

# **Staff Report**

11     **Brick entryway and driveway. Concrete knee wall with wrought iron fence  
- #730 Southard Street – Craig Reynolds (H11-01-1003)**

This staff report is for the review of a Certificate of Appropriateness that request the construction of a four feet height concrete knee wall and wrought iron fence on the front and part of the side yards. The fence will be installed inside the property line. A wrought iron gate will be located in axis with the main entrance door. A sliding aluminum frame with wood picket gate will give access to the driveway facing Southard Street. The wrought iron pickets and frame will be black finished and the knee wall will be poured in place concrete with double line hand tooled pattern in stucco. And will not be painted. The plans also include the installation of Old Chicago brick pavers for the driveways facing Southard and William Streets.

The house located at #730 Southard Street is a magnificent example of a two and a half story frame structure. The restoration of the house was approved by the Commission.

Staff understands that the following guidelines can be reviewed for this application:

Fences and walls (pages 41-42):

- (8)     *Traditional historic fencing included wood pickets, wrought iron, concrete and combinations of these materials. Fencing should be designed with respect for the site land environment.*

With the provided information it is staff's opinion that the proposed plans are consistent with the guidelines. Although historically the site did not have a fence the proposed design is appropriate to the historic urban fabric. The fence will be a light and transparent element that will give the owners their necessary privacy. The proposed fence is a traditional design that can be found around the historic district.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION #**

**H12-01-1003**

OWNER'S NAME:

Vincent + Laura Barletta

DATE:

6/13/12

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Craig Reynolds

PHONE #:

292-7243

APPLICANT'S ADDRESS:

3255 Flagler Ave.

ADDRESS OF CONSTRUCTION:

730 Southard

# OF  
UNITS

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:

Brick entry walk and driveway, concrete knee wall with wrought iron fence as shown on drawings.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/13/12

Applicant's Signature:

Hally Booten  
Craig Reynolds L.A.

**Required Submittals**

TWO SETS OF SCALED DRAWINGS  
OF FLOOR PLAN, SITE PLAN AND  
EXTERIOR ELEVATIONS  
(for new buildings and additions)

TREE REMOVAL PERMIT (if applicable)

PHOTOGRAPHS OF EXISTING  
BUILDING (repairs, rehabs, or expansions)

PHOTOGRAPHS OF ADJACENT  
BUILDINGS  
(new buildings and additions)

ILLUSTRATIONS OF MANUFACTURED  
PRODUCTS TO BE USED SUCH AS  
SHUTTERS, DOORS, WINDOWS, PAINT  
COLOR CHIPS, AND AWNING FABRIC  
SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Contributing structure*  
*Guidelines for fence*  
*ordinance (LDR's) sect. 122.1406 (a) obstructions*  
*to visibility.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

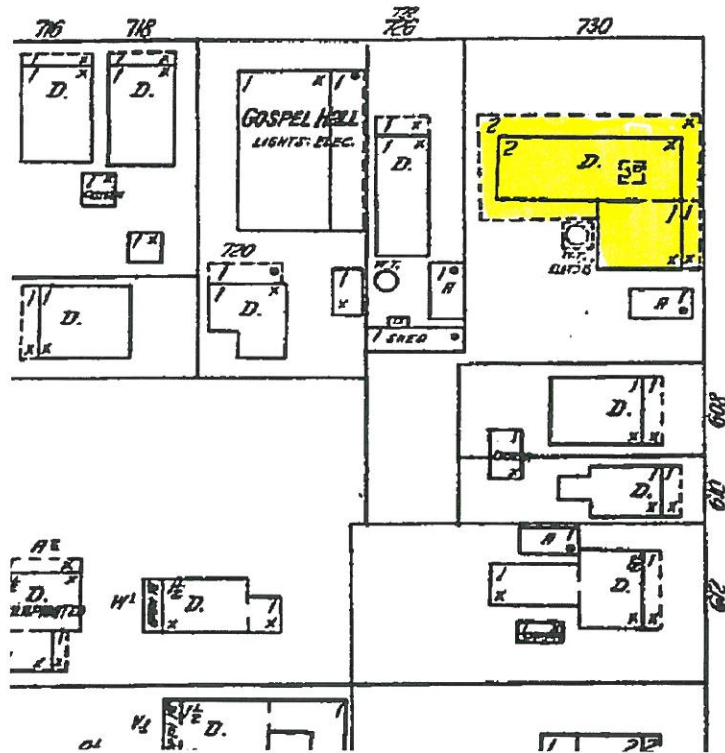
Historic Architectural  
Review Commission

