



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 27, 2017

Applicant: David Knoll, Architect

Application Number: H16-03-0033

Address: #724 Caroline Street

Description of Work:

Demolition of rear wall end one-story rear addition. Demolition of cistern, greenhouse, and overhead roof structure at the rear yard.

Site Facts:

The building under review, build ca. 1890, is a contributing resource to the historic district. The building is located second towards the west, on the southwest corner of Caroline and Margaret Streets. The building is one of the oldest structures still stand within the urban block. The two-story frame vernacular historic house has been abandoned and neglected. The house has kept its original form, with the exception of the portion of the house, which was originally one-story that was changed before 1926 to a two-story rear addition with a two-story east side porch. It is clear in the circa 1965 that the two-story rear porch has become a one-story enclosed structure. The house includes two recognized units.

**Ordinance Cited on
Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the rear one-story addition, overhead roof, concrete cistern, and greenhouse.
-

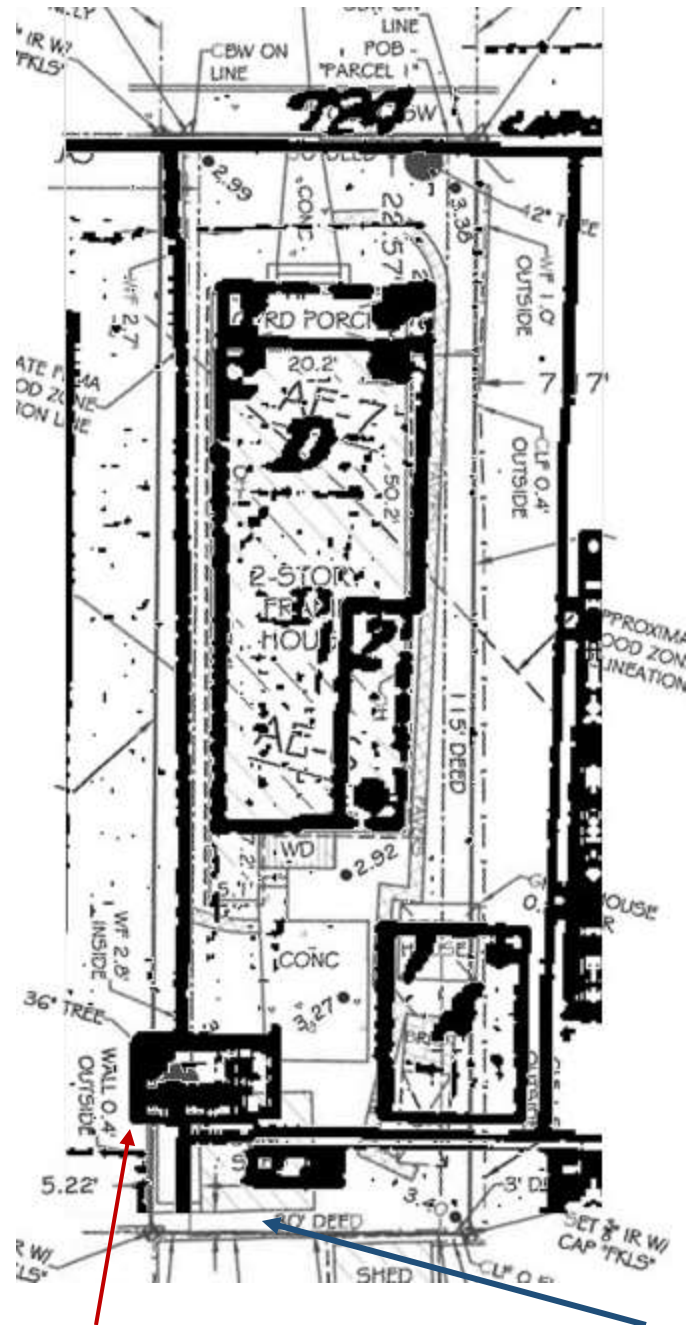
Staff Analysis

The plan includes the demolition of several non-historic elements found in the rear of the site. At the time of this report the greenhouse, which was a non-historic structure made with wood lattice, has been already removed.

It is important to mention that staff has studied available information regarding the above ground cistern - “concrete shed” on the survey, that is proposed to be demolished. The the Sanborn maps from 1899 through 1948, depict a cistern on the rear yard of the property. The 1948 color-coded Sanborn map depicts the cistern in blue color, which means that the structure is in concrete or masonry. The 1962 Sanborn map does not portrait any accessory structure on the site. The separation between the cistern and the historic rear footprint of the house in the Sanborn maps versus the location of the “concrete shed” in the survey are very similar. In addition, the construction materials are definitely more than 50 years old. It is evident that the height of the structure was altered through time and that the old mango tree roots have done some damage to the structure. For those reasons, staff will consider and review the request for this structure to be demolished as a historic resource.



Color-coded 1948 Sanborn map.



1948 Sanborn map over imposed to submitted survey.

It is staff's opinion that the request for the proposed demolition of the above-ground cistern should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

- (a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*

The structure in question is not irrevocable compromised by extreme deterioration. There are some cracks due to the mango tree root system. The cistern has a wooden gable roof with metal v-crimp.

The following is the criteria of section 102-125:

- 1 *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;*

Staff opines that the structure has no distinctive characteristics of a type or method of construction. The structure was built for a utilitarian purpose and does not possess any architectural features. The structure has been altered through time.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 *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;*

The structure in question has no significant value as part of a development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structure in question is not an example of any social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structure in question is not an example of a distinctive architectural style.

- 7 *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;*

The structure in question is not part of a park, square or distinctive area in the city.

- 8 *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; and*

The structure in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features. There are still existing not altered historic aboveground cisterns that still preserve their original form and configuration, which can be considered as best remaining examples.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The structure in question may yield some information in history, but is not the best example of its kind.

The plan also includes the removal of a one-story structure attached to the rear of the house and an overhead accessory structure on the rear yard. Since the structures in question are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of the structures in question will not jeopardize the historic character of the neighborhood.

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

The proposed structures to be demolished are not historic.

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

The non-historic structures in question are not significant or important in defining the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures in question that are proposed to be demolished will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as they comply with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the demolition of the above-grade cistern, a second reading will be required. If the Commission approves the request for demolition of the one-story structure attached to the rear of the house and an overhead accessory structure on the rear yard, this will be the only required reading.

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

HARC PERMIT NUMBER H16-03-0033		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. I. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:	724 CAROLINE STREET		# OF UNITS 2
RE# OR ALTERNATE KEY:	00003550-000000		
NAME ON DEED:	WILLIAM M CALDWELL	PHONE NUMBER 410-960-9633	
OWNER'S MAILING ADDRESS:	14 IVY HILL COURT	EMAIL GraceCwell@aol.com	
	HUNT VALLEY, MD 21030		
CONTRACTOR COMPANY NAME:	N / A	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:	N / A	EMAIL	
ARCHITECT / ENGINEER'S NAME:	DAVID KNOLL	PHONE NUMBER 305-745-8617	
ARCHITECT / ENGINEER'S ADDRESS:	19581 MAYAN ST.	EMAIL david@davidknollarch.com	
	SUGARLOAF KEY, FL 33042		

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 MATERIALS, LABOR & PROFIT: N/A

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

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE <u>AE-7</u>	
<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT: RESUBMISSION OF REVISED PLANS TO INCLUDE THE RENOVATION OF THE EXISTING FRONT PORTION OF THE HISTORIC STRUCTURE; DEMOLITION OF THE EXTREMELY DETERIORATED EXISTING REAR PORTION OF THE HISTORIC STRUCTURE AND REBUILD IT TO THE SAME THREE DIMENSIONAL FOOTPRINT; DEMOLITION OF A CONCRETE CISTERN, GREENHOUSE STRUCTURE AND OVERHEAD ROOF STRUCTURE AT THE REAR YARD; ADDITION OF A THREE HUNDRED SQUARE FOOT PORTION AT THE REAR OF THE PROPERTY; ADDITION OF A STOOP WITH STEPS AT THE EAST SIDE YARD; REMOVAL OF THE COMPROMISED BOTTLE BRUSH AND SCHEFFLERA TREES AT THE NORTHEAST, FRONT CORNER OF THE PROPERTY; REPLACEMENT OF A FENCE AND GATE AT THE FRONT PROPERTY LINE TO MATCH THE EXISTING; AND SITE WORK TO INCLUDE A REPLACEMENT TREE WHERE THE EXISTING TREES HAVE BEEN REMOVED.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
ARCHITECT PRINT NAME: DAVID KNOLL	QUALIFIER PRINT NAME:
ARCHITECT SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to architect:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24th</u> DAY OF <u>March</u> , 20 <u>17</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced <u>Driver's License</u> 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: 3 FT. FT. SOLID FT./TOP 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
 5V 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 REPLACESKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
WINDOWS AND DOORS	WOOD, GLASS, ALUMINUM	WOOD, GLASS, METAL
SIDING	WOOD	WOOD
ROOFING	GALVANIZED METAL	GALVANIZED METAL

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

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

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

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

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> Tabled for ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Home is listed as contributing resource.</i> <i>Guidelines for additions/alterations, fences, skylights,</i> <i>Ordinance for historic - and non-historic demolitions.</i>		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

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



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

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

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

CRITERIA FOR DEMOLITIONS

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

- (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.

