



Staff Report for Item 3a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 22, 2016

Applicant: David Knoll

Application Number: H15-01-1665

Address: #702 Pearl Street

Description of Work:

Renovations to house, including new replacement wood windows, new front façade configuration, relocation of a/c over roof with guardrail, and site improvements.

Site Facts:

The single story frame vernacular house at 702 Pearl Street is listed as a contributing resource in the survey and was constructed sometime around 1920. By 1965, the house's one-story front porch was enclosed. After 1965, the house had a garage constructed on the north side, which also was enclosed.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 3, 4, 9, and 10.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 3, 4, 5, and 7.

Additions and Alterations (pages 36-37), specifically guideline 1.

Air Condition Units, Antennas, Trash Facilities, and Satellite Dishes (pages 42-43), specifically guidelines 1 and 5.

Staff Analysis

This Certificate of Appropriateness proposes renovating the contributing house, partially re-opening the front porch. The house will have a reconfigured front façade with a Craftsman style front porch that will open up almost half of the enclosed front porch. Three small new windows will be installed on the other half of the enclosed porch. French style wood doors will be installed on the side of the enclosed front porch. The new entranceway to the main house will have a French front door with sidelights. Other changes to the main house include new wood, 2/2, true divided light windows and new wood doors and windows on the rear façade.

The mechanical equipment will be relocated to the roof of the side garage with a guardrail surrounding it. The front and part of the side of the garage will be demolished and the structure will be returned to a garage with an old-fashioned garage door. Another non-historic addition will be demolished in the back.

Site work includes removing concrete, tile walks, and decks from the property. A new brick driveway and walk are proposed in the front yard, and a new deck will be constructed in the rear. A new perimeter fence will be installed on the front and north side of the property.

Consistency with Guidelines

1. Front Porch: The guidelines state that “porch reconstruction on contributing buildings *must duplicate the original entryway and porch* and be compatible in design, size, scale, material and color with the historical character of the building.” The proposed porch is not the original design. The photograph from 1920s shows that the house originally had a three bay porch, which is typical of most frame vernacular houses. A porch that is half the size of the front face of the building is atypical, and the column design is for a different type of architecture. The Secretary of the Interior Standards state, “Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” The proposed design is very conjectural and not based on any physical or documented evidence.
2. Garage: The proposed design will minimize the garage, by demolishing parts of the front and sides. The addition of swing garage doors are more appropriate than the existing French doors.
3. A/C Unit: The guidelines state that HVAC units should be sited in a location least visible from the public right-of-way whenever possible. It is possible to locate the mechanical equipment directly behind the garage. Mechanical equipment only need 5 feet setback, and there are many reasonable places to locate the equipment in the backyard.

It is staff’s opinion that the proposed design is inconsistent with the Secretary of the Interior’s Standards for Rehabilitation and the guidelines for entrances, porches, and doors and A/C units. The proposed changes to the garage and the site work are consistent with the guidelines.

APPLICATION

APPLICATION: HARC ONLY
\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER H15-01-1665		BUILDING PERMIT NUMBER 15-4424		INITIAL & DATE SLC 2/24/16
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L.FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:	702 PEARL ST.			# OF UNITS 1
RE# OR ALTERNATE KEY:	00023330-000000			
NAME ON DEED:	ESTELLE SCHARF		PHONE NUMBER 973-809-9190	
OWNER'S MAILING ADDRESS:	11 WILLOWBROOK DR.		EMAIL ELLENOWMUSIC@GMAIL.COM	
	CALDWELL, NJ 07006-4401			
CONTRACTOR COMPANY NAME:	N/A	PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:	N/A	EMAIL		
ARCHITECT'S NAME:	DAVID KNOLL		PHONE NUMBER 305-745-8617	
ARCHITECT'S ADDRESS:	19581 MAYAN STREET		EMAIL david@davidknollarch.com	
	SUGARLOAF KEY, FL. 33042			

RECEIVED
 FEB 24 2016

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MATERIAL, LABOR & PROFIT: N/A

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

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE/OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE AE6
 DEMOLITION SITE WORK INTERIOR EXTERIOR

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

- DEMOLITION OF NON-HISTORIC PORTIONS OF THE EXISTING RESIDENCE;
- INTERIOR AND EXTERIOR RENOVATION OF AN EXISTING 2,111 SQ. FT. HISTORIC RESIDENCE TO INCLUDE NEW FINISHES, DOORS AND WINDOWS, SIDING, ROOFING, PAVING, FENCING, DECKING AND AIR CONDITIONING;

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
ARCHITECT PRINT NAME: DAVID KNOLL	QUALIFIER PRINT NAME:
ARCHITECT SIGNATURE: <i>David Knoll</i>	QUALIFIER SIGNATURE:
Notary Signature as to ARCHITECT:	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.

*Paid 10/26/15
G Hill*

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: X 3 FT. 6 FT. SOLID X 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
 X 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 REPLACES KIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION: N / A

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

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

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

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

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

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ F FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

*Paid 10/20/15
G Hill*

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:		
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.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
PORTIONS WHICH ARE REQUESTED TO BE DEMOLISHED ARE NON-HISTORIC AND/OR EXTREMELY DETERIORATED (SEE PHOTOS)

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history
- (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.
- (d) Is not the site of a historic event with a significant effect upon society.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
- (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.
- (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.
- (i) Has not yielded, and is not likely to yield, information important in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

 X Yes Number of pages and date on plans: 5 / 2/29/16

 No Reason _____

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.

THE PORTIONS WHICH ARE REQUESTED TO BE REMOVED ARE RECENT ADDITIONS AND ARE NON-HISTORIC AND THEIR REMOVAL WOULD NOT DIMINISH THE HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.

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

NOT APPLICABLE

AND

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


NOT APPLICABLE

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

NOT APPLICABLE

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

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

 PROPERTY OWNER'S SIGNATURE:	10/26/15 Estelle Scharf DATE AND PRINT NAME:
--	---

OFFICE USE ONLY

BUILDING DESCRIPTION:			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

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

NOTE EDIT

3 / 10 / 16

Re: 1702 Pearl St. – Air condition condenser location

Enid and Kelly:

When speaking with Kelly recently about your issue concerning the condenser location, I told her that I would speak with the owner about the matter. I have spoken with them and we thoroughly discussed all the options we were able to conceive of regarding alternate locations of this equipment to the current location on the rear of the garage roof as shown in my drawings.

Because the lot is substandard, the building drastically crowds the rear property line and leaves very little area for outdoor activities and foliage. That and the condition by Planning that such equipment cannot be any closer to the side and rear property lines than 5'-0" leaves no real desirable alternative. I would ask you to look closely at the drawings to verify these conditions.

Furthermore, I am convinced that the proposed location on the garage roof, well outside the side yard building setback line and at the extreme rear of garage would render the equipment not viewable from the street. A visit to the site would verify this. The height at the lowest end of the roof is 9'-6" and it slopes to higher at the house.

The owner has authorized me to schedule a meeting with you to go over all the parameters of this situation. Please schedule a day and time that is convenient for you to look more closely at this.

Please call me if you have any questions or concerns about this matter.

Sincerely,



David Knoll, Architect

Kelly Perkins

From: Patrick Wright
Sent: Monday, February 29, 2016 4:05 PM
To: david@davidknollarch.com
Cc: Kelly Perkins
Subject: RE: 702 Pearl St.

David,

Per Sec. 122-1184:

Air conditioning and heating units in residential districts.

In all residential districts, the exhaust or mechanical part of any air conditioning or heating unit, other than window units, shall not be placed or installed within five feet of any side or rear property line. No air conditioning or heating unit shall be placed or installed in a front yard. Where feasible, air conditioning units should be baffled for noise.

As mentioned in the staff report given the 5 foot setback requirement for AC units it is clear that an alternative location on the ground could be considered. If the re-design moves the railings out of the setback and the proposed second story is not in the required side yard setback, planning staff has no issues. Please coordinate with HARC staff moving forward.

Patrick Wright, Planner II

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602
P [305.809.3778](tel:305.809.3778) | F [305.809.3978](tel:305.809.3978)
www.cityofkeywest-fl.gov

From: david@davidknollarch.com [mailto:david@davidknollarch.com]
Sent: Monday, February 29, 2016 8:52 AM
To: Patrick Wright <pwright@cityofkeywest-fl.gov>
Cc: John Malles <mallesj@comcast.net>
Subject: 702 Pearl St.

