



**Historic Architectural Review Commission
Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 16, 2016

Applicant: Matthew Stratton, Architect

Application Number: H16-03-0085

Address: #1117 Stump Lane

Description of Work

New wood frame covered porch structure at rear of house.

Site Facts

House is listed as a contributing resource in the 1977 Survey. The two-story frame vernacular house was built circa 1899. In 2013, the Commission approved a Certificate of Appropriateness for the renovation of the house that included the reconstruction of the front porch, as it was enclosed at some point in time.

Guidelines Cited on Review

- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 9, 10 and 11.
- Guidelines for New Construction (pages 38a-38q), specifically guideline 1.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a porch structure that will be located at the rear of the main house. The structure will be made of wood, will be lower in height than the main house and will be attached to a rear non-historic addition.

The proposed design includes an open porch structure, supported by three posts with a flat roof with a slight slope. The maximum height of the new structure will be 10'-1 ¾", which is slightly higher than the valley of the two non-historic rear gable roofs.

Consistency with Guidelines

It is staff's opinion that the proposed structure is consistent with the cited guidelines. The proposed scale and proportions as well as the location are appropriate as it will be located on the rear and will not outsize the existing building or any adjacent structures. Although the proposed roof form is not traditional for a rear porch, the uneven gable roofs in the back creates a challenging design. The proposed structure will not be visible from the lane.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 16-00300085		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	1117 Stump Lane		# OF UNITS 1
RE # OR ALTERNATE KEY:	1007064		
NAME ON DEED:	Paul F and Carole A Earle	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	1117 Stump Lane	EMAIL	
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	TBD	PHONE NUMBER 7-2016	
CONTRACTOR'S CONTACT PERSON:		EMAIL <i>[Signature]</i>	
ARCHITECT / ENGINEER'S NAME:	Matthew Stratton	PHONE NUMBER (305)923-9670	
ARCHITECT / ENGINEER'S ADDRESS:	1901 S. Roosevelt Blvd. 205W	EMAIL matthew@mstrattonarchitecture.com	
	Key West, FL 33040		

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: **45,000**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE AE-6	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

New 166 SF wood frame covered porch structure at rear.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

51602-10557-0k

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

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. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Main house listed as contributing.</i>			
<i>Guidelines for outbuildings. New construction</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

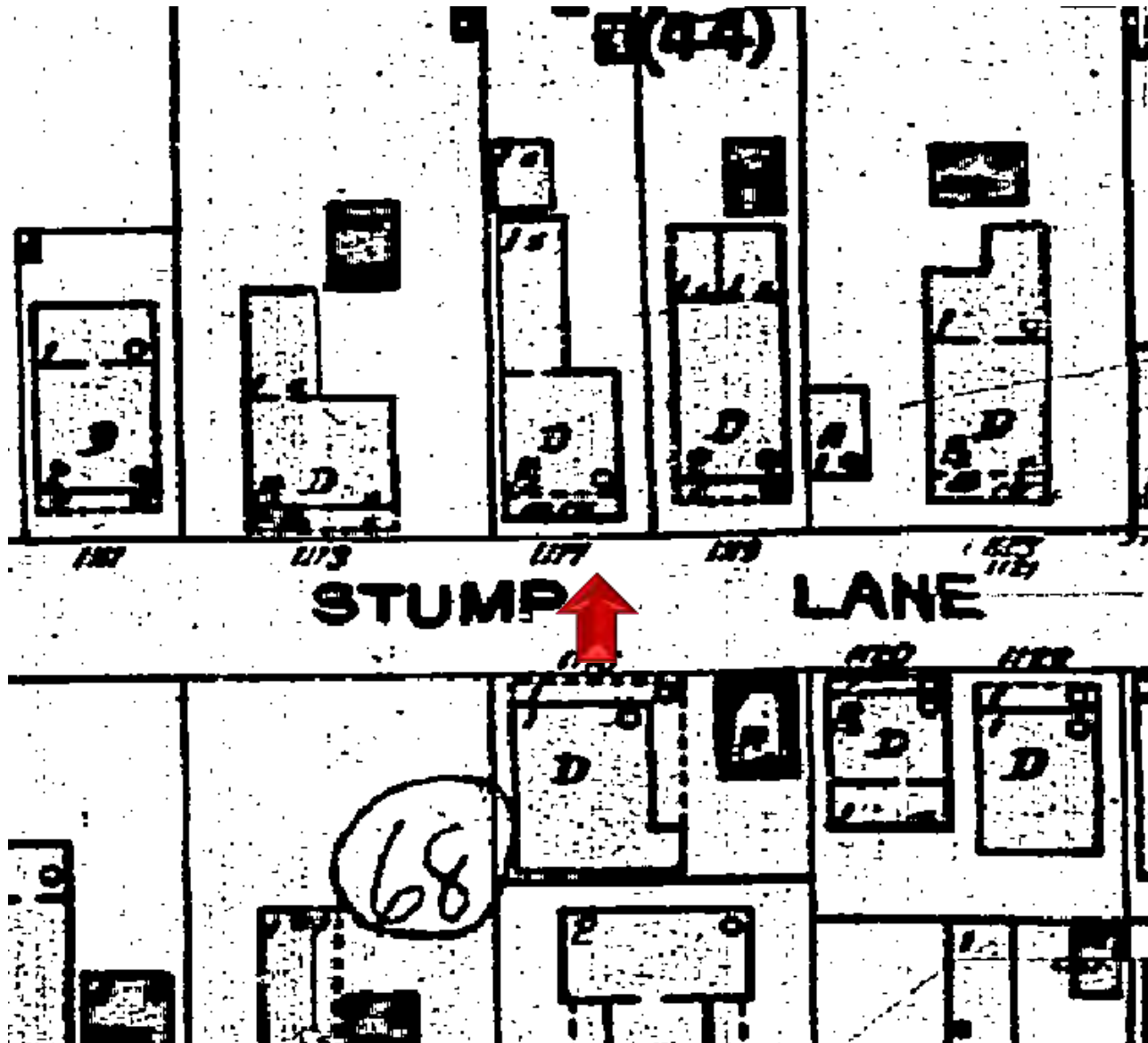
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

