



Historic Architectural Review Commission Staff Report for Item 17

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: August 24, 2021

Applicant: Brett Tyler Smith

Address: #816 Ashe Street

Description of Work:

Renovations to historic house. Construction of sawtooth roof over existing non-historic one-story addition at the rear. Relocate rear exterior wall inwards to create a covered porch.

Site Facts:

The site under review is located at 816 Ashe Street. According to our survey, the two-story frame vernacular structure on site is historic and contributing, with a year built circa 1906. A one-story rear addition appears on Sanborn maps as far back as 1912. The existing one-story shed roof addition at the rear of the main structure appears to have replaced the previous rear addition, as the footprint has changed and expanded. Staff has made the determination that the existing rear addition is not historic or contributing.

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 3 and 4.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 3, 5, 7 and 16.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 4, 6, 8, 11, 12, 13, 14, 17, 19, 20, 22, 25, 26, 29, 30 and 32.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a).

Staff Analysis:

The Certificate of Appropriateness under review proposes construction of a sawtooth roof over an existing, non-historic, one-story, shed roof addition at the rear of 816 Ashe Street. This application also proposes the inward relocation of the rear exterior wall of the non-historic addition, in order to create a covered porch. Renovations to the house, as well as a new pool, deck, and site improvements are also included in this application.

The new roof over the rear addition will be a sawtooth with 5v-crimp to replace the existing shed roof. The pitch of the new sawtooth will be 8 over 12 to match the existing historic house. The rear wall of the non-historic addition is to be relocated inwards to create a covered porch. Columns will provide support for the existing shed roof over the new porch area.

Any new siding is proposed to be wood to match existing, and all new windows and doors on the rear addition are proposed to be wood. Replacements of non-historic fenestration on the main house are also to be wood. The existing quarry tile front porch on the historic house is proposed to be replaced with wood decking. An existing safety rail on the second floor of the front porch is proposed to be removed.

A new deck and pool are proposed at the rear of the house. The pool is to be 6-feet by 16-feet, and the necessary pool equipment is to be located on the west elevation of the new addition.

Consistency with Cited Guidelines:

Staff finds the proposed renovations to be consistent with the guidelines.

The proposed sawtooth roof over the existing rear addition would be visually compatible with and more appropriate to the historic context. The proposed addition of the sawtooth, relocation of the rear wall, and renovations throughout the structure would not require any changes to the character defining features of the historic main house. The proposed design and renovations would not impair any character defining features of the historic main house, and the existing rear additions are not historic.

The new sawtooth roof is proposed at the rear, would not be publicly visible, would not dominate any surrounding historic structures, and would be attached over a non-historic addition. The size and scale of the sawtooth roof addition will also be limited in relation to the historic house, and it will be much lower in height than the ridgeline of the historic main house. The proposed form and massing of the new roof is appropriate in relation to the main building and its surrounding historic context. The existing shed roof addition to be altered by the addition of the new sawtooth is not considered to be contributing.

The new fenestration proposed on the rear addition is compatible with the proportion and rhythm of the existing building. Proposed materials would not stand out from the surrounding historic structures and will be harmonious with the existing structures on site.

The proposed renovations meet the cited guidelines for Additions and Alterations, and the proposed changes to the two-story front porch also meet the cited guidelines for Entrances, Porches and Doors.

The proposed deck and pool also meet the cited guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment.

Proposed removal of portions of the non-historic rear additions aligns with guideline 32 under Additions and Alterations.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1 300 WHITE STREET
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
www.cityofkeywest-fl.gov

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

ADDRESS OF PROPOSED PROJECT:	816 Ashe Street		# OF UNITS	1
RE # OR ALTERNATE KEY:	00022470-000000			
NAME ON DEED:	Brett Tyler Smith	PHONE NUMBER	305-394-0439	
OWNER'S MAILING ADDRESS:	PO Box 1	EMAIL	BSmith@TheSmithLawFirm.Com	
	Key West, Florida 33041			
CONTRACTOR COMPANY NAME:	DNA Construction Services LLC	PHONE NUMBER	305-393-4848	
CONTRACTOR'S CONTACT PERSON:	Daniel Andrews	EMAIL	danieljandr@gmail.com	
ARCHITECT / ENGINEER'S NAME:	N/A	PHONE NUMBER		
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL		

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: 250,000

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

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE _____
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Construction of sawtooth roof over rear one-story addition,
 within the rear setback, and to replace current shed roof. In addition, it is proposed to relocate the rear exterior wall inwards approximately 4' in order to create a covered porch. It is further proposed
 to demolish approximately 180 sq/ft of the structure's non-historic additions for the purpose of bringing the property into conformance with the setback.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Brett Tyler Smith	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 26th DAY OF July, 2021	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

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

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"/> TABBED FOR ADD'L. INFO.		
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				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 portion of the structure to be removed is part of a noncontributing addition which is in part nonconforming with the current LDRs with respect to the rear setback and that encroaches onto the rear property.

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

The property is not associated with any significant event.

- (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 proposed portion to be demolished lack historic character or significance.

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

The property is not the site of a historic event.

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

The proposed portion to be demolished do not exemplify any of the afore listed criteria.

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

The proposed portion to be demolished to not portray a distinctive architectural style.

- (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.

Not applicable.

- (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 proposed portion to be demolished are not unique or exemplify the listed criteria.

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

The proposed portion to be demolished will not yield any important information in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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

Yes Number of pages and date on plans _____

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.

The proposed portion to be demolished would not diminish the overall historic character of the neighborhood. The portion to be demolished is located in the rear of the property and comprises a noncontributing addition with a shed roof.

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

The proposed portion to be demolished does not destroy or alter the relationship between the buildings and open spaces.

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.


The structure is not part of a complex and the facade is not being altered. Further, the portion is a later addition that is noncontributing.

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

The proposed portion to be demolished would not qualify as a contributing addition.

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.*

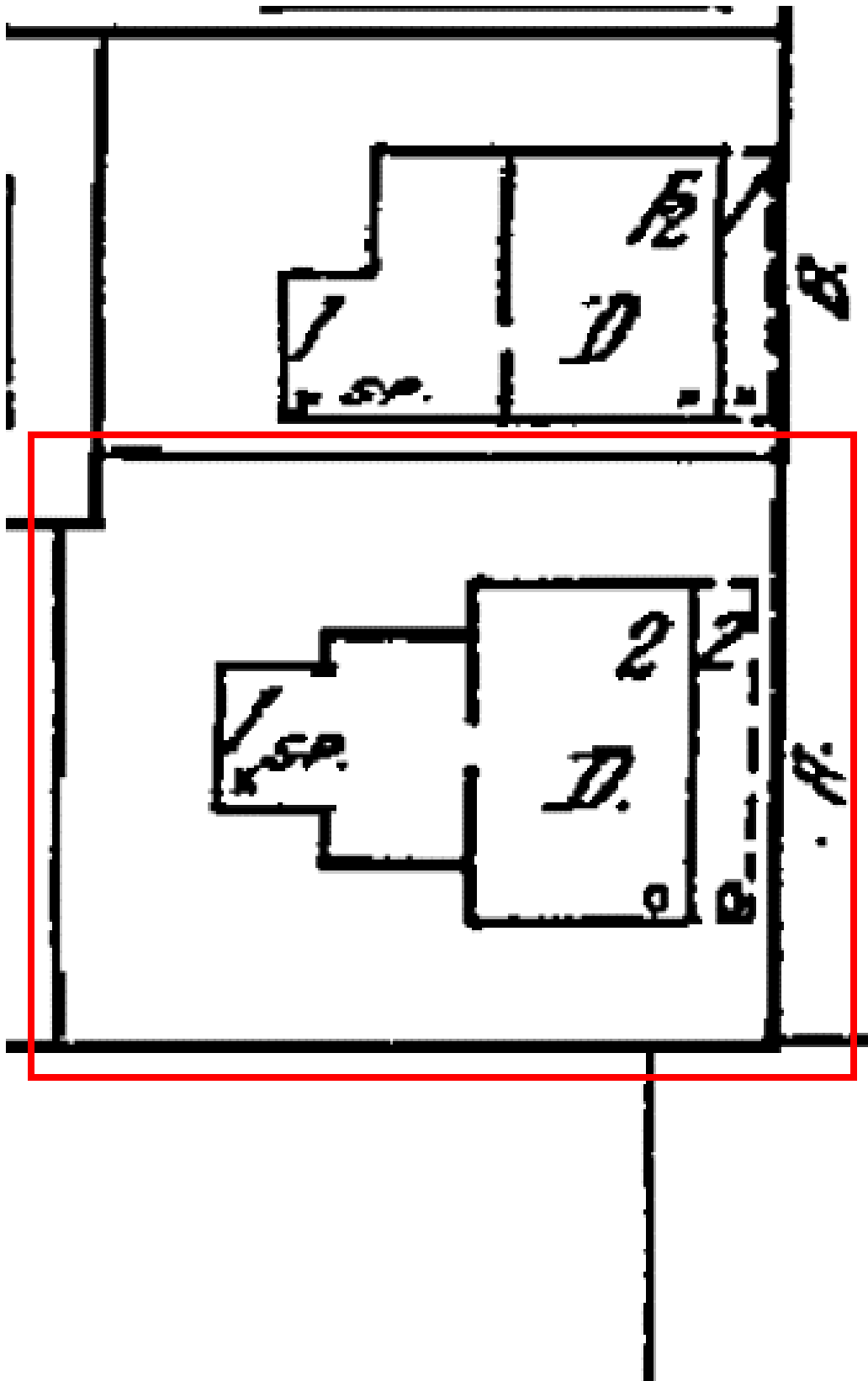
 PROPERTY OWNER'S SIGNATURE:	07/26/2021 DATE AND PRINT NAME: Brett Tyler Smith
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OFFICE USE ONLY