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

- (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.

THE CISTERN MEETS THESE CRITERION

- (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.

THE CISTERN MEETS THESE CRITERION

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

THE CISTERN MEETS THESE CRITERION

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



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

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

 X Yes Number of pages and date on plans 5 PAGES DATED 3/24/17

 No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

 DEMOLISHING THE NON- HISTORIC GREENHOUSE AND ROOF STRUCTURE WILL NOT
 DIMINISH THE HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD

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


AND

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

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

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

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

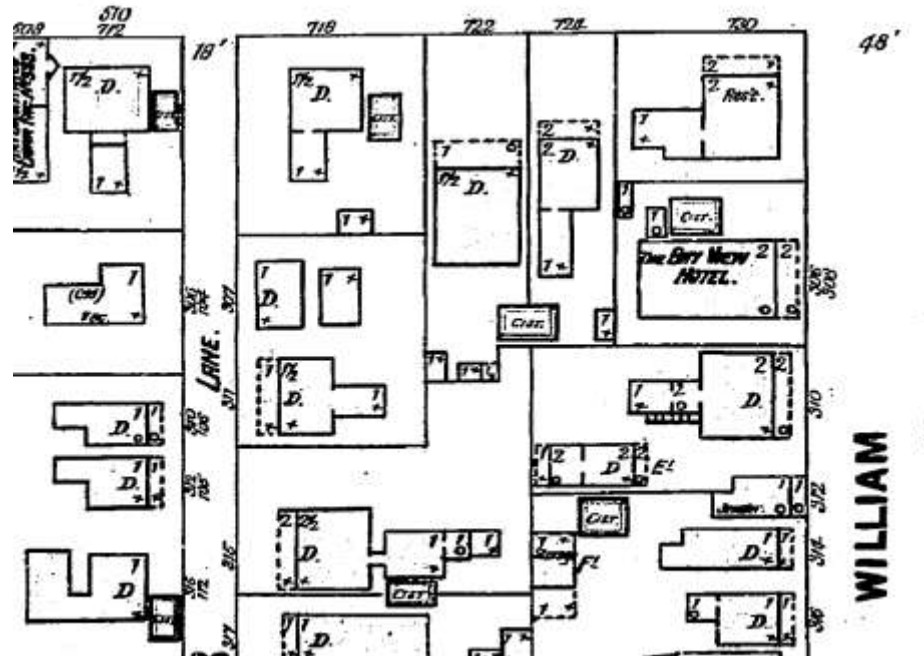
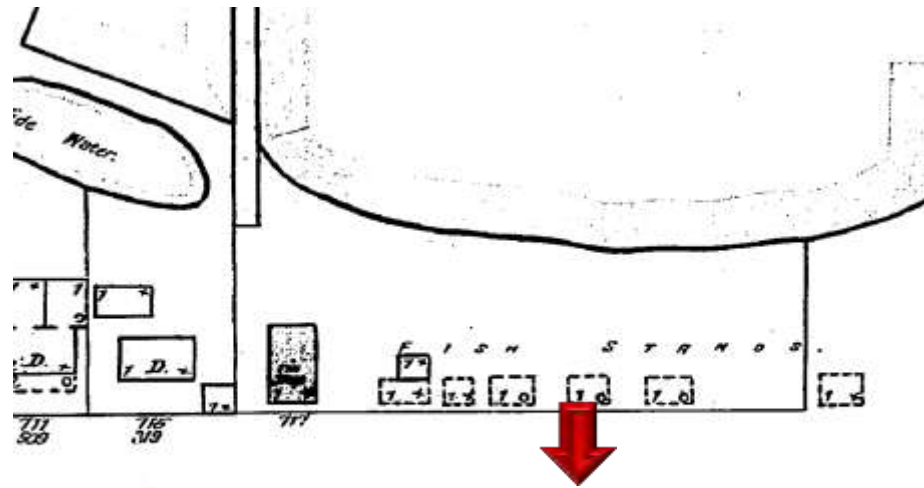
 PROPERTY OWNER'S SIGNATURE:	3/24/17 BILL CALDWELL DATE AND PRINT NAME:
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OFFICE USE ONLY

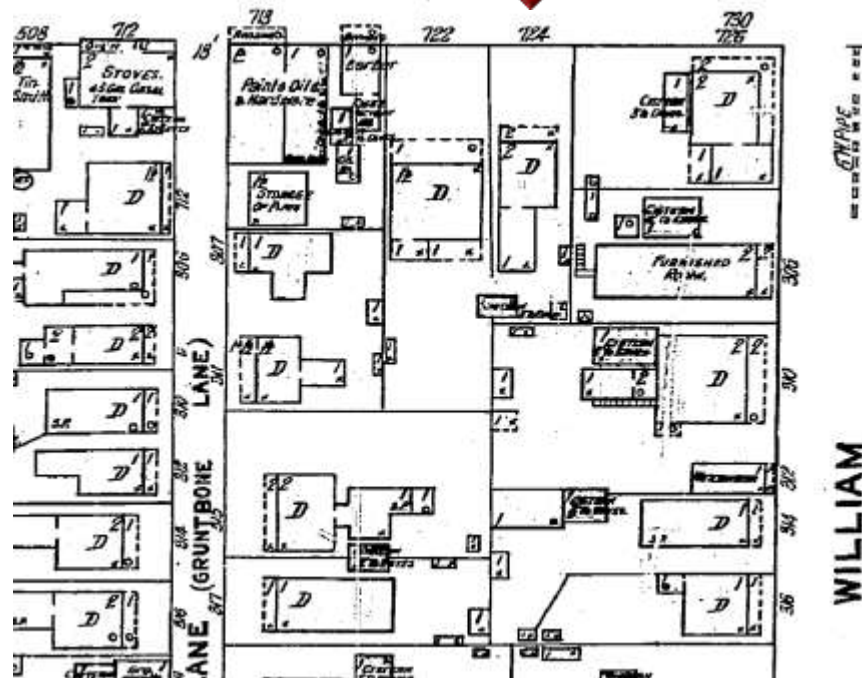
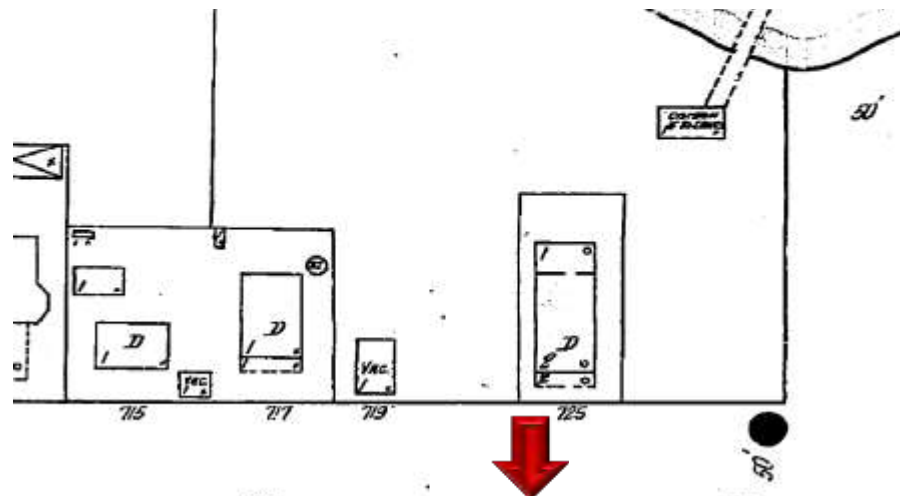
BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

