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### **Staff Report for Item 7**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** November 16, 2016

**Applicant:** William P. Horn

**Application Number:** H16-03-0078

**Address:** #328 Peacon Lane

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### **Description of Work:**

Renovations to existing house, including removal of historic windows. New two-story rear addition. New two-story accessory structure on rear. New pool and site work. Partial demolition of rear wall.

### **Site Facts:**

The two and half story house at 328 Peacon Lane is listed as a contributing resource in the survey, constructed c.1874 according to the survey. The house first appears on the 1889 Sanborn map as a two story structure with one-story structure in the rear. By 1899, the one story rear structure was connected to the main house. The 1962 Sanborn map shows another small one story addition in the rear, and today there is another non-historic one-story addition connecting the main house to the historic one-story building in the rear. The house still has many of its historic windows.

This property will go before the Tree Commission on November 14<sup>th</sup> for multiple tree removals. The staff report for the Tree Commission can be read here (Warning, Large File):  
<http://keywest.legistar.com/gateway.aspx?M=F&ID=972ec23d-4d5d-4288-a33b-e6da274ffca9.pdf>

### **Guidelines Cited in Review:**

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

Secretary of the Interior's Guidelines for Rehabilitation, Windows section.

Preservation Brief 9: The Repair of Historic Wooden Windows

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Guidelines for Windows (Pages 29-30), specifically guidelines 1 and 2.

2016 HARC Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 6, 8, 11, 12, 13, 14, 22, 29, 30, and 31.

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 5, 6, 11, 13, and 14.

Guidelines for Pools (pages 39-40) specifically guidelines 3, 4, and 6.

Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1, 3, and 4.

### **Staff Analysis**

This Certificate of Appropriateness proposes renovations to a contributing house, including repairing the front porch, replacing all of the historic windows with new 6/6 wood windows, replacing the metal shingle roof with new shingles to match existing, and repairs to the wood siding (up to 10% replacement).

The plans also propose new additions to the main house. One second story addition will be centrally located behind the house to create a bathroom on the second floor. The new two-story addition will connect through the one-story addition on the rear of the house that first appears on the 1962 Sanborn map. There will be a small walkway, or hyphen, to connect the new larger massing to the historic house. The two-story addition will be 27 feet, 10.5 inches tall. All of the additions will utilize modern materials such as fiber-cement siding and trim, impact aluminum windows, and v-crimp roofing.

A new two-story accessory structure will be constructed that will be in the rear of the property, but will be very visible from Peacon Lane. The building will be 25 feet tall and will utilize the same materials that are proposed for the additions to the main house.

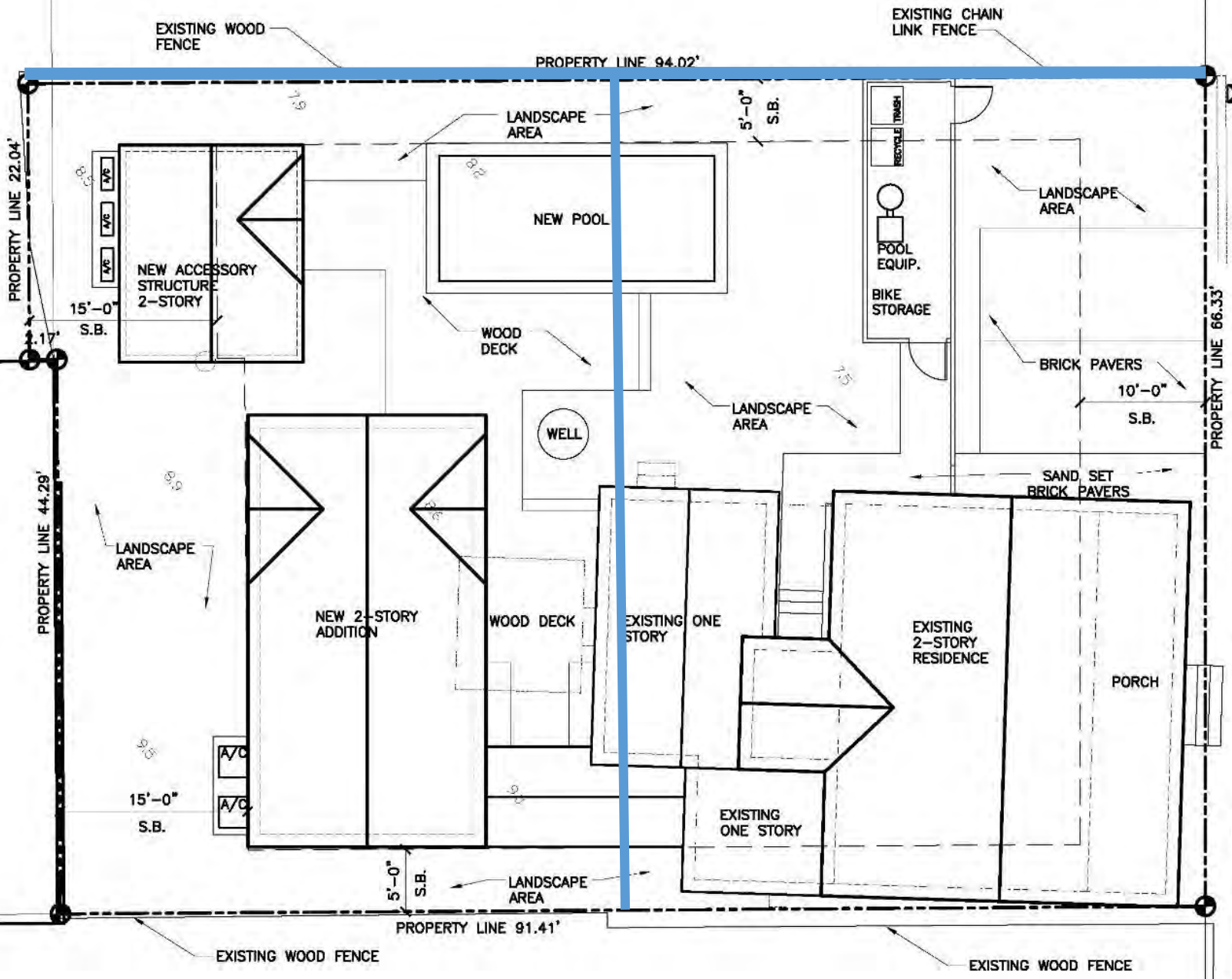
The plans also propose site work, with a new driveway, a pool, and fencing. Part of the pool will be located in the front half of the side yard.

### **Consistency with Guidelines**

1. Addition to Main House: The addition has an appropriate siting, as it is located on the rear of the property and only connected to the main building through a small hyphen, which the guidelines emphasize. The addition will be lower in height and will have an appropriate scale and massing to the main house.

2. Accessory Structure: The proposed accessory structure is too tall and narrow, leading to strange proportions that are not compatible with the principal structure and adjacent accessory structures. The accessory structure will be very visible from Peacon Lane, and the structure will compete with the principal structure, as it doesn't read as an accessory structure. The building should be lowered to one-story to not compete with the historic house and read more as an accessory structure.
3. Windows: The application also proposes to replace all of the windows on the historic house. The house has many windows that are at least from the early 20<sup>th</sup> century, but it is possible that these windows are original to the house. While the windows will need repairs and reglazing, they are not deteriorated beyond repair. Unfortunately, the house is so close to the property line on the left side so staff cannot assess those windows. If they are historic, the applicant should work to restore/repair the windows and should meet with staff to go over each window.
4. Pool: According to the guidelines pools need to be located on the rear half of the side yard. The current proposal shows that the pool is partially in the front half of the side yard.

It is staff's opinion that the proposed design is consistent with the guidelines for additions, but is not consistent with the guidelines in regards to new construction of the accessory structure, windows, and pools. The removal of historic windows when repair is an option goes against the Secretary of the Interior's Standards and Guidelines for Rehabilitation, as well as against Preservation 9.



Peacock Lane (21' R/W)

6-38

1-15

# 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

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

|                    |         |                        |   |                |
|--------------------|---------|------------------------|---|----------------|
| HARC PERMIT NUMBER |         | BUILDING PERMIT NUMBER |   | INITIAL & DATE |
| FLOODPLAIN PERMIT  |         |                        |   | REVISION #     |
| FLOOD ZONE         | PANEL # | ELEV. L. FL.           | SUBSTANTIAL IMPROVEMENT<br>___ YES ___ NO ___ % |                |

|                                 |                                    |              |                     |
|---------------------------------|------------------------------------|--------------|---------------------|
| ADDRESS OF PROPOSED PROJECT:    | 328 Peacon Lane, Key West, Florida |              | # OF UNITS          |
| RE # OR ALTERNATE KEY:          | 1003948                            |              |                     |
| NAME ON DEED:                   | George & Gwen Esbensen             | PHONE NUMBER | (305) 923 5196      |
| OWNER'S MAILING ADDRESS:        | 709 Eaton Street                   | EMAIL        | gwene@bellsouth.net |
|                                 | Key West, Florida                  |              |                     |
| CONTRACTOR COMPANY NAME:        |                                    | PHONE NUMBER |                     |
| CONTRACTOR'S CONTACT PERSON:    |                                    | EMAIL        |                     |
| ARCHITECT / ENGINEER'S NAME:    | William P. Horn                    | PHONE NUMBER | (305) 296 8302      |
| ARCHITECT / ENGINEER'S ADDRESS: | 915 Eaton Street                   | EMAIL        | wphorn@aol.com      |
|                                 | Key West, Florida                  |              |                     |

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

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

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

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., Renovation to existing two story residence w/one story rear existing addition. A new two story rear yard addition and two story rear yard accessory structure w/pool + site work.

|  |  |
|--|--|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:   |  |
| OWNER PRINT NAME: <u>Gwen Esbensen</u>   | QUALIFIER PRINT NAME:  |
| OWNER SIGNATURE: <u>Gwen Esbensen</u>  | QUALIFIER SIGNATURE:   |
| Notary Signature as to owner: <u>Janel K. Jeleskis</u>   | Notary Signature as to qualifier:  |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>30</u> DAY OF <u>September</u> , 20 <u>16</u> .   | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. |
| <br>JANEL K. JELESKIS<br>NOTARY PUBLIC<br>STATE OF FLORIDA<br>Comm# FF057279<br>Expires 9/25/2017 |  |
| 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](mailto: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:       |
| Renovation to existing   | wood               | wood                     |
| historic new addition  | N/A                | wood/fiber cement siding |
|  |                    |                          |
|  |                    |                          |

**DEMOLITION:** PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

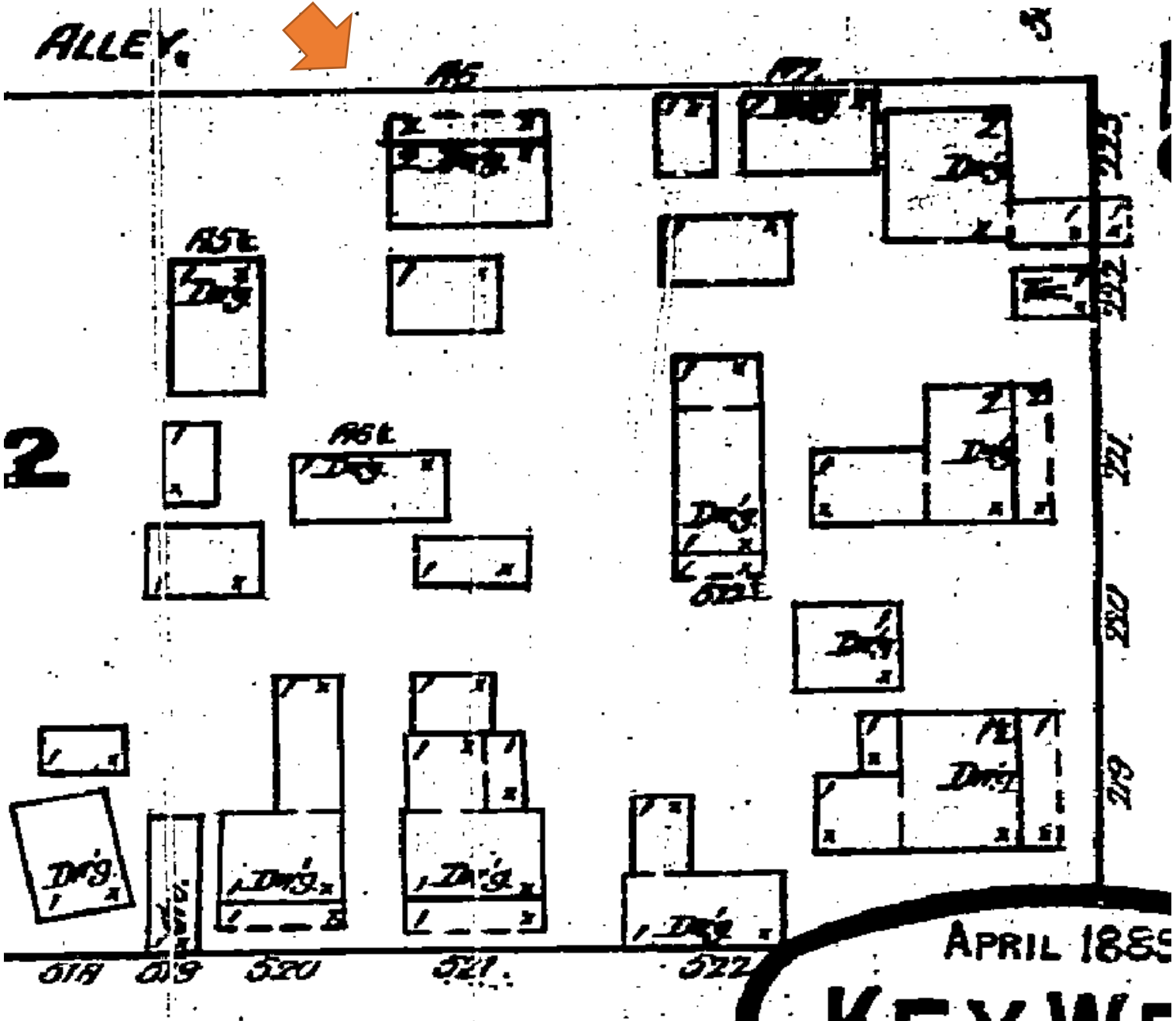
SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