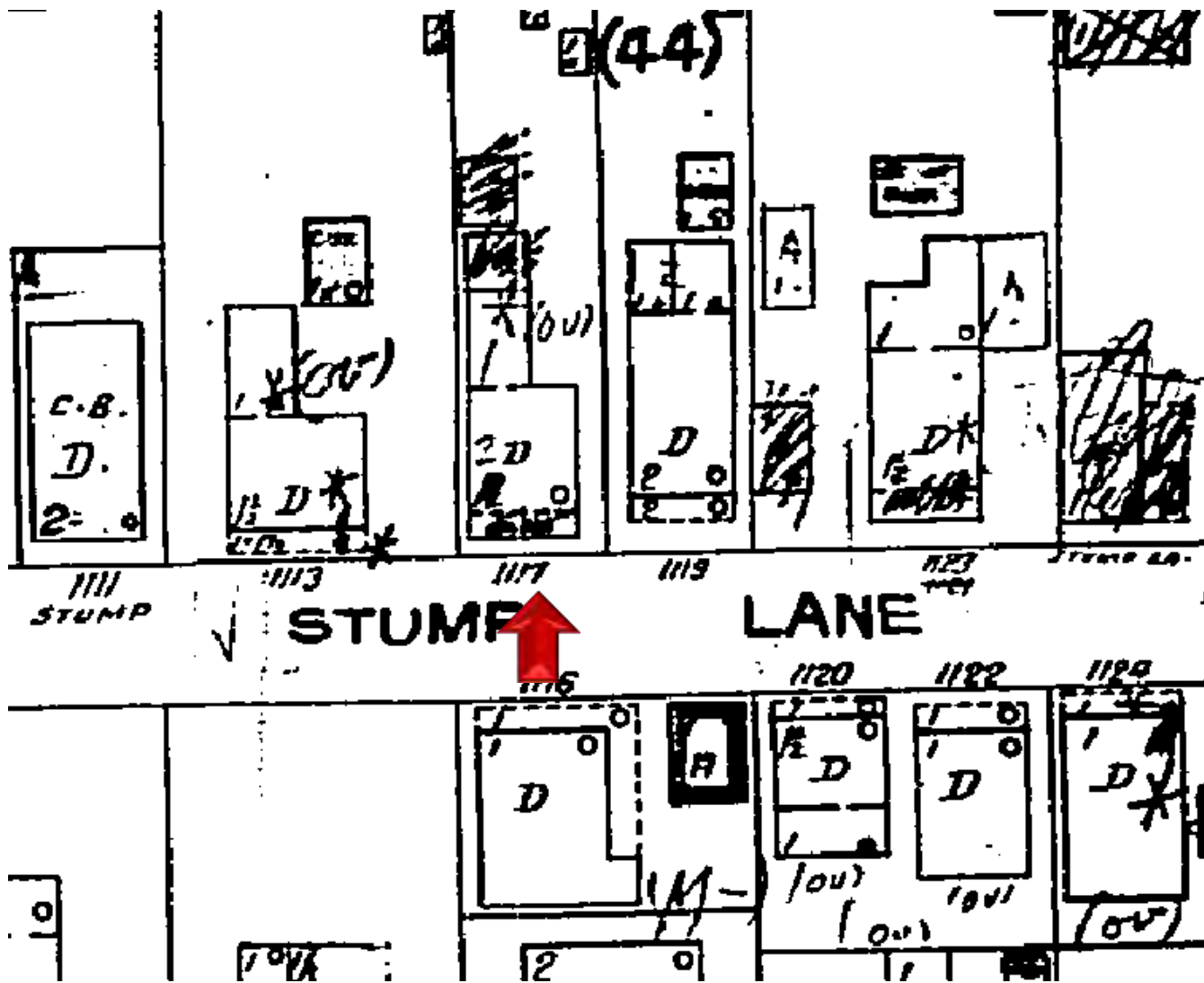
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1117 STUMP LN.