Hi Patrick,

I have informed the owner of this property that there is no area that is outside the building setback area where air conditioning equipment can be located due to the crowding of the site by the home, except on the roof of the existing non-historic garage. Can you verify for the owner's benefit that air conditioning equipment cannot be located in the building setback area? I have redesigned the rail enclosure for the equipment so that there is no "compounding of a non-conformance" there and eliminated the upper level addition per the owner's request. Therefore, I request that you pull the variance application for the project and I will be submitting it for the March 24th HARC Board meeting.

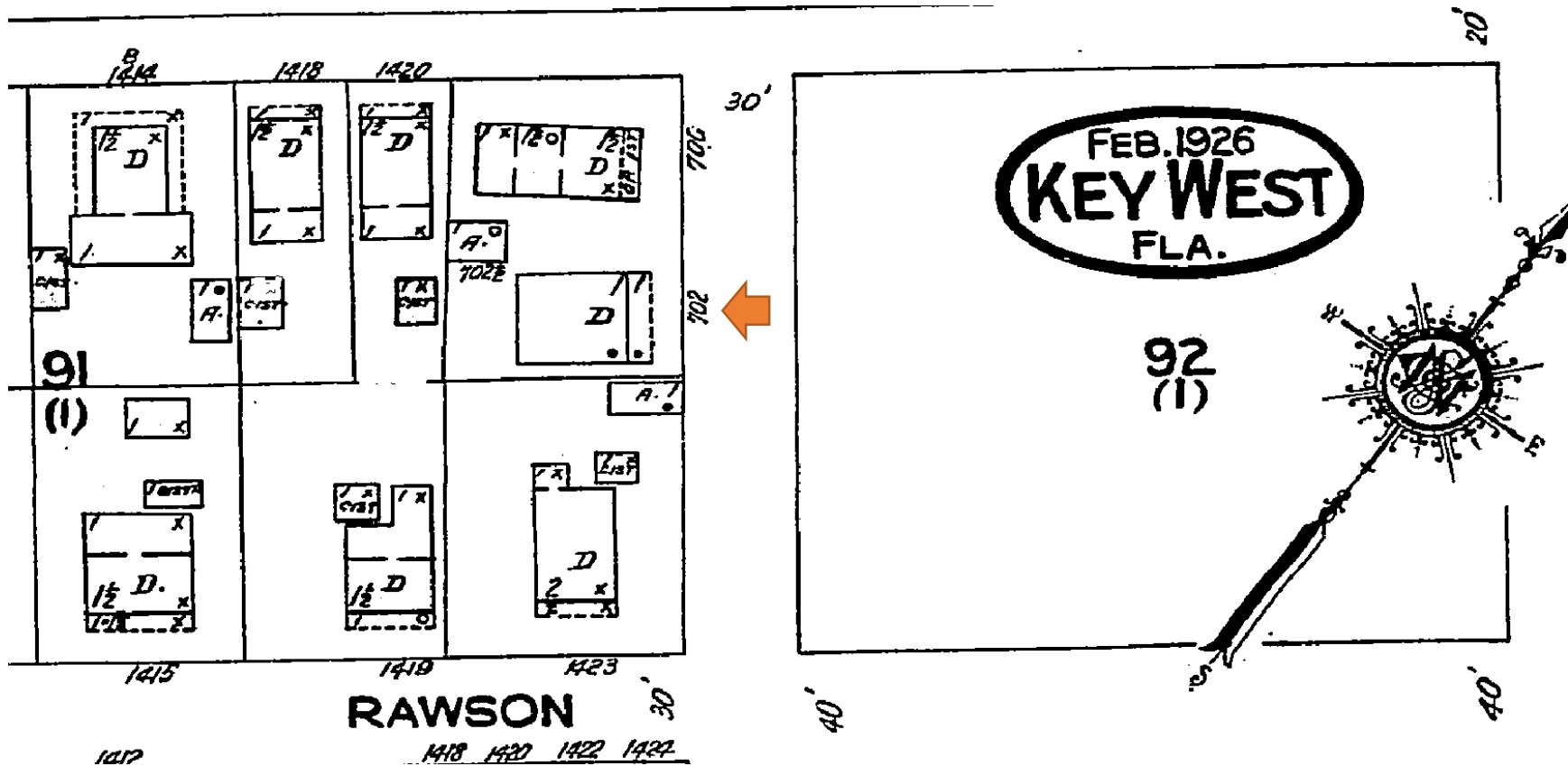
I'd enjoy hearing more about your adventures in the Virgin Islands. I am currently making plans for my second visit to Dominica, the "tropical jewel of the Caribbean".

Thanks,

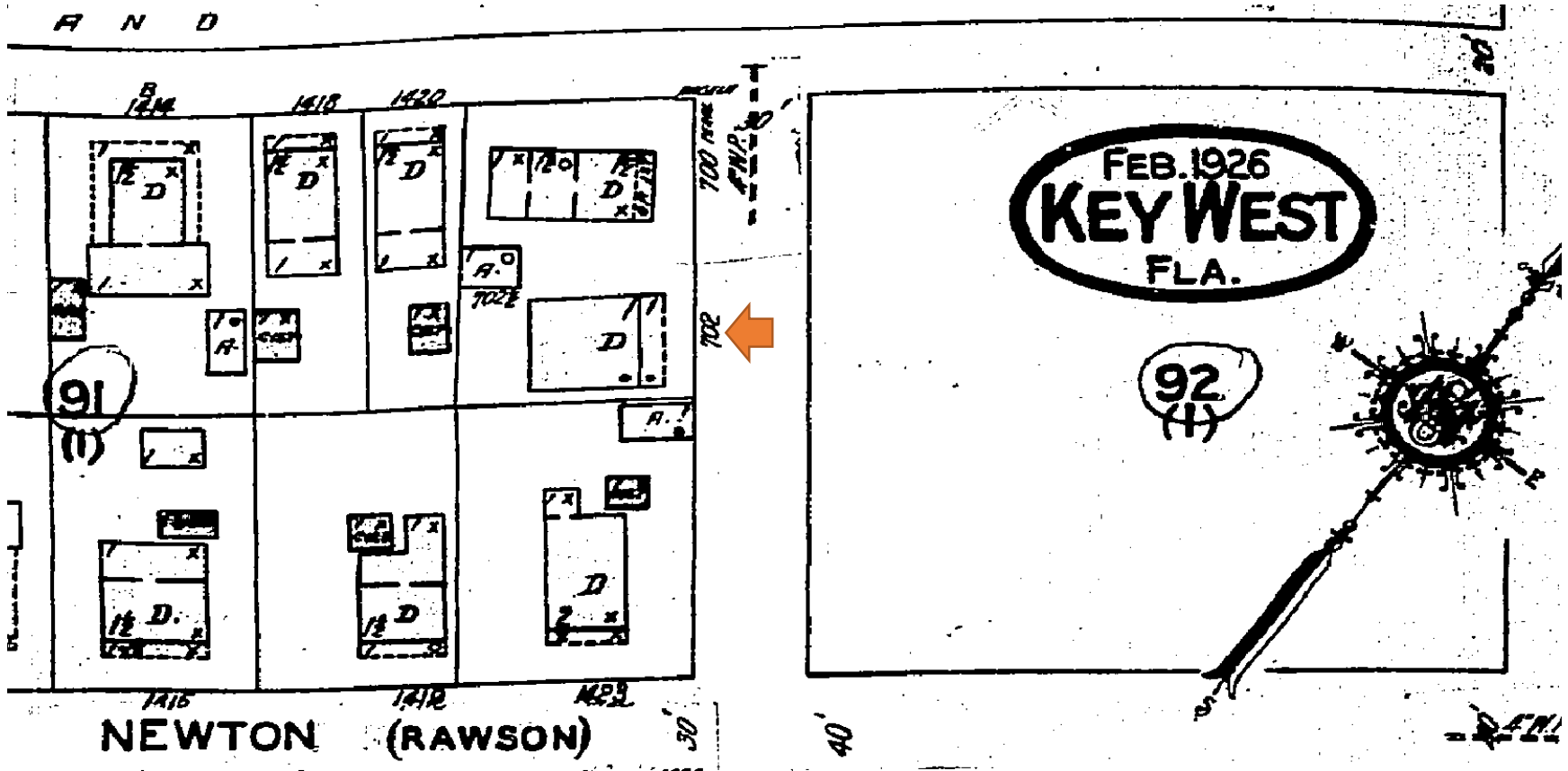
DAVID KNOLL, ARCHITECT
ARCHITECTURE AND GARDEN DESIGN

1 9 5 8 1 M A Y A N S T. S U G A R L O A F, F L. 3 3 0 4 2
3 0 5 - 7 4 5 - 8 6 1 7 www.davidknollarch.com facebook.com/KnollArchitect

