



Staff Report for Item 16

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: May 24, 2016

Applicant: Carl Gilley

Application Number: H16-01-0525

Address: #1327 White Street

Description of Work:

New swimming pool and deck. New six foot tall picket fence on side and site improvements.

Site Facts:

1327 White is listed as a contributing resource according to the survey. The carport and shed to be demolished does not show up in the 1962 Sanborn map, and the property appraiser did not photograph this house in the 1960s.

Guidelines Cited in Review:

Decks, Patios, Hot Tubs, and Pools (pages 39-40), specifically guidelines 3, 5, and 6.

Fences and Walls (pages 41-42).

Staff Analysis

This Certificate of Appropriateness proposes removing the existing pool, pavers, carport, shed, some fencing, and decking. The brick parking space will be relaid, new pavers will be installed around a new pool. Other site work includes new fencing and a new trash corral on the front.

Consistency with Guidelines

The proposed design is consistent with the guidelines in reference to swimming pools, paving, and fences and walls.

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 16-01-0525		BUILDING PERMIT NUMBER 16-1485		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1327 WHITE ST		# OF UNITS
KEY WEST FL 33040		1
DAVID THOMAS	PHONE NUMBER	
1249 NOWLEN ST	EMAIL	
LEBANON PA 17042-7239		
HOLTKAMP CONSTRUCTION	PHONE NUMBER 305 797 9339	
JORDAN HOLTKAMP	EMAIL JSHOLTKAMP@COMCAST.NET	
CARL GILLY	PHONE NUMBER	
	EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: BY: ☒ 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: ☒ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☐ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☐ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE
☐ DEMOLITION ☐ SITE WORK ☐ INTERIOR ☐ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMOLITION OF SHED, EXISTING POOL, DECKS, TRELLIS AND CONCRETE DRIVE WAY. INSTALLATION OF NEW POOL DECK APRX 750 sq FT

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: JORDAN HOLTKAMP
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 12th DAY OF April, 2016	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 12th DAY OF April, 2016
Personally known or produced as identification:	Personally known or produced as identification:

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:
POOL DECK	CONCRETE / WOOD	TRAVERTINE

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

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 4/12/16 53 Receipt no: 14256
 2016 1000525
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3080154
 VM VISA/MASTERC \$200.00

Trans date: 4/12/16 Time: 13:13:54

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:	
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:	

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.

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.
1. The open carport structure is dissimilar to the adjacent historic structure. It is a more recent addition. Common modern construction and material.
 2. The rear shed is a very new addition to the property that sits within the sideyard & rear setbacks. It is completely different in style, design & material than the historic home.
- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

There is no association of any historical significance for these two structures.

- (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.

As later additions there are no characteristics that correspond to culture or heritage or persons. These are newer structures that hold no essential qualities.

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

None

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

The two accessory structures do not. Common modern construction and use.

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

As later additions they are of standard quality & style that is not tied to any particular era. Quite ordinary.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

No relationship. N/A

- (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.

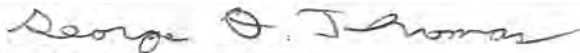
1. The carport holds no characteristic related to the neighborhood or old town in general.
2. The rear shed is very new and has no relationship to the neighborhood, house or the Historic District.

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

Because of their newer construction there is no structural, material or general information.

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:	GEORGE D. THOMAS DATE AND PRINT NAME: 5-4-16
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OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____ <input type="checkbox"/> Not listed Year built _____ Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments

Please complete this form if someone other than the owner is representing the property owner in this matter.

Please Print Name of Representative

Signature of Joint/Co-owner if applicable

by George D. Thomas
Name of Owner

He/She is personally known to me or has presented PA drivers license as identification.

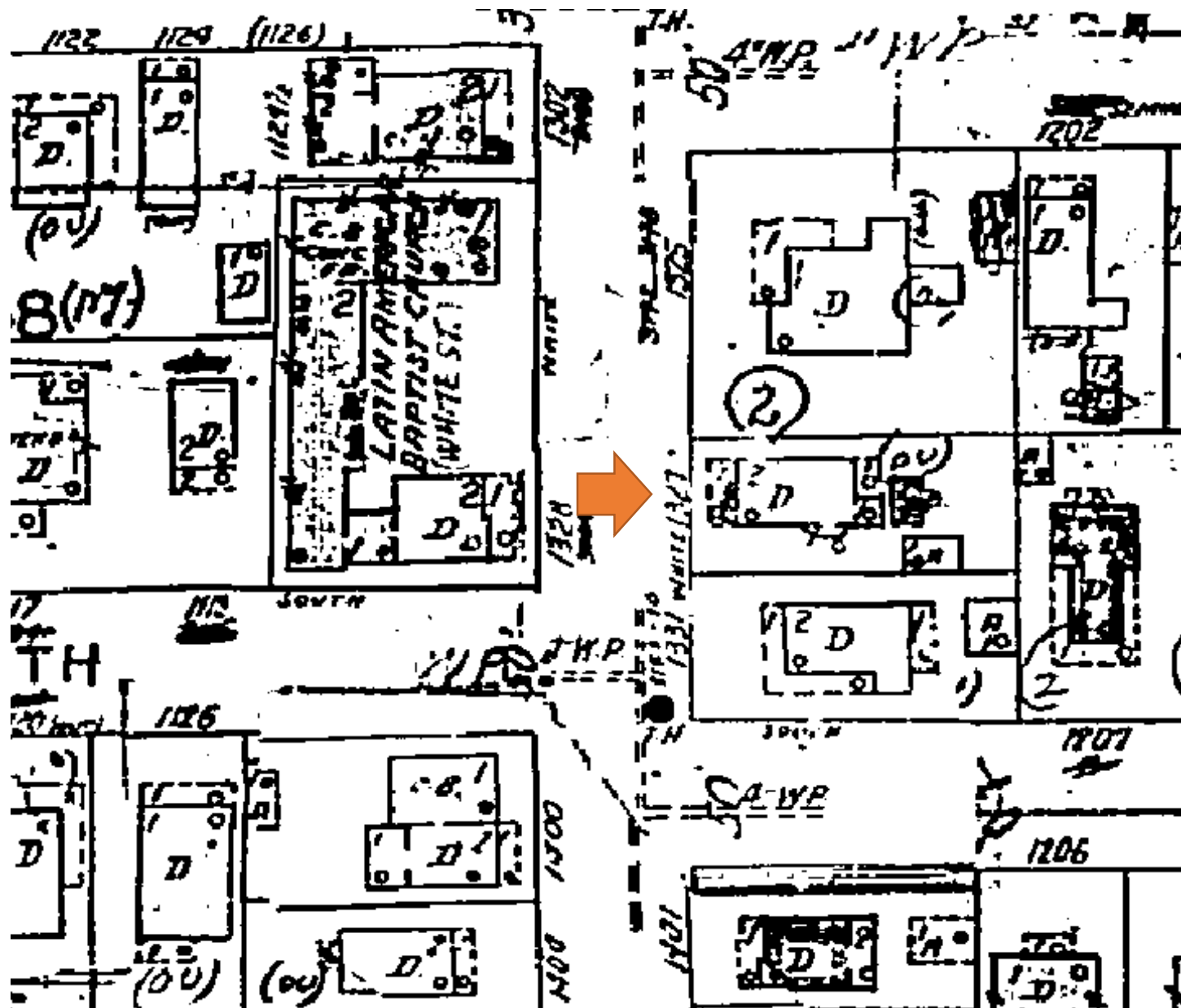
TARA R. Ensminger
Name of Acknowledger typed, printed or stamped