# **Sanborn Maps**

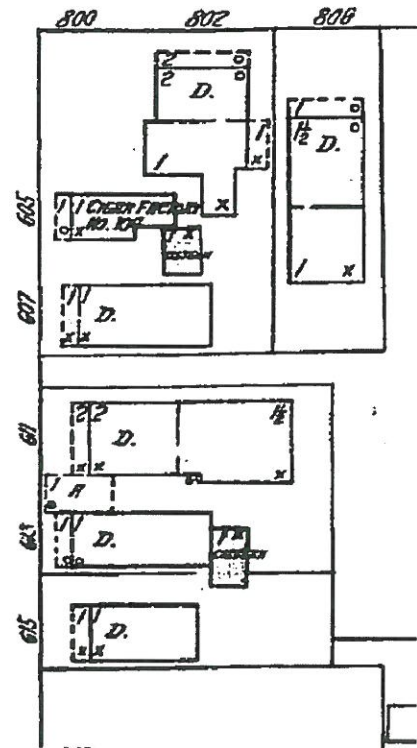




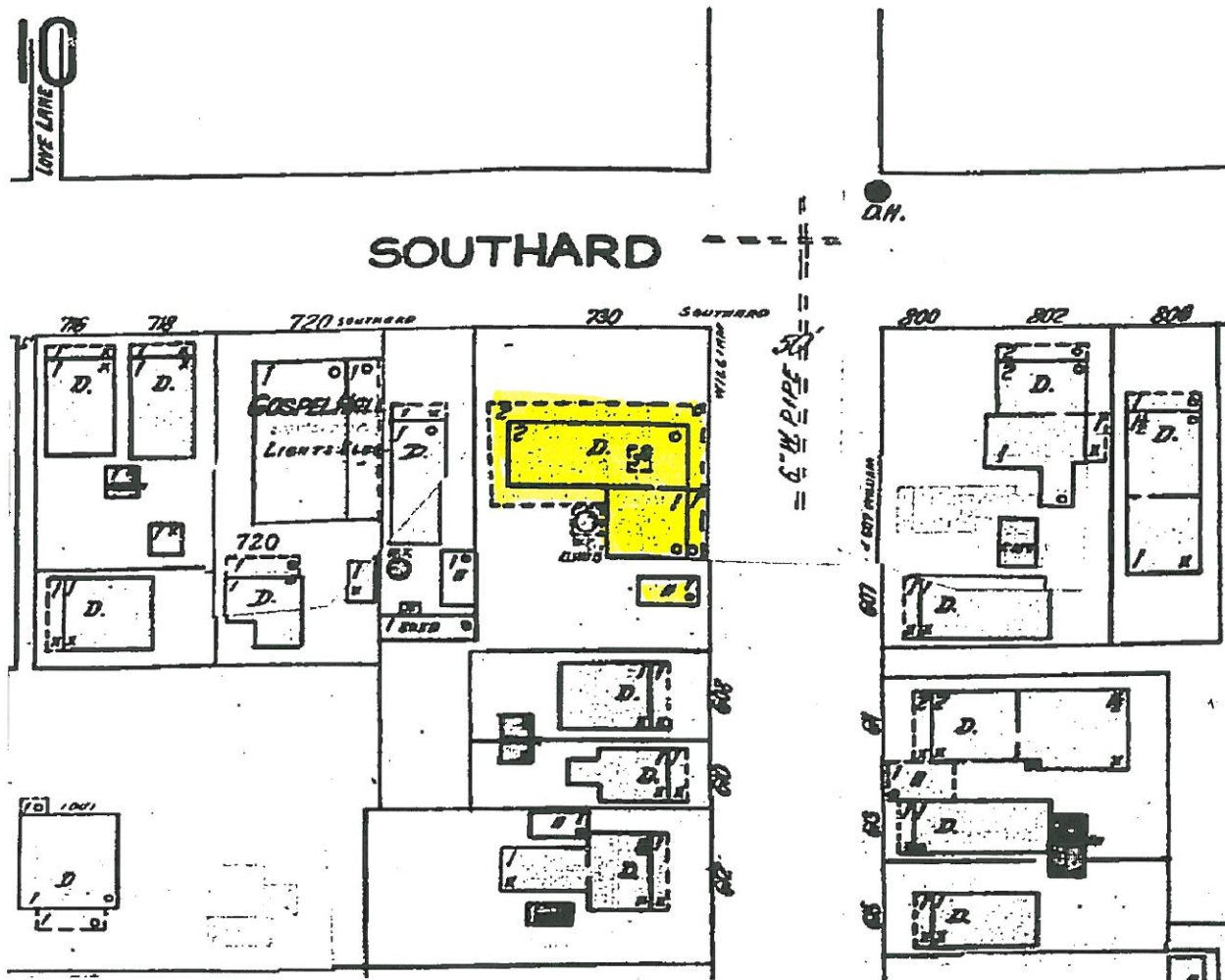
# SOUTHARD



50'

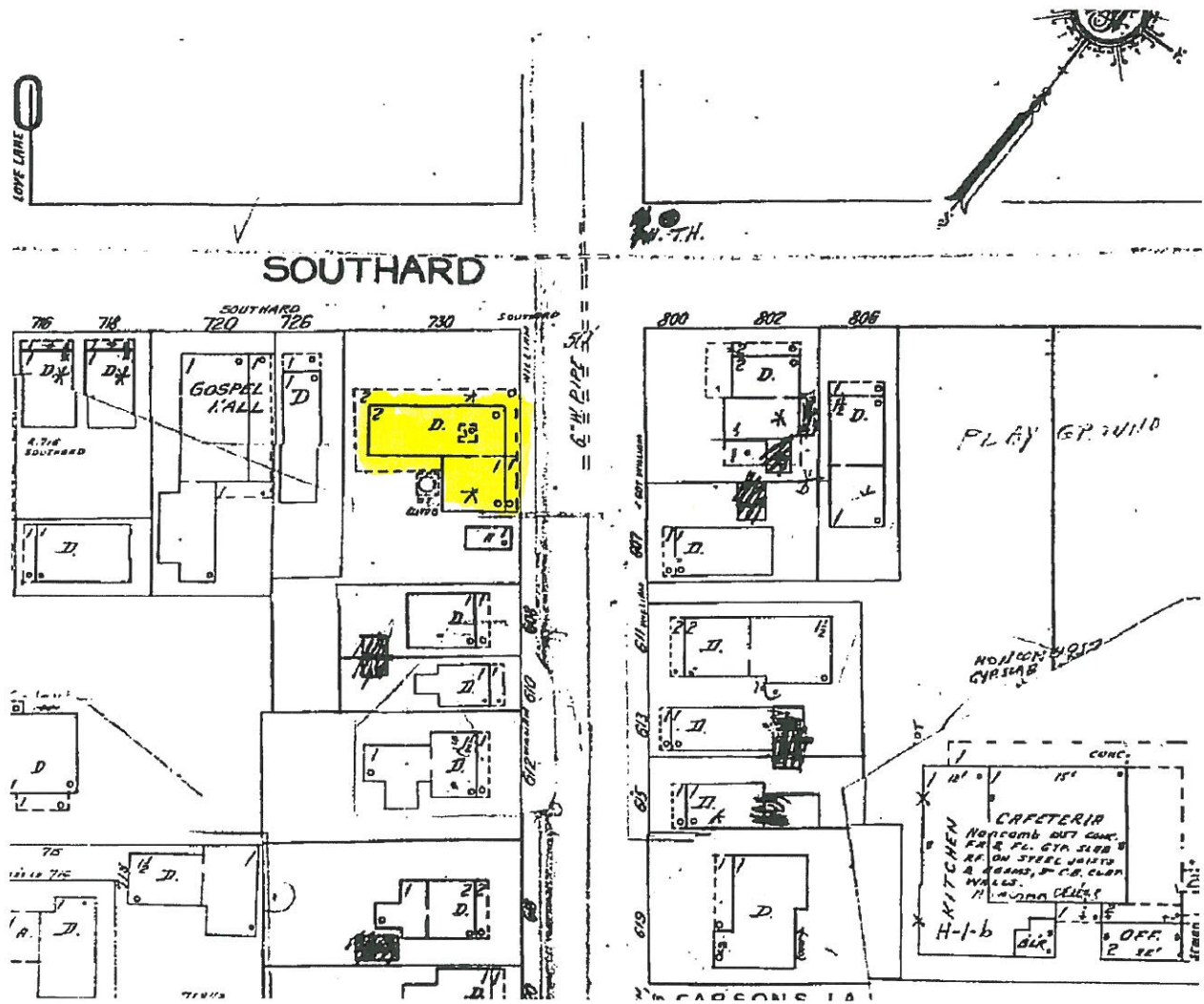


#730 Southard Street Sanborn map 1926



#730 Southard Street Sanborn map 1948





#730 Southard Street Sanborn map 1962

## **Project Photos**



The Heritage House Collection, donated by the Campbell, Poirier and Pound families. The house at 730 Southard Street in the 1930s. From a collection of photographs taken or collected during the 1930s by the WPA workers in Key West. Monroe County Library



Photo taken by the Property Appraiser's office c1965; 730 Southard St.; Monroe County Library



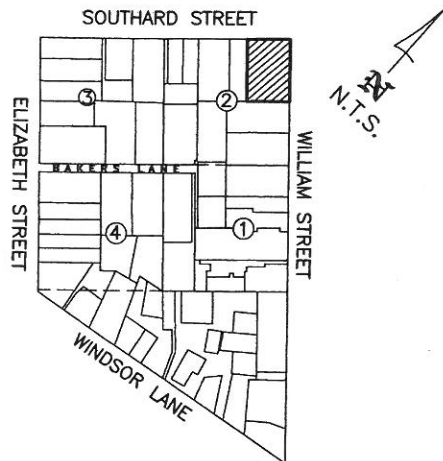
The house at 730 Southard Street circa 1970. From the Dale McDonald Collection. Monroe County Library



The front of the Albury house at 730 Southard taken 1971. U.S. Navy photo. Monroe County Library



# Survey



### LOCATION MAP

Port of Tract 5, City of Key West

### LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as Part of Lot Two (2) of Square Fifty-nine (59). Commencing at the corner of the intersection of William Street and Southard Street and running thence along the Southwesterly side of William Street in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet; thence at right angles in a Northwesterly direction One hundred (100) feet to the Southeasterly side of Southard Street; thence at right angles along the Southeasterly side of Southard Street, in a Northeasterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet to the Point of Beginning.

