



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Casey Burtch
Historic Preservation Planner II

Meeting Date: June 27, 2023

Applicant: Jonathan Tavarez, Designer

Application Number: H2023-0016

Address: 417 Catherine Street

Description of Work

Join two structures with a covered roof area to now be interior space, new fenestration openings on the front elevation and rebuild the existing deck.

Site Facts

The property contains three structures for this certificate of appropriateness the applicant is proposing to attach the principal historic building with a non-historic accessory structure that stands behind the principal building. The structure under review is a historic frame vernacular house built circa 1934 according to the property appraiser's records. The principal building is a historic one-story dwelling with evidence the similar building form was present in the 1948 Sanborn Maps. The historic structure has been significantly altered over the years and the existing conditions of the home do not present an obvious frontage or relationship to the streetscape. The accessory structure under review is situated at the rear of the principal structure, this structure was built sometime between 1972 and 1994. The aerial documentation in 1972 does not contain the accessory structure under review but the building is present in the 1994 aerial photograph. In 1995 a third accessory building was permitted and completed but is not currently part of the proposed scope of work. A pool exists on the east side of the building, a deck is proposed to be rebuilt where it once existed. Other elements of construction on site were part of previous permitted work, applied for prior to this Historic Architectural Review Commission application.



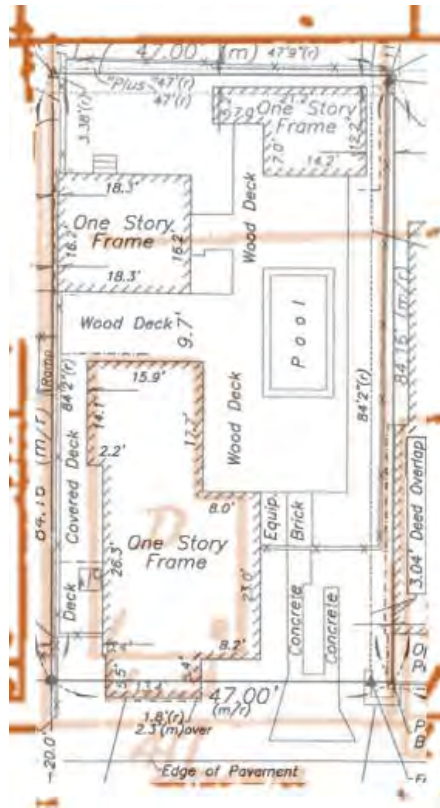
Existing Front of Historic Structure



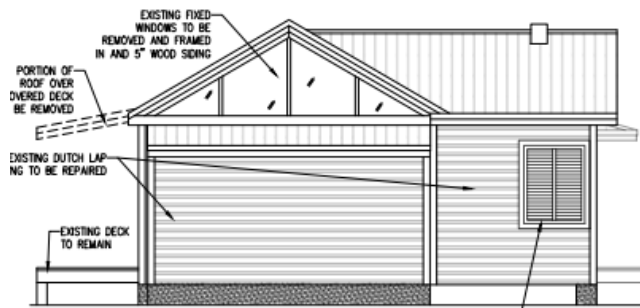
Existing Rear of Historic Structure



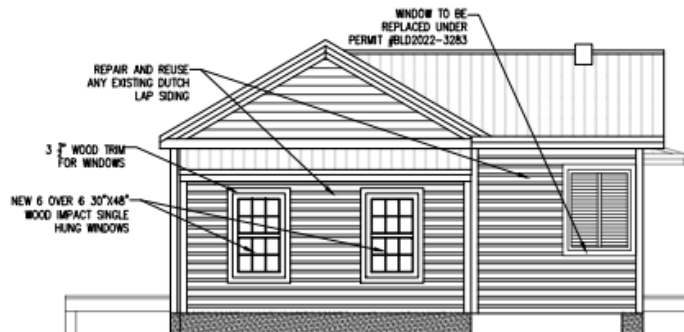
Historic Photo of 417 Catherine Street circa 1965.



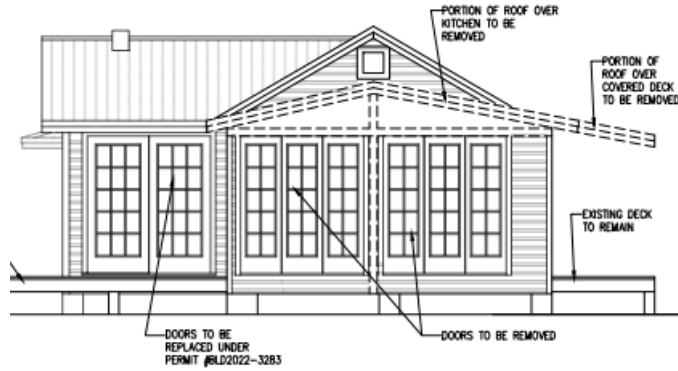
1962 Sanborn Map & Existing Site Plan.



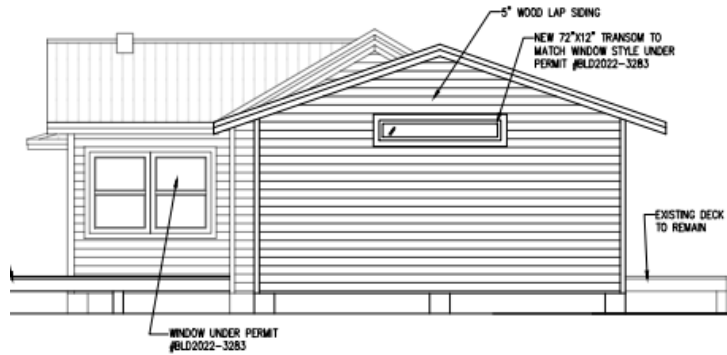
Existing Front Elevation



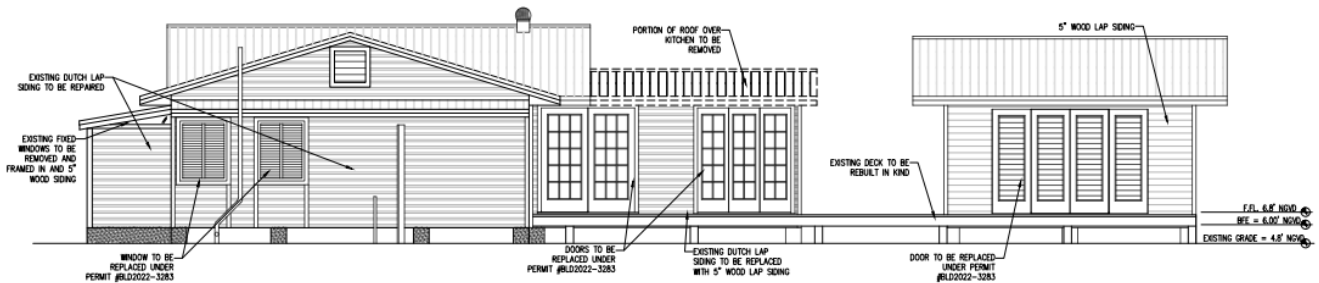
Proposed Front Elevation



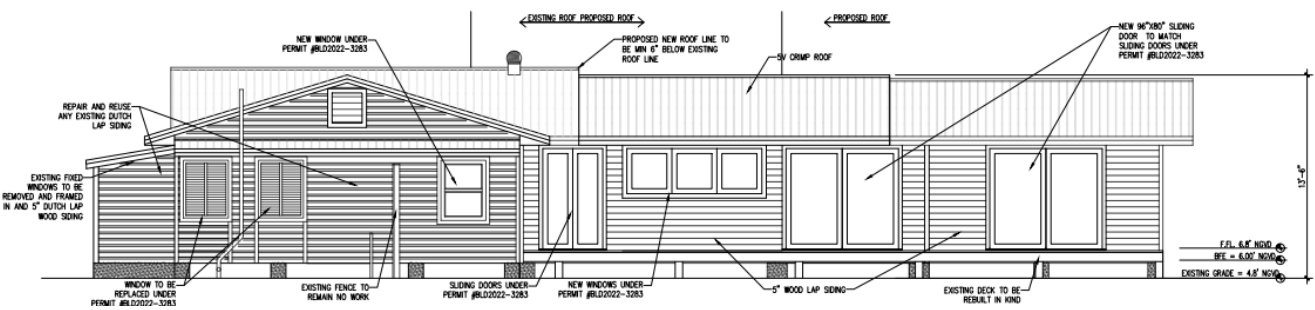
Existing Rear Elevation



Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation

Guidelines Cited on Review

- Wood Exteriors (page 24), specifically guideline 1.
- Roof (page 26), specifically guideline 3.
- Windows (pages 29-a - 29-l), specifically guidelines A 3 and B 1.
- Additions and Alterations (pages 37-a - 37-k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14 and 30.
- New Construction (pages 38-a – 38-q), specifically guidelines 1, 7, 8, 24, and 25; Materials (page 38-o) first paragraph.
- Decks...Pools (page 39-a) specifically guidelines 2 and 3.

Staff Analysis

The Certificate of Appropriateness under review proposes an addition on the rear of the principal house listed as a contributing resource. This proposed addition will connect the house to the non-historic structure existing on the property. The proposal suggests removal of a shed roof on the west side of the historic house, currently covering a porch to accommodate new building coverage calculations. New fenestration openings on the front façade are also proposed, creating a more harmonious frontage. A wood deck to be built back where it will connect the existing pool and proposed renovations to the structures. The proposed materials include Dutch wood lap siding for the historic portion of the house, wood lap siding, wood elements, wood impact windows, new 5-v crimp roof.

