



**Historic Architectural Review Commission
Staff Report for Item 17**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 23, 2018

Applicant: William Rowan

Application Number: H18-0010

Address: #627 Caroline Street

Description of Work:

Renovations of main house including front porch. New one-story rear addition with deck. New one-story accessory structure, pool, spa, deck, fencing, and new carport.

Site Facts:

The two-story, wood frame structure is listed as a contributing resource in the survey, and it first appears on the 1889 Sanborn map. The structure has a one-story addition that does not show on any of the Sanborn maps. By the 1960s, the first-floor porch was enclosed and expanded, although the original openings are still visible from the interior. A garage structure was constructed right next to the house.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 5, 6, 9, and 10.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 2 3, 4, 6, and 7.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 19, 22, 24, 29, 30, 32, and 33.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 10, 11, 13, 14, 18, 24, and 25.

Guidelines for Outbuildings (Pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

Staff Analysis

This Certificate of Appropriateness proposes a new rear one-story addition in the same footprint as the existing one-story addition. The new addition will include a kitchen with a window bar and a covered porch. Currently, the building has a second-floor balcony that has no railings. The new addition will include a balcony with glass railing.

The house will be renovated, with a restoration of the front porch that was enclosed many years ago. The house has many historic windows and doors of varying condition. The applicant will restore the windows and doors that are repairable.

A new accessory structure will be constructed in the rear. It will be approximately 16 feet tall. The plans also include a new pool and wood deck in the rear.

The project also proposes a new carport. The carport will be approximately 12 feet tall and will be set back around 20 feet from the front property line.

Consistency with Guidelines

The proposed project meets the guidelines for additions and alterations, new construction, outbuildings, and the Secretary of the Interior's Standards for Rehabilitation. The new addition will not alter the massing of the structure and will be located in the rear. The new carport will replace an existing garage that is far more obtrusive than the proposal. The project plans to restore the front porch of the building, which meets the guidelines for entrances, porches, and doors.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 2018-0010	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

G27 CAROLINE ST.

SANTINI SALVATORI

G27 CAROLINE ST

KEY WEST, FL.

BRIAN OLSON ASOC.

321 PEACOCK LANE

KEY WEST, - FL.

PHONE NUMBER

336 07 99 77 43

EMAIL

CAFFE.ROMA@WANADORA.FR

PHONE NUMBER

305.296.3784

EMAIL

wlrowan@gmail.com

DATE

9/25/18

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: INTERIOR AND EXTERIOR REMODEL/RENOVATION OF
HISTORIC TWO STORY DWELLING.

MAIN BUILDING: COMPLETELY RESTORE (HISTORICALLY) THE ENCLOSED PORCH
REPAIR ALL (10) HISTORIC WOOD WINDOWS (4) HISTORIC EXTERIOR WD. DOORS
ADDING SINGLE STORY ADDITION IN THE REAR. (APPROX. 100 S.F.)
SECOND STORY BALCONY AT REAR INCL. 5 SLIDING GLASS DOORS

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

REMOVE ENCLOSED PORCH (APPROX. 160 S.F.)

RECEIVED
SEP 25 2018
BY: MCM

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

REMOVE ATTACHED GARAGE	
REMOVE REAR ADDITION (APPROX. 230 S.F.) SINGLE STORY	
ACCESSORY STRUCTURE(S):	
CONSTRUCTING DETACHED SINGLE STORY W/D STRUCTURE (180 S.F.)	
CONSTRUCTING DETACHED CARPORT (APPROX. 180 S.F.)	
PAVERS:	FENCES:
WITHIN LANDSCAPE PLAN	REPAIR FRONT HISTORIC AND NEW 6' WOOD FENCING ALL SIDES AND REAR, WITH GATES
DECKS:	PAINTING:
CONSTRUCTING NEW WOOD DECK (APPROX. 450 S.F.)	ENTIRE PROJECT
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
NEW LANDSCAPING THROUGHOUT	NEW 14' x 20' SWIMMING POOL
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
POOL HEATER	
A/C CONDENSERS	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

627 HARC Application

Interior, exterior remodel of historic two story home, including removing approx. 160sf. of existing closed porch and replacing with historic open porch. Repairing 19 historic wood windows. Repairing 4 historic exterior wood doors. Removing garage and replacing with carport. Removing existing approx. 230sf. single story addition at rear. Adding approx. 100sf. single story addition at rear. Construction of detached single story wood framed 180sf. master suite at rear of property. New 14x20 swimming pool. Approx. 450sf. of wood deck. Second story balcony at rear. 5 new glass sliding doors at rear of house. New landscaping through out. New 6ft. tall wood fence, with gates.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	627 CAROLINE ST.
PROPERTY OWNER'S NAME:	SANTINI SALVATORI
APPLICANT NAME:	BRIAN OLSON (WM. ROWAN ARCHITECTURE)

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

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
----------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVING APPROX. 160 SF. OF EXISTING CLOSED PORCH

REMOVING ATTACHED GARAGE

REMOVING 230 SF. SINGLE STORY ADDITION AT REAR

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THE REAR ADDITION IS IN DETEIORATION AND IS NOT HISTORIC

(2) Or explain how the building or structure meets the criteria below:

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

ENCLOSED FRONT PORCH AND GARAGE EMBODY NO DISTINCTIVE CHARACTERISTICS.



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

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

NONE OF DEMOLITION PROPOSED HAS ANY SIGNIFICANT
VALUE OR CONTRIBUTION TO THE STRUCTURE'S
HISTORIC PERIOD OF CONCERN

(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

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

NO

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

NO

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

NO

(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.

NO

(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.

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.

No

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

No

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

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

NOT APPLICABLE

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

NOT APPLICABLE

(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.