1117 Stump Lane circa 1965. Monroe County Library.















SURVEY

MAP OF BOUNDARY SURVEY

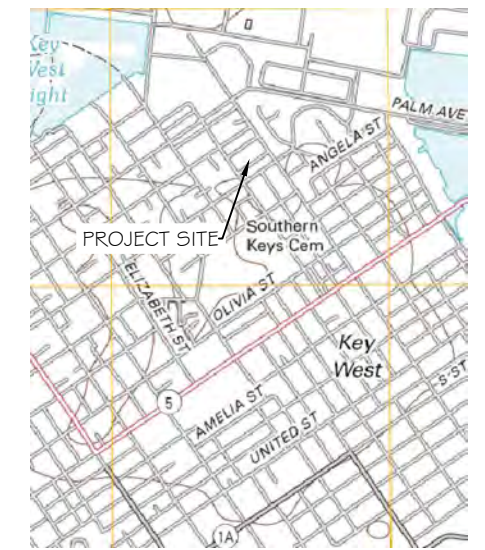
BEARING BASE:
ALL BEARINGS ARE BASED
ON N75°00'00"E ASSUMED
ALONG THE CENTERLINE OF
STUMP LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

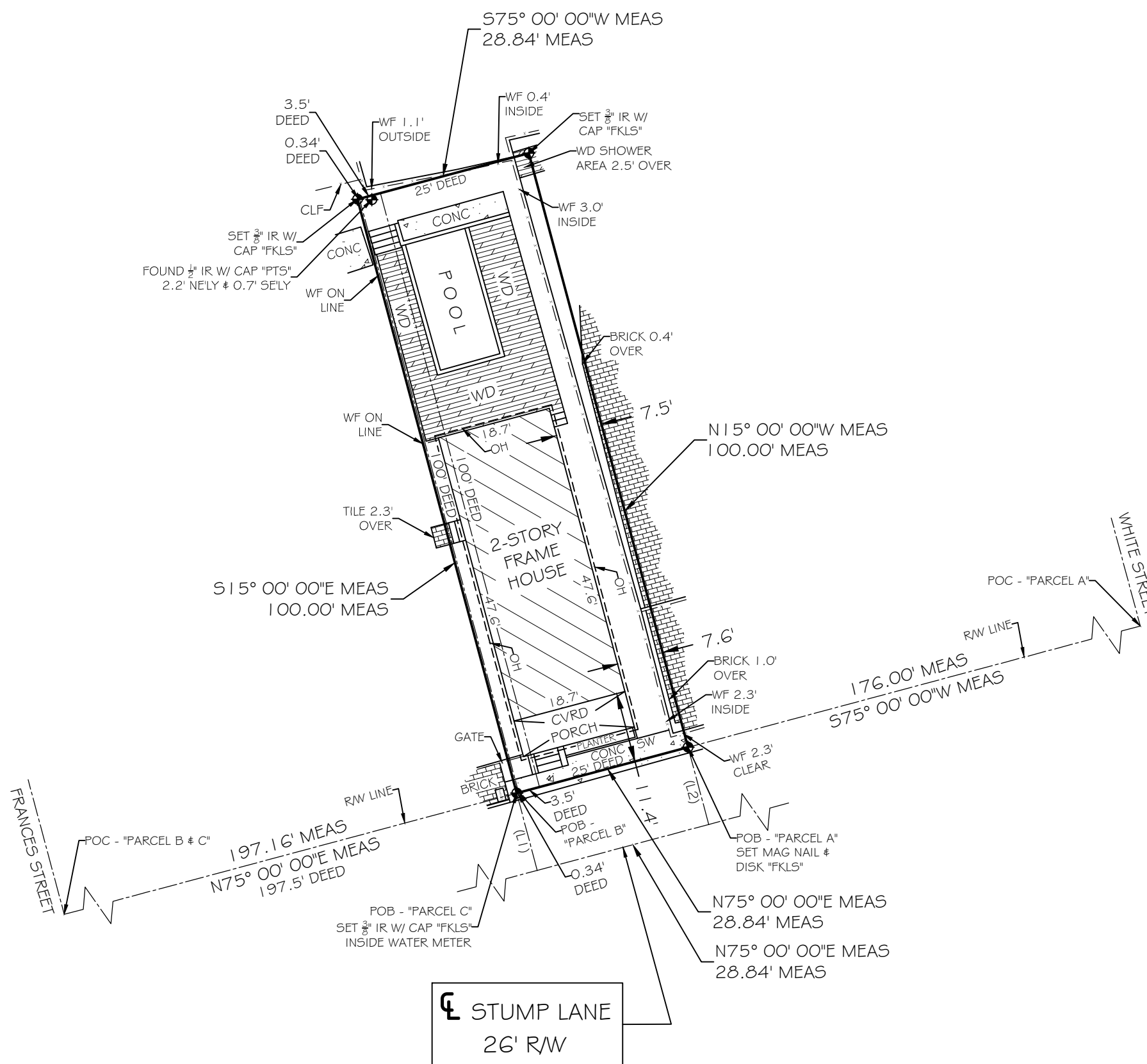
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1117 STUMP LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 11-02-16
FLOOD ZONE: AE
BASE ELEVATION: 6