0/2 cell 9

Commission Number, if any

Tara R Ensminger, Notary Public
City of Lebanon, Lebanon County
My Commission Expires June 26, 2019

SANBORN MAPS



1962 Sanborn Map

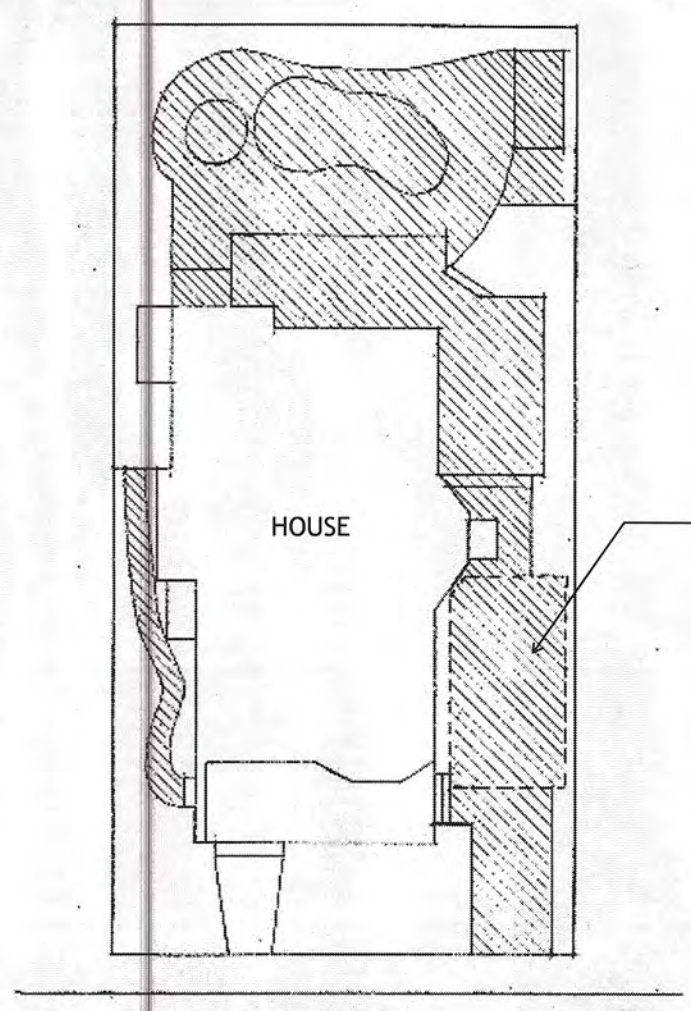
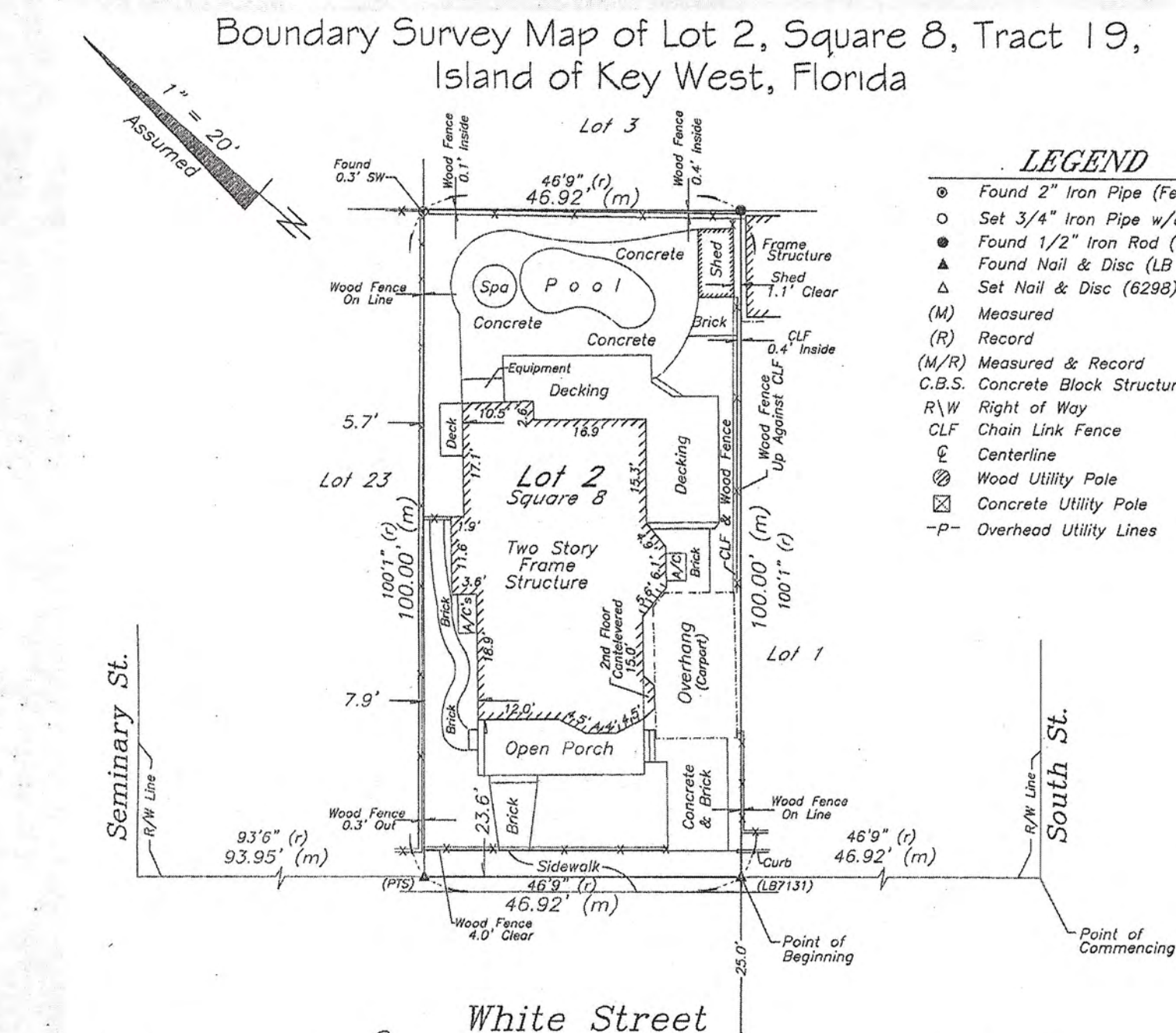
PROJECT PHOTOS







