission denied a request for not contributing value for the house.

Staff was able to find several building permits, Board of Adjustment variances approvals, and HARC application approvals while researching city documents of the property:

- On 1992, the building department issued a permit for replacement of existing foundations.
- On 1995, the board of adjustment granted a variance to build an 8' high fence, 6 feet solid and upper two feet open. HARC and building department approved the plans.

- On 1999, the board of adjustment granted a variance to build a back addition for a bathroom. HARC and building department approved the plans.

US Secretary of the Interior's Standards and Guidelines for Rehabilitation and Guidelines Cited in Review:

- USSOIS and Guidelines (pages 16-23), specifically Standard 9 and Guidelines for Building Site (pages 31-33), specifically page 33;
Not Recommended- Introducing a new building or site feature that is out of scale or otherwise inappropriate.
- Decks (pages 39-40), specifically guideline 1.
- Outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 1, 4, 9, 10 and 11.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 11, 12 and 14.

Staff Analysis

On June 27, 2017, the Commission review plans for a new accessory structure on the front side of the lot, motioned to postpone the item, and asked the applicant to review the plans based on the discussion. This report is for the review of revised plans. The Certificate of Appropriateness in review is for the construction of a porch structure that will be located at the east side of the main house. The structure will be detached from the house approximately 6 inches and will be made of wood. The differences from the previous design is that the structure will be setback 1'-6" from the front facade and the height has been reduced from 10'- 9 3/4" to 9'-1" from the existing deck. Although the proposed structure will be lower than the main house, it will still be higher than the eave line of the house. The structure will be visible from Southard Street. One of the character defining features of the main house is its high-pitched hip roof and the predominant eave lines with the exposed rafter's tails. The proportions of the proposed structure in contrast with the main house are out of balance as the structure is higher than the exterior walls of the house. The structure will be over an existing deck that is approximately 28 inches tall. Staff discussed with the applicant the alternative to locate the structure in the back of the house but his client wants some are with sun on the site.

The proposed design also includes the removal of existing pool decking material and installation of IPE decking boards.

Consistency with Guidelines

It is staff's opinion that the proposed new accessory structure is inconsistent with the cited SOIS and guidelines and HARC guidelines. The proposed scale and proportions as well as the location of the structure are inappropriate, as it will be located close to the main façade of the house and visible from the street. By walking the street, you can find no accessory structures located immediately next to a main house nor visible from the street.

Staff finds the request to replace the existing pool decking boards with IPE appropriate.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 03-11		BUILDING PERMIT NUMBER A		INITIAL & DATE lw 4/17
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1000 Southard Street, Key West FL		# OF UNITS
101134		33040
Anne Ferrara		PHONE NUMBER 716-445-8338
6 Puritan Ave		EMAIL aff14069@aol.com
Mount Sinai NY 11766-2510		
One Call Construction, Inc.		PHONE NUMBER 305-294-0945
David Pouliot		EMAIL dave@constructionkeywest.com
		PHONE NUMBER
		EMAIL

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

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

\$1200.00

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Remove and replace existing rear deck system and decking material with IPE, Installation of approx. 1

~~8-lineal ft of 6' shadow box fence with gate Installation of rolling gate for driveway accessibility,~~

installation of accessory building approx 10'x18' All on drawings provided for HARC Meeting

Printed name of property owner or licensed contractor.

David Pouliot

Signature.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced

as identification.

Official Use Only:



SHEREE KATE CLARK
MY COMMISSION #FF173640
EXPIRES: NOV 05, 2018
Bonded through 1st State Insurance

Oper: KEYWDAW Type: BP Drawer: J
Date: 4/19/17 70 Receipt no: 15176
2017 300011
PT * BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: 3104135
CK CHECK 2347 \$200.00
Trans date: 4/19/17 Time: 14:51:55

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@cityofkissimmee-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:

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.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
<i>Main house is listed as contributing.</i> <i>Guidelines for accessory structures & new</i> <i>buildings. Guidelines for decks.</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

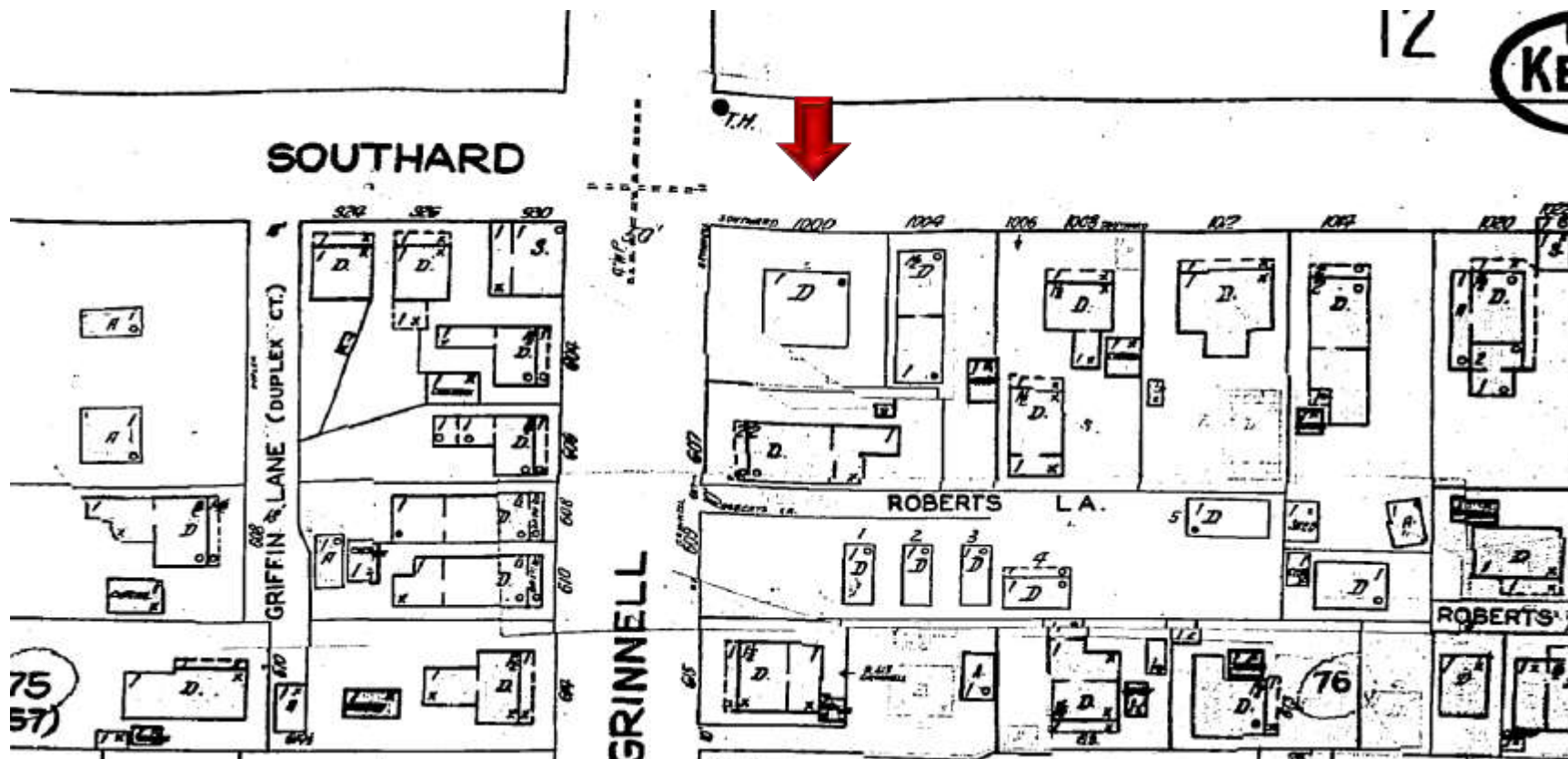
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

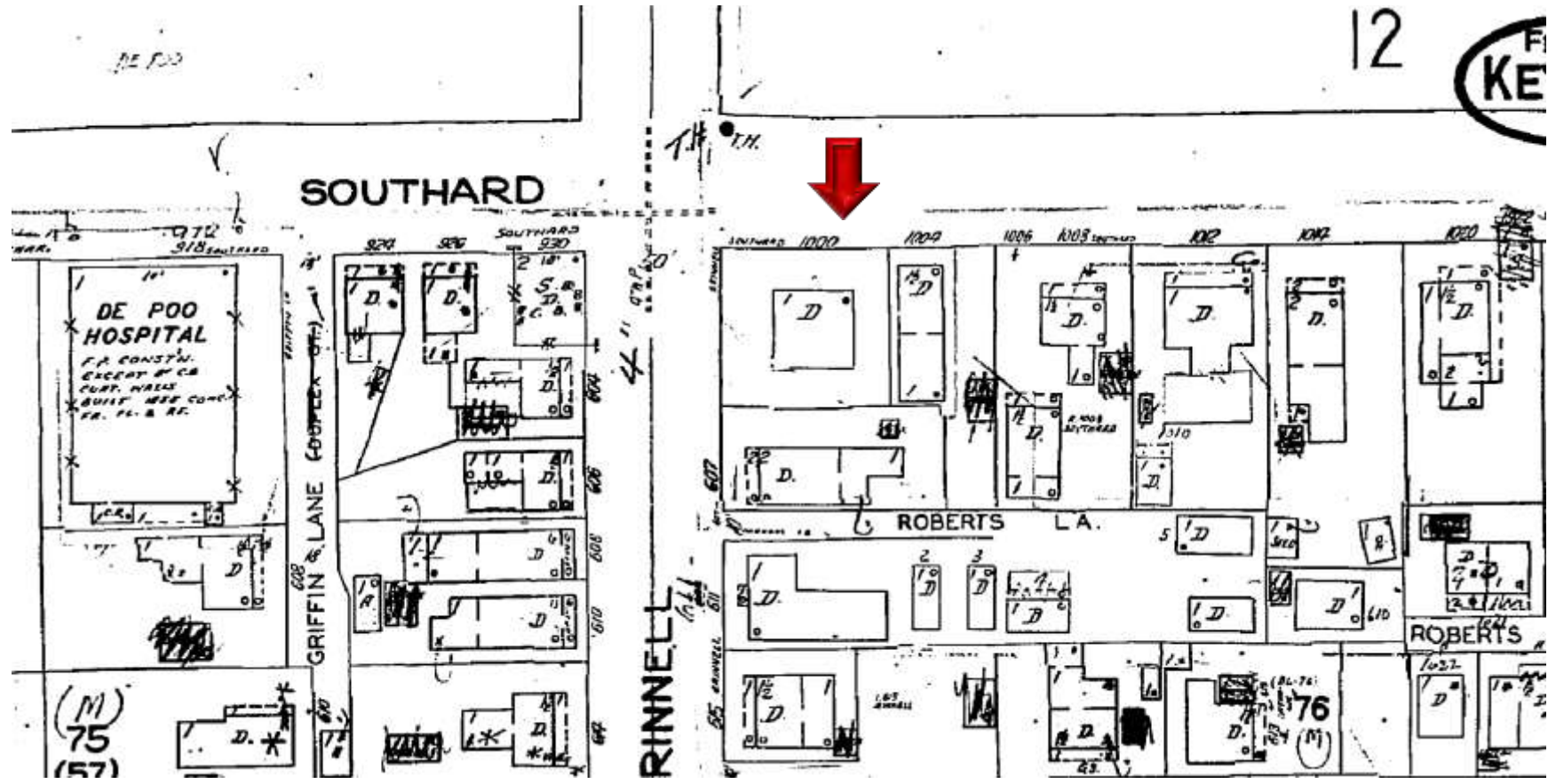
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