LOCATION MAP - NTS
SEC. 06-T685-R25E



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00' MEAS	N15° 00' 00"W MEAS
L2	13.00' MEAS	N15° 00' 00"W MEAS

LEGAL DESCRIPTION -

PARCEL A
In the City of Key West and is part of Lot One (1) Square Forty-four (44) according to the Whitehead map of said city but better known as part of subdivision No. eight (8) of Wm. Curry's diagram of said Lot One (1) recorded in Book "O", Page 611, Monroe County Records. Commencing at a point on Twenty-six foot alley distant one hundred and seventy-six (176) feet from the corner of White Street and said alley and runs thence in a Northwesterly direction one hundred (100) feet; thence in a Northwesterly direction one hundred (100) feet; thence in a Northeasterly direction Twenty-five (25) feet; thence in a Southeasterly direction one hundred (100) feet to the Point of Beginning.

PARCEL B - (AND ALSO)
On the island of Key West, and known on William A. Whitehead's map delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Forty-four (44); Begin at a point on Stump Lane, distant 197.5 feet from the corner of Frances Street and Stump Lane, and running thence in a Northeasterly direction along the line of Stump Lane 3.5 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 3.5 feet; thence at right angles in a Southeasterly direction 100 feet back to the Point of Beginning.

PARCEL C - (AND ALSO)
A parcel of land on the Island of Key West, and known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Lot Four (4) in Square Forty-Four (44) said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Frances Street with the Northwesterly right of way line of Stump Lane and run thence Northeasterly along the Northwesterly right of way line of the said Stump Lane for a distance of 197.16 feet to the Point of Beginning; thence continue Northeasterly along the Northwesterly right of way line of the said Stump Lane for a distance of 0.34 feet; thence Northwesterly and at right angles for a distance of 100.00 feet; thence Southwesterly and at right angles for a distance of 0.34 feet; thence Southeasterly and at right angles along the Southwesterly face of an existing wood fence and extensions thereof, for a distance of 100.00 feet back to the Point of Beginning.

CERTIFIED TO -
Paul # Carole Earle;

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

BFP = BACK-FLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PF = POINT OF FENCE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WL = WOOD LANDING
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WM = WATER METER
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WP = WOOD POWER POLE
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WRACK LINE = LINE OF DEBRIS ON SHORE
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WV = WATER VALVE

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊗ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊕ - WATER VALVE

1"=20'

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

SCALE: 1"=20'

FIELD WORK DATE: 07/22/2016

REVISION DATE: XX/XX/XXXX

SHEET 1 OF 1

DRAWN BY: MPB

CHECKED BY: EAI

JOB NO.: 16-294

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

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

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

TOTAL AREA = 2,884.00 SQFT ±

PROPOSED DESIGN

Improvements to
1117 STUMP LANE
 Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 mstrattonarchitect@gmail.com



Date 10.24.16
 Project # 1605

1

SITE DATA:

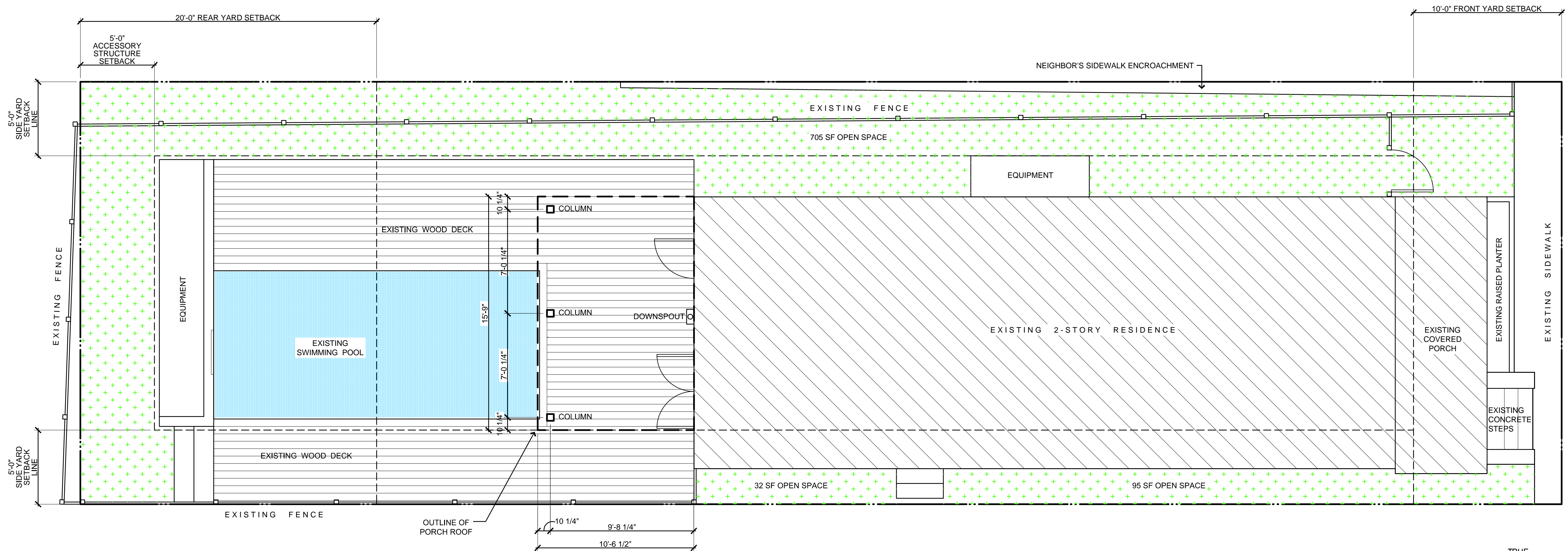
2,850 SF LOT
 HDR

10' FRONT YARD SETBACK
 5' SIDE YARD SETBACK
 20' REAR YARD SETBACK

	ALLOWED	EXISTING	PROPOSED
BLDG COVERAGE	1,425 SF (50%)	982 SF (34.5%)	1,148 SF (40.3%) ADD 166 SF ROOF
IMPERV SURFACE	1,710 SF (60%)	982 SF BLDG 19 SF FRONT STEPS 79 SF FRONT SIDEWALK 6 SF SIDE STEPS 24 SF MECH. PAD 314 SF POOL/WALL/EQUIP. 1,424 SF TOTAL (50.0%)	1,590 SF (55.8%) ADD 166 SF
OPEN SPACE	998 SF (35%)	832 SF (29.2%)	832 SF (29.2%) UNCHANGED

FEMA:

FEMA FLOOD PLANE AE-6
 EXISTING TOP OF BOTTOM FLOOR +8.7'
 LOWEST ADJACENT GRADE +6.4'



SITE PLAN
 1/4"=1'-0"



