



Staff Report for Item 2

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 14, 2016

Applicant: William P. Horn

Application Number: H16-03-0078

Address: #328 Peacon Lane

Description of Work:

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

Site Facts:

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

This project came to HARC last month and was postponed.

Guidelines Cited in Review:

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

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

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

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

Staff Analysis

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

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

The plans were revised so that the accessory structure will now be located on the side of the property. It has been reduced to one-story, with a height of 16 feet, 6 inches. The building will utilize the same materials that are proposed for the additions to the main house.

Also proposed is new site work, with a new driveway, a pool, and fencing. The pool has been relocated to the rear of the property.

Consistency with Guidelines

1. Addition to Main House: The addition has an appropriate siting, as it is located on the rear of the property and only connected to the main building through a small hyphen, which the guidelines emphasize. The addition will be lower in height and will have an appropriate scale and massing to the main house.
2. Accessory Structure: The proposed accessory structure has been lowered to one story and the proportions have been altered so that the structure has more of a relationship to the main structure. The building has been moved to the side yard, but will be set back almost 35 feet from the front property line.
3. Windows: The application has changed so that now the historic windows will be restored.
4. Pool: The pool has been relocated to the rear half of the side yard and is now consistent with the guidelines.

It is staff's opinion that the revised design is consistent with the guidelines for additions and in regards to new construction.

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

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

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

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

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

PROJECT TYPE: <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	<input type="checkbox"/>
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Renovation to existing two story residence w/one story rear existing addition. A new two story rear yard addition and two story rear yard accessory structure w/pool + site work.

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

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

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

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

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

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		
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION	
___ TABLED 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

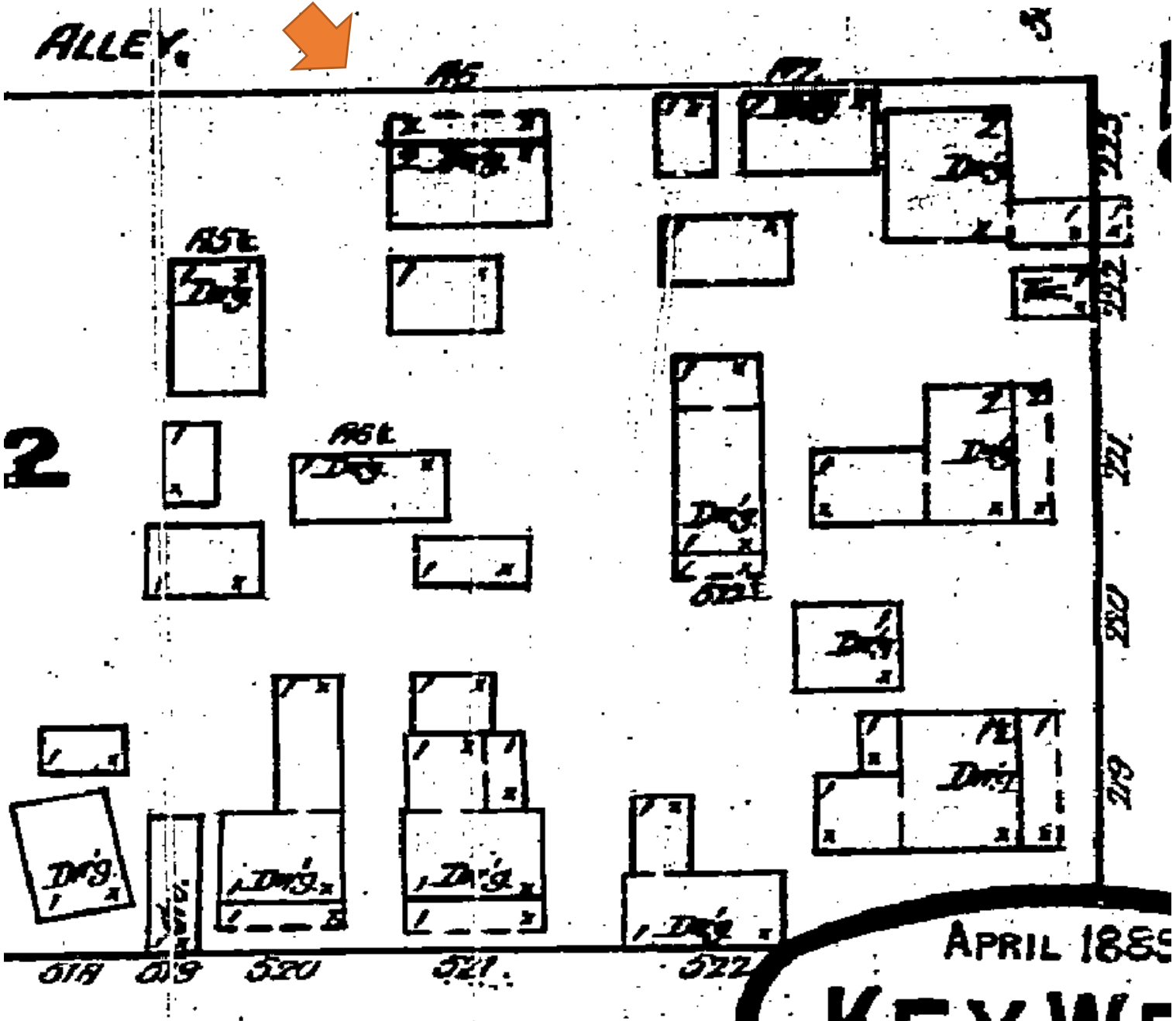
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