PROPOSED DESIGN



LOT	4,692 SF	
EXISTING BUILDINGS	1,677 SF	35.7%
EXISTING IMPERVIOUS SURFACE	3,360.25 SF	71.6%
PROPOSED BUILDINGS	1,437 SF	30.6%
PROPOSED IMPERVIOUS SURFACE	3,351 SF	71.4%
EXISTING OPEN SPACE	1,331.75sf	28.3%
PROPOSED OPEN SPACE	1,341 SF	28.6%

NOTE: NET DECREASE IN IMPERVIOUS SURFACE, NO SWALE REQUIRED

NOTE: NET DECREASE IN IMPERVIOUSE SURFACE, NO SWALE REQUIRED

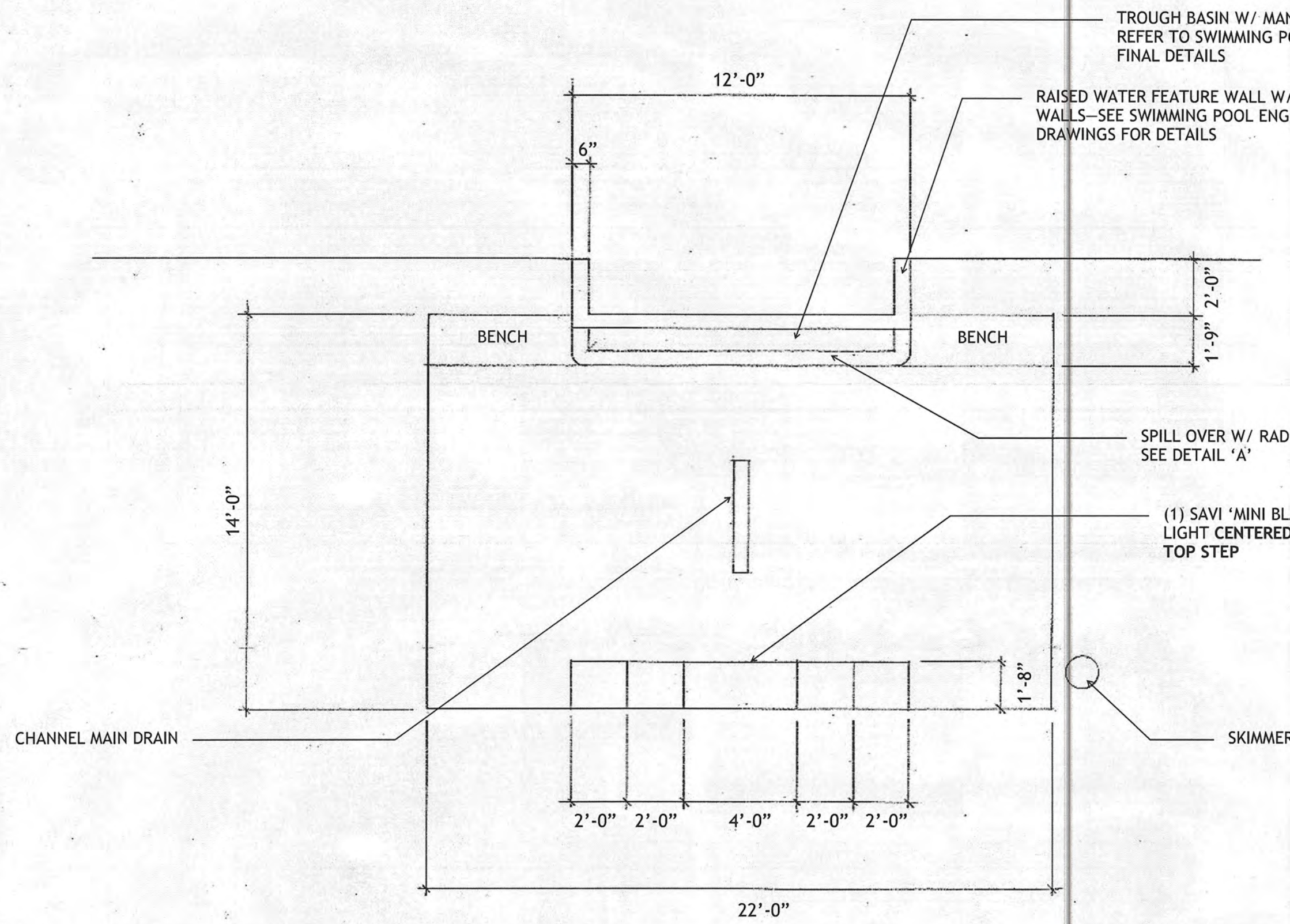
3.29.16

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

SITE & HARDSCAPE PLAN - MARCH 2016

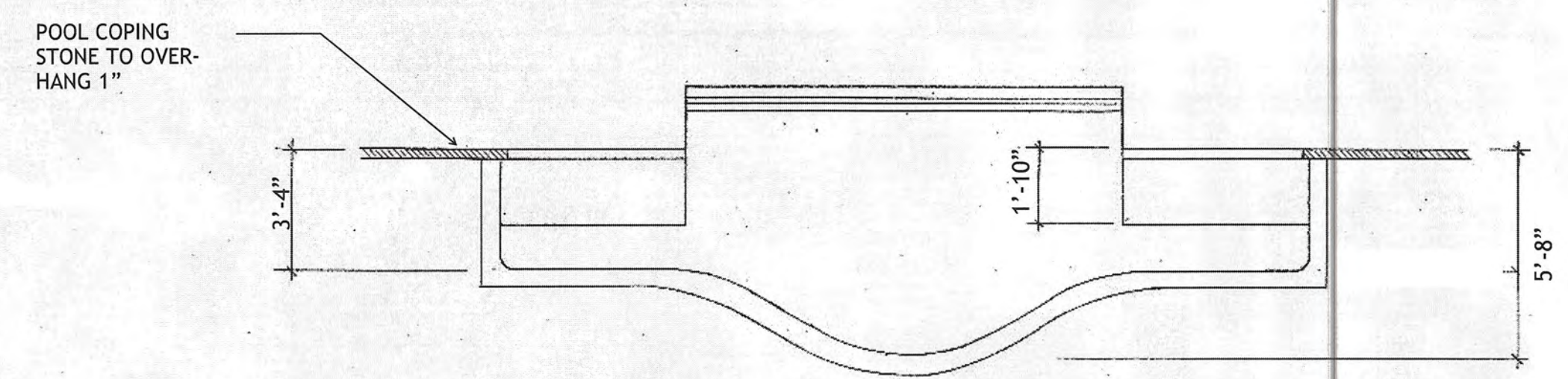
CARL GILLEY
LANDSCAPE
DESIGN
1207 GRINNELL STREET • KEY WEST, FLORIDA 33040
"CARL GILLEY LANDSCAPE DESIGN" . COM
TELEPHONE: 305-304-1032 • THIRNATXNC@ymail

1207 GRINNELL STREET KEY WEST, FLORIDA 33040
CARL GILLEY AND SCARPE DESIGN.COM
TELEPHONE: 305.304.1032 THIRINAXINC@gmail



POOL PLAN

1/4" = 1'-0"