NOT APPLICABLE

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

NOT APPLICABLE



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

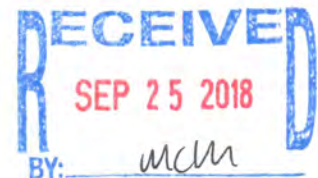
TOTAL OF APPLICATION FEE: \$ 600.00

Project Address: 627 Caroline

Comments: _____

Date of Pre-Application Meeting: _____

By Staff: Kelly



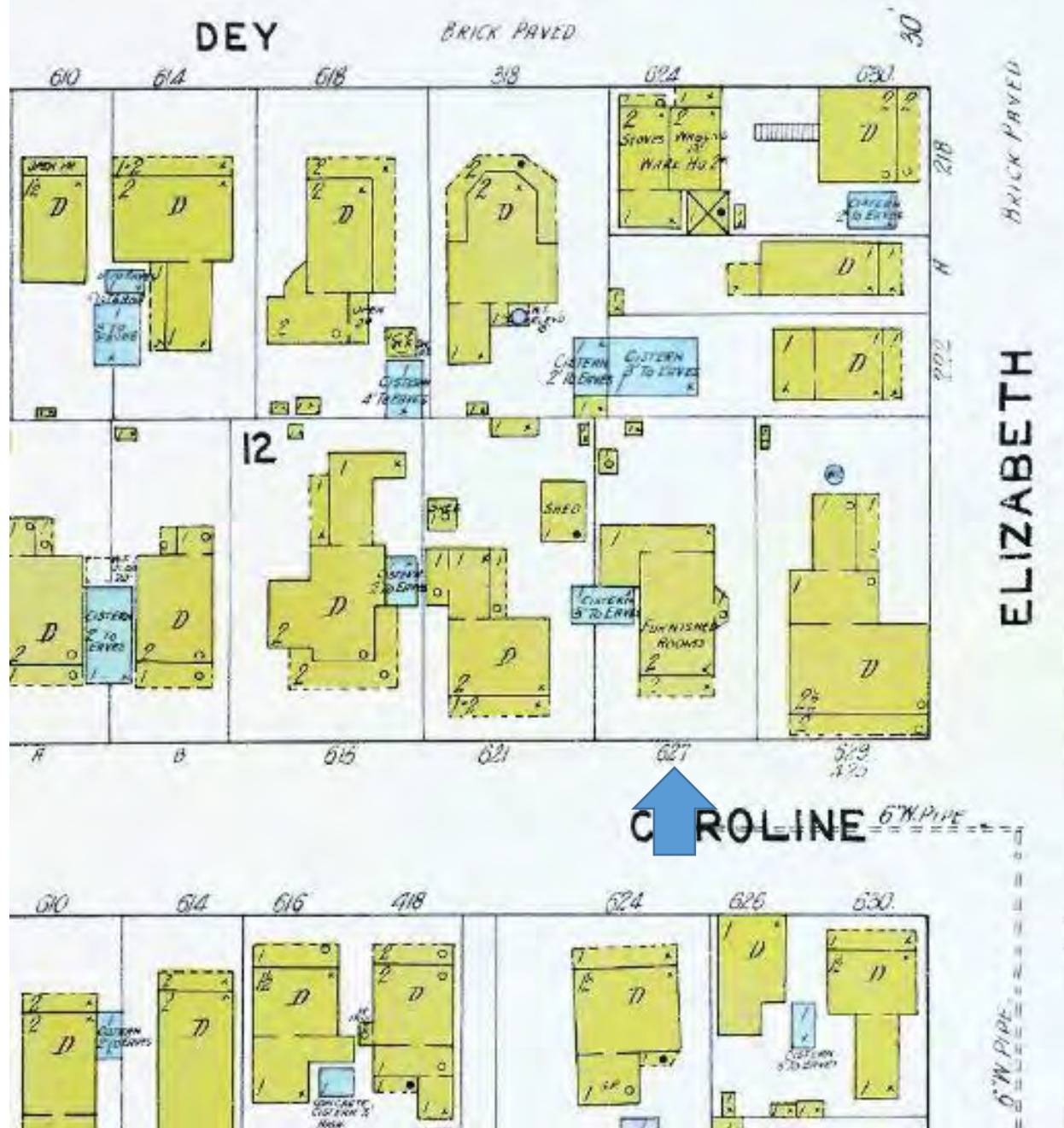
SANBORN MAPS



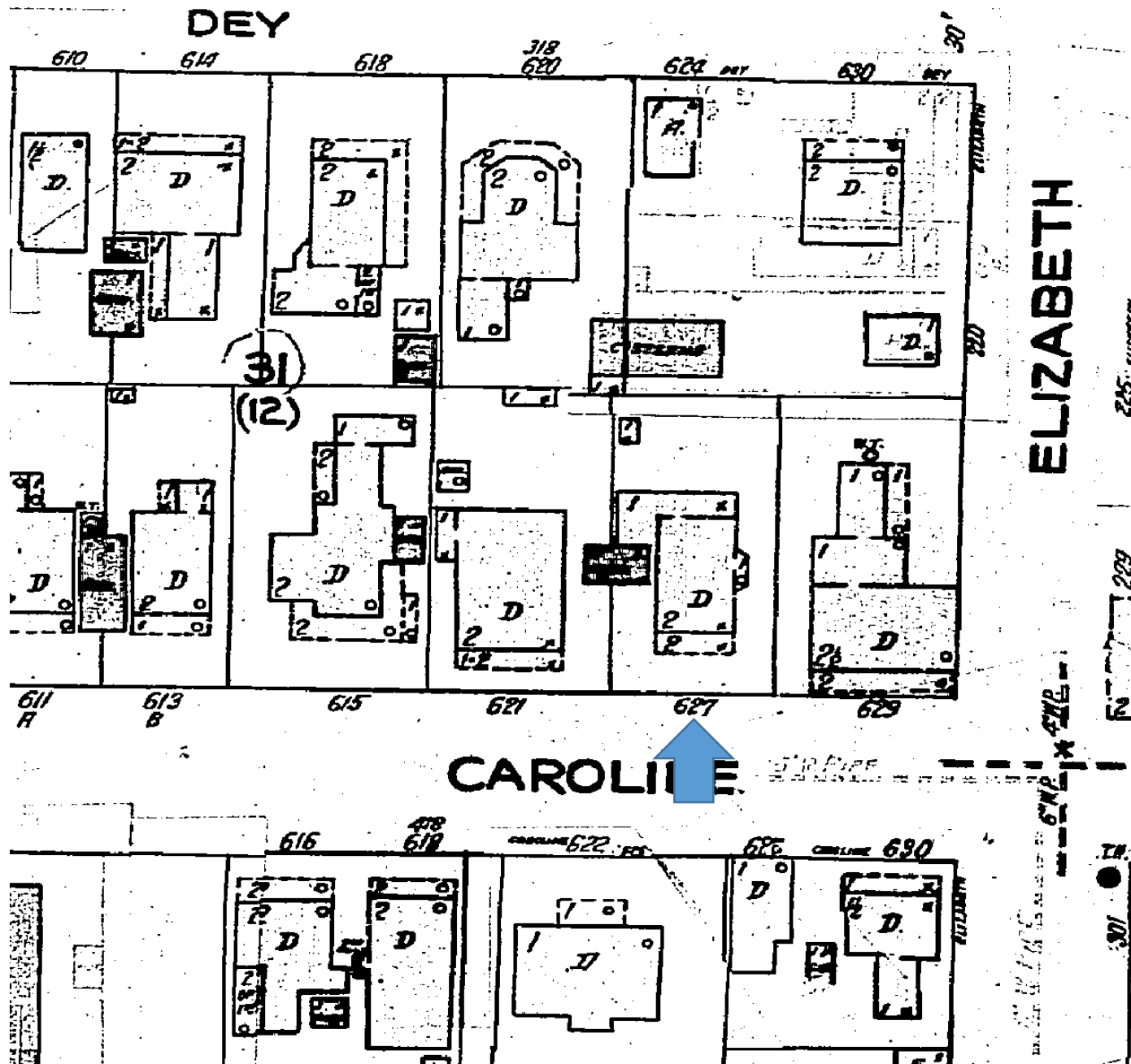
1889 Sanborn Map



12



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



Undated photo of 629 Caroline Street. The open porch of 629 Caroline Street can be seen. Monroe County Public Library.

