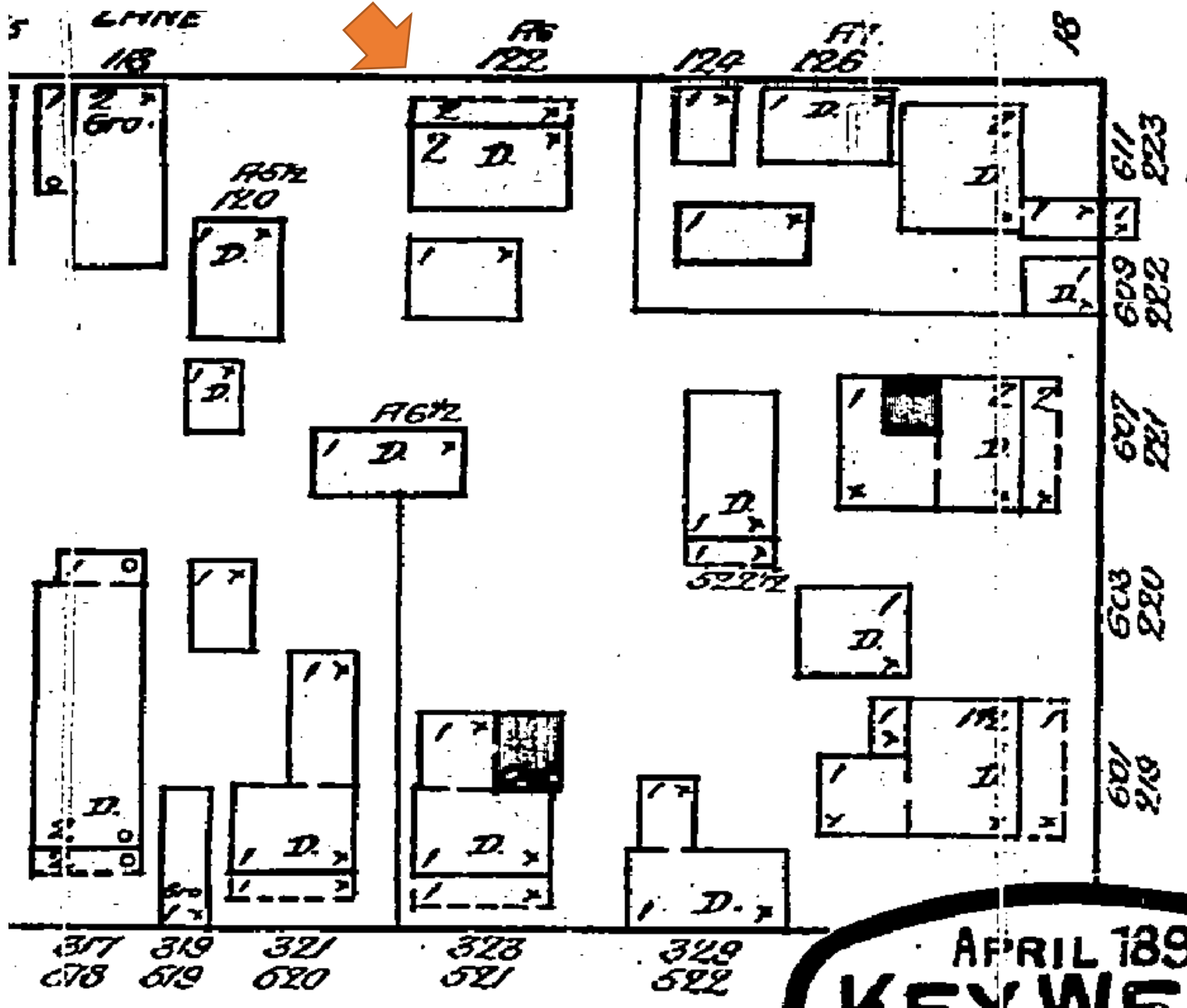
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:	