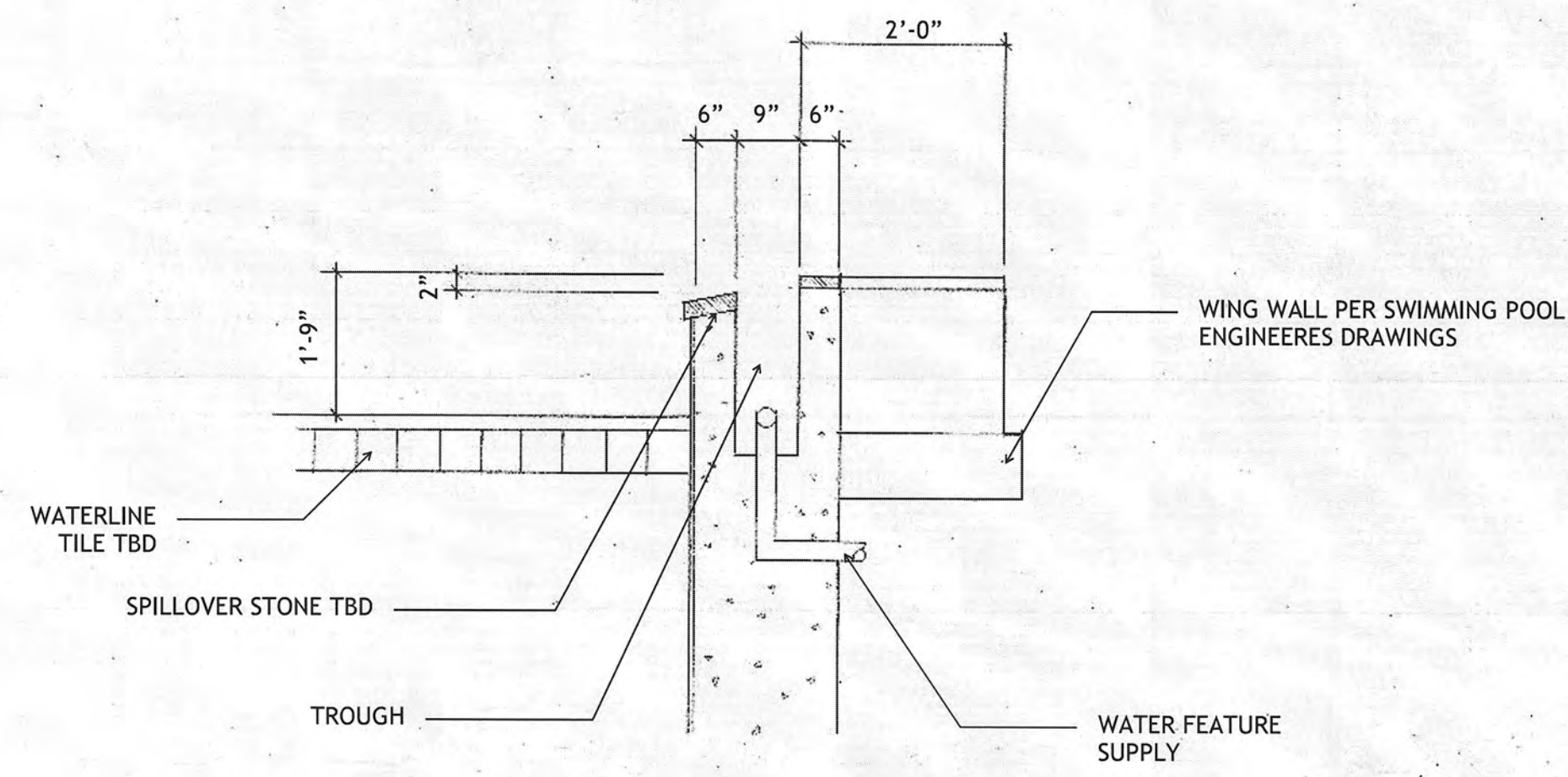


POOL CROSS SECTION

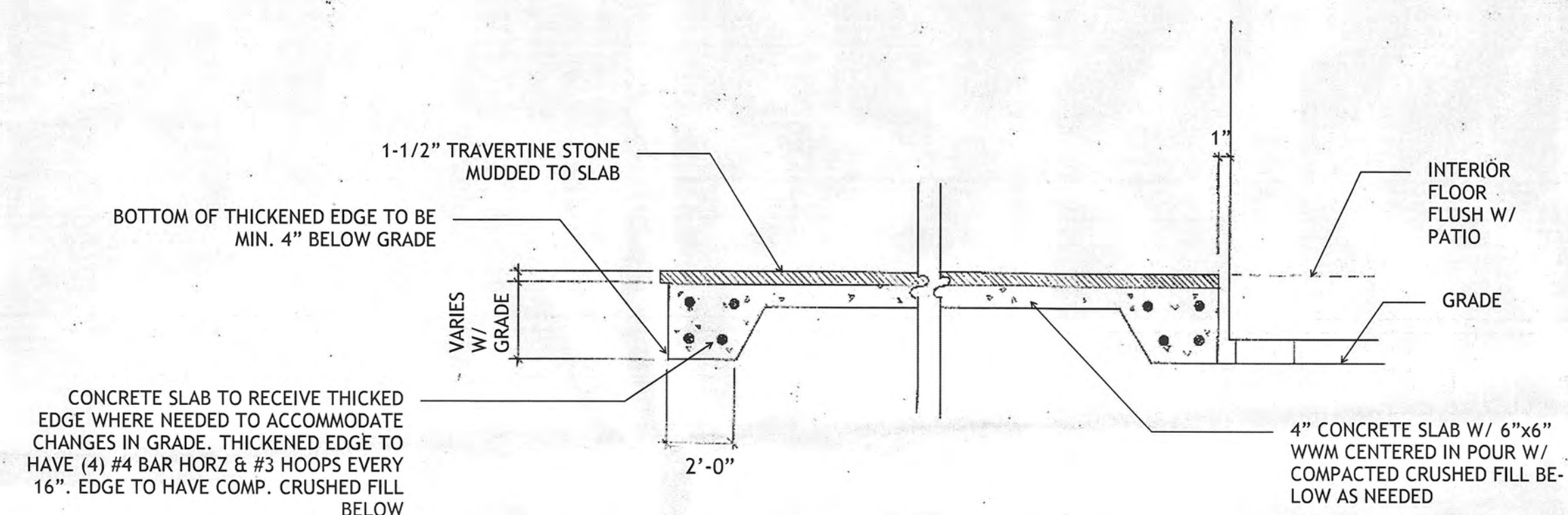
1/4" = 1'-0"

- DEMOLITION NOTES:**
- LANDSCAPE DESIGNER TO APPROVE ALL SITE WORK PRIOR TO IMPLEMENTATION
 - REMOVE ALL PLANTS AND HARDSCAPE AS PER PLAN OR PER SITE VISIT W/ DESIGNER
 - REMOVE SWIMMING POOL & SPA AS PER PLAN, RETAIN SALT GENERATION EQUIPMENT AND PUMP CONTROLS
 - REMOVE REAR SHED AND COVERED PARKING
 - LIFT, CLEAN & SAVE ALL BRICK FOR REINSTALLATION
 - REMOVE FENCING AS PER PLAN
- CONSTRUCTION NOTES:**
- LANDSCAPE DESIGNER TO APPROVE ALL SITE WORK PRIOR TO IMPLEMENTATION
 - NEW WOOD PICKET FENCE AS PER DRAWING
 - STONE PATIO TO BE MUD SET ON 4" SLAB W/ 6"x6" WWM, CENTERED, SEE DETAIL 'B'
 - STONE PATIO TO BE FLUSH W/ HOUSE INTERIOR FLOORS
 - NEW STONE PATIO AND BRICK DRIVE TO RECEIVE TWO COATS OF PENETRATING SEALER
 - STONE PATIO TO BE GROUTED W/ MAPEI UN-SANDED GROUT, COLOR TBD
 - ALL STAIRS RISER HEIGHTS TO BE EQUAL
 - OLD CHICAGO BRICK DRIVEWAY TO BE REINSTALLED AS PER PLAN & GROUTED W/ GRAY MORTAR MIX
 - RELAY & REPAIR EXISTING BRICK DRIVE
 - ADD OUTDOOR RECEPTALS AS PER PLAN