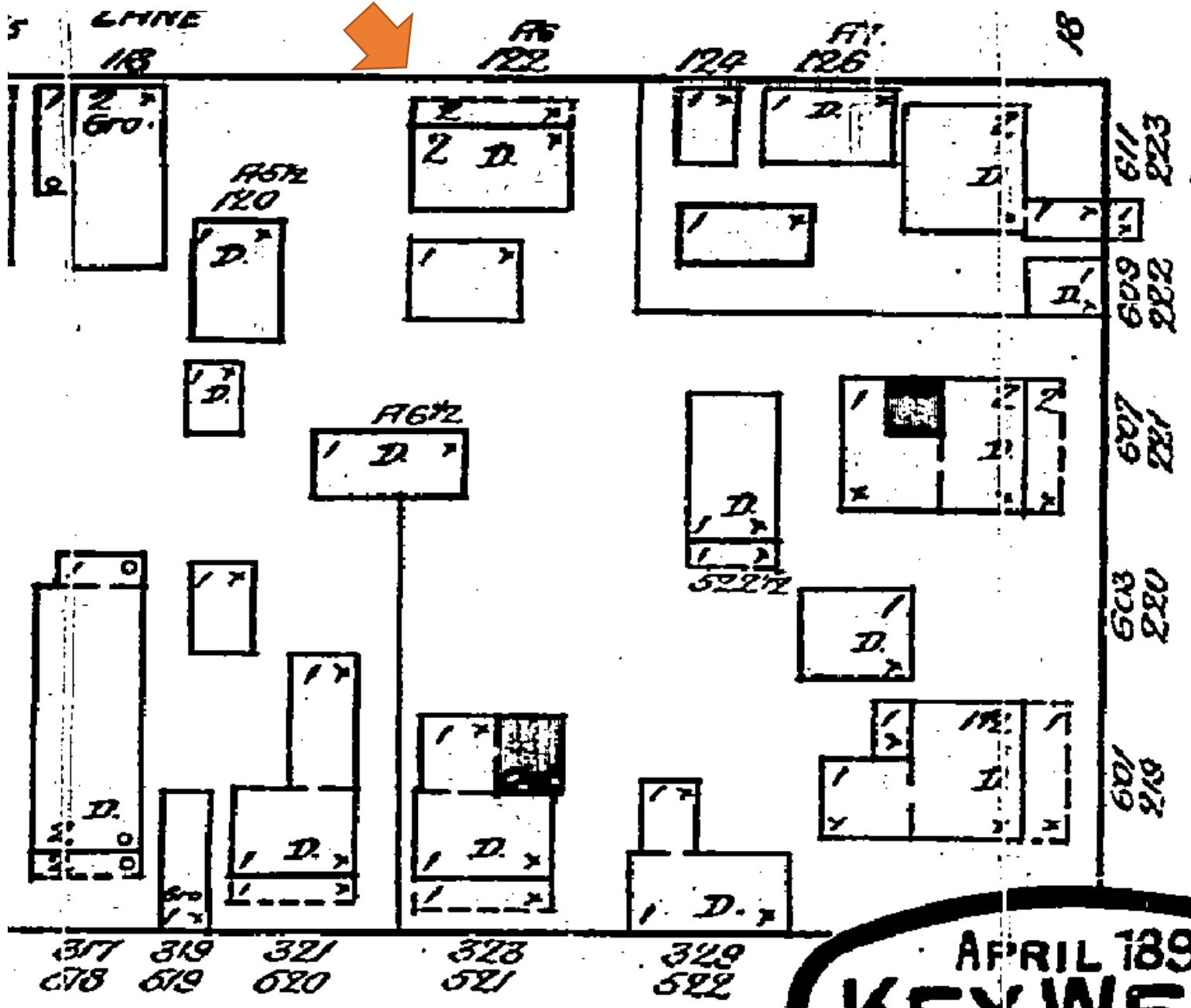




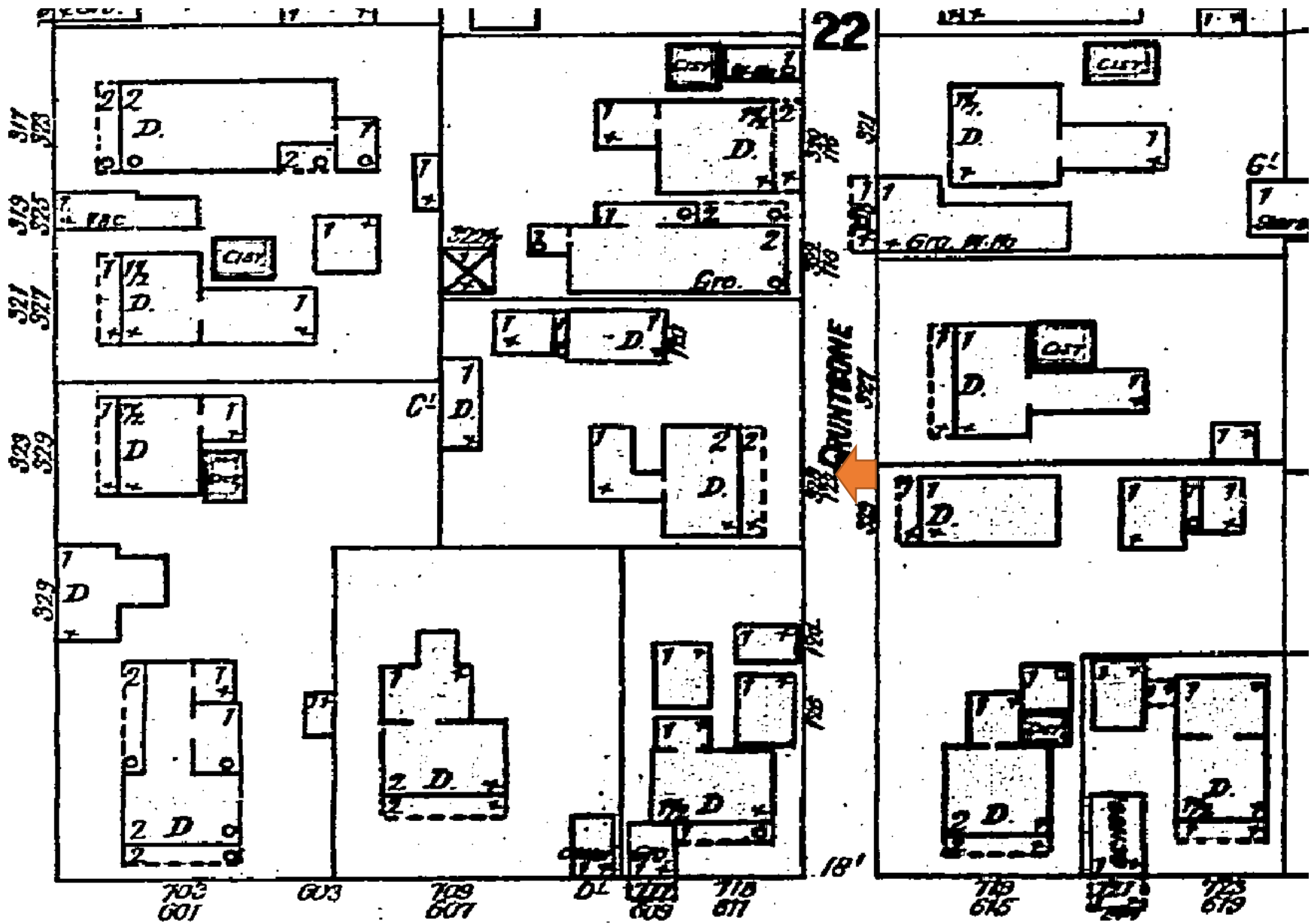
# SANBORN MAPS



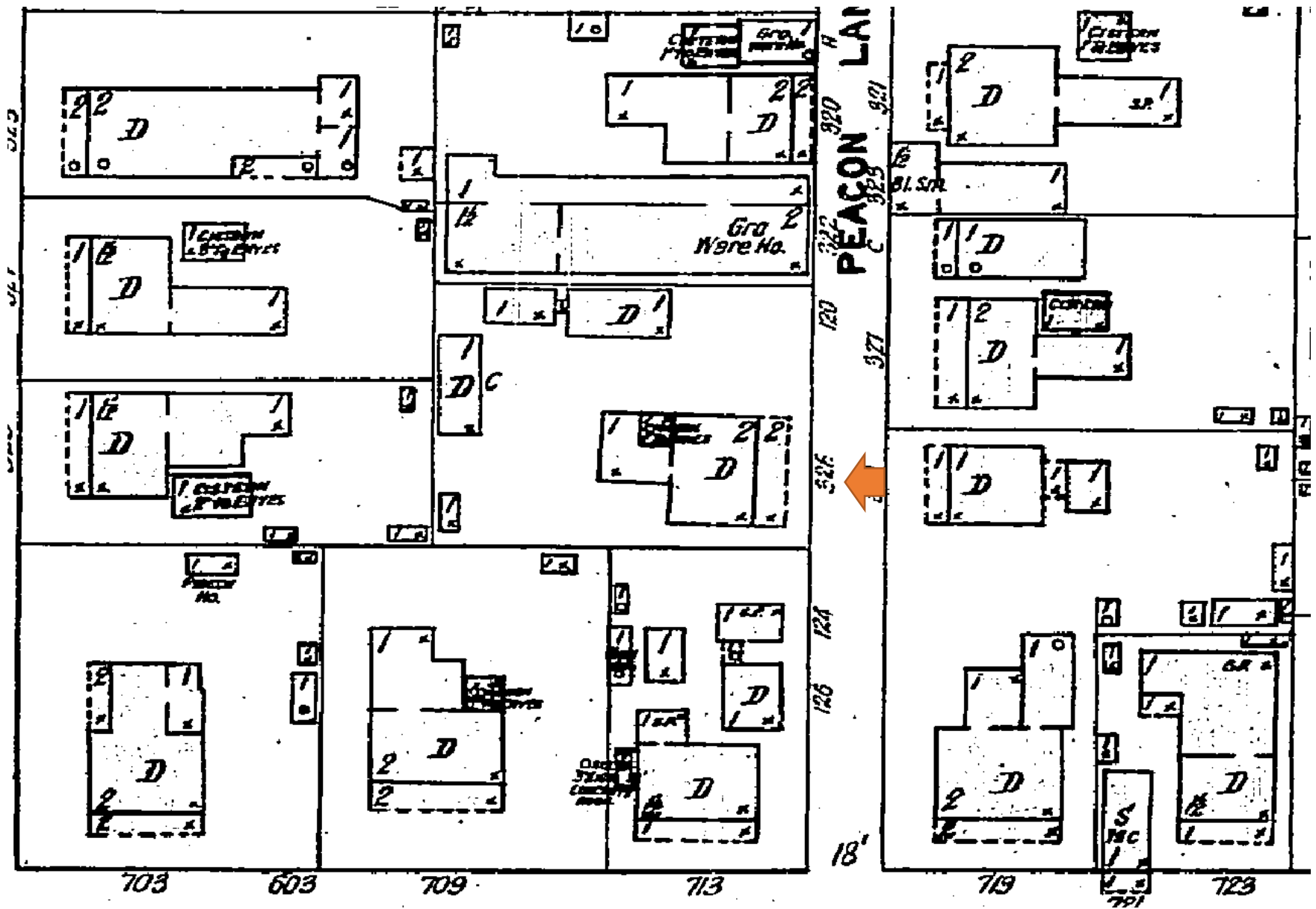
1889 Sanborn Map



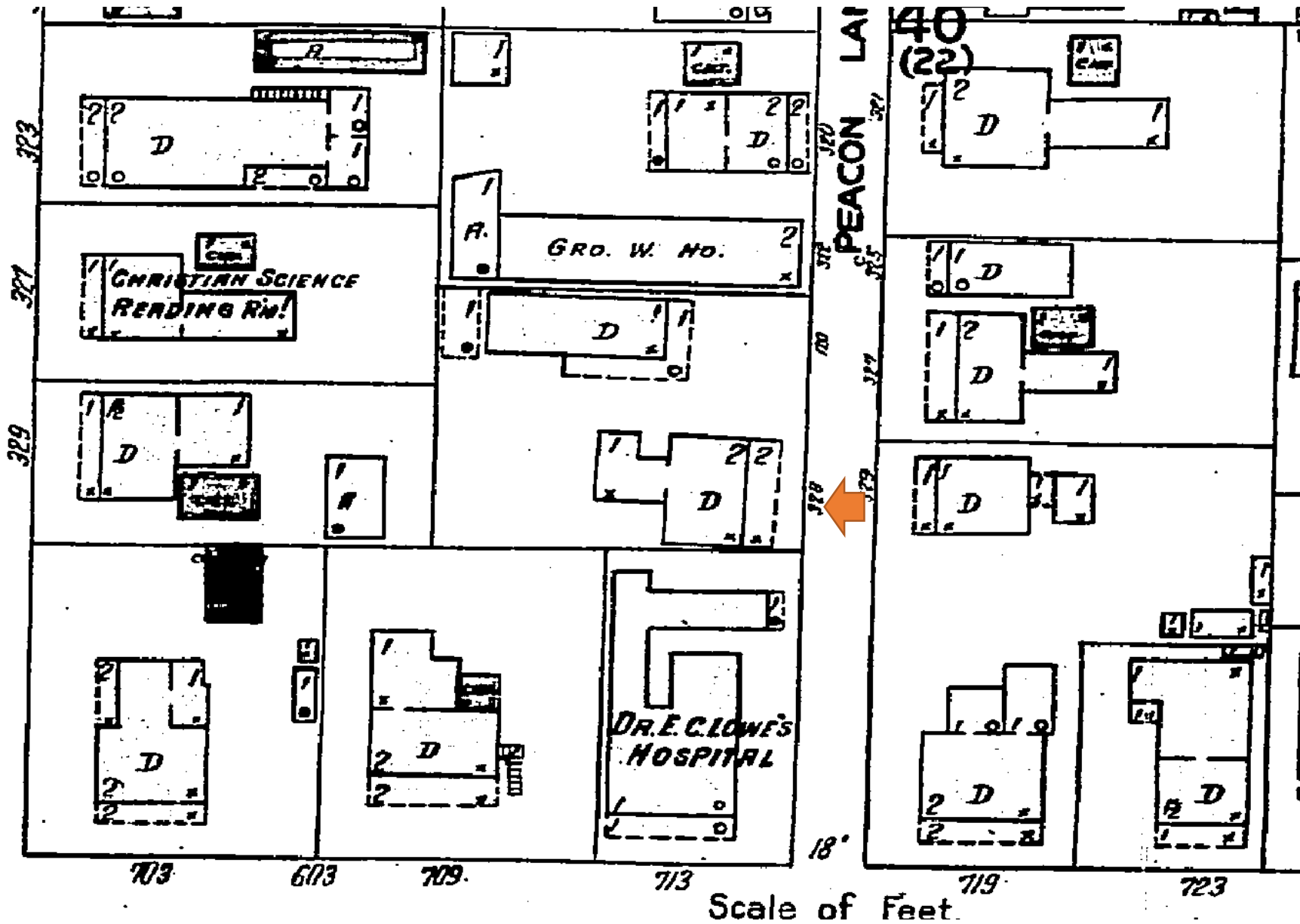
1892 Sanborn Map



1899 Sanborn Map

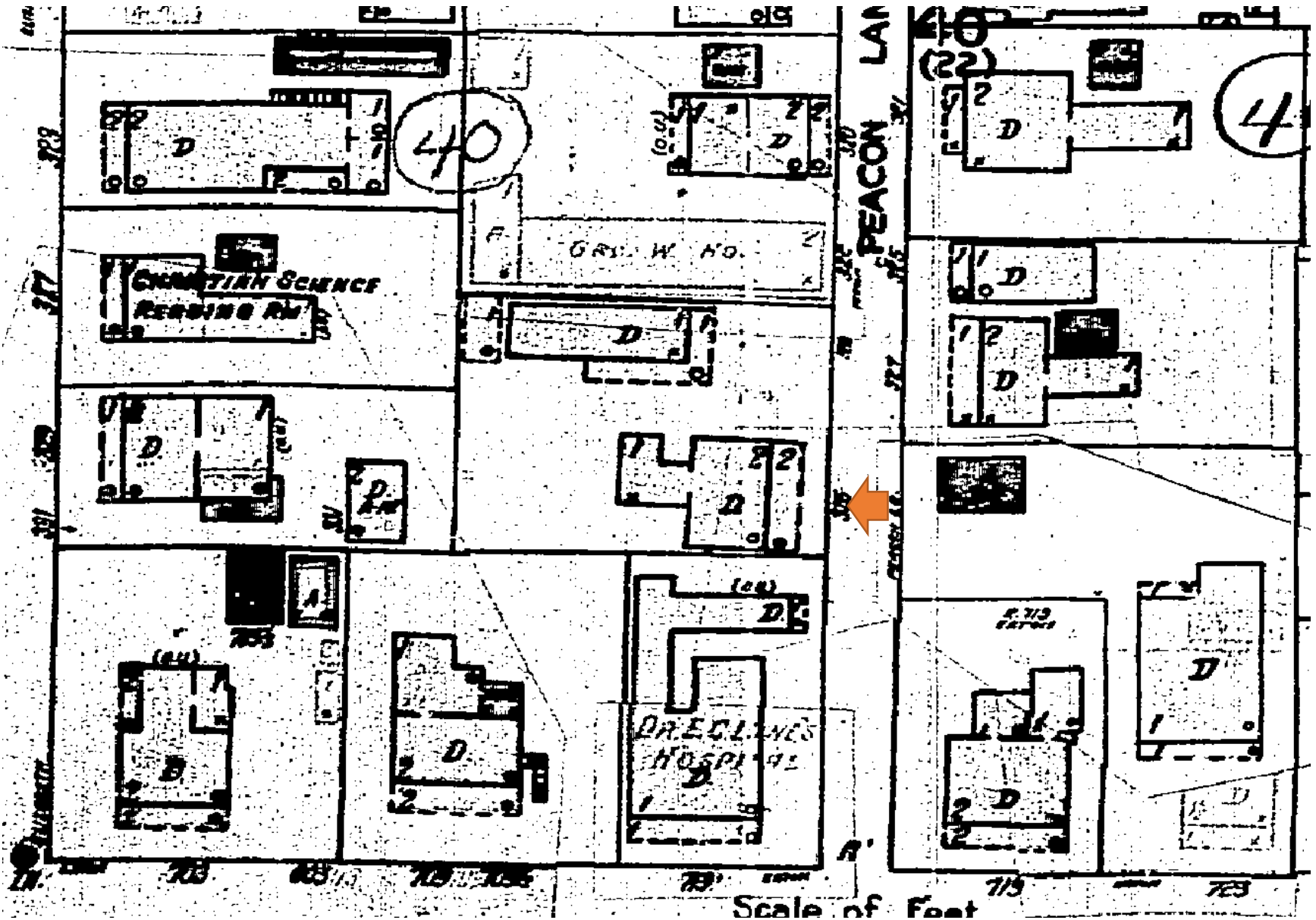


1912 Sanborn Map

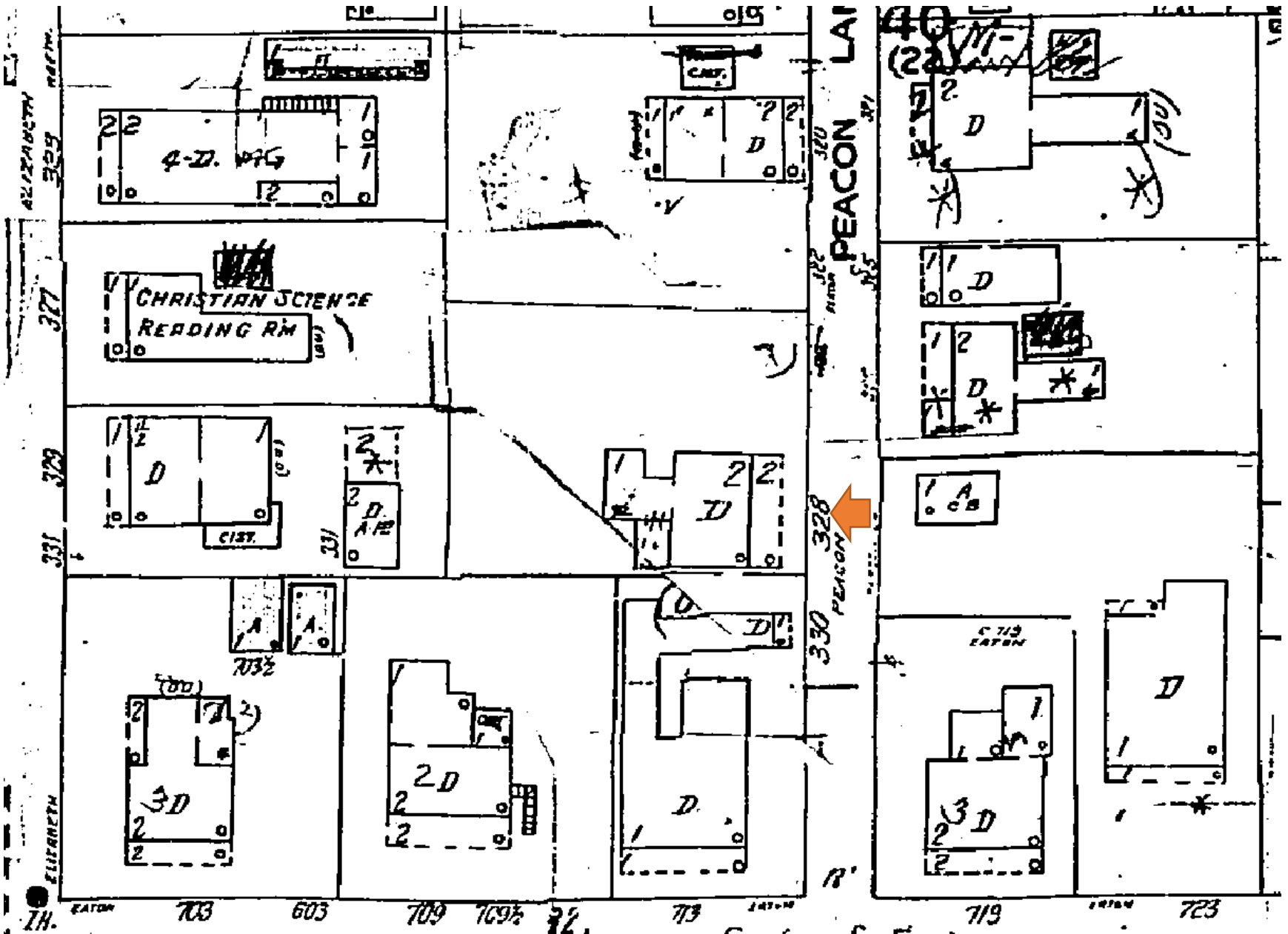


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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

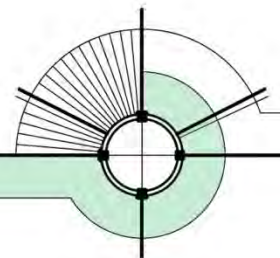




**328 Peacon Lane**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 [WWW.WILLIAMPHORNARCHITECTPA.COM](http://WWW.WILLIAMPHORNARCHITECTPA.COM)



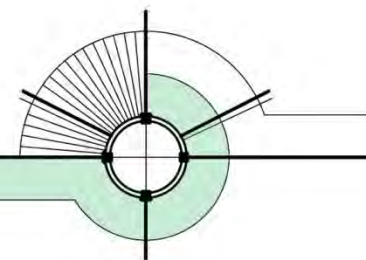




**328 Peacon Lane**  
**SIDE YARD VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





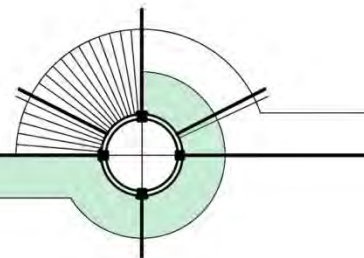


**328 Peacon Lane**  
**SIDE VIEW**



WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



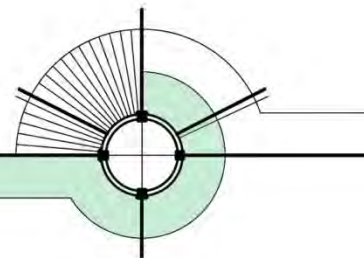




**328 Peacon Lane**  
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



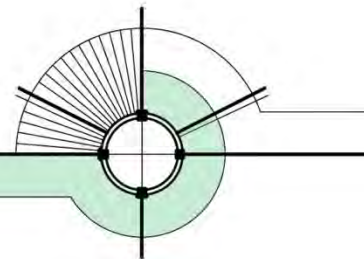