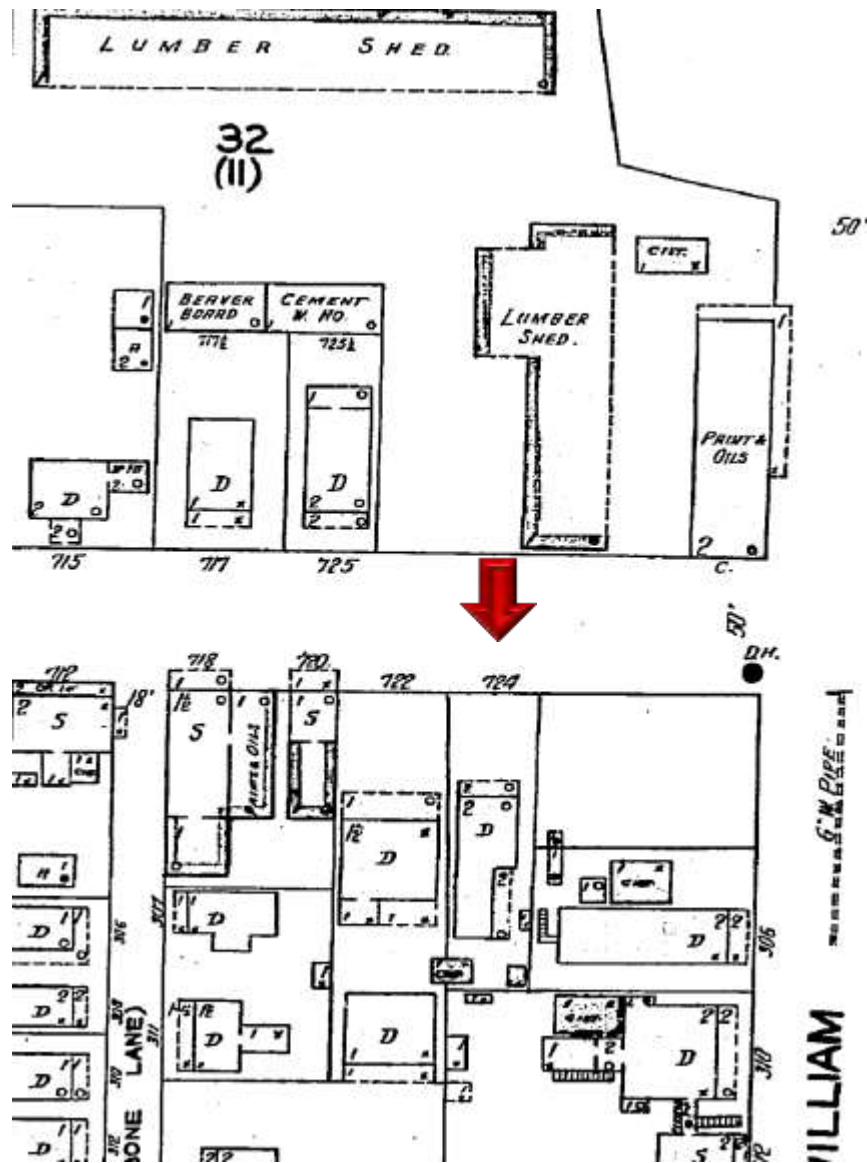
SANBORN MAPS



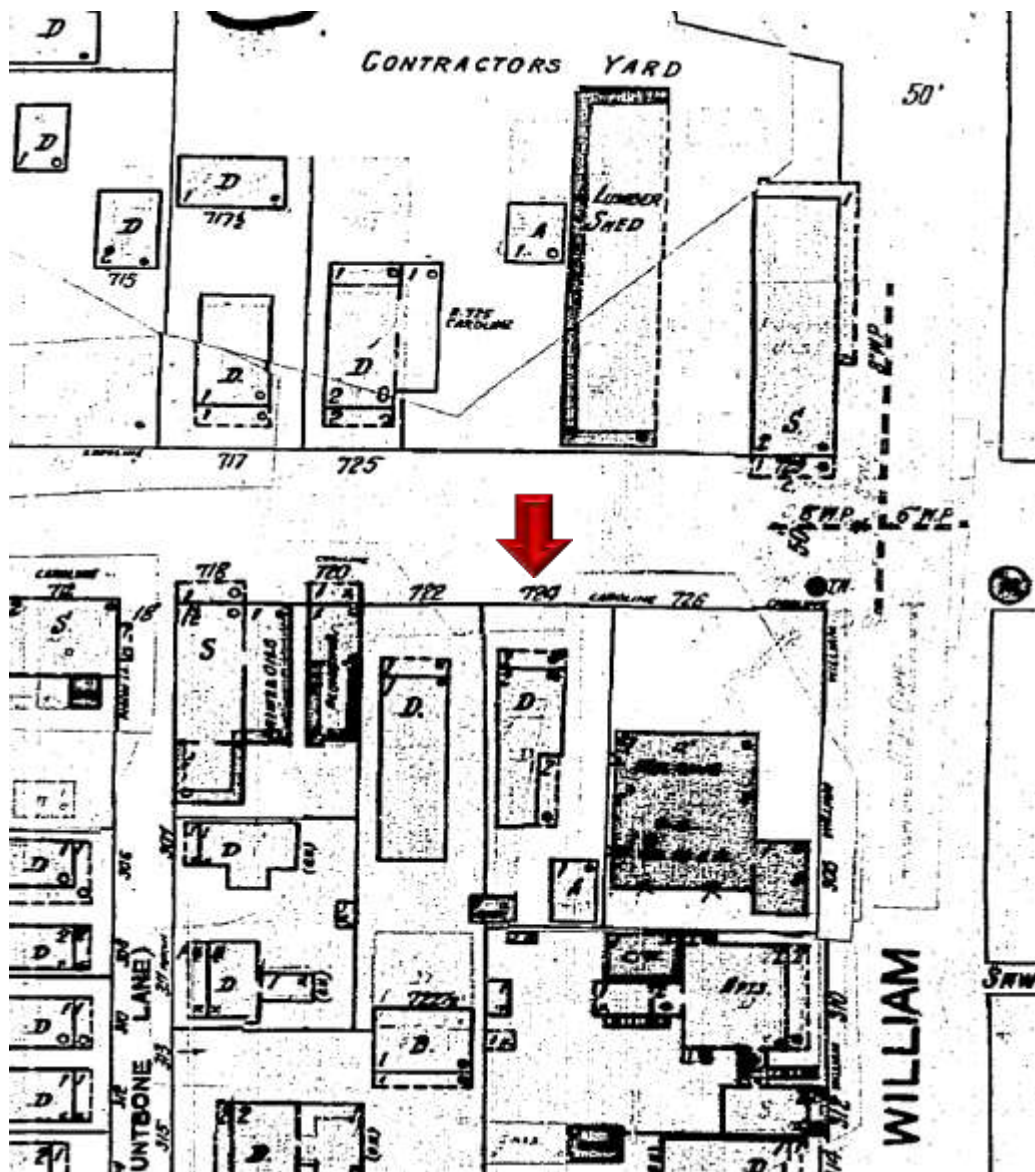
1899 Sanborn Map



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



724 Caroline Street circa 1965. Monroe County Library.



726 Caroline Street in 1966. House under review towards the right side. Monroe County Library.











VID KING
C 5
ET. PL 130511



















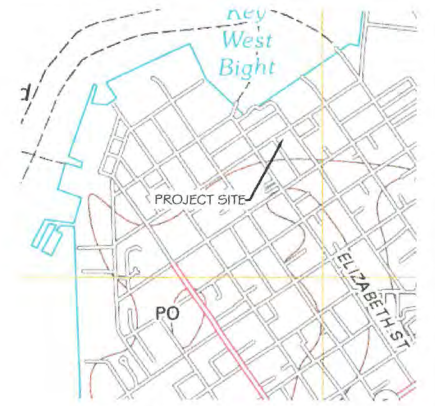




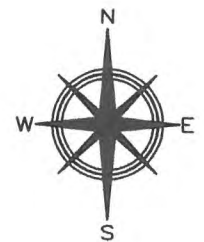


SURVEY

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-TG85-R25E



ASSUMED

BEARING BASE:
ALL BEARINGS ARE BASED
ON S75°00'00"W ASSUMED
ALONG THE CENTERLINE OF
CAROLINE STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