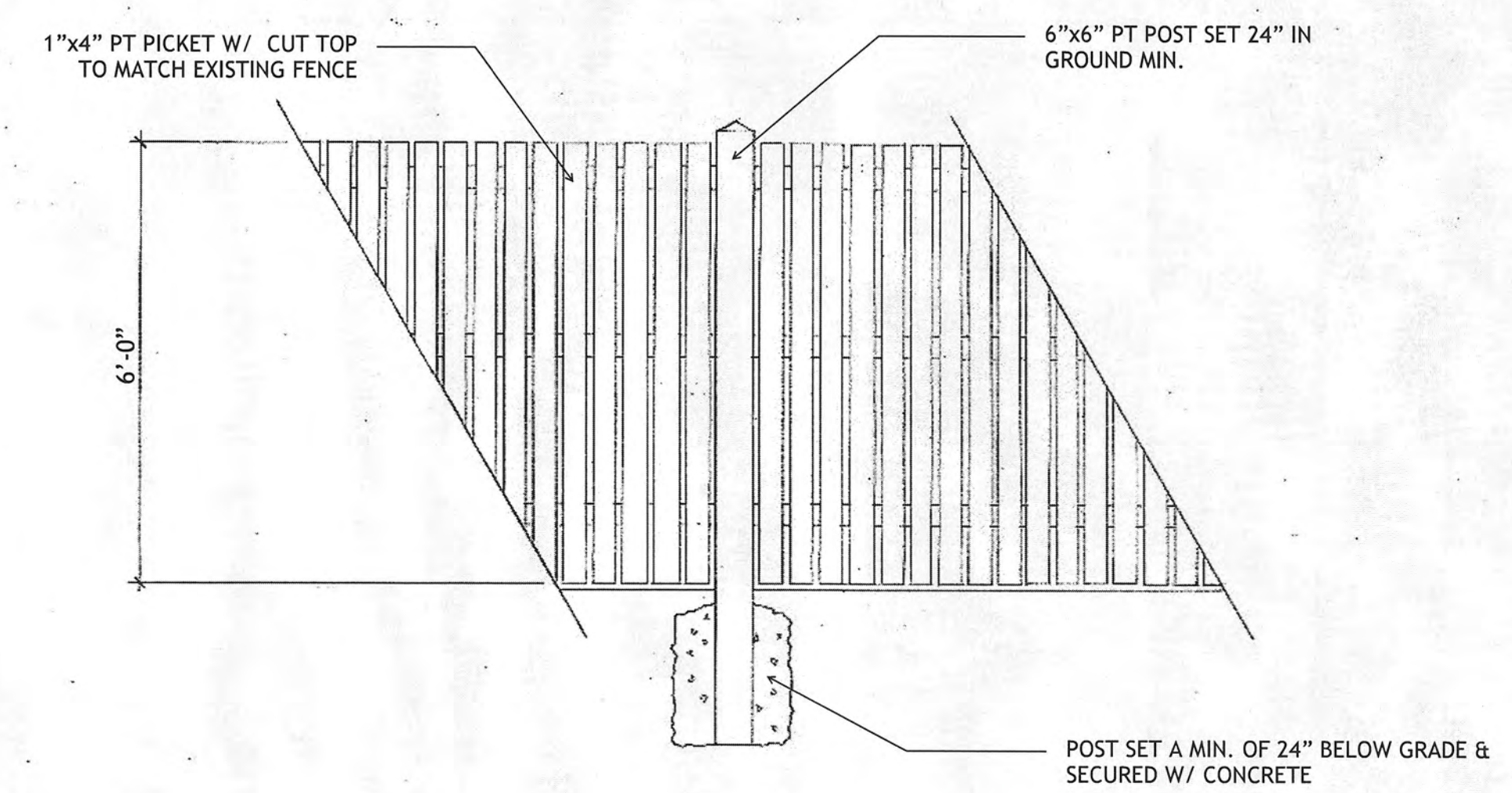
- SWIMMING POOL NOTES:**
- NEW 14'x22' SWIMMING POOL W/ WATER FEATURE
 - DESIGNER TO APPROVE SITE LAYOUT & ELEVATIONS PRIOR TO IMPLEMENTATION
 - POOL TO INCLUDE
 - (1) RECIRCULATION PUMP
 - (1) WATER FEATURE PUMP
 - (1) REVERSING HEAT PUMP POOL HEATER
 - RE-INSTALLATION OF EXISTING SALT GENERATION SYSTEM
 - RE-INSTALLATION OF ELECTRONIC CONTROLLER
 - (1) BLACK SAFETY NET W/ FLUSH BRASS DECK ANCHORS
 - (1) FILTER
 - (1) SAVI 'MINI BLANCO' LED LIGHT W/ 150' CORD
 - (1) CHANNEL MAIN DRAIN COLOR MATCHED TO POOL PLASTER
 - (1) SKIMMER COLOR MATCHED TO POOL PLASTER
 - WATERLINE TILE TBD
 - MUDCAP TBD
 - POOL COPING TO BE 1-1/2" TRAVERTINE (EXACT MATERIAL TBD)
 - POOL FINISH TBD
 - WATER FEATURE STONE TBD
 - SKIMMER TO HAVE MATCHING STONE EPOXIED TO PLASTIC LID
 - POOL BEAM BAR TO BE BENT HORZ. & TIED INTO PATIO SLAB