PROPOSED DESIGN



RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

GENERAL NOTES

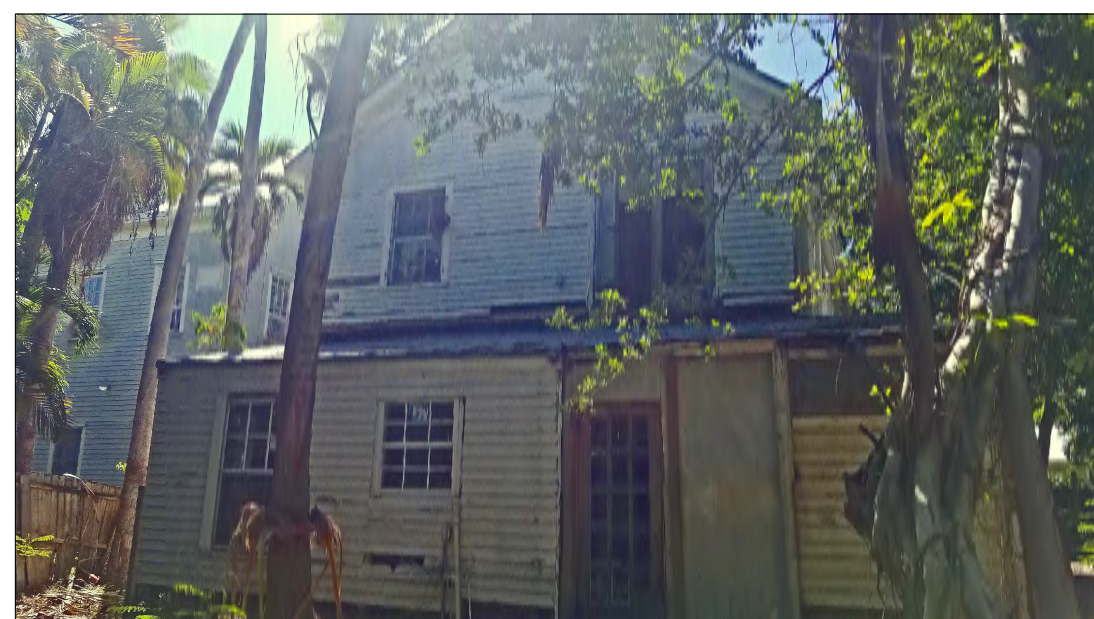
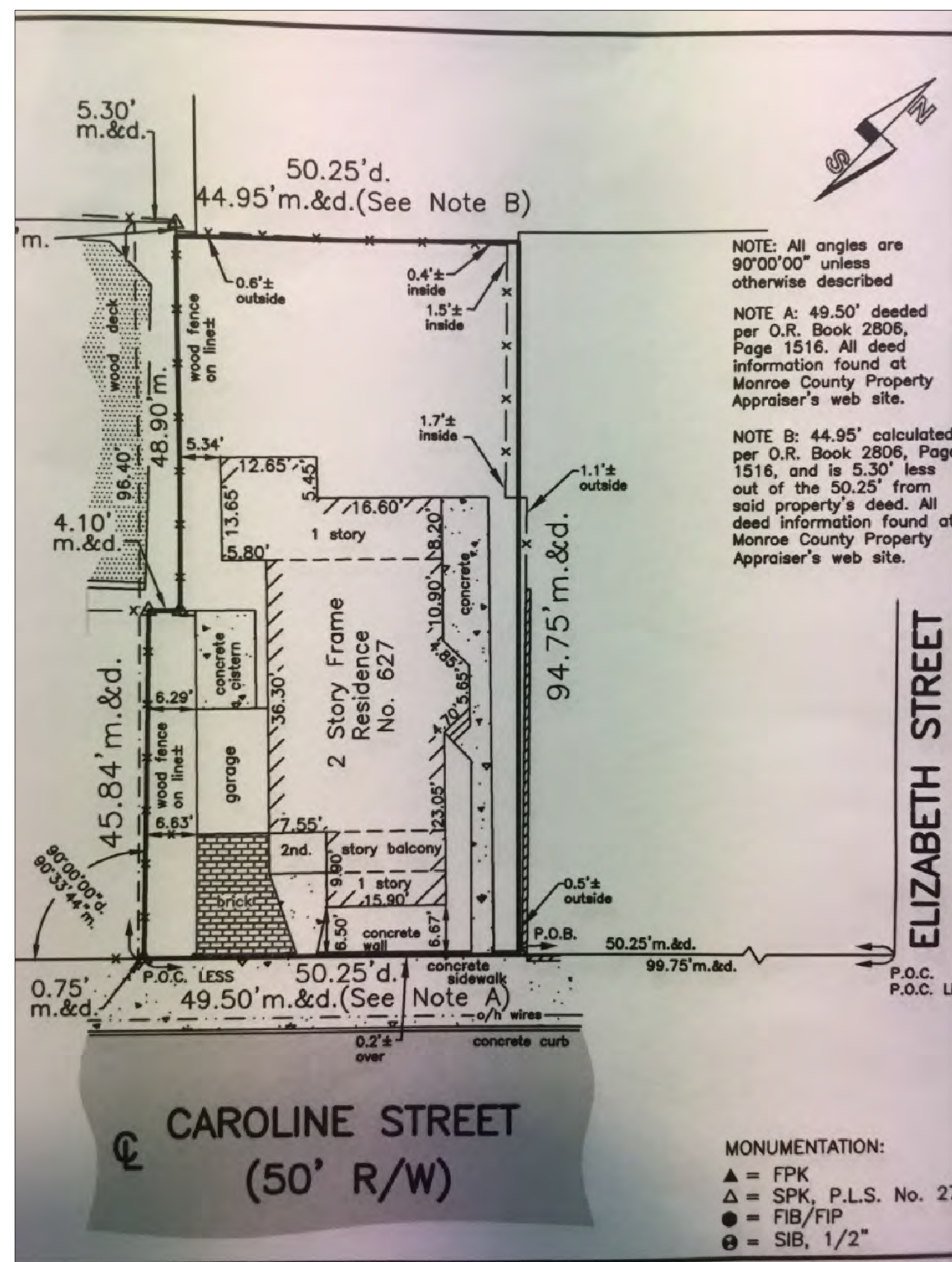
All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

BUILDING:	Florida Building Code, 2017 6th edition
ELECTRICAL:	National Electrical Code, 2017
PLUMBING:	Florida Building Code (Plumbing), 2017
MECHANICAL:	Florida Building Code (Mech), 2017
GAS:	LP Gas Code, 2017 edition (NFPA 58)