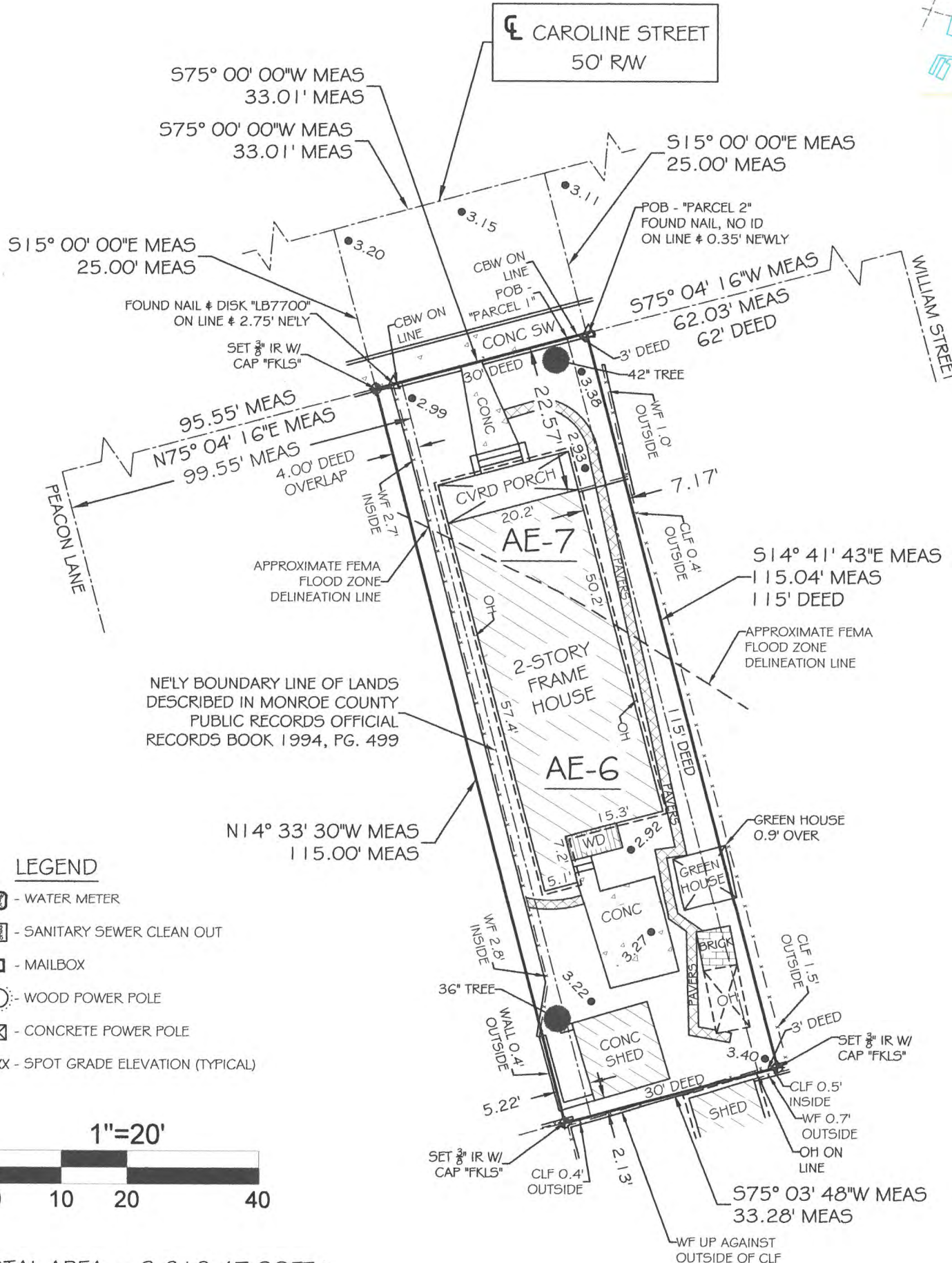
ADDRESS:
724 CAROLINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 # 7

FIRST FLOOR ELEVATION =
5.4' (NGVD 1929)

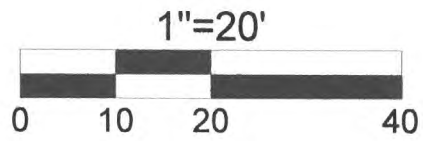
ELEVATIONS SHOWN HEREON
ARE IN FEET AND BASED ON
THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929
(NGVD 1929).

BENCHMARK DESCRIPTION:
NATIONAL GEODETIC SURVEY
BENCHMARK "D 121" (P.I.D.
AA0020), ELEVATION = 3.91'
(NGVD 1929).



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT GRADE ELEVATION (TYPICAL)



TOTAL AREA = 3,812.47 SQFT ±

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -
William M. Caldwell;
Stones & Cardenas;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	09/08/2015
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

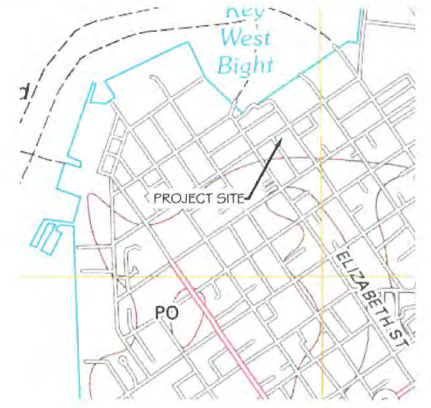
SIGNED ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION -

"PARCEL 1"

The following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit: On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, A.D., 1829, as a part of Lot 2, Square 22, described as follows: Commencing at a point on Caroline Street, distant 65 feet from the corner of Caroline and William Streets and running thence along said Caroline Street in a Southwesterly direction 30 feet; thence at right angles in a Southeasterly direction 115 feet; thence at right angles in a Northeasterly direction 30 feet; thence at right angles in a Northwesterly direction 115 feet to the place of beginning.

"PARCEL 2"

That certain 3 foot by 115 foot strip of land lying Northeasterly and contiguous to Parcel 1 appearing in Quiet Title Action between William H. Spencer, Bernice Spencer and Tatra, Inc., Case No. 80-121-CA-13, as evidenced by Final Judgment recorded April 10, 1981 in Official Records Book 829, Page 189, and Mandate recorded in Official Records Book 849, Page 747, and Findings of Appeal recorded in Official Records Book 849, Page 748, said lands being described as follows: On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 2, Square 22. Commencing at the corner of Caroline and William Streets, as now constructed, and running thence along Caroline Street in a Northwesterly direction a distance of 62 feet to a point of beginning; thence continuing running in a Southwesterly direction 3 feet; thence at right angles in a Southeasterly direction 115 feet; thence at right angles in a Northeasterly direction 3 feet; thence at right angles in a Northwesterly direction 115 feet to the place of beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

William M. Caldwell;
Stones & Cardenas;
Chicago Title Insurance Company;

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

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2' CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
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EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
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SCALE:	1" = 20'
FIELD WORK DATE	09/08/2015
REVISION DATE	XXXX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS LAND SURVEYING