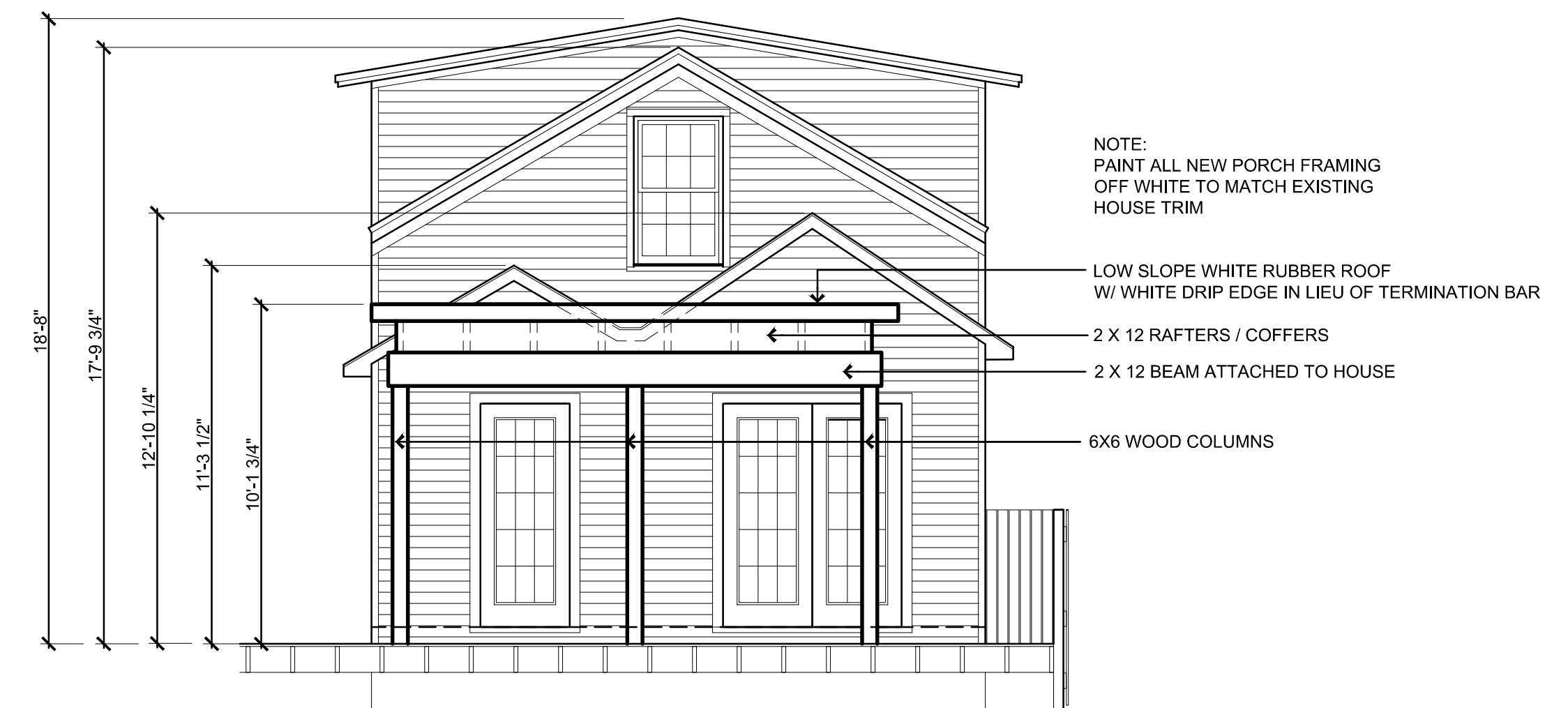
SIDE ELEVATION
1/4"=1'-0"



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



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



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

Improvements to
1117 STUMP LANE
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com



Date 10.24.16

Project # 1605

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME COVERED PORCH STRUCTURE AT REAR OF HOUSE.

FOR- #1117 STUMP LANE

Applicant – Matthew Stratton

Application #H16-03-0085

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, 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: 1117 Stump Cave Key West, FL 33040 on the 8 day of November, 2016.

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 11-16, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 1116-03-0085

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

Signed Name of Affiant:

Traci Wright

Date: 11/8/2016

Address: 1403 Catherine St

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 8 day of November, 2016.

By (Print name of Affiant) Traci Wright who is personally known to me or has produced FLIDL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Katherine Diaz

Print Name: Katherine Diaz

Notary Public - State of Florida (seal)
My Commission Expires: May 4, 2020



PROPERTY APPRAISER INFORMATION



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

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

Home Departments Exemptions Save Our Homes Portability Homestead Fraud Contact Us

Property Search Tax Estimator GIS/Maps Millages/Taxroll Info Appeals/VAB Forms Office Requirements

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1007064 Parcel ID: 00006820-000000** [Next Record](#)

Ownership Details

Mailing Address:

EARLE PAUL F AND CAROLE A
 1117 STUMP LN
 KEY WEST, FL 33040-7148

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1117 STUMP LN KEY WEST

Legal: KW PT LT 1 SQR 44 G49-602/03 OR1033-2332 OR2381-410D/C OR2557-

Description: 485/90WILL OR2577-1621/23 OR2606-1393/97 OR2680-2127/28 OR2809-1348/50

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

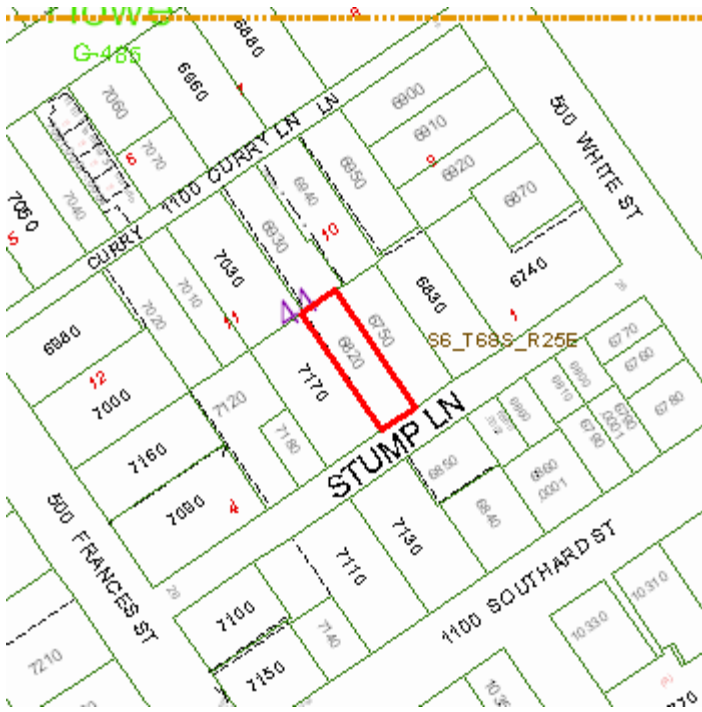
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