SANBORN MAPS

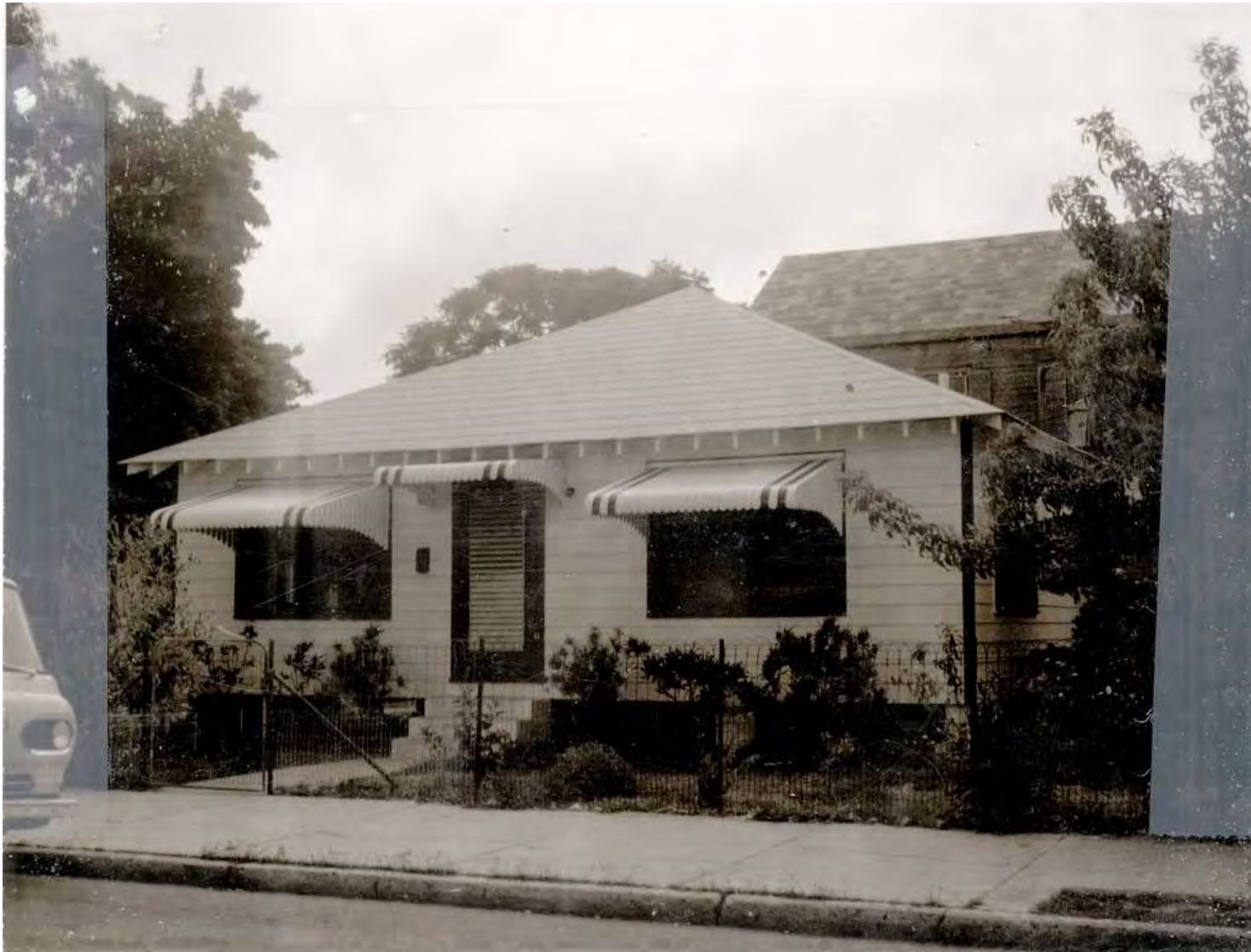


1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



1000 Southard Street circa 1965. Monroe County Library.

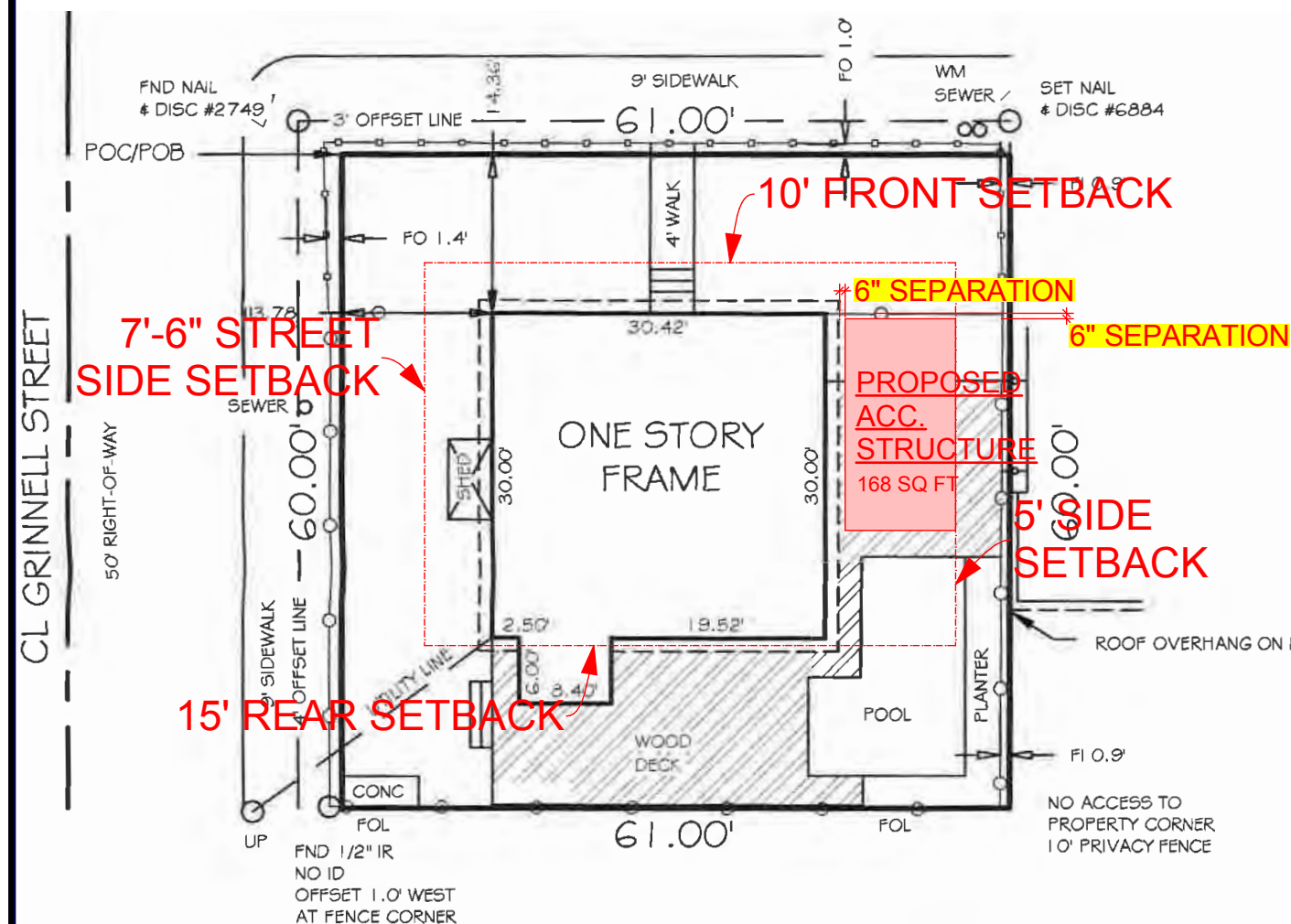




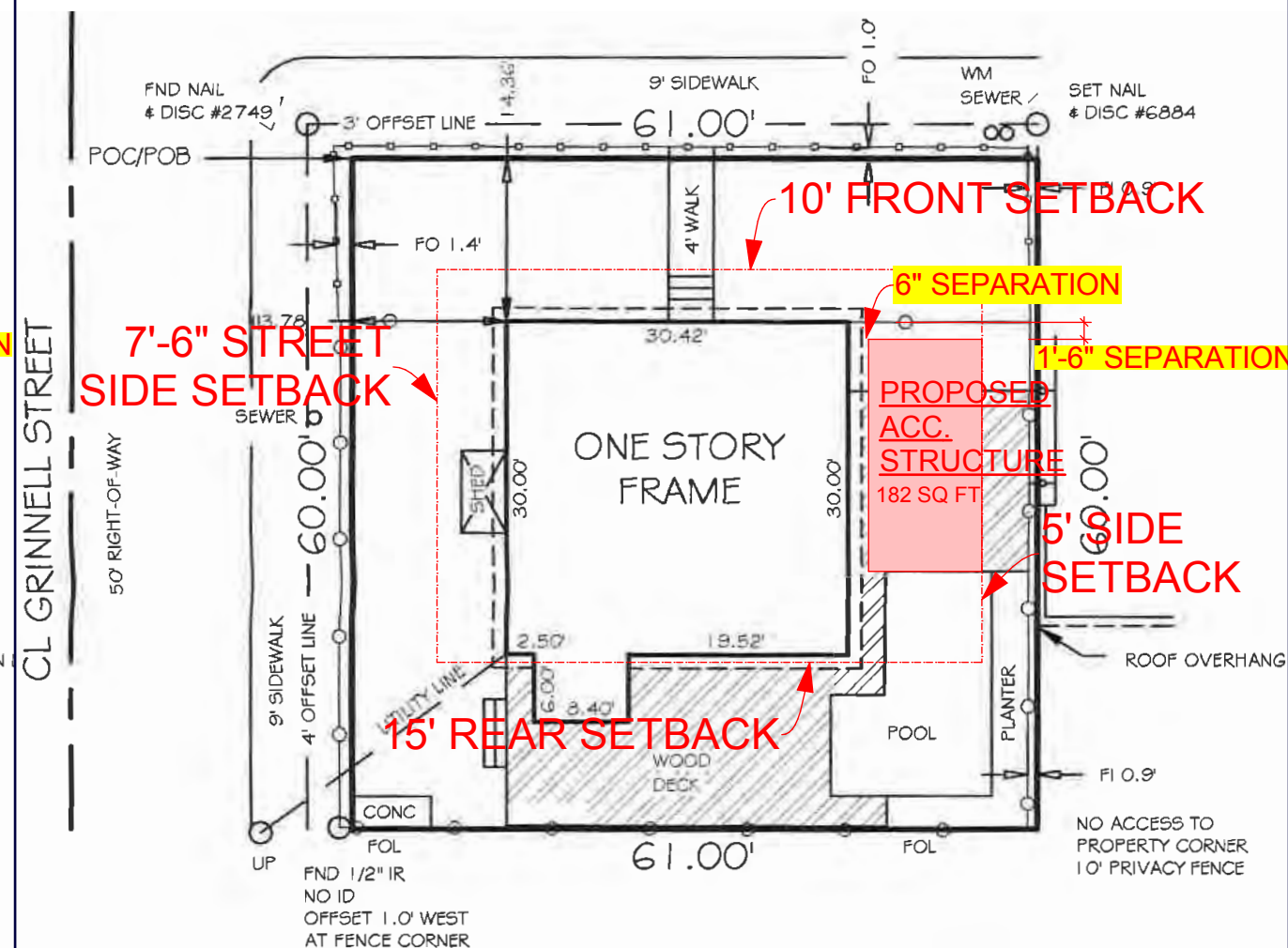


REVISED DESIGN

SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SHEET INDEX	
ID	Name
A-1	COVER
A-2	SITE INFORMATION
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A-9	WINTER SUN STUDY

**1000
Southard St**

--
Anna Ferrara

PROJECT NO: #PIn

DATE: 7/5/2017

DRAWN BY: **Gonz**

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Construction, Inc.**

COVER

A-1

SHEET 1 OF 9

SITE DATA:
TOTAL SITE AREA: ± 3,644.00 SQ.TF
LAND USE: HNC-2
FLOOD ZONE: Zone AE (EL 6 Feet)

MAXIMUN IMPERVIOUS SURFACE RATIO:
REQUIRED: 60% (2,186.40 SQ.FT)
EXISTING: 59.75% (±2,177.00 SQ.FT)
PROPOSED: 55.52% (±2,032.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:
REQUIRED: 40% (1,457.60 SQ.FT)
EXISTING: 31.20% (±1,137.00 SQ.FT)
PROPOSED: 36.20% (±1,319.00 SQ.FT)

OPEN SPACE MINIMUM:
REQUIRED: 35% (1,275.40 SQ.FT)
EXISTING: 43.17% (±1,573.00 SQ.FT)
PROPOSED: 45.83% (±1,670 SQ.FT)

SETBACKS:
FRONT:
REQUIRED: 10'-0"
EXISTING: ±14'-4 5/16" (TO PORCH)
PROPOSED: ±14'-4 5/16" (TO PORCH)

STREET SIDE:
REQUIRED: 7'-6"
EXISTING: ±13'-9 23/64" (TO BUILDING)
PROPOSED: ±13'-9 23/64" (TO BUILDING)

SIDE:
REQUIRED: 5'
EXISTING: ±16'-8 1/32" (TO BUILDING)
PROPOSED: ±16'-8 1/32" (TO BUILDING)

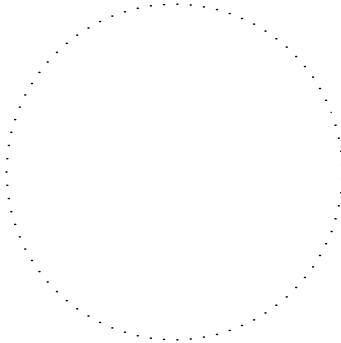
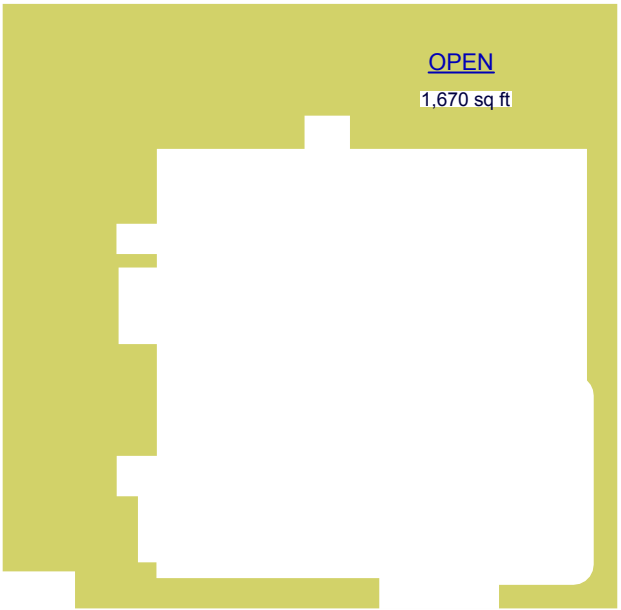
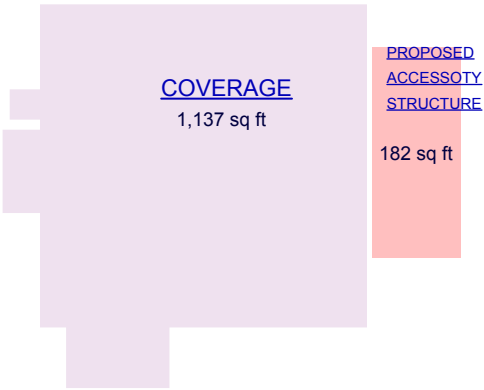
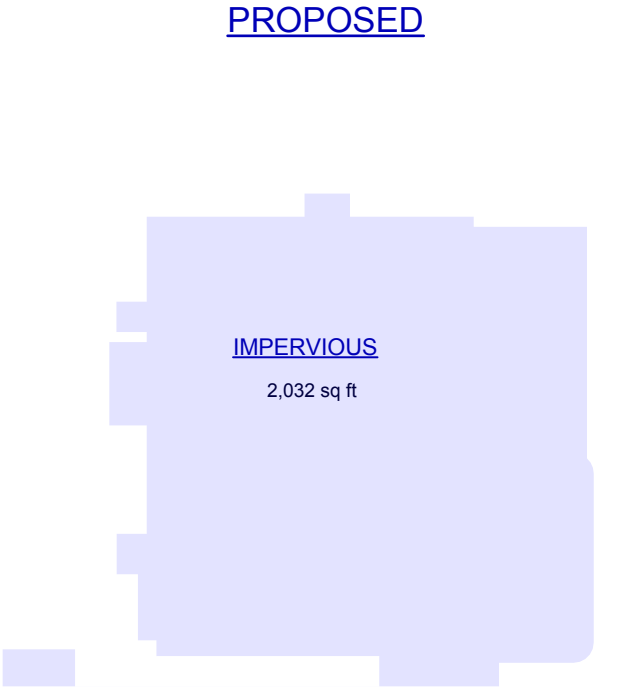
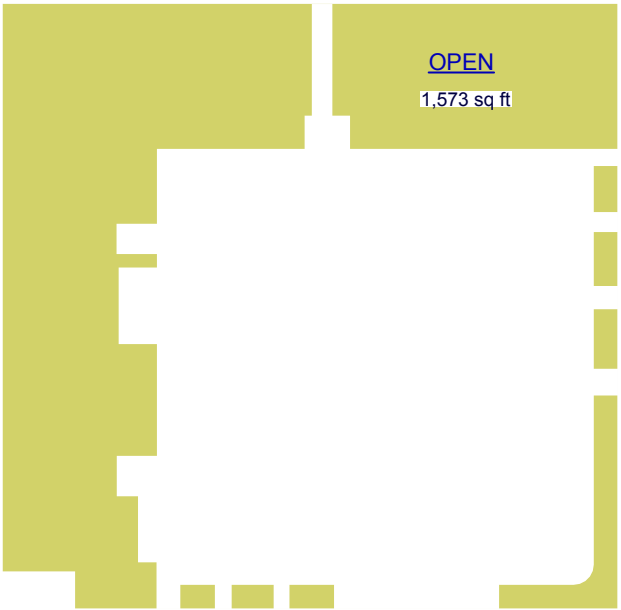
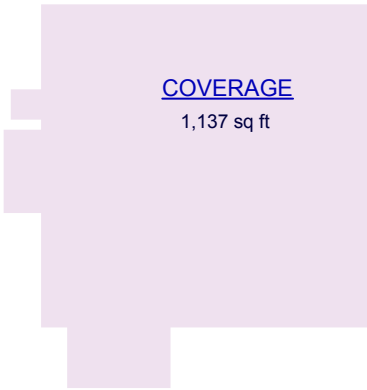
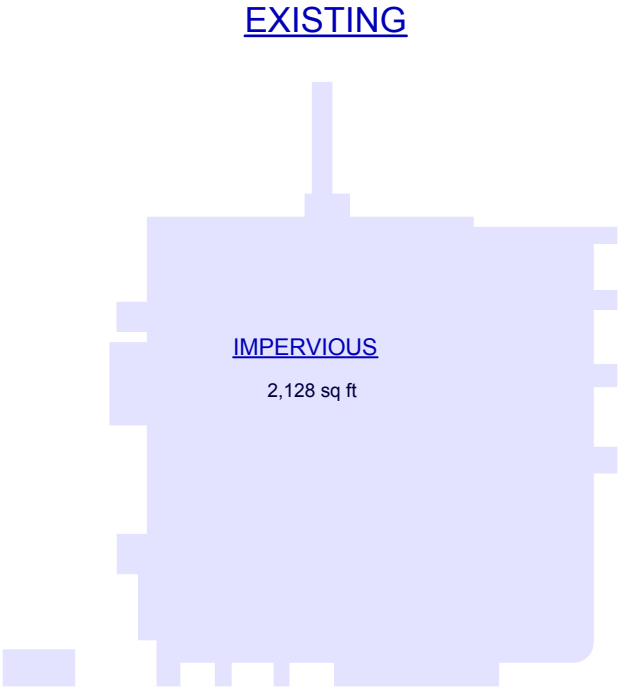
REAR:
REQUIRED: 15'-0"
EXISTING: ±9'-6 1/8" (TO BUILDING)
PROPOSED: ±9'-6 1/8" (TO BUILDING)

MAXIMIM FLOOR AREA RATIO:
REQUIRED: 1.0

ACCESSOTY STRUCTURE:

REAR SETBACK: 15'-0"
WIDTH OF LOT: 61'-0"
AREA: 915 SQ.FT

ALLOWABLE ACC. STRUCT.
PROPOSED 30% (274.50 SQ. FT)
19.89% (182.00 SQ. FT)



**1000
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DATE: **7/5/2017**

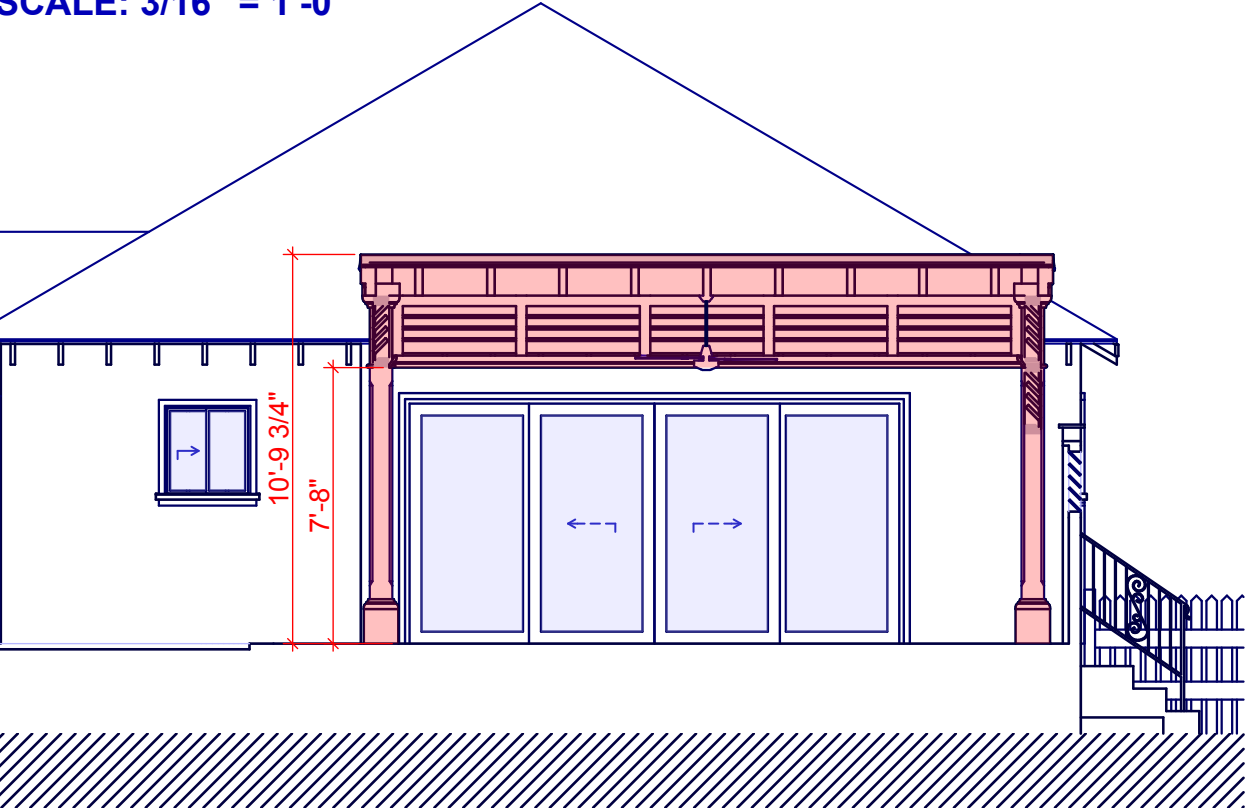
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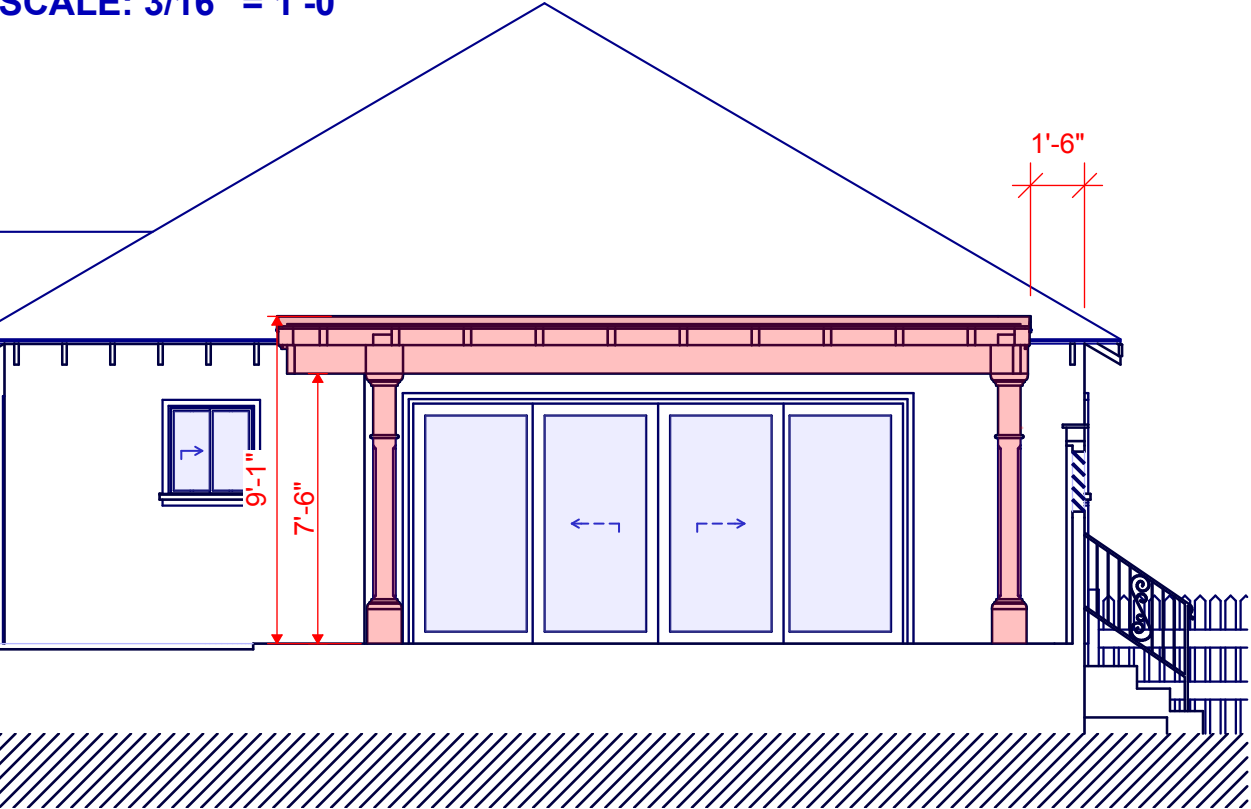
**SITE
INFORMATION**