**328 Peacon Lane**  
**SIDE VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





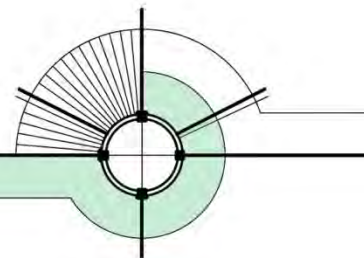


**328 Peacon Lane**

**FULL SIDE VIEW NOT ACCESSIBLE DUE TO VEGETATION**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

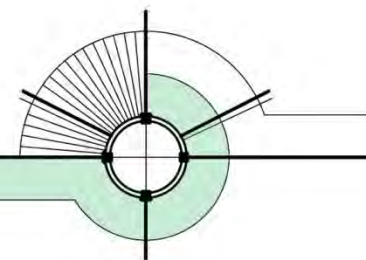






**713 Eaton Street**  
**LEFT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.



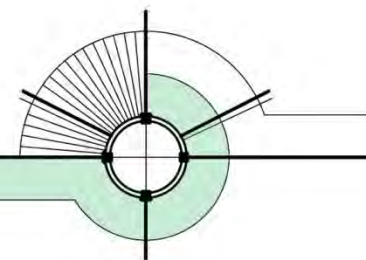




**713 Eaton Street**  
**LEFT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

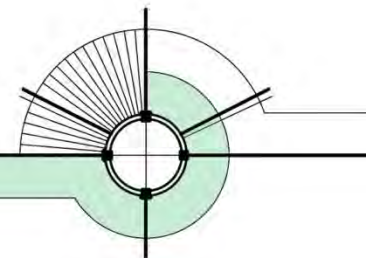






**320 Peacon Lane**  
**RIGHT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.



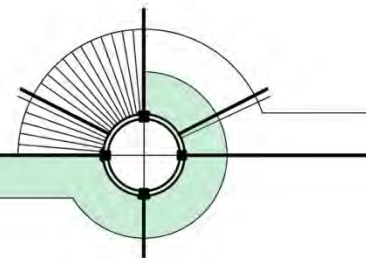




**320 Peacon Lane**  
**REAR NEIGHBORING PROPERTY**  
**SIDE VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



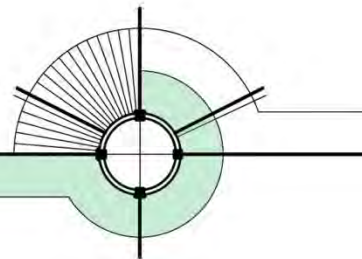




**320 Peacon Lane**  
PANORAMIC VIEW ON SITE AND REAR  
NEIGHBORING PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



















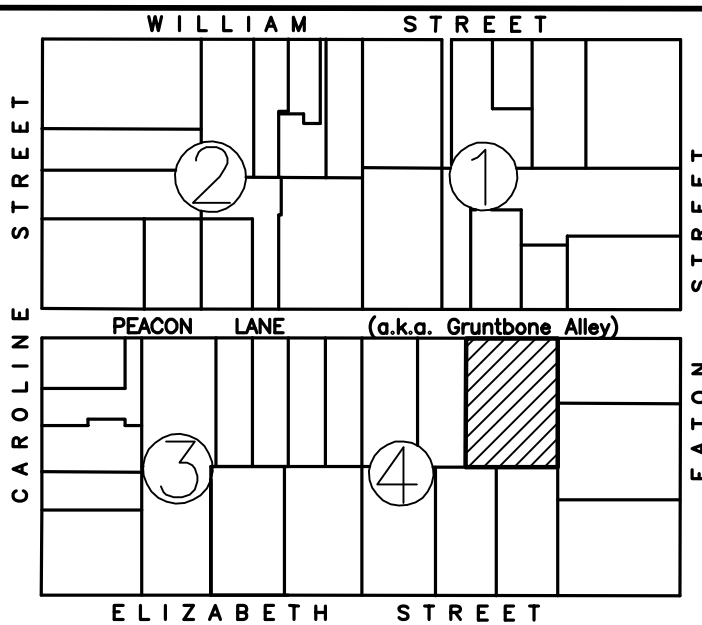








# SURVEY



**LOCATION MAP**

Square 22, City of Key West, Fl.