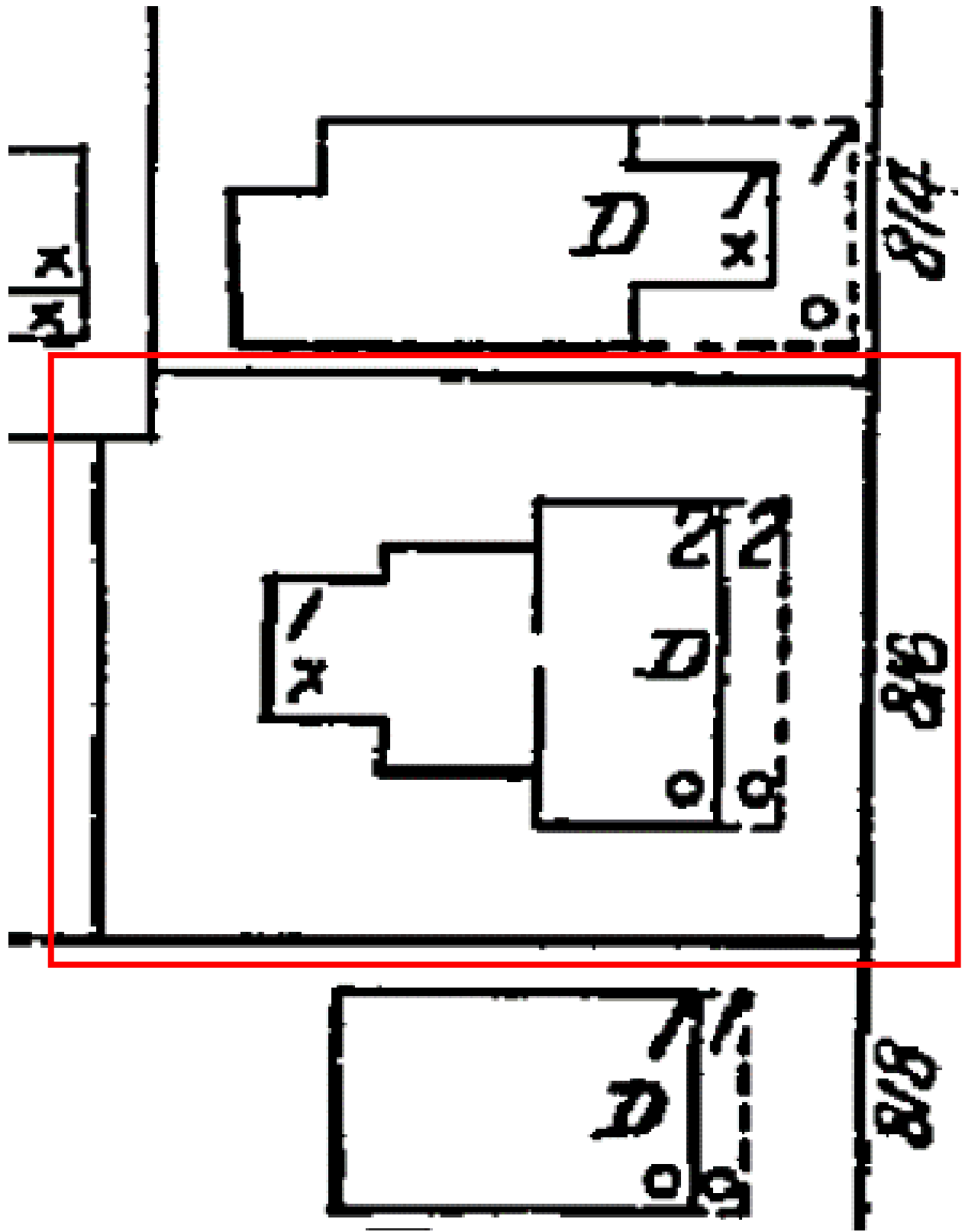
BUILDING DESCRIPTION:	
<input type="checkbox"/>	Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
<input type="checkbox"/>	Not listed Year built _____ Comments _____

<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
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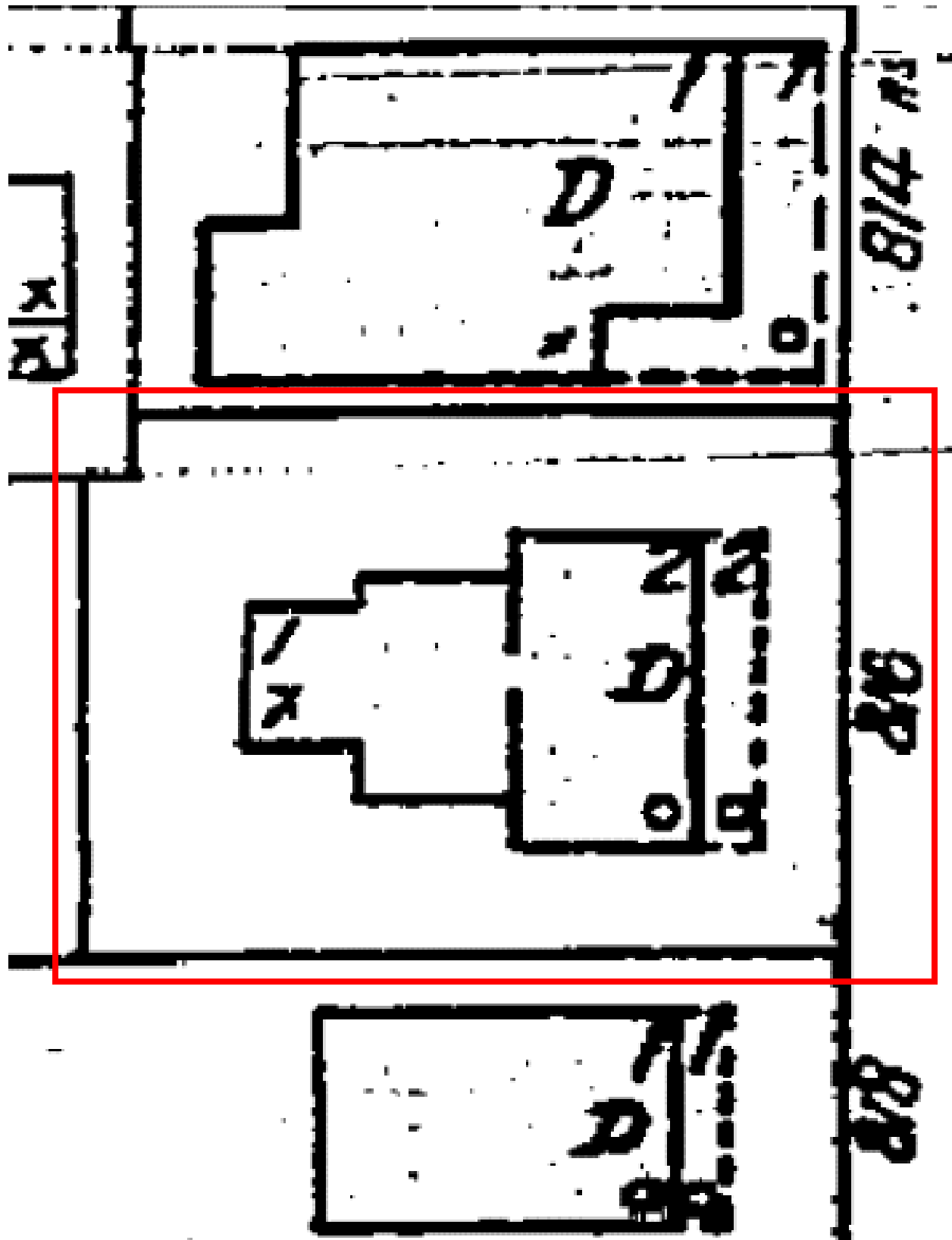
SANBORN MAPS



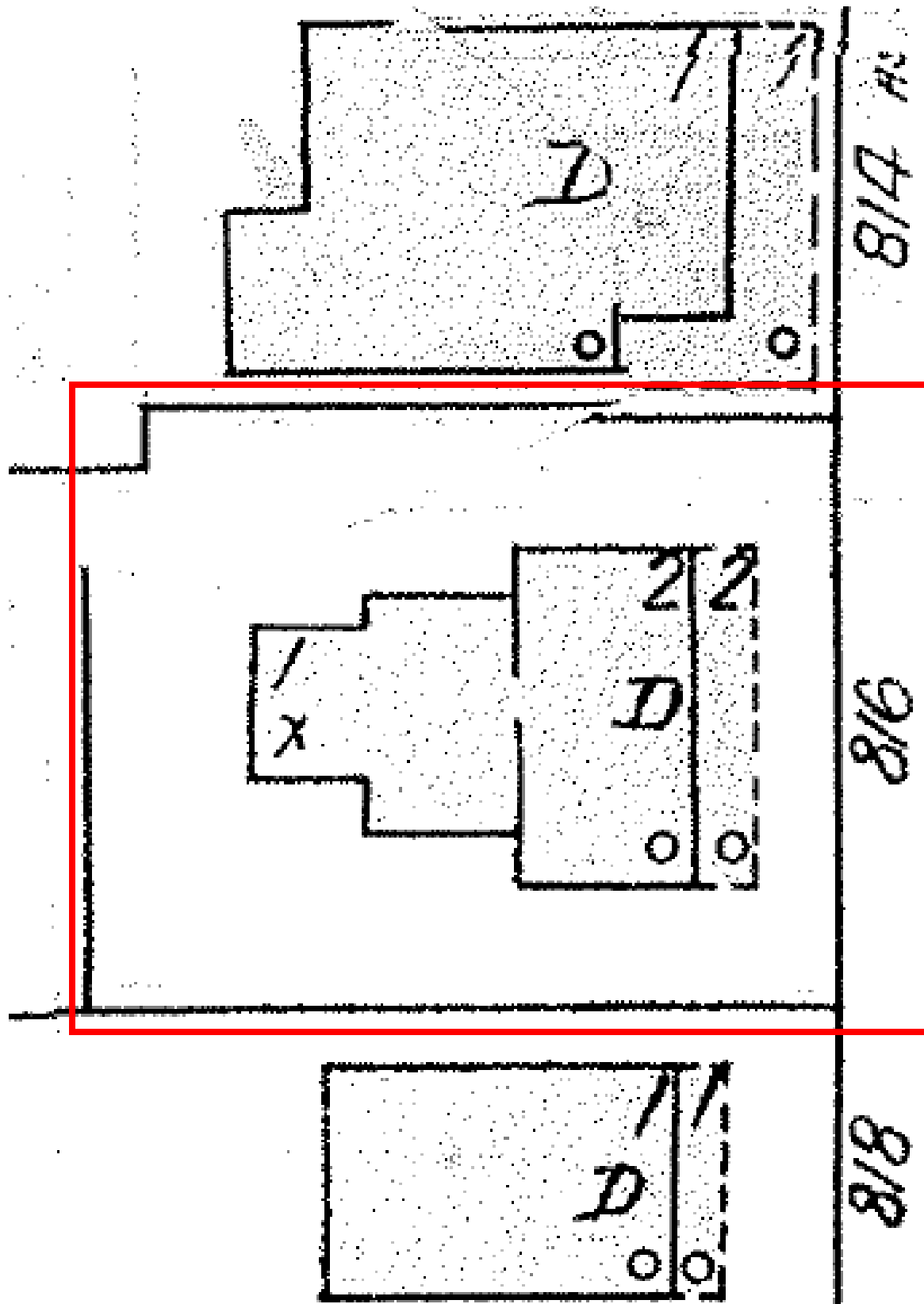
1912 Sanborn with the property at 816 Ashe Street indicated in red.