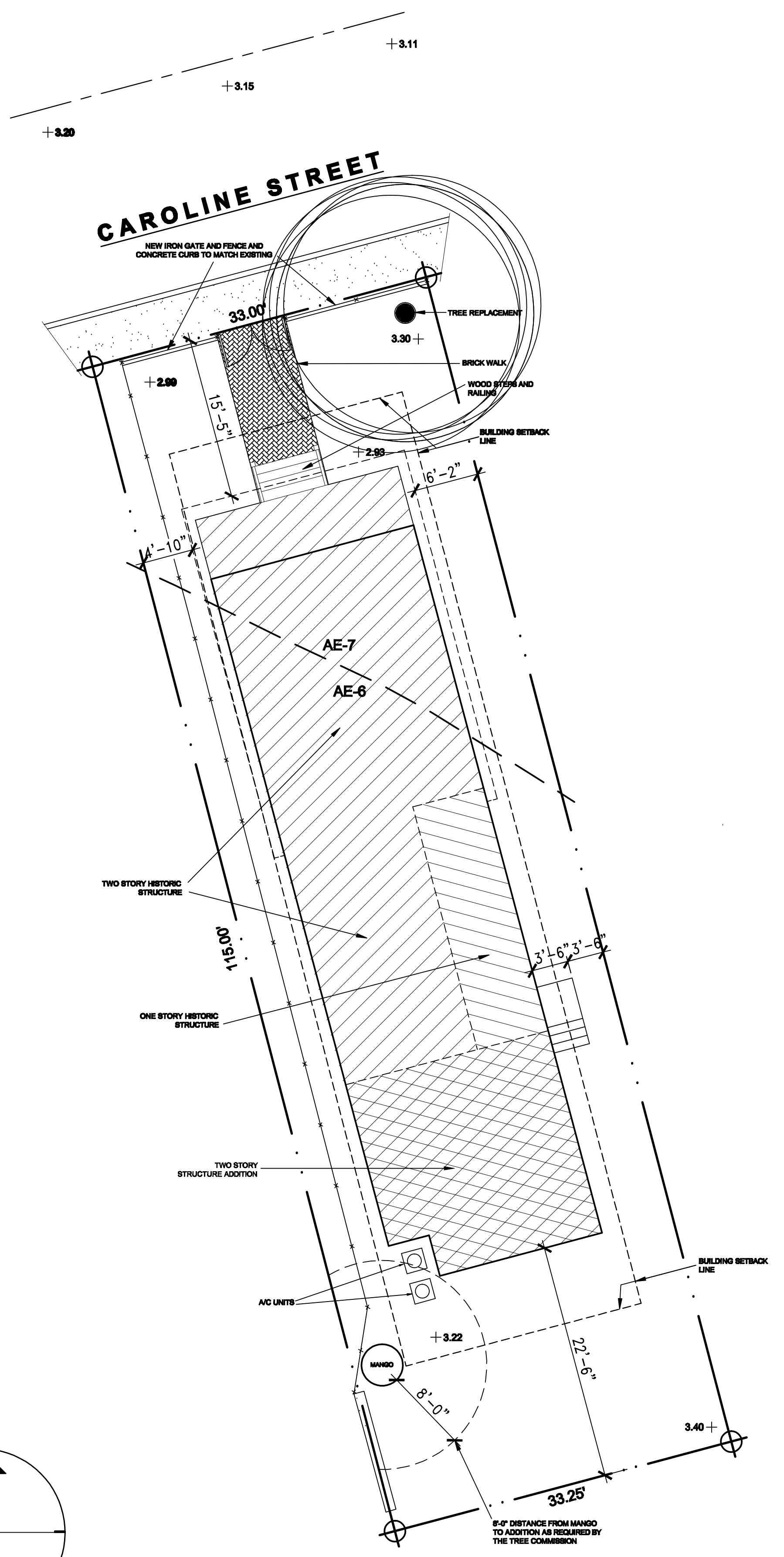
1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

RENOVATION AND ADDITIONS FOR: 724 CAROLINE STREET KEY WEST, FLORIDA

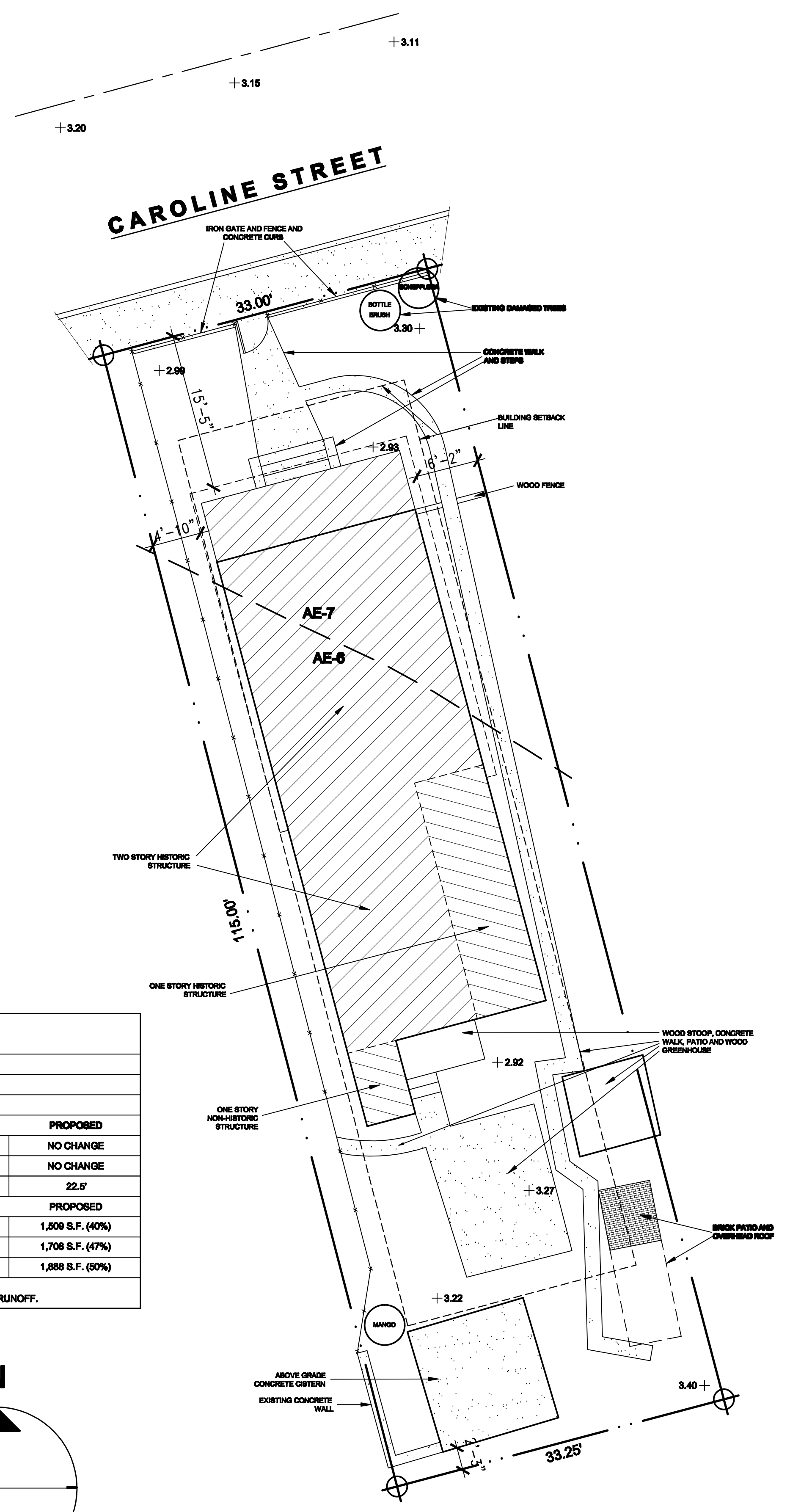
REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS FOR:
724 CAROLINE STREET
KEY WEST, FLORIDA



PROPOSED SITE PLAN
1/8" = 1' - 0"

SITE DATA			
1. LAND USE DISTRICT: HNC-2 - HISTORIC NEIGHBORHOOD COMMERCIAL			
2. FLOOD ZONE: AE7 / BUILDING FLOOR ELEVATION: 5.4' NGVD			
3. LOT AREA: 3,812 S.F.			
4. SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	10.0'	15.4'	NO CHANGE
SIDE	5.0'	4.8' + 6.2'	NO CHANGE
REAR	15.0'	2.2'	22.8'
5. LOT COVERAGE:	REQUIRED	EXISTING	PROPOSED
BUILDING	40% MAX. (1,525 S.F.)	1,588 S.F. (42%)	1,509 S.F. (40%)
IMP. SURFACE	60% MAX. (2,287 S.F.)	1,844 S.F. (51%)	1,708 S.F. (47%)
OPEN SPACE	35% MIN. (1,334 S.F.)	1,888 S.F. (49%)	1,888 S.F. (50%)
6. PROPOSED STORMWATER RETENTION: THE WORK DEPICTED IN THESE DRAWINGS WILL DECREASE STORMWATER RUNOFF.			