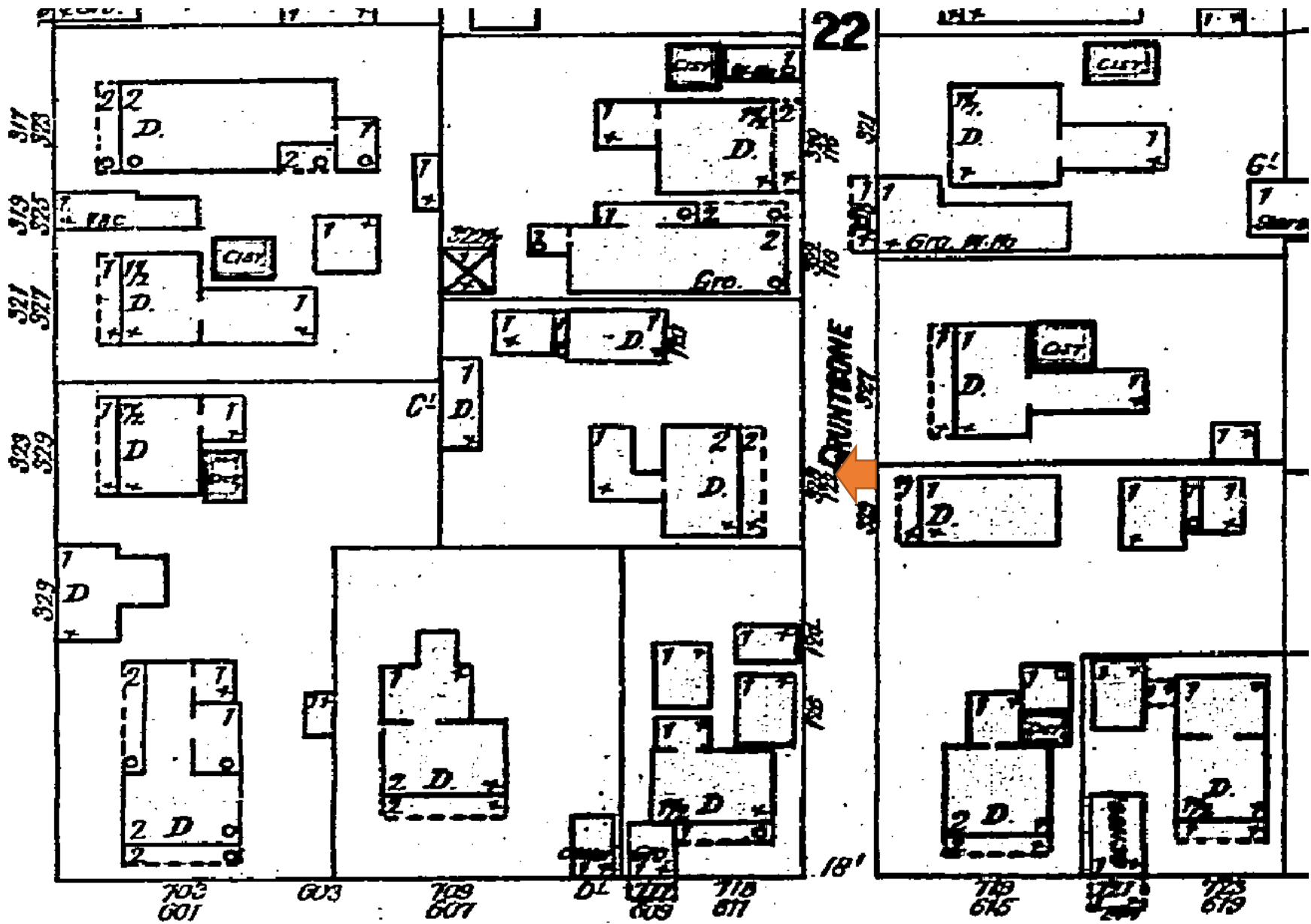
SANBORN MAPS