Consistency with Guidelines Cited Guidelines

It is the staff's opinion that the proposed design conforms with cited guidelines. The current house does not have a clear frontage as there are no front porches on the front elevation. Adding properly scaled windows to the front of the building will allow rhythm to return compared to the current austere facade. The new proposed design does create a long side elevation, however the way the existing structures are situated on the property allows for a simple connection while keeping the addition's roof line lower than the primary historic structure. The scale, mass and proportions of the addition are in keeping with similar land use structures within the area, the building's proposed changes will not overshadow the existing historic context.

APPLICATION

RECEIVED

MAY 25 2023

BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2023-0016</i>	REVISION #	INITIAL & DATE <i>TK</i>
FLOOD ZONE AE6	ZONING DISTRICT HMDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	417 Catherine St. Key West, Florida		
NAME ON DEED:	William Lynch	PHONE NUMBER	(315)-727-5546
OWNER'S MAILING ADDRESS:	109 Bradford Pkwy. Syracuse, NY	EMAIL	Nutone2009@aol.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER	(305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3	EMAIL	Nautilusdrafting@gmail.com
	Cudjoe Key, FL 33042		
APPLICANT'S SIGNATURE:	<i>Jonathan Juarez</i>	DATE	5/25/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS^x _____ RELOCATION OF A STRUCTURE _____ ELEVATION OF A STRUCTURE _____

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES _____ NO^x _____ INVOLVES A HISTORIC STRUCTURE: YES^x _____ NO _____

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES _____ NO^x _____

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: -INTERIOR REMODEL OF BUILDINGS A AND B.
- JOIN BUILDINGS A AND B WITH COVERED ROOF AREA TO NOW BE INTERIOR SPACE
- REBUILD EXISTING DECK
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: rebuild existing deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West
 1300 White Street
 Key West, Florida 33040

RECEIVED
 MAY 25 2023
 BY: TK

HARC COA # <u>2023-0016</u>	INITIAL & DATE <u>TK</u>
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	417 Catherine St. Key West, Florida
PROPERTY OWNER'S NAME:	William Lynch
APPLICANT NAME:	Jonathan Tavarez (Nautilus Drafting and Design Services)

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 a final inspection is 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	<u>William Lynch</u>	<u>5/25/2023</u>
	<u>William Lynch</u>	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove 2 portions of exterior wall at front of home for 2 new windows. Remove existing rear doors for beam above. Interior remodel to include demolition of existing kitchen, bathrooms and closets. Removal of damaged siding.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

(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.

The exterior wall demolitions have no distinctive characteristics as they are not original.

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Is not.

(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.

No

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

No

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

No

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

No

(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

(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.

No

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) Has not yielded, and is not likely to yield, information important in history,
No

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

No

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

No

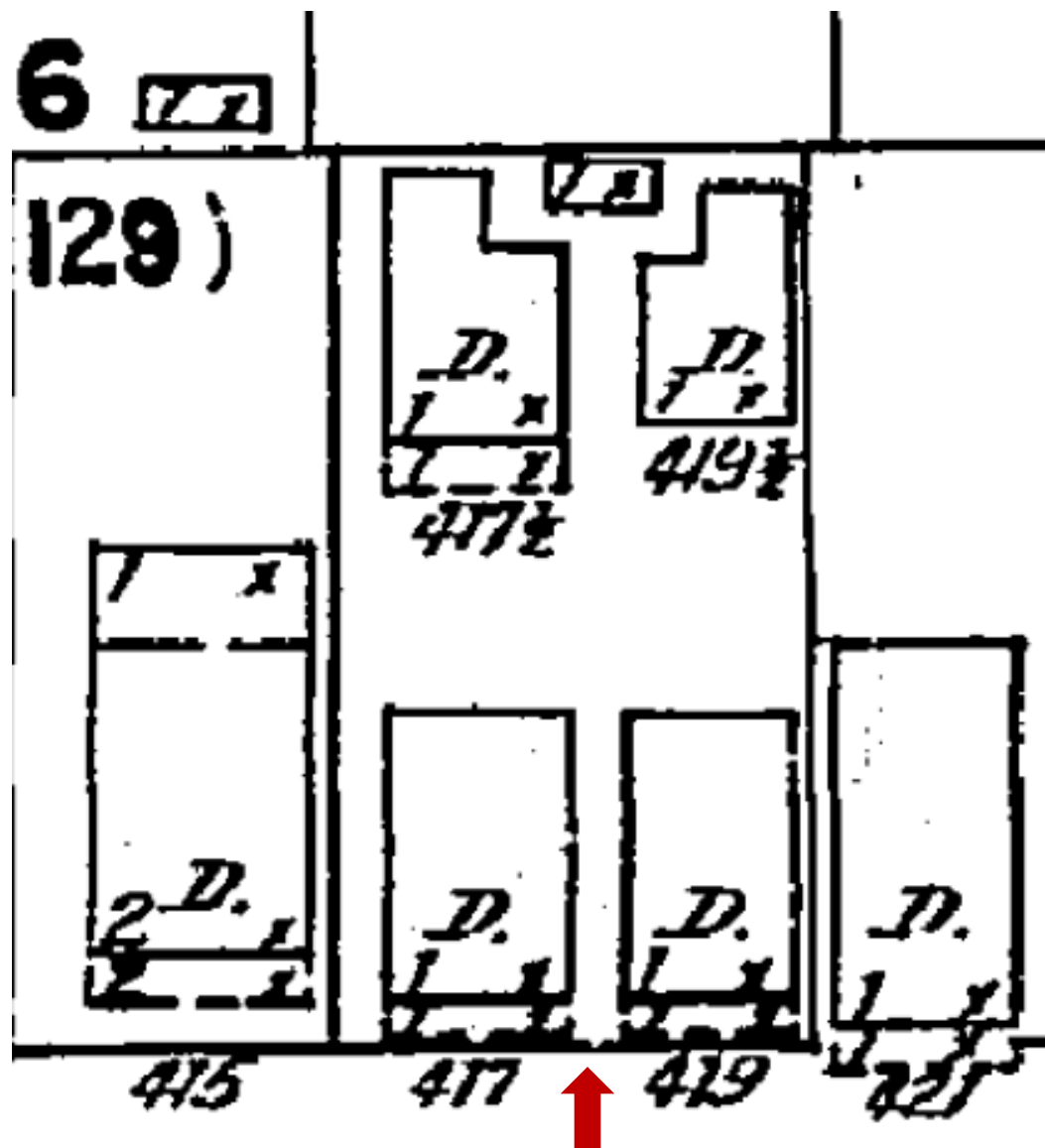
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

No

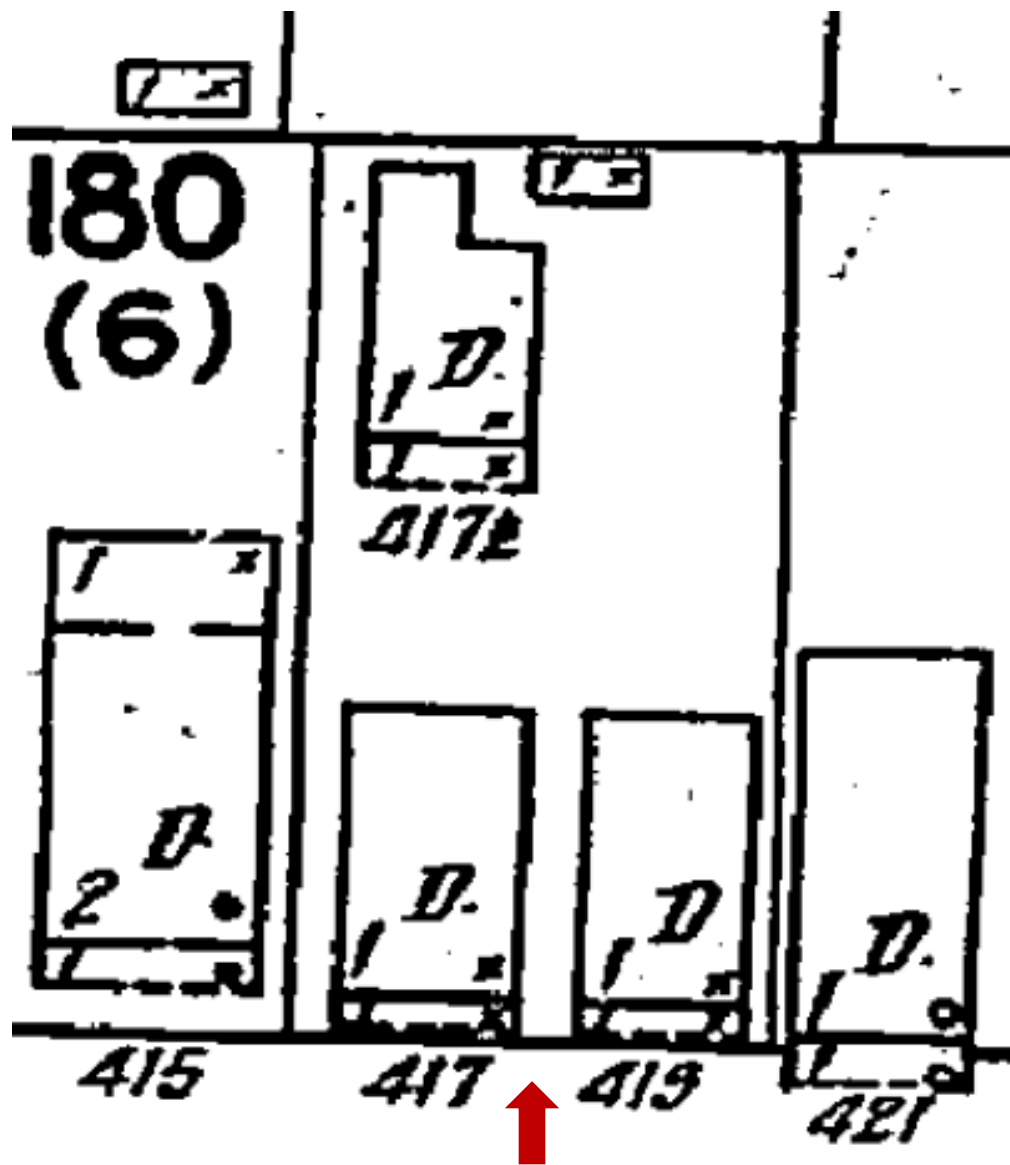
(4) Removing buildings or structures that would otherwise qualify as contributing.