A-2
SHEET 2 OF 9

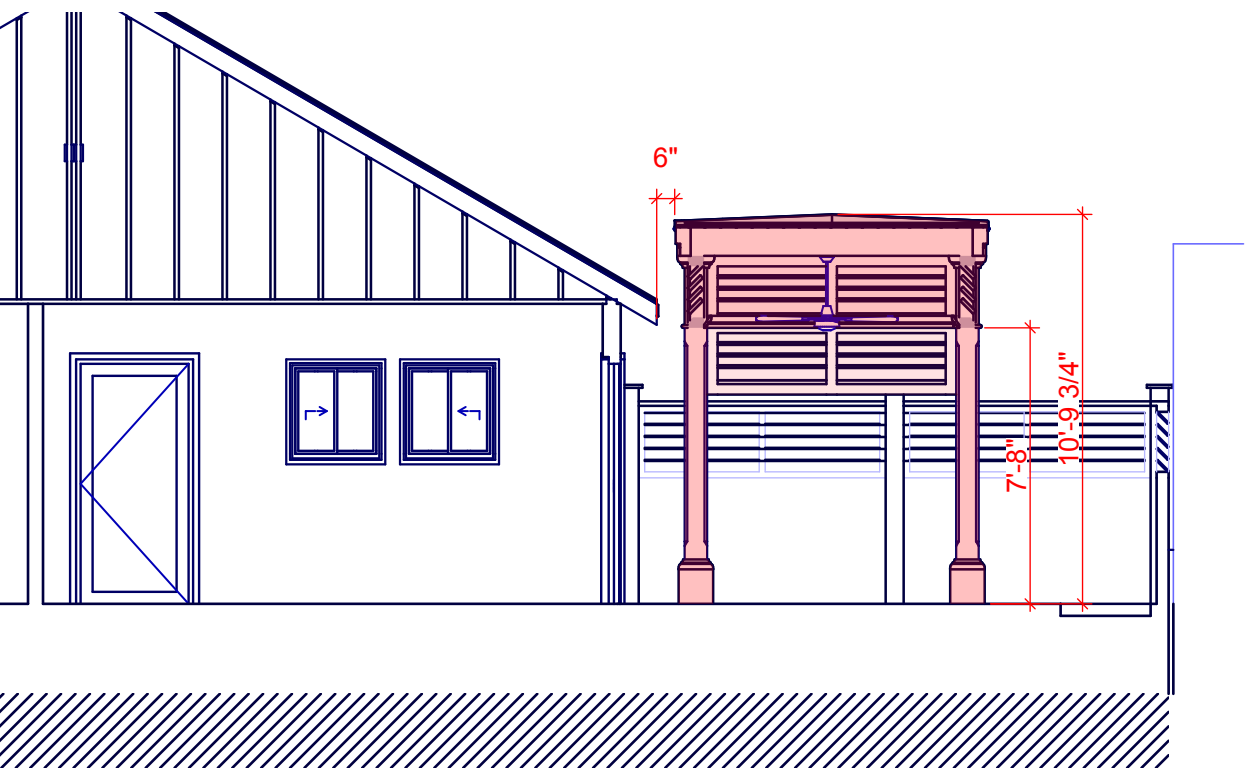
PREVIOUSLY PROPOSED
SCALE: 3/16" = 1'-0"



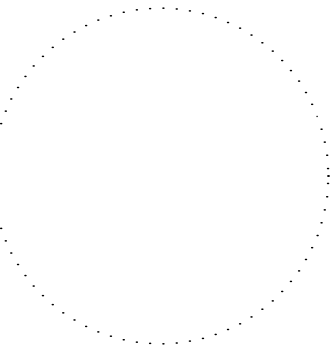
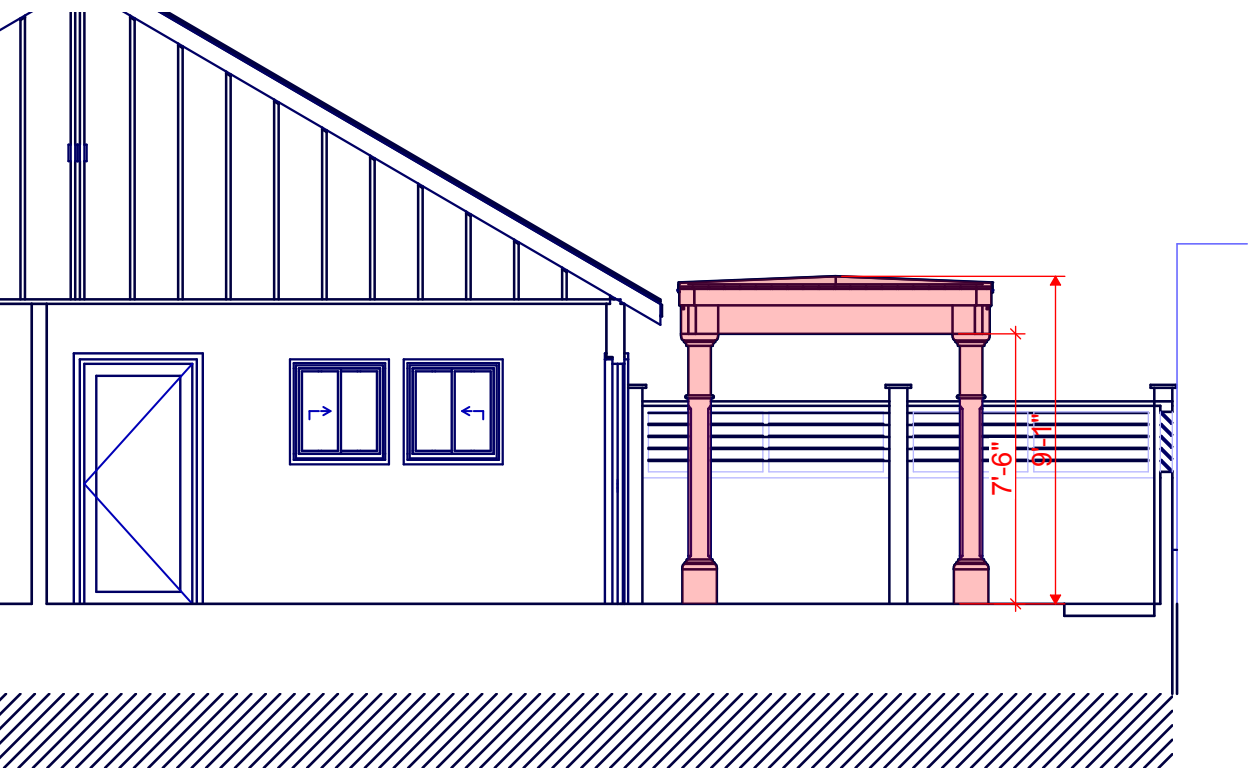
NEWLY PROPOSED
SCALE: 3/16" = 1'-0"



PREVIOUSLY PROPOSED
SCALE: 3/16" = 1'-0"



NEWLY PROPOSED
SCALE: 3/16" = 1'-0"



**1000
Southard St**

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DATE: **7/5/2017**

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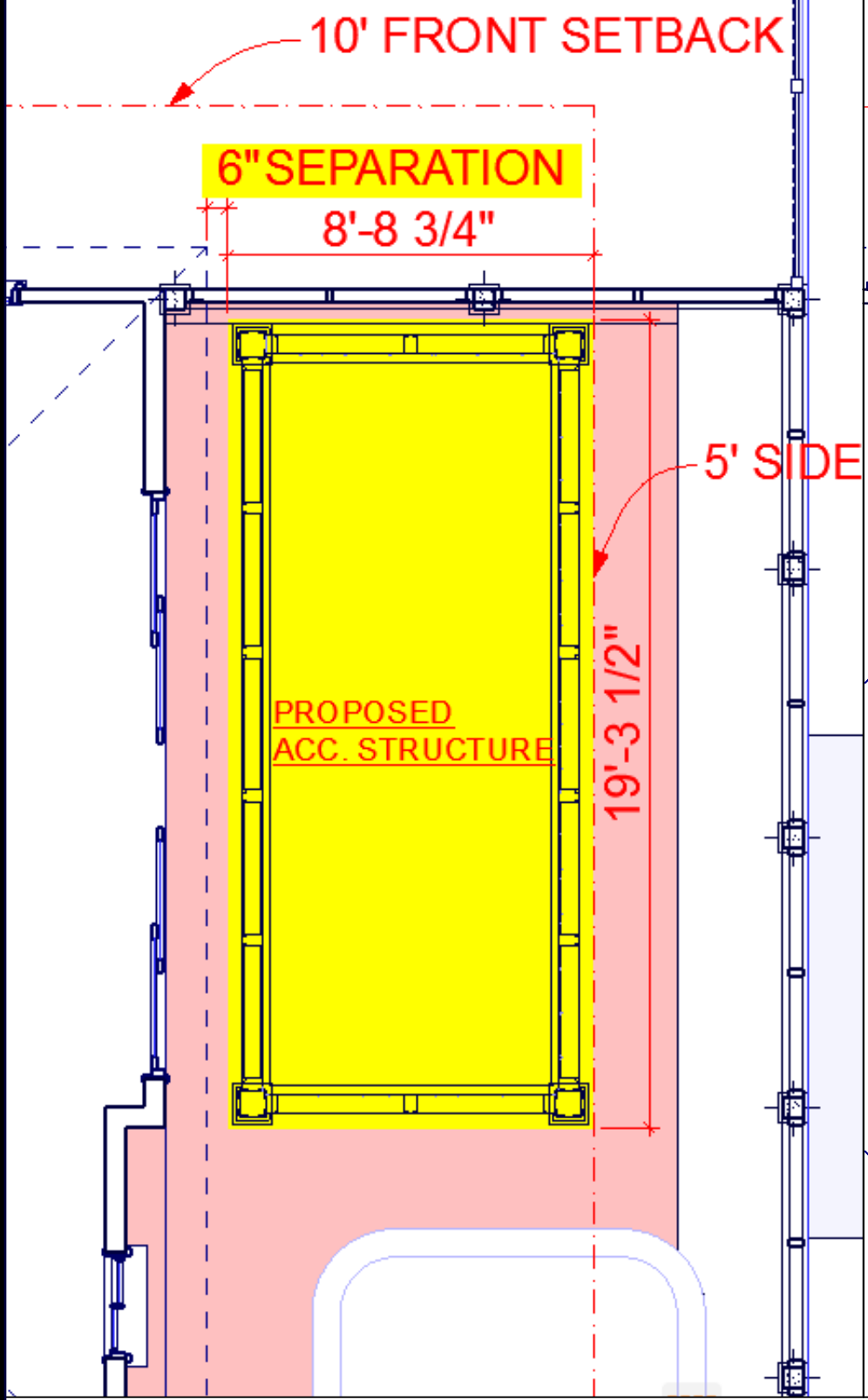
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SECTIONS

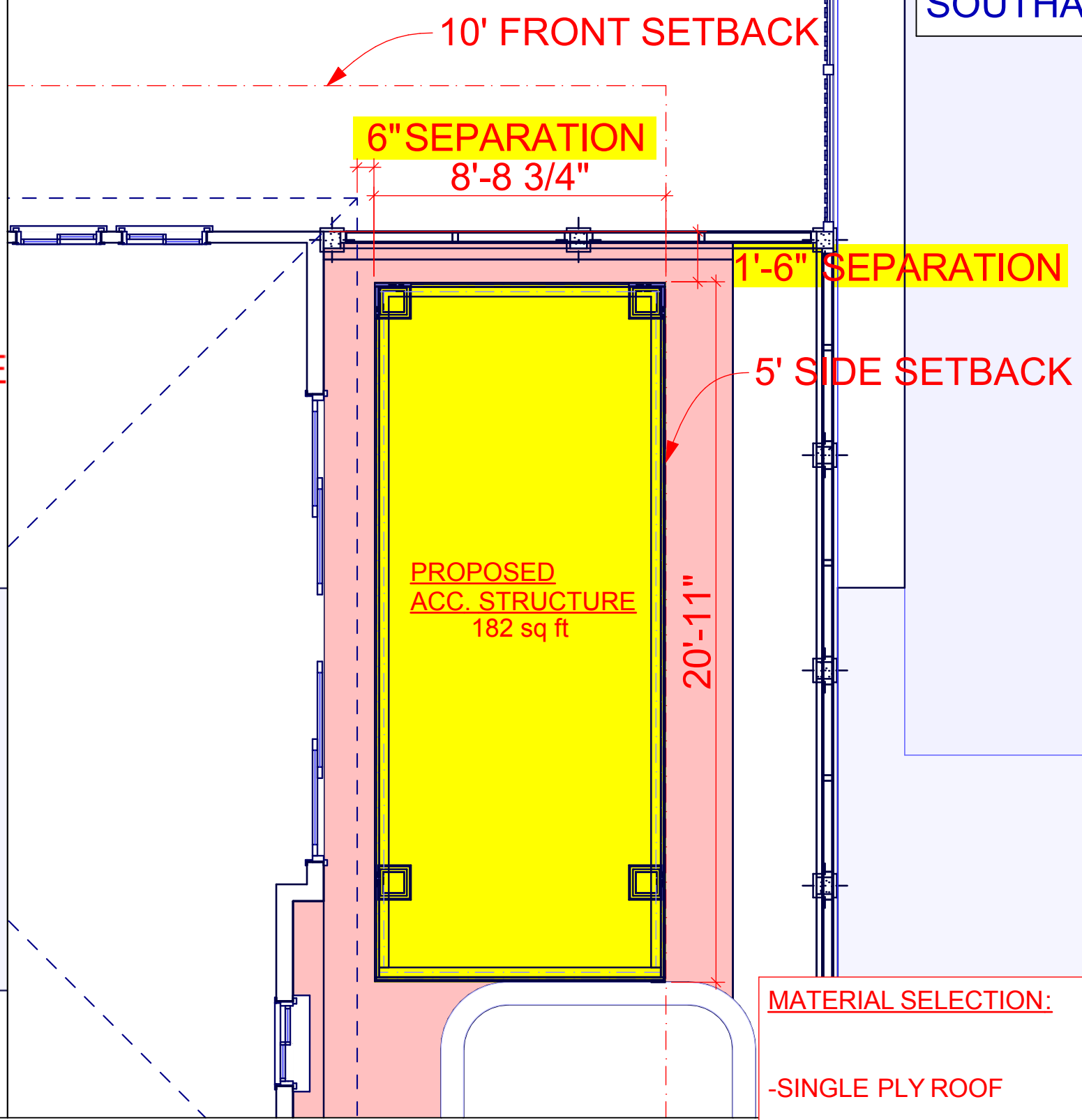
A-3

SHEET 3 OF 9

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



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



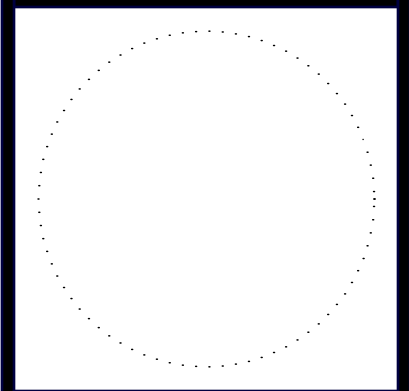
1004
SOUTHARD

MATERIAL SELECTION:

- SINGLE PLY ROOF
- PRESSURE TREATED FRAME WOOD
- IPE DECKING
- IPE WOOD LOUVERS

ONE CALL
CONSTRUCTION, INC.
"One Call Does It All"

1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com



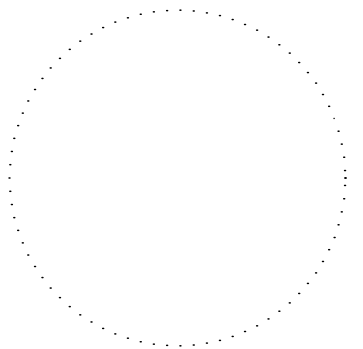
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Southard St**

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**ACC.
STRUCTURE**

A-4
SHEET 4 OF 9



1000
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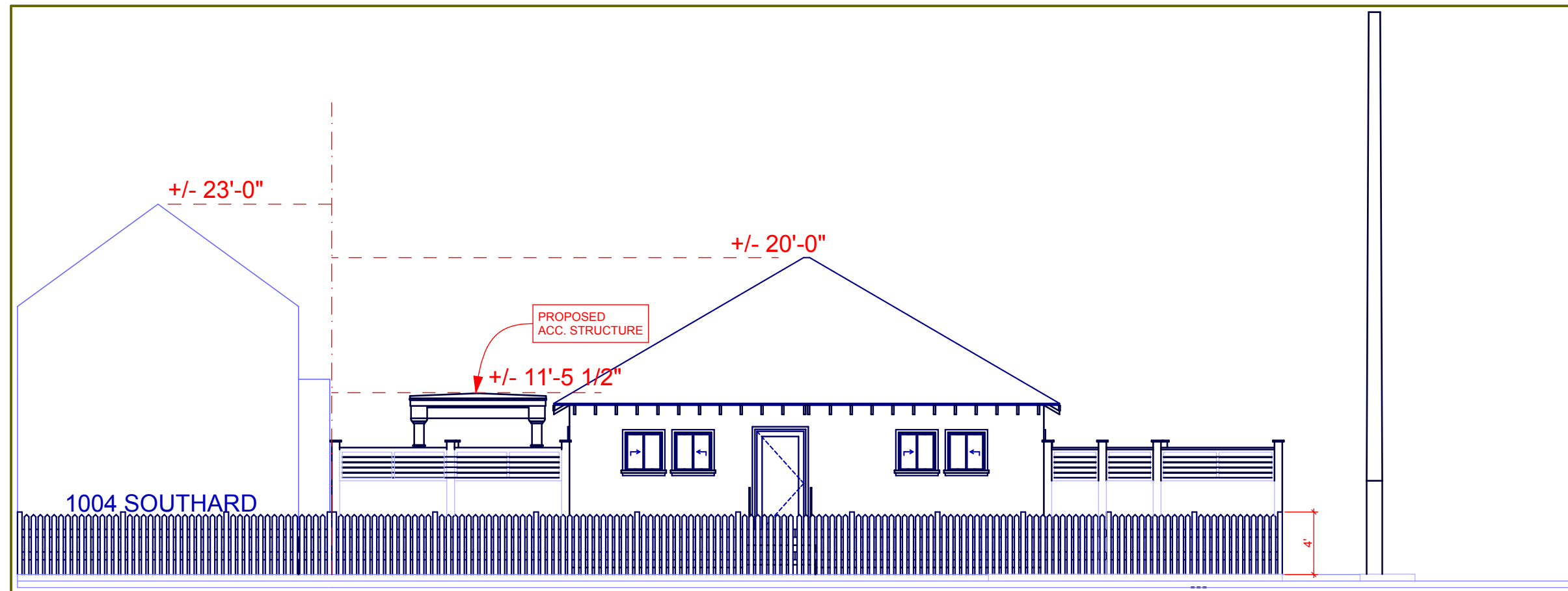
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STREET
ELEVATIONS