1926 Sanborn with the property at 816 Ashe Street indicated in red.



1948 Sanborn with the property at 816 Ashe Street indicated in red.



1962 Sanborn with the property at 816 Ashe Street indicated in red.

PROJECT PHOTOS



1965 photo of the house at 816 Ashe Street.



Street View



View Looking Toward Back of House



View of Back of House



Street View of House Directly to the South



Neighbor Directly to the West Overlooking Rear Yard



Street View of Neighbor Directly to the North



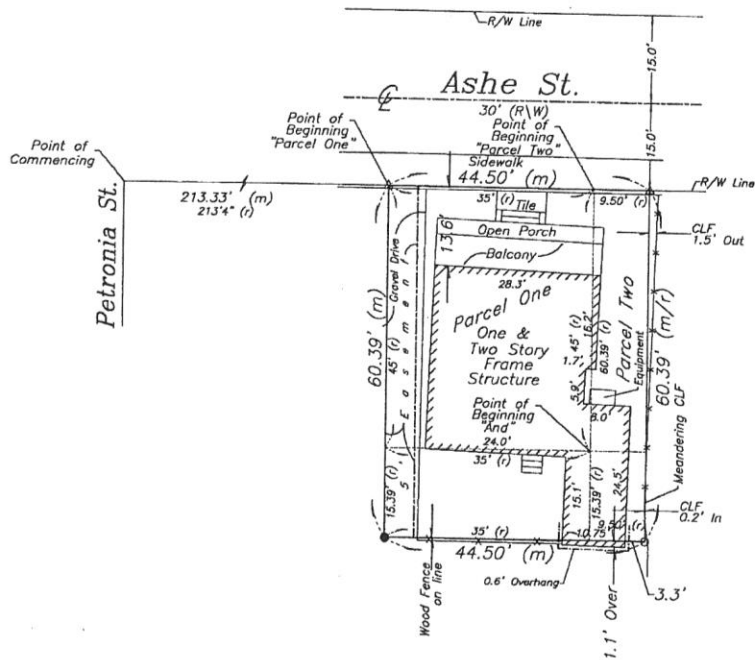
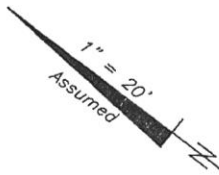
Streetscape to the North



Street View of House Across Street with Sawtooth and Shed

SURVEY

Boundary Survey Map of part of Lot 9, Square 4,
George G. Watson's diagram of Tract 6, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)
- ▲ Found Nail & Disc (RER)
- △ 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

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

Sheet One of Two Sheets

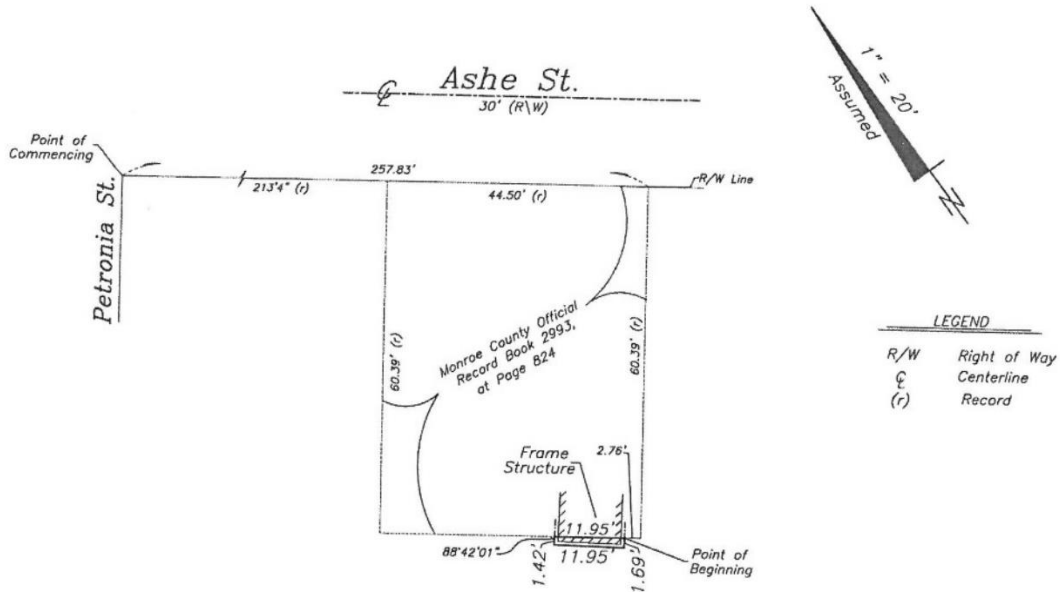
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PGM #6298

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

Specific Purpose Survey to illustrate a legal description
of part of Tract 6, Island of Key West,
authored by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 816 Ashe 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, known as part of Tract 6 according to a diagram made and delineated of a part of Tract 6 by George W. Watson and recorded in Book 'N', Page 49, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection Southeasterly right of way line of Petronia Street with the Southwesterly right of way line of Ashe Street and run thence Southeasterly along the Southwesterly right of way line of the said Ashe Street for a distance of 257.83 feet to the Easterly corner of the lands described in Official Record Book 2993 at Page 824, of the Public Records of Monroe County, Florida; thence Southwesterly and at right angles, along the Southeasterly boundary line of said lands, for a distance of 60.39 feet; thence Northwesterly and at right angles, along the Southwesterly boundary line of said lands, for a distance of 2.76 feet to the Southeasterly face of an overhang on an existing frame structure, said point also being the Point of Beginning; thence continue Northwesterly along the previously described course for a distance of 11.95 feet to the Northwesterly face of said overhang; thence Southwesterly with a deflection angle of 88°42'01" to the left and along the said overhang for a distance of 1.42 feet; thence Southeasterly and at right angles along the said overhang for a distance of 11.95 feet; thence Northeasterly and at right angles along said overhang for a distance of 1.69 feet back to the Point of Beginning, containing 19 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Brett Smith

J. LYNN O'FLYNN, INC.

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

May 6, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

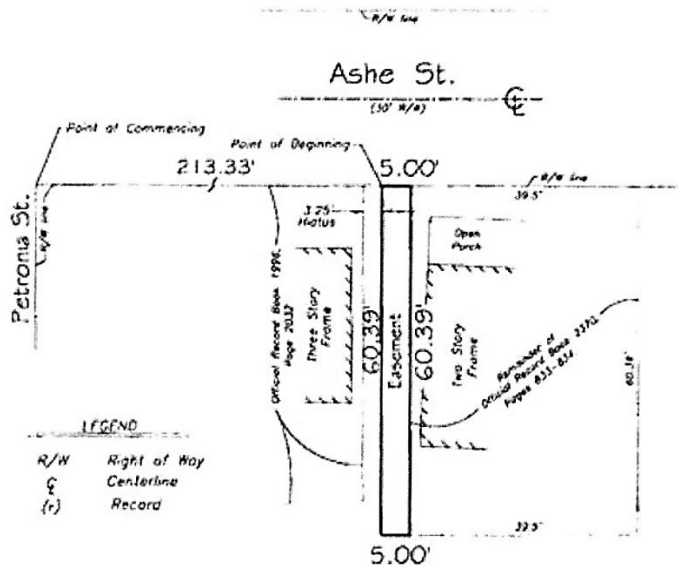
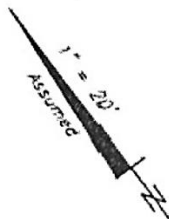
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM #6298

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

Specific Purpose Survey to illustrate a legal description
of part of Tract 6, Island of Key West,
authored by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 814 & 816 Ashe 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

Easement: A parcel of land on the Island of Key West, and known as part of Tract 6 according to Charles W. Tiff's map of the Island of Key West, and now better known as part of Lot 9 in Square 4 according to a diagram made and delineated as a part of Tract 6 by George W. Watson and recorded in Book 'N', Page 49, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection Southeastery right of way line of Petronia Street with the Southwestery right of way line of Ashe Street and run thence Southeastery along the Southwestery right of way line of the said Ashe Street for a distance of 213.33 feet to the Point of Beginning; thence continue Southeastery along the Southwestery right of way line of the said Ashe Street for a distance of 5.00 feet; thence Southwestery and at right angles for a distance of 60.39 feet; thence Northwestery and at right angles for a distance of 5.00 feet; thence Northeastery and at right angles for a distance of 60.39 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: KEYS ISLAND PROPERTIES, LLC:

J. LYNN O'FLYNN, INC.

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

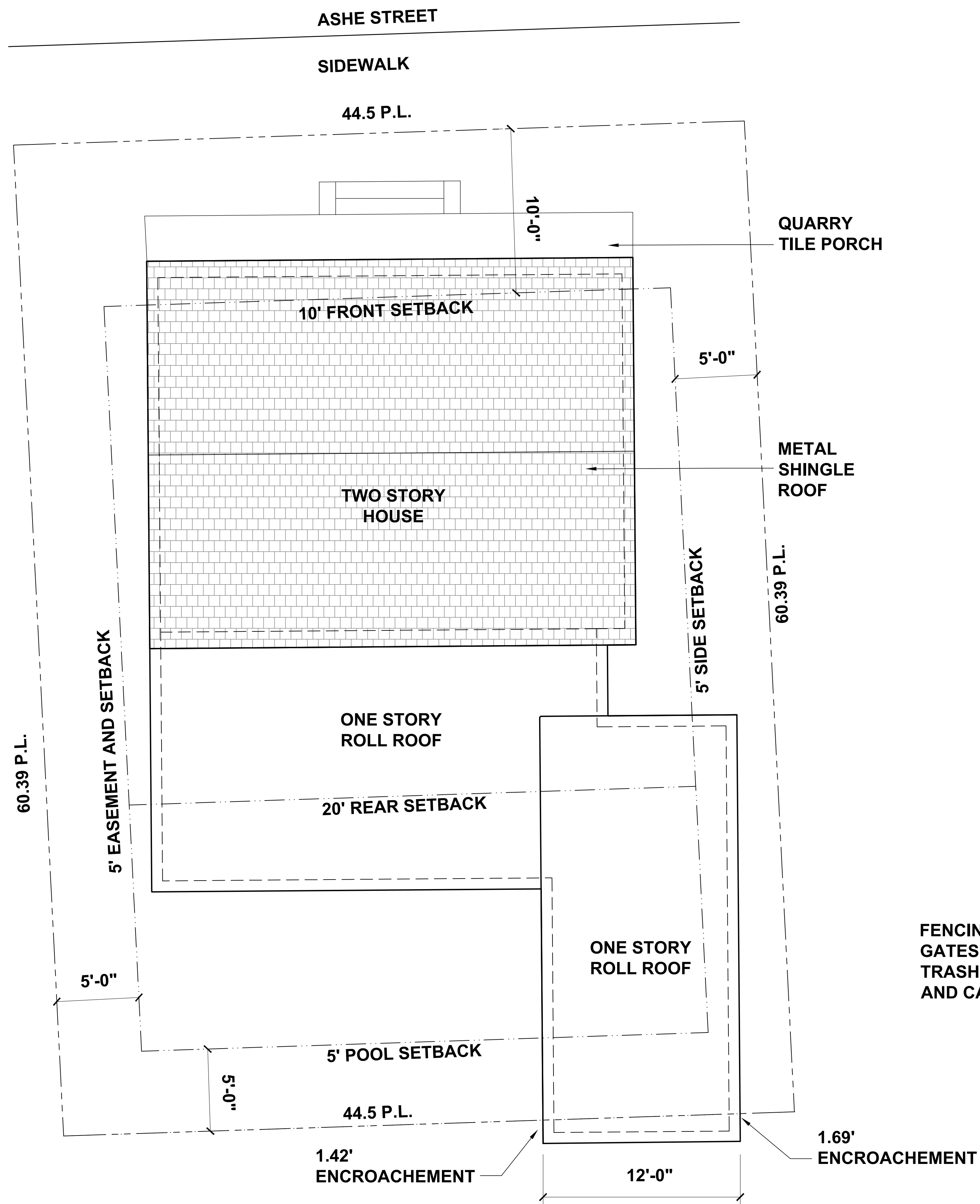
March 27, 2013
Revised 4/11/13
Revised 4/16/13

THIS SURVEY
IS NOT
ASSIGNABLE

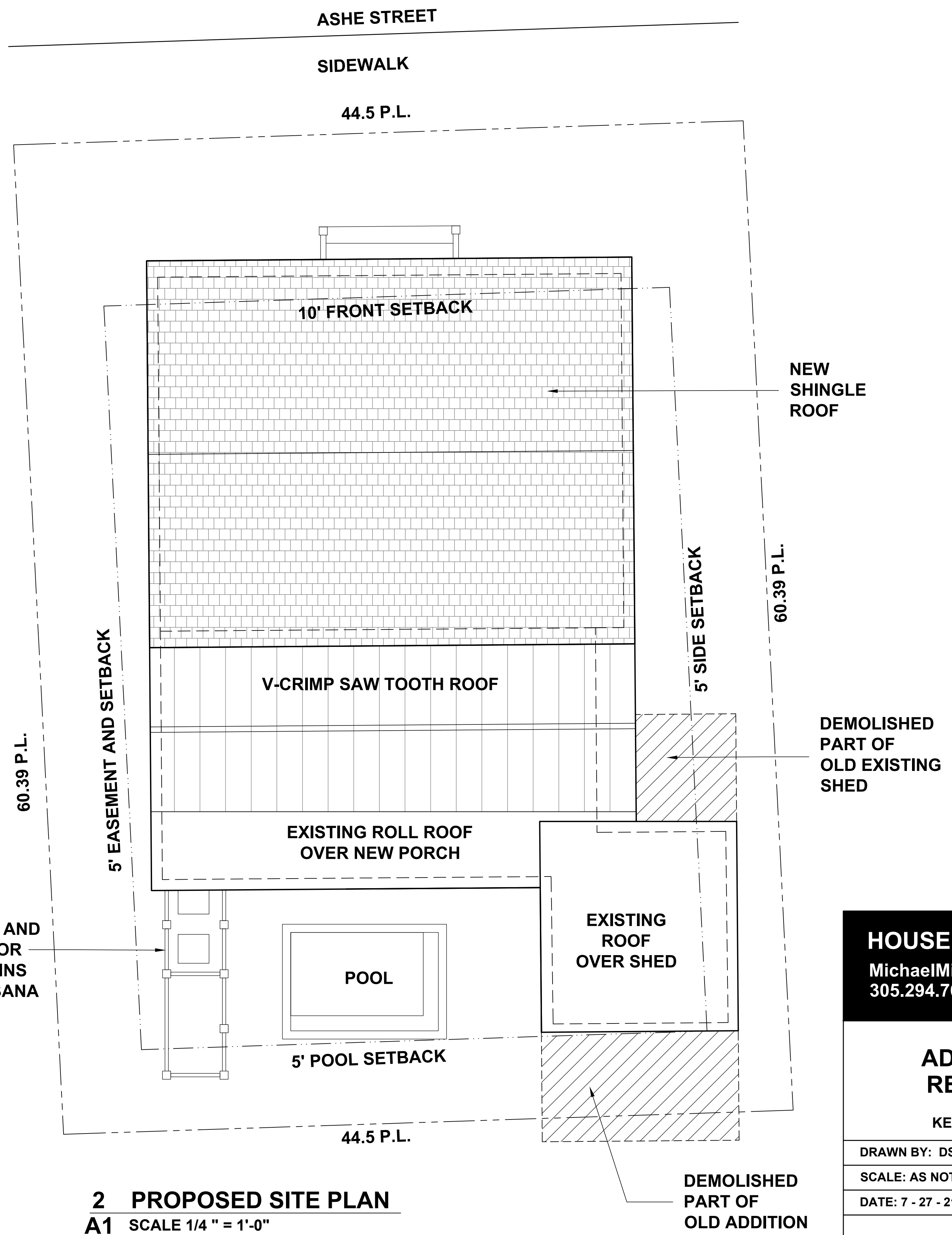
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7472 FAX (305) 296-7244

PROPOSED DESIGN



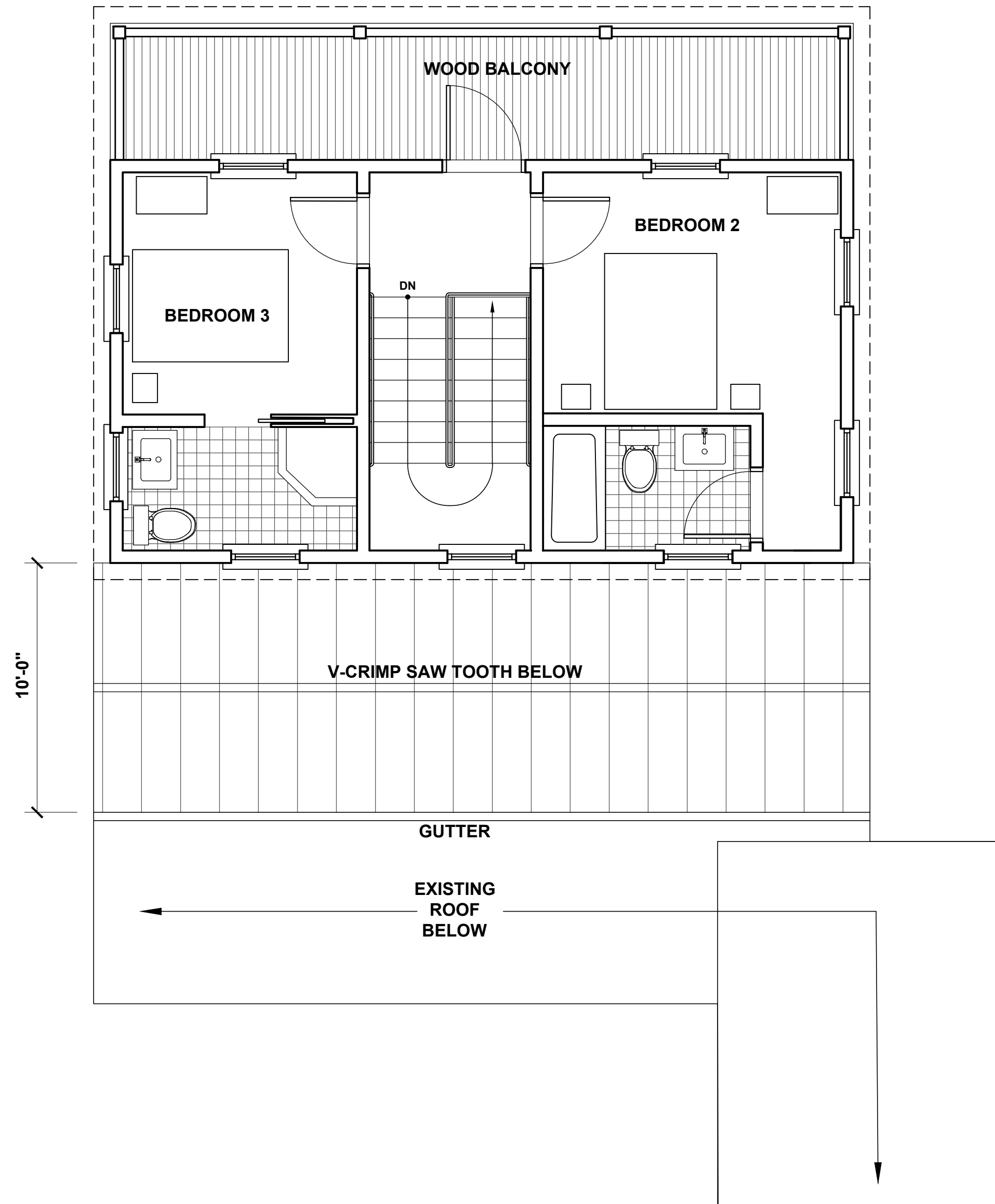
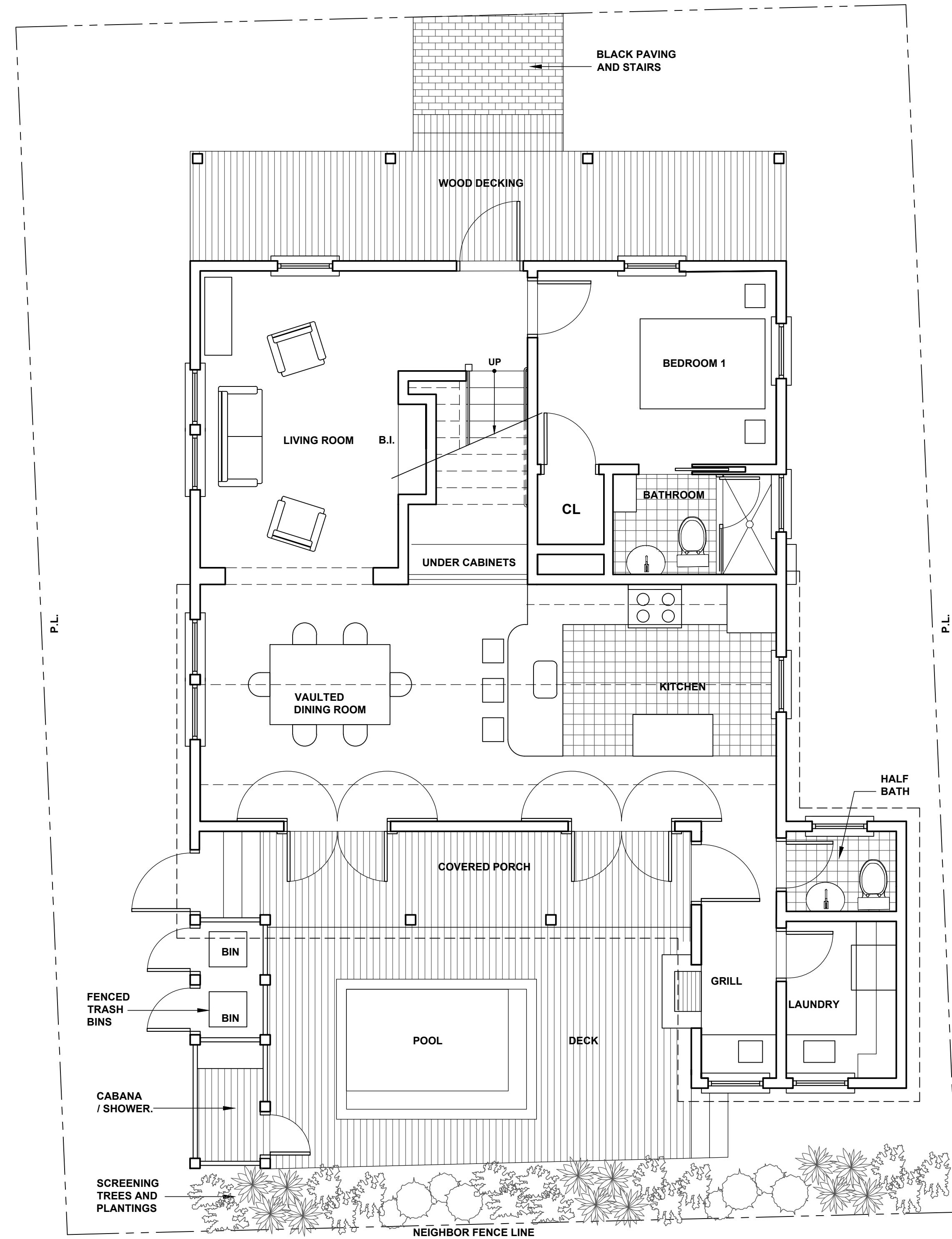
1 EXISTING SITE PLAN
A1 SCALE 1/4" = 1'-0"