EXISTING SITE PLAN
1/8" = 1' - 0"

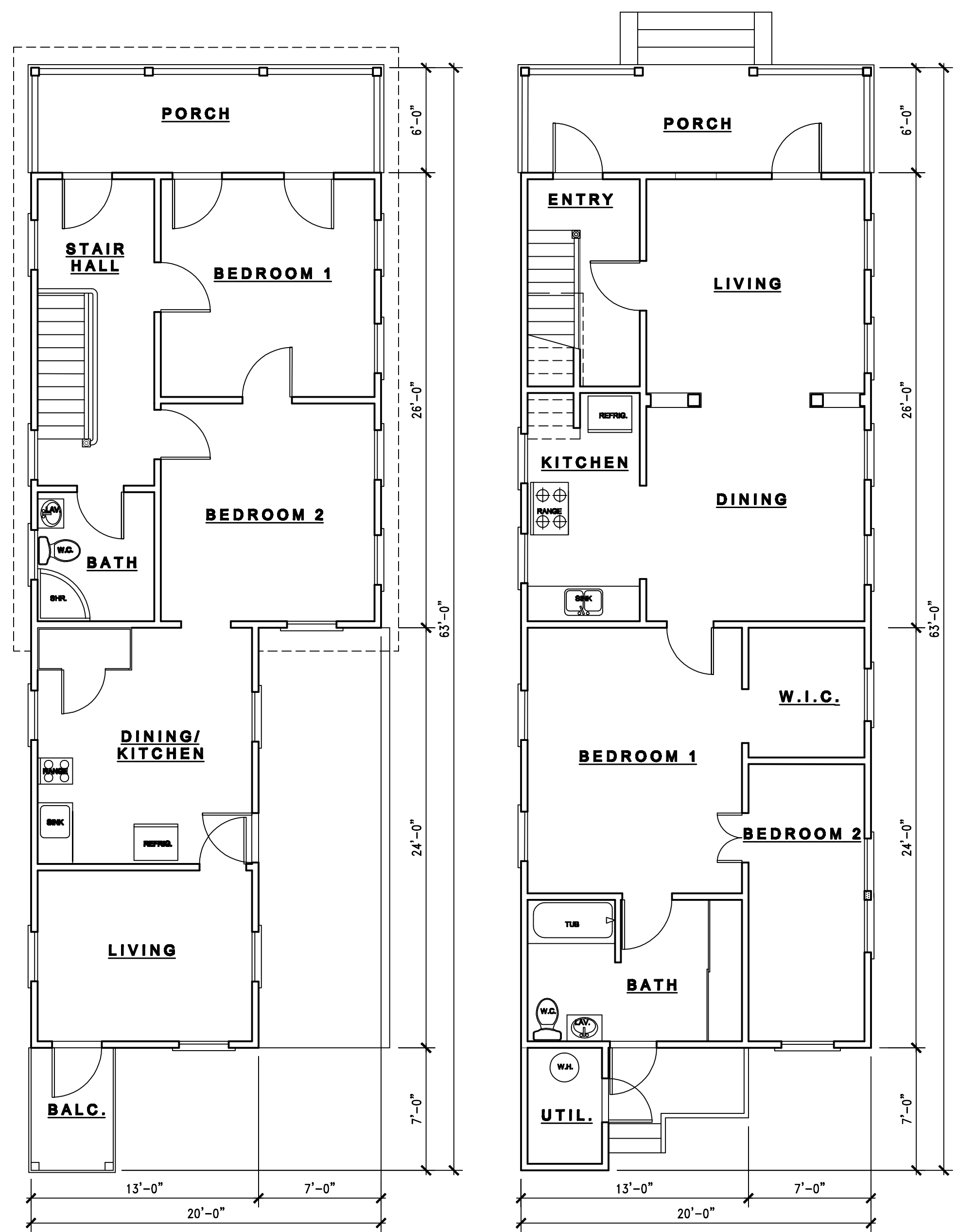
DATE OF ISSUE:
5 / 12 / 17

DAVID KNOLL
ARCHITECT

KEY WEST, FL. (305) 715-8617

1

SHEET
OF 5 SHEETS

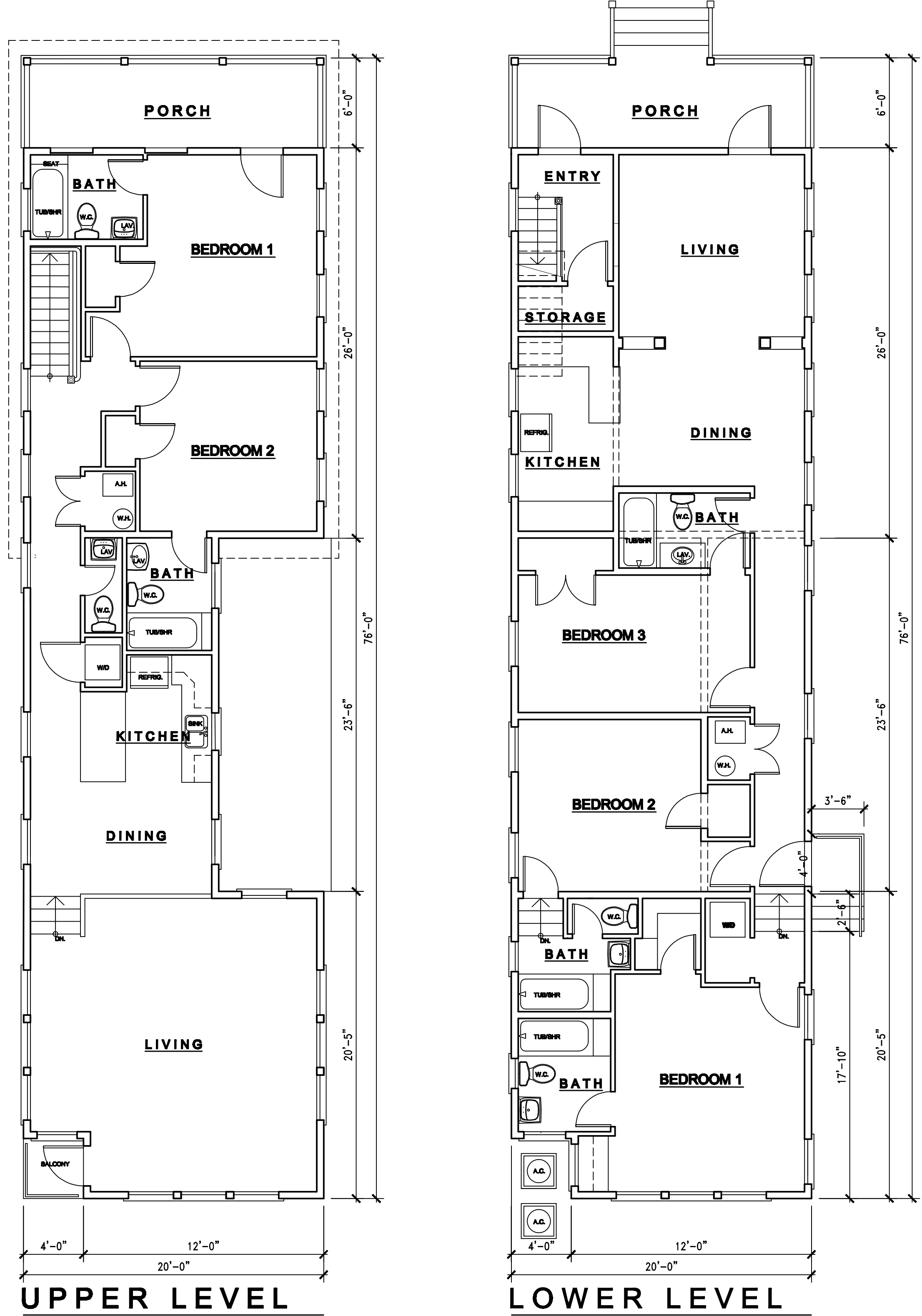


UPPER LEVEL

LOWER LEVEL

EXISTING FLOOR PLANS

3/16" = 1' - 0"