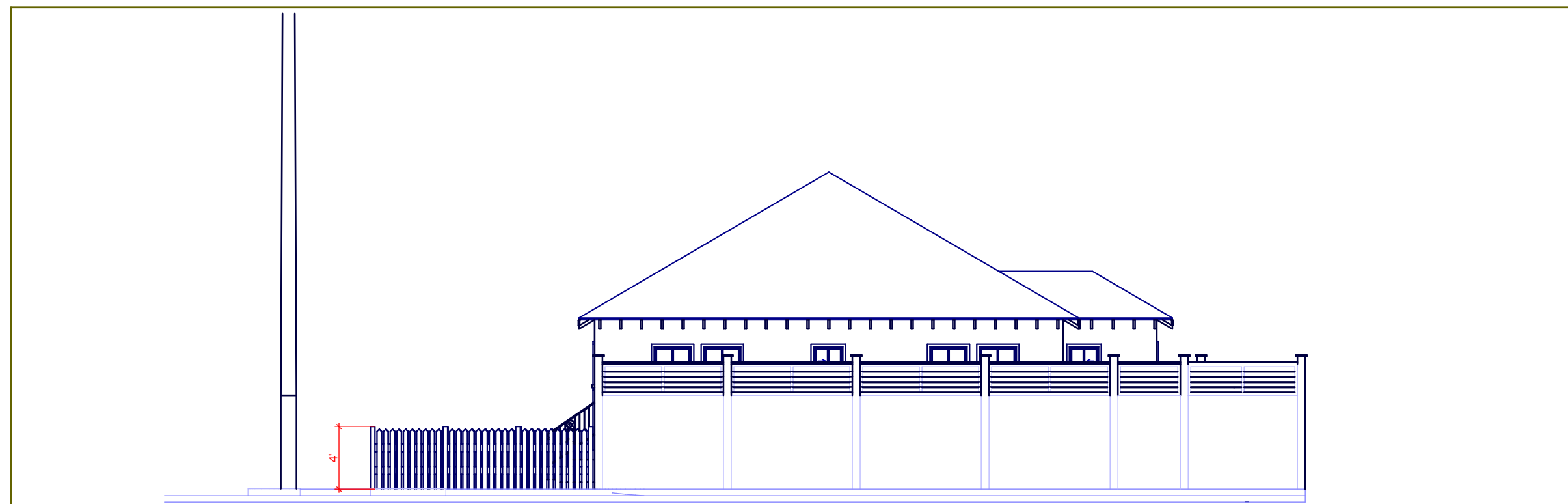
A-5

SHEET 5 OF 9



SOUTHARD STREET ELEVATION

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

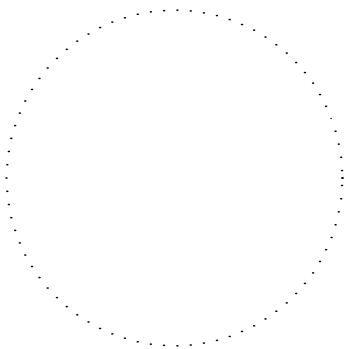


GRINNELL STREET ELEVATION

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



EXISTING



**1000
 Southard St**

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Anna Ferrara

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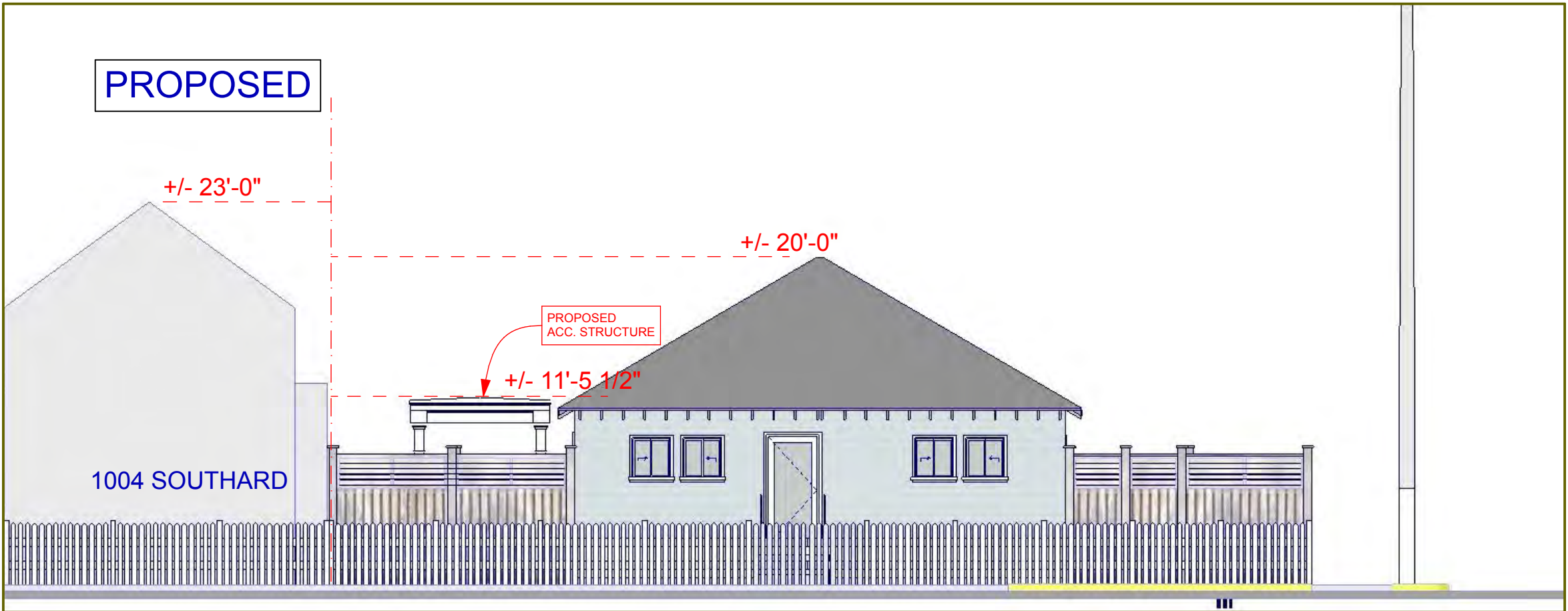
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**SOUTHARD ST
 VIEW**

A-6

SHEET 6 OF 9



PROPOSED

+/- 23'-0"

+/- 20'-0"

PROPOSED
 ACC. STRUCTURE

+/- 11'-5 1/2"

1004 SOUTHARD

SOUTHARD STREET ELEVATION

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

EXISTING



PROPOSED

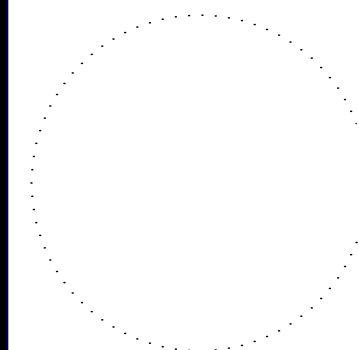


GRINNELL STREET VIEW

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

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Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com



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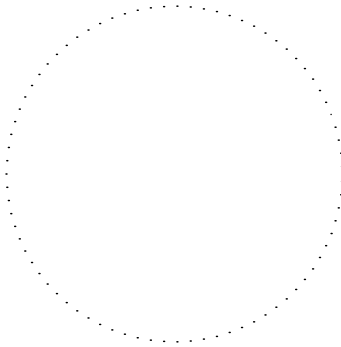
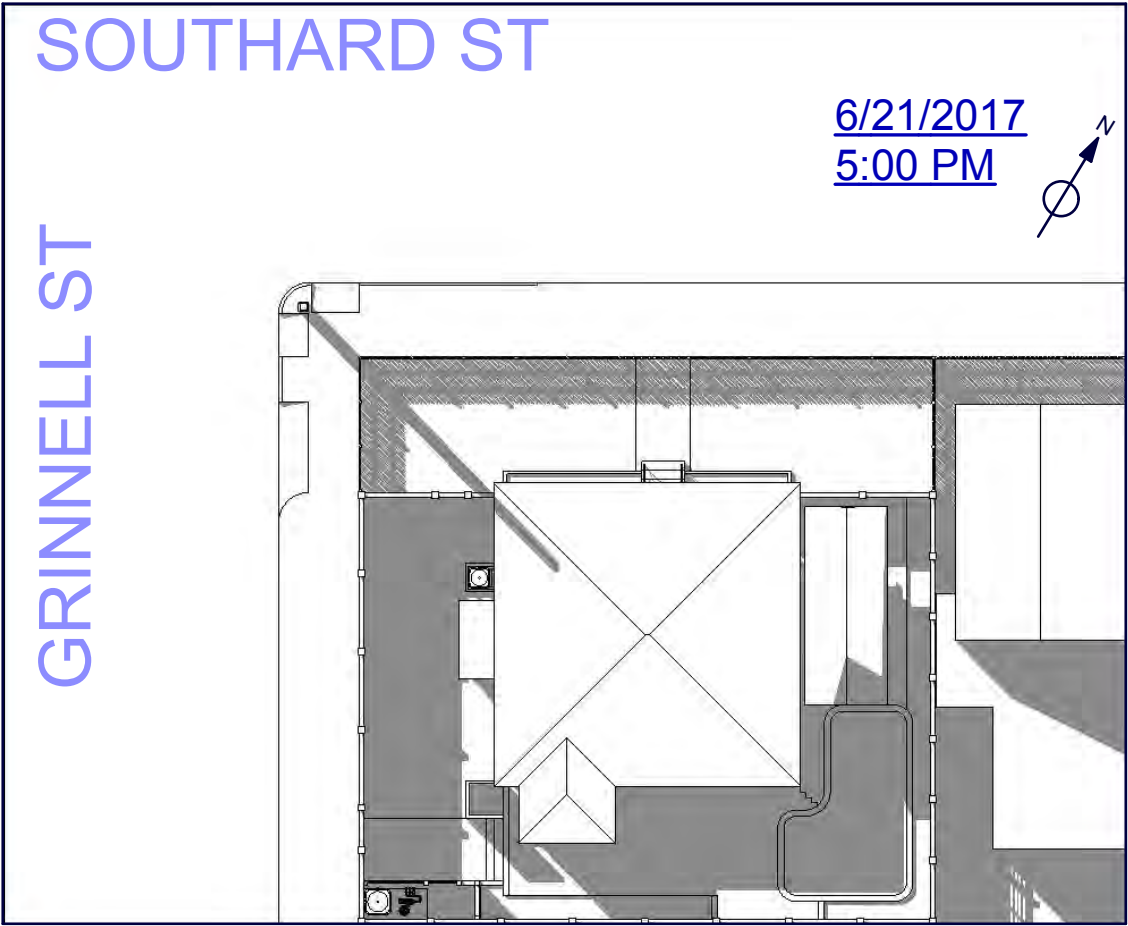
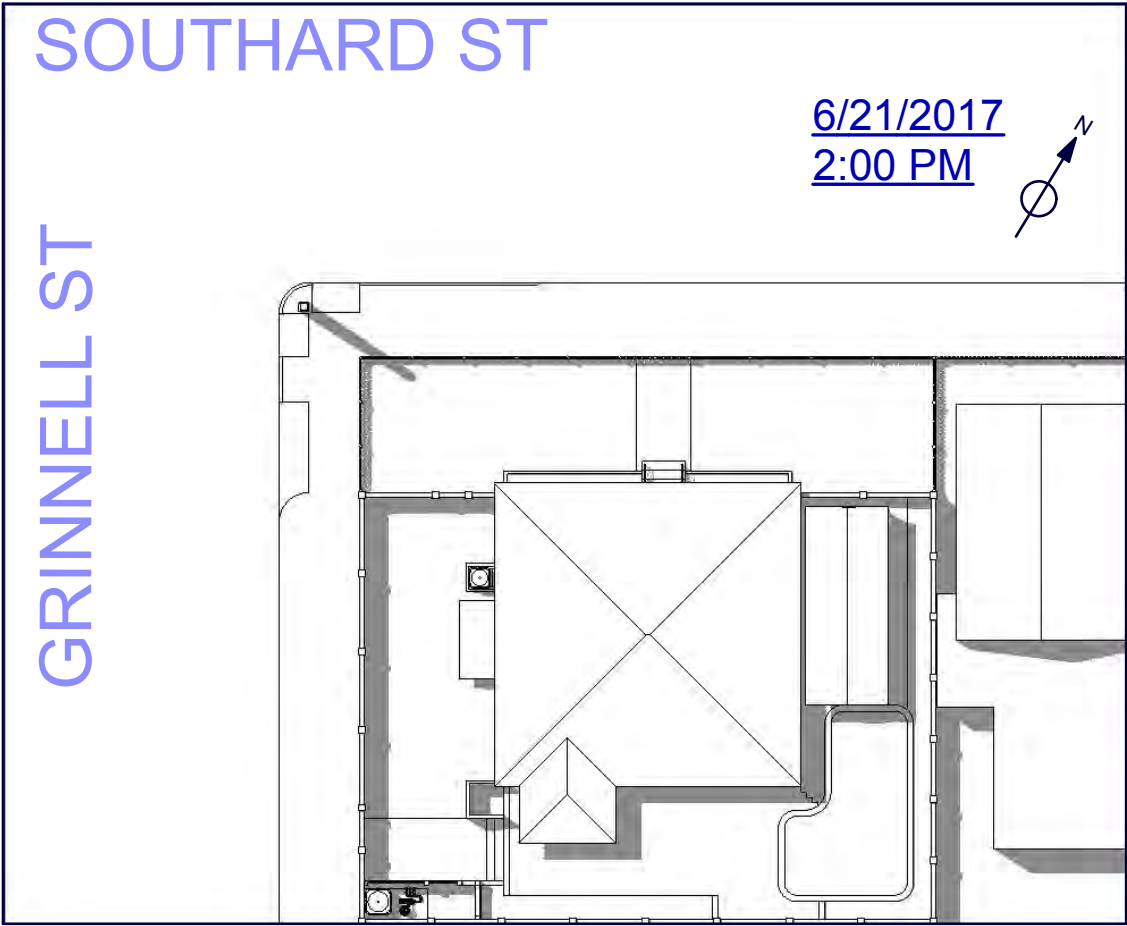
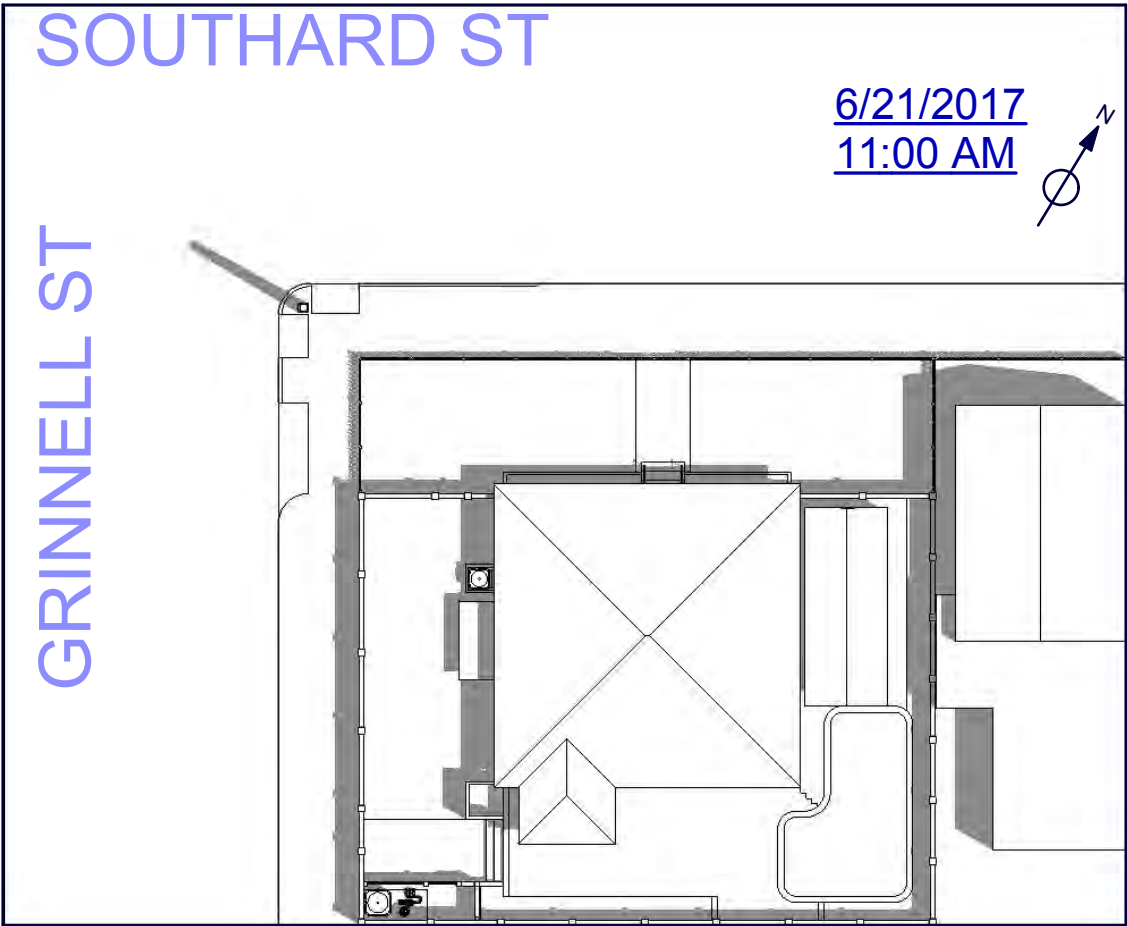
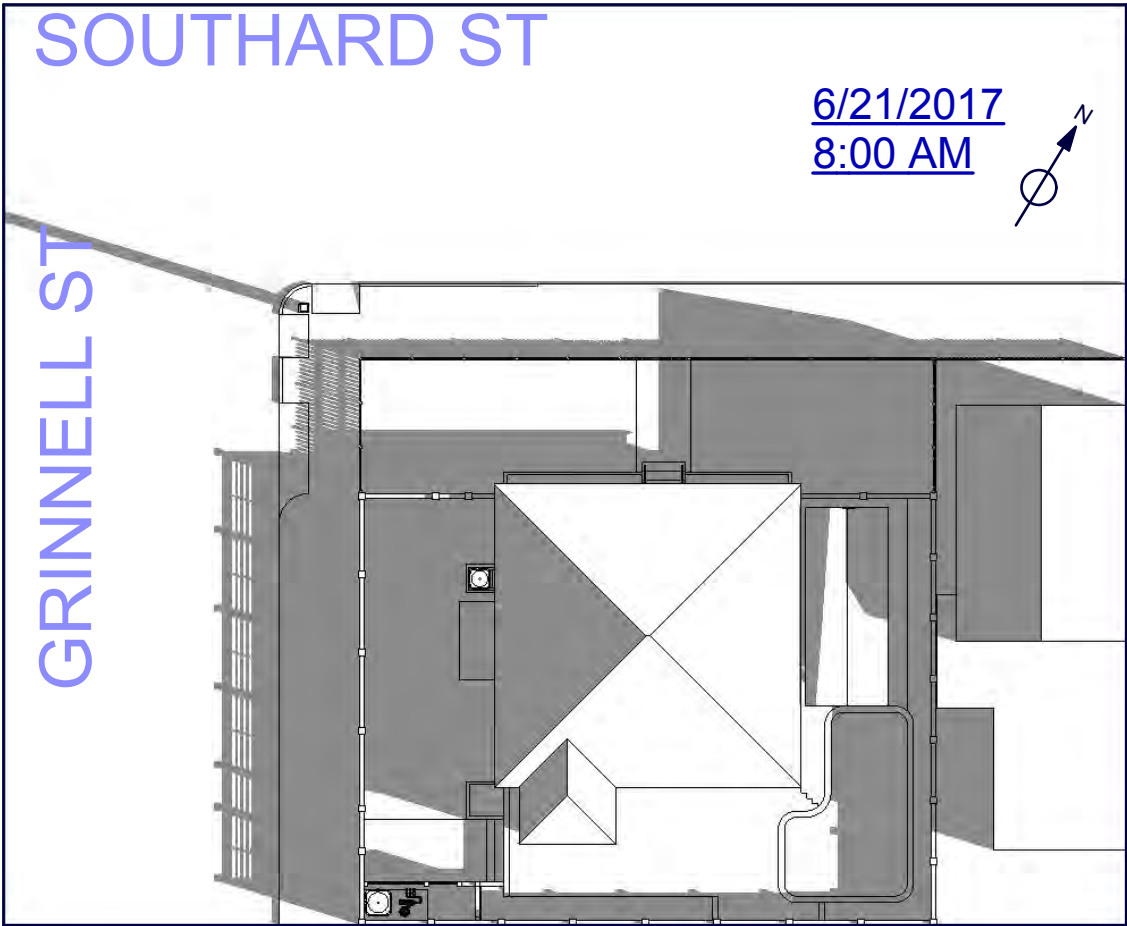
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**GRINNELL ST
VIEW**