**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 Reference Bearing: R/W Peacon Lane  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**  
 ▲ = Found P.K. Nail  
 △ = Set P.K. Nail, P.L.S. No. 2749  
 ⊙ = Set 1/2" I.B., P.L.S. No. 2749

**LEGAL DESCRIPTION:**

Part of Lot 1 in Square 22, and now better known as a part of Lot 4 in Square 22, according to the map of the Island of Key West, conveyed by George W. Reynolds, more particularly described as follows:  
 Commencing at the Northeast corner of the intersection of Eaton and Elizabeth Streets, and run along the Easterly line of Elizabeth Street in a Northwesterly direction a distance of 88 feet and 6 inches to a point; thence at right angles run in a Northeasterly direction a distance of 95 feet and two inches to a point, which is the point of beginning; thence at right angles run in a Northwesterly direction a distance of 44 feet and 3 1/2 inches; thence at right angles in a Southwesterly direction a distance of 2 feet and 2 inches; thence at right angles run in a Northeasterly direction 93 feet to the Westerly line of Peacon Lane; thence at right angles in a Southeasterly direction along the Westerly line of Peacon Lane a distance of 66 feet and 4 inches; thence at right angles run in a Southwesterly direction a distance of 90 feet and 10 inches to the Point of Beginning.

**Abbreviations:**

- |                         |                                 |                                |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story            | P.O.B. = Point of Beginning     | wd. = Wood                     |
| R/W = Right-of-Way      | P.B. = Plat Book                | w.m. = Water Meter             |
| fd. = Found             | pg. = page                      | Bal. = Balcony                 |
| p. = Plat               | C.L.F. = Chain Link Fence       | Pl. = Planter                  |
| m. = Measured           | o/h = Overhead                  | A/C = Air Conditioner          |
| d. = Deed               | u/g = Underground               | ☒ = Concrete Utility Pole      |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | ⊙ = Wood utility Pole          |
| N.T.S. = Not to Scale   | conc. = concrete                | C.B.S. = Concrete Block Stucco |
| Ⓢ = Centerline          | I.P. = Iron Pipe                | p.r. = Pro-Rated               |
| Elev. = Elevation       | I.B. = Iron Bar                 |                                |
| B.M. = Bench Mark       |                                 |                                |

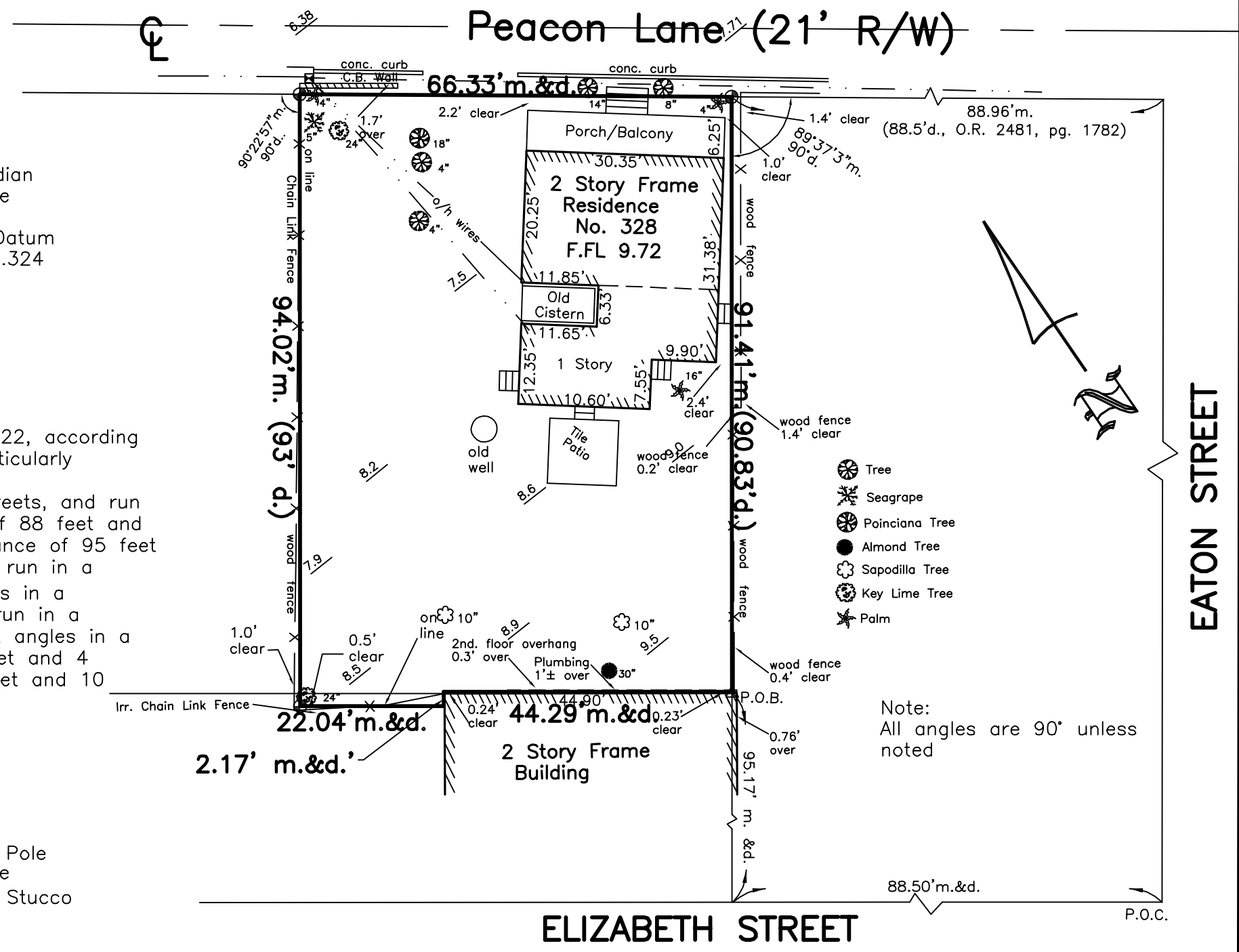
Field Work performed on: 6/15/16

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



|  |                |                           |                 |
|--|----------------|---------------------------|-----------------|
| Peacon Lane LLC<br>328 Peacon Lane Key West, Fl. 33040 |                |                           |                 |
| BOUNDARY SURVEY  |                | Dwn No.:<br><b>16-282</b> |                 |
| Scale: 1"=20'  | Ref.<br>222-37 | Flood panel No.<br>1516 K | Dwn. By: F.H.H. |
| Date: 6/29/16  |                | Flood Zone: X             | Flood Elev. -   |
| REVISIONS AND/OR ADDITIONS                             |                |                           |                 |
|  |                |                           |                 |
|  |                |                           |                 |
| fred/dwg/kw/block22/328peacon                          |                |                           |                 |

**ISLAND SURVEYING INC.**

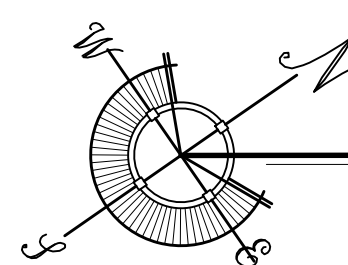
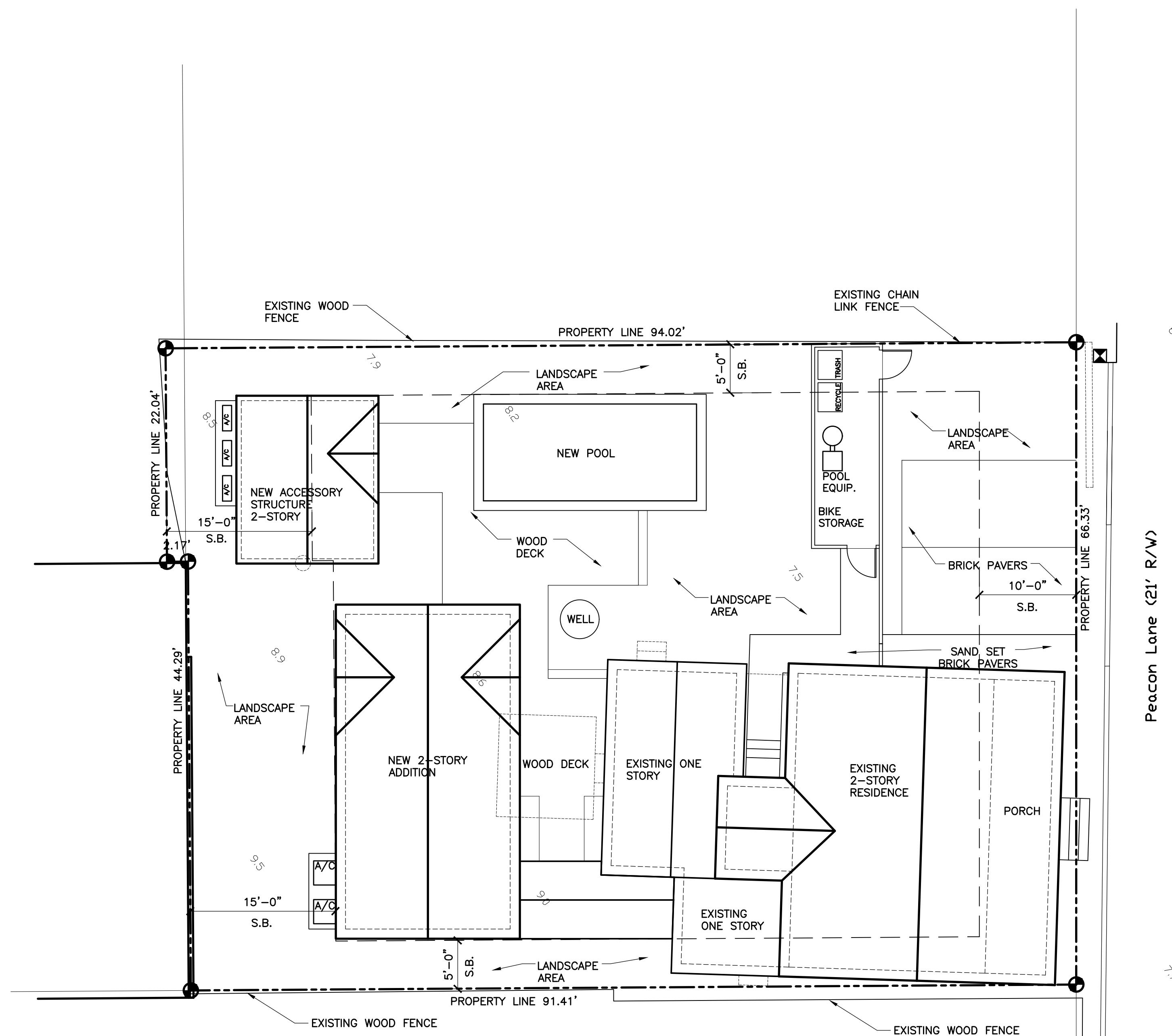
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# PROPOSED DESIGN

| SITE DATA            |                              |
|----------------------|------------------------------|
| SITE AREA:           | 6,125 S.F. (0.140 ACRES)     |
| LAND USE:            | HMDR                         |
| FLOOD ZONE:          | 'X' ZONE                     |
| FAR:                 | ALLOWED = 1.0 MAX.           |
| DENSITY:             | = 16 UNITS/ACRE              |
| HEIGHT:              | ALLOWED = 30' MAX.           |
| SETBACKS:            |                              |
| FRONT SETBACK:       | REQUIRED = 10'-0"            |
|                      | EXISTING = 0'-0"             |
|                      | PROPOSED = 0'-0"             |
| SIDE SETBACK (EAST): | REQUIRED = 5'-0"             |
|                      | EXISTING = 0'-0"             |
|                      | PROPOSED = 0'-0"             |
| SIDE SETBACK (WEST): | REQUIRED = 5'-0"             |
|                      | EXISTING = 30'-0"            |
|                      | PROPOSED = 5'-0"             |
| REAR SETBACK:        | REQUIRED = 15'-0"            |
|                      | EXISTING = 41'-9"            |
|                      | PROPOSED = 15'-0"            |
|                      | (5' FOR ACCESSORY STRUCTURE) |
| LOT COVERAGE AREA:   |                              |
| ALLOWED:             | 2,450 S.F. (40% MAX.)        |
| EXISTING:            | 1,427 S.F. (23.29 %)         |
| PROPOSED:            | 2,422 S.F. (39.5 %)          |
| IMPERVIOUS AREA:     |                              |
| ALLOWED:             | 3,675 S.F. (60% MAX.)        |
| EXISTING:            | 1,545 S.F. (25.23 %)         |
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| LANDSCAPE AREA:      |                              |
| REQUIRED:            | 2,143.75 S.F. (35% MIN.)     |
| EXISTING:            | 4,580 S.F. (74.77 %)         |
| PROPOSED:            | 2,231 S.F. (36.4%)           |
| OPEN SPACE AREA:     |                              |
| REQUIRED:            | 2,143.75 S.F. (35% MIN.)     |
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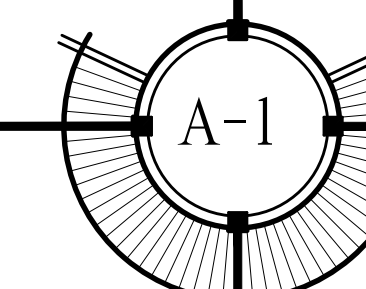