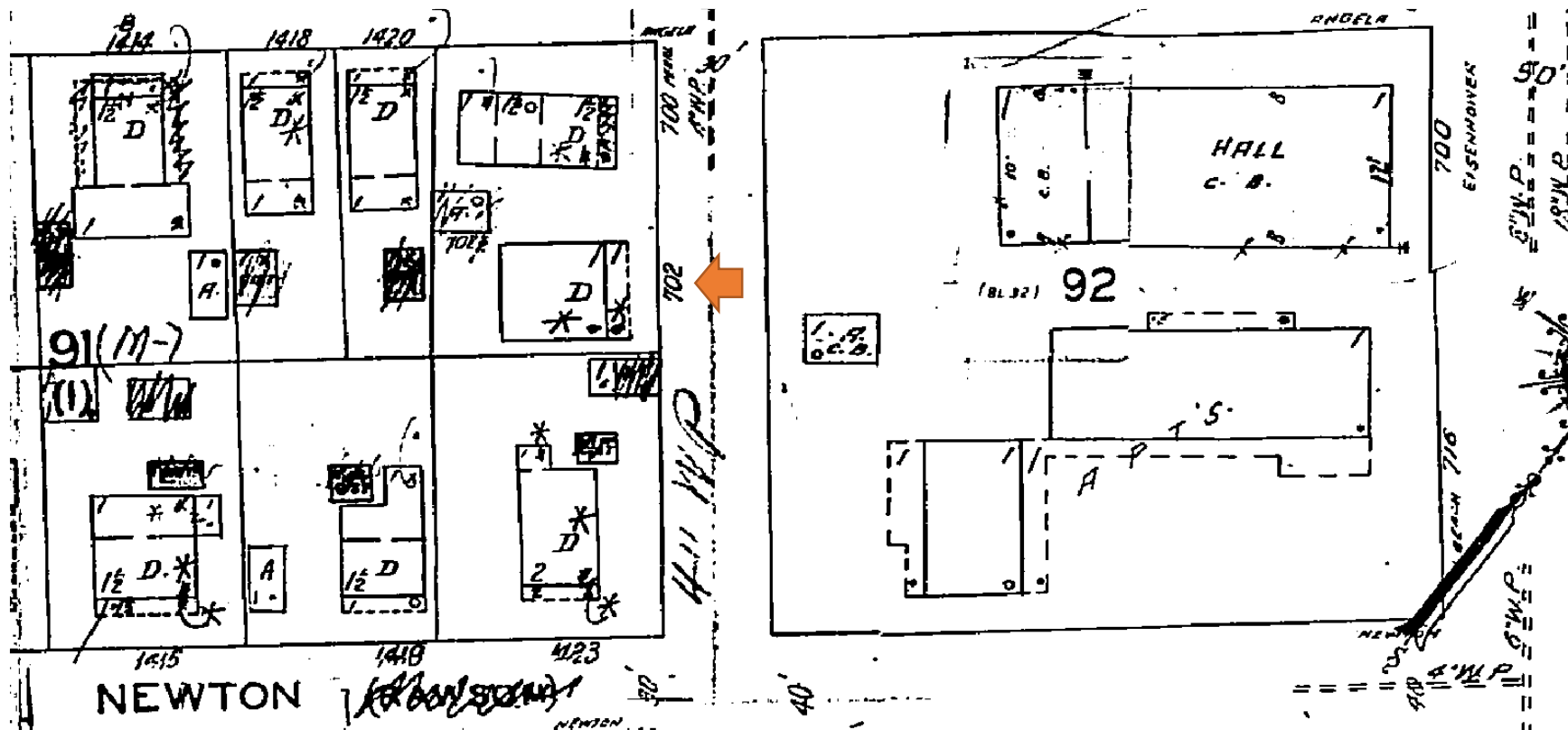
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map

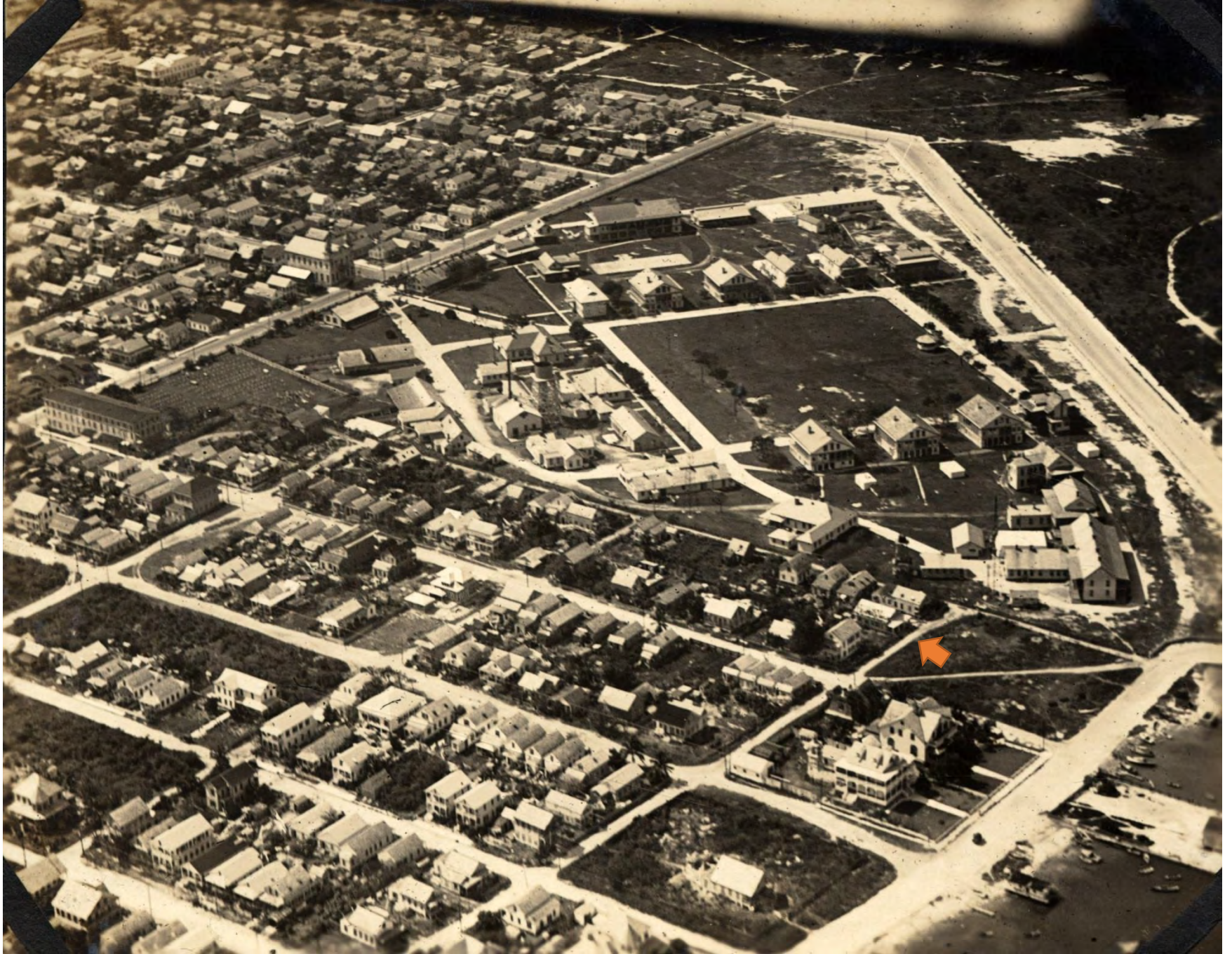


1962 Sanborn Map

PROJECT PHOTOS



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



1920s Aerial Photo. Monroe County Public Library.



Close-up of 1920s Aerial Photo. Monroe County Public Library.