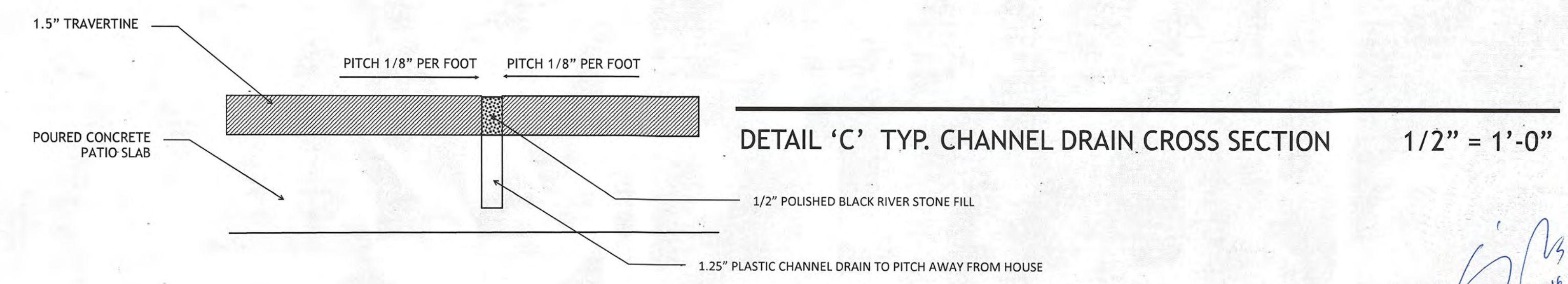
DETAIL 'A' TYP. FOUNTAIN CROSS SECTION 1/2" = 1'-0"



DETAIL 'B' TYP. SLAB CROSS SECTION 1/2" = 1'-0"



TYP. FENCE SECTION 1/2" = 1'-0"



DETAIL 'C' TYP. CHANNEL DRAIN CROSS SECTION 1/2" = 1'-0"

POOL & HARDSCAPE DETAILS - MARCH 2016

CARLGILEY (2) THOMAS RESIDENCE
LANDSCAPE DESIGN
1327 WHITE ST. KEY WEST
1207 GRINNELL STREET, KEY WEST, FLORIDA 33040
CARLGILEYLANDSCAPESIGN.COM
TELEPHONE: 305.304.1032 THIRNAXING@GMAIL

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 24, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SWIMMING POOL AND DECK NEW SIX FOOT TALL PICKET FENCE ON SIDE AND SITE IMPROVEMENTS. DEMOLITION OF ACCESSORY STRUCTURE.

FOR- #1327 WHITE STREET

Applicant – Carl Gilley

Application #H16-01-0525

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.

1327 White Street / Notice Photos
May 19, 2016



Notice at front gate of
1327 White Street



Notice at front gate

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carl Gilley, 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: 1327 White Street, Key West on the 18th day of May, 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 May 19, 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 _____.

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

Signed Name of Affiant:

Date:

Address: 1207 Grinnell Street

City: Key West

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 19th day of May, 2016.

By (Print name of Affiant) Carl Gilley who is personally known to me or has produced Florida Driver's License as identification and who did take an oath.

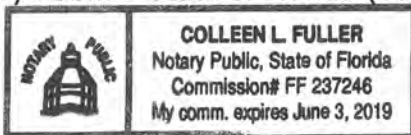
NOTARY PUBLIC

Sign Name: _____

Print Name: Colleen Fuller

Notary Public - State of Florida (seal)

My Commission Expires: June 3, 2019



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: 1042587 Parcel ID: 00041920-000000

Ownership Details

Mailing Address:

THOMAS GEORGE DAVID
1249 NOWLEN ST
LEBANON, PA 17042-7239

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 05-68-25

Property Location: 1327 WHITE ST KEY WEST

Subdivision: Tropical Building and Investment Co

Legal Description: KW TROPICAL BLDG AND INVESTMENT CO SUB LT 2 SQR 8 TR 19 PB1-34 OR258-474/75 OR493-196
OR1115-286/287 OR2058-464 OR2485-2073/76C/T OR2515-1182/83 OR2681-1760/61

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	47	100	4,678.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2414
 Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 17
Year Built 1938
Functional Obs 0

Condition G
Perimeter 304
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 22
Grnd Floor Area 2,414

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

Roof Type IRR/CUSTOM

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

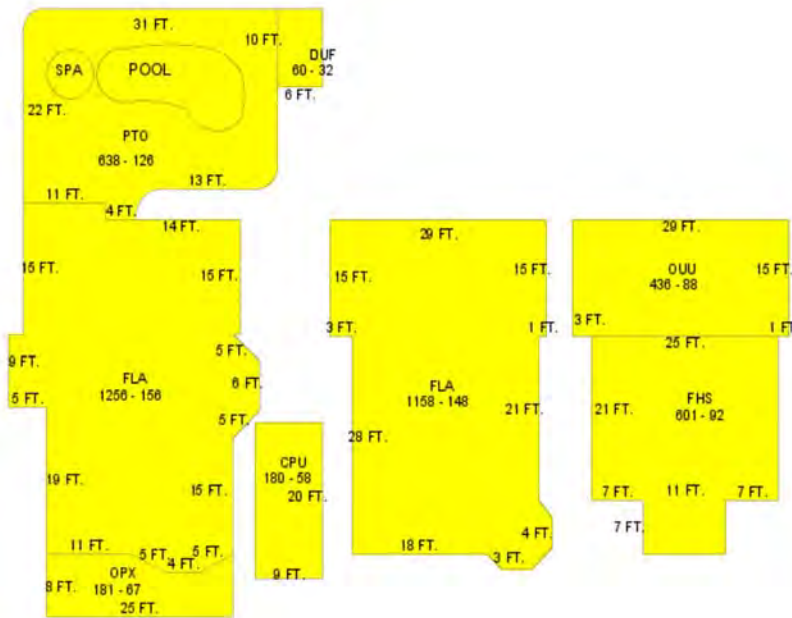
Foundation WD CONC PADS

Bedrooms 4

Extra Features:

2 Fix Bath 0
3 Fix Bath 3
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 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FHS	12:ABOVE AVERAGE WOOD	1	1938	Y			601
1	OUU		1	1938				436
2	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y			1,158
3	CPU		1	1938				180
4	OPX		1	1938				181

