



**Historic Architectural Review Commission
Staff Report for Item 3**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 28, 2017

Applicant: Rob Delaune, Architect

Application Number: H17-01-0036

Address: #306 Peacon Lane

Description of Work

Installation of brick pavers in front yard.

Proposed bricks in the city's right-of-way are not part of this application.

Site Facts

The building in review is a one-story house listed as a contributing resource. The frame vernacular house, built circa 1906, preserves its original "L" shape front wrap porch that extends to the south side of the house. The house exhibits many architectural features that are character-defining elements such as carved columns and railings, exposed rafter tails, and gingerbread details in the front porch. Pavers at some point covered the right-of-way but they are no longer in place.

In July 20, 2017, the Planning Board approved variances for impervious surface and open space ratio for this proposal.

Guidelines Cited on Review

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, and 2. Secretary of the Interior's Guidelines for Rehabilitation-Building site (pages 31-33) specific:

Not Recommended- “Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.”

Recommended- “Designing new onsite parking, loading docks, or ramps when the required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.”

- Decks, Patios, Hot Tubs & Pools (pages 39-40), specifically first and last sentence of first paragraph, and guideline 1.
- Parking Areas, Landscaping, & Open Space Environment (page 43), specifically first paragraph, guidelines 1, 2, 4, 5, 6, and 7.

Staff Analysis

In August 22, 2017, the owner of the property presented the project to the Commission. Under their review, the Commission made recommendations to the owner. At the time of this report, staff has not received new submittals. The Certificate of Appropriateness in review is for the installation of approximately 220 square feet of brick pavers in the front yard, as the owner wants to park her vehicle parallel to her house. Peacon Lane has seventeen properties, some of them have front yard covered with concrete or pavers, and still, other properties have at least 50% or more of green space in their front yard.

Consistency with Guidelines

It is staff’s opinion that the proposed cover of the front yard with brick pavers is inconsistent with many of the cited guidelines as well as the SOIS and Guidelines for Rehabilitation. Staff is aware of the issues concerning parking spaces in the historic district, but the guidelines are clear as to the protection of the character of the district, which includes, among others, the sense of place through the experience of its streetscapes and the relationship of historic buildings to the street realm. Paving an entire front yard detracts from the historical tradition of front spaces of historic houses been used for trees and green areas. Parking for single-family residences is traditionally located on the side yard and not in front of the building. It is clear, through pictorial evidence, that vegetation covered most of the front yard of this specific house; the bricked area depicted on some photographs was on the right-of-way. Guideline 6 under parking areas, landscaping and open space environment, states; “...plantings should cover at least fifty percent of the front yard”.

Pictorial evidence, dated from the 1930’s and 1970’s depicts Peacon Lane as a traditional residential corridor in Old Town where vegetation is common in front yards. Even the lane used to have sidewalks on both side of the road. Inappropriate use of front yards and other historically significant areas detract from the appearance and integrity of the historic district. There may be other properties in the lane with front yards covered with bricks; existing inappropriate designs should not be use as a reason to approve a proposal that is contrary to the SOIS and Guidelines and cited guidelines in this report.



February 14, 1937. Peacon Lane from Eaton Street



Peacon Lane circa 1970 looking towards Caroline St.

Enid Torregrosa

From: Enid Torregrosa
Sent: Monday, July 31, 2017 10:28 AM
To: 'robdelaune'
Cc: Patrick Wright; Gary Volenec
Subject: FW: 306 Peacon Lane - ROW Permit

Dear Rob:

Good morning! Hope all is well. I am forwarding an email from city Engineer Gary Volenec regarding the ROW permit for 306 Peacon Lane. As I expressed to you when you first submitted to HARC an application for brick paves and relocation of entry steps on the front porch I explained to you that management was not going to sign the application as it included pavers over City's ROW.

Please do not hesitate to contact us shall you have any questions.

Take care;

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Patrick Wright
Sent: Monday, July 31, 2017 10:11 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: FW: 306 Peacon Lane - ROW Permit

From: Gary Volenec
Sent: Monday, July 31, 2017 9:31 AM
To: Patrick Wright <pwright@cityofkeywest-fl.gov>
Cc: Steven P. McAlearney <smcalearney@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Ron Wampler <rwampler@cityofkeywest-fl.gov>; James Bouquet <jbouquet@cityofkeywest-fl.gov>; Janet Muccino <jmuccino@cityofkeywest-fl.gov>
Subject: 306 Peacon Lane - ROW Permit

Patrick,

As discussed this morning, the Engineering Department does not allow brick pavers in the right-of-way. Isolated installations somehow are allowed every now and then based on extenuating circumstances, but it has been our general policy to not approve them. Regarding the ROW Permit 17 000 02784-000-000 ROW 00 that was issued allowing pavers in the ROW, this must have been issued accidentally as this is not the policy. If they need a hard surface to park on they can install gravel as the City does.

I do know that there was some attempt to draft language that might allow the use of pavers, but any change would need to go through legal as there were several liability issues that would need to become the

responsibility of the applicant. Not sure if that would be enforceable if there was a trip and fall in the ROW due to pavers becoming uneven.

Thanks,
Gary

Gary J. Volenec, P.E.
City Engineer
City of Key West
305 809-3967



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 17-003-00036 | | BUILDING PERMIT NUMBER 17-003-00036 | | INITIAL & DATE [Signature] |
| FLOODPLAIN PERMIT | | ZONING | | REVISION # |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ % | |

| | | | |
|---------------------------------|----------------------------|--------------|------------------------|
| ADDRESS OF PROPOSED PROJECT: | 306 PEACON LANE | | # OF UNITS 1 |
| RE # OR ALTERNATE KEY: | 00003620-000000 | | |
| NAME ON DEED: | JENNIFER STEPHENS | PHONE NUMBER | 954 803 1820 |
| OWNER'S MAILING ADDRESS: | P.O. BOX 454 | EMAIL | PHOTOOFHEARTS@AOL.COM |
| | KEY WEST, FL 33041 | | |
| CONTRACTOR COMPANY NAME: | T. BIRD | PHONE NUMBER | |
| CONTRACTOR'S CONTACT PERSON: | | EMAIL | |
| ARCHITECT / ENGINEER'S NAME: | ROBERT L DELAUNE ARCH P.A. | PHONE NUMBER | 305 304 4842 |
| ARCHITECT / ENGINEER'S ADDRESS: | 619 EATON STREET, SUITE 1 | EMAIL | SEE BELOW |
| | ROBDELAUNE@BELLSOUTH.NET | | |

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

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

FLORIDA STATUTE 837.06: 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.)