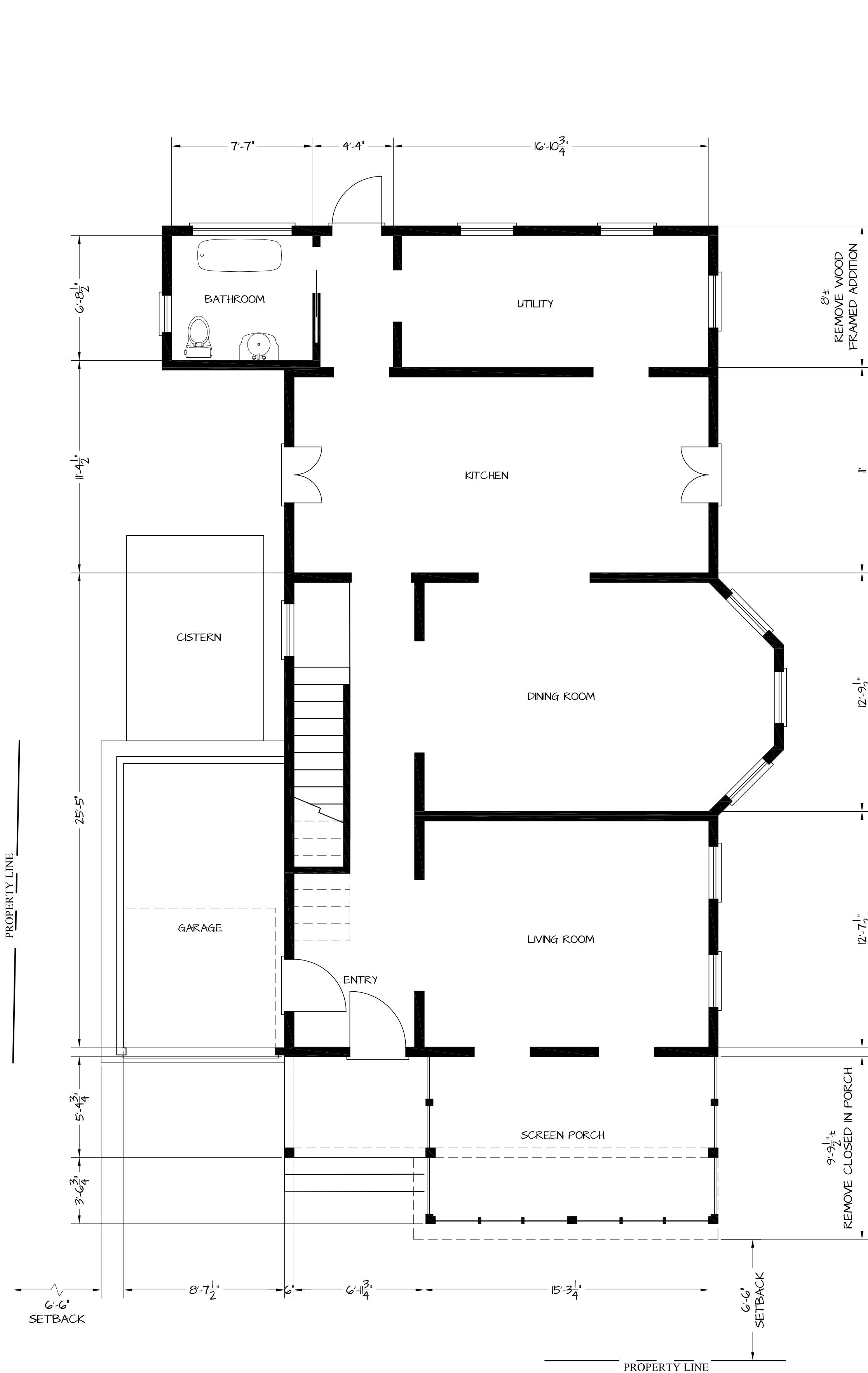
This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure C)

[illegible]

PROJECT DATA		627 CAROLINE STREET		FLOOD: AE-G		ZONE: HMDR	
		PROPOSED		EXISTING		ALLOWED	
RE NO.		00000850-000000					
SETBACKS							
FRONT		10'45"		6'50"		10'	
SIDE		7'20"		7'20"		5'	
SIDE		5'34"		5'34"		5'	
REAR		32'8"		28'42"		15'	
LOT SIZE		4,541 SF.		4,541 SF.		6,000 SF. MIN.	
BUILDING COVERAGE		1,646 SF. 35%		1,549 SF. 34%		1,846 SF. 40%	
BUILDING HEIGHT		27'8"		27'8"		30'	
IMPERVIOUS AREA ** MAX **		2,270 SF. 50%		2,167 SF. 47%		2,270 SF. 50%	
OPEN SPACE		1,884 SF. 41%		2,372 SF. 52%		1,589 SF. MIN. 35%	