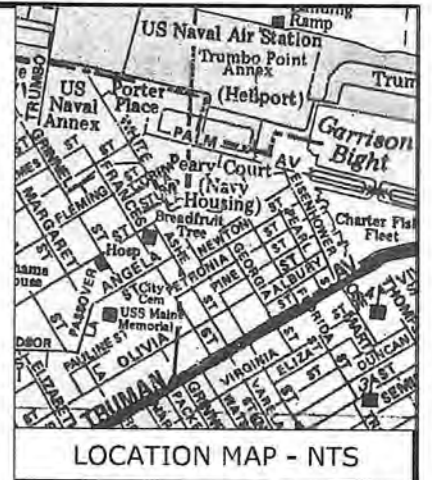






SURVEY

MAP OF BOUNDARY SURVEY PART OF TRACT 7 WILLIAM A. WHITEHEAD'S MAP KEY WEST, FLORIDA



BEARING BASE:
THE SOUTHWESTERLY RIGHT
OF WAY LINE OF PEARL AVENUE
AT SOUTHEASTERLY ASSUMED

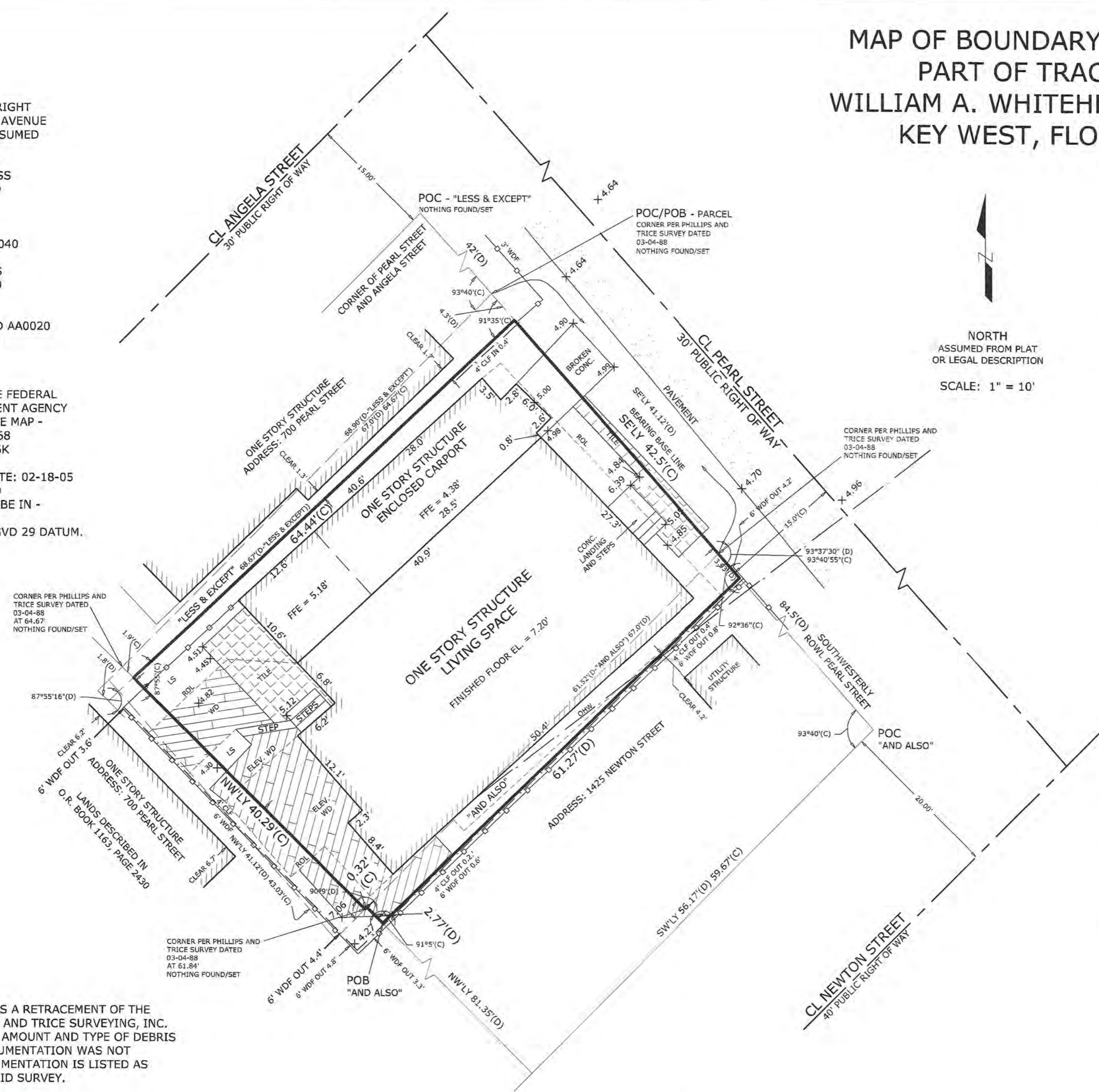
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
702 PEARL STREET
KEY WEST, FLORIDA 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

BENCHMARK USED: PID AA0020
STAMPING: D 121 1942
MARK LOGO: CGS
EL. 3.91, NGVD29

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: AE
BASE ELEVATION: 6' NGVD 29 DATUM.



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 10'

LEGAL DESCRIPTION -

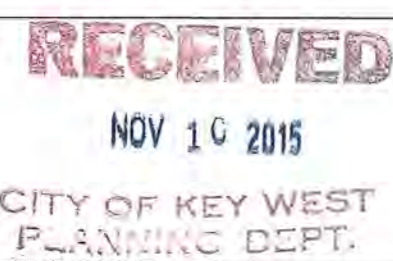
"PARCEL"
On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D., 1829, as part of Tract Seven(7) but more particularly described as a part of Lot Three(3), of Square One(1), according to a Diagram of part of said Tract Seven(7), by Benjamin Albury, Sr., and recorded in Book "I", page 389, Monroe County Records; COMMENCING at a point on Pearl Street, distant Forty-two (42) feet from the corner of Pearl and Angela Streets; running in a Southeasterly direction Forty-one (41) feet and one and one-half (1-1/2) inches; thence at right angles in Southwesterly direction Sixty-seven (67) feet; thence at right angles and in a Northwesterly direction Forty-one (41) feet and one and one-half (1-1/2) inches; thence at right angles and in a Northeasterly direction Sixty-seven (67) feet back to the Point of Beginning.

"AND ALSO"
A parcel of land on the Island of Key West, according to W.A. Whitehead's map of said Island as delineated in 1829, as part of Tract Seven(7) which is more fully described in a diagram made by Benjamin Albury, Sr., according to the plat thereof as recorded in Deed Book "I", page 389, of the Public Records of Monroe County, Florida as part of Lot Four(4) on said diagram, said parcel being more particularly described as follows:
COMMENCING at the intersection of the NW'ly right of way line of Newton Street (aka Rawson Street) with the SW'ly right of way line of Pearl Street and run thence SW'ly along the NW'ly right of way line of said Newton Street for a distance of 56.17 feet, to the SW'ly corner of the said Lot 4; thence NW'ly and at right angles along the SW'ly boundary line of the said Lot 4 for a distance of 81.35 feet to the NW'ly face of an existing wood fence, said point being the Point of Beginning; thence continue NW'ly along the SW'ly boundary line of the said Lot 4 for a distance of 2.77 feet to the NW'ly corner of said Lot 4; thence NE'ly and at right angles along the NW'ly boundary line of the said Lot 4 for a distance of 61.52 feet to the SW'ly right of way line of Pearl Street; thence SE'ly with a deflection angle of 93°37'30" to the right and along the said right of way line of Pearl Street for a distance of 3.93 feet; thence SW'ly and along the NW'ly face of said wood fence for a distance of 61.27 feet back to the Point of Beginning.

"LESS AND EXCEPT"
On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D., 1829, as part of Tract Seven(7) but more particularly described as a part of Lot Three(3), of Square One(1), according to a Diagram of part of said Tract Seven(7), by Benjamin Albury, Sr., and recorded in Book "I", page 389, Monroe County Records; COMMENCING at the intersection of the SE'ly right of way line of Angela Street with the SW'ly right of way line of Pearl Street and run SE'ly along the SW'ly right of way line of the said Pearl Street for a distance of 42 feet to the Point of Beginning; thence SW'ly with a deflection angle of 86°18'02" to the right for a distance of 68.90 feet; thence SE'ly and at right angles for a distance of 1.8 feet to an existing chain link fence; thence NE'ly with a deflection angle of 87°55'16" to the left and along said chain link fence for a distance of 68.67 feet to the SW'ly right of way of said Pearl Street; thence NW'ly and along the said Pearl Street for a distance of 4.3 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF THE SURVEY PERFORMED BY PHILLIPS AND TRICE SURVEYING, INC. ON MARCH 4, 1988. DUE TO THE AMOUNT AND TYPE OF DEBRIS ON THE SITE, LOCATION OF MONUMENTATION WAS NOT POSSIBLE AND THEREFORE MONUMENTATION IS LISTED AS FOUND OR SET AS SHOWN ON SAID SURVEY.