INSTALL APPROX. 220 S.F. BRICK PAVING @ FRONT YARD

| | |
|--|------------|
| Printed name of property owner or licensed contractor. JENNIFER STEPHENS | 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:

Oper: KEYWGRC Type: BP Drawer: 1
Date: 7/28/17 58 Receipt no: 24130
2017 300036
PT * BUILDING PERMITS-NEW 1.00 \$100.00
Trans number: 3111099
VM VISA/MASTERC \$100.00
Trans date: 7/28/17 Time: 14:02:14

28116/7171 OK

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@cityofknoxwest-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: |
| FRONT YARD GROUND SURFACE | SOIL | BRICK |
| | | |
| | | |

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 checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | <input type="checkbox"/> TABLED FOR ADD'L. INFO. |
| HARC MEETING DATE: | HARC MEETING DATE: 08/22/2017 | HARC MEETING DATE: | |
| REASONS OR CONDITIONS: | | | |
| | | | |
| STAFF REVIEW COMMENTS: | | | |
| House is listed as contributing. Guidelines for parking areas, decks & patios, SOLS & Guidelines Standards 1 & 2, Guidelines for Building site. (p.31-33). | | | |
| HARC PLANNER SIGNATURE AND DATE: | | HARC CHAIRPERSON SIGNATURE AND DATE: | |

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

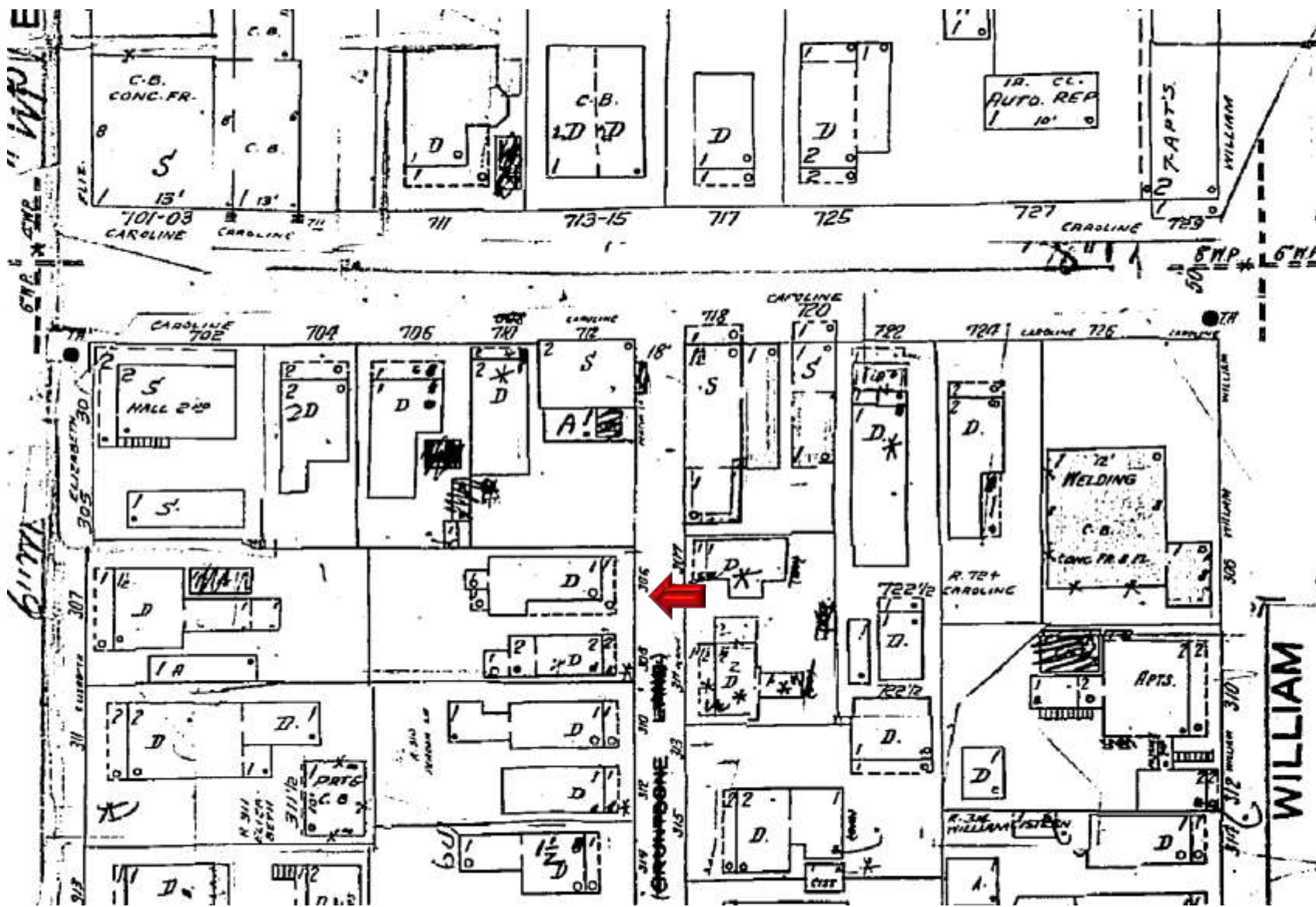
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

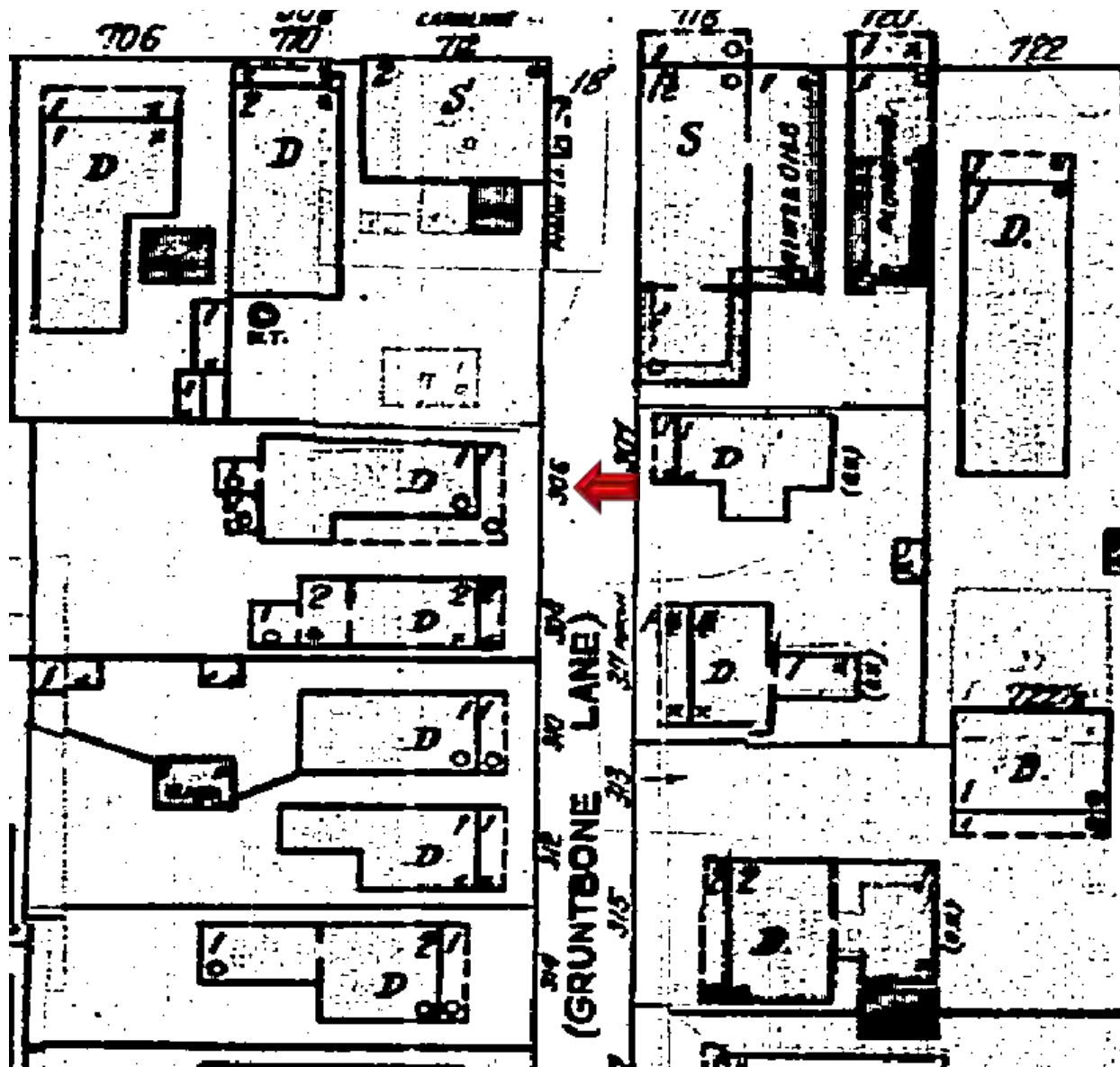
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