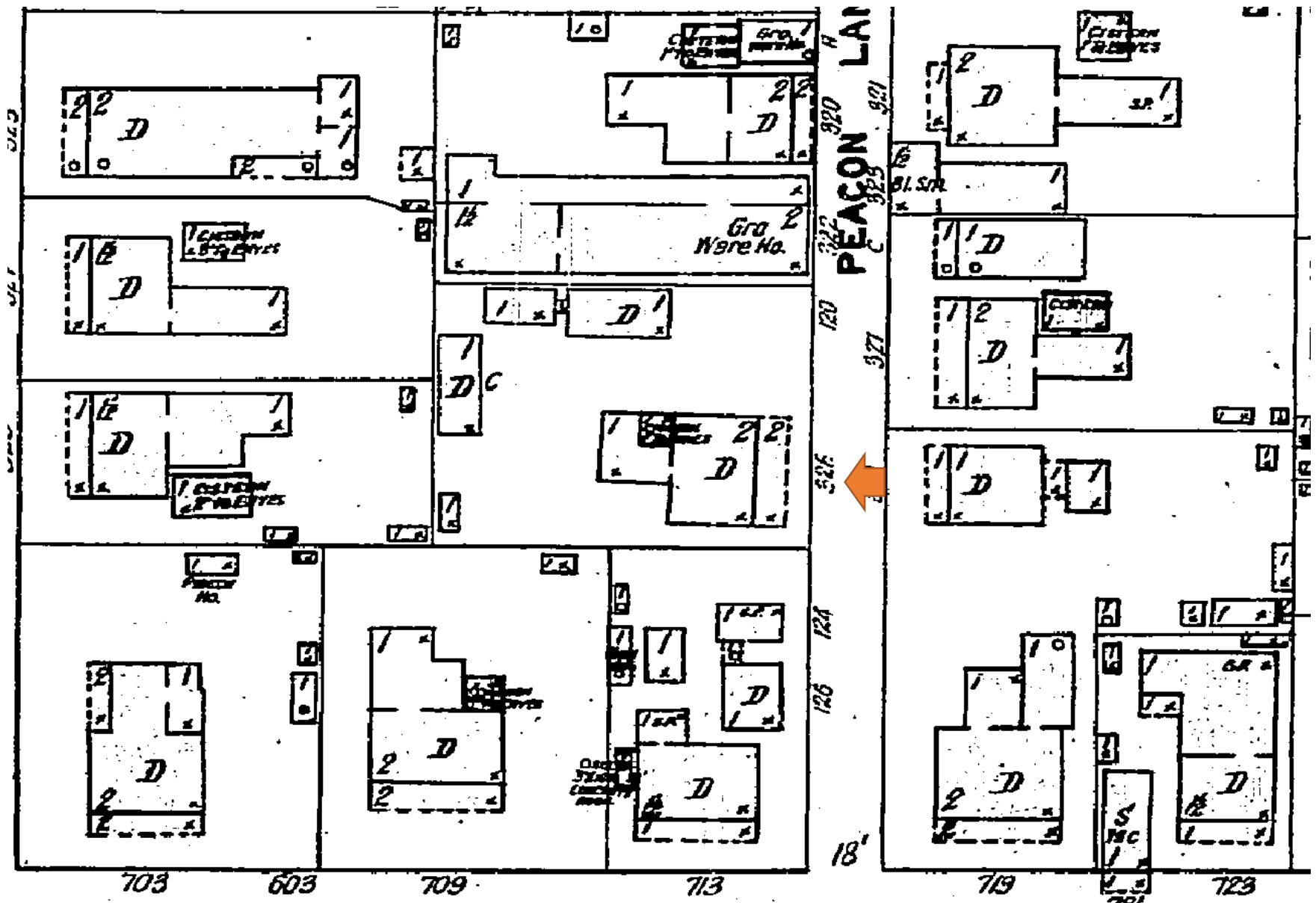
1889 Sanborn Map