A-7

SHEET 7 OF 9

SUMMER SUN STUDY



**1000
Southard St**

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Anna Ferrara

PROJECT NO: **#PIn**

DATE: **7/5/2017**

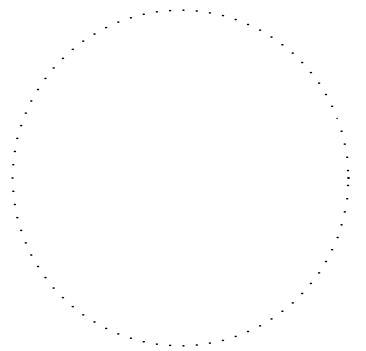
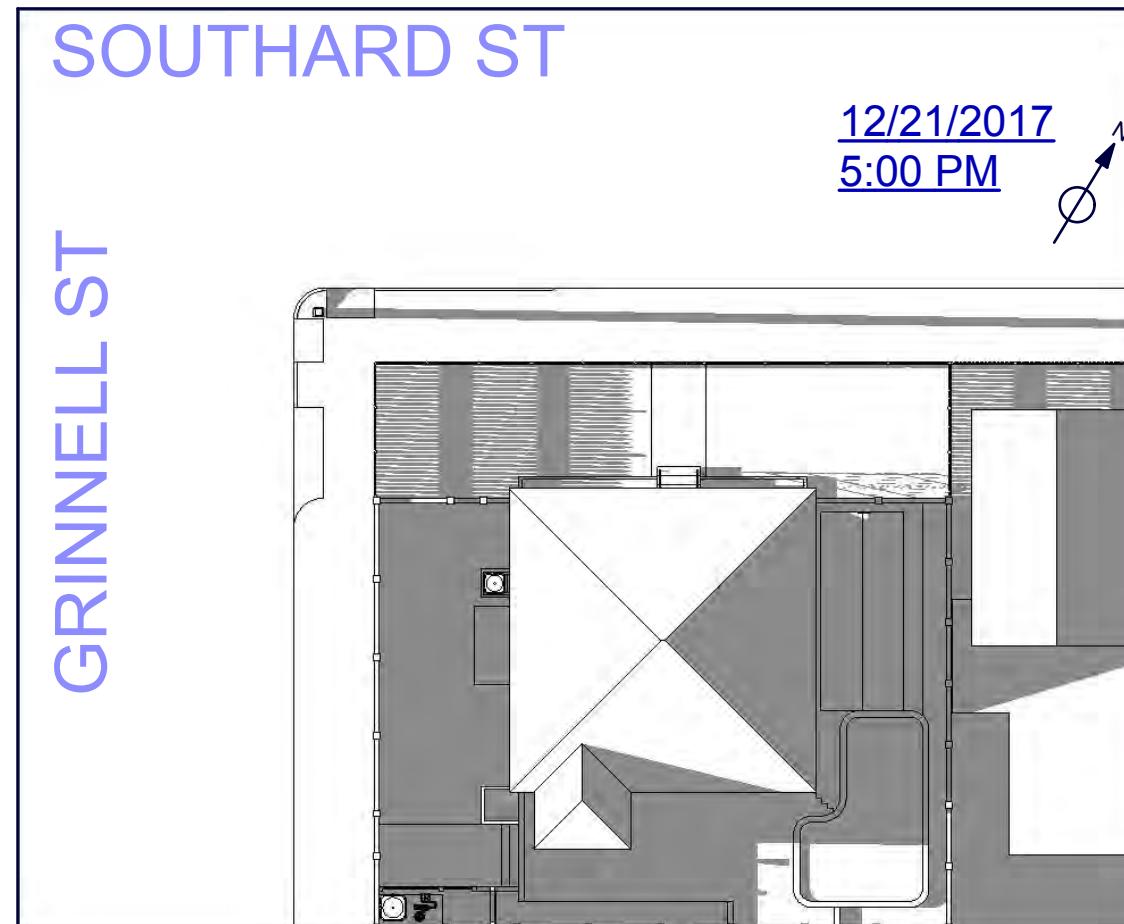
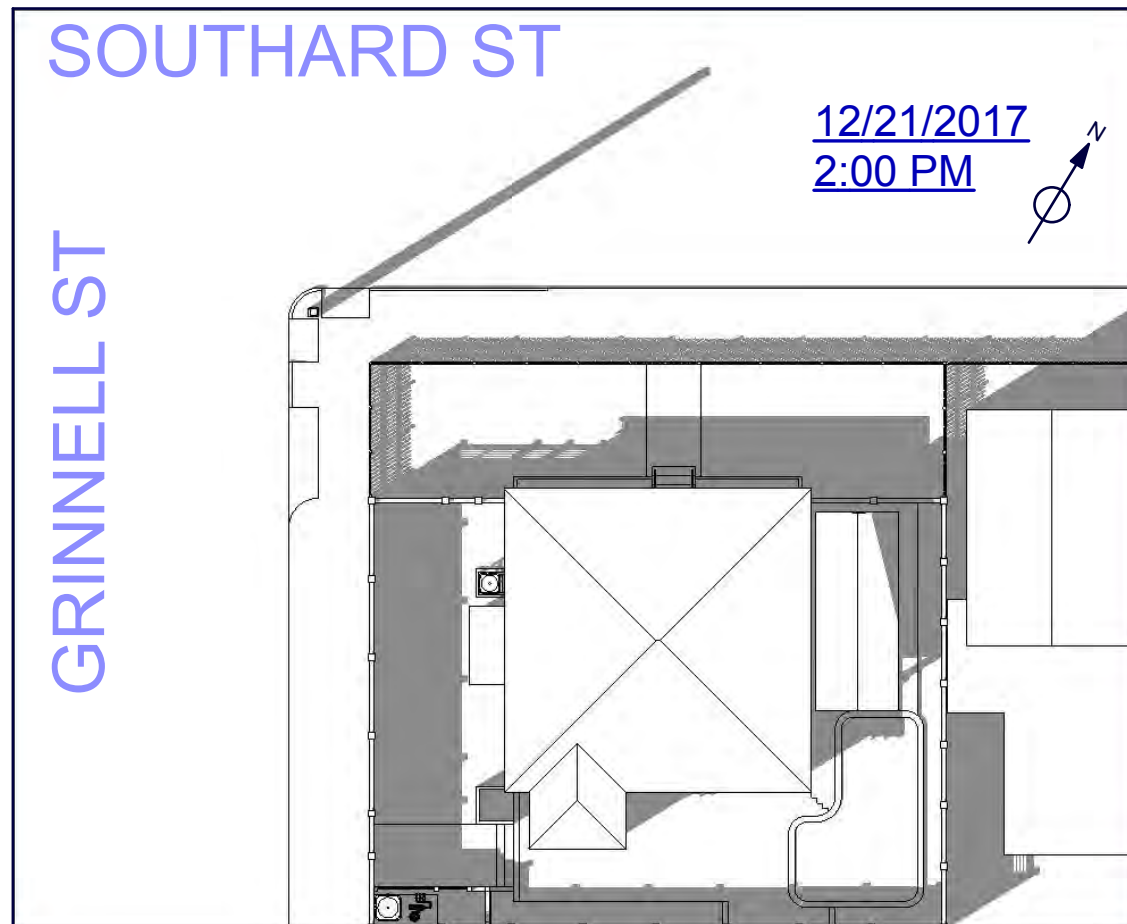
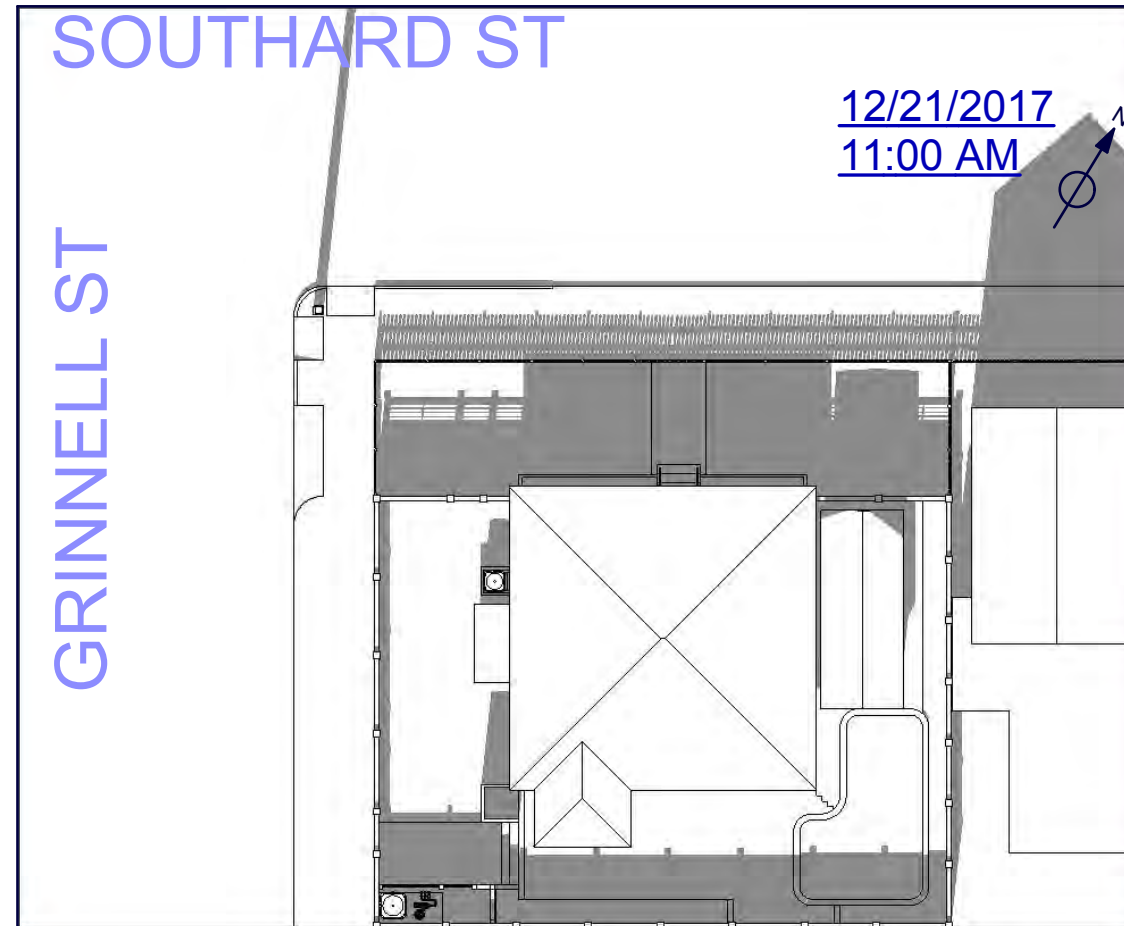
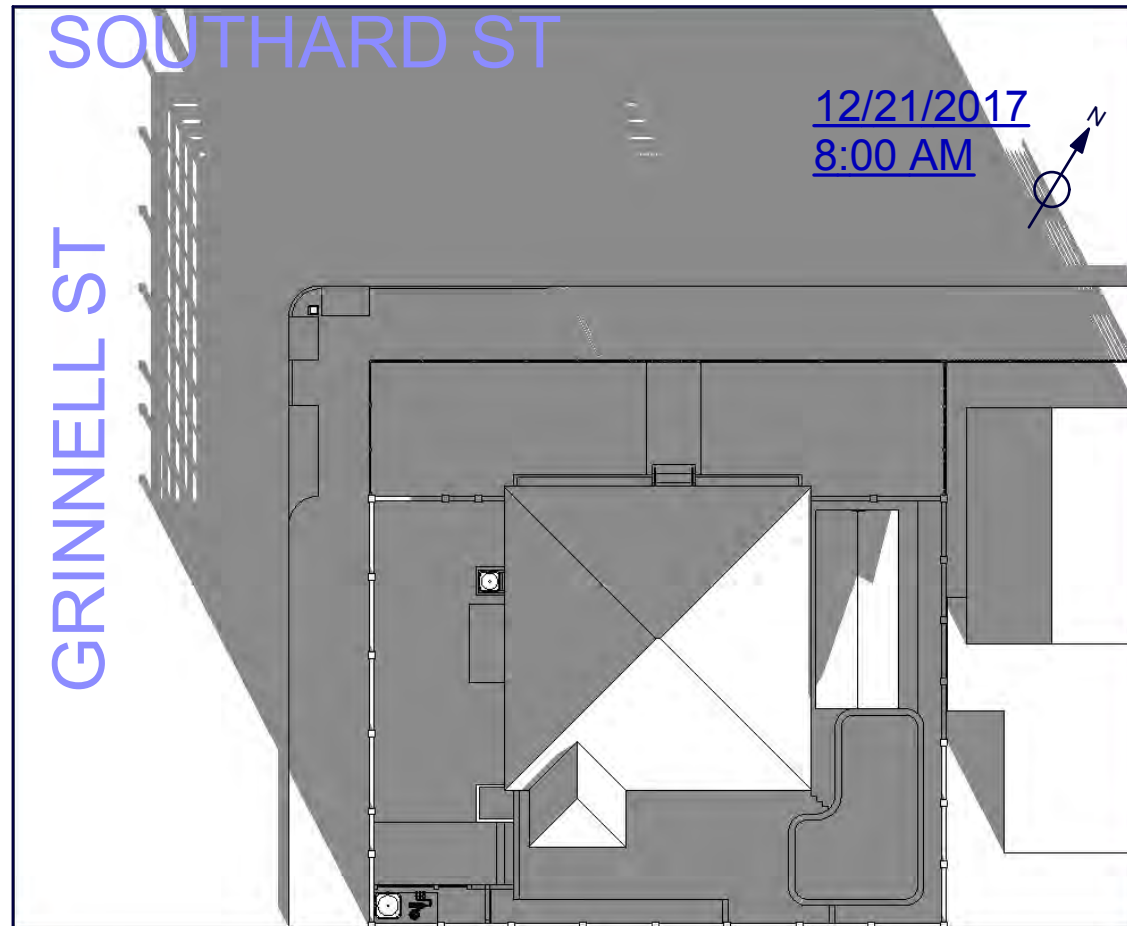
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**SUMMER SUN
STUDY**

A-8
SHEET 8 OF 9

WINTER SUN STUDY



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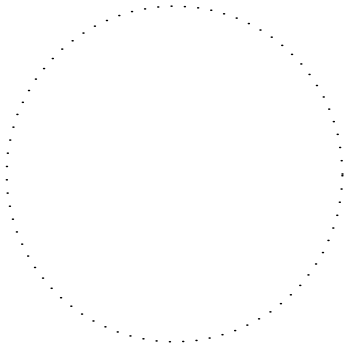
**WINTER SUN
STUDY**

A-9
SHEET 9 OF 9

PREVIOUSLY SUBMITTED DESIGN



1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com



**1000
Southard St**

--
Anna Ferrara

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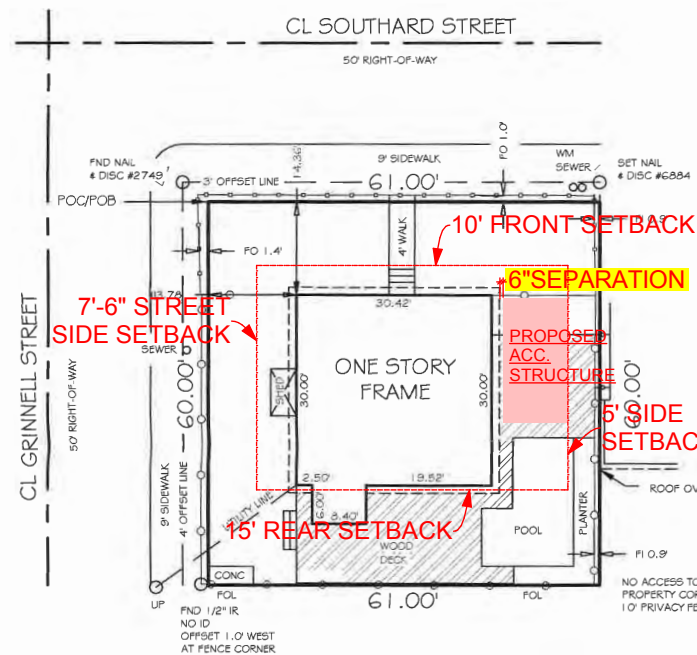
SHEET INDEX	
ID	Name
A-1	COVER SHEET
A-2	SURVEY
A-3	SCOPE OF WORK
A-4	SITE INFORMATION
A-5	STREET ELEVATIONS
A-6	SOUTHARD ST VIEW
A-7	GRINNELL ST VIEW
A-8	ACC. STRUCTURE
A-9	SECTIONS
A-10	DECK
A-11	RENDER