CERTIFIED TO -
ESTELLE M. SCHARF

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOS = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (*****)	PCC = POINT OF COMPOUND CURVE	TS = TRAFFIC SIGN
CGG = CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PPC = PERMANENT CONTROL POINT	TYP = TYPICAL
CB = CONCRETE BLOCK	FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	UEB = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PK = PARKER KALON NAIL	URC = CONCRETE UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	PM = PARKING METER	URM = METAL UTILITY POLE
CI = CURB INLET	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT	UPW = WOOD UTILITY POLE
CLF = CHAINLINK FENCE	GW = GUY WIRE	POB = POINT OF BEGINNING	VB = VIDEO BOX
CM = CONCRETE MONUMENT	HB = HOSE BIB	POC = POINT OF COMMENCEMENT	WB = WOOD DECK
CONC = CONCRETE	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE	WL = WOOD LANDING
C/S = CONCRETE SLAB	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT	WM = WATER METER
CVD = COVERED	L = ARC LENGTH	PT = POINT OF TANGENT	WRACK LINE = LINE OF DEBRIS ON SHORE
D = DEED	LS = LANDSCAPING	R = RADIUS	WV = WATER VALVE
DEASE = DRAINAGE EASEMENT	MEAS = MEASURED	ROL = ROOF OVERHANG LINE	ON SHORE
DELTA = DELTA ANGLE	MB = MAILBOX	R/W = RIGHT OF WAY LINE	T = TREE
DMH = DRAINAGE MANHOLE	MHWL = MEAN HIGH WATER LINE	SCD = SANITARY CLEAN-OUT	TBW = BUTT/WOOD
EB = ELECTRIC BOX	MTLF = METAL FENCE	SHD = SET NAIL & DISK LB 7846	TGL = GUMBO LIMBO
EL = ELEVATION	NAVD = NORTH AMERICAN VERTICAL DATUM (1929)	SIR = SET IRON ROD 1/2" LB 7846	TMA = MAHOGANY TO = OAK
ELEV = ELEVATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SMH = SANITARY MANHOLE	TPA = PALM
EN = ELECTRIC METER	NTS = NOT TO SCALE	SPV = SPRINKLER CONTROL VALVE	YPAC = COCONUT PALM
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	SV = SEWER VALVE	YPOIN = ROYAL POINCIANA
FFE = FINISHED FLOOR ELEVATION		TBM = TIDAL BENCHMARK	TSCH = SCHEFFLERA
PH = FIRE HYDRANT		TMH = TELEPHONE MANHOLE	TSG = SEAGRAPE
			TUNK = UNKNOWN

SCALE: 1"=10'
FIELD WORK DATE: 04/27/15
REVISION DATE: -/-/-
SHEET 1 OF 1
DRAWN BY: GF/KK
CHECKED BY: RER
INVOICE #: 15040706

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, 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) 1 (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: *[Signature]*
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

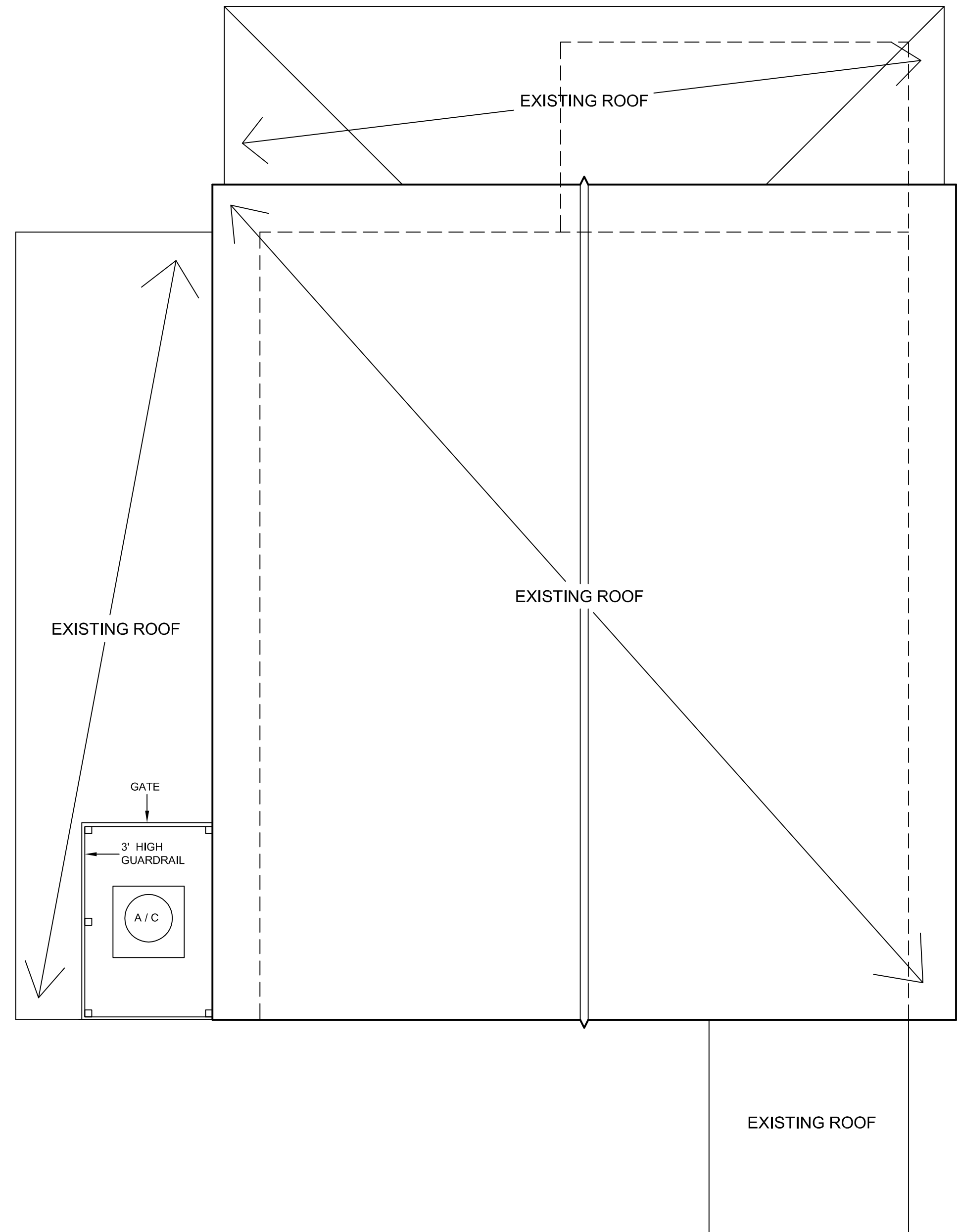
PROPOSED DESIGN

REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS FOR:

702 PEARL STREET

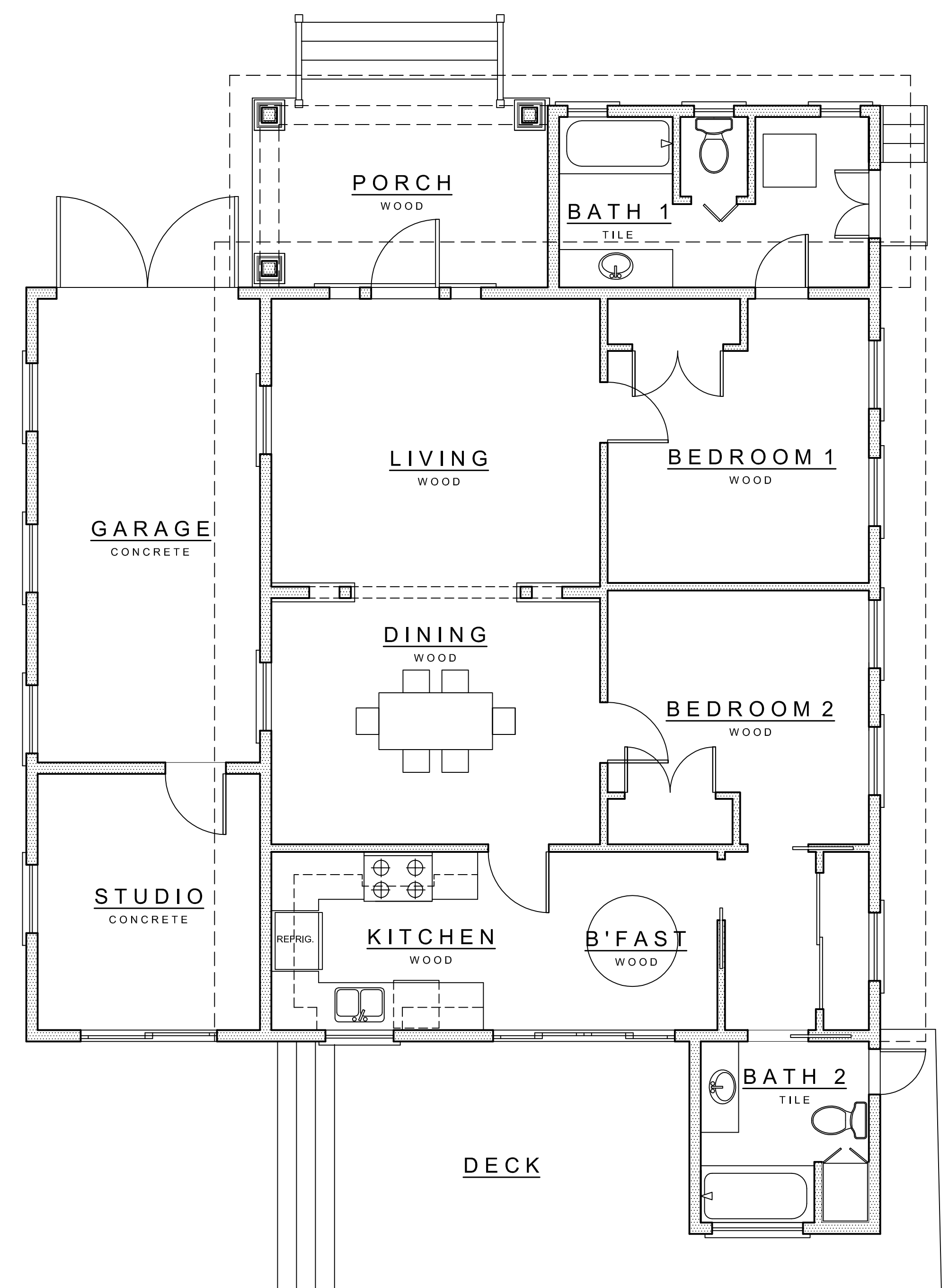
KEY WEST, FLORIDA



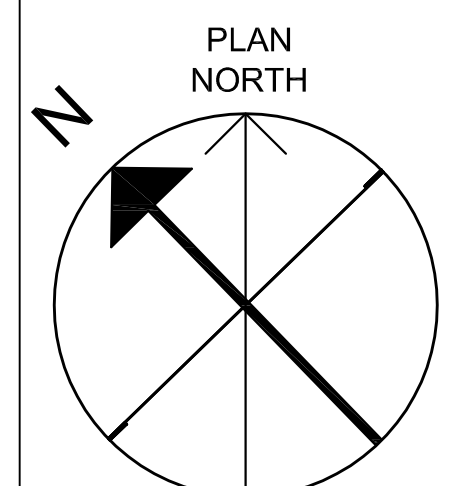
ROOF PLAN

PROPOSED PLANS

1/4" = 1' - 0"



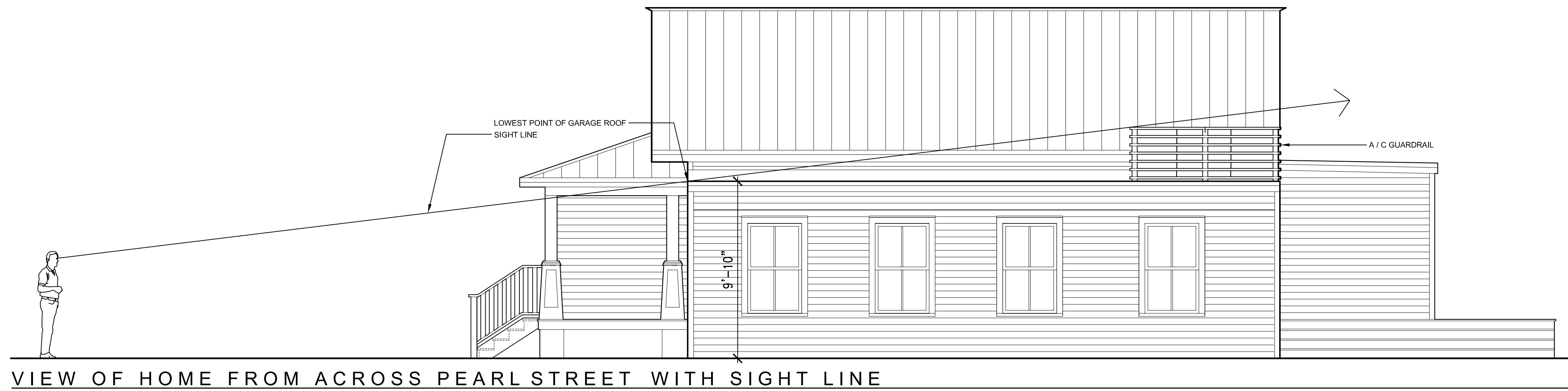
FLOOR PLAN



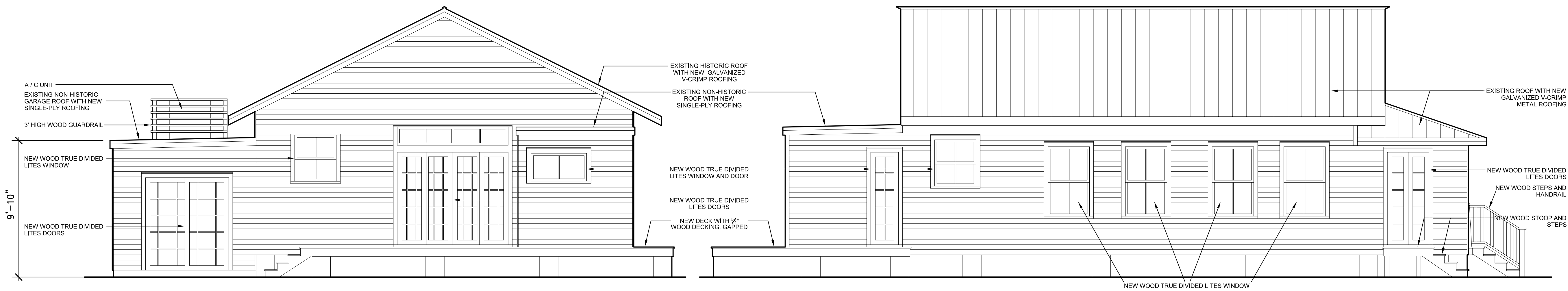
DATE OF ISSUE:
2 / 29 / 16

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305) 715-8617

SHEET
2
OF 5 SHEETS



VIEW OF HOME FROM ACROSS PEARL STREET WITH SIGHT LINE



REAR (SOUTH) ELEVATION

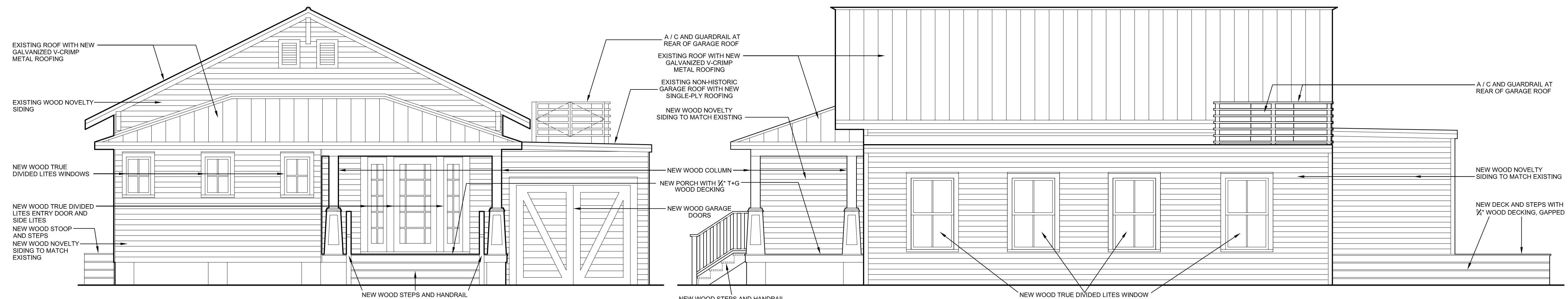
1/4" = 1' - 0"

EAST ELEVATION

1/4" = 1' - 0"

NOTE

- ALL NEW WINDOWS AND DOORS ARE TO RECEIVE ASTRO GUARD FABRIC SHUTTERS
- THE ENTIRE HOUSE IS TO BE PAINTED



STREET (NORTH) ELEVATION

1/4" = 1' - 0"

WEST ELEVATION

1/4" = 1' - 0"

PROPOSED BUILDING ELEVATIONS

1/4" = 1' - 0"

DATE OF ISSUE:

2 / 29 / 16

RENOVATION AND ADDITIONS FOR:

702 PEARL STREET

KEY WEST, FLORIDA

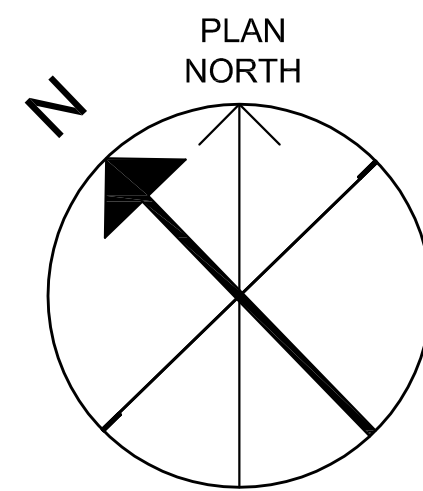
DAVID KNOWLTON
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

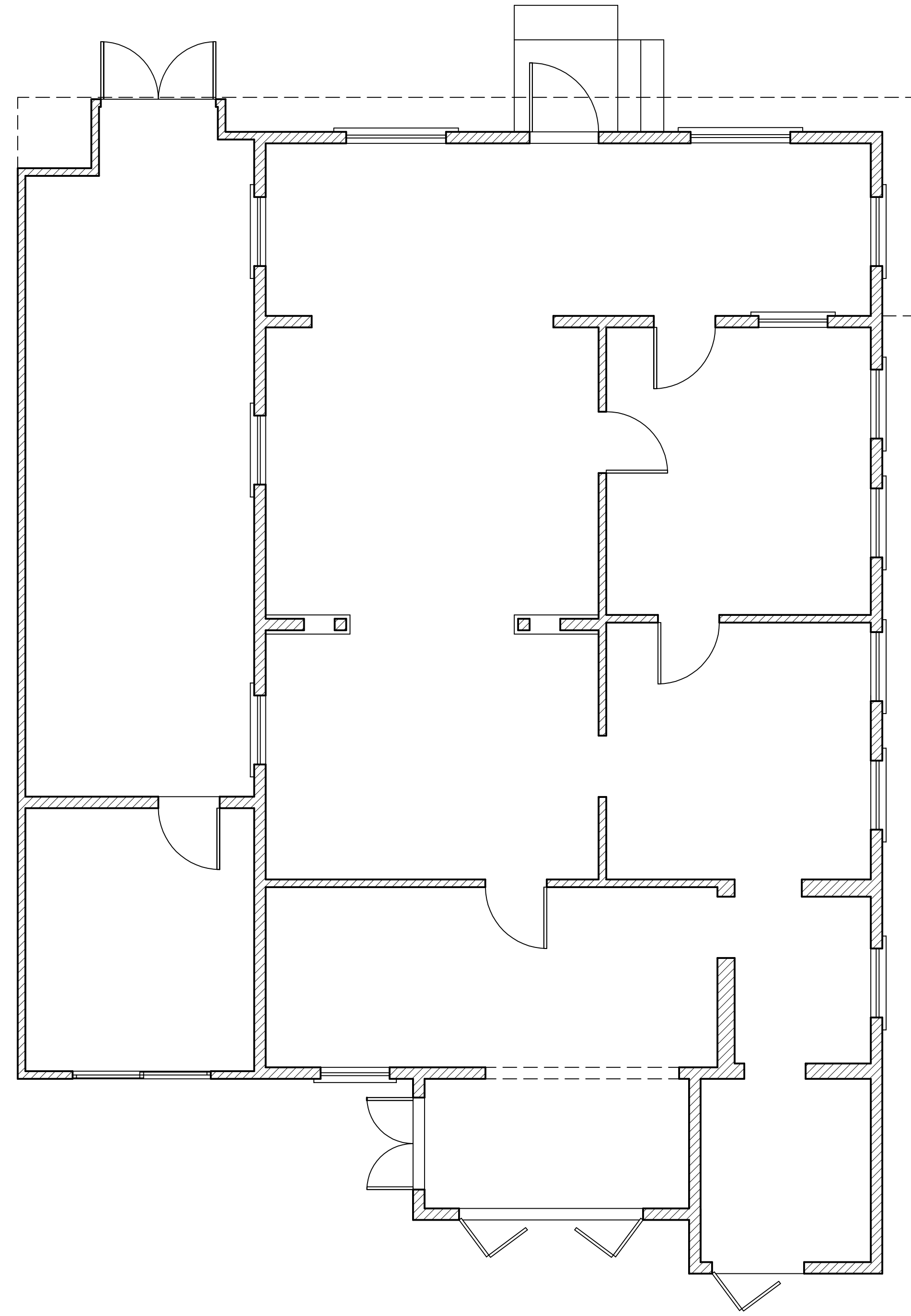
3

OF 5 SHEETS



EXISTING FLOOR PLAN

1/4" = 1'-0"



DATE OF ISSUE:

10 / 26 / 15

REVISIONS	
NO.	DATE
1	

RENOVATION AND ADDITIONS FOR:

702 PEARL STREET

KEY WEST, FLORIDA

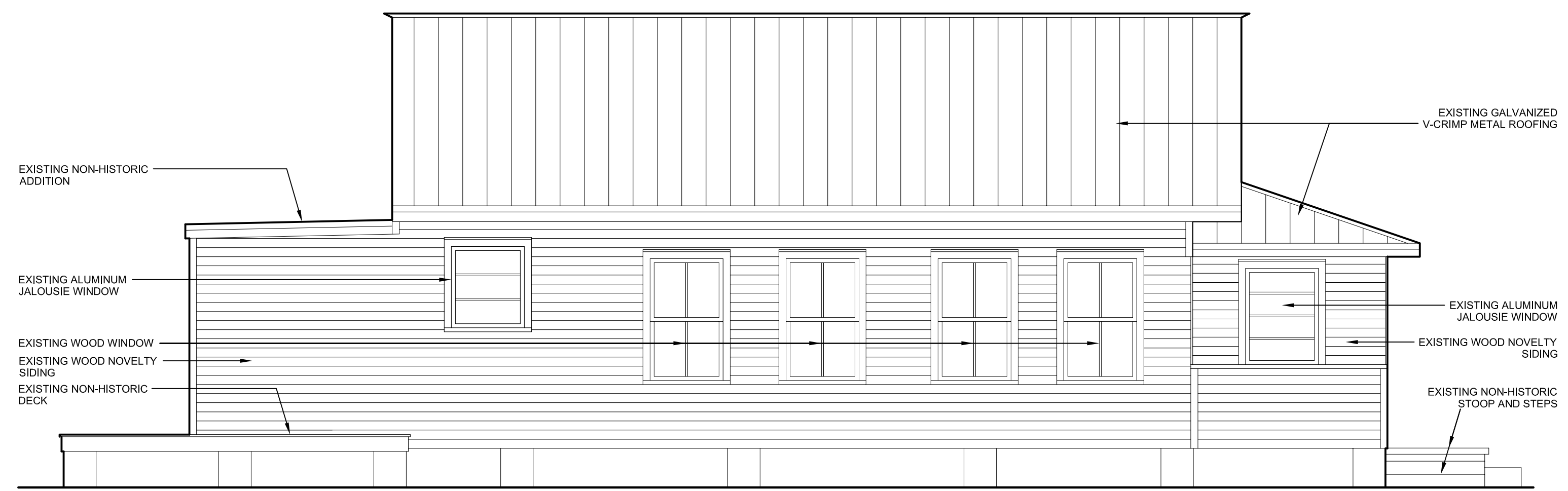
DAVID KNOLL
ARCHITECT

KEY WEST, FL. (305).715.8617

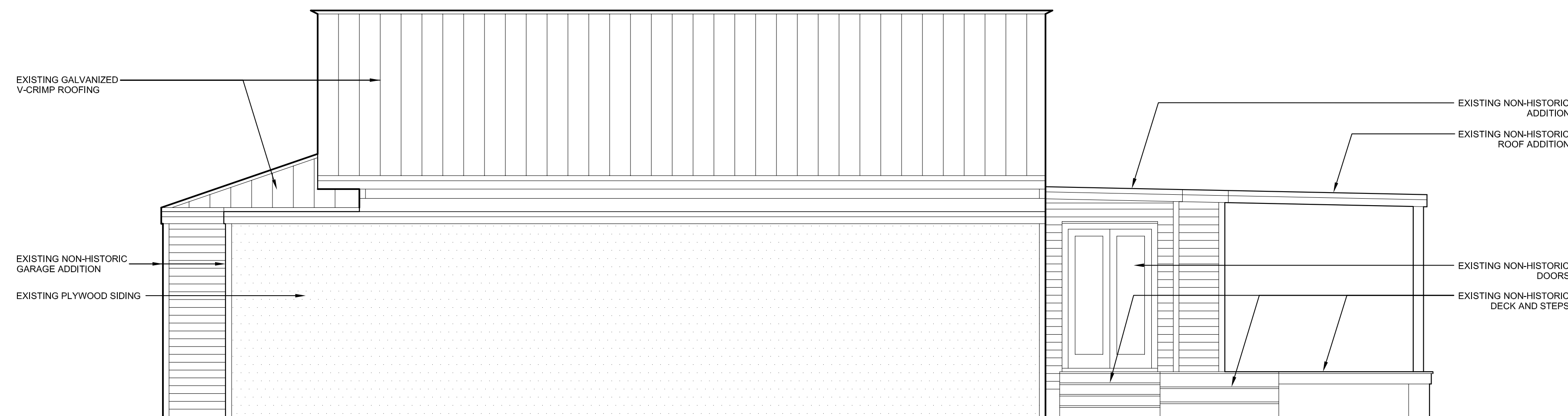
SHEET

4

OF 5 SHEETS



EAST ELEVATION



WEST ELEVATION



REAR (SOUTH) ELEVATION



STREET (NORTH) ELEVATION

EXISTING BUILDING ELEVATIONS

1/4" = 1' - 0"