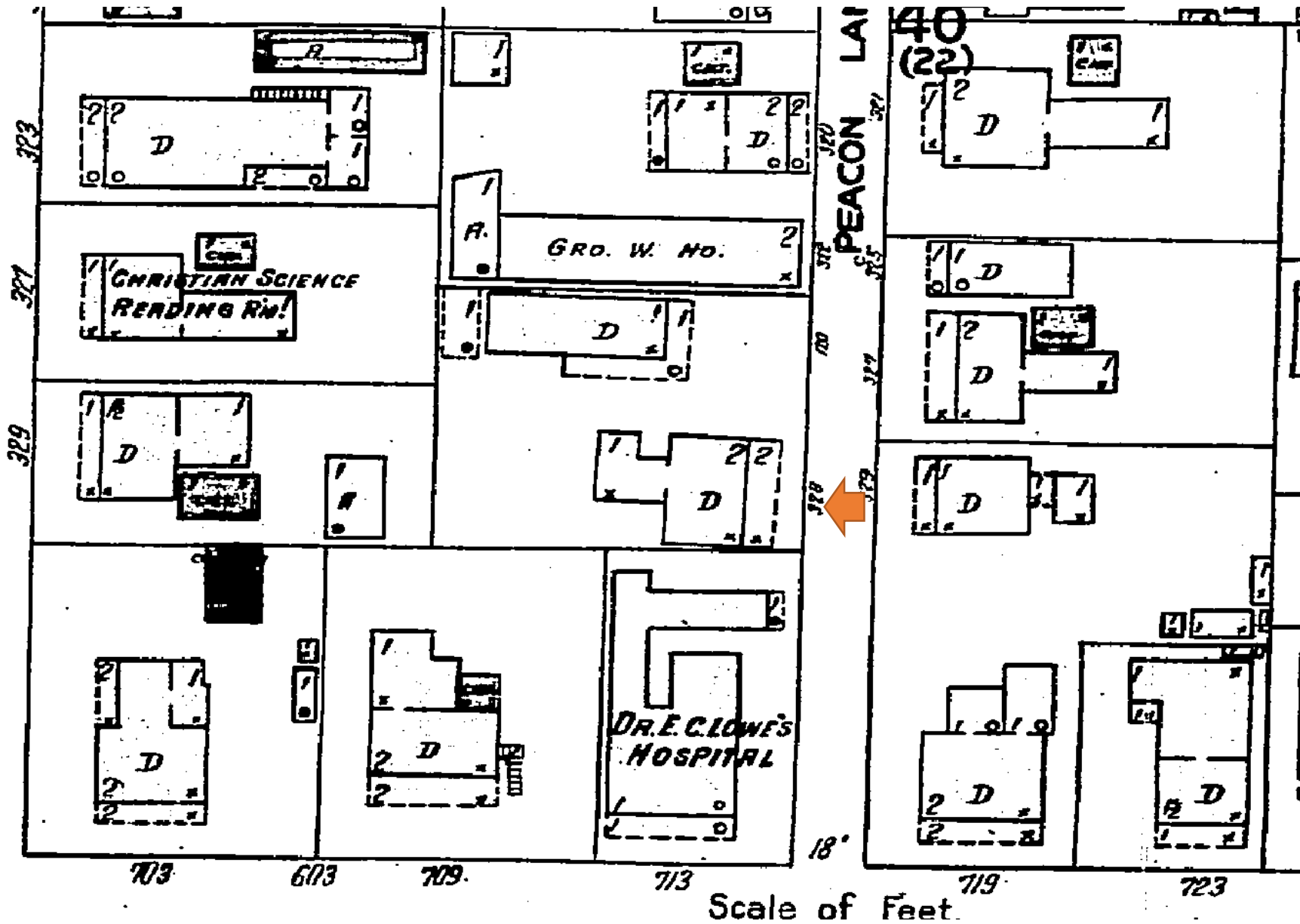
1892 Sanborn Map