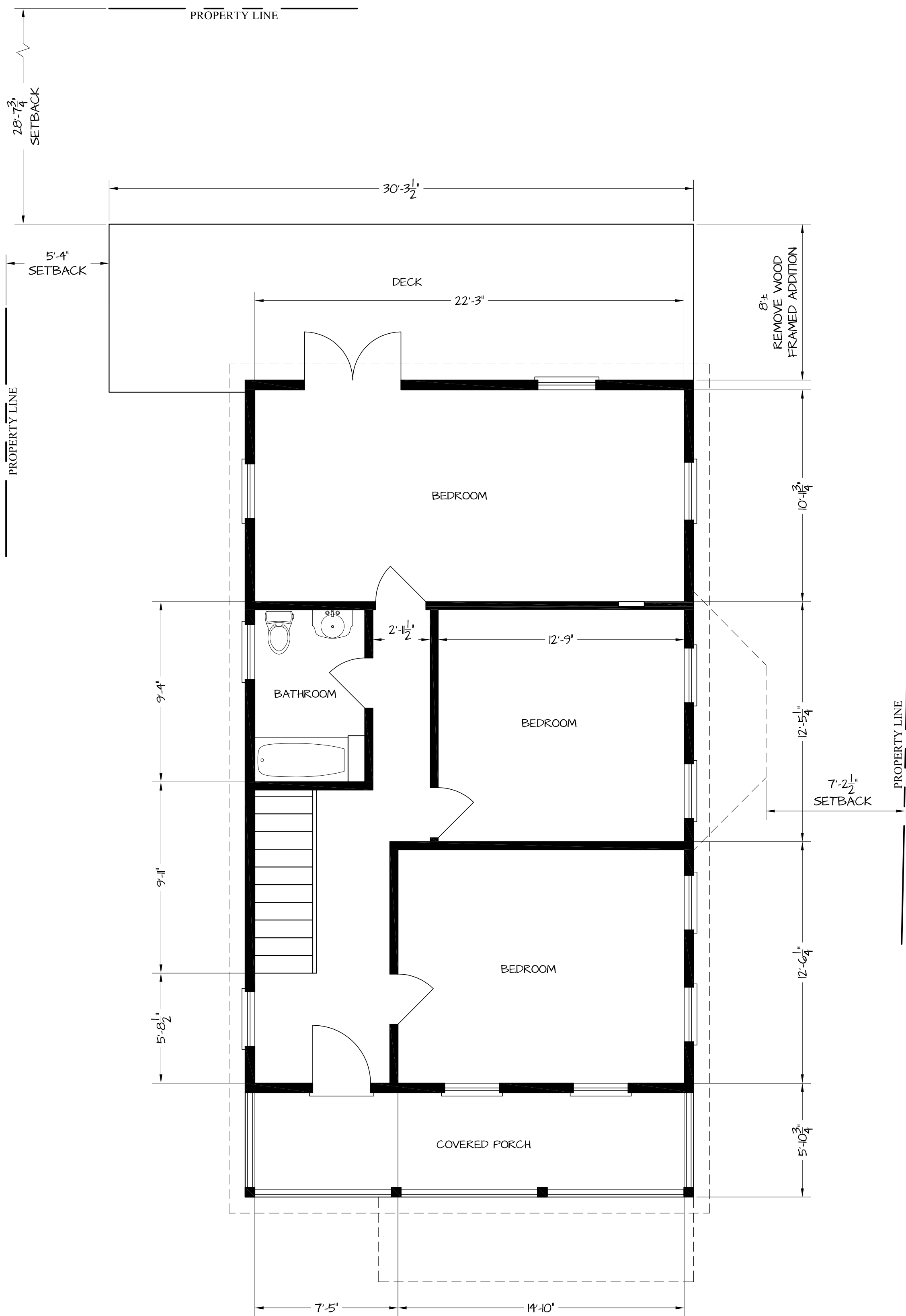
The information below was calculated using the provisions of the 2017 Florida Building Code.			
Floor and Roof Live Loads			
Attics:	20 psf w/ storage, 10 psf w/o storage		
Habitable Attics, Bedroom:	30 psf		
All Other Rooms:	40 psf		
Garage:	40 psf		
Roofs:	20 psf		
Wind Design Data			
Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+45.4 psf max.,	-72.0 psf min.
	Roof Zone 2:	+45.4 psf max.,	-125.4 psf min.
	Roof Zone 3:	+45.4 psf max.,	-185.4 psf min.
	Roof at Zone 2 Overhangs:		-146.7 psf min.
	Roof at Zone 3 Overhangs:		-246.8 psf min.
	Wall Zone 4:	+78.7 psf max.,	-85.3 psf min.
	Wall Zone 5:	+78.7 psf max.,	-105.3 psf min.
The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.			
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.			
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.			



1ST FLOOR

(EXISTING / DEMO)

1/4" = 1'-0"



2ND FLOOR

(EXISTING / DEMO)

1/4" = 1'-0"

DEMOLITION NOTES

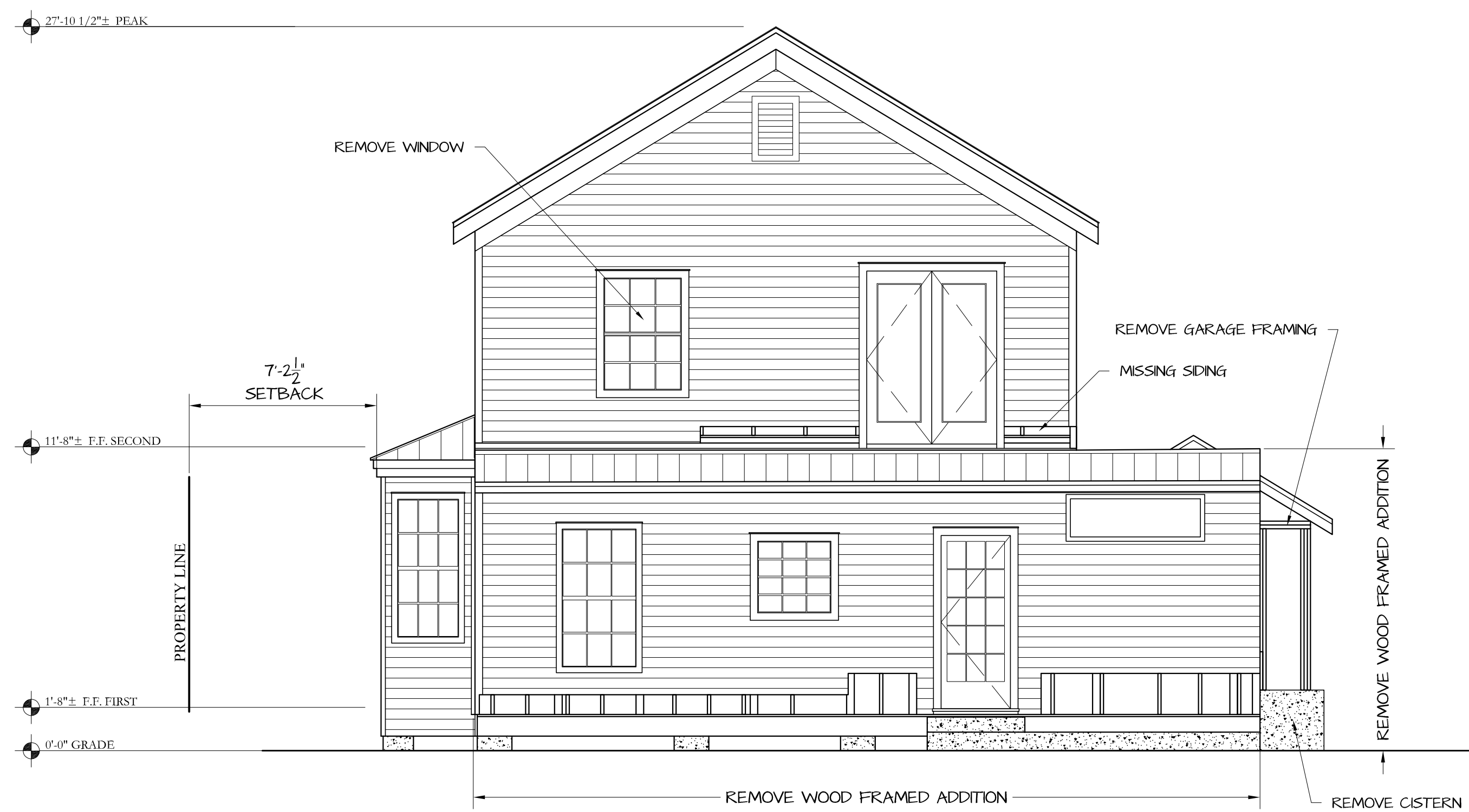
1. IF Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. IF any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in 'broom clean' condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. In partitions to be removed, remove all outlets, switches, wires, etc. to their source as required. Retain thermostats for reuse.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
10. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment, necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
11. Remove all interior doors UNO.
12. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
13. Carefully remove windows and doors as noted in plans for possible reuse.
14. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
15. Remove all bathroom fixtures in all bathrooms.
16. Remove existing power panel at exterior.
17. Shore or support header at exterior window and wall removal on North side of residence.
18. Contractor to coordinate with owner for reuse of existing millwork.
19. Verify with Architect or Engineer before removal of any structural support not shown in drawings.