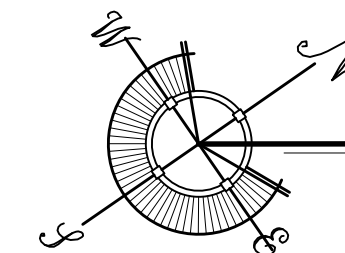
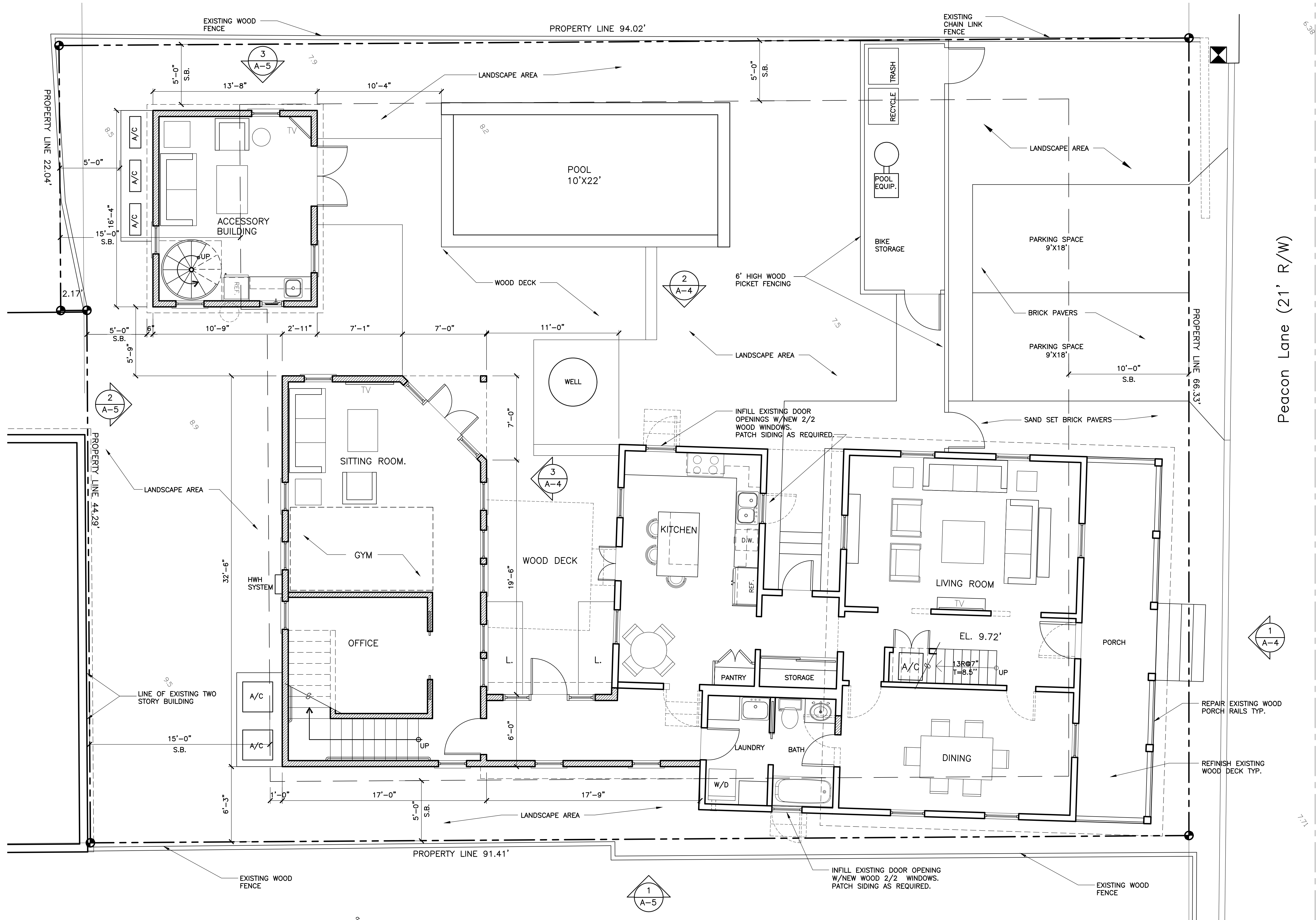
PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 06-29-16

SCALE: 1/8"=1'-0"

| DRAWING LIST |                            |
|--------------|----------------------------|
| A-1          | SITE PLAN                  |
| A-2          | FIRST FLOOR PLAN           |
| A-3          | SECOND FLOOR PLAN          |
| A-4          | ELEVATIONS                 |
| A-5          | ELEVATIONS                 |
| EX-1         | EXISTING SITE PLAN         |
| EX-2         | EXISTING FLOOR PLAN        |
| EX-3         | EXISTING SECOND FLOOR PLAN |
| EX-4         | EXISTING ELEVATIONS        |
| EX-5         | EXISTING ELEVATIONS        |
| SURVEY       |                            |





**PROPOSED FIRST FLOOR PLAN**

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 06-29-16

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

RENOVATIONS AND ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.

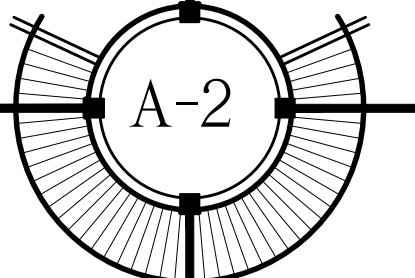
SEAL

DATE  
06-30-16  
10-03-16 HARC

REVISIONS

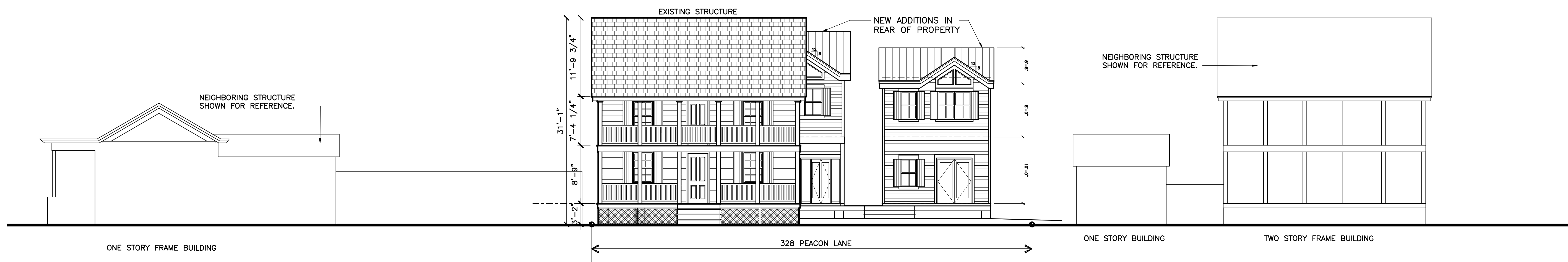
DRAWN BY  
JW  
EMA

PROJECT  
NUMBER  
1610

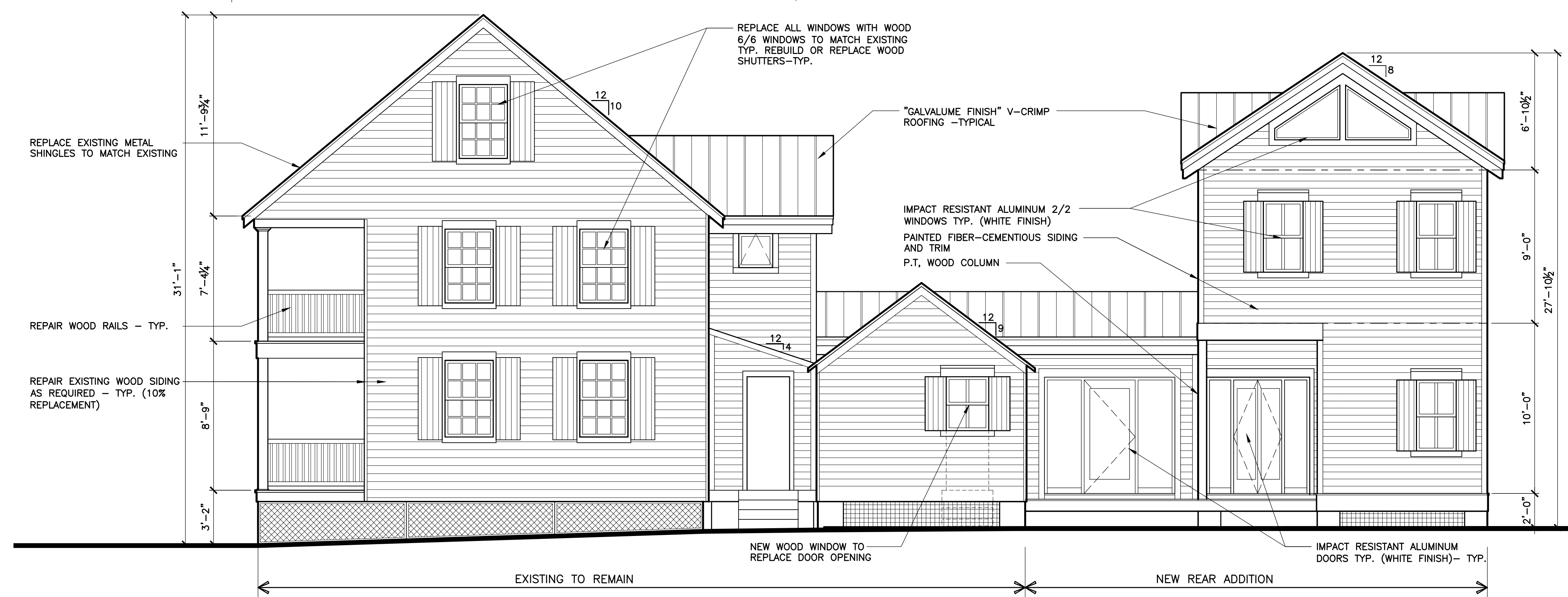




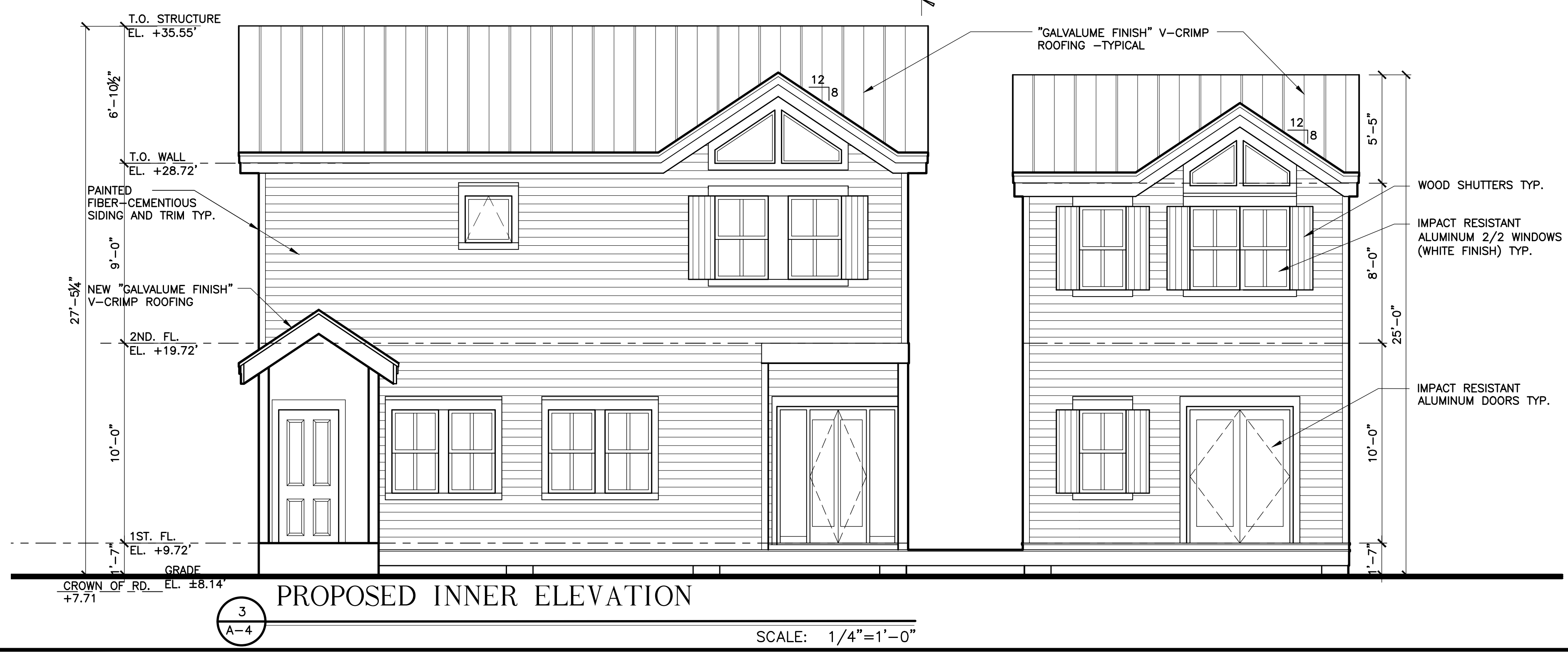




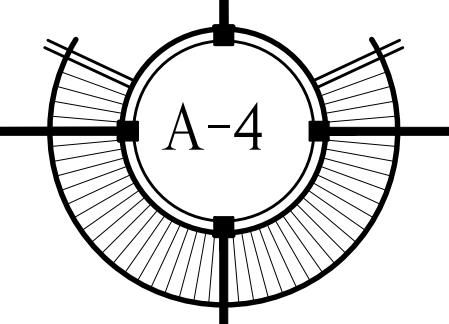
1  
A-4  
STREET VIEW  
SCALE: 1/8"=1'-0"