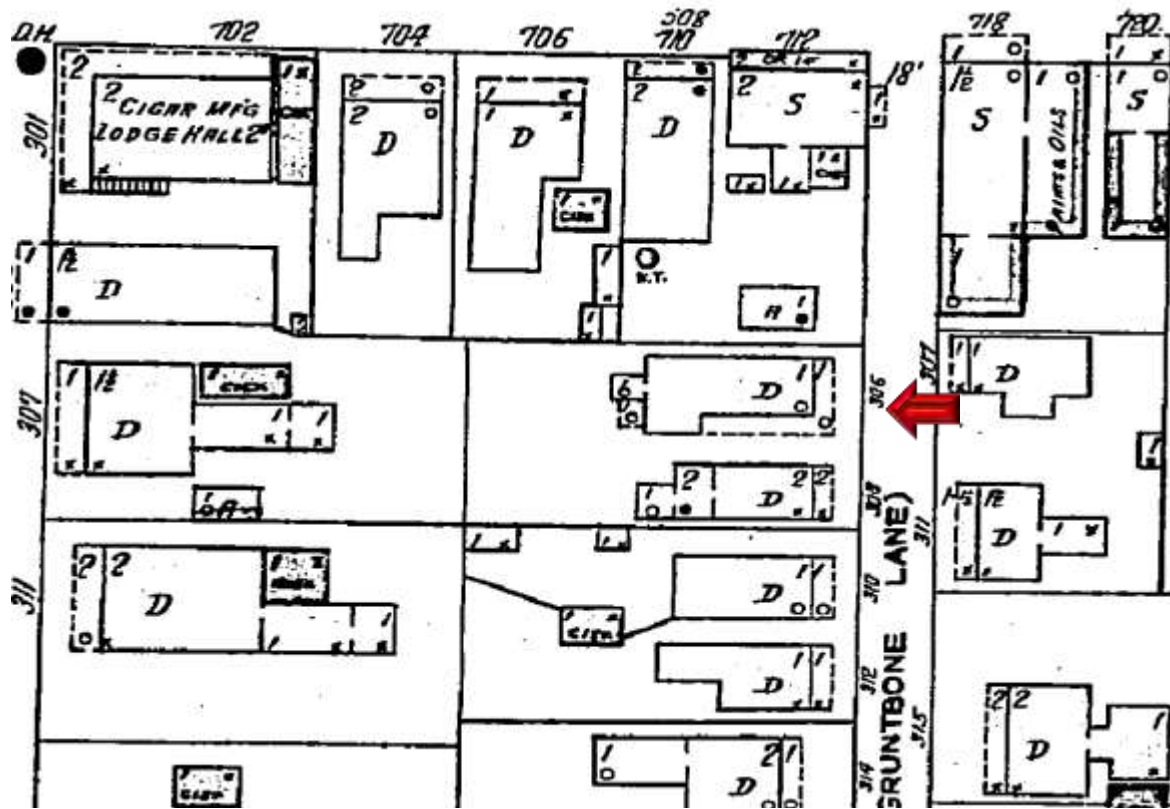
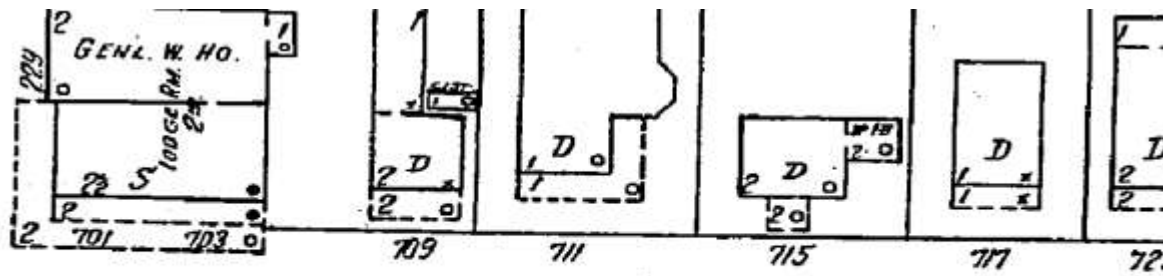
SANBORN MAPS