### SURVEYOR'S NOTES:

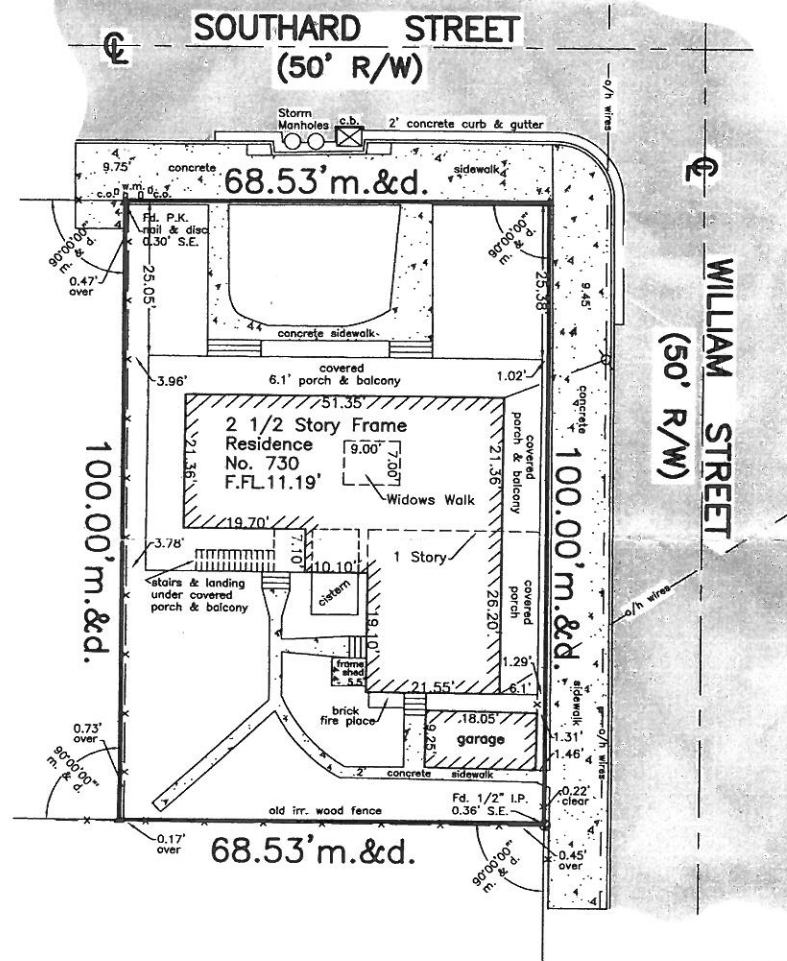
North arrow & bearings based on assumed median  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

### Monumentation:

⊕ = found 1/2" Iron Pipe  
▲ = found P.K. Nail  
△ = set P.K. nail P.L.S. No. 2449

### Abbreviations:

Sty. = Story	Irr. = Irregular
R/W = Right-of-Way	conc. = concrete
fd. = Found	I.P. = Iron Pipe
p. = Plat	P.O.C. = Point of Commence
m. = Measured	P.O.B. = Point of Beginning
N.T.S. = Not to Scale	P.B. = Plat Book
Ⓢ = Centerline	pg. = page
Elev. = Elevation	C.L.F. = Chain Link Fence
B.M. = Bench Mark	C.B. = Catch Basin