2 PROPOSED SITE PLAN
A1 SCALE 1/4" = 1'-0"

HOUSE DESIGN STUDIO MichaelMillerHouseDesign.com 305.294.7687	
ADDITION AND REMODELING 816 ASHE ST KEY WEST, FLORIDA	
DRAWN BY: DS SCALE: AS NOTED DATE: 7 - 27 - 21	
EXISTING AND PROPOSED SITE PLANS	
HARC	A1

NOT FOR CONSTRUCTION



HOUSE DESIGN STUDIO
MichaelMillerHouseDesign.com
305.294.7687

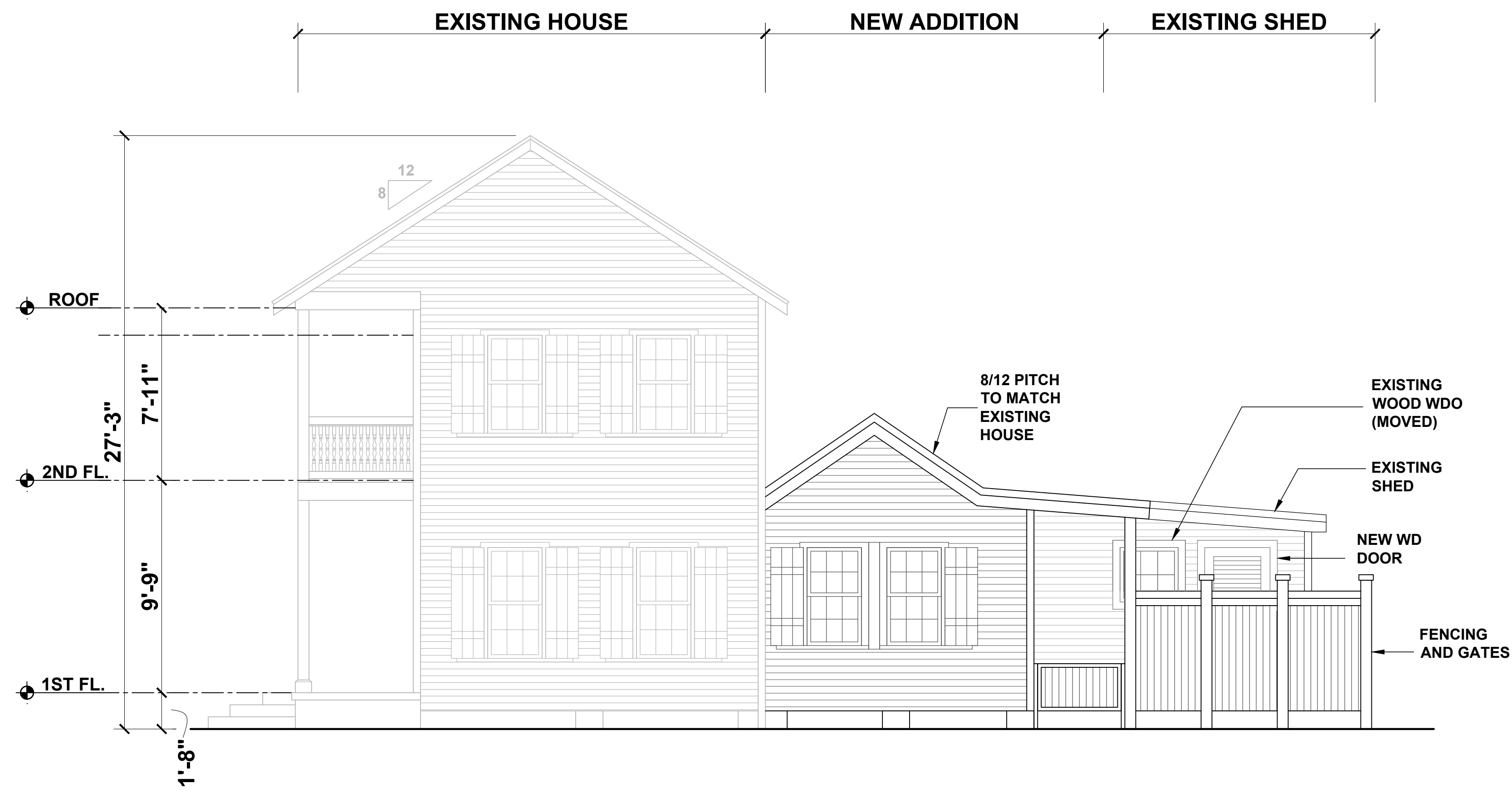
ADDITION AND REMODELING
816 ASHE ST
KEY WEST, FLORIDA