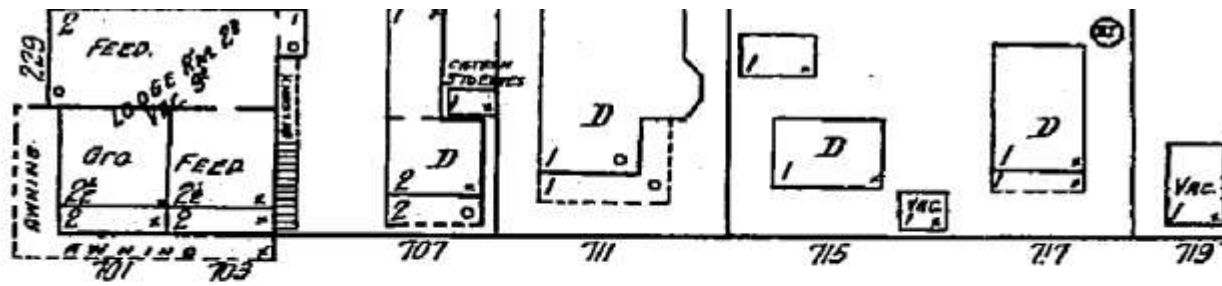
Sanborn Map 1962



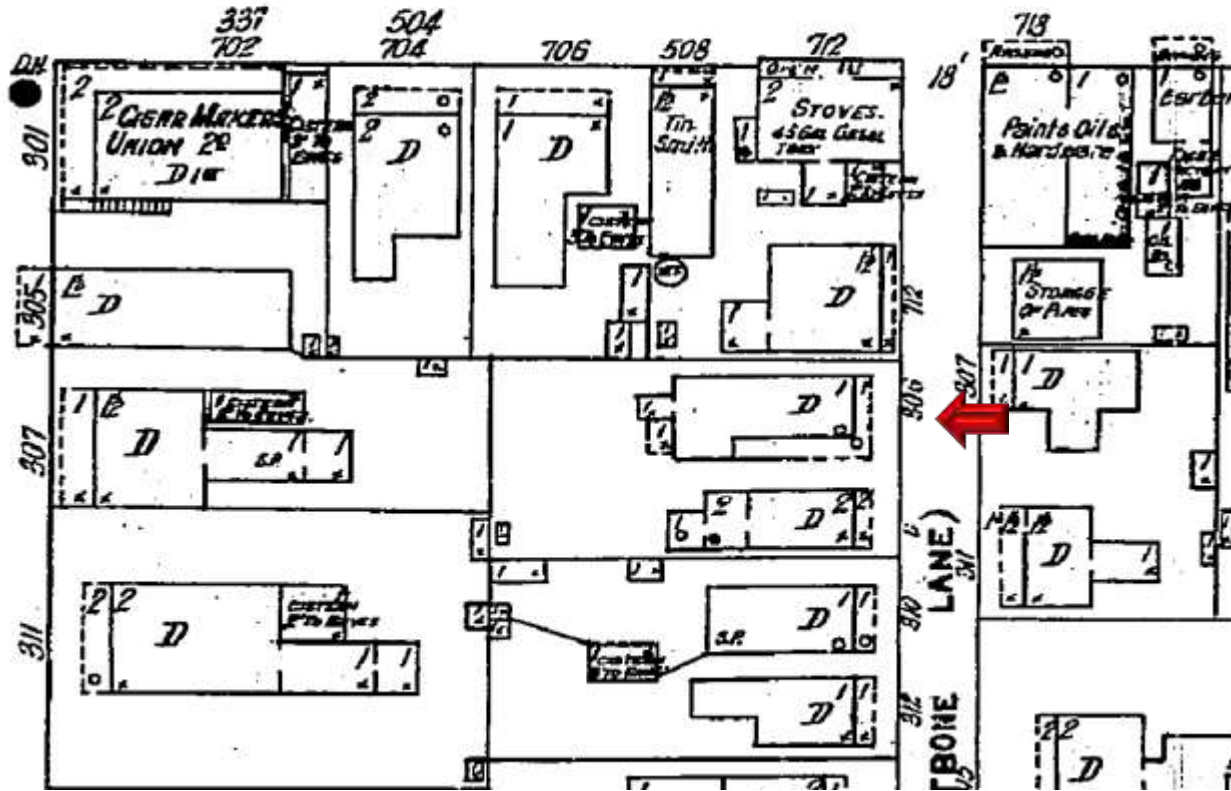
Sanborn Map 1948



Sanborn Map 1926

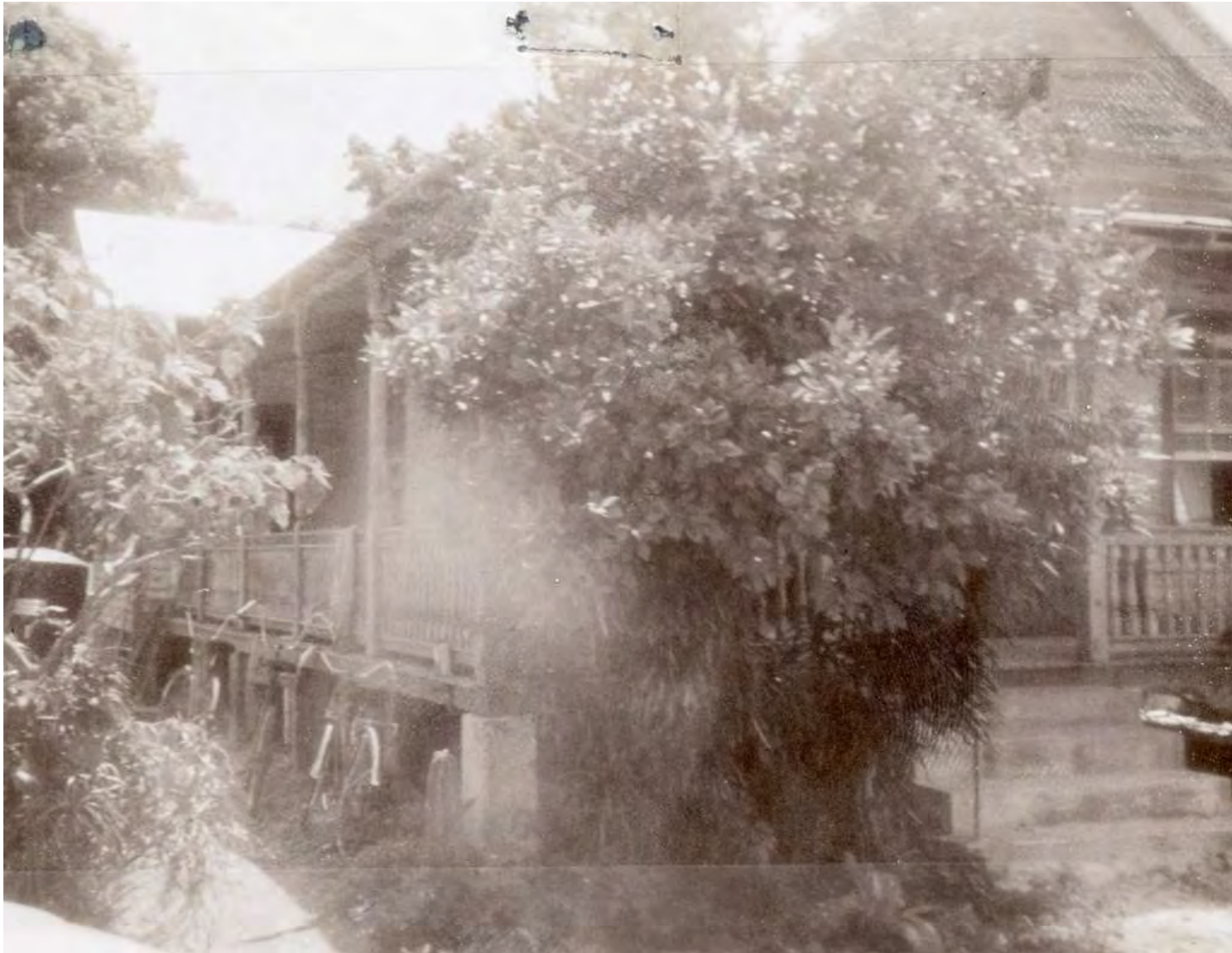


BRICK PAVED.



Sanborn Map 1912

PROJECT PHOTOS



306 Peacon Lane circa 1965. Monroe County Library.



Google Earth



Imagery Date 3/2011

PLANS REVIEWED BY AN ENGINEER
 THEREBY AGREE TO COMPLY WITH ALL
 ORDINANCES OF THE CITY OF KEY WEST
 AND ALL ORDINANCES, RULES AND BYLAWS
 OF THE COUNTY OF KEY WEST AND THE
 STATE OF FLORIDA.
 OWNERS/AGENT: **CR**

OFFICE COPY
 15-3637

LEGAL DESCRIPTION O.R. 1979, Pg. 423

Subdivided property of the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows:

Commence at a point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 75.3 feet to the Point of Beginning of the parcel of land here being described;

thence continue along said right-of-way line of Peacon Lane a distance of 32.33 feet to a point; thence at right angles in a southeasterly direction a distance of 33.33 feet to a point; thence at right angles in a southeasterly direction a distance of 33.33 feet to a point; thence at right angles in a southeasterly direction a distance of 33.33 feet to a point on the east right-of-way line of Peacon Lane and the Point of Beginning.

ANB 41.541.7'

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 103.33 feet;

thence at right angles in a southeasterly direction a distance of 45.88 feet to the Point of Beginning of the parcel of land here being described; thence continue southeasterly along the previously described course a distance of 47.15 feet; thence run at right angles in a southeasterly direction a distance of 8.1 feet; thence run southeasterly along a line deflected 80 degrees 20 minutes 00 seconds left a distance of 47.15 feet; thence run southeasterly along a line deflected 80 degrees 20 minutes 00 seconds left a distance of 8.1 feet back to the Point of Beginning.

ANB 41.541.7'

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 75.3 feet to the Point of Beginning of the parcel of land here being described; thence continue southeasterly along the previously described course a distance of 1.2 feet; thence run at right angles in a southeasterly direction 1.2 feet; thence run at right angles in a southeasterly direction 32.33 feet back to the Point of Beginning.

LEAS AND EXCEPT

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 103.33 feet;

thence at right angles in a southeasterly direction a distance of 45.88 feet to the Point of Beginning of the parcel of land here being described; thence continue southeasterly along the previously described course a distance of 1.34 feet; thence run in a southeasterly direction a distance of 45.88 feet; thence run southeasterly along a line deflected 118 degrees 30 minutes 00 seconds left a distance of 45.88 feet back to the Point of Beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed median Reference Bearing Peacon Lane
 3.4 denotes existing elevation
 Elevations based on N.E.V.D. 1929 Datum
 Bench Mark No. D-121 Elevation 3.914
 Survey performed without benefit of this search for said or surrounding property's.