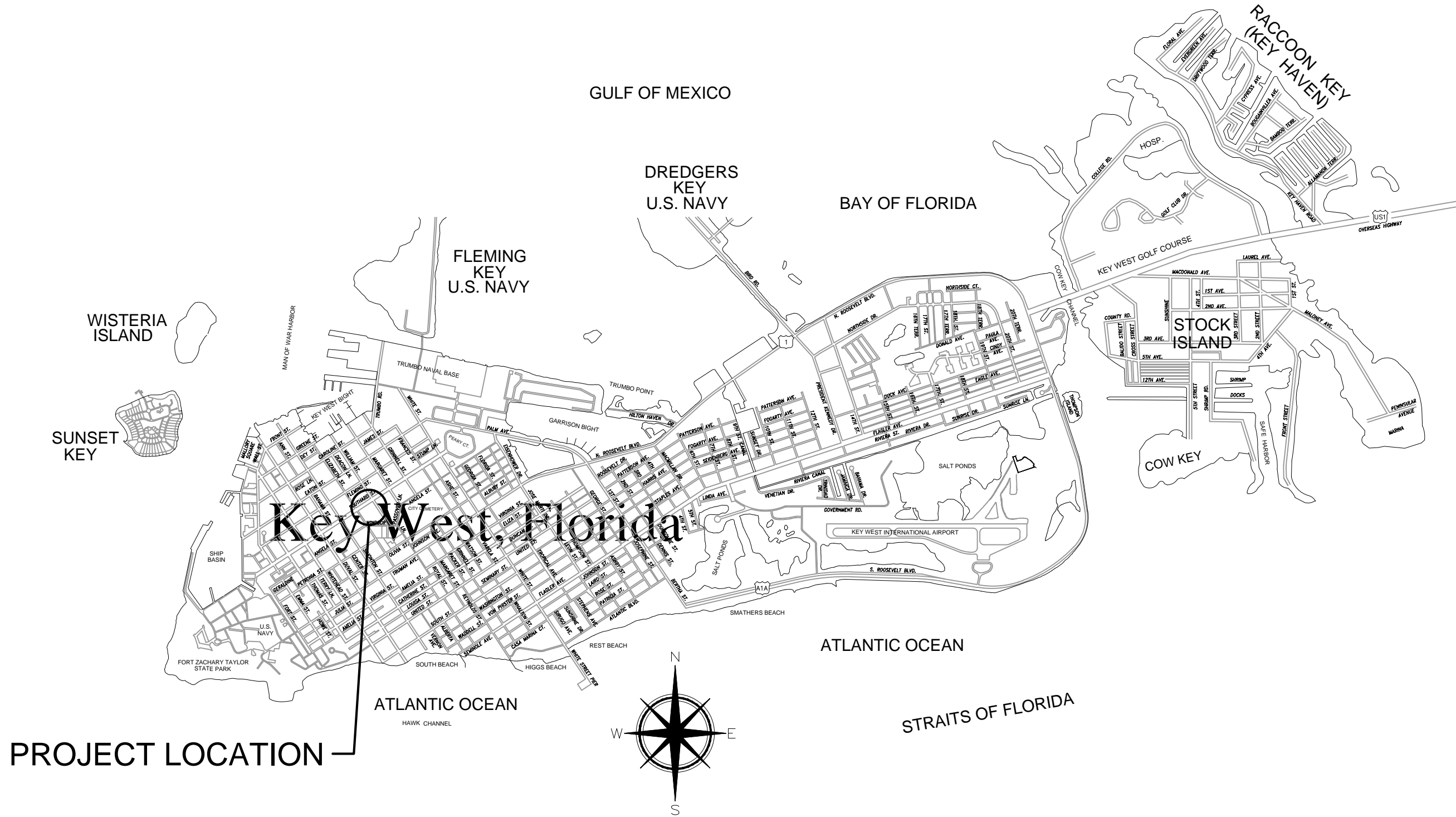


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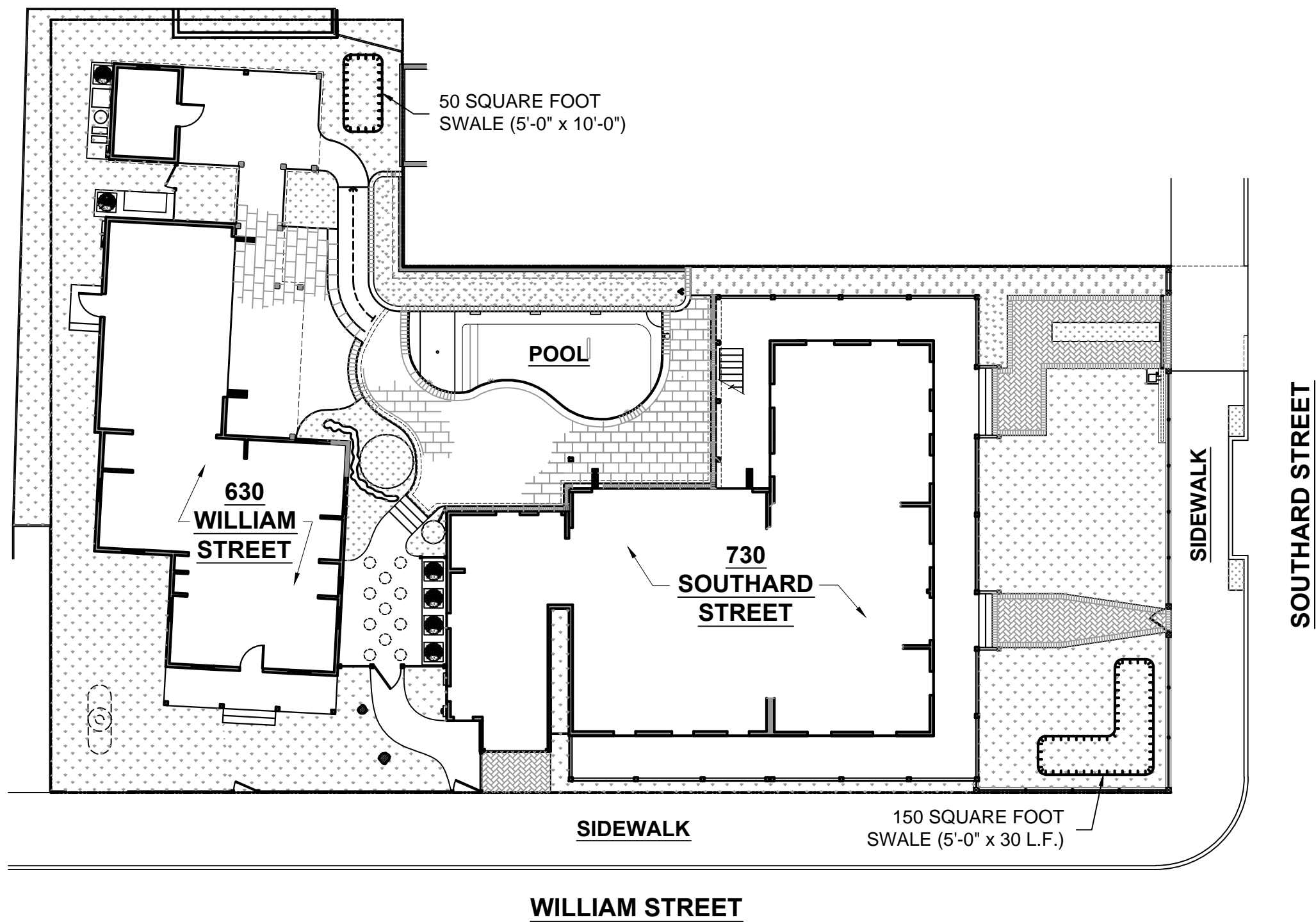
# **Proposed Plans**



LOCATION MAP



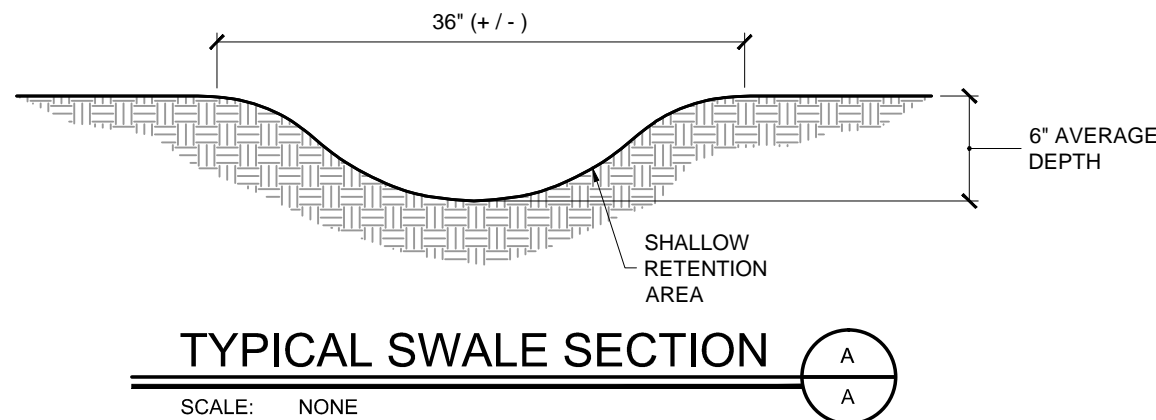
PROJECT LOCATION



STORMWATER LAYOUT PLAN

SCALE: NONE

LOT COVERAGE AND IMPERVIOUS SURFACE CALCULATIONS	
Lot Area	11,448
Lot Coverage (50% allowed)	47%
Impervious Area	6,924
% Impervious (60% allowed)	60%
Rainfall	1.00 "
Impervious area breakdown (in square feet):	
730 Southard and 608 William residence and porches	5,403
730 Southard front driveway with grass center strip	200
730 Southard front walkway	110
730 Southard garage driveway	30
730 Southard A/C pad	30
Pool	330
Pool deck	542
Ramp and seat wall	42
Planter walls	53
Pool equipment pad	36
608 William A/C Pad	30
608 William porch patio and steps	118
Total Impervious area:	6,924
Existing residence 730 Southard Street	(2,981)
Existing residence 608 William Street	(1,582)
Total NEW Impervious area	2,361
Cubic Feet Required = (Impervious area x rainfall) / 12	
	197
Cubic Feet Supplied = S.F. of retention - landscape displacement x avg depth (	
	200
Gross square feet of retention area:	400
Displacement of tree and palm trunks	0
Displacement of shrubs and groundcovers	0
Net square feet of retention area:	400
Average depth of retention area:	0.5 feet



TYPICAL SWALE SECTION

SCALE: NONE

PROJECT NOTES:

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE CURRENT LATEST EDITION OF THE FLORIDA BUILDING CODE, CITY OF KEY WEST STANDARDS AND SPECIFICATIONS AND ASCE 7-98. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND CITY OF KEY WEST CODE SUPPLEMENT.
- ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW; ALL WOOD IS TO BE PRESSURE TREATED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING.
- ALL DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A SAFE MANNER IN ADHERENCE TO ALL APPLICABLE LAWS.
- AFTER COMPLETION OF CONSTRUCTION REMOVE ALL DEBRIS AND CONSTRUCTION EQUIPMENT. RESTORE SITE TO ORIGINAL CONDITION.
- FURNISH A RECEIPTABLE ON SITE TO CONTAIN CONSTRUCTION DEBRIS AND MAINTAIN THE SITE IN AN ORDERLY MANNER TO ENSURE PUBLIC SAFETY AND PREVENT BLOWING DEBRIS.
- COMPLY WITH ALL REQUIREMENTS FOR SELECTIVE DEMOLITION AS SPECIFIED, CALLED FOR, OR REVIEWED ON SITE WITH LANDSCAPE ARCHITECT.
- WHERE A CONFLICT OR AMBIGUITY EXISTS ON THE DRAWINGS DURING BIDDING, LAYOUT, AND/OR IMPLEMENTATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION. NO EXCEPTIONS.
- DRAWINGS AND SPECIFICATIONS ARE TO BE USED TOGETHER. CONTRACTORS AND WORKERS SHALL CONSULT EACH WHEN QUESTIONS CONCERNING THE LETTER AND/OR INTENT OF THE DESIGN ARISE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING AND LIFE SAFETY CODES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THESE CODES AND SHALL BUILD ACCORDINGLY. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- WHERE A CONFLICT OR AMBIGUITY EXISTS BETWEEN A CONTRACTOR'S UNDERSTANDING OF A CODE AND THE DRAWINGS AND SPECIFICATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION.
- DRAWING SHALL NOT BE SCALE PERMISSON OF THE LANDSCAPE ARCHITECT. WHERE ERRORS OR INCONSISTENCIES EXIST REGARDING DIMENSIONS ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING. CONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR RESPONSIBLE FOR INSTALLING/CREATING SWALES AS SHOWN ON PLANS AND INCLUDE IN REVIEW WITH BUILDING INSPECTORS AS PART OF FINAL INSPECTION AND/OR INSPECTION FOR CERTIFICATE OF OCCUPANCY.

CONCRETE NOTES:

- CONCRETE CONTRACTOR TO INCLUDE PERMITTING, PERMIT FEES, NOTICE OF COMMENCEMENT, INSPECTIONS, ETC. AS PART OF BID.
- ALL CONCRETE WORK TO COMPLY WITH THE 2007 FLORIDA BUILDING CODE AND ASCE 7-05.
- ALL CONCRETE SLABS ON GRADE SHALL BE 3000 PSI IN 28 DAYS.
- CONCRETE SLABS SHALL BE 6" MINIMUM THICKNESS WHERE DESIGNATED AS PARKING AREAS OR AREAS ADJACENT TO PARKING AREAS, E.G. WALKWAYS, TRASH AREA SLABS, ETC., THAT COULD POSSIBLE BE IMPACTED BY AUTOMOBILES. ALL OTHER SLABS ARE TO BE 4" MINIMUM THICKNESS.
- ALL SLABS ARE TO HAVE 6" THICKENED EDGES ON ALL SIDES WITH ONE #5 REBAR CONTINUOUS.
- ALL SLABS, REGARDLESS OF THICKNESS, ARE TO HAVE COMPLETE MAT OF 666 WWM.
- ALL REBAR AND WIRE MESH TO HAVE MINIMUM OF 2" CONCRETE COVER.
- ALL CONCRETE SLABS SHALL BE POURED IN PLACE OVER 4-6" OF WELL COMPACTED CRUSHED LIME ROCK OVER WELL COMPACTED SUB GRADE.
- CONCRETE CONTRACTOR RESPONSIBLE FOR ALL SUB BASE PREPARATION. ANY EXCAVATION IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR AND ALL FILL IS TO BE REMOVED FROM SITE AT EXPENSE OF CONTRACTOR.
- LAYOUT OF ALL CONCRETE SLABS SHALL BE APPROVED PRIOR TO IMPLEMENTATION BY PROJECT LANDSCAPE ARCHITECT.
- ALL CONCRETE WORK, APRONS, DRIVEWAY APPROACHES, SIDEWALKS, ETC. TO BE CONSTRUCTED ON CITY OR COUNTY PROPERTY ARE TO COMPLY WITH APPLICABLE CITY AND/OR COUNTY CODES AND ALL ADA REGULATIONS.
- CURB RAMPS ARE TO COMPLY WITH APPLICABLE CHAPTERS OF THE FLORIDA BUILDING CODE AND THE ADA CODES THEREIN.
- ALL CONCRETE SLABS TO SLOPE AT A MINIMUM OF 1/8" PER FOOT FOR PROPER DRAINAGE.
- ANY INTEGRAL COLORING, STAINS, ETC. CALLED FOR ON THE PLANS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SAMPLES TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONCRETE WORK NOT CONFORMING TO THE ABOVE NOTES AND THE PROPER LAYOUT ON THE PLANS WILL BE REMOVED AND REDONE AT THE EXPENSE OF THE CONTRACTOR.

SWIMMING POOL AND SPA GENERAL NOTES:

- POOL LAYOUT TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION OF POOL SHELL, NO EXCEPTIONS.
- LAYOUT OF POOL PIPING SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION IN ORDER TO AVOID PLANTING AREAS, NO EXCEPTIONS.
- POOL ENGINEER'S DRAWINGS ARE TO BE REVIEWED BY LANDSCAPE ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO PERMITTING AND/OR IMPLEMENTATION.
- WHERE A CONFLICT OR AMBIGUITY EXISTS ON THE DRAWINGS OR DURING BIDDING, LAYOUT, AND/OR IMPLEMENTATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION. NO EXCEPTIONS.
- POOL CONTRACTOR TO INCLUDE REQUIRED ENGINEER'S DRAWINGS, PERMITTING, PERMIT FEES, NOTICE(S) OF COMMENCEMENT, INSPECTIONS, ETC. AS PART OF BID.
- THE FINAL POOL INSTALLATION MUST MEET ALL SAFETY CODES, 315.2.1 THRU 315.2.1.9
  - BARRIERS
  - ACCESS GATES AND LATCHES TO BE SELF-CLOSING AND SELF-LATCHING
  - POOL ALARMS PER STANDARD SWIMMING POOL CODE & FLORIDA STATUTES 315.2.9
- THE FINAL POOL INSTALLATION MUST COMPLY WITH ALL APPLICABLE CODES AND STANDARDS OF THE KEY WEST BUILDING DEPARTMENT.
- NO DIVING BOARD AND NO DIVING IS ALLOWED ON ANY POOL LESS THAN 8" DEEP AND SPECIFICALLY DESIGNED FOR DIVING. THIS POOL IS NOT DESIGNED FOR DIVING.
- DESIGN, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL ELECTRIC CODE, AND THE ANSI/NSPI "STANDARD FOR ABOVE GROUND/ONGROUND RESIDENTIAL SWIMMING POOLS."
- THIS POOL IS BASED ON SOIL CONDITIONS CONSISTING OF WELL COMPACTED STRUCTURAL FILL OR CORAL ROCK. IF OTHER SOIL CONDITIONS ARE ENCOUNTERED, SUCH AS, MUCK, MARL, ORGANICS, ETC., CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER OR ENGINEER.
- THE POOL CONTRACTOR SHALL ALWAYS TAKE PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEETING AND SHORING OR OTHER ACCEPTABLE METHOD. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- THE POOL CONTRACTOR SHALL ESTABLISH LOCATIONS OF ALL UTILITIES AT THE SITE. MINIMUM CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES SHALL BE PER THE FLORIDA BUILDING CODE AND ANY OTHER LOCAL REQUIREMENTS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION WITHIN EASEMENTS OR REQUIRED SETBACK AREAS. THE PLOT PLAN FOR THE POOL LOCATION MAY NOT BE BASED ON AN UPDATED, LEGAL SURVEY OF THE PROPERTY. THE POOL CONTRACTOR SHALL VERIFY WITH A FLORIDA REGISTERED LAND SURVEYOR ALL DIMENSIONS IN THE FIELD AND ESTABLISHED LOT LINES, IF NECESSARY.
- THE CONTRACTOR SHALL BACKFILL THE POOL SHELL WITH CAUTION. THE PLUMBING SHALL BE SECURED AND PROTECTED DURING BACKFILL AND SHALL NOT BE DISTURBED. BACKFILL SHALL BE CLEAN SAND, FREE OF ROCKS AND DEBRIS PRODUCED DURING EXCAVATION OF THE POOL AND ANY ORGANIC MATERIAL, MUCK OR MARL. BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO 90% OF THE MATERIALS' MAXIMUM DENSITY.
- WARNING: TO EMPTY THE POOL AFTER CONSTRUCTION FOR REPAIRS, OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURE FROM BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER SHOULD CONSULT A POOL CONSTRUCTION OF REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING HYDROSTATIC UPLIFT PRESSURES.
- THE ENGINEER AND/OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SITE AND CONSTRUCTION SAFETY AND THE SAFETY OF THE WORKERS.
- THE THERMOSTAT FOR THE WATER SHALL BE SET SUCH THAT THE MAXIMUM WATER TEMPERATURE CANNOT EXCEED 102 DEGREES FAHRENHEIT.
- POOL CONTRACTOR IS TO CONFIRM AND GET APPROVAL FOR FINISHED ELEVATION OF POOL COPING, NOT POOL BEAM, WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- POOL DECK TO SLOPE AWAY FROM COPING AT A MINIMUM OF 1/8" PER FOOT, UNLESS OTHERWISE NOTED ON LAYOUT PLAN.
- ALL POOL ELECTRIC WORK SHALL CONFORM TO NEC ARTICLE 680.
- IN POOL AREA, GROUND ALL BOXES, RAILS, LIGHTS, MOTORS, ETC. WITH #8 WIRE.
- POOL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL FILL FROM POOL EXCAVATION FROM THE SITE IN A TIMELY MANNER. STORING FILL ON SITE AFTER EXCAVATION IS NOT ACCEPTABLE UNLESS PREVIOUSLY APPROVED AND COORDINATED.
- POOL BID TO INCLUDE COPING MATERIAL AND INSTALLATION UNLESS OTHERWISE SPECIFIED.