COVER SHEET

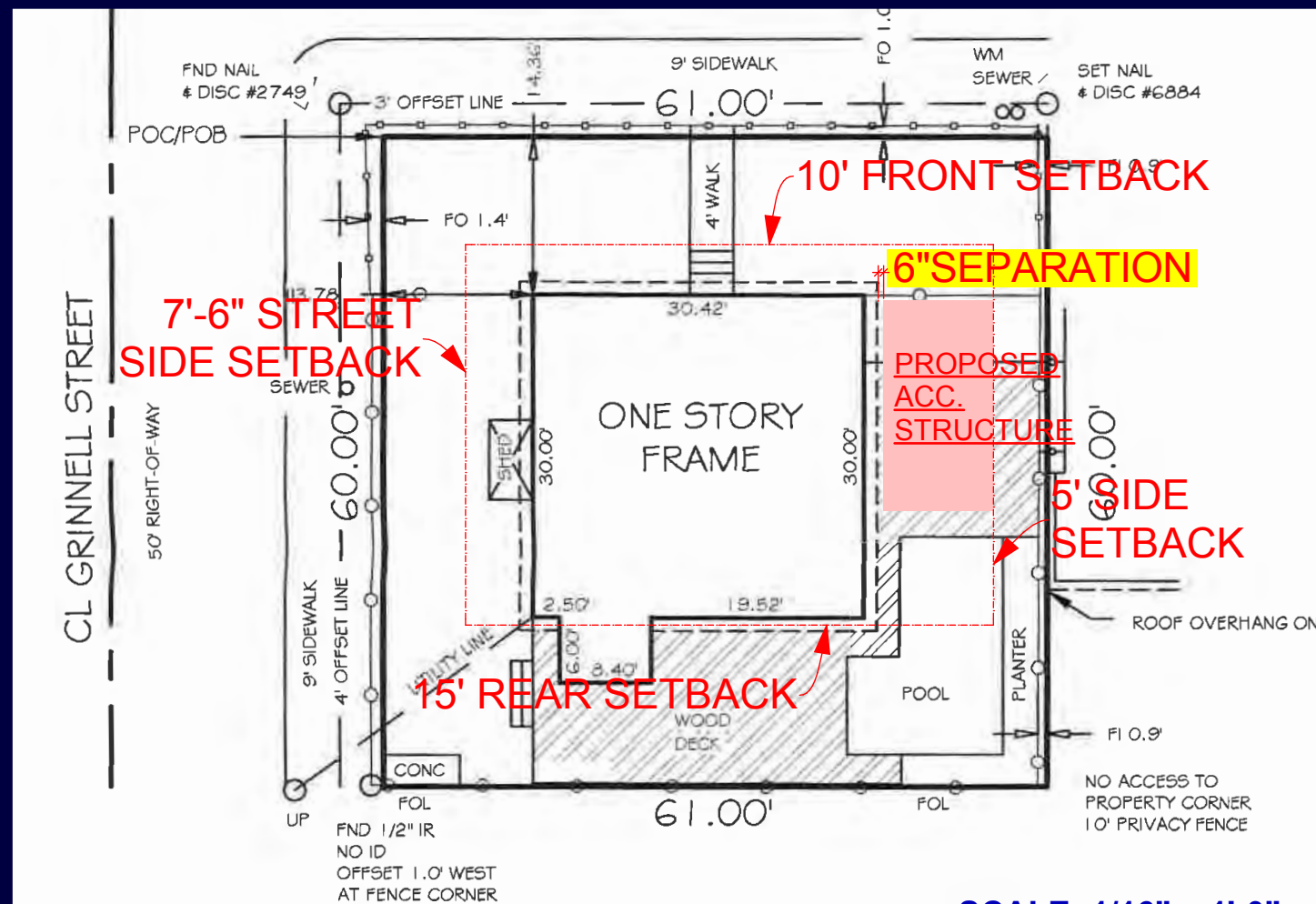
A-1

SHEET 1 OF 11

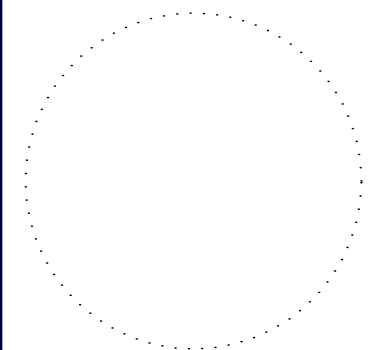
MAP OF BOUNDARY SURVEY
PART OF BLOCK 3, SQUARE 56
MONROE COUNTY, KEY WEST, FLORIDA



ADDRESS:
1000 SOUTHARD STREET
KEY WEST, FL 33040



SCALE: 1/16" = 1'-0"



**1000
Southard St**

--
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SURVEY

A-2

SHEET 2 OF 11

CERTIFIED TO -
ANNE F. FERRARA
WASHINGTON MUTUAL BANK, FA, its successors and/or assigns
CHICAGO TITLE OF THE FLORIDA KEYS
CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION -
Part of Block Three (3), Square Fifty-six (56), Monroe County, Key West, Florida.
COMMENCING at the junction of Southard and Grinnell Streets, and running thence along Southard Street in a Northeasterly direction Sixty-one (61) feet; thence at right angles in a Southeasterly direction Sixty (60) feet; thence at right angles in a Southwesterly direction Sixty-one (61) feet to Grinnell Street; thence along Grinnell Street in a Northwesterly direction Sixty (60) feet to the Place of Beginning.

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.

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.

DELTA = CENTRAL ANGLE	IF = IRON PIPE	PRC = POINT OF REVERSE CURVE
EL = ELEVATION	IR = IRON ROD	PRM = POINT OF REFERENCE MONUMENT
EA = ARC LENGTH	ME = MEASURED	PT = POINT OF TANGENT
ENCL = CENTERLINE	NGVD = NATIONAL GEODETIC	R = RADIUS
CM = CONCRETE MONUMENT	NTS = NOT TO SCALE	RES = RESIDENCE
CONC = CONCRETE	PC = POINT OF CURVE	RCD = ROOF OVERHANG LINE
CU = CEMENT	PCF = POINT OF COMPOUND CURVE	ROW = RIGHT OF WAY
DEASE = DRAINAGE EASEMENT	PE = POINT OF BEGINNING	SP = SIDEWALK
ENCL = ENCLOSURE	PI = PARKER LION NAIL	TH = THROUGH WAY LINE
ENC = ENCASING	PL = PROPERTY LINE	TP = TYPICAL
EOP = EDGE OF PAVEMENT	POB = POINT OF BEGINNING	UEAS = UTILITY EASEMENT
FP = FINISHED FLOOR	PI = POINT OF INTERSECTION	W = WATER METER

SCALE:	1"=20'
FIELD WORK DATE	09/22/03
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE NO.:	3090805

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1 (B) (SETBACKS), (B)(3)(ENCROACHMENTS), & 1 (B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED *R. L. Luce*

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

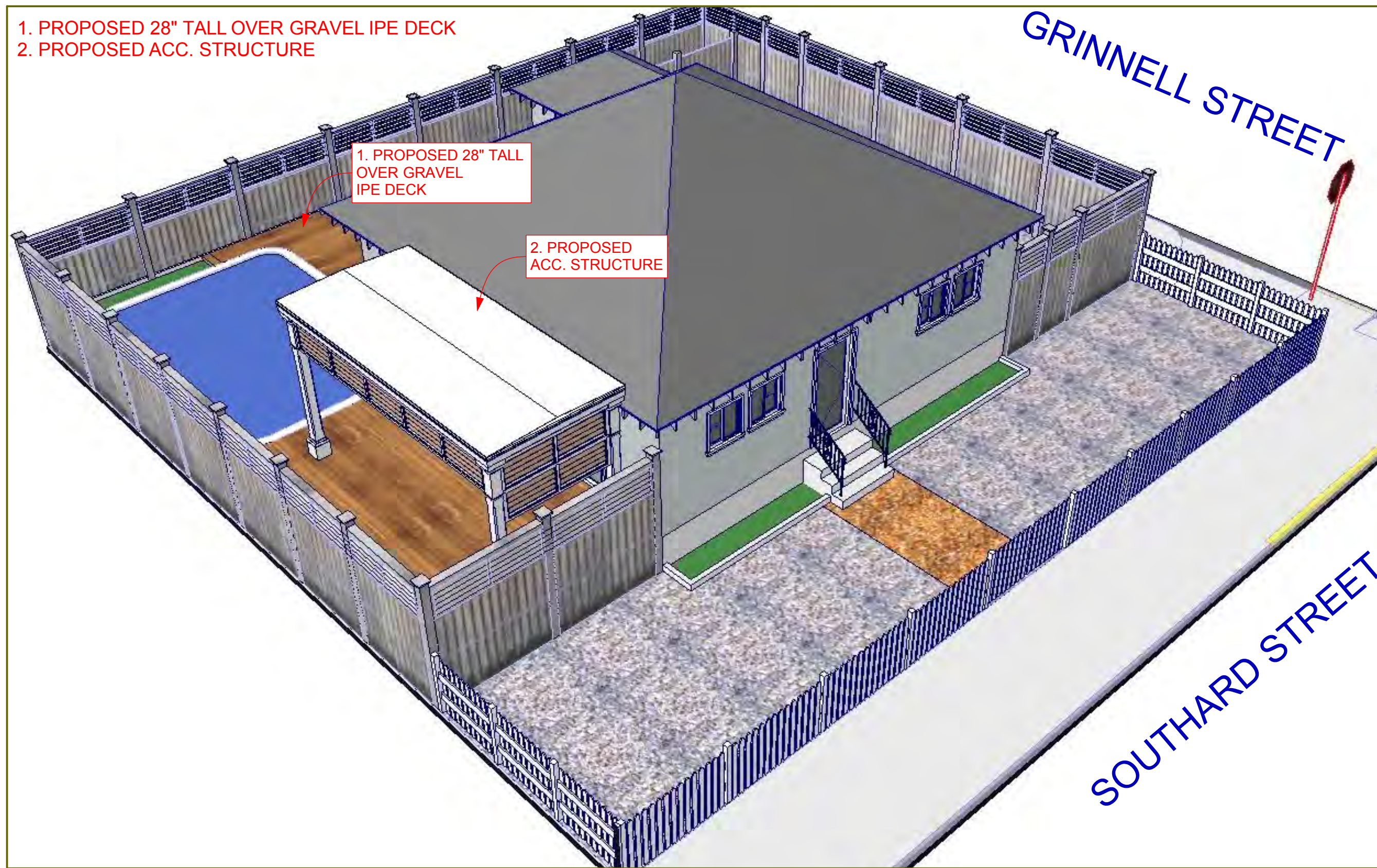
#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

LOCATION MAP AND ZONNING



District	Minimum Area (sq. ft.)	Minimum Width (sq. ft.)	Minimum Depth (sq. ft.)	Impervious Surface Ratio	Maximum Building Coverage	Minimum Setback Requirements				Maximum Height (feet)	Maximum Floor Area Ratio	Maximum Density (du/acre)
						Front (feet)	Street Side (feet) ¹	Side (feet)	Rear ² (feet)			
HNC-2 historic neighborhood commercial ²¹	4,000	40	90	60	40	10	7.5	5	15	30	1.0 ¹⁴	16





CGC1507029
CGC1327352
SL3186768

**ONE CALL
CONSTRUCTION, INC.**
"One Call Does It All"

1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com

**1000
Southard St**

--
Anna Ferrara

PROJECT NO:	#PIn
DATE:	5/24/2017
DRAWN BY:	Gonz
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One Call Construction, Inc.	

**SCOPE OF
WORK**

A-3
SHEET 3 OF 11

SITE DATA:
TOTAL SITE AREA: ± 3,644.00 SQ.TF
LAND USE: HNC-2
FLOOD ZONE: Zone AE (EL 6 Feet)

MAXIMUN IMPERVIOUS SURFACE RATIO:
REQUIRED: 60% (2,186.40 SQ.FT)
EXISTING: 59.75% (±2,177.00 SQ.FT)
PROPOSED: 55.52% (±2,032.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:
REQUIRED: 40% (1,457.60 SQ.FT)
EXISTING: 31.20% (±1,137.00 SQ.FT)
PROPOSED: 35.81% (±1,305.00 SQ.FT)

OPEN SPACE MINIMUM:
REQUIRED: 35% (1,275.40 SQ.FT)
EXISTING: 43.17% (±1,573.00 SQ.FT)
PROPOSED: 45.83% (±1,670 SQ.FT)

SETBACKS:
FRONT:
REQUIRED: 10'-0"
EXISTING: ±14'-4 5/16" (TO PORCH)
PROPOSED: ±14'-4 5/16" (TO PORCH)

STREET SIDE:
REQUIRED: 7'-6"
EXISTING: ±13'-9 23/64" (TO BUILDING)
PROPOSED: ±13'-9 23/64" (TO BUILDING)

SIDE:
REQUIRED: 5'
EXISTING: ±16'-8 1/32" (TO BUILDING)
PROPOSED: ±16'-8 1/32" (TO BUILDING)

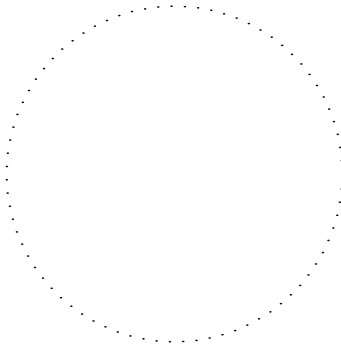
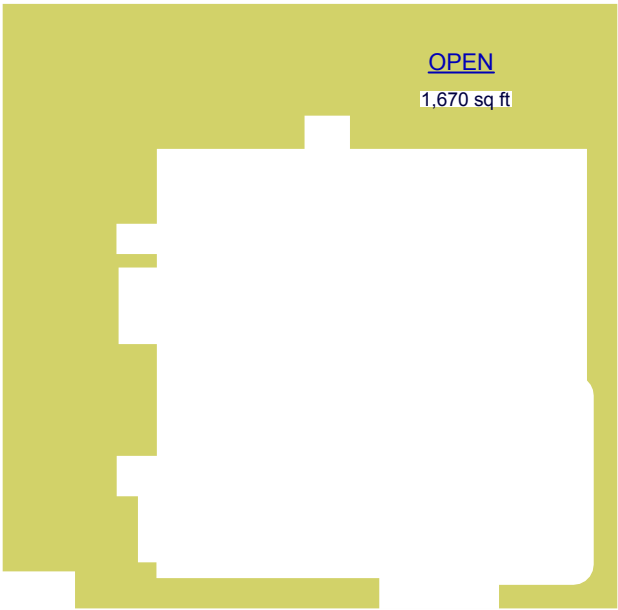
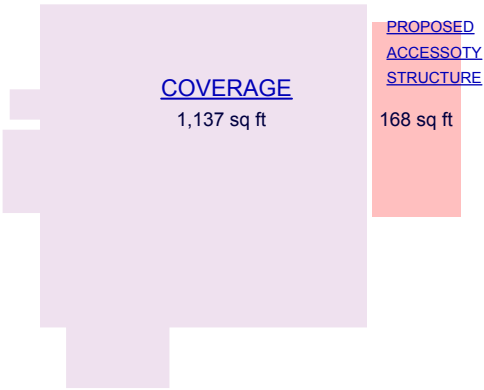
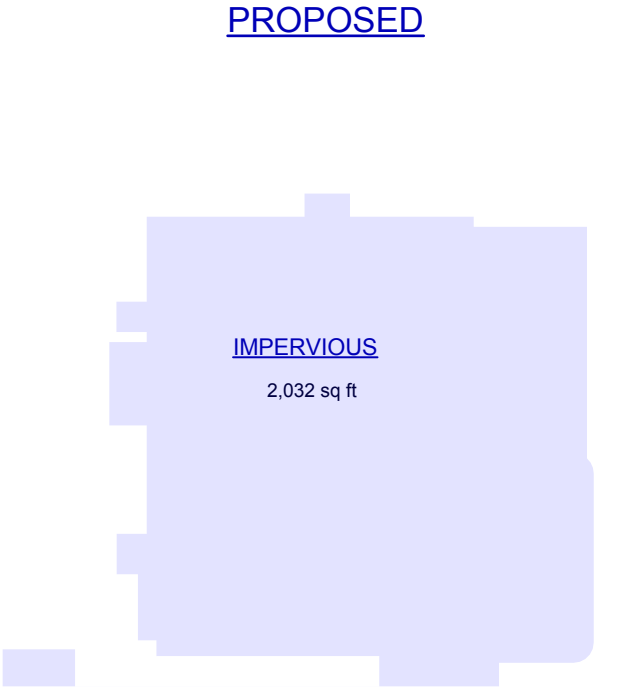
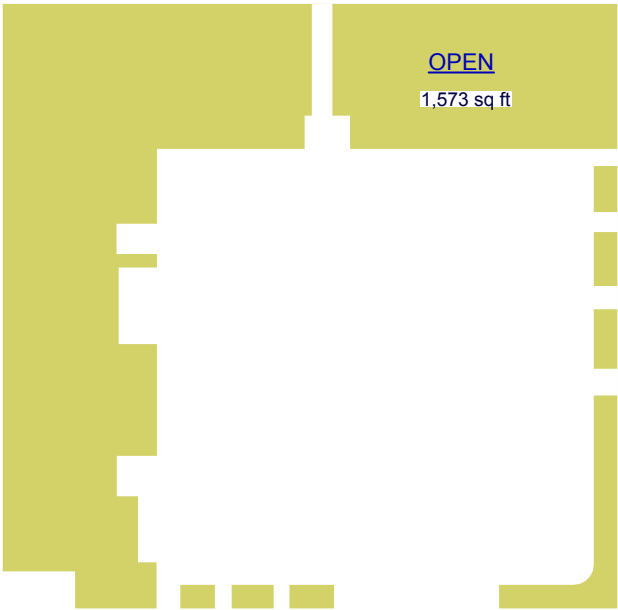
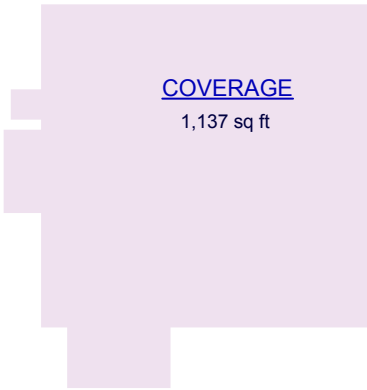
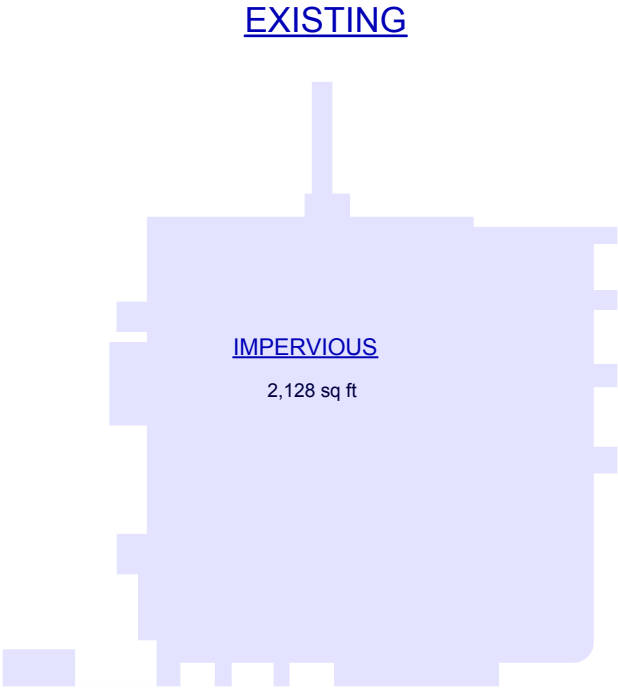
REAR:
REQUIRED: 15'-0"
EXISTING: ±9'-6 1/8" (TO BUILDING)
PROPOSED: ±9'-6 1/8" (TO BUILDING)