MONUMENTATION:
 o = set 1/2" Iron Pipe, P.L.S. No. 2749
 = Found 1/2" Iron Bar
 a = Set P.C. Nail, P.L.S. No. 2748
 * = Found P.K. Nail

Abbreviations:
 Stry = Story
 R/W = Right-of-Way
 fd = Found
 p = Post
 m = Measured
 J = Joint
 N.T.S. = Not to Scale
 C = Centerline
 Elev. = Elevation

F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B. = catch basin
 C.B.S. = Concrete Block Shuco
 cov'd = Covered
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Post Book
 PS = Sign
 wd = Wood
 Bal. = Balcony
 Pl. = Plaster
 o/h = Overhead
 C = Concrete Utility Pole

Field Work performed on: 11/26/13

NOTE:
 All angles are 90° unless noted

| | | | |
|---|----------------------|------------------------|----------------------|
| Tami Lynch 306 Peacon Lane, Key West, Florida, 33040 | | (Date Recd.) 13-443 | |
| BOUNDARY SURVEY | | Plan No. 13-443 | |
| Scale: 1"=30' | Plat. No. 13-443 | Field Date: 11/30/13 | Field Time: AC |
| Date: 11/30/13 | Field Date: 11/30/13 | Field Time: AC | Field Date: 11/30/13 |
| REVISIONS AND/OR ADDITIONS | | | |
| 4/29/18 COPY, not signed, error removed | | | |
| 1/6/2018/2018/210/2018/210 | | | |

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 2122 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0448
 Fax: (305) 293-0257
 Lic. No. 7122

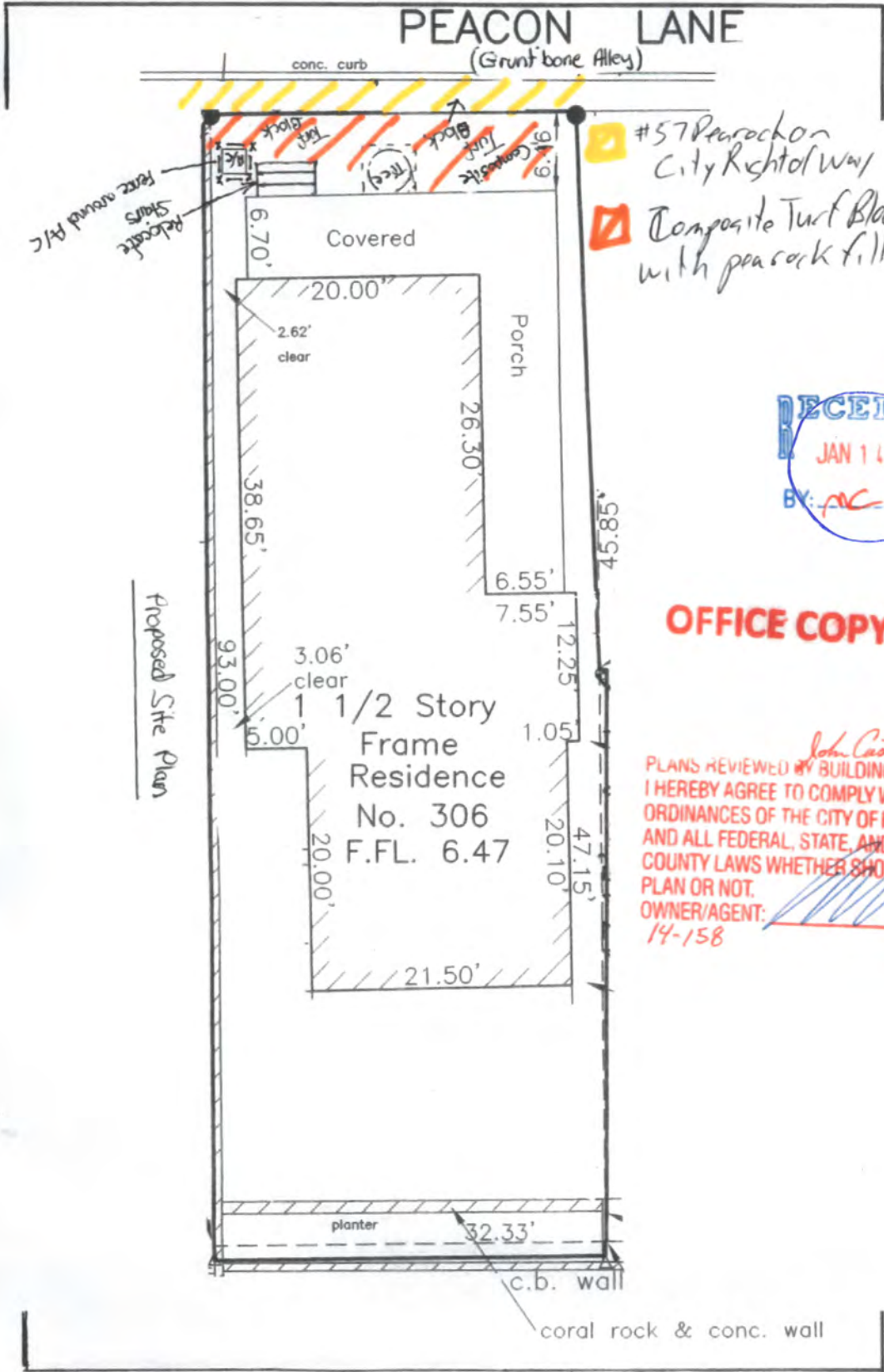
2013

306 Peacon Completed

1/4" = 2.5'

PEACON LANE

(Grunt bone Alley)