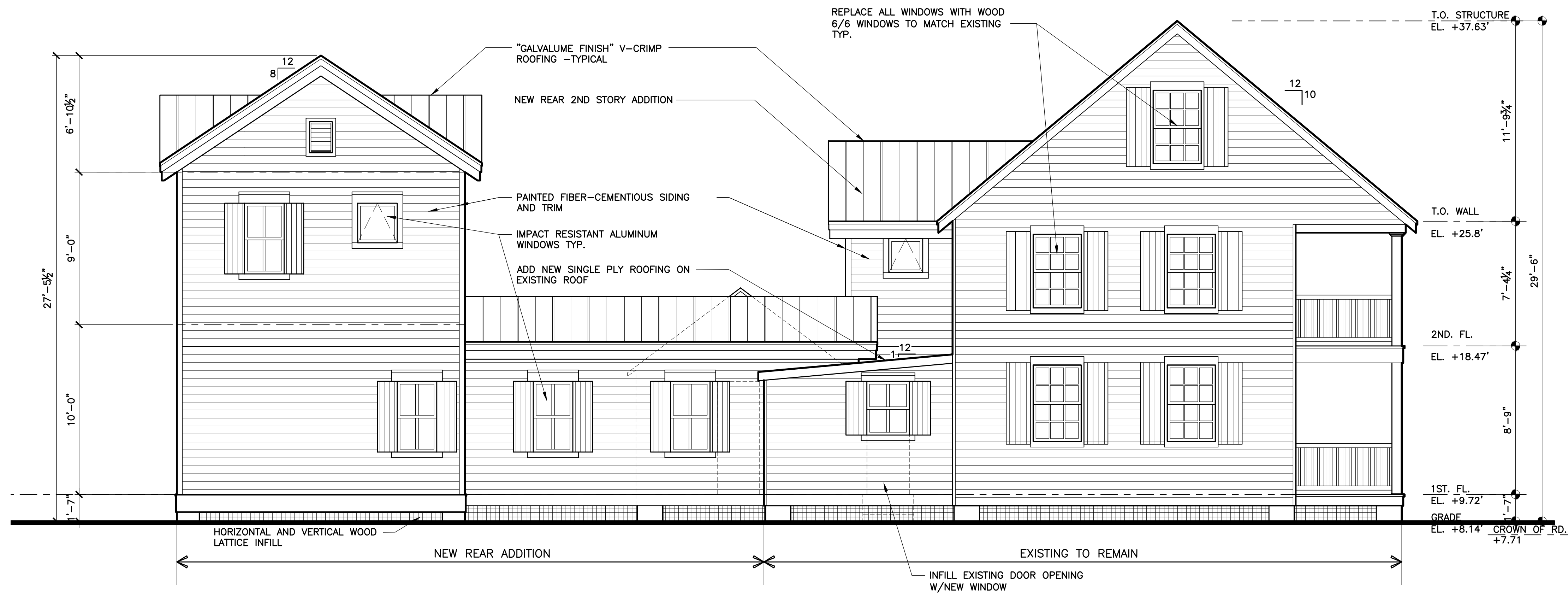
2  
A-4  
PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3  
A-4  
PROPOSED INNER ELEVATION  
SCALE: 1/4"=1'-0"



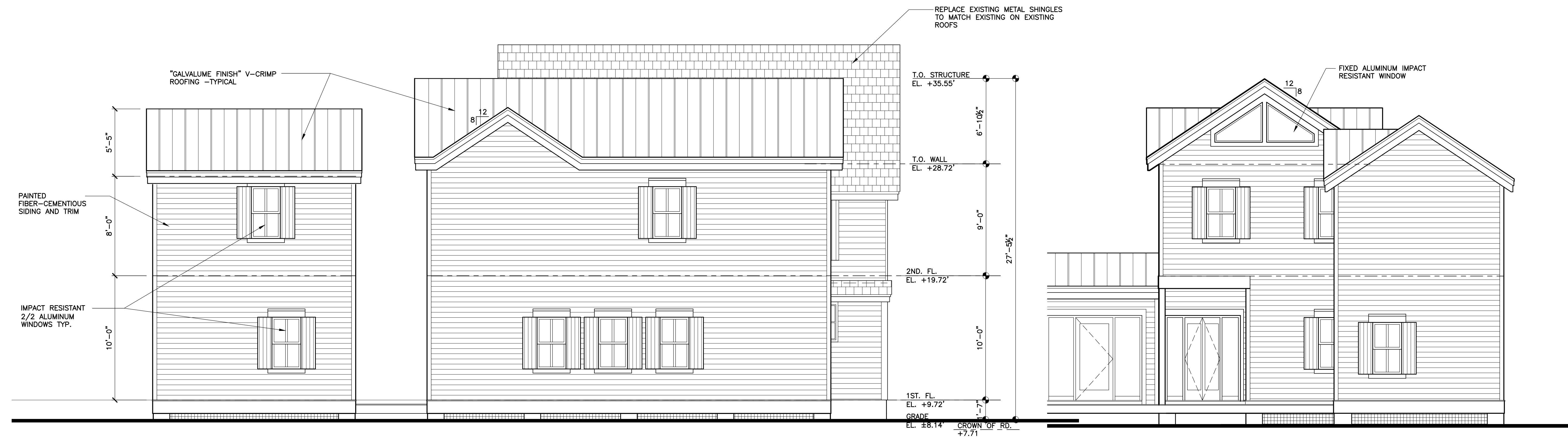




PROPOSED SIDE ELEVATION

1  
A-5

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



PROPOSED REAR ELEVATION

2  
A-5

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

PROPOSED SIDE ELEVATION

3  
A-5

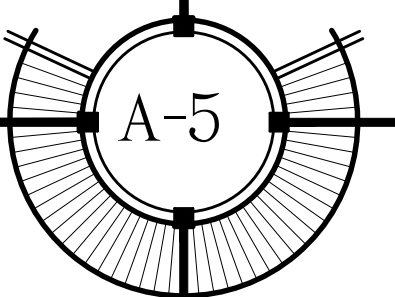
SCALE: 1/4"=1'-0"

SEAL

DATE  
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REVISIONS

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JW  
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PROJECT  
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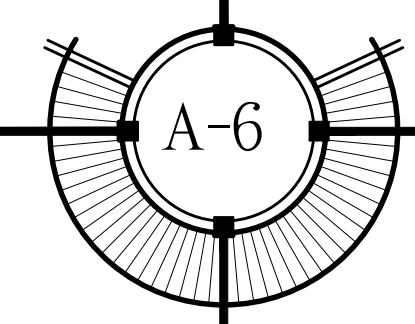
1  
A-6  
FRONT ELEVATION  
SCALE: 1/4"=1'-0"

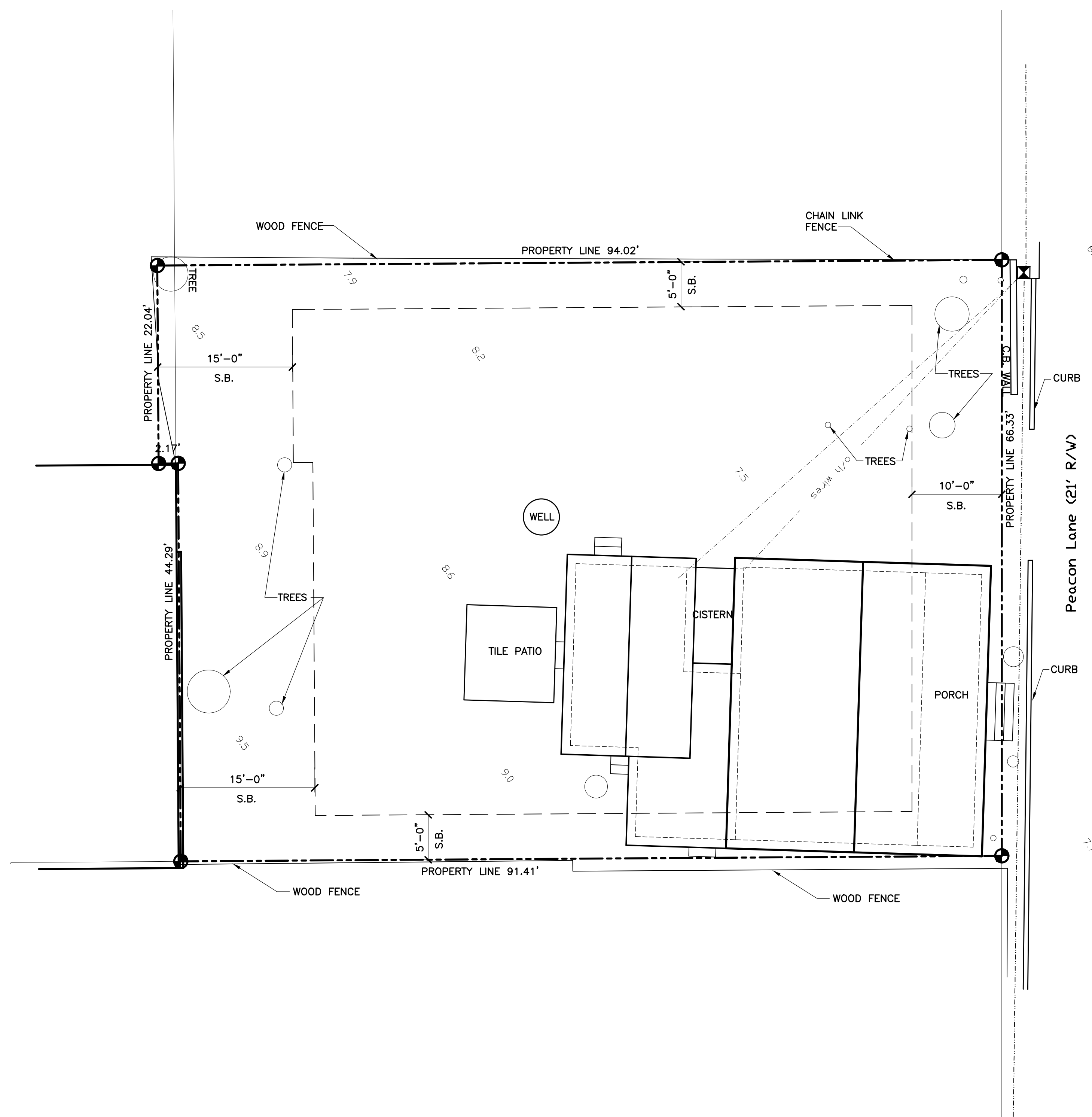
SEAL \_\_\_\_\_

DATE  
06-30-16  
10-03-16 HARC

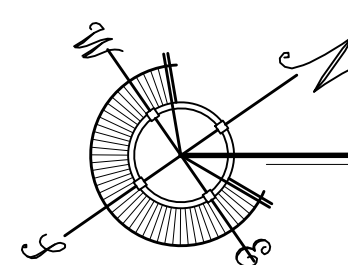
REVISIONS \_\_\_\_\_

DRAWN BY  
JW  
EMA  
PROJECT  
NUMBER  
1610





| SITE DATA            |                              |
|----------------------|------------------------------|
| SITE AREA:           | 6,125 S.F. (0.140 ACRES)     |
| LAND USE:            | HMDR                         |
| FLOOD ZONE:          | 'X' ZONE                     |
| FAR:                 | ALLOWED = 1.0 MAX.           |
| DENSITY:             | = 16 UNITS/ACRE              |
| HEIGHT:              | ALLOWED = 30' MAX.           |
| SETBACKS:            |                              |
| FRONT SETBACK:       | REQUIRED = 10'-0"            |
|                      | EXISTING = 0'-0"             |
|                      | PROPOSED = 0'-0"             |
| SIDE SETBACK (EAST): | REQUIRED = 5'-0"             |
|                      | EXISTING = 0'-0"             |
|                      | PROPOSED = 0'-0"             |
| SIDE SETBACK (WEST): | REQUIRED = 5'-0"             |
|                      | EXISTING = 30'-0"            |
|                      | PROPOSED = 5'-0"             |
| REAR SETBACK:        | REQUIRED = 15'-0"            |
|                      | EXISTING = 41'-9"            |
|                      | PROPOSED = 15'-0"            |
|                      | (5' FOR ACCESSORY STRUCTURE) |
| LOT COVERAGE AREA:   |                              |
| ALLOWED:             | 2,450 S.F. (40% MAX.)        |
| EXISTING:            | 1,427 S.F. (23.29 %)         |
| PROPOSED:            | 2,422 S.F. (39.5 %)          |
| IMPERVIOUS AREA:     |                              |
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| OPEN SPACE AREA:     |                              |
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EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 06-29-16

SCALE: 1/8"=1'-0"