MAXIMIM FLOOR AREA RATIO:
REQUIRED: 1.0

ACCESSOTY STRUCTURE:

REAR SETBACK: 15'-0"
WIDTH OF LOT: 61'-0"
AREA: 915 SQ.FT

ALLOWABLE ACC. STRUCT.
PROPOSED 30% (274.50 SQ. FT)
18.36% (168.00 SQ. FT)



1000
Southard St

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Anna Ferrara

PROJECT NO: #PIn

DATE: 5/24/2017

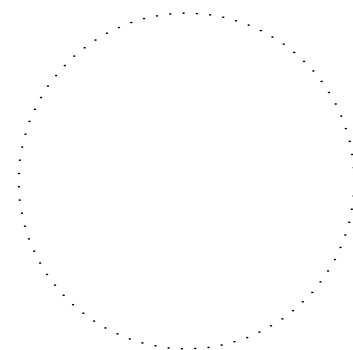
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SITE
INFORMATION

A-4

SHEET 4 OF 11



1000
Southard St

--
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PROJECT NO: **#PIn**

DATE: **5/24/2017**

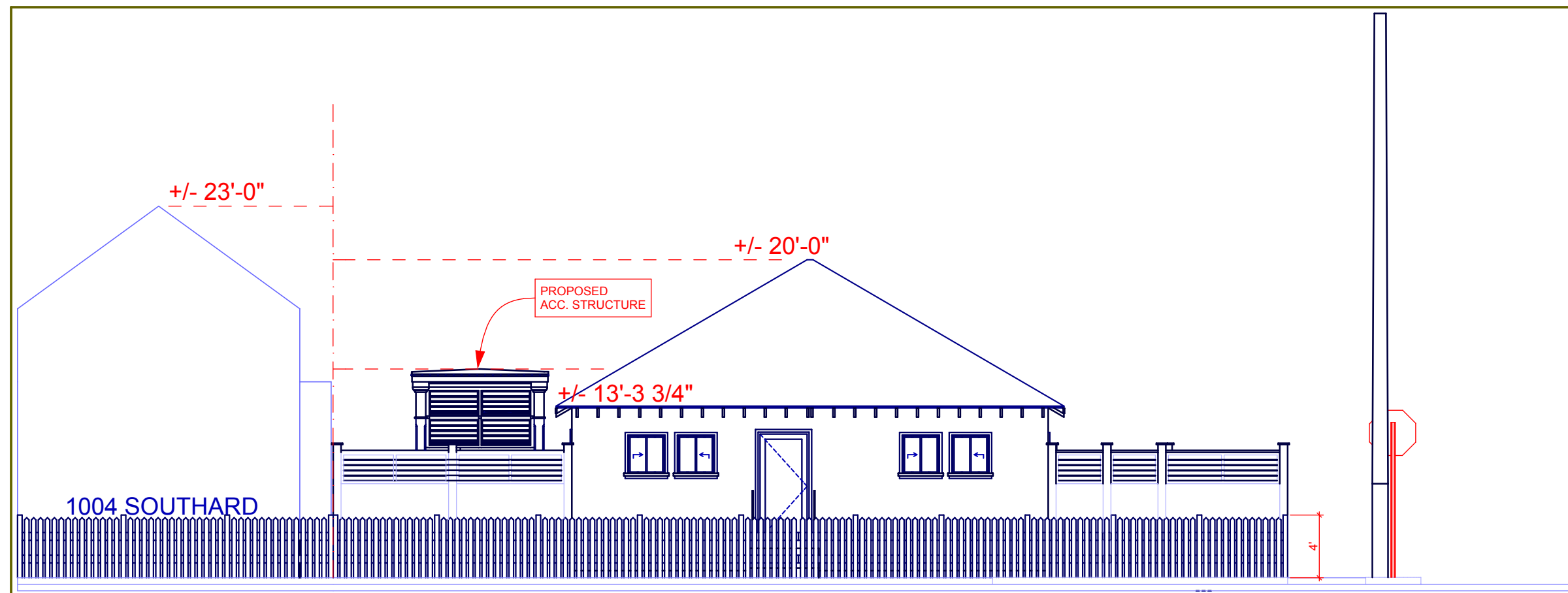
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STREET
ELEVATIONS

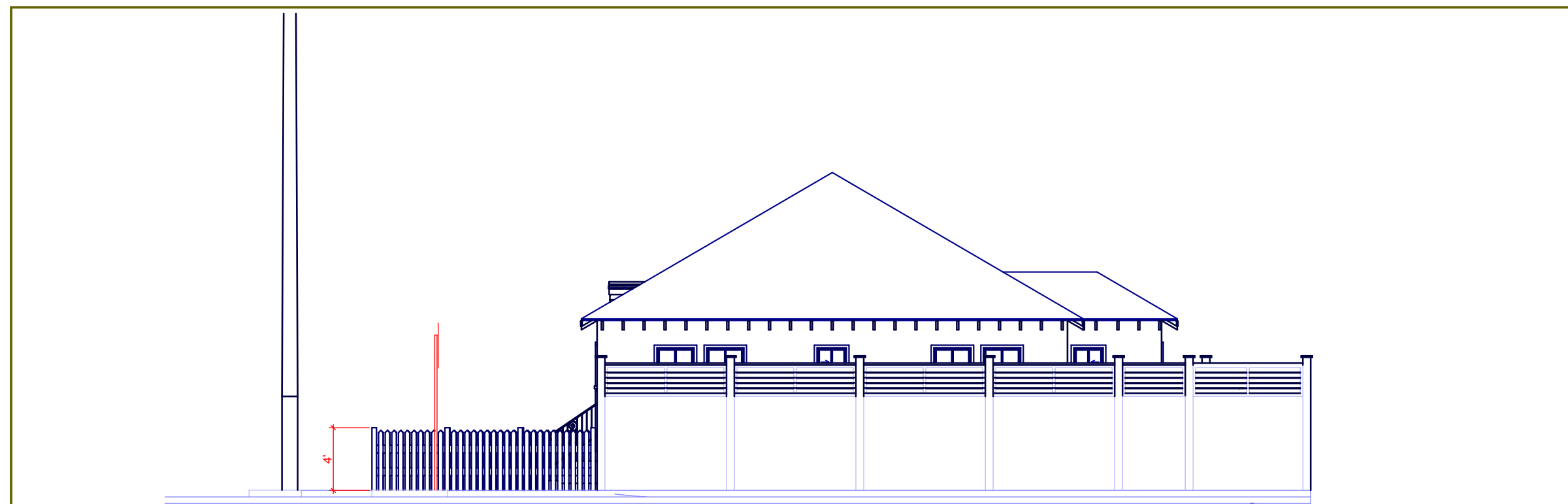
A-5

SHEET 5 OF 11



SOUTHARD STREET ELEVATION

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

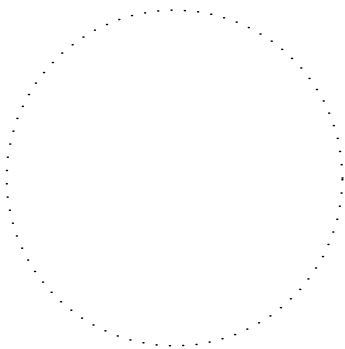


GRINNELL STREET ELEVATION

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



EXISTING



**1000
Southard St**

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Anna Ferrara

PROJECT NO: **#PIn**

DATE: **5/24/2017**

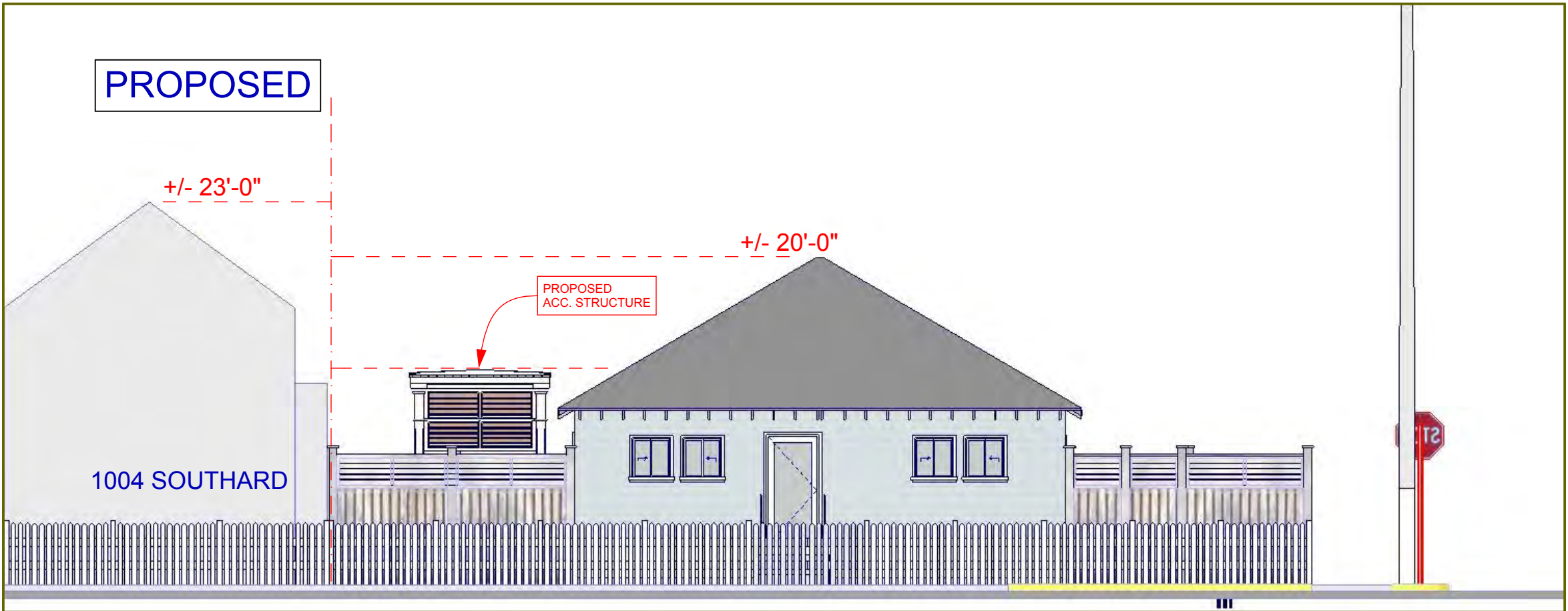
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**SOUTHARD ST
VIEW**

A-6

SHEET 6 OF 11



SOUTHARD STREET ELEVATION

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

EXISTING



PROPOSED

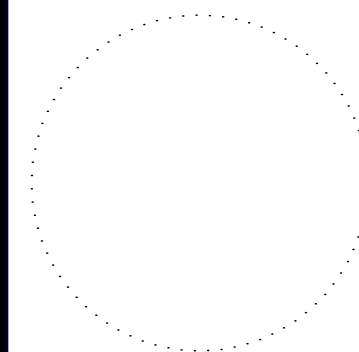


GRINNELL STREET VIEW

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

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Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com



**1000
Southard St**

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Anna Ferrara

PROJECT NO: **#PIn**

DATE: **5/24/2017**

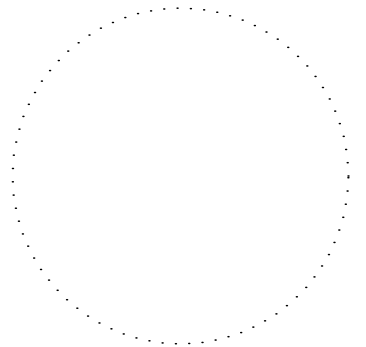
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**GRINNELL ST
VIEW**

A-7

SHEET 7 OF 11



**1000
Southard St**

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PROJECT NO: **#PIn**

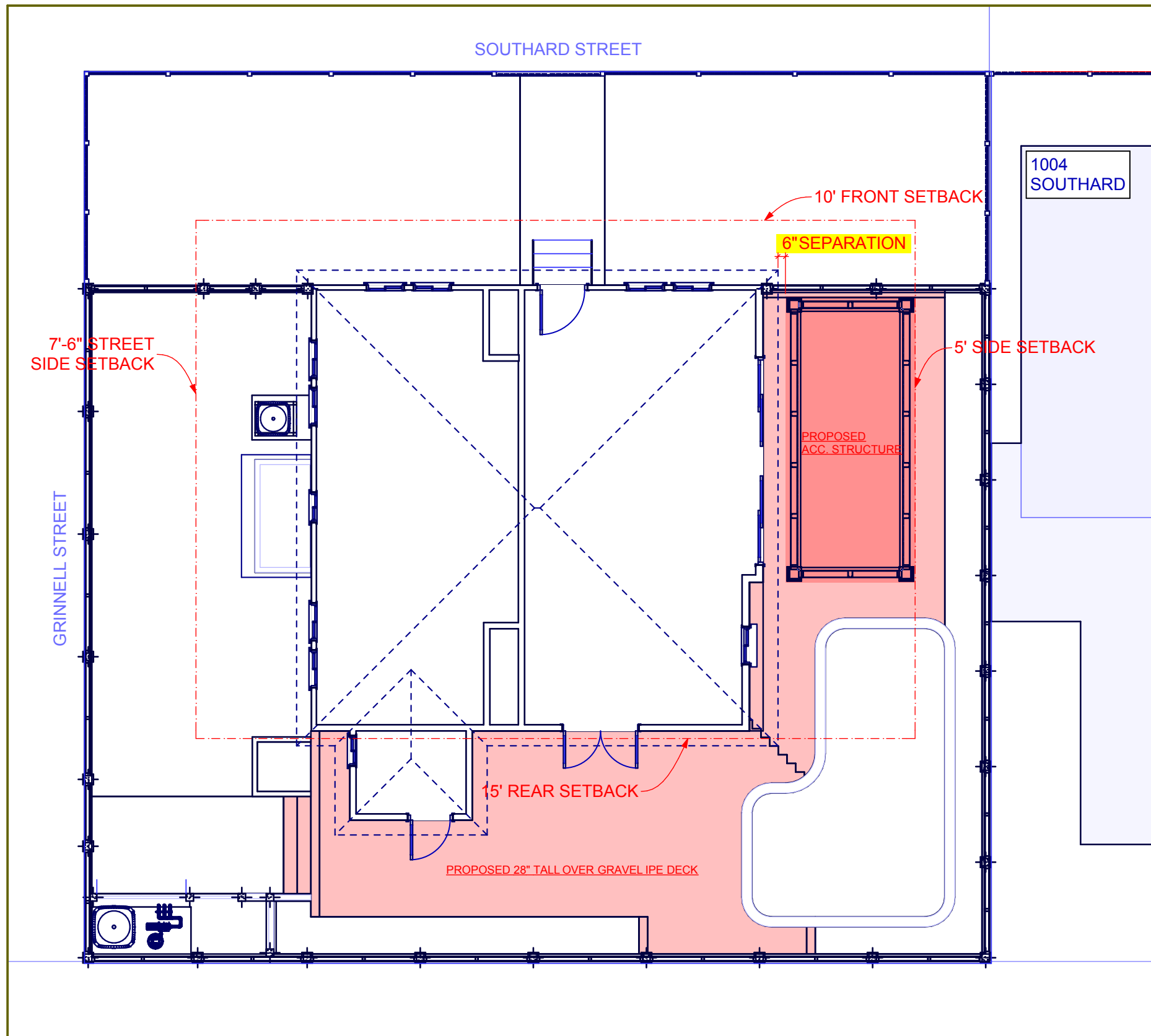
DATE: **5/24/2017**

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**ACC.
STRUCTURE**

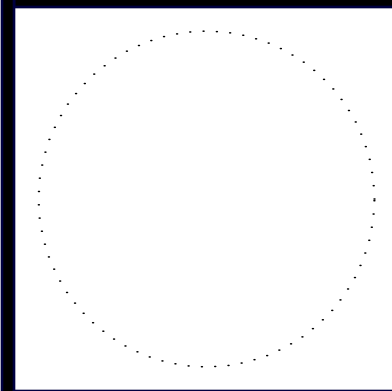
A-8
SHEET 8 OF 11



MATERIAL SELECTION:

- SINGLE PLY ROOF
- PRESSURE TREATED FRAME WOOD
- IPE DECKING
- IPE WOOD LOUVERS

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



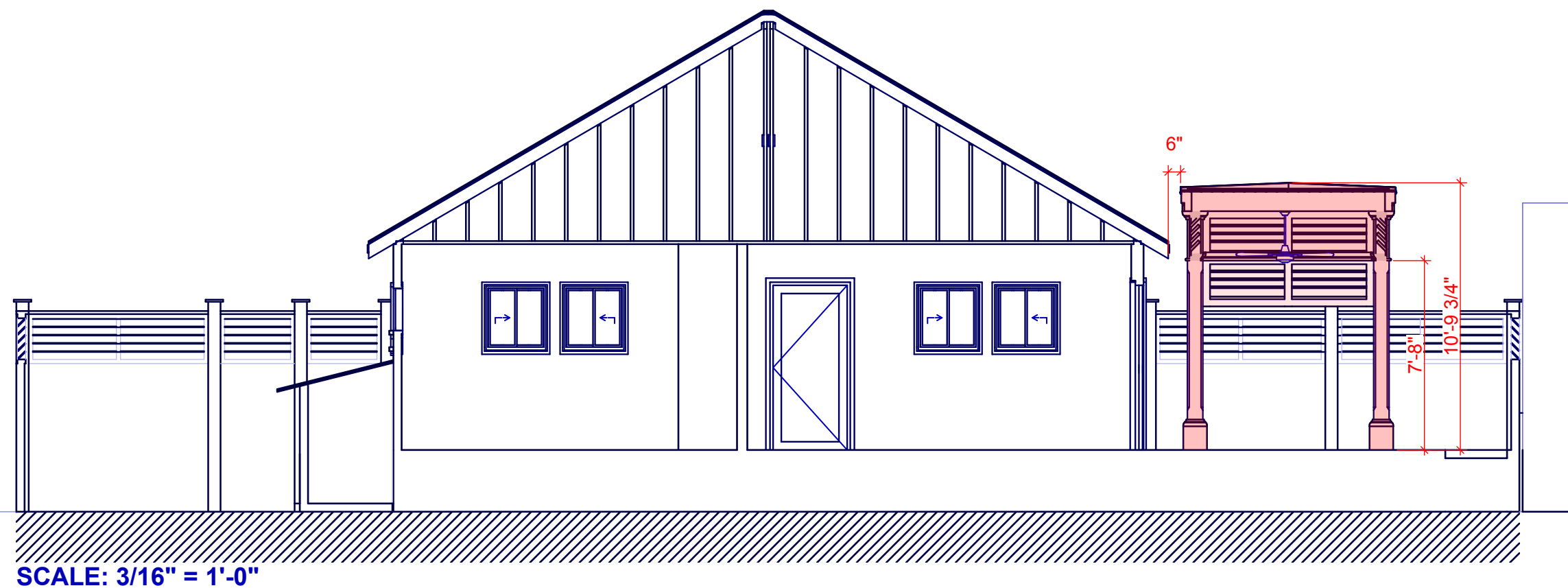
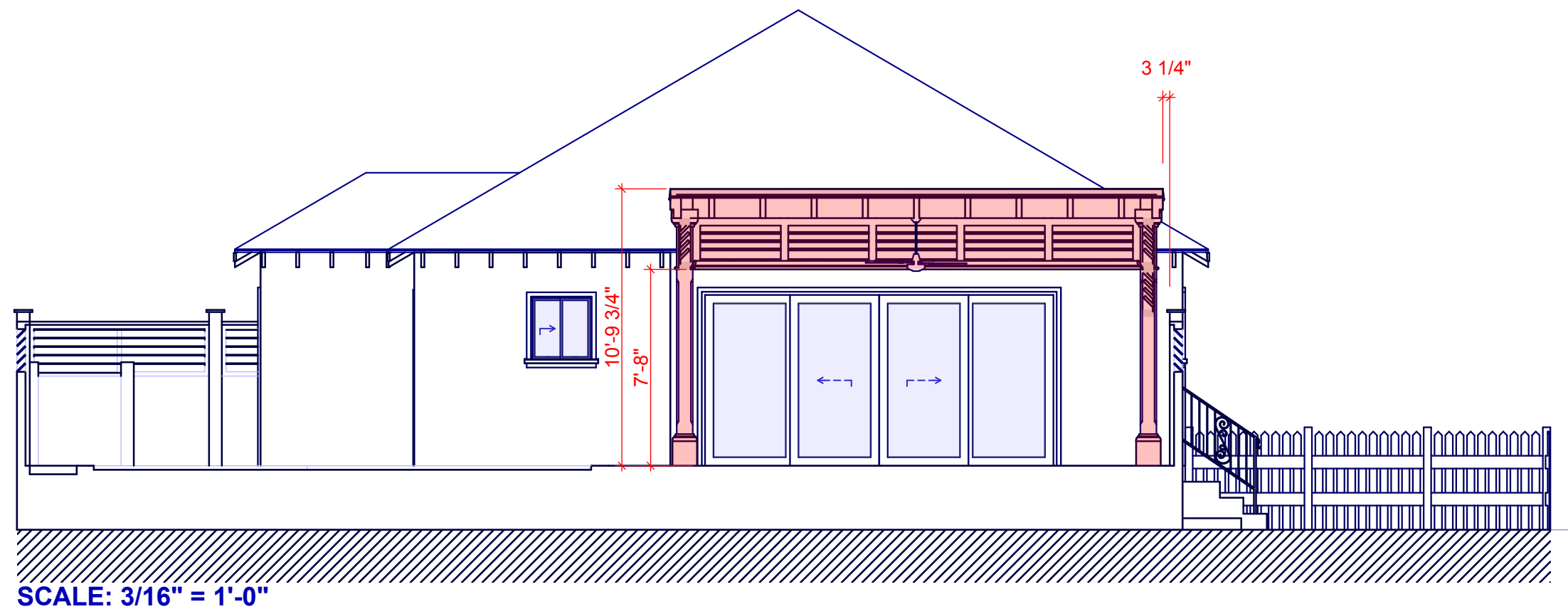
1000
Southard St

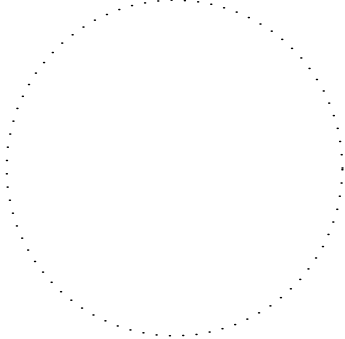
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Anna Ferrara

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DATE:	5/24/2017
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SECTIONS

A-9
SHEET 9 OF 11



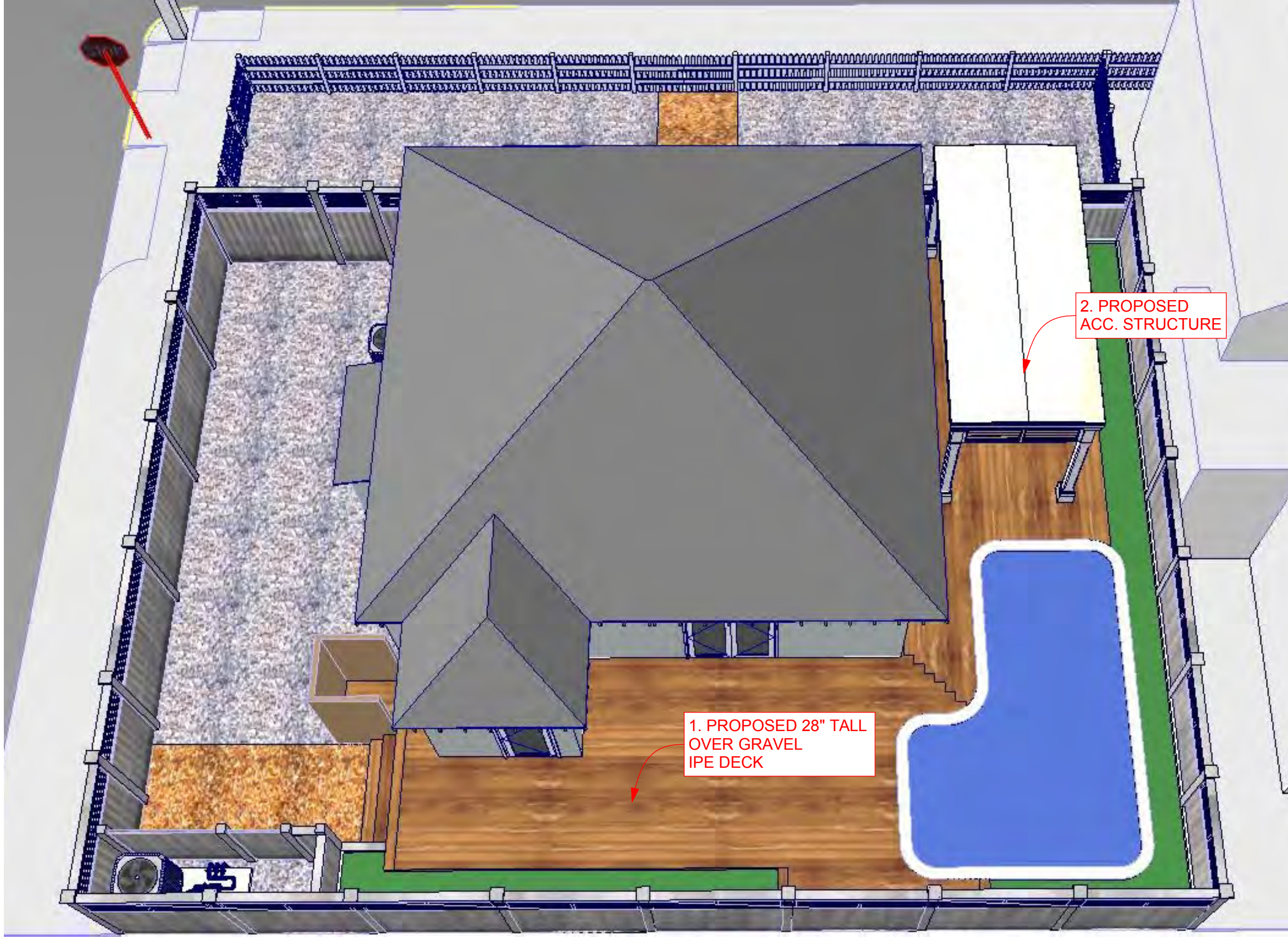


**1000
Southard St**

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Anna Ferrara

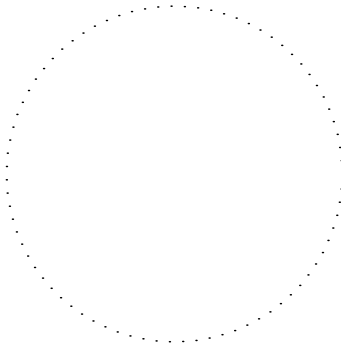
PROJECT NO:	#PIn
DATE:	5/24/2017
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DECK





1000 Southard St, Key West



**1000
Southard St**

--
Anna Ferrara

PROJECT NO: **#PIn**

DATE: **5/24/2017**

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Construction, Inc.**

RENDER

A-11

SHEET 11 OF 11

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:

NEW ACCESSORY STRUCTURE AND NEW REAR IPE DECK.

1000 SOUTHARD STREET

Applicant – One Call Construction

Application #17-03-011

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

NEW ATTACHED DWELLING UNITS DEVELOPMENT

PROJECT NO. 2015-0001

DATE: 10/15/2015

TIME: 6:00 PM

LOCATION: 1015 S. 10TH AVE.

1015 S. 10TH AVE.

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1015 S. 10TH AVE.



Public
Meeting
Notice

1000

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jennifer Kern, One Call Const 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: 1000 Southard Street, Key West FL 33040 on the 20th day of June, 2017.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 27th, 2017.

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 17-03-011.

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

Signed Name of Affiant:

Date: 6/20/17

Address: 1901 Flagler Ave

City: Key West, FL 33040

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 20th day of June, 2017.

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

NOTARY PUBLIC

Sign Name: Sherree Clark

Print Name: Sherree Clark

Notary Public - State of Florida (seal)

My Commission Expires: 11/3/2018



PROPERTY APPRAISER INFORMATION

Summary

Parcel ID 00010840-000000
 Account # 1011134
 Millage Group 10KW
 Location 1000 SOUTHARD ST, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 56 OR66-99/100 OR1233-2400/01R/S(CMS)OR1306-911(AFFD) OR1306-912(LG)
 Description (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1011134 1000 SOUTHARD ST 03/02/16

Owner

FERRARA ANNE F
 6 PURITAN AVE
 MOUNT SINAI NY 11766-2510

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$215,045	\$111,222	\$110,605	\$113,303
+ Market Misc Value	\$26,833	\$23,174	\$21,684	\$22,304
+ Market Land Value	\$440,657	\$434,610	\$405,636	\$350,416
= Just Market Value	\$682,535	\$569,006	\$537,925	\$486,023
= Total Assessed Value	\$593,737	\$539,761	\$490,692	\$446,084
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$682,535	\$569,006	\$537,925	\$486,023

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,660.00	Square Foot	61	60

Buildings

Building ID	747	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1943	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1797	Roof Type	GABLE/HIP	
Finished Sq Ft	994	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	138	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	10	Grade	500	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	64	64	0
FLA	FLOOR LIV AREA	930	930	0
PTO	PATIO	775	0	0
SBU	UTIL UNFIN BLK	28	0	0
TOTAL		1,797	994	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1991	1992	1	1 UT	2
FENCES	1991	1992	1	186 SF	2
FENCES	1991	1992	1	364 SF	2
FENCES	1994	1995	1	1088 SF	2
RES POOL	1994	1995	1	347 SF	4
BRICK PATIO	1994	1995	1	48 SF	4

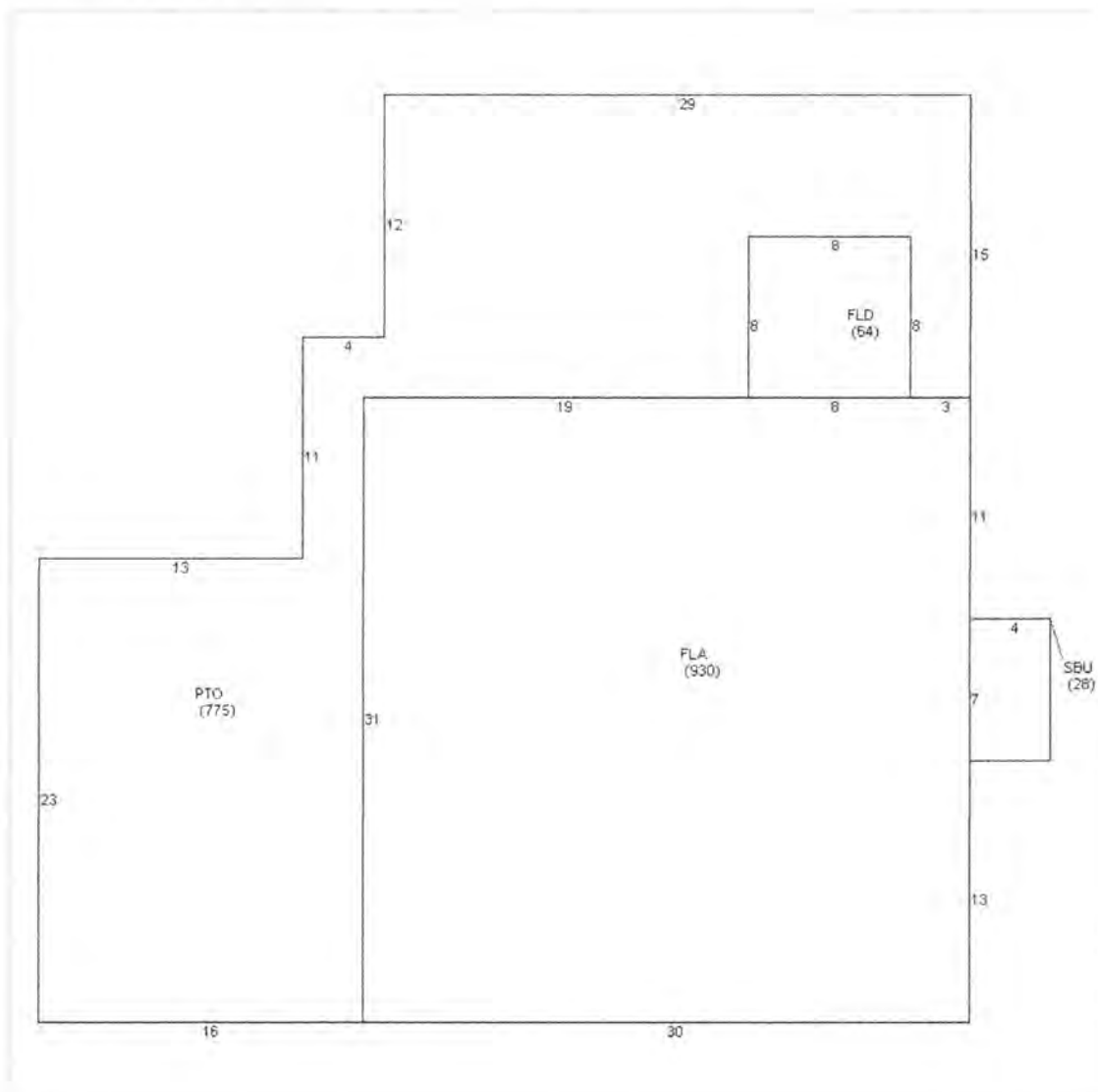
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
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Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2716	8/18/2015	11/12/2015	\$26,400		REPLACE 2 FRENCH DOOR IMPACT 1 SLIDING DOOR WITH IMPACT REPLACE 2 AWING WINDOWS
15-3225	8/4/2015	11/12/2015	\$4,635		ROUGH TRIM OUT 2 BATHROOM, 1 KITCHEN AND INSTALL ON DEMAND
15-2561	6/24/2015	10/30/2015	\$6,500		WIRE UP HOUSE TO CODE. INSTALL 30 RECEPTACLES, 20 SWITCHES, 42 CAN LIGHTS, 3 CEILING FANS AND ECT.
15-2561	6/24/2015	11/12/2015	\$6,500		WIRE UP HOUSE TO CODE INSTALL 30 RECEPTACLES 20 SWITCHES 42 CANS LIGHTS
15-2388	6/17/2015	11/12/2015	\$7,900		INSTALL NEW 2.5 TON SPLT SYSTEM AND SUPPLY RETURN DUCT 6 NEW SUPPLYS
15-2012	5/22/2015	10/30/2015	\$8,200	Residential	ADDENDUM TO ABOVE PERMIT UPON REMOVING DAMAGED SUB-FLOOR IT WAS DEEMED JOISTS & SUB-FLOOR REQUIRE REPLACING INCLUDING NEW FOOTERS.
15-1746	5/13/2015	10/30/2015	\$46,400		REMOVE 900 SQ FT EXISTING TILE & REPLACE W/ 150 SQ FT TILE & 750 SQ FT OF HARDWOOD FLOORING. REMOVE PARTIAL LOFT, DRYWALL REPAIRS AS NECESSARY, INSULATE & FRAME ATTIC FOR AIR HANDLER, REPLACE KITCHEN CABINETS AND COUNTERTOPS.
07-5138	11/21/2007	2/29/2008	\$800	Residential	REPLACE EXISTING FENCE 16 LN FT PICKET FENCE 4' HI AT SIDE OF THE HOUSE
04-3217	10/4/2004	12/17/2004	\$900	Residential	EMERG METER CAN REPAIR
0002190	8/3/2000	1/4/2001	\$2,500	Residential	PLUMBING
0002429	6/21/2000	1/4/2001	\$500	Residential	PAINTING FENCE/HOUSE
9901578	5/7/1999	8/13/1999	\$250	Residential	REWIRE POOL PUMP
9500092	12/1/1995	8/1/1996	\$700	Residential	FENCE
A954081	11/1/1995	12/1/1995	\$800	Residential	FENCE
B953804	11/1/1995	12/1/1995	\$4,000	Residential	POOL DECK,PAVE WALK,PAINT
B953537	10/1/1995	12/1/1995	\$10,000	Residential	SWIMMING POOL
E953650	10/1/1995	12/1/1995	\$400	Residential	POOL EQUIPMENT

Sketches (click to enlarge)



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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