DRAWN BY: DS
SCALE: AS NOTED
DATE: 7 - 27 - 21

PROPOSED FLOOR PLANS

HARC A2

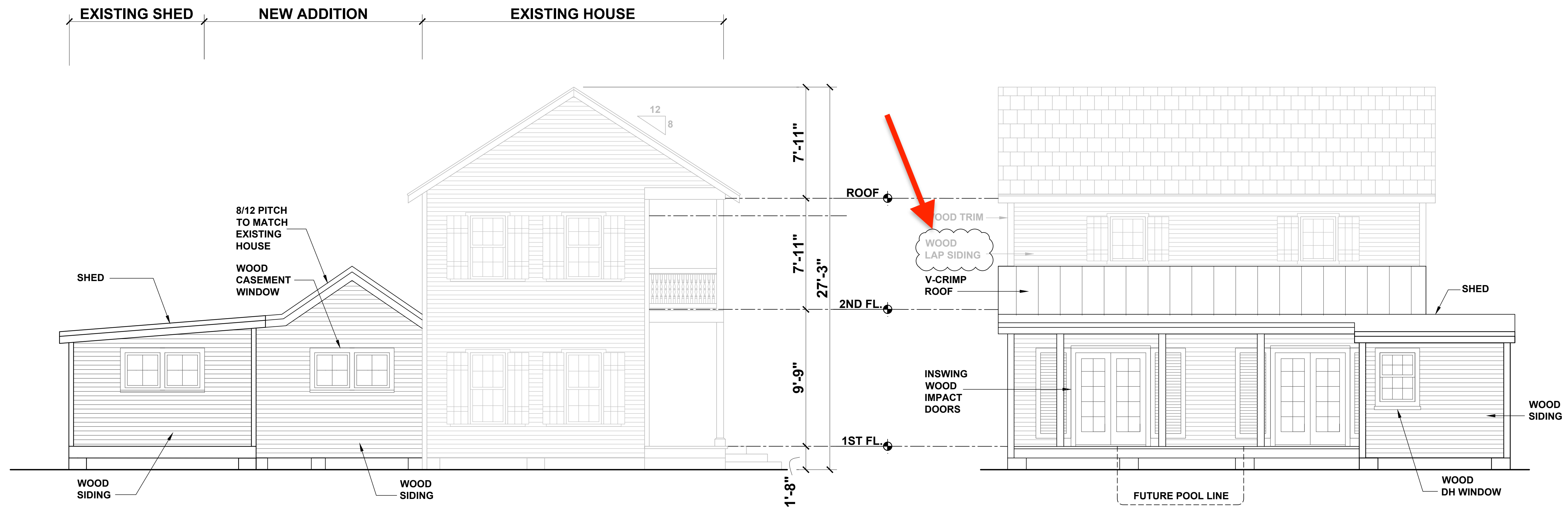
NOT FOR CONSTRUCTION



1 PROPOSED NORTH ELEVATION
A3 SCALE 1/8" = 1'-0"



2 PROPOSED EAST (FRONT) ELEVATION
A3 SCALE 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A3 SCALE 1/8" = 1'-0"

4 PROPOSED REAR (WEST) ELEVATION
A3 SCALE 1/8" = 1'-0"

HOUSE DESIGN STUDIO
 MichaelMillerHouseDesign.com
 305.294.7687

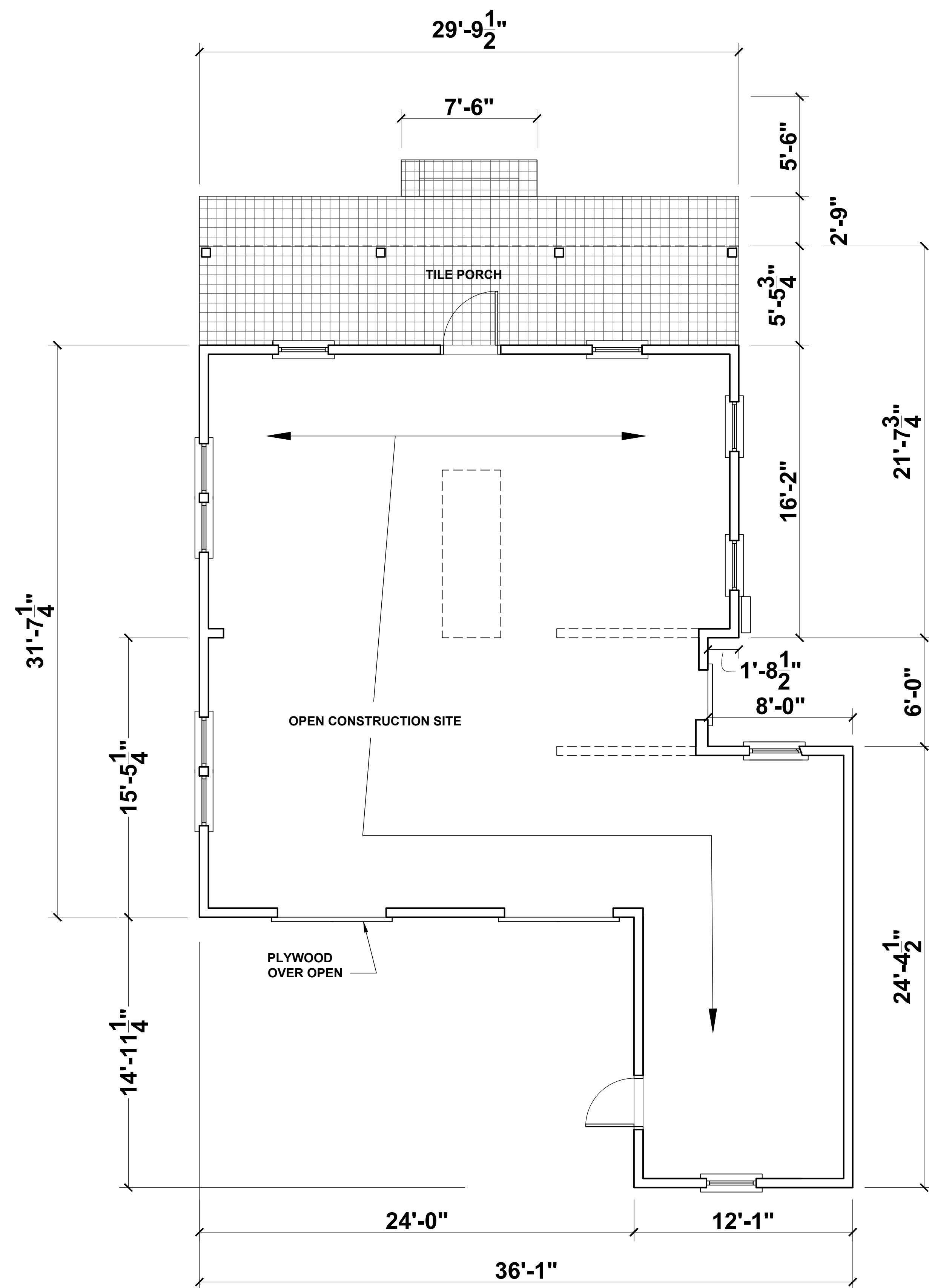
ADDITION AND REMODELING
 816 ASHE ST
 KEY WEST, FLORIDA