BARLETTA  
RESIDENCE

730 SOUTHARD STREET  
KEY WEST, FLORIDA 33040

DATE: 06 / 13 / 2012

REVISIONS:

NO.	DATE:	REMARKS
1	6/11/12	LAYOUT & DRAINAGE
2		
3		
4		
5		
6		

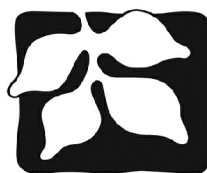
DRAWING LIST:

- COVER SHEET
- LC-1 HARDSCAPE LAYOUT AND DRAINAGE PLAN
- LC-2 ENLARGED POOL DECK PLAN
- LC-3 SECTIONS

DRAWINGS BY:

**MartyCAD Professional Drafting**  
1244 Cinnamon Teal Court, Marietta, Georgia 30062  
Telephone: (404) 932-5821  
E-Mail: martycad.kw@gmail.com

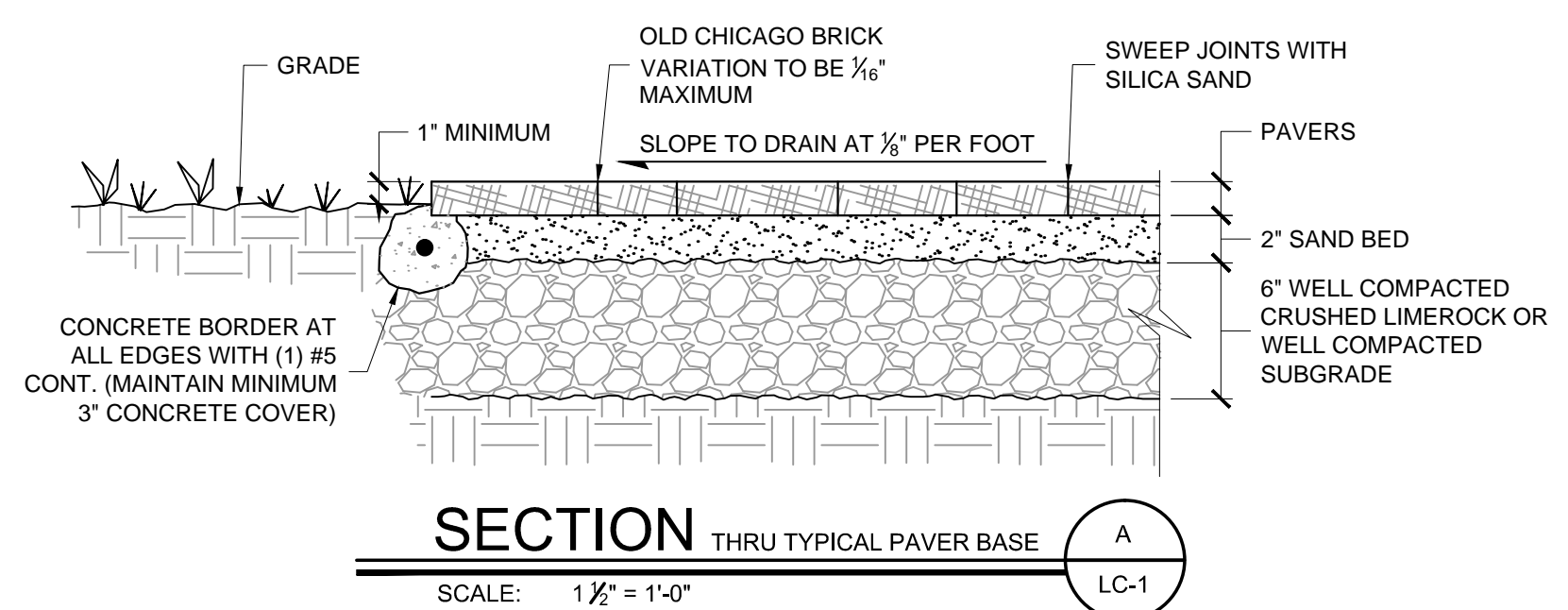
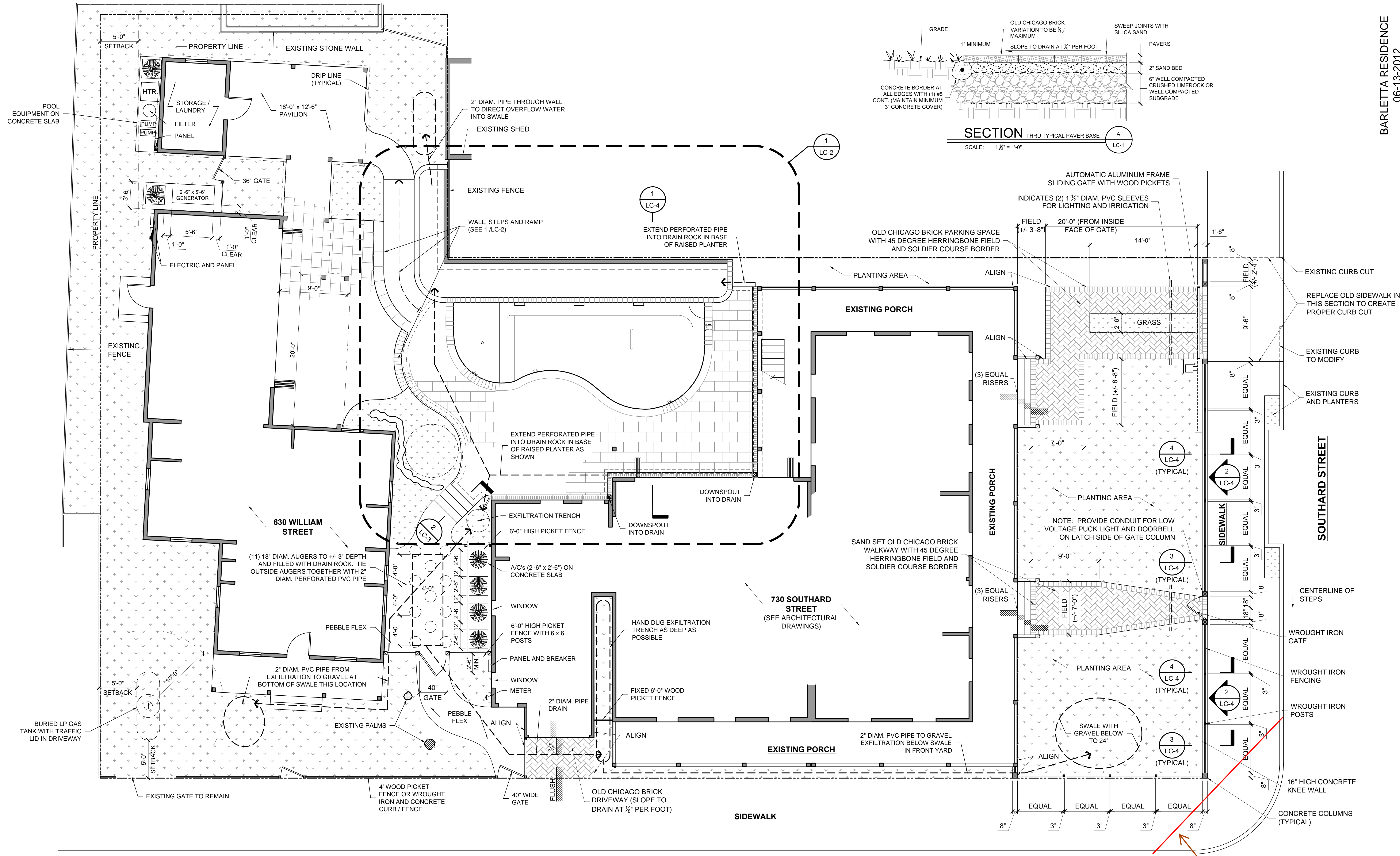
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CRAIG REYNOLDS  
landscape architecture