No

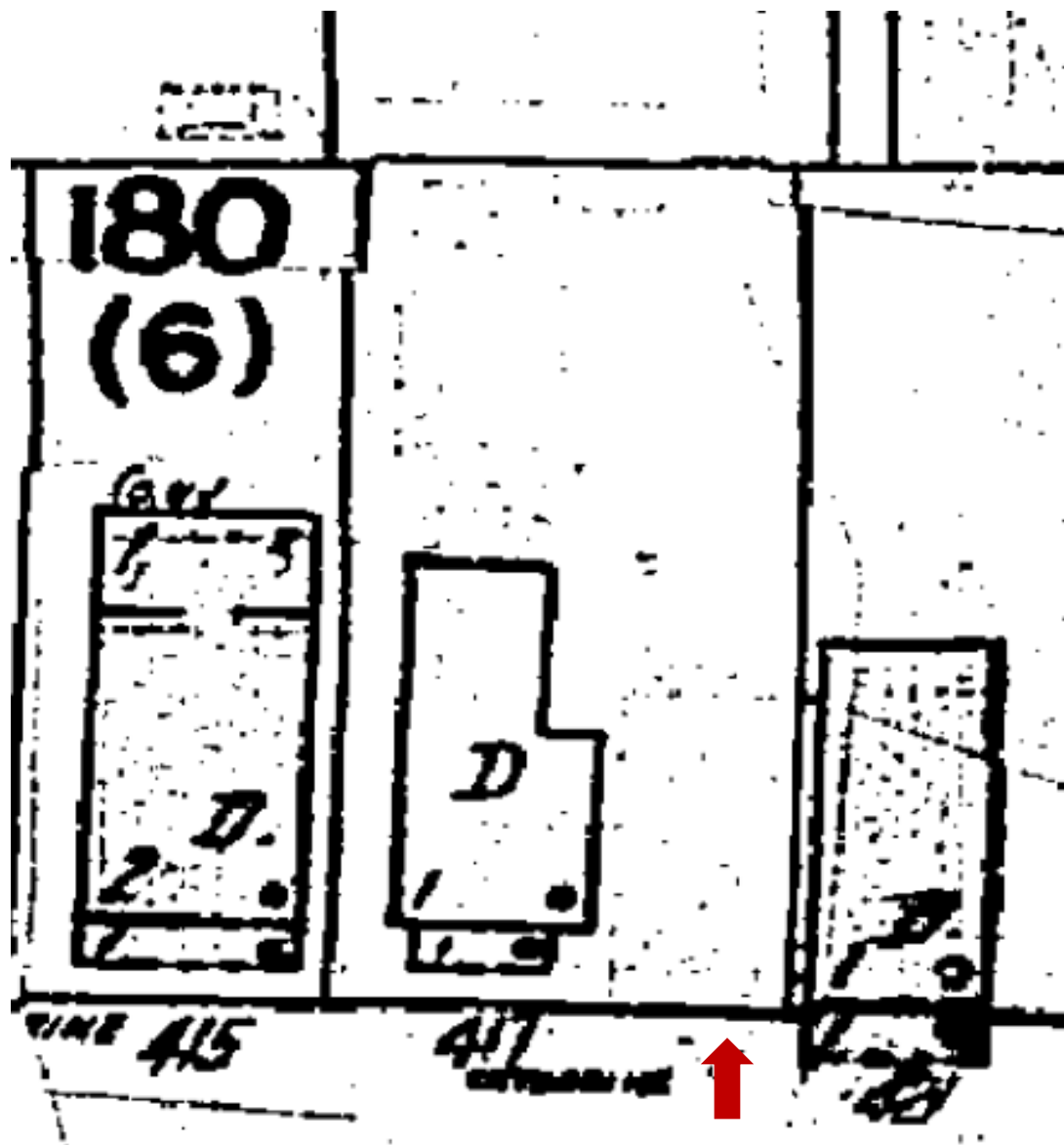
SANBORN MAPS



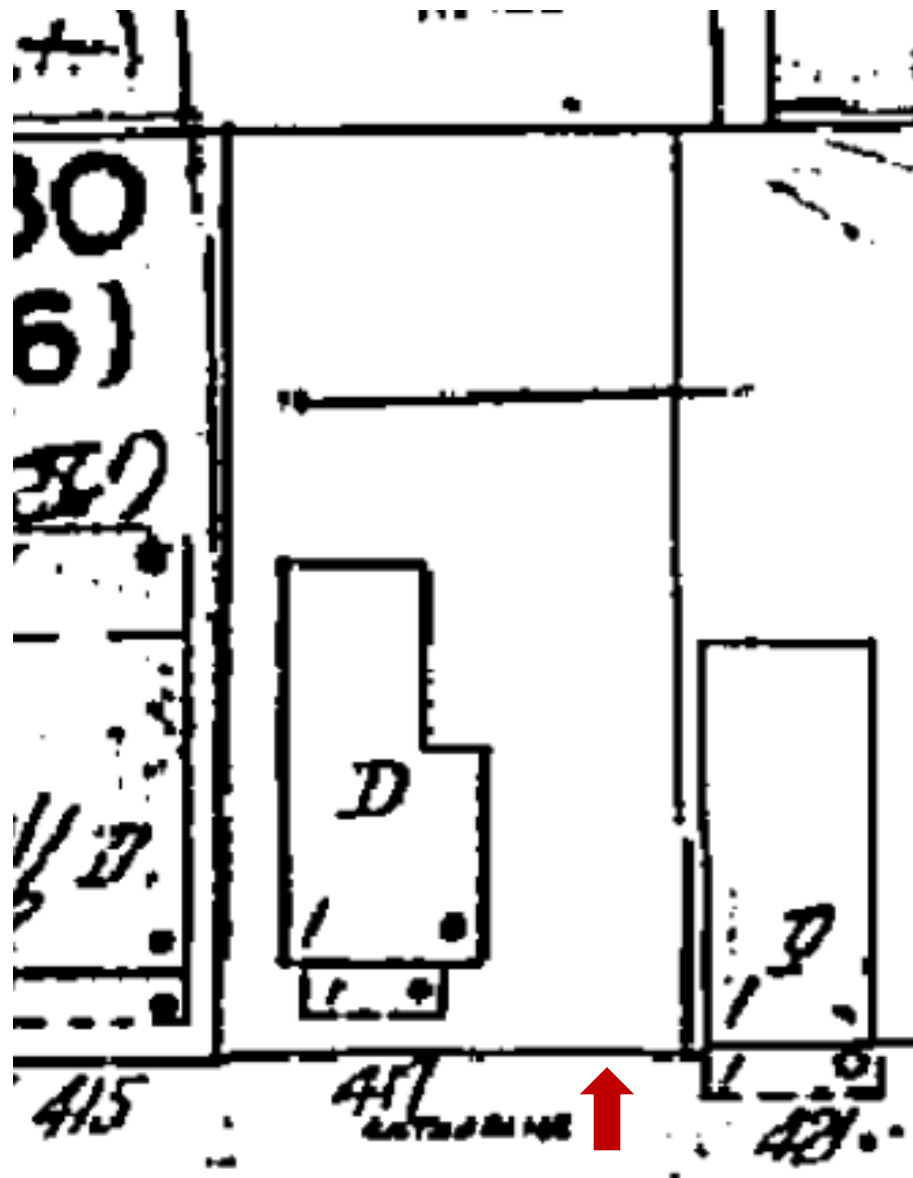
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

HARC Application photos 417 Catherine St.

417 Catherine St. Front elevation with each neighboring property



Prepared by Nautilus Drafting and Design Services

HARC Application photos 417 Catherine St.