- #57 Peacock City Right of Way
- Composite Turf Block with peacock fill

RECEIVED
 JAN 16 2014
 BY: *AC* 10:15

2014

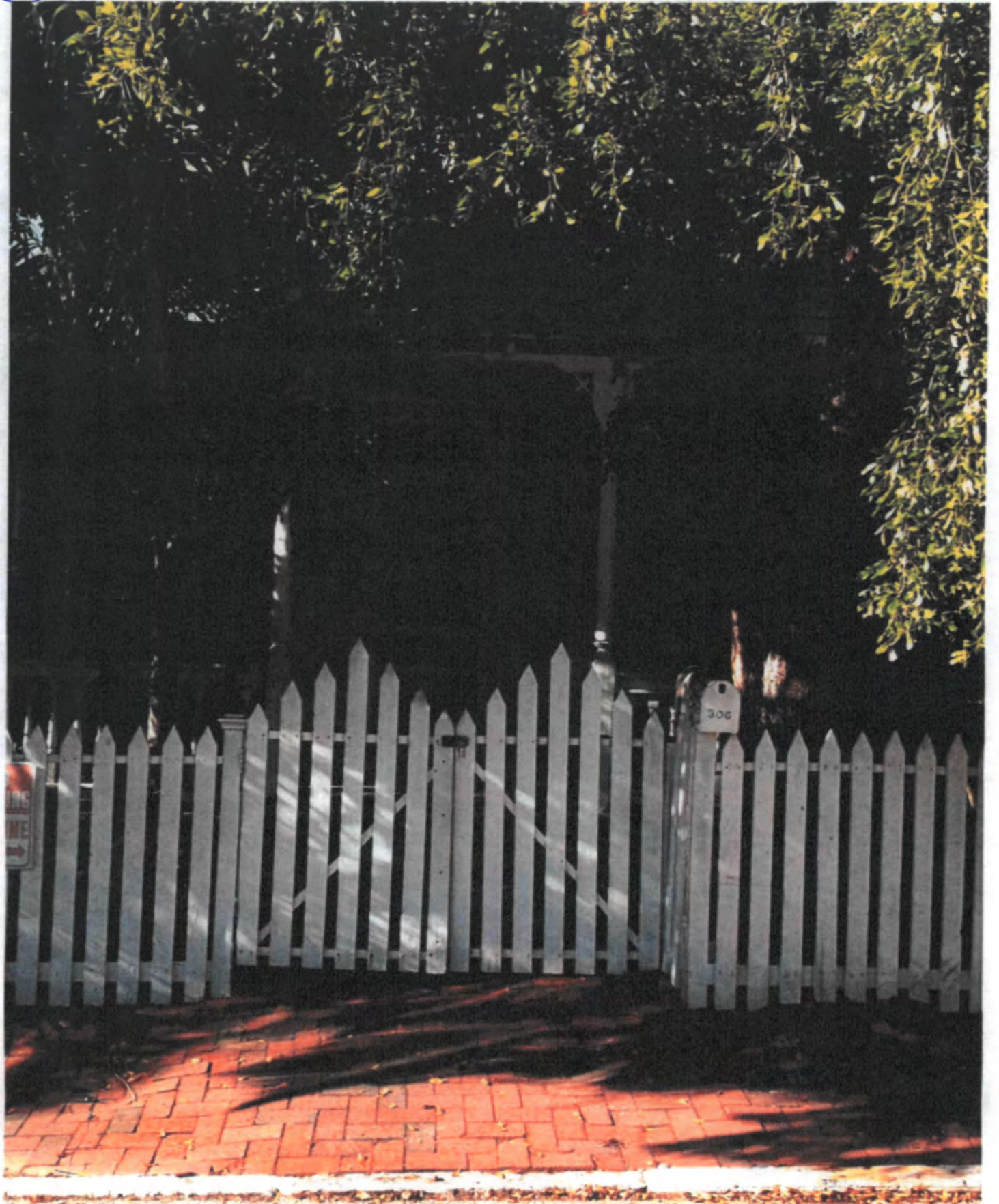
OFFICE COPY

John Castro
 PLANS REVIEWED BY BUILDING / 1/26/14
 I HEREBY AGREE TO COMPLY WITH ALL ORDINANCES OF THE CITY OF KEY WEST AND ALL FEDERAL, STATE, AND MONROE COUNTY LAWS WHETHER SHOWN ON THIS PLAN OR NOT.
 OWNER/AGENT: 14-158