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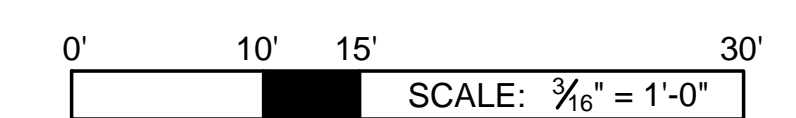




# BARLETTA RESIDENCE

## HARDSCAPE LAYOUT & DRAINAGE PLAN

730 SOUTHARD STREET, KEY WEST, FLORIDA 33040



SHEET: LC-1 DATE: 06-13-2012



**CRAIG REYNOLDS**  
landscape architecture

3255 FLAGLER AVE. SUITE 305 KEY WEST, FL 33040  
T 305 292 7243 F 305 768 0329 CRAIGREYNOLDS.NET





**SECTION** THRU RETAINING WALL AND BRICK STEPS

SCALE: 1" = 1'-0"

2  
LC-2

- POOL EQUIPMENT SPECIFICATIONS:**
1. MAIN DRAINS AND FITTINGS: ALL MAIN DRAINS TO BE "AQUASTAR VGB SERIES" CHANNEL DRAINS, IN LIGHT GREY COLOR. ALL OTHERS REQUIRED FITTINGS TO BE BLACK.
  2. FILTRATION: DE FILTRATION, SIZED ACCORDINGLY. JANDY RECOMMENDED.
  3. LIGHTING: DIMMABLE LED LIGHTS ONLY. WHITE, NO COLORS. PROVIDE SPECS TO L.A. PRIOR TO PURCHASE.
  4. LIGHT SWITCHING: TRANSFORMER TO BE ON SINGLE TIMER WITH CONTROLLING SWITCHES. LOCATION TO BE COORDINATED WITH OWNER.
  5. FOUNTAIN SWITCHING: FOUNTAINS TO BE ON SINGLE SWITCH. LOCATION TO BE COORDINATED WITH OWNER.
  6. CHLORINATION: "JANDY AQUA-PURE" SALT GENERATION SYSTEM SIZED TO FIT.
  7. AUTO FILL: ELECTRONIC AUTO-FILL. USE "LEVELOR" BRAND.
  8. PUMPS: USE ONLY "WHISPER" SERIES OR EQUIVALENT PUMPS, SIZED ACCORDINGLY. PENTAIR OR JANDY RECOMMENDED.
  9. HEATING: ELECTRIC HEAT PUMPS, SIZED ACCORDINGLY. JANDY OR PENTAIR RECOMMENDED.
  10. ADDITIONAL: PROVIDE ADD/ALTERNATE PRICE FOR "JANDY AQUALINK" SYSTEM.

- MATERIALS SELECTIONS:**  
**POOL COPING:**  
**MATERIAL: TUMBLED TRAVERTINE (EXACT COLOR TO BE DETERMINED)**  
**SIZE: 6" x 12" x 1 1/4" THICK**

- RAISED POOL WALL VENEER AND CAP:  
MATERIAL: TUMBLED TRAVERTINE (EXACT COLOR TO BE DETERMINED).  
SIZE: 8" x 16" x 1 1/4" THICK.

- DRIVEWAY AND FRONT WALKWAY:**  
**MATERIAL: OLD CHICAGO BRICK.**

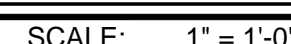
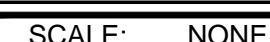




**NOTES:**

1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION
2. PROVIDE SAMPLE / WALL SECTION MOCK-UP OF HAND TOOLED PATTERN PRIOR TO IMPLEMENTATION.

SCALE: 1" = 1'-0"



730 SOUTHARD STREET, KEY WEST, FLORIDA 33040

# SECTIONS





730 Southard St.  
Barletta Residence

SIGHT TRIANGLE  
ANNOTATION PER  
Craig Reynolds (and Arch.