5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N	Y	1,256
6	<u>PTO</u>		1	2001			638
7	<u>DUF</u>	1:WD FRAME	1	1979	N	N	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	240 SF	12	20	2001	2002	5	50
2	FN2:FENCES	390 SF	65	6	2000	2001	2	30
3	HT2:HOT TUB	1 UT	0	0	2005	2006	1	50
4	FN2:FENCES	212 SF	53	4	2005	2006	2	30
5	PT2:BRICK PATIO	162 SF	18	9	2005	2006	2	50
6	PT2:BRICK PATIO	44 SF	11	4	2005	2006	2	50
7	PT2:BRICK PATIO	72 SF	24	3	2005	2006	2	50
8	PT2:BRICK PATIO	70 SF	35	2	2005	2006	2	50
10	PT2:BRICK PATIO	180 SF	15	12	2006	2007	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-2995	09/09/2009	07/01/2010	716		INSTALL WIRELESS SECURITY SYSTEM AND 2 MOTIONS
10-3778	12/20/2010	02/22/2011	2,600	Residential	REMOVE AND REPLACE 9 FULL LIGHT DOOR SLABS, APPROX 200 LN FT OF WOOD TRIM, INSTALLATION OF REMOVED INTERIOR RAILS
11-1910	07/19/2011	08/18/2011	4,218		ADD 135sf OF DECK, 4 NEW FOOTINGS, REPLACE 140sf OF EXISTING DECKING
11-2929	08/15/2011	05/23/2012	10,000		INSTALL 31 WOOD STORM SHUTTER. ALUM CORRIGATED AT 4 DOORS
11-2929	08/15/2011	05/23/2012	10,000		INSTALL 31 STORM SHUTTERS
9601643	04/01/1996	08/01/1996	4,000	Residential	ROOF
01-3162	10/16/2001	10/10/2002	21,500	Residential	POOL
03-3128	09/08/2003	05/06/2003	2,300	Residential	REPAINTED HOUSE
05-0013	01/28/2005	12/20/2005	99,800	Residential	RENOVATION AS PER PLANS
05-0221	01/28/2005	12/20/2005	8,500	Residential	RENOVATE MASTER BEDROOM AS PER PLANS.
04-3534	11/16/2004	12/17/2004	9,450	Residential	REMOVE FLOOR & WALL COVERING
05-1500	01/30/2006	09/29/2006	1,750	Residential	BARRELL ROOF ON CARPORT INSTALL BRICK PAVERS IN DRIVEWAY
05-0362	02/16/2005	12/20/2005	6,000	Residential	REWIRE 4 MOTORS
05-0694	03/04/2005	12/20/2005	21,700	Residential	RENOVATE BATHROOMS AND KITCHEN
05-1499	05/17/2005	12/20/2005	1,800	Residential	INSTALL 36'LF OF PICKET FENCE
05-0661	03/01/2005	12/20/2005	2,411	Residential	400SF COOLEY C3 ROOFING

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	341,799	28,899	679,514	1,050,212	1,050,212	0	1,050,212
2014	363,680	27,006	644,161	1,034,847	986,755	0	1,034,847
2013	363,243	27,733	596,445	987,421	897,050	0	987,421
2012	367,191	28,453	419,856	815,500	815,500	0	815,500
2011	367,191	29,189	477,156	873,536	873,536	0	873,536
2010	369,895	30,329	433,608	833,832	833,832	0	833,832
2009	410,802	31,048	587,780	1,029,630	921,509	0	1,029,630
2008	384,935	31,781	421,020	837,736	837,736	0	837,736
2007	427,077	26,795	654,920	1,108,792	1,108,792	0	1,108,792
2006	744,007	26,012	444,410	1,214,429	1,214,429	0	1,214,429
2005	671,194	19,132	280,680	971,006	971,006	0	971,006
2004	236,444	19,560	266,646	522,650	224,149	25,000	199,149
2003	213,562	19,988	98,238	331,788	219,970	25,000	194,970
2002	178,557	20,416	98,238	297,211	214,815	25,000	189,815
2001	165,337	1,200	98,238	264,775	191,209	25,000	166,209
2000	165,337	1,697	83,035	250,069	185,640	25,000	160,640
1999	165,337	1,751	83,035	250,124	180,760	25,000	155,760
1998	157,464	1,722	83,035	242,221	177,914	25,000	152,914
1997	133,844	1,508	73,679	209,031	174,941	25,000	149,941
1996	96,840	1,124	73,679	171,644	169,846	25,000	144,846
1995	96,840	1,156	73,679	171,676	165,704	25,000	140,704
1994	86,605	1,064	73,679	161,348	161,348	25,000	136,348
1993	87,052	0	73,679	160,731	160,731	25,000	135,731
1992	87,052	0	73,679	160,731	160,731	25,000	135,731
1991	87,052	0	73,679	160,731	160,731	25,000	135,731
1990	79,434	0	60,814	140,248	140,248	25,000	115,248
1989	72,213	0	54,967	127,180	127,180	25,000	102,180
1988	46,622	0	47,950	94,572	94,572	25,000	69,572
1987	46,041	0	29,338	75,379	75,379	25,000	50,379
1986	46,290	0	28,040	74,330	74,330	25,000	49,330
1985	44,851	0	18,095	62,946	62,946	25,000	37,946
1984	41,781	0	18,095	59,876	59,876	25,000	34,876
1983	41,781	0	18,095	59,876	59,876	25,000	34,876
1982	42,655	0	14,711	57,366	57,366	25,000	32,366

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
4/23/2014	2681 / 1760	1,240,000	<u>WD</u>	<u>02</u>
4/29/2011	2515 / 1182	925,000	<u>WD</u>	<u>02</u>
10/1/2010	2485 / 2073	100	<u>CT</u>	<u>12</u>
11/8/2004	2058 / 464	1,200,000	<u>WD</u>	<u>Q</u>

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