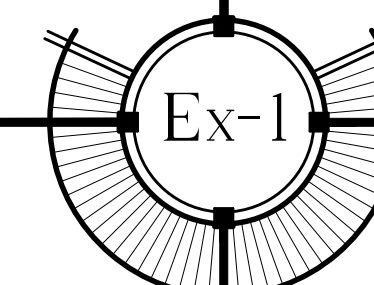
SEAL

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06-30-16  
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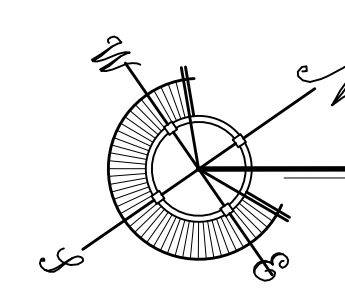
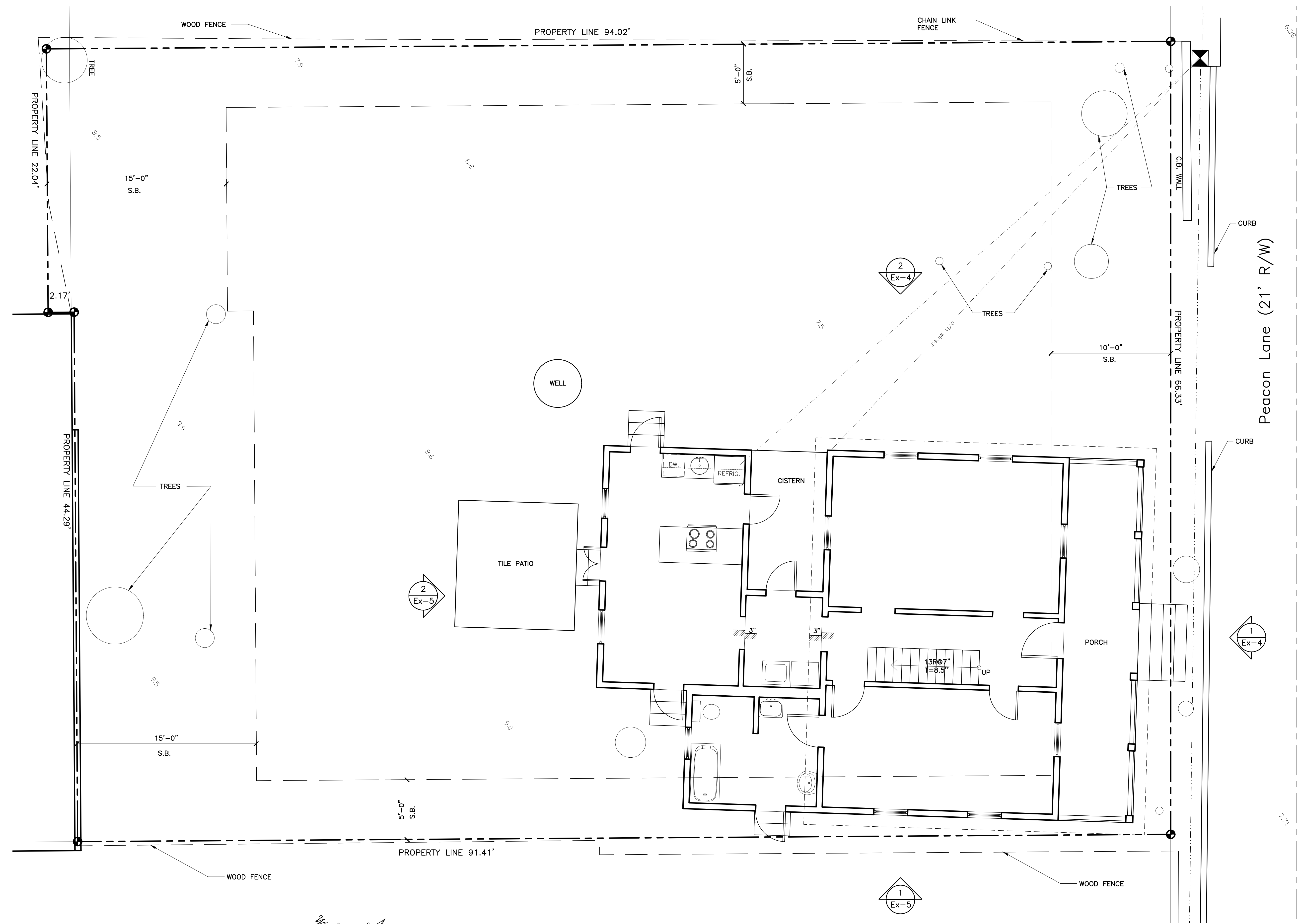
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RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.



EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY FREDERICK H. HILDEBRANDT,  
SURVEYOR DATED ON 06-29-16

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

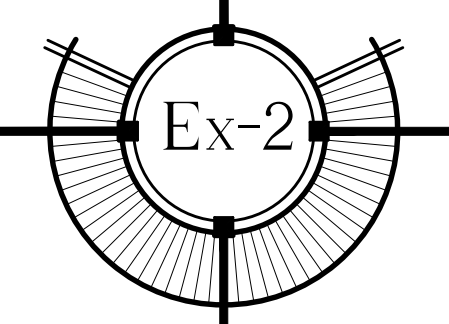
SEAL \_\_\_\_\_

DATE  
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REVISIONS \_\_\_\_\_

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JW

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RENOVATIONS AND ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA



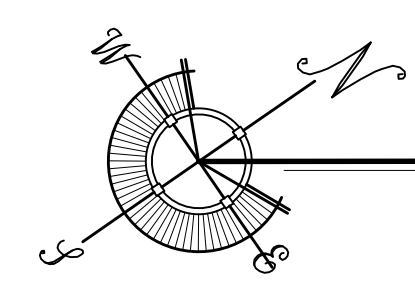
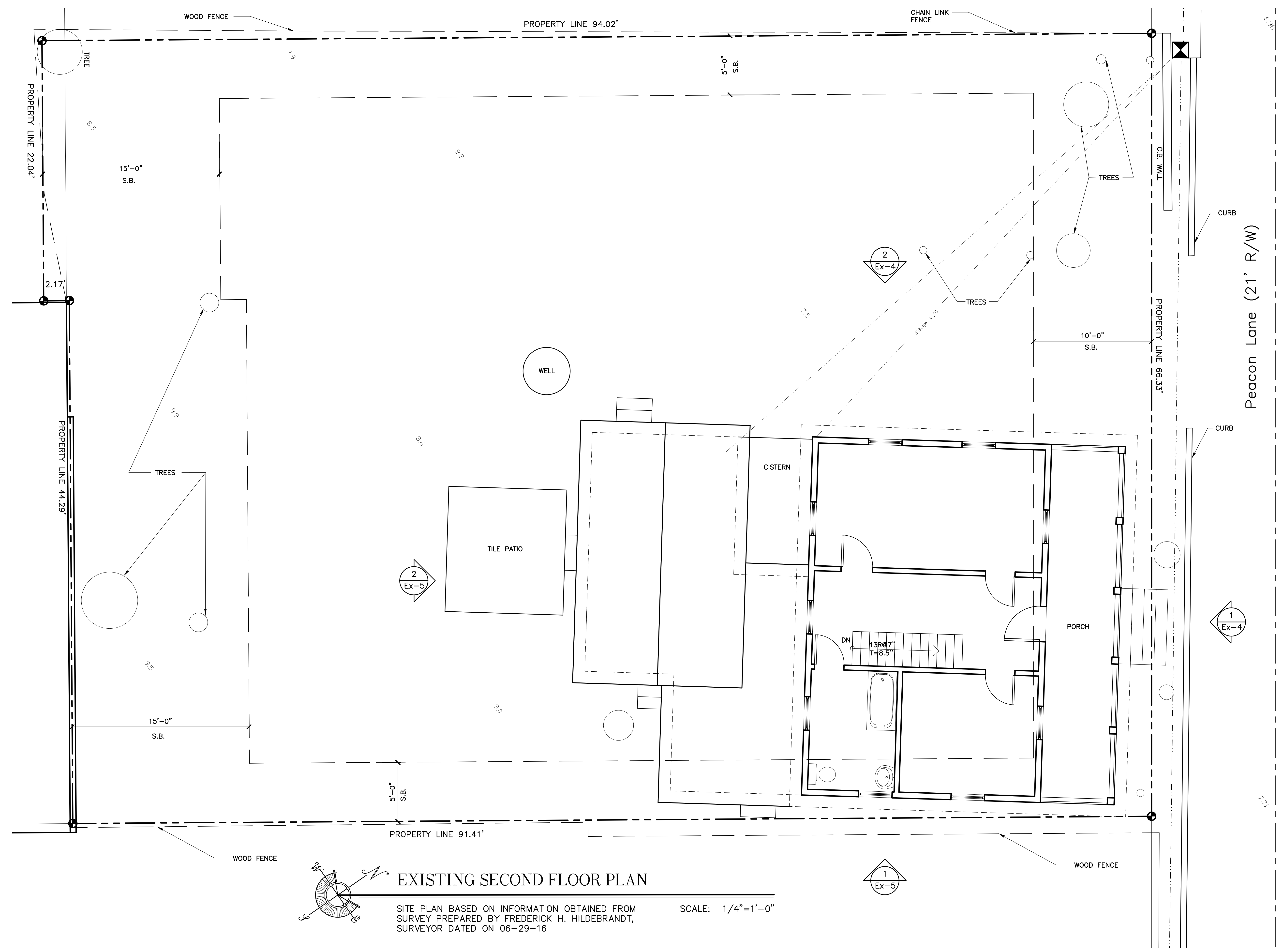
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RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.



**EXISTING SECOND FLOOR PLAN**

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 06-29-16

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

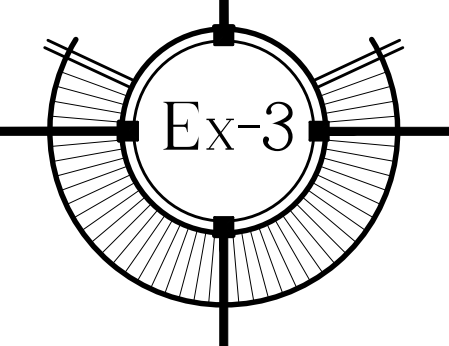
SEAL \_\_\_\_\_

DATE  
06-30-16  
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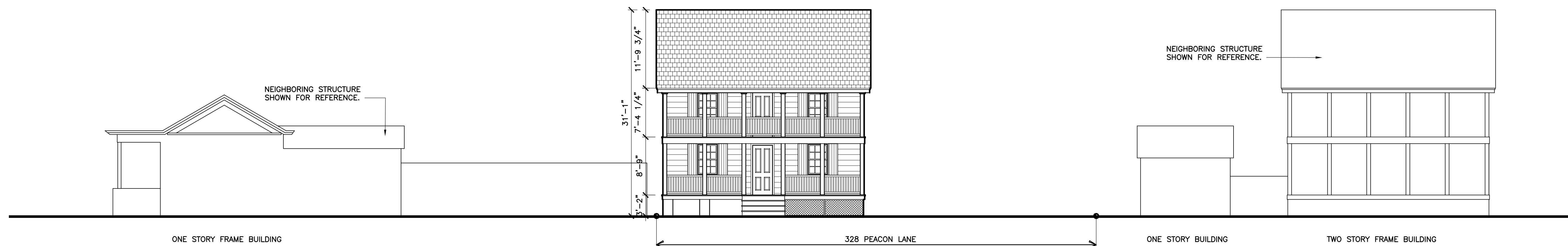
REVISIONS \_\_\_\_\_

DRAWN BY  
JW

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1610



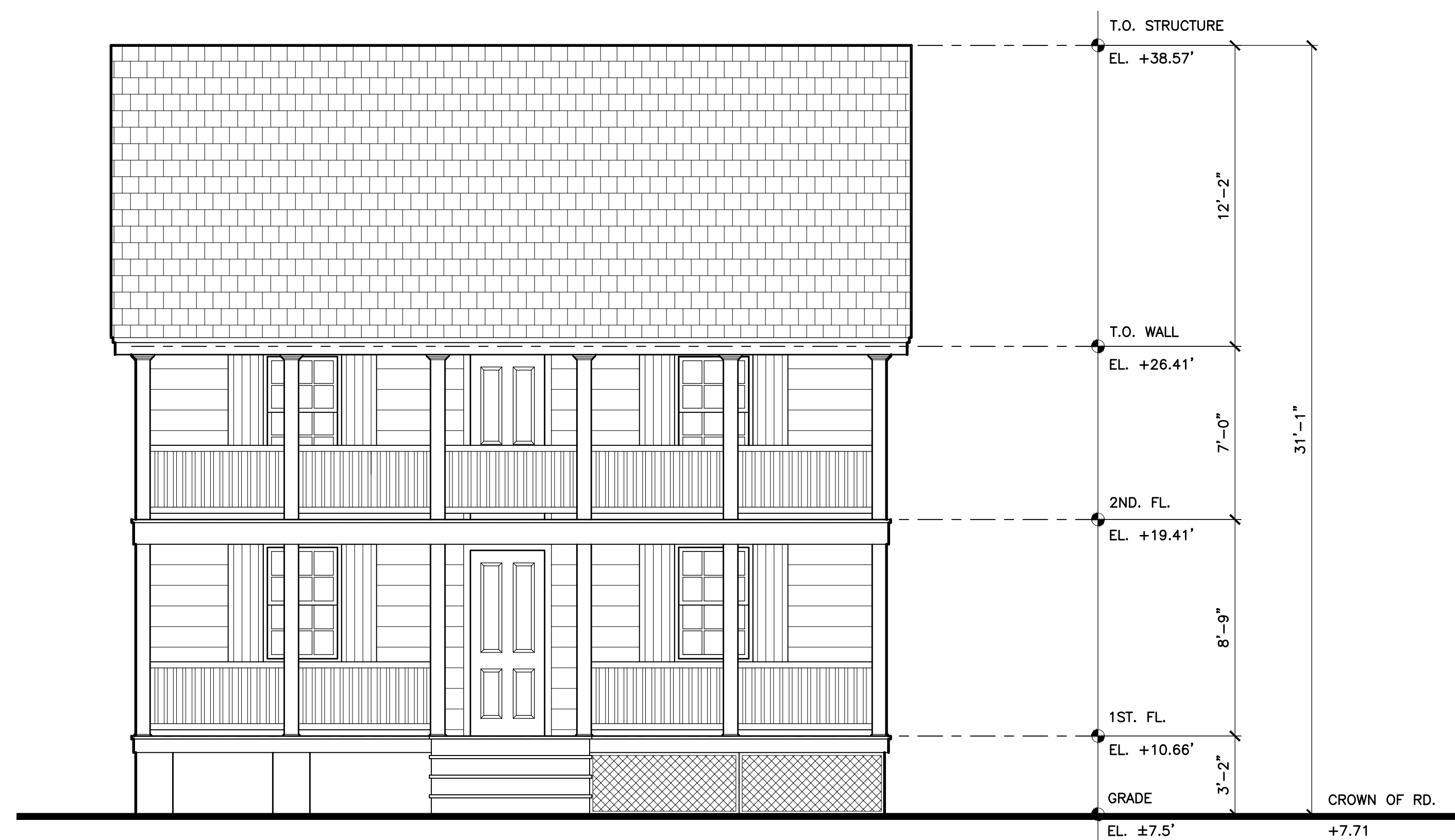
RENOVATIONS AND ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA



1  
EX-4

STREET VIEW

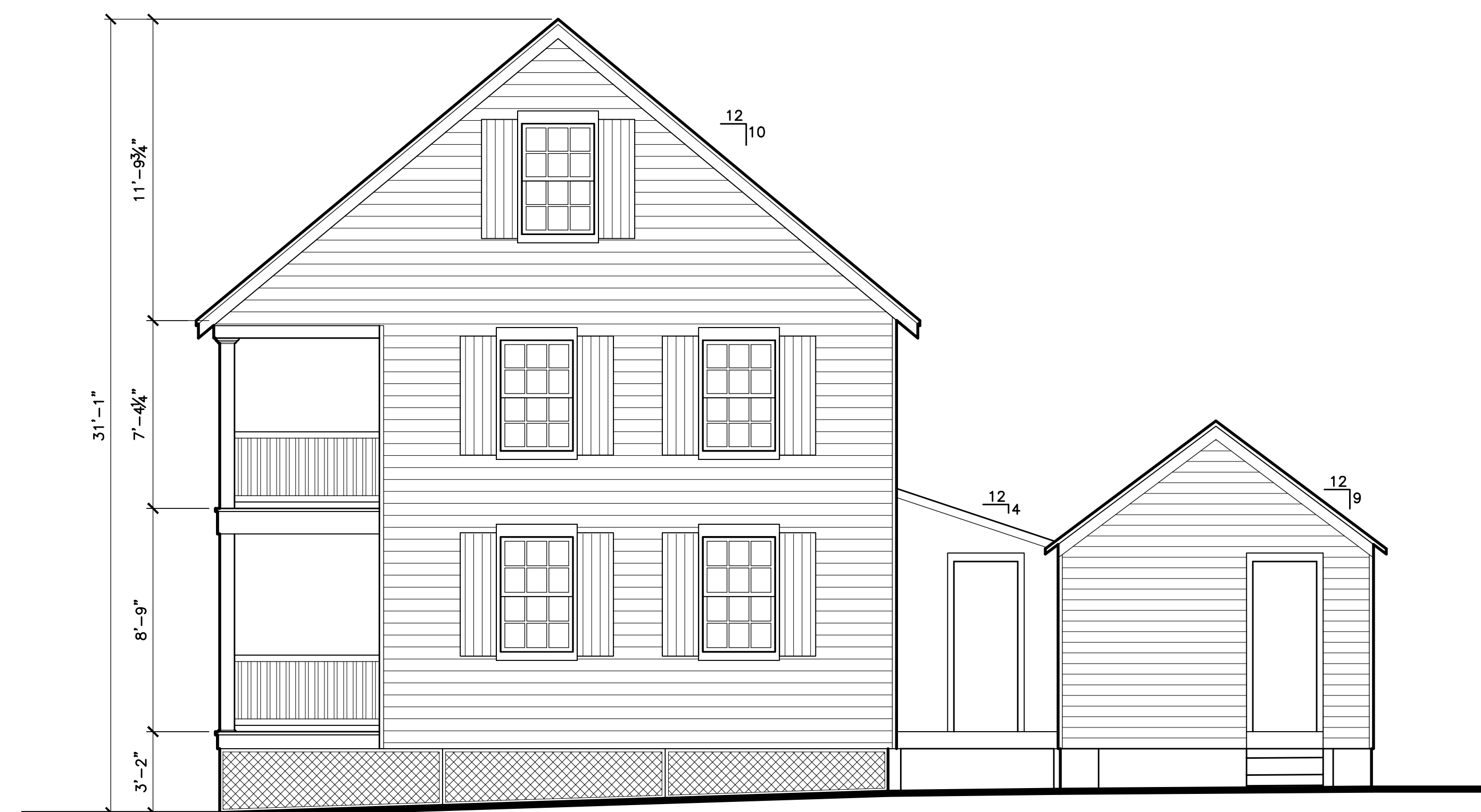
SCALE: 1/8"=1'-0"



1  
EX-4

EXISTING FRONT ELEVATION

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



2  
EX-4

EXISTING SIDE ELEVATION

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

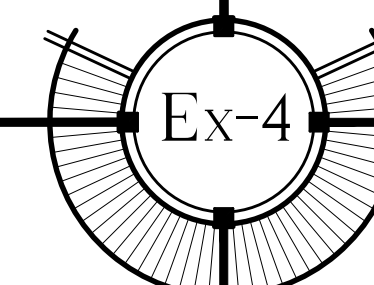
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06-30-16  
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JW

PROJECT  
NUMBER  
1610







1  
Ex-5

EXISTING SIDE ELEVATION

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



2  
Ex-5

EXISTING REAR ELEVATION

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

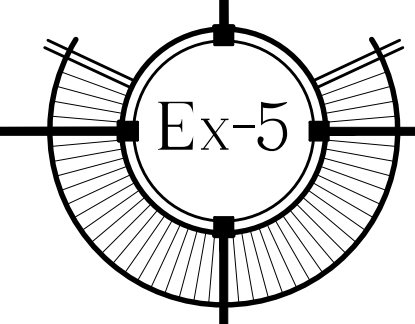
SEAL \_\_\_\_\_

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REVISIONS \_\_\_\_\_

DRAWN BY  
JW

PROJECT  
NUMBER  
1610



# 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:

**RENOVATIONS TO EXISTING HOUSE,  
INCLUDING REMOVAL OF HISTORIC WINDOWS.  
NEW TWO-STORY ACCESSORY STRUCTURE ON  
REAR. NEW POOL AND SITE WORK.**

**FOR- #328 PEACON LANE**

**Applicant – William P. Horn**

**Application #H16-03-0078**

**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](http://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

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

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

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1003948 Parcel ID: 00003780-000000**

**Ownership Details**

**Mailing Address:**

ESBENSEN GEORGE AND GWENDOLYN SCHULTZ  
709 EATON ST  
KEY WEST, FL 33040-6843

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-**

**Township-** 06-68-25

**Range:**

**Property Location:** 328 PEACON LN KEY WEST

**Legal Description:** KW PT LOT 4 SQR 22 OR336-598/601 OR1035-818/19P/R OR1745-904/05 OR1745-906/07 OR2072-2272/73 OR2072-2274/75 OR2072-2276/77 OR2075-1703/05 OR2075-1706/08 OR2075-1709/11 OR2343-962/63 OR2343-964/65 OR2343-966/67 OR2343-968/69 OR2343-970/71 OR2343-972/73 OR2416-2408D/C OR2441-316/25WILL OR2669-170/71ORD OR2674-645/46 OR2813-1087/88

**Click Map Image to open interactive viewer**



### Land Details

| Land Use Code   | Frontage | Depth | Land Area   |
|-----------------|----------|-------|-------------|
| 01LN - SFR LANE | 66       | 93    | 6,071.00 SF |

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1588  
 Year Built: 1933



## Building 1 Details

**Building Type** R1  
**Effective Age** 42  
**Year Built** 1933  
**Functional Obs** 0

**Condition** A  
**Perimeter** 260  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 41  
**Grnd Floor Area** 1,588

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

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

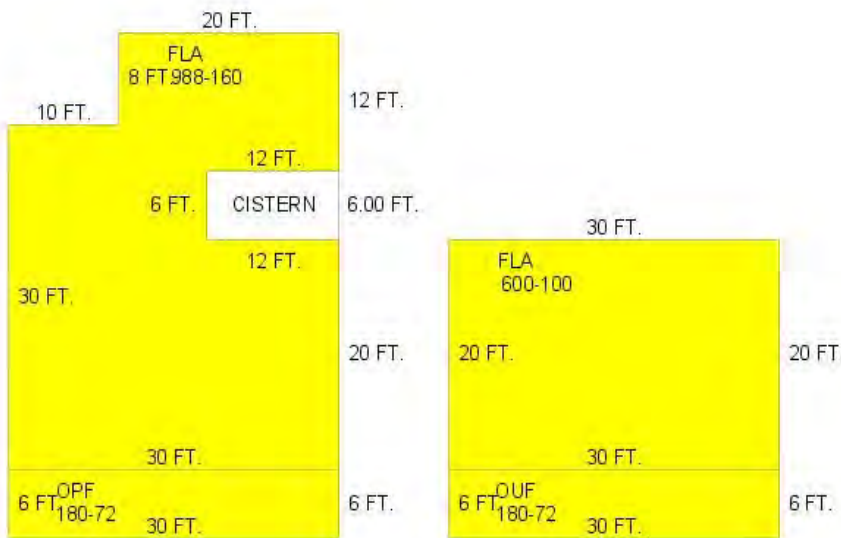
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 3

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**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   | OPF  |                       | 1         | 2015       |           | 0.00       | 0.00                | 180  |
| 2   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1989       | N N       | 0.00       | 0.00                | 988  |
| 3   | OUF  |                       | 1         | 2015       |           | 0.00       | 0.00                | 180  |
| 4   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1989       | N N       | 0.00       | 0.00                | 600  |

## Misc Improvement Details

| Nbr | Type       | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------|---------|--------|-------|------------|-----------|-------|------|
| 2   | FN2:FENCES | 72 SF   | 0      | 0     | 1964       | 1965      | 3     | 30   |

## Appraiser Notes

\*\*\*\*\*HURRICANE DAMAGE\*\*\*\*\*

## Building Permits

| Bldg Number | Date Issued | Date Completed | Amount     | Description       | Notes  |
|-------------|-------------|----------------|------------|-------------------|--|
| 14-1327     | 04/11/2014  | 02/09/2015     | 7,000      |                   | R&R FRONT PORCH FLOORING 1ST AND 2ND LEVEL                       |
| 1           | 04-0328     | 02/06/2004     | 10/18/2004 | 6,000 Residential | FLOORS & CABINETS  |
| 2           | 05-4830     | 11/01/2005     | 11/28/2005 | 1,500 Residential | URRICANE WILMA DAMAGE REPLACE THE METER ENCLOSURE                |
| 3           | 05-5110     | 11/14/2005     | 11/28/2005 | 950 Residential   | URRICANE DAMAGE REPLACE RISER & METER ENCLOSURE                  |
| 4           | 07-2150     | 05/11/2007     | 03/18/2008 | 1 Residential     | BUILD 19 WOOD SHUTTERS THAT HARC GUIDELINES-AFER THR FACT PERMIT |

## 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      | 144,544          | 273                          | 745,700          | 890,517                   | 890,517              | 0                   | 890,517              |
| 2015      | 162,554          | 297                          | 658,258          | 821,109                   | 821,109              | 0                   | 821,109              |
| 2014      | 163,920          | 270                          | 548,548          | 712,738                   | 712,738              | 0                   | 712,738              |
| 2013      | 166,296          | 270                          | 625,589          | 792,155                   | 785,161              | 0                   | 792,155              |
| 2012      | 166,296          | 270                          | 547,217          | 713,783                   | 713,783              | 0                   | 713,783              |
| 2011      | 168,671          | 270                          | 496,341          | 665,282                   | 665,282              | 0                   | 665,282              |
| 2010      | 199,555          | 270                          | 525,948          | 725,773                   | 725,773              | 0                   | 725,773              |
| 2009      | 224,512          | 270                          | 623,346          | 848,128                   | 848,128              | 0                   | 848,128              |
| 2008      | 206,475          | 270                          | 843,869          | 1,050,614                 | 1,050,614            | 0                   | 1,050,614            |
| 2007      | 334,158          | 270                          | 1,079,400        | 1,413,828                 | 1,413,828            | 0                   | 1,413,828            |
| 2006      | 464,522          | 270                          | 585,960          | 1,050,752                 | 1,050,752            | 0                   | 1,050,752            |
| 2005      | 464,522          | 270                          | 468,768          | 933,560                   | 933,560              | 0                   | 933,560              |
| 2004      | 264,134          | 270                          | 437,928          | 702,332                   | 702,332              | 0                   | 702,332              |
| 2003      | 254,352          | 270                          | 234,384          | 489,006                   | 489,006              | 0                   | 489,006              |
| 2002      | 232,680          | 270                          | 209,712          | 442,662                   | 442,662              | 0                   | 442,662              |
| 2001      | 202,657          | 270                          | 209,712          | 412,639                   | 412,639              | 0                   | 412,639              |
| 2000      | 154,940          | 216                          | 124,902          | 280,058                   | 280,058              | 0                   | 280,058              |
| 1999      | 146,332          | 204                          | 124,902          | 271,438                   | 271,438              | 0                   | 271,438              |

|             |         |     |         |         |         |   |         |
|-------------|---------|-----|---------|---------|---------|---|---------|
| <b>1998</b> | 114,770 | 160 | 124,902 | 239,832 | 239,832 | 0 | 239,832 |
| <b>1997</b> | 103,293 | 144 | 112,566 | 216,003 | 216,003 | 0 | 216,003 |
| <b>1996</b> | 77,470  | 108 | 112,566 | 190,144 | 190,144 | 0 | 190,144 |
| <b>1995</b> | 70,584  | 98  | 112,566 | 183,248 | 183,248 | 0 | 183,248 |
| <b>1994</b> | 63,124  | 88  | 112,566 | 175,778 | 175,778 | 0 | 175,778 |
| <b>1993</b> | 63,124  | 0   | 112,566 | 175,690 | 175,690 | 0 | 175,690 |
| <b>1992</b> | 63,124  | 0   | 112,566 | 175,690 | 175,690 | 0 | 175,690 |
| <b>1991</b> | 63,124  | 0   | 112,566 | 175,690 | 175,690 | 0 | 175,690 |
| <b>1990</b> | 49,018  | 0   | 86,352  | 135,370 | 135,370 | 0 | 135,370 |
| <b>1989</b> | 46,606  | 0   | 84,810  | 131,416 | 131,416 | 0 | 131,416 |
| <b>1988</b> | 37,861  | 0   | 77,100  | 114,961 | 114,961 | 0 | 114,961 |
| <b>1987</b> | 37,455  | 0   | 53,304  | 90,759  | 90,759  | 0 | 90,759  |
| <b>1986</b> | 37,648  | 0   | 51,515  | 89,163  | 89,163  | 0 | 89,163  |
| <b>1985</b> | 36,620  | 0   | 25,104  | 61,724  | 61,724  | 0 | 61,724  |
| <b>1984</b> | 34,310  | 0   | 25,104  | 59,414  | 59,414  | 0 | 59,414  |
| <b>1983</b> | 34,310  | 0   | 25,104  | 59,414  | 59,414  | 0 | 59,414  |
| <b>1982</b> | 34,949  | 0   | 25,104  | 60,053  | 60,053  | 0 | 60,053  |

## 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 |
|------------------|----------------------------|---------|------------|---------------|
| <b>8/24/2016</b> | 2813 / 1087                | 892,500 | <u>WD</u>  | <u>37</u>     |
| <b>3/6/2014</b>  | 2674 / 645                 | 100     | <u>WD</u>  | <u>11</u>     |

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Monroe County Property Appraiser  
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