RENOVATION AND ADDITIONS FOR:

702 PEARL STREET

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

5

OF 5 SHEETS

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HOUSE, INCLUDING NEW REPLACEMENT WOOD WINDOWS, NEW FRONT FAÇADE CONFIGURATION, RELOCATION OF A/C OVER ROOF WITH GUARDRAIL, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF SIDE AND REAR ADDITIONS WITH NO BUILD BACK.

FOR- #702 PEARL STREET

Applicant – David Knoll

Application #H15-01-1665

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 305-809-3975 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



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1024121 Parcel ID: 00023330-000000

Ownership Details

Mailing Address:

SCHARF ESTELLE M
11 WILLOWBROOK DR
CALDWELL, NJ 07006-4401

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

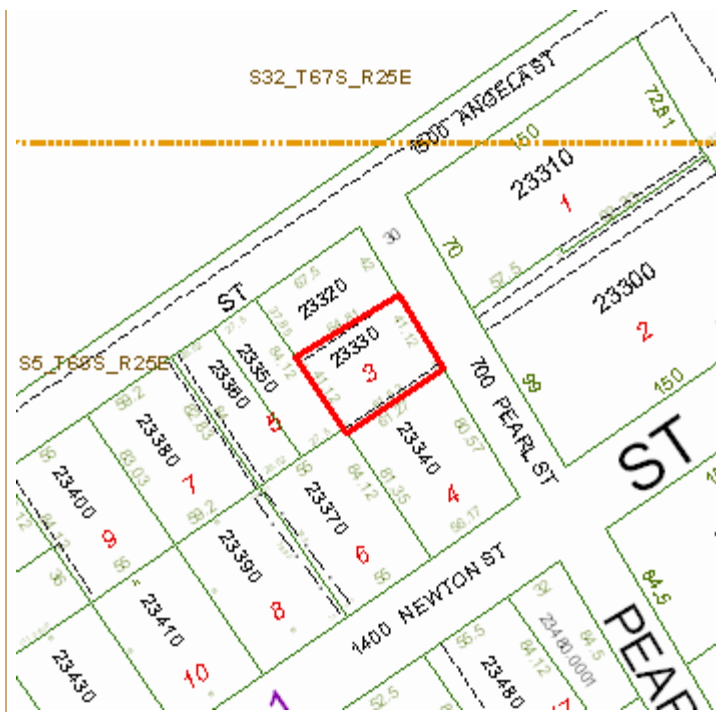
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 702 PEARL ST KEY WEST

Legal Description: KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 3 AND PT LOT 4 SQR 1 TR 7G32-473/474 OR481-51/52 OR1357-1720D/C OR1357-1721 OR1449- 1396Q/C OR1454-496/498Q/C OR2348-1445/58F/J OR2424-568/69ORD OR2684-1266C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,961.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1176
 Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 28
Year Built 1943
Functional Obs 0

Condition A
Perimeter 140
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 34
Grnd Floor Area 1,176

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

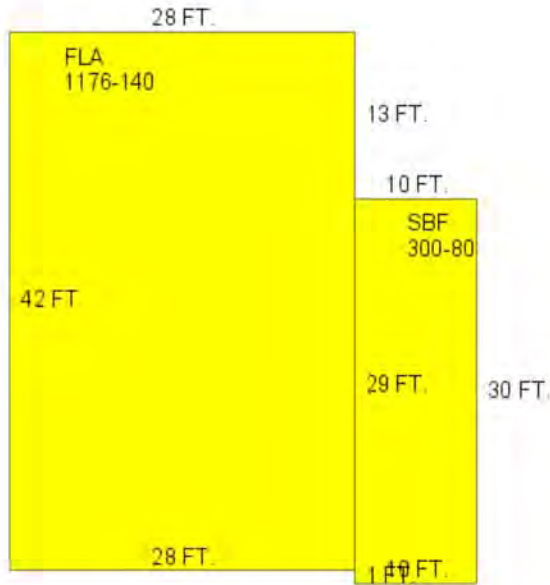
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,176
2	SBF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	300

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	UB2:UTILITY BLDG	104 SF	0	0	1979	1980	1	50
---	------------------	--------	---	---	------	------	---	----

Appraiser Notes

2008-04-21 MLS \$675,000 2/1 THIS HOME HAS SO MUCH TO OFFER FOR SOMEONE NOT AFRAID OF SOME WORK. THE HOME HAS TALL CEILINGS, ORIGINAL DADE COUNTY PINE, HARD WOOD FLOORS, FINISHED UTILITY SPACE THAT COULD BE A WONDERFUL WORKSHOP OR CONVERT INTO CAR STORAGE. THERE ARE FRENCH DOORS IN THE REAR OF THE HOME THAT OPEN ONTO A DECK THAT WOULD BE GREAT FOR ENTERTAINING. ALSO, YOU HAVE AN OUTDOOR SHOWER AND HOT TUB WHICH ALSO NEEDS TLC. POSSIBILITIES ARE ENDLESS! THIS IS A POTENTIAL SHORT SALE WHICH WILL REQUIRE LENDER APPROVAL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	00/0171	01/25/2000		220	Residential	PICKET FENCE

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
2015	101,669	343	383,460	485,472	485,472	0	485,472
2014	97,609	312	259,865	357,786	254,692	25,000	229,692
2013	97,609	312	314,895	412,816	264,797	25,000	256,087
2012	99,044	312	246,315	345,671	246,266	25,000	221,267
2011	100,480	312	235,510	336,302	239,443	25,000	214,443
2010	100,480	312	297,284	398,076	269,276	25,000	244,276
2009	111,995	328	451,872	564,195	350,488	25,000	325,489
2008	104,280	343	458,910	563,533	136,645	25,000	111,645
2007	108,420	359	503,321	612,100	132,665	25,000	107,665
2006	247,073	374	296,071	543,518	129,429	25,000	104,429
2005	258,202	390	207,250	465,842	295,751	25,000	270,751
2004	155,813	406	207,250	363,469	179,474	25,000	154,474
2003	151,680	421	91,782	243,883	119,723	25,000	94,723
2002	100,019	437	78,459	178,915	116,917	25,000	91,917
2001	90,058	452	78,459	168,969	115,076	25,000	90,076
2000	90,058	640	56,254	146,952	111,725	25,000	86,725
1999	79,505	583	56,254	136,342	108,788	25,000	83,788
1998	59,804	452	56,254	116,511	107,075	25,000	82,075
1997	54,527	426	50,332	105,286	105,286	25,000	80,286
1996	45,733	368	48,773	94,874	94,874	0	94,874
1995	43,270	358	48,773	92,401	92,401	0	92,401
1994	38,697	330	48,773	87,800	87,800	0	87,800
1993	35,844	255	48,773	84,872	84,872	0	84,872

1992	35,844	259	48,773	84,875	84,875	0	84,875
1991	35,844	262	48,773	84,878	84,878	0	84,878
1990	24,365	264	38,014	62,643	62,643	0	62,643
1989	22,150	243	37,297	59,690	59,690	0	59,690
1988	18,020	246	32,994	51,260	51,260	0	51,260
1987	17,805	248	19,653	37,706	37,706	0	37,706
1986	17,901	251	18,935	37,087	37,087	0	37,087
1985	17,376	254	11,380	29,010	29,010	0	29,010
1984	16,237	256	11,380	27,873	27,873	0	27,873
1983	16,237	259	11,380	27,876	27,876	0	27,876
1982	16,549	262	11,380	28,191	28,191	0	28,191

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
5/15/2014	2684 / 1266	325,000	<u>CT</u>	<u>12</u>
6/1/1995	1357 / 1721	145,000	<u>WD</u>	<u>U</u>

This page has been visited 143,292 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176