DRAWN BY: DS
 SCALE: AS NOTED
 DATE: 7 - 27 - 21

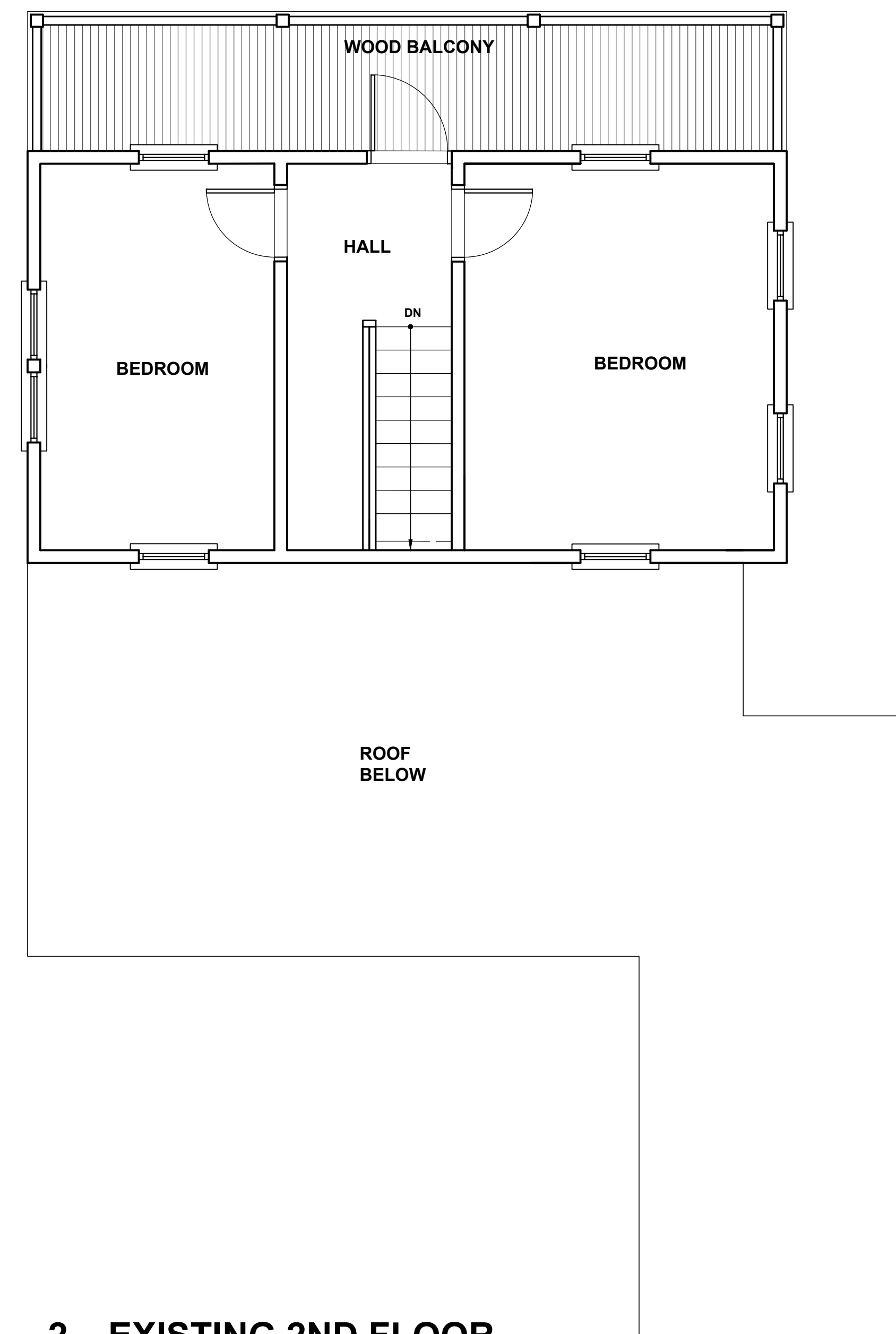
PROPOSED ELEVATIONS

HARC A3

NOT FOR CONSTRUCTION



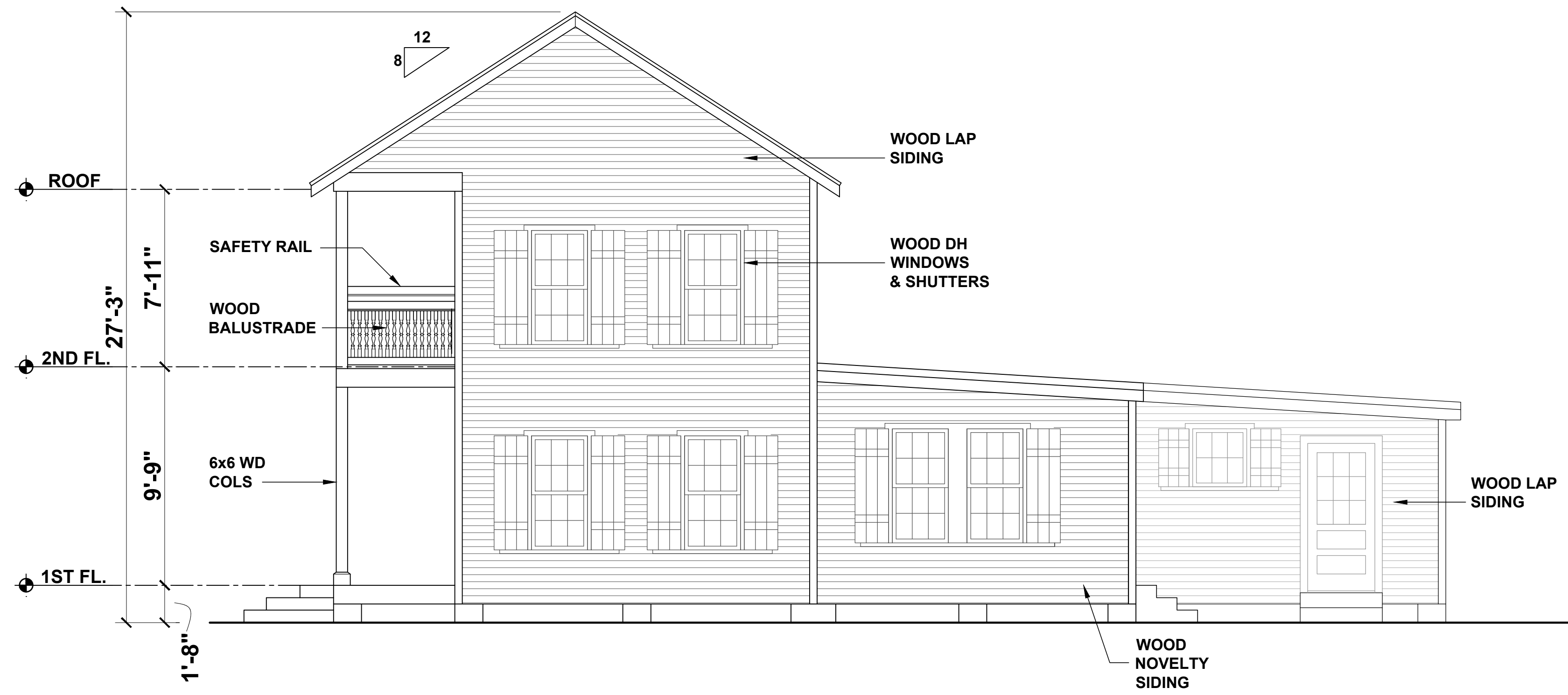
1 EXISTING 1ST FLOOR
A4 SCALE 1/4" = 1'-0"



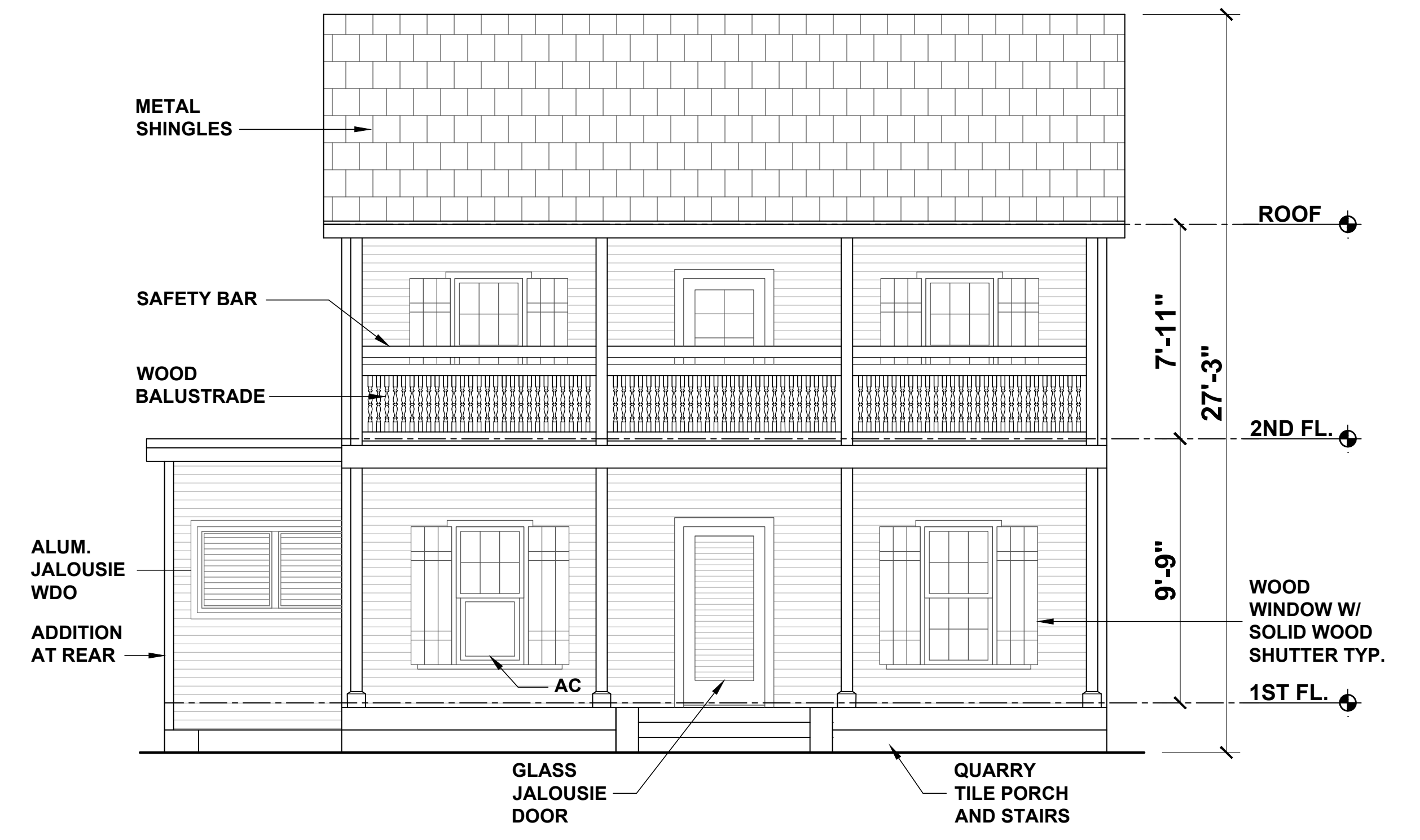
2 EXISTING 2ND FLOOR
A4 SCALE 1/4" = 1'-0"

HOUSE DESIGN STUDIO MichaelMillerHouseDesign.com 305.294.7687	
ADDITION AND REMODELING 816 ASHE ST KEY WEST, FLORIDA	
DRAWN BY: DS SCALE: AS NOTED DATE: 7 - 27 - 21	
EXISTING FLOOR PLANS	
HARC	A4