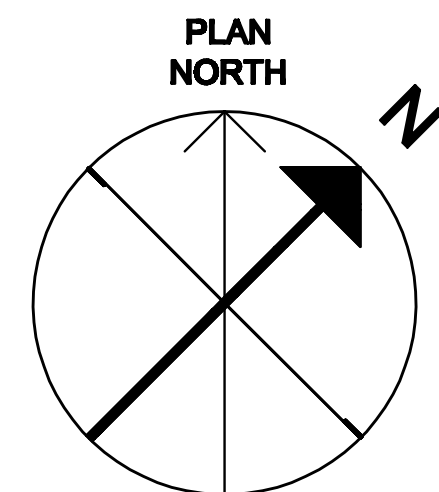


UPPER LEVEL

LOWER LEVEL

PROPOSED FLOOR PLANS

3/16" = 1' - 0"



REVISIONS	
NO.	DATE

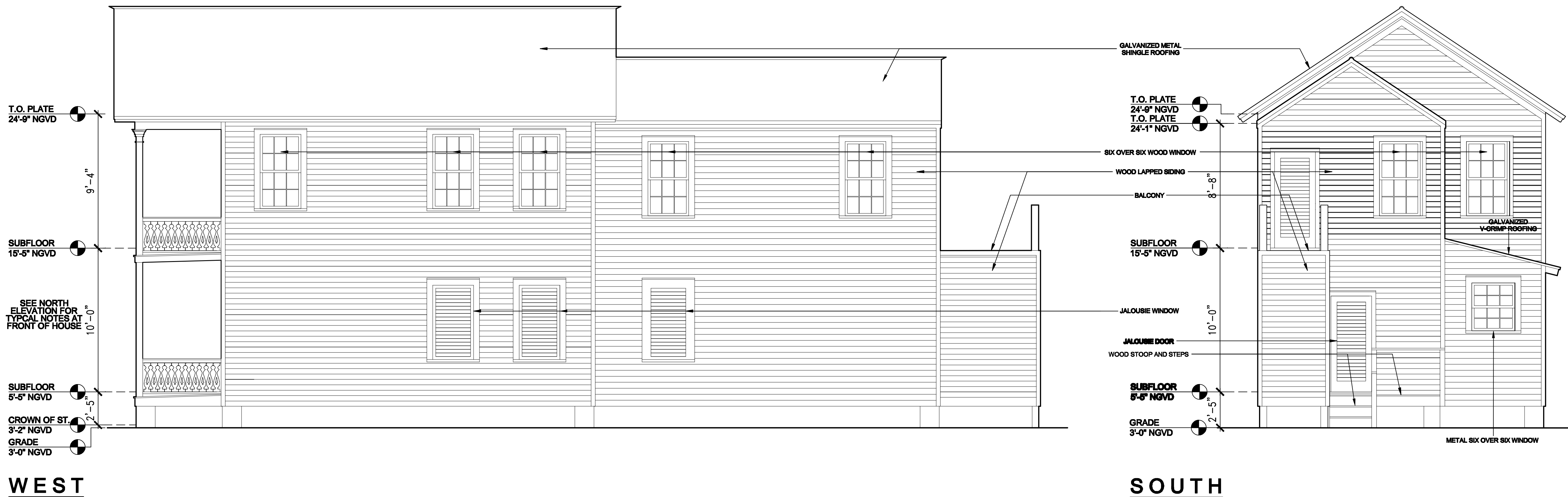
RENOVATION AND ADDITIONS FOR:
724 CAROLINE STREET
 KEY WEST, FLORIDA

DATE OF ISSUE:
5 / 12 / 17

SHEET
2
 OF 5 SHEETS

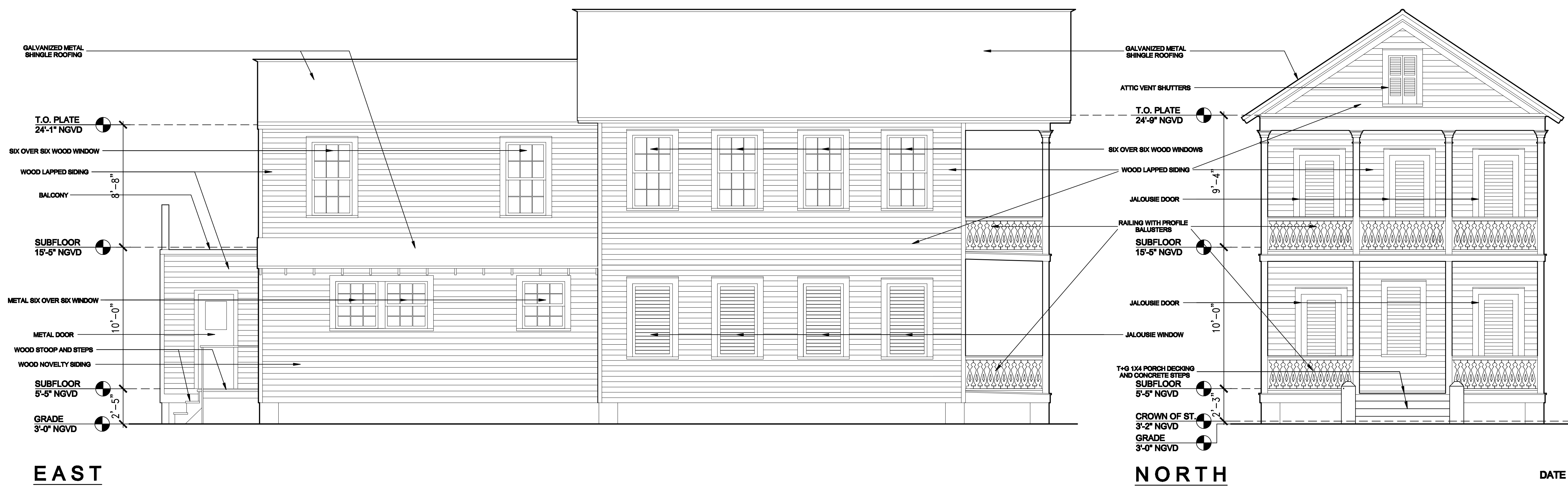
RENOVATION AND ADDITIONS FOR:
724 CAROLINE STREET
 KEY WEST, FLORIDA

DAVID KNOWLTON ARCHITECTS
 KEY WEST, FL. (305) 715-8617



WEST

SOUTH



EAST

NORTH

DATE OF ISSUE:
5 / 12 / 17

EXISTING BUILDING ELEVATIONS

1/4" = 1'-0"

RENOVATION AND ADDITIONS FOR:

724 CAROLINE STREET

KEY WEST, FLORIDA

DAVID KNOWLL
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

5

OF 5 SHEETS

MISCELLANEOUS INFORMATION

WOOD NAIL & DISK 'LB7760'
ON LINE & 2.75' N'ELY

SET 2" IR W/ CAP 'TKLS'