» [FL Dept Rev - Property Tax Oversight](#)
 » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	2,884.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1425
 Year Built: 1935

Building 1 Details

Building Type R1
 Effective Age 11
 Year Built 1935
 Functional Obs 0

Condition G
 Perimeter 242
 Special Arch 0
 Economic Obs 0

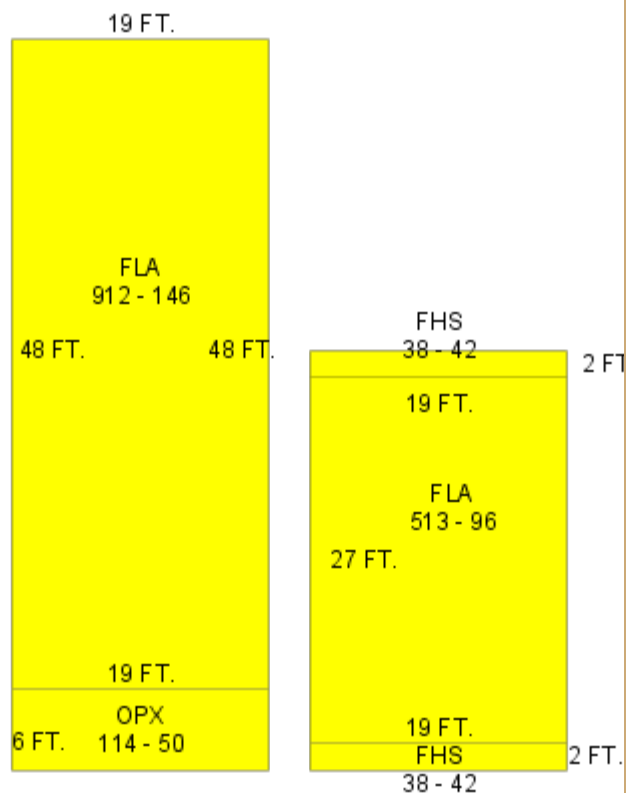
Qu
 Dep
 Grnd

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

Roof Type GABLE/HIP Roof Cover METAL
 Heat 1 NONE Heat 2 NONE
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
0	<u>OPX</u>		1	2013			
0	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	2013		Y	

0	FHS	12:ABOVE AVERAGE WOOD	1	2013	Y	
4	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00
5	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	68 SF	17	4	2013	2014	5	30
0	WD2:WOOD DECK	450 SF	0	0	2013	2014	2	40
0	WF2:WATER FEATURE	1 UT	0	0	2013	2014	1	20
1	PO4:RES POOL	210 SF	21	10	2013	2014	4	50
2	FN2:FENCES	180 SF	30	6	2013	2014	2	30

Appraiser Notes

2014-03-03 MLS \$1,400,000 3/3.5 OUTSTANDING RECONSTRUCTION OF AN HISTORIC OLD CONCH STYLE HOME. BRIGHT 3/3.5 ON ONE OF THE MOST SECLUDED TROPICAL LANES IN OLD TOWN KEY WEST. LOCATED 2 BLOCKS FROM THE HISTORIC SEAPORT AND JUST 4 BLOCKS FROM DUVAL STREET. GREAT OPEN/DINING/LIVING SPACE, GOURMET KITCHEN WITH WOLF RANGE, ALL LEADING TO THE POOL SURROUNDED BY A PRIVACY WALL. MASTER SUITE DOWNSTAIRS AND TWO BEDROOM SUITES UPSTAIRS. BRAZILIAN WOOD FLOORS THROUGHOUT AND ACCENTED DADE COUNTY PINE WALLS. SPEND LAZY DAYS ON THE COVERED FRONT PORCH.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	10-1316	05/17/2010	03/01/2011	5,360	R & R SHINGLES WITH VCRIMP
1	13-0210	01/18/2013	12/16/2013	1,400 Residential	REMOVAL OF CARPETING, DRYWALL, DOORS, TRIM CABINETY, BATHROOM FIXTURES, PANELING
1	13-0210	02/14/2013	12/16/2013	13,900 Residential	REVISION-DEMO & REBUILD FRONT PORCH ACCORDING TO PLANS INCLUDING WINDOWS & DOORS
1	13-0210	02/14/2013	12/16/2013	13,900 Residential	
1	13-0210	03/27/2013	12/16/2013	15,400	REVISION#2-REPLACE POSTS ACCORDING TO REVISED PLANS
1	13-0210	05/08/2013	12/16/2013	52,400 Residential	REVISION: REPLACE 18 EXISTING WINDOWS W/LINCH TROOD DBL HUNG WINDOWS, SHUTTERS ACCORDING TO PLANS. REPLACE 4 DOOR OPENINGS AS PER PLANS. INSTALL APPROX. 1200 SQ/FT OF WOOD LAP SIDING AND TRIM. PRIME & PAINT ADD 500 SQ/FT OF DECKING AROUND POOL ACCORDING TO PLANS.