417 Catherine St. right side photo.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 417 Catherine St.

417 Catherine St. side and portion of rear photo.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 417 Catherine St.

417 Catherine St. left side photo.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 417 Catherine St.

417 Catherine St. building B photo.



Prepared by Nautilus Drafting and Design Services



1972 Aerial Photograph 417 Catherine Street



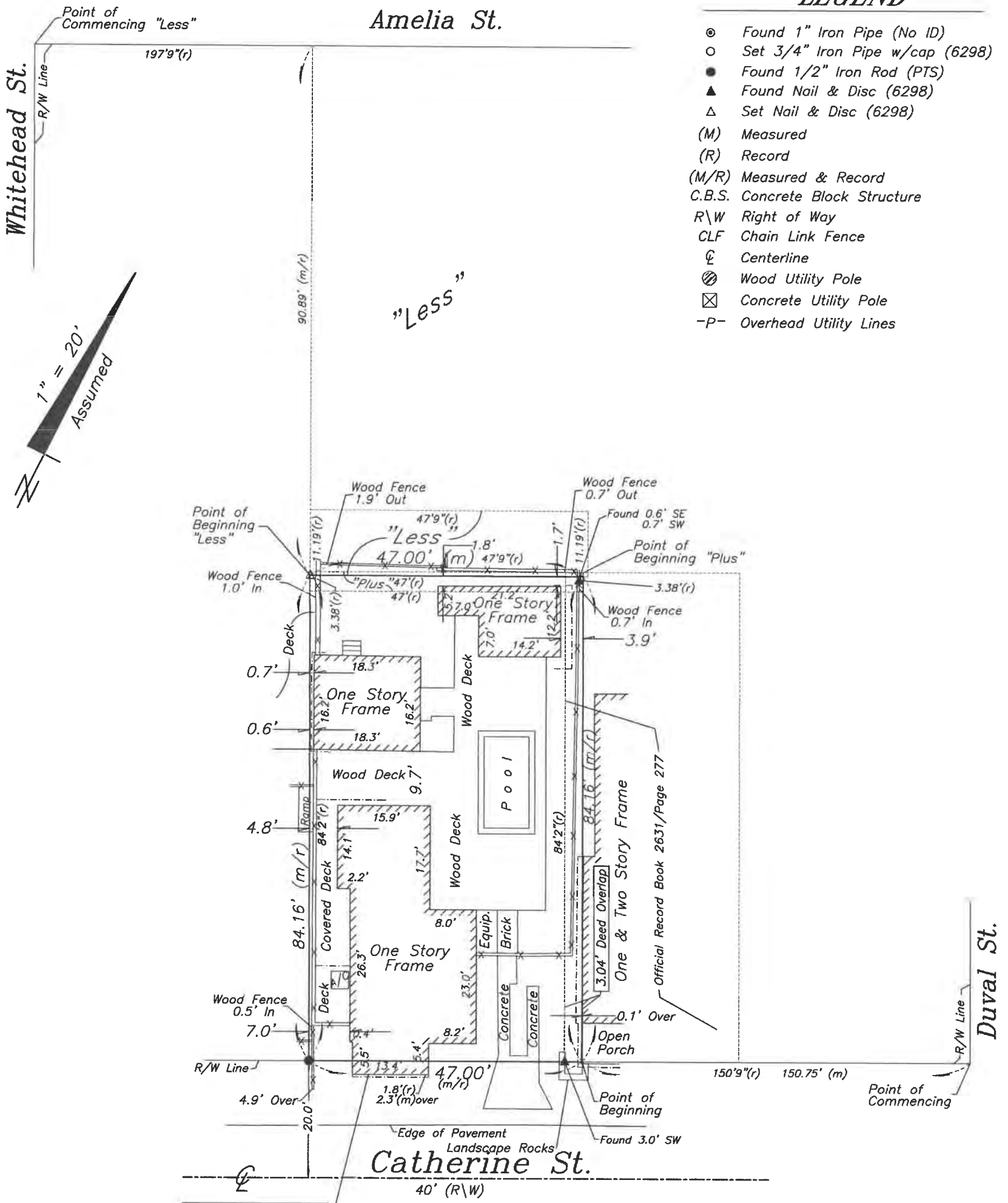
1994 Aerial Photograph 417 Catherine Street

SURVEY

Boundary Survey Map of Part of Subdivision 8, Lot 1, Square 11, Stepney Austin's Subdivision, Island of Key West

LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



Resolution 98-185
Easement for Structure
Encroachment

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Part of Subdivision 8, Lot 1, Square 11, Stepney Austin's Subidivision, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 417 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North arrow is assumed and based on the legal description.
8. Date of field work: May 3, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, in Tract 11, and is part of Lot 1, in Square 6, of said Tract 11, according to C.W. Tift's map or plan of the city and Island of Key West. Commencing at a point on Catherine Street 150 feet and 9 inches from the corner of Duval Street and running thence along said Catherine Street in a Southwesterly direction 47 feet; thence at right angles in a Northwesterly direction 84 feet and 2 inches; thence at right angles in a Northeasterly direction 47 feet; thence at right angles in a Southeasterly direction 84 feet and 2 inches to the point of beginning on Catherine Street.

The above described property also being known as Part of Subdivision 8, Lot 1, Square 11, according to Stepney Austin's Subdivision of Lots 1 and 21, Square 6, Tract 11, as per plat recorded in Deed Book L, Page 433, Public Records of Monroe County, Florida.

LESS AND EXCEPT

Beginning at a point on Amelia Street 197 feet and 9 inches from the corner of Whitehead Street; thence at right angles towards Catherine Street 90.89 feet, the point of beginning; thence at right angles toward Duval Street 47 feet and 9 inches; thence at right angles toward Amelia Street 11.19 feet; thence at right angles toward Whitehead Street 47 feet and 9 inches; thence at right angles toward Catherine Street 11.19 feet to the point of beginning.

PLUS

Commencing at a point on Catherine Street 150 feet and 9 inches from the corner of Duval and running thence at right angles toward Amelia Street 84.16 feet, the Point of Beginning; thence at right angles toward Whitehead Street 47 feet; thence at right angles toward Catherine Street 3.38 feet; thence at right angles toward Duval Street 47 feet; thence at right angles toward Amelia Street 3.38 feet to the point of beginning.

BOUNDARY SURVEY FOR: William Lynch;
Choice Mortgage;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 5, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 417 CATHERINE ST., KEY WEST, FL 33040
RE: 00028010-000000
ZONING: HM2R (HISTORIC MEDIUM HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: AE-6
F.I.R.M. - COMMUNITY #12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT SUB 8 PT LOT 1 SQR 6 TR 11 G74-348/49
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 5 FT REAR 15 FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN
SHEET A-1 - EXISTING AND PROPOSED FLOOR PLAN
SHEET A-2 - EXISTING ELEVATIONS
SHEET A-3 - PROPOSED ELEVATIONS

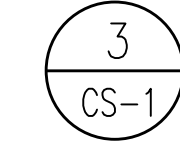
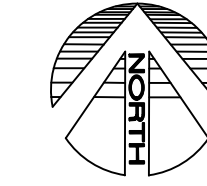
SCOPE OF WORK

- INTERIOR REMODEL OF BUILDINGS A AND B.
- JOIN BUILDINGS A AND B WITH COVERED ROOF AREA TO NOW BE INTERIOR SPACE
- REBUILD EXISTING DECK

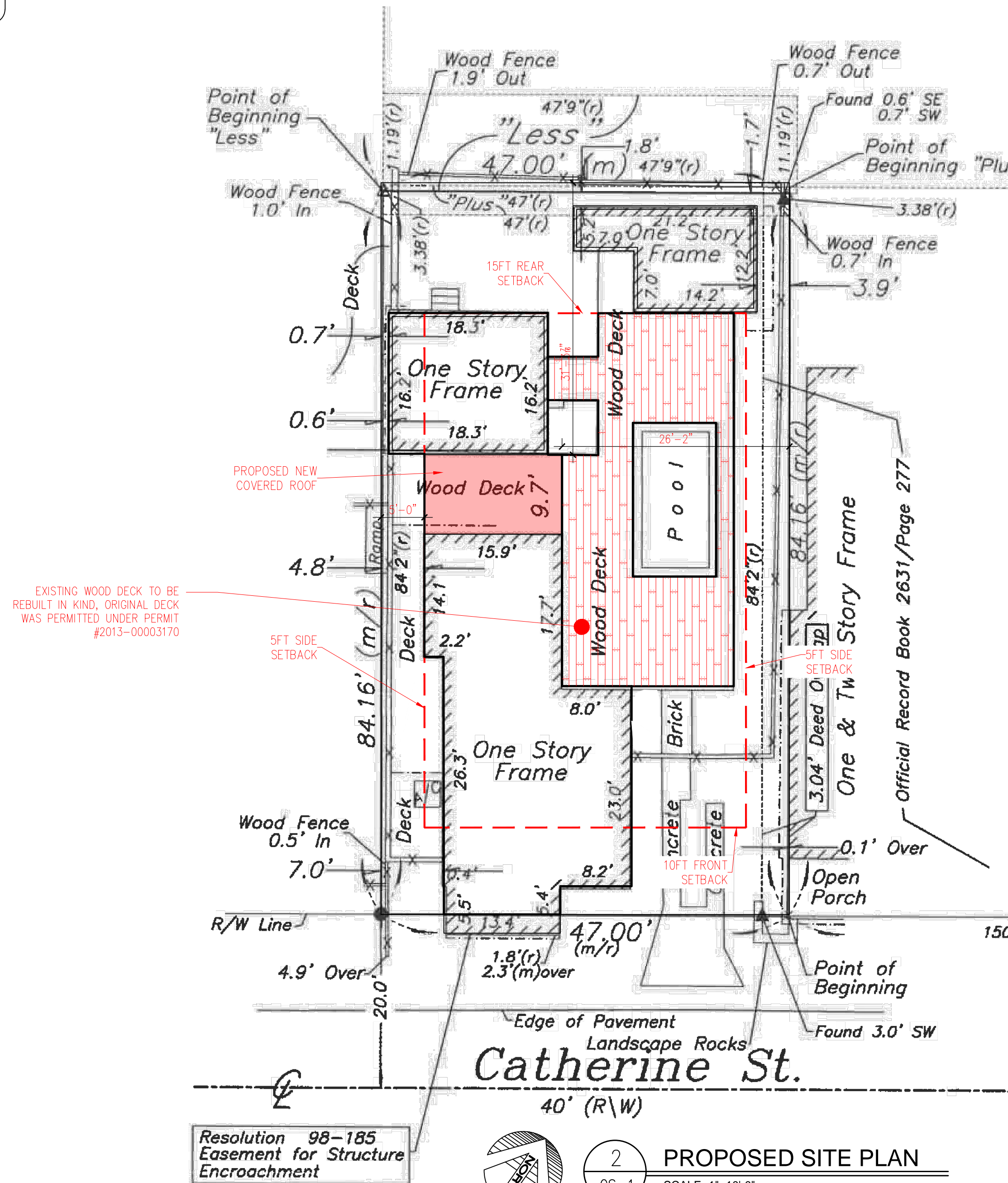
PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000			
SETBACKS:				
FRONT	NO CHANGE	NO CHANGE	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
LEFT SIDE	NO CHANGE	.6'	5'	NONE
RIGHT SIDE	NO CHANGE	3.9'	5'	NONE
REAR	NO CHANGE	1.7'	15'	NONE
LOT SIZE	NO CHANGE	3,955.52 SQ.FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,571 SQ.FT. .39.7%	1,593 SQ.FT. 40.2%	40% MAX	NONE
FLOOR AREA	1,462 SQ.FT. .369	1,482 SQ.FT. .374	1.0	NONE
BUILDING HEIGHT	NO CHANGE	14 FT.	30' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	320 SQ.FT. 8%	60% MAX	NONE
OPEN SPACE	1,162 SQ.FT. 29.3%	1,086.5 SQ.FT. 27.4%	35% MIN	NONE