CBW ON LINE

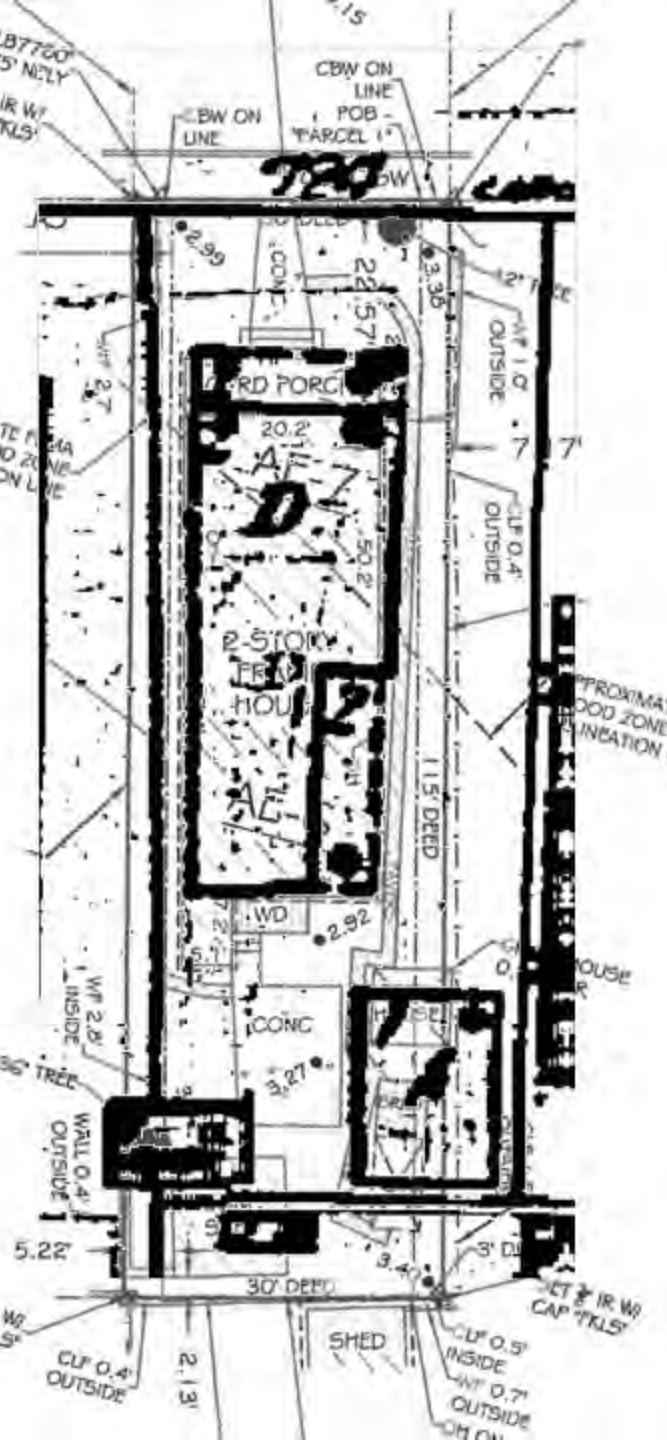
CBW ON LINE
POB - PARCEL

APPROXIMATE FEMA
FLOOD ZONE
DELINEATION LINE

APPROXIMATE FEMA
FLOOD ZONE
DELINEATION LINE

SET 2" IR W/ CAP 'TKLS'

SET 2" IR W/ CAP 'TKLS'



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 27, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HISTORIC HOUSE. TWO-STORY ADDITION AT REAR. SITE IMPROVEMENTS INCLUDING REPLACEMENT OF FRONT FENCE AND GATE TO MATCH EXISTING IN DESIGN AND MATERIALS. DEMOLITION OF REAR WALL AND ONE-STORY REAR ADDITION. DEMOLITION OF CISTERN, GREENHOUSE AND OVERHEAD ROOF STRUCTURE AT THE REAR YARD.

724 CAROLINE STREET

Applicant – David Knoll, Architect

Application #16-03-0033

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.



Public Meeting Notice

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00003550-000000
 Account # 1003701
 Property ID 1003701
 Millage Group 10KW
 Location 724 CAROLINE ST , KEY WEST
 Address
 Legal KW PT LOT 2 SQR 22 OR17-174/75 OR1725-2239/40L/E OR1745-236D/C
 Description OR1745-237D/C OR1872-1370 OR2757-83ORD OR2757-85ORD OR2770-814/19 OR2770-820/25
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CALDWELL WILLIAM M
 PO BOX 2672
 KEY WEST FL 33045-2672

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$184,360	\$179,891	\$178,774	\$181,524
+ Market Misc Value	\$3,421	\$2,975	\$2,723	\$2,740
+ Market Land Value	\$623,657	\$386,438	\$246,760	\$229,544
= Just Market Value	\$811,438	\$569,304	\$428,257	\$413,808
= Total Assessed Value	\$811,438	\$373,130	\$350,401	\$328,734
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$811,438	\$440,072	\$357,195	\$346,838

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (08SD)	3,795.00	Square Foot	33	115

Buildings

Building ID	202	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1908
Building Type	M.F. - R2 / R2	Foundation	WD CONC PADS
Gross Sq Ft	2112	Roof Type	GABLE/HIP
Finished Sq Ft	1832	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	280	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,832	1,832	0
OPU	OP PR UNFIN LL	20	0	0
OPF	OP PRCH FIN LL	120	0	0
OUF	OP PRCH FIN UL	120	0	0
SBU	UTIL UNFIN BLK	20	0	0
TOTAL		2,112	1,832	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WROUGHT IRON	1907	1908	1	120 SF	1
PATIO	1965	1966	1	154 SF	2
WATER FEATURE	1984	1985	1	1 UT	1
TILE PATIO	1984	1985	1	136.5 SF	1

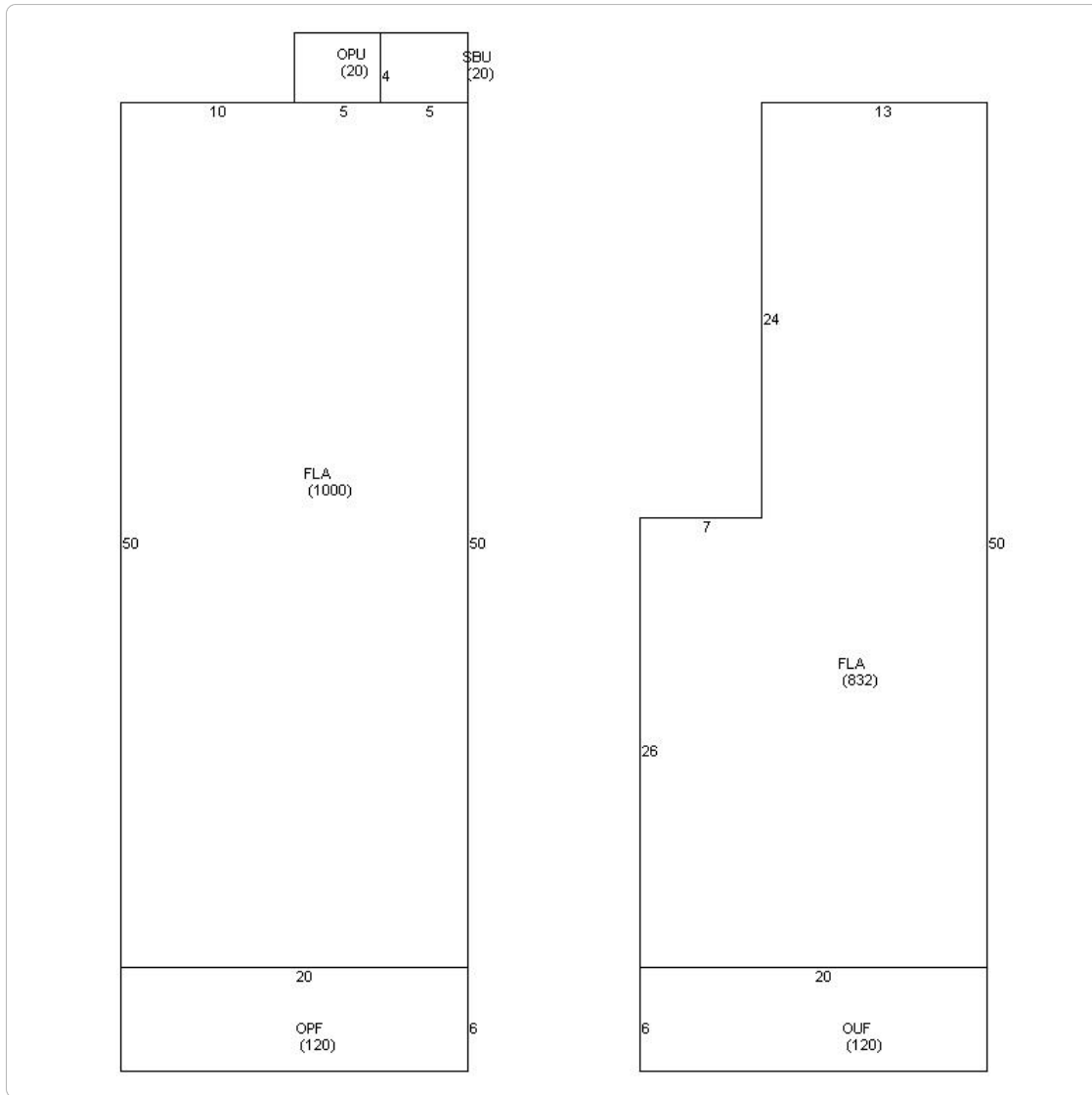
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/17/2015	\$100	Quit Claim Deed		2770	820	11 - Unqualified	Improved
11/17/2015	\$900,000	Warranty Deed		2770	814	02 - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
B941067	4/1/1994	10/1/1994	\$840		REPLACE FRONT PORCH FLOOR

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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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