1/14/14

photo 2.JPG

2014

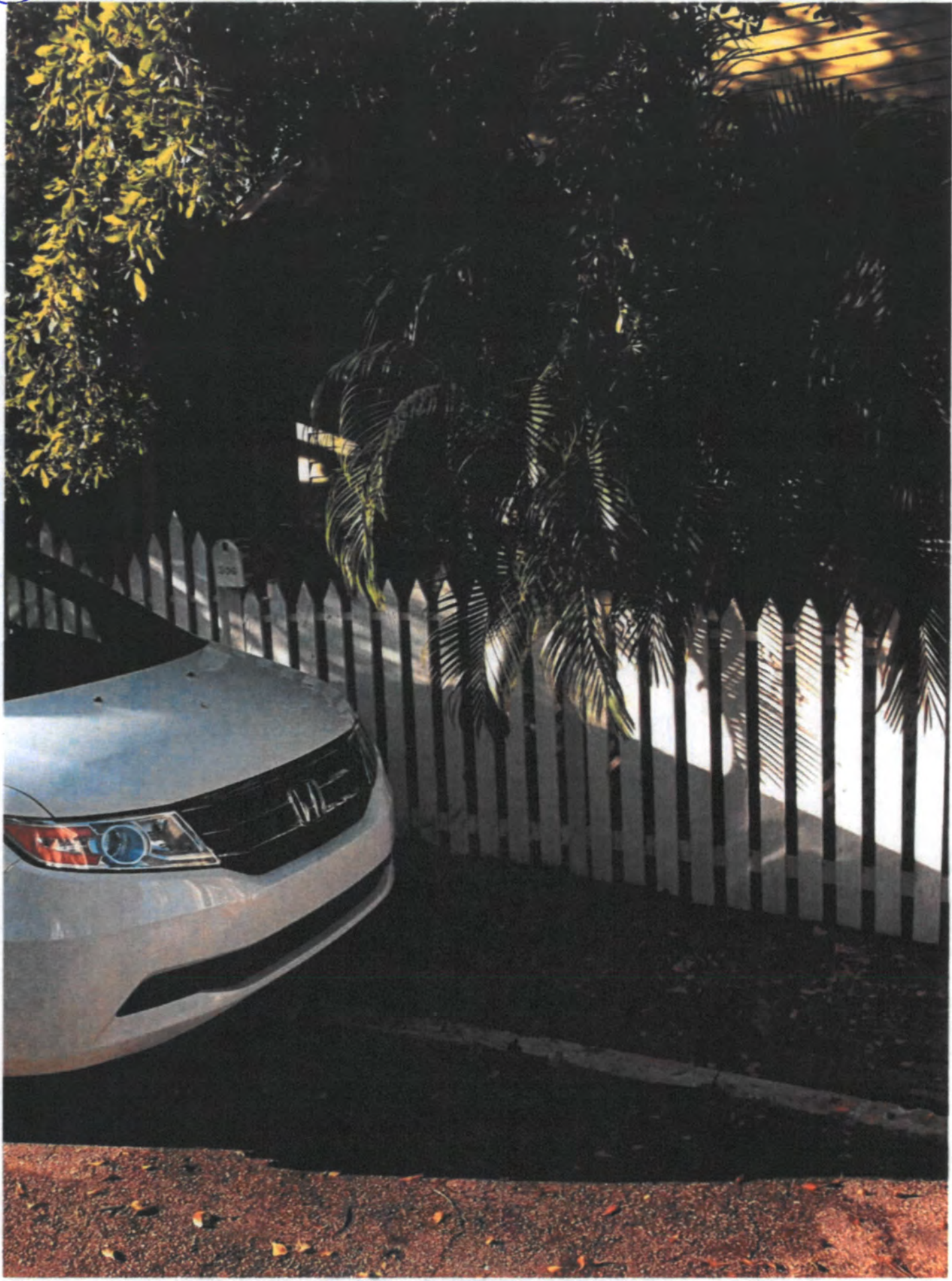


306 Peacock

1/14/14

photo 1.JPG

306 Peacon 2014







WM
WASTE MANAGEMENT

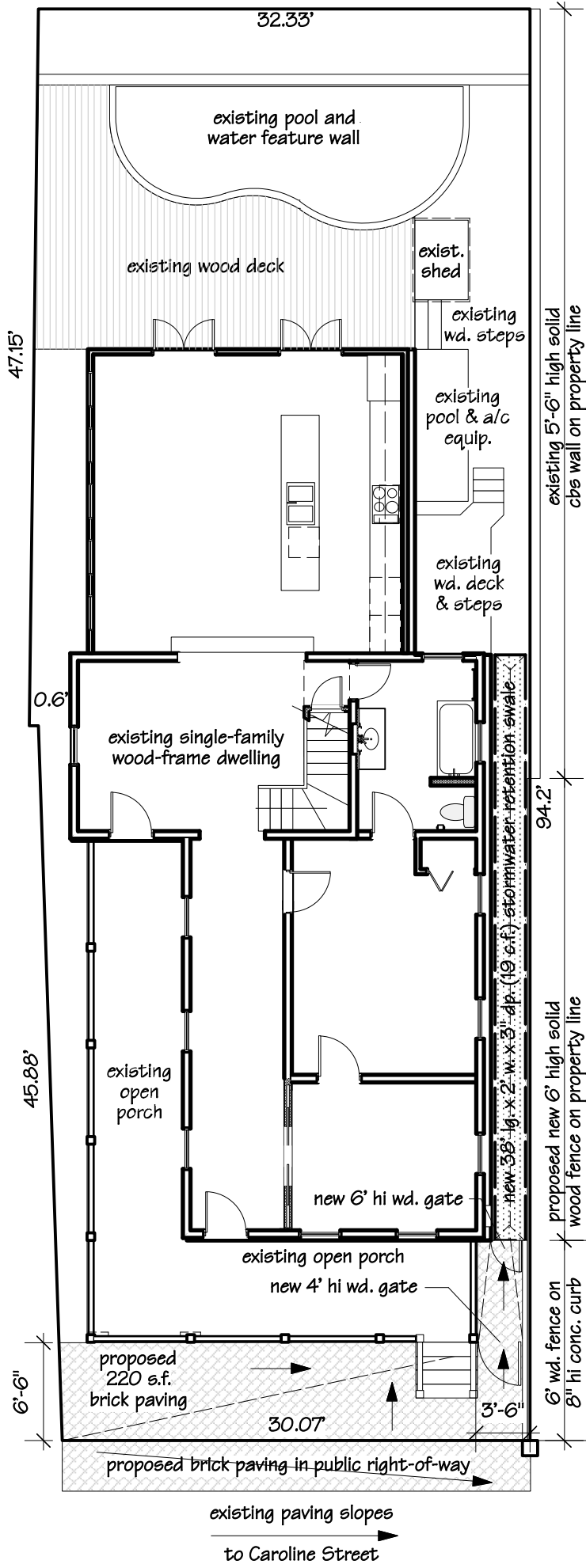
55R 002238
RECYCLING

55R 002238
RECYCLING

2017



PROPOSED DESIGN



SITE DATA:

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

LOT SIZE: 3023 S.F.

SETBACKS:

| | REQ'D/ALLOWED | EXISTING | PROPOSED |
|----------|---------------|----------|-----------|
| FRONT: | 10' | 6.46' | NO CHANGE |
| R. SIDE: | 5' | 2.62' | NO CHANGE |
| L. SIDE: | 5' | 1.64' | NO CHANGE |
| REAR: | 15' | 22.4' | NO CHANGE |

LOT COVERAGE:

| BLDGS: | | | |
|-----------|-----------------|-----------------|-----------|
| ENCLOSED: | | 1280 S.F. | NO CHANGE |
| PORCH: | | 344 S.F. | NO CHANGE |
| SHED: | | 21 S.F. | NO CHANGE |
| TOTAL: | 1209 S.F. (40%) | 1645 S.F. (54%) | NO CHANGE |

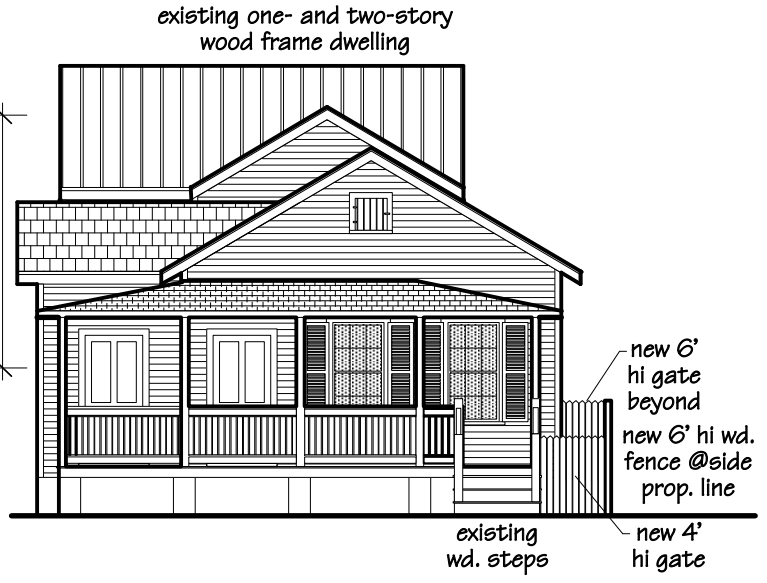
| IMPERVIOUS: | | | |
|-------------|-----------------|-------------------|-----------------|
| BLDGS: | | 1645 S.F. | NO CHANGE |
| POOL: | | 132 S.F. | NO CHANGE |
| PAVING: | | ZERO | 220 S.F. |
| TOTAL: | 1814 S.F. (60%) | 1777 S.F. (58.8%) | 1997 S.F. (66%) |

| OPEN SPACE: | | | |
|-------------------|-----------------|----------------|----------------|
| IMPERVIOUS: | | 1777 S.F. | 1997 S.F. |
| OPEN DECK: | | 293 S.F. | 293 S.F. |
| TOTAL (NON-OPEN): | | 2070 S.F. | 2290 S.F. |
| TOTAL OPEN: | 1058 S.F. (35%) | 953 S.F. (32%) | 733 S.F. (24%) |

| | | | |
|-------------|------|---------|-----------|
| HEIGHT: | 30' | 25' +/- | NO CHANGE |
| FLOOD ZONE: | AE-6 | 6.47' | NO CHANGE |

STORMWATER DRAINAGE CALCULATIONS:

INCREASE IN IMPERVIOUS COVERAGE = 220 S.F.
 220 S.F. x 1st 1" OF RAINFALL = (220/12) = 18.33 S.F.
 PROVIDE 38' LG. X 2' WIDE X 3" DP. (19 C.F.) SWALE AS INDICATED



SITE PLAN
 scale: 1"=10'

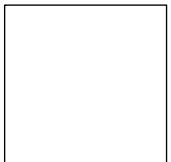


NOTE: ARROWS → INDICATE DIRECTION OF SLOPES
 BROKEN LINES - - - - - INDICATE CONTOURS

EAST ELEVATION
 scale: 1"=10'

**NEW FRONT YARD BRICK PAVING @
 306 PEACON LANE, KEY WEST, FLORIDA**

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594



SHEET 1 OF 1
 27 JULY 2017
 revised 8/15/17

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., November 28, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF BRICK PAVERS IN FRONT YARD.

#306 PEACON LANE

Applicant – Rob Delaune Application #17-03-0036

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.