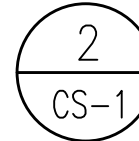
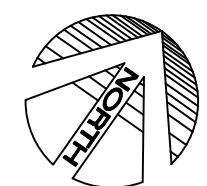
SITE



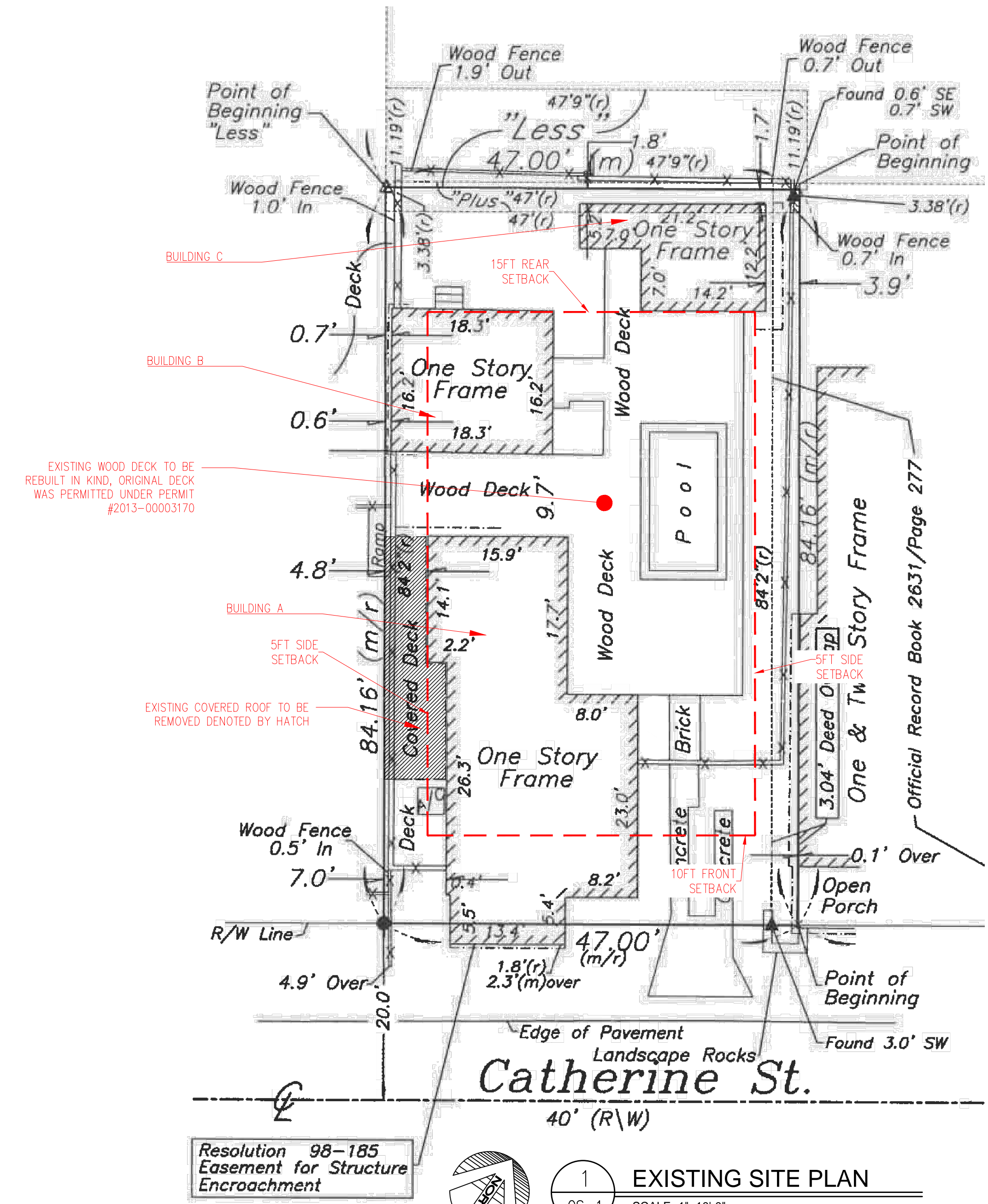
LOCATION MAP
SCALE: NOT TO SCALE



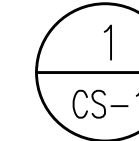
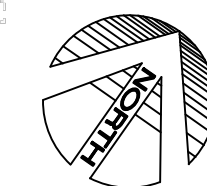
Resolution 98-185
Easement for Structure
Encroachment



PROPOSED SITE PLAN
SCALE: 1"=10'-0"



Resolution 98-185
Easement for Structure
Encroachment



EXISTING SITE PLAN
SCALE: 1"=10'-0"

HARC APPLICATION

417 CATHERINE ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

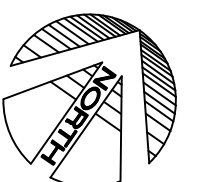
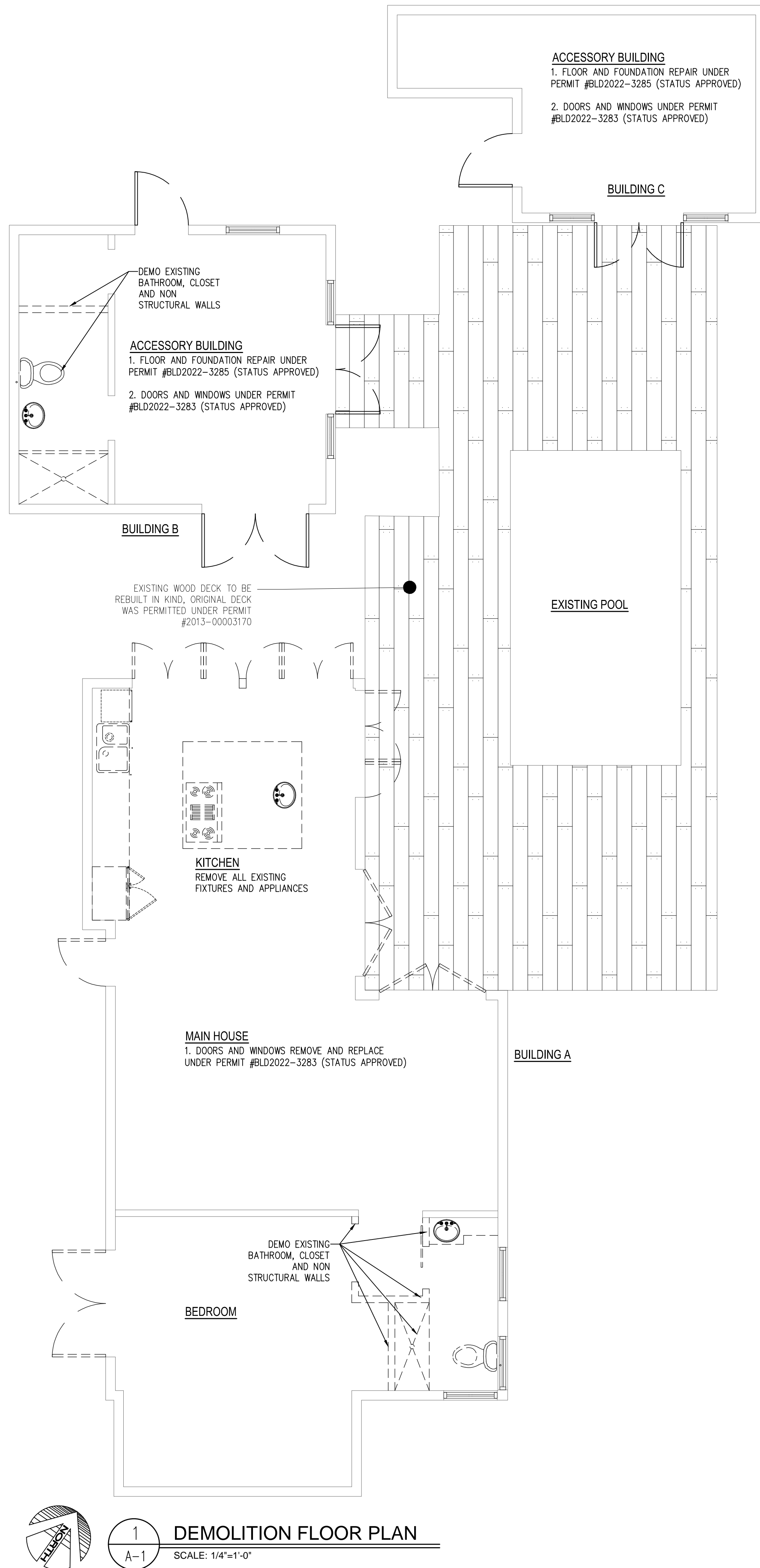
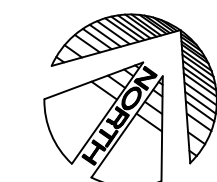
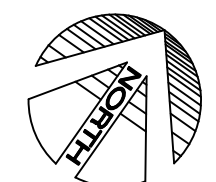
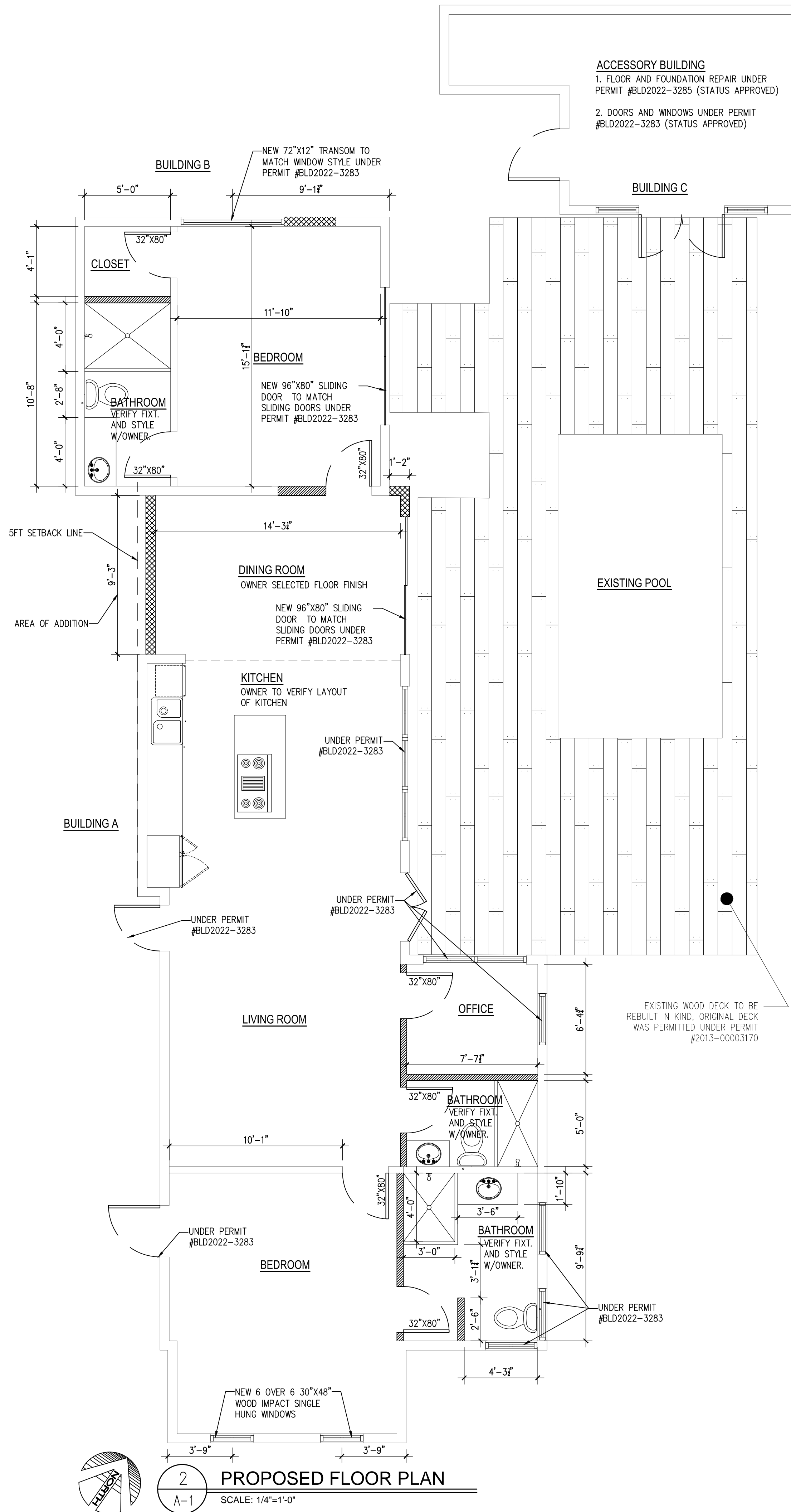
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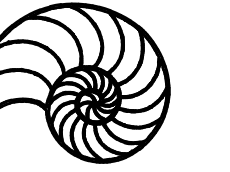
Revisions:

Title:
COVER SHEET,
EXISTING SITE PLAN
AND PROPOSED SITE
PLAN

Sheet Number:
CS-1

Date: 5.24.2023





NAUTILUS
DRAFTING & DESIGN
SERVICES

CONTACT INFO:
JONATHAN TAVAREZ
EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC APPLICATION
417 CATHERINE ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

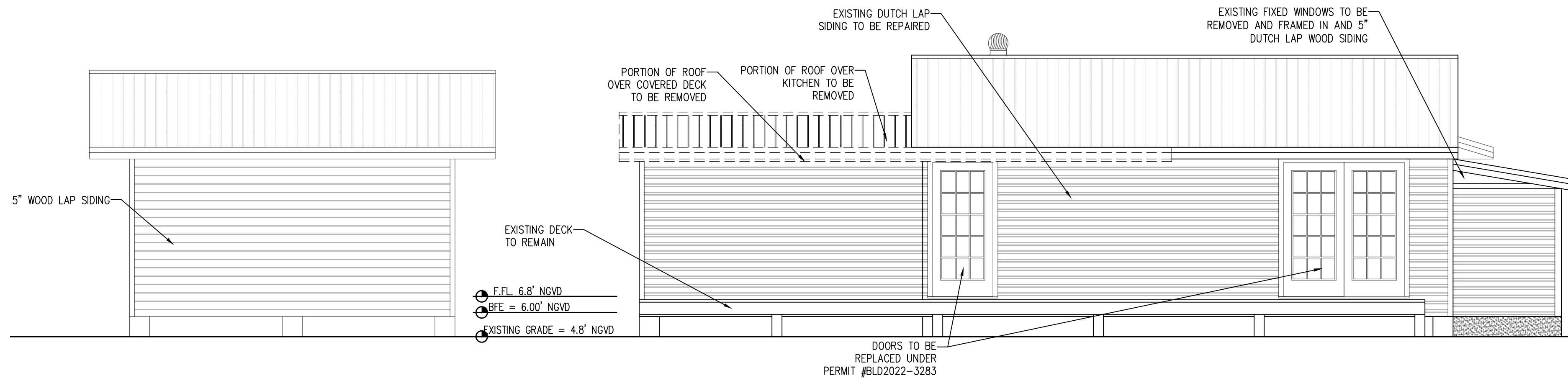
Revisions:

Title:
EXISTING
ELEVATIONS

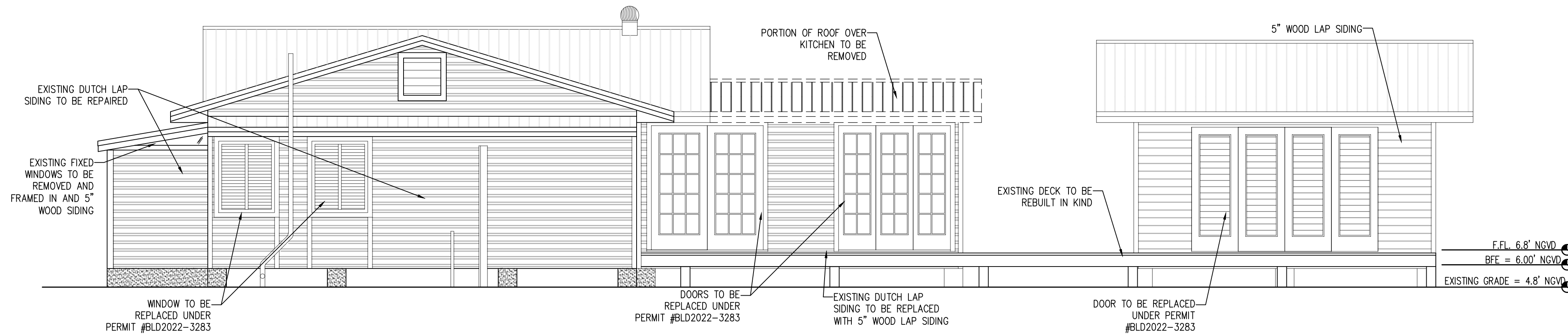
Sheet Number:

A-2

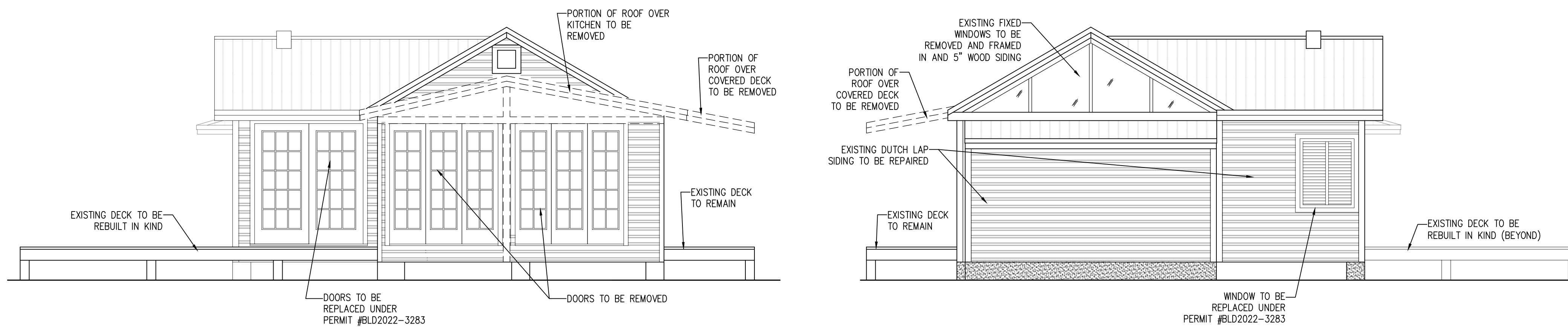
Date: 5.24.2023



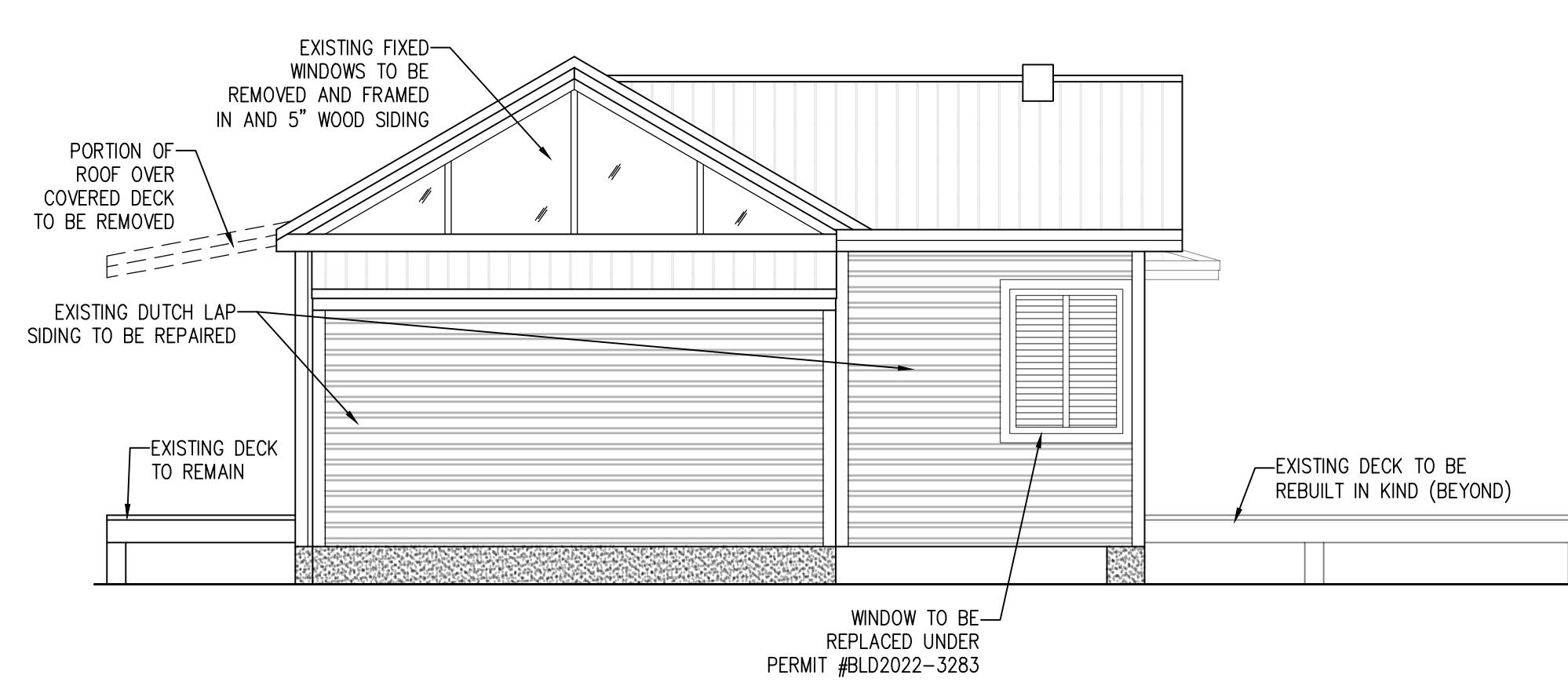
4 EXISTING SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"



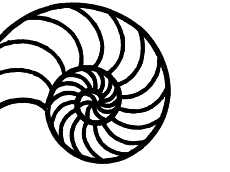
3 EXISTING SIDE ELEVATION FROM POOL
A-2 SCALE: 1/4"=1'-0"



2 EXISTING REAR ELEVATION
A-2 SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION
A-2 SCALE: 1/4"=1'-0"



NAUTILUS
DRAFTING & DESIGN
SERVICES

CONTACT INFO:
JONATHAN TAVAREZ
EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC APPLICATION
417 CATHERINE ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

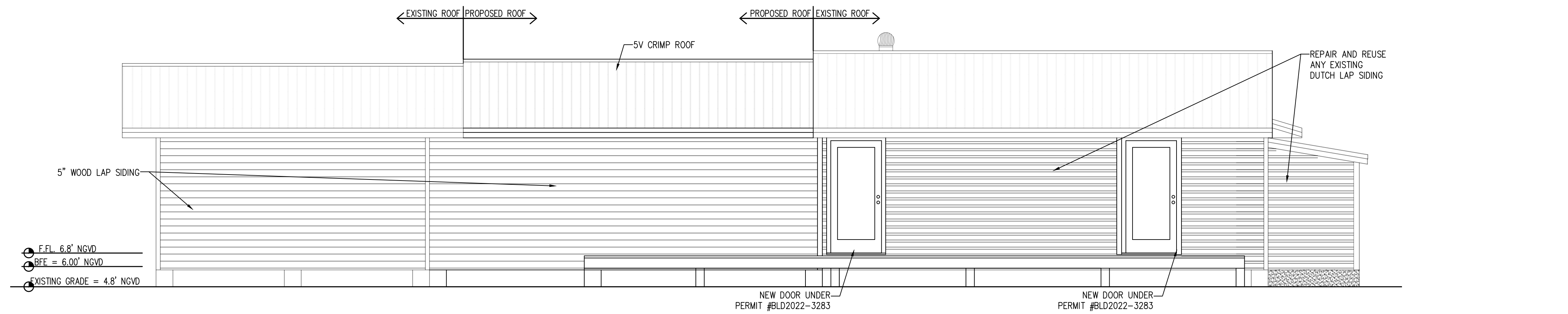
Revisions:

Title:
PROPOSED
ELEVATIONS

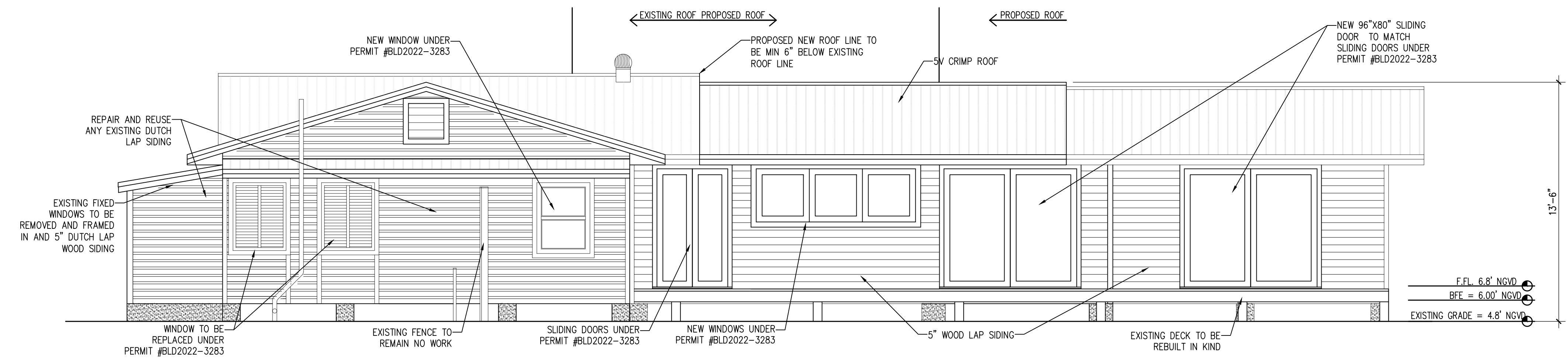
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A-3