6.22.2012

**EXISTING PORCH**

(3) EQUAL  
RISERS

### PLANTING AREA

NOTE: PROVIDE CONDUIT FOR LOW VOLTAGE PUCK LIGHT AND DOORBELL ON LATCH SIDE OF GATE COLUMN

9'-0" ↓

FIELD

### PLANTING AREA

SWALE WITH  
GRAVEL BELOW  
TO 24"

## ALIGN

## EQUAL

## EQUAL

EQUAL

~~EQUAL~~

## SIGHT TRIANGLE

**SOUTHARD STREET**

CENTERLINE OF  
STEPS

WROUGHT IRON  
GATE

## WROUGHT IRON FENCING

WROUGHT IRON  
POSTS

16" HIGH CONCRETE  
KNEE WALL

## CONCRETE COLUMNS (TYPICAL)

## SIDEWALK

# EQUAL

# EQUAL

18" 18"

# EQUAL



EQUAL



3"

3

3"

1

100

1

[illegible]

3"



201-0"

2d-o'

6.2212

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**BRICK ENTRY WALK AND DRIVEWAY. CONCRETE KNEE WALL  
WITH WROUGHT IRON FENCE  
#730 SOUTHARD STREET**

**Applicant- CRAIG REYNOLDS-**

**Application Number H12-01-1003**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

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

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

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## Property Record Card

**Alternate Key: 1012009 Parcel ID: 00011690-000000**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

### Ownership Details

**Mailing Address:**

730 SOUTHARD TRUST 11/29/2010  
C/O BARLETTA VINCENT F TRUSTEE  
40 SHAWMUT RD  
CANTON, MA 02021-1409

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW  
Affordable Housing: No  
Section-Range: 06-68-25  
Township-Range: 06-68-25  
Property Location: 730 SOUTHARD ST KEY WEST  
Legal Description: KW PT LOT 2 SQR 59 G61-29/32 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR1128-1375/79 OR1241-2122/23 L/E OR1889-442/44 OR2213-353/54 OR2386-1203/04 OR2389-1412/13 OR2408-1682/85 OR2497-1926D/C OR2497-636/37 OR2538-411/13



### Parcel Map (Click to open dynamic parcel map)



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	11,413.27 SF

### Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 0  
 Total Living Area: 3527  
 Year Built: 1919

## Building 1 Details

Building Type R1  
 Effective Age 71  
 Year Built 1919  
 Functional Obs 0

Condition A  
 Perimeter 352  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 63  
 Grnd Floor Area 2,774

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 4

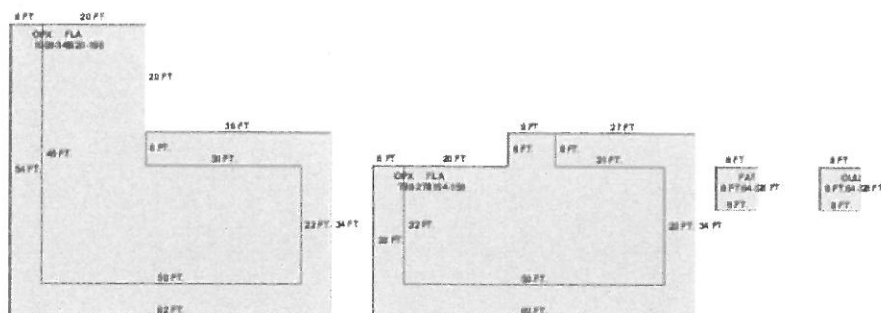
Heat Src 1 NONE

Heat Src 2 NONE

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 1  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,620
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,008
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,154

4	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	798
5	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64
6	OUU	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	64

## Building 2 Details

Building Type R1  
Effective Age 20  
Year Built 1938  
Functional Obs 0

Condition G  
Perimeter 118  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 27  
Grnd Floor Area 753

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

Roof Type IRR/CUSTOM  
Heat 1 NONE  
Heat Src 1 NONE

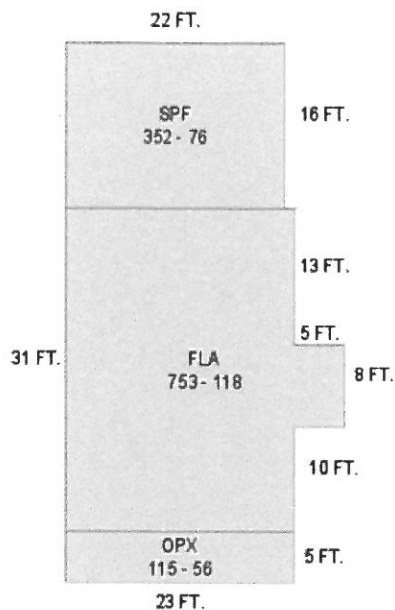
Roof Cover METAL  
Heat 2  
Heat Src 2

Foundation WD CONC PADS  
Bedrooms 2

### Extra Features:

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

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



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA		1	1938	N			753

12:ABOVE AVERAGE  
WOOD

0	OPX	1	1938	115
0	SPF	1	1938	352

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	189 SF	21	9	1984	1985	2	50
2	FN2:FENCES	165 SF	0	0	1984	1985	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
4	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
5	PT2:BRICK PATIO	124 SF	31	4	1984	1985	2	50
6	GR2:GARAGE	200 SF	0	0	1939	1940	2	60

## Appraiser Notes

AK 1012025 (RE 00011710-000000) IS NOW COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/15/2012 SCJ).

UNITY OF TITLE RECORDED (OR2540-2262) RESULTING IN COMBINATION OF AK 1012025 WITH AK 1012009.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701696	05/01/1997	08/01/1997	1,100		UPGRADE TO 150 AMP

## 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
2011	188,200	3,634	348,383	540,217	540,217	0	540,217
2010	287,055	3,998	437,427	728,480	728,480	0	728,480
2009	315,445	3,998	664,889	984,332	984,332	0	984,332
2008	310,020	3,998	952,567	1,266,585	1,266,585	0	1,266,585
2007	504,032	3,958	1,199,275	1,707,265	324,537	25,000	299,537
2006	638,258	3,958	651,035	1,293,251	316,621	25,000	291,621
2005	565,314	3,958	582,505	1,151,777	307,399	25,000	282,399
2004	410,307	3,958	479,710	893,975	298,446	25,000	273,446
2003	395,110	3,958	239,855	638,923	292,882	25,000	267,882
2002	379,640	3,958	239,855	623,453	286,018	25,000	261,018
2001	300,771	3,958	239,855	544,584	281,514	25,000	256,514

2000	261,337	4,395	130,207	395,940	273,315	25,000	248,315
1999	248,839	4,185	123,697	376,721	266,130	25,000	241,130
1998	210,206	3,535	123,697	337,439	261,939	25,000	236,939
1997	193,163	3,249	110,676	307,087	257,561	25,000	232,561
1996	153,394	2,580	110,676	266,650	250,060	25,000	225,060
1995	147,713	2,227	110,676	260,615	243,961	25,000	218,961
1994	124,987	1,884	110,676	237,548	237,548	25,000	212,548
1993	110,879	161	110,676	221,716	221,716	25,000	196,716
1992	110,879	161	110,676	221,716	221,716	25,000	196,716
1991	110,879	161	110,676	221,716	221,716	25,000	196,716
1990	73,829	161	86,262	160,251	160,251	25,000	135,251
1989	67,117	146	84,635	151,898	151,898	25,000	126,898
1988	56,881	146	71,614	128,641	128,641	25,000	103,641
1987	56,259	146	51,055	107,460	107,460	25,000	82,460
1986	56,559	146	49,342	106,047	106,047	25,000	81,047
1985	54,995	146	28,920	84,061	84,061	25,000	59,061
1984	51,368	146	28,920	80,434	80,434	25,000	55,434
1983	51,368	146	28,920	80,434	80,434	25,000	55,434
1982	52,340	146	28,920	81,406	81,406	25,000	56,406

### 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
12/15/2010	2497 / 636	800,000	WD *****	02 *****

This page has been visited 120,238 times.

Monroe County Property Appraiser  
Karl D. Borlum  
P.O. Box 1176  
Key West, FL 33041-1176