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 00003620-000000
Account # 1003786
Property ID 1003786
Millage Group 10KW
Location 306 PEACON LN , KEY WEST
Address
Legal KW PT LOT 3 SQR 22 VV-113 CO JUDGES DOCKET 79-101 OR849-3/16
Description OR1275-1731/33 OR1275-1734/35 OR1275-1736/38 OR1316-1561
 OR1316-1562/64 OR1316-1565 OR1775-2094/95 OR1976-422/23
 OR2749-1260/62
 (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

STEPHENS JENNIFER
 PO Box 454
 Key West FL 33041

Valuation

| | 2017 | 2016 | 2015 | 2014 |
|----------------------------|-------------|-------------|------------|------------|
| + Market Improvement Value | \$552,655 | \$244,472 | \$191,021 | \$194,965 |
| + Market Misc Value | \$15,165 | \$15,863 | \$13,631 | \$12,696 |
| + Market Land Value | \$544,545 | \$809,690 | \$483,362 | \$402,801 |
| = Just Market Value | \$1,112,365 | \$1,070,025 | \$688,014 | \$610,462 |
| = Total Assessed Value | \$1,080,825 | \$1,058,595 | \$615,346 | \$610,462 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$1,055,825 | \$1,033,595 | \$590,346 | \$585,462 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 2,987.00 | Square Foot | 31 | 93 |

Buildings

| | | | |
|-----------------------|-------------------------|---------------------------|-----------------------------|
| Building ID | 208 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 2 STORY ELEV FOUNDATION | Year Built | 1918 |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2005 |
| Gross Sq Ft | 2333 | Foundation | CONC PILINGS |
| Finished Sq Ft | 1676 | Roof Type | GABLE/HIP |
| Stories | 3 Floor | Roof Coverage | METAL |
| Condition | GOOD | Flooring Type | CONC S/B GRND |
| Perimeter | 250 | Heating Type | FCD/AIR DUCTED with 0% NONE |
| Functional Obs | 0 | Bedrooms | 3 |
| Economic Obs | 0 | Full Bathrooms | 2 |
| Depreciation % | 12 | 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 | 364 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,676 | 1,676 | 0 |
| OPU | OP PR UNFIN LL | 293 | 0 | 0 |
| TOTAL | | 2,333 | 1,676 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES | 1975 | 1976 | 1 | 128 SF | 2 |
| RES POOL | 2004 | 2005 | 1 | 132 SF | 5 |
| RW2 | 2004 | 2005 | 1 | 100 SF | 5 |

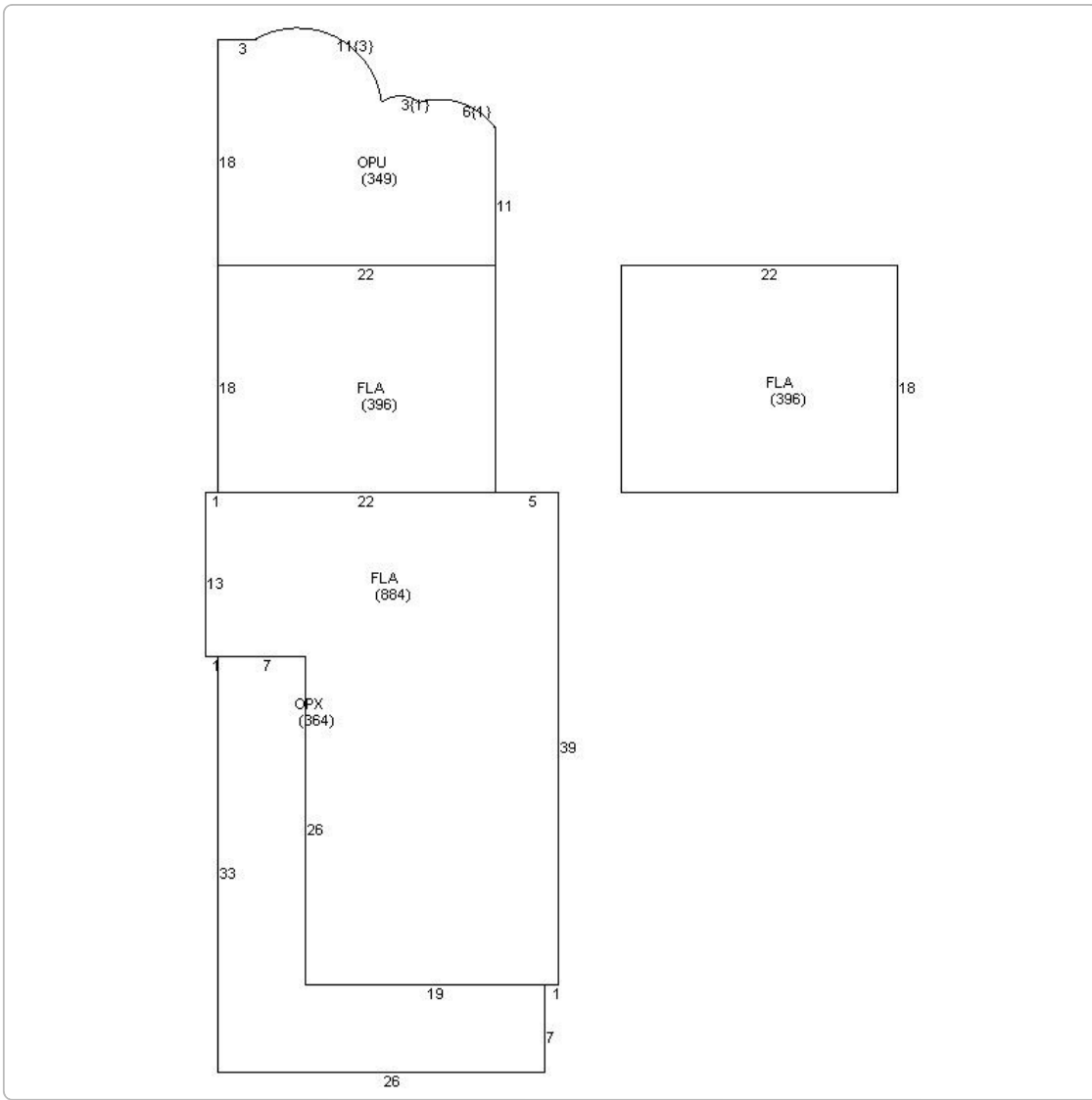
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 7/1/2015 | \$1,150,000 | Warranty Deed | | 2749 | 1260 | Q - Qualified | Improved |
| 4/10/2002 | \$494,000 | Warranty Deed | | 1775 | 2094 | Q - Qualified | Improved |
| 7/1/1994 | \$179,000 | Warranty Deed | | 1316 | 1562 | Q - Qualified | Improved |
| 10/1/1993 | \$150,000 | Warranty Deed | | 1275 | 1736 | Q - Qualified | Improved |
| 1/1/1982 | \$45 | Warranty Deed | | 849 | 316 | U - Unqualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|-----------|-------------|--|
| 15-2236 | 6/4/2015 | 4/19/2016 | \$4,345 | | INSTALL NEW METAL PORCH FLASHING. THEN MAINTENANCE AND PAINT THE 900 SQ/FT (9 SQS) METAL SHINGLE ROOF. NEW METAL ROOF TO MATCH EXISTING. |
| 09-4065 | 12/10/2009 | 2/25/2011 | \$5,000 | | REPLACING 3 BATHROOM FIXTURES, ONE SINK, ONE TOILET REPLACE SHOWER WITH TUB |
| 04-3750 | 12/9/2004 | 12/17/2004 | \$2,300 | | MOVE FIXTURES / REMOVE DOWNSTAIRS KITCHEN |
| 04-3669 | 11/30/2004 | 12/17/2004 | \$2,400 | | AWNING |
| 04-2210 | 10/5/2004 | 12/17/2004 | \$106,396 | | 600-SFADDITION |
| 02-2664 | 10/2/2002 | 12/17/2004 | \$1,200 | | REMOVE FENCE |
| 02-2372 | 9/5/2002 | 12/17/2004 | \$2,500 | | ROOFING |
| 02-0958 | 8/29/2002 | 12/17/2004 | \$100 | | REMOVE PICKET FENCE |
| 02-2260 | 8/29/2002 | 12/17/2004 | \$1,800 | | UPGRADE ELECTRIC |
| 02-1069 | 4/30/2002 | 12/17/2004 | \$3,000 | | RED TAGGED JOB |
| B942424 | 7/1/1994 | 12/1/1994 | \$500 | | REPAIRS |

Sketches (click to enlarge)



Photos