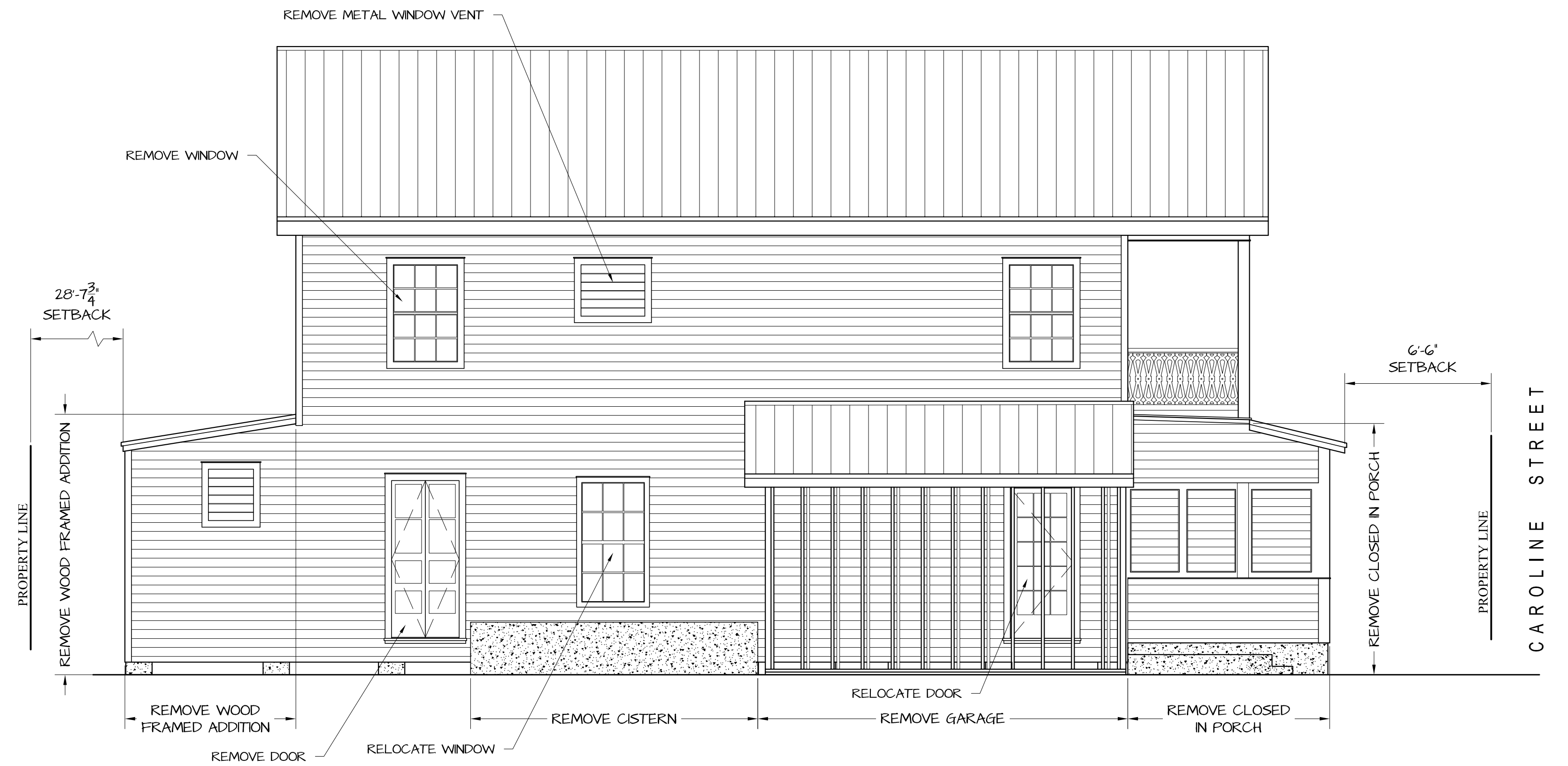
SOUTH ELEVATION (EXISTING/ DEMO)
1/4" = 1'-0"



EAST ELEVATION (EXISTING/ DEMO)
1/4" = 1'-0"



NORTH ELEVATION (EXISTING/ DEMO)
1/4" = 1'-0"



WEST ELEVATION (EXISTING/ DEMO)
1/4" = 1'-0"

EXISTING ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR401751

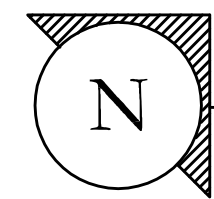
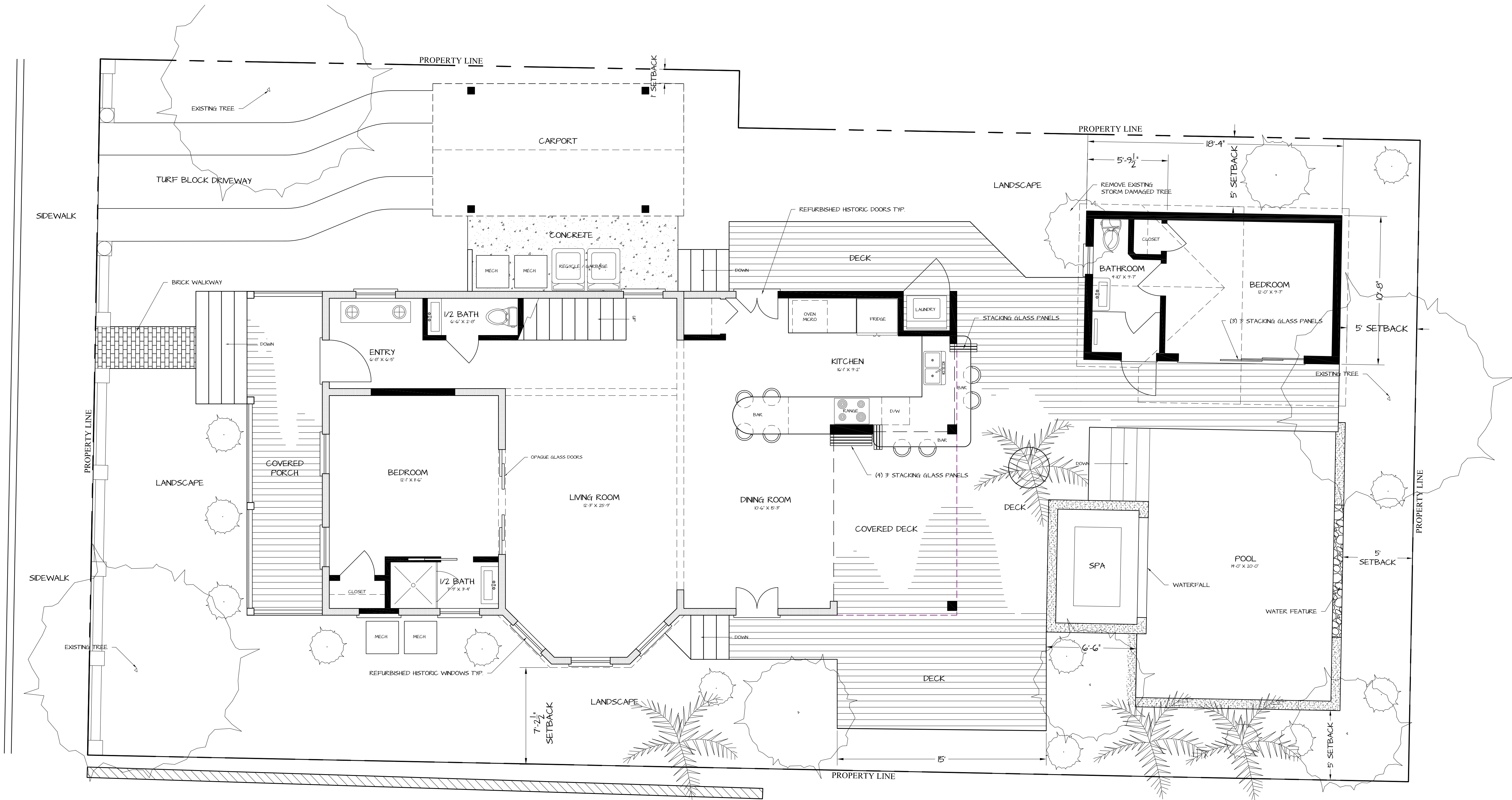
PROJECT NO.:

DATE: 9-24-18

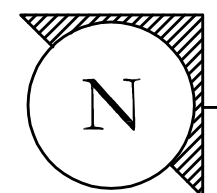
3

3 OF 6

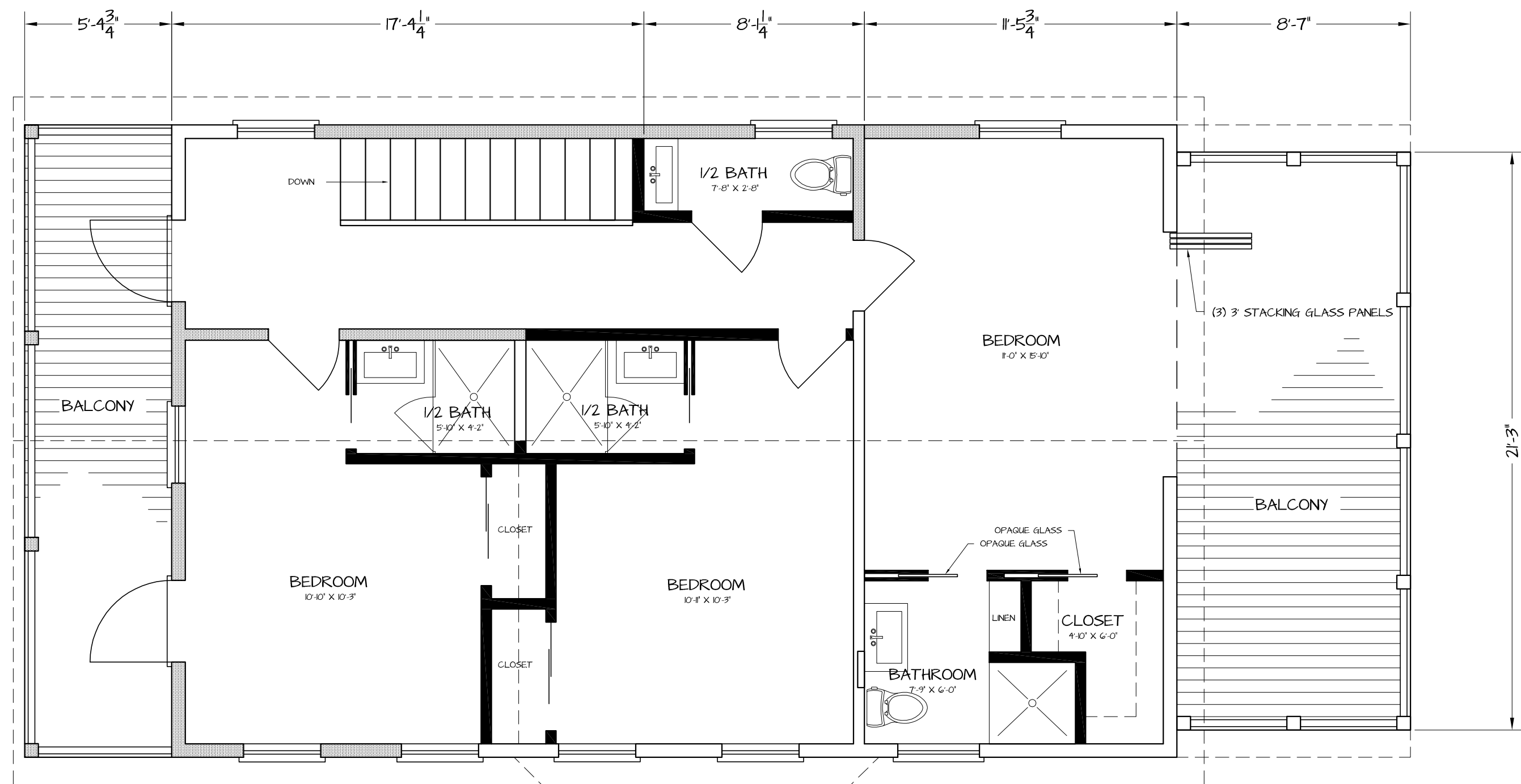
CAROLINE STREET



1ST FLOOR (PROPOSED)
1/4" = 1'-0"



2ND FLOOR (PROPOSED)
1/4" = 1'-0"



PROJECT DATA		627 CAROLINE STREET		FLOOD: AE-6		ZONE: HMDR	
		PROPOSED	EXISTING		ALLOWED		
RE NO.		00000850-000000					
SETBACKS							
FRONT		10'45"	6'50"		10'		
SIDE		7'20"	7'20"		5'		
SIDE		5'34"	5'34"		5'		
REAR		32'8"	28'42"		15'		
LOT SIZE		4,541 SF.	4,541 SF.		6,000 SF. MIN.		
BUILDING COVERAGE		1,646 SF.	35%	1,549 SF.	34%	1,816 SF.	40%
BUILDING HEIGHT		27'8"	27'8"		30'		
IMPERVIOUS AREA ** MAX **		2,270 SF.	50%	2,167 SF.	47%	2,270 SF.	50%
OPEN SPACE		1,884 SF.	41%	2,372 SF.	52%	1,589 SF. MIN.	35%

RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR001751

PROJECT NO :

DATE : 9-24-18

4

4 OF 6

PROPOSED FLOOR PLAN



EAST ELEVATION (PROPOSED)
1/4" = 1'-0"



SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



WEST ELEVATION (PROPOSED)
1/4" = 1'-0"



NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"

PROPOSED ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO :

DATE : 9-24-18

6

6 OF 6

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF MAIN HOUSE INCLUDING FRONT PORCH. NEW ONE-STORY REAR ADDITION WITH DECK. NEW ONE-STORY ACCESSORY STRUCTURE, POOL, SPA, DECK, FENCING, AND NEW CARPORT. REMOVAL OF ENCLOSING WALLS AT FRONT PORCH. DEMOLITION OF ATTACHED GARAGE AND REAR ONE-STORY ADDITION.