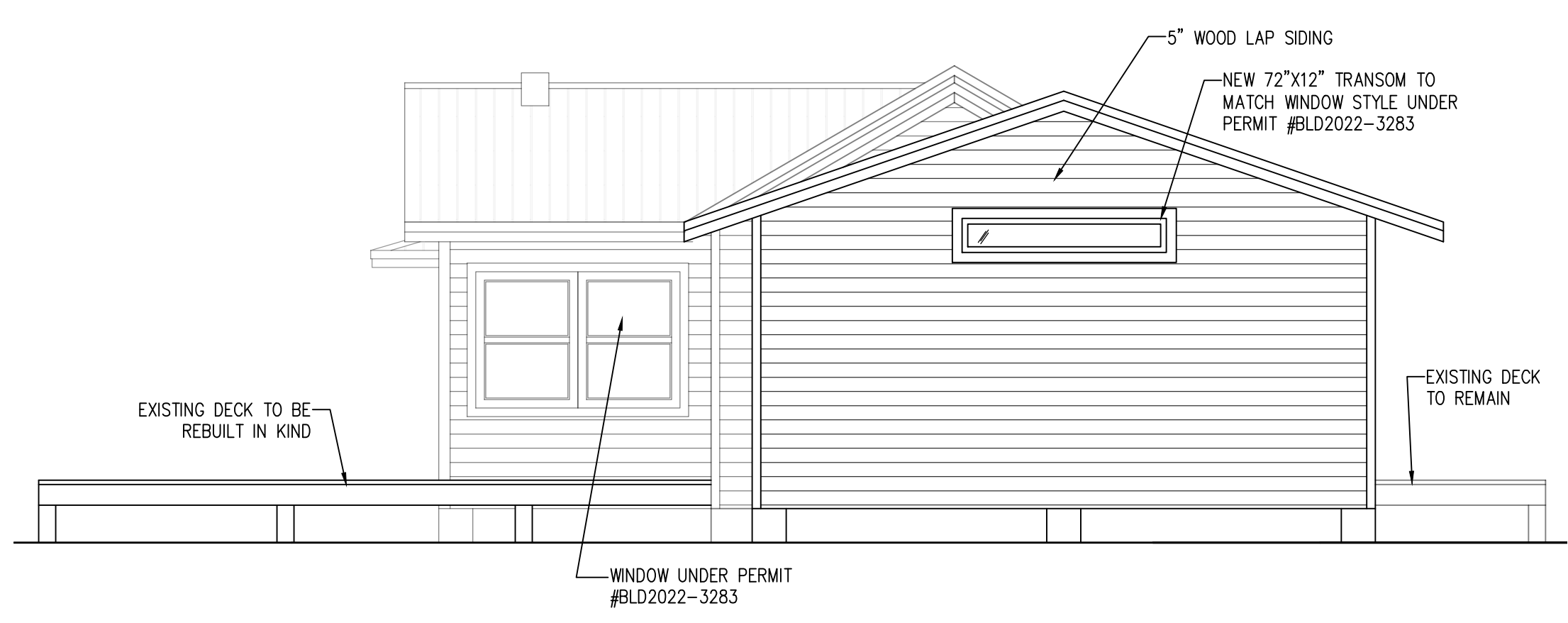
Date: 5.24.2023



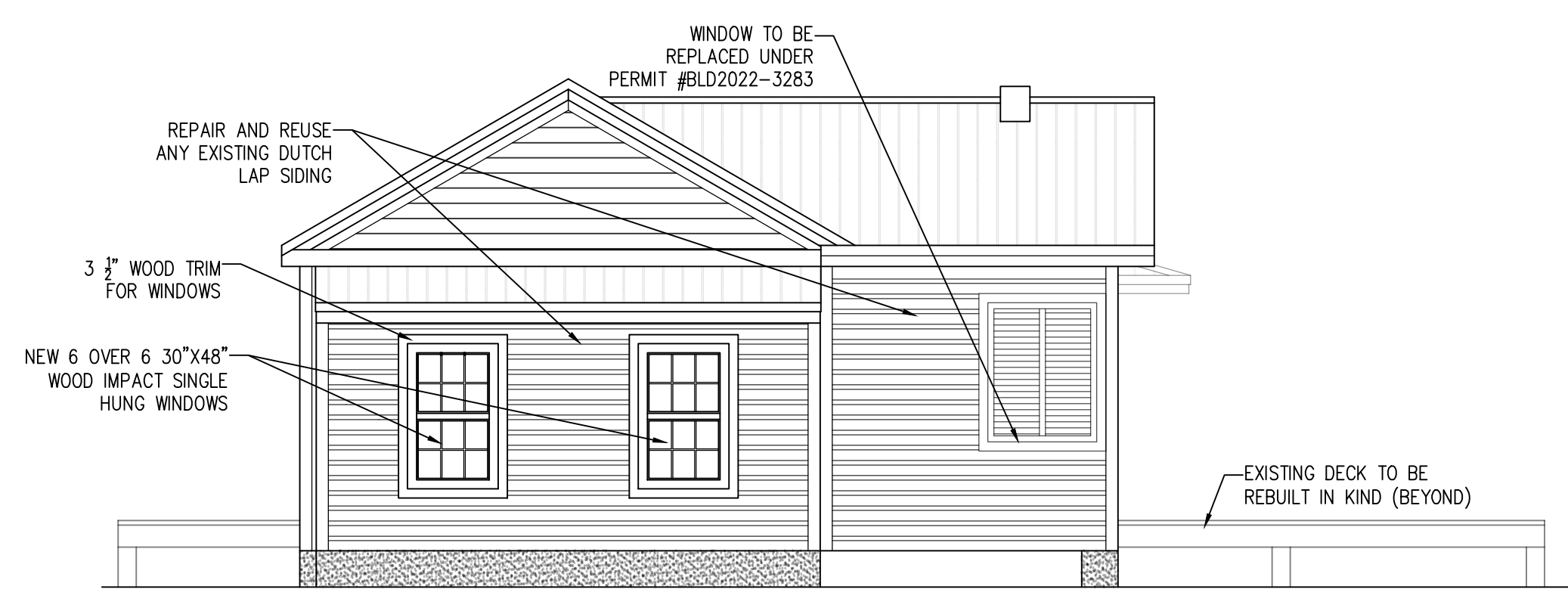
4
A-3
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
A-3
PROPOSED SIDE ELEVATION FROM POOL
SCALE: 1/4"=1'-0"



2
A-3
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 27, 2023 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

JOIN TWO STRUCTURES WITH COVERED ROOF AREA TO BE INTERIOR SPACE, NEW FENESTRATION OPENINGS ON THE FRONT ELEVATION AND REBUILD EXISTING DECK.

#417 Catherine Street

Applicant – Jonathan Tavaréz Application #H2023-0016

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00028010-000000
 Account# 1028789
 Property ID 1028789
 Millage Group 10KW
 Location 417 CATHERINE St, KEY WEST
 Address
 Legal KW PT SUB 8 PT LOT 1 SQR 6 TR 11 G74-348/49 OR746-285 OR777-1016 OR811-2242 OR1099-868 OR1172-1012/15 OR1173-131/32 OR1251-1080/81 OR1255-2283 OR1365-1969/71 OR1494-1924/26 OR2911-168/70 OR3177-1832
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[LYNCH WILLIAM](#)
 109 Bradford Pkwy
 Syracuse NY 13224

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$304,654	\$238,597	\$244,416	\$192,042
+ Market Misc Value	\$11,586	\$11,936	\$12,286	\$12,636
+ Market Land Value	\$886,727	\$655,843	\$650,824	\$685,959
= Just Market Value	\$1,202,967	\$906,376	\$907,526	\$890,637
= Total Assessed Value	\$997,014	\$906,376	\$907,526	\$890,637
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,202,967	\$906,376	\$907,526	\$890,637

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$655,843	\$238,597	\$11,936	\$906,376	\$906,376	\$0	\$906,376	\$0
2020	\$650,824	\$244,416	\$12,286	\$907,526	\$907,526	\$0	\$907,526	\$0
2019	\$685,959	\$192,042	\$12,636	\$890,637	\$890,637	\$0	\$890,637	\$0
2018	\$610,473	\$194,951	\$12,986	\$818,410	\$818,410	\$0	\$818,410	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,598.00	Square Foot	0	0

Buildings

Building ID	2176	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1934
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1703	Foundation	CONC BLOCK
Finished Sq Ft	1487	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	282	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,487	1,487	286
OPU	OP PR UNFIN LL	84	0	40
OPF	OP PRCH FIN LL	132	0	68
TOTAL		1,703	1,487	394

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1949	1950	0 x 0	1	75 SF	1
WALL AIR COND	1981	1982	0 x 0	1	2 UT	2
FENCES	1987	1988	0 x 0	1	1556 SF	2
WALL AIR COND	1992	1993	0 x 0	1	1 UT	2
RES POOL	1994	1995	8 x 16	1	128 SF	5
BRICK PATIO	1994	1995	0 x 0	1	30 SF	4
FENCES	1994	1995	6 x 14	1	84 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/16/2022	\$1,750,000	Warranty Deed	2378546	3177	1832	01 - Qualified	Improved		
6/1/2018	\$100	Warranty Deed	2172890	2911	168	30 - Unqualified	Improved		
1/1/1998	\$325,000	Warranty Deed		1494	1924	Q - Qualified	Improved		
8/1/1995	\$220,000	Warranty Deed		1365	1969	U - Unqualified	Improved		
7/1/1989	\$140,000	Warranty Deed		1099	868	Q - Qualified	Improved		
6/1/1980	\$67,500	Warranty Deed		811	2242	Q - Qualified	Improved		
11/1/1978	\$55,000	Conversion Code		777	1016	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3708	2/6/2023		\$6,000	Residential	RUN NEW CONDUIT AND MAIN FEEDERS FOR NEW POOL 100AMPS SUBPANEL FROM THE FRONT OF THE HOUSE MAIN PANEL TO THE BACK OF THE HOUSE ABOUT 70'. WIRE POOL PUMP ONE POOL LIGHT AND BOND EXISTING POOL SHELL.
23-0043	2/6/2023		\$15,000	Residential	plumb new pool equipment on existing slab 1/17/2023 10:51:31 AM After the fact fees apply and evaluation reflects new plumbing and pool equipment
22-3283	1/31/2023		\$34,000	Residential	Replace 8 windows, 2 doors, and 4 sliding doors owner providing the windows and doors. *
22-3285	1/31/2023		\$75,000	Residential	Interior repairs for the floors, walls and framing. Building A,B & C.
22-3574	1/31/2023		\$1,900	Residential	Pool resurfacing
22-3624	1/31/2023		\$18,000	Residential	Remove 20SQ existing 5V-Crimp metal roofing and install new of the same.
22-3667	1/31/2023		\$8,100	Residential	Remove interior floor, walls, ceiling finishes. BLDG D, C.
13-3170	8/10/2013	1/2/2014	\$2,000		R&R DECKING AROUND POOL, 700SF
9601585	4/1/1996	8/1/1996	\$5,000		RENOVATIONS
B953397	10/1/1995	12/1/1995	\$10,000		RENOVATIONS
E953340	10/1/1995	12/1/1995	\$2,000		ELECTRICAL
E953427	10/1/1995	12/1/1995	\$650		PAINTING
B953081	9/1/1995	12/1/1995	\$9,500		POOL
A952630	8/1/1995	12/1/1995	\$4,450		8 SQRS GALV V-CRIMP RFG
P952567	8/1/1995	12/1/1995	\$400		PLUMBING
B952159	7/1/1995	8/1/1995	\$18,000	Residential	214 SF BEDROOM & BATH
E952196	7/1/1995	8/1/1995	\$600		ELECTRICAL
P952197	7/1/1995	8/1/1995	\$800		PLUMBING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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[GDPR Privacy Notice](#)

Last Data Upload: [6/5/2023, 2:00:13 AM](#)

Version 3.1.13

Developed by
 Schneider
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