1	13-1309	05/08/2013	12/16/2013	1,150	Residential	INSTALL APPROX. 32 L.F. OF SOLID FENCE ON WEST SIDE OF PROPERTY. FENCE ON NORTH AND EAST SIDES TO REMAIN AS IS.
1	13-2154	05/28/2013	12/16/2013	4,300	Residential	NEW 10' X 22' SWIMMING POOL W/WATER FALL ATTACHED TO POOL AS PER PLANS. REMOVE CONCRETE SLAB FENCE POOL AREA IN BACK YARD.
	13-3221	08/07/2013	12/16/2013	3,000		INSTALL ONE 3.5 TON SPLIT 10 OPENINGS
	13-3018	07/17/2013	12/16/2013	17,000		ROUGH ST 4 TOILETS,4 LAVS,2 SHOWERS,ONE TUB, 1 WASH MACH
1	9801582	05/20/1998	01/01/1999	1,000	Residential	PAINT OUTSIDE OF RESIDENC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	195,878	35,909	786,192	1,017,979	811,268	0	1,017,979
2015	205,571	31,228	626,121	862,920	737,517	0	862,920
2014	195,661	29,088	630,209	854,958	670,470	0	854,958
2013	138,375	616	440,018	579,009	579,009	0	579,009
2012	138,375	616	242,900	381,891	381,891	0	381,891
2011	140,352	616	228,054	369,022	177,856	25,000	152,856
2010	187,795	616	287,850	476,261	175,228	25,000	150,228
2009	208,541	633	437,532	646,706	170,621	25,000	145,621
2008	191,557	650	498,750	690,957	170,451	25,000	145,451
2007	270,945	636	380,475	652,056	165,486	25,000	140,486
2006	449,666	653	270,750	721,069	161,450	25,000	136,450
2005	449,666	670	213,750	664,086	156,748	25,000	131,748
2004	255,683	687	199,500	455,870	152,183	25,000	127,183
2003	246,214	704	99,750	346,668	149,346	25,000	124,346
2002	214,528	720	99,750	314,998	145,846	25,000	120,846
2001	169,961	737	99,750	270,448	143,550	25,000	118,550
2000	173,737	775	54,150	228,663	139,369	25,000	114,369
1999	130,259	751	54,150	185,160	135,705	25,000	110,705
1998	121,826	646	54,150	176,622	133,568	25,000	108,568
1997	111,948	604	48,450	161,002	131,336	25,000	106,336
1996	88,900	487	48,450	137,838	127,511	25,000	102,511
1995	85,608	281	48,450	134,338	124,401	25,000	99,401
1994	72,437	244	48,450	121,131	121,131	25,000	96,131

1993	72,437	251	48,450	121,138	121,138	25,000	96,138
1992	72,437	257	48,450	121,145	121,145	25,000	96,145
1991	72,437	264	48,450	121,151	121,151	25,000	96,151
1990	60,753	271	37,763	98,787	98,787	25,000	73,787
1989	55,230	253	37,050	92,533	92,533	25,000	67,533
1988	30,886	0	31,350	62,236	62,236	25,000	37,236
1987	26,756	0	18,625	45,381	45,381	25,000	20,381
1986	26,871	0	18,000	44,871	44,871	25,000	19,871
1985	26,212	0	10,175	36,387	36,387	25,000	11,387
1984	24,827	0	10,175	35,002	35,002	25,000	10,002
1983	24,861	0	10,175	35,036	35,036	25,000	10,036
1982	25,255	0	9,250	34,505	34,505	25,000	9,505

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/2/2016	2809 / 1348	1,350,000	<u>WD</u>	<u>02</u>
4/19/2014	2680 / 2127	100	<u>QC</u>	<u>11</u>
12/12/2012	2606 / 1393	550,000	<u>WD</u>	<u>37</u>
6/21/2012	2577 / 1621	100	<u>WD</u>	<u>19</u>

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Monroe County Property Appraiser
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