FOR #627 CAROLINE STREET

Applicant – William Rowan

Application #H2018-0010

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000850-000000
Account # 1000868
Property ID 1000868
Millage Group 12KW
Location 627 CAROLINE St., KEY WEST
Address
Legal KW PT LOT 1 SQR 12 OR210-556/57 OR553-1036 PROB NO
Description 86-30-CP-23 PROB NO 86-168-CP-10 OR983-277/279
 OR1807-1339/40R/S OR2725-252/53 OR2899-811/816
 (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

KWRH LLC
 817 Duval St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$263,813	\$228,677	\$223,133	\$221,604
+ Market Misc Value	\$2,584	\$3,216	\$3,073	\$3,044
+ Market Land Value	\$531,134	\$473,421	\$476,206	\$444,459
= Just Market Value	\$797,531	\$705,314	\$702,412	\$669,107
= Total Assessed Value	\$775,845	\$705,314	\$696,579	\$633,254
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$797,531	\$705,314	\$702,412	\$669,107

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,541.00	Square Foot	49.5	96

Buildings

Building ID	9	Exterior Walls	WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	2888	Foundation	CONC BLOCK
Finished Sq Ft	2230	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	308	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	38	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	58
FLA	FLOOR LIV AREA	2,230	2,230	308

Code	Description	Sketch Area	Finished Area	Perimeter
GBF	GAR FIN BLOCK	144	0	50
OUU	OP PR UNFIN UL	346	0	92
OPF	OP PRCH FIN LL	48	0	28
TOTAL		2,888	2,230	536

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1986	1987	1	136 SF	5
AIR COND	2003	2004	1	2 UT	1

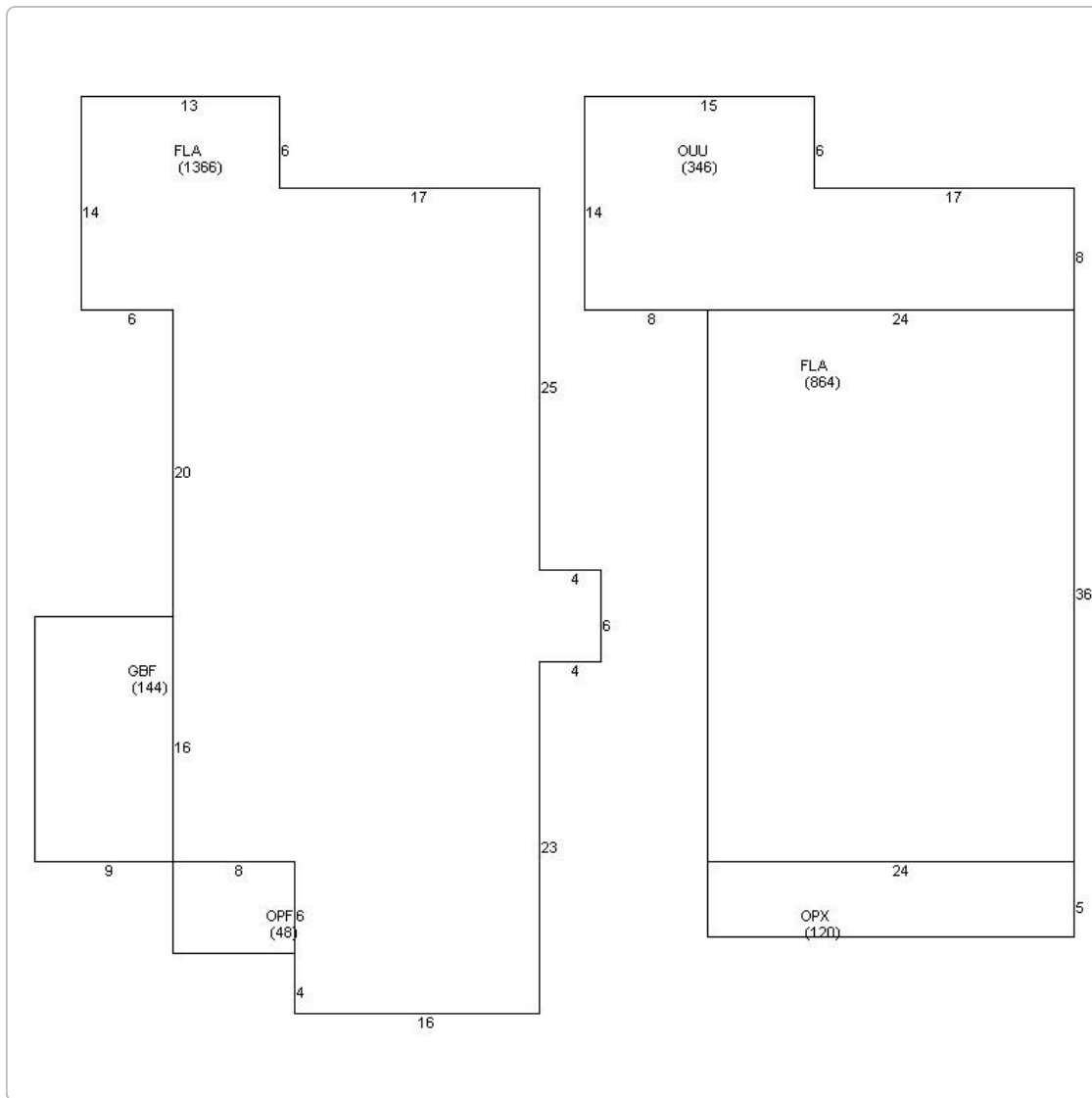
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/29/2018	\$850,000	Warranty Deed	2162479	2899	811	37 - Unqualified	Improved
8/20/2014	\$0	Warranty Deed		2725	252	11 - Unqualified	Improved
6/1/1986	\$130,000	Warranty Deed		983	277	Q - Qualified	Improved
2/1/1973	\$28,000	Conversion Code		553	1036	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
17-4693	12/27/2017		\$2,359		IRMA DMG- 80LF OF 6'H FENCE 300SF OF DECKING 80SF OF SIDING
03-1520	4/25/2003	7/21/2003	\$2,000		PAINTED HOUSE
03-0725	3/27/2003	7/21/2003	\$10,200		ELECTRIC FOR (2) CENTRAL

Sketches (click to enlarge)



Photos



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

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