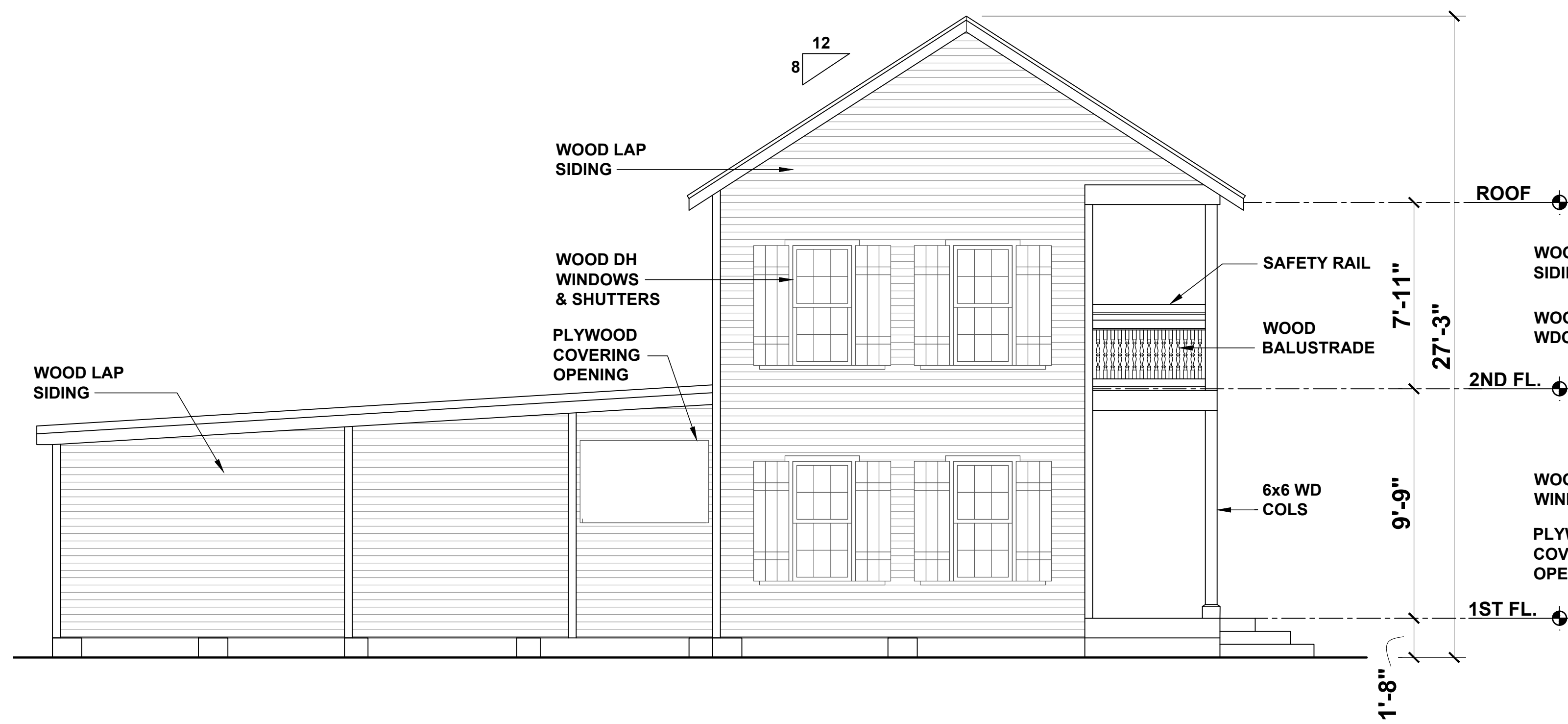
NOT FOR CONSTRUCTION



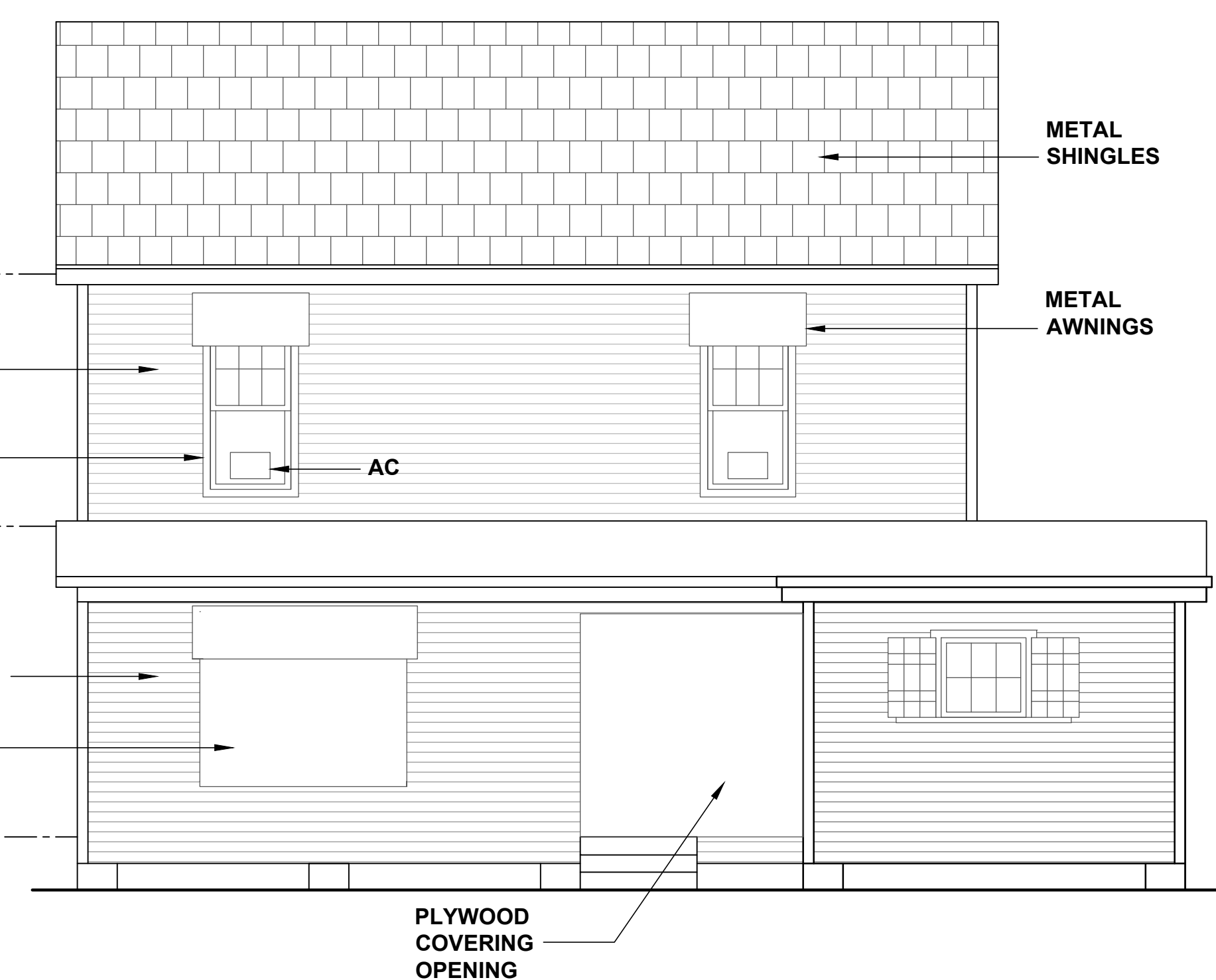
1 EXISTING NORTH ELEVATION
A5 SCALE 1/4" = 1'-0"



2 EXISTING FRONT (EAST) ELEVATION
A5 SCALE 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
A5 SCALE 1/4" = 1'-0"



4 EXISTING REAR (WEST) ELEVATION
A5 SCALE 1/4" = 1'-0"

HOUSE DESIGN STUDIO
 MichaelMillerHouseDesign.com
 305.294.7687

ADDITION AND REMODELING
 816 ASHE ST
 KEY WEST, FLORIDA

DRAWN BY: DS
 SCALE: AS NOTED
 DATE: 7 - 27 - 21

EXISTING ELEVATIONS

HARC A5

NOT FOR CONSTRUCTION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. CONSTRUCTION OF SAWTOOTH ROOF OVER EXISTING NON-HISTORIC ONE-STORY ADDITION AT THE REAR. RELOCATE REAR EXTERIOR WALL INWARDS TO CREATE A COVERED PORCH. DEMOLITION OF APPROXIMATELY 180 SQUARE FEET OF NON-HISTORIC ADDITIONS.

#816 ASHE STREET

Applicant – Brett Tyler Smith Application #H2021-0044

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Brett Tyler Smith, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
816 Ashe St, Key West, FL 33040 on the 16th day of August, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 24, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2021-0048.

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

Signed Name of Affiant:

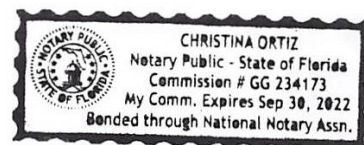
BTS
Date: 8-16-2021
Address: 816 Ashe St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2021.

By (Print name of Affiant) Brett Tyler Smith who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Christina Ortiz
Print Name: Christina Ortiz
Notary Public - State of Florida (seal)
My Commission Expires: _____





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 00022470-000000
 Account# 1023264
 Property ID 1023264
 Millage Group 10KW
 Location 816 ASHE ST, KEY WEST
 Address
 Legal KW PT LOT 9 SQR 4 TR 6 H1-264 OR1055-1910 OR1061-2195/96 OR1061-2197/98 OR1064-2436 OR1064-2438/39 OR1628-937/39 OR1646-1476 OR2067-183/87 OR2077-1833/57 OR2088-1406/10 OR2593-2127/34 OR2089-1622 OR2089-1623/24 OR2272-1031/32 OR2357-327/28 OR2363-723/24 OR2340-589/90 OR2370-835/36 OR2340-591/92 OR2370-833/34 OR2370-837/38 OR2404-241/44 OR2924-297 OR2924-295 OR2993-0824 OR3111-1530
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SMITH BRETT TYLER
 PO Box 1
 Key West FL 33041

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$199,984	\$202,762	\$199,984	\$202,762
+ Market Misc Value	\$206	\$206	\$206	\$206
+ Market Land Value	\$388,083	\$366,372	\$336,520	\$336,520
= Just Market Value	\$588,273	\$569,340	\$536,710	\$539,488
= Total Assessed Value	\$586,357	\$569,340	\$536,710	\$539,488
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$561,357	\$569,340	\$536,710	\$539,488

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,687.00	Square Foot	0	0

Buildings

Building ID 1717	Exterior Walls ABOVE AVERAGE WOOD
Style 2 STORY ELEV FOUNDATION	Year Built 1938
Building Type SFR - R1/R1	Effective YearBuilt 1999
Gross Sq Ft 1960	Foundation WD CONC PADS
Finished Sq Ft 1568	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 250	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 3
Economic Obs 0	Full Bathrooms 1
Depreciation % 30	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 550
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,568	1,568	250
OPF	OP PRCH FIN LL	224	0	72
OUF	OP PRCH FIN UL	168	0	68
TOTAL		1,960	1,568	390

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	232 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/12/2021	\$100	Quit Claim Deed	2329525	3111	1530	30 - Unqualified	Improved
11/4/2019	\$600,000	Warranty Deed	2243507	2993	0824	37 - Unqualified	Improved
8/24/2018	\$0	Quit Claim Deed	2154187	2924	295	16 - Unqualified	Improved
2/8/2009	\$0	Death Certificate	2184188	2924	297	88 - Unqualified	Improved
7/1/2008	\$170,000	Warranty Deed		2370	837	H - Unqualified	Improved
12/28/2007	\$10,000	Quit Claim Deed		2340	591	J - Unqualified	Improved
12/28/2007	\$10,000	Quit Claim Deed		2340	589	J - Unqualified	Improved
2/12/2007	\$208,400	Warranty Deed		2272	1031	P - Unqualified	Improved

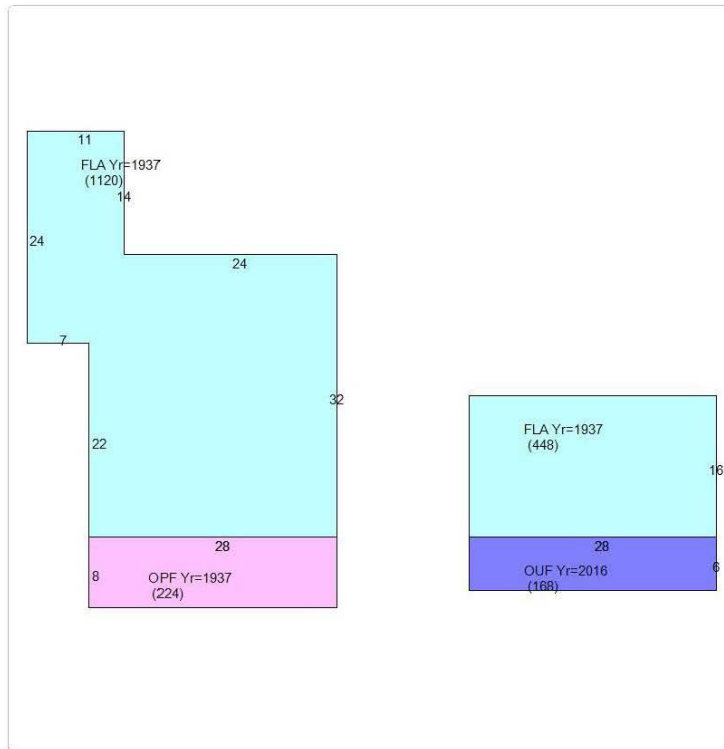
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3690	3/2/2021		\$9,785	Residential	Install a Mitsubishi Quad 3 Ton mini split A/C system. (MXZ4C36NA2U-(4)-MSZGL09NAU 1) 2 bath exhaust, & fresh Air **HARC Inspection Required
20-2323	12/11/2020		\$0	Residential	Remodel bathroom and Kitchen. Rough and Set 1- Full Bathroom, 1- 1/2 Bathroom, 1- Kitchen, 1-Washer, 1-Water heater, 2- Hose Bibb. Tie into existing Sewer and Water.
20-0522	6/5/2020		\$85,000	Residential	Kitchen and bathroom re-model, new half bath, new foundation, new floor framing and subfloor 448sqft, new pocket doors, new hardwood flooring 966sqft, new tile floor 70sqft, P
16-2044	5/27/2016	7/7/2016	\$12,500	Residential	REPAIR ROTTEN 2ND FLR DECK AND FRAMING. REPAIR RAILS AND RE USE EXISTING SPINDELS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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Developed by
 Schneider
GEO SPATIAL

Version 2.3.141