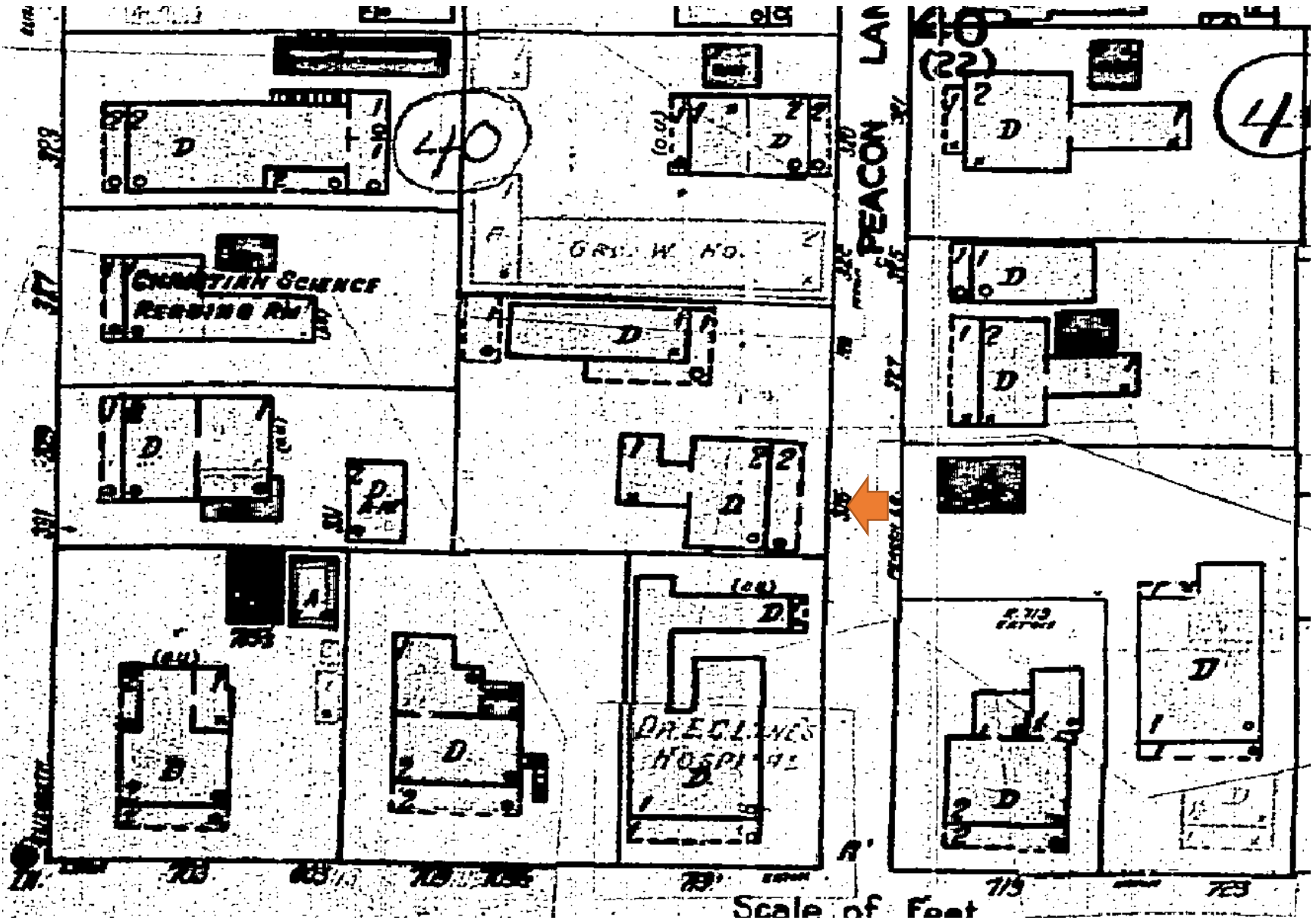
1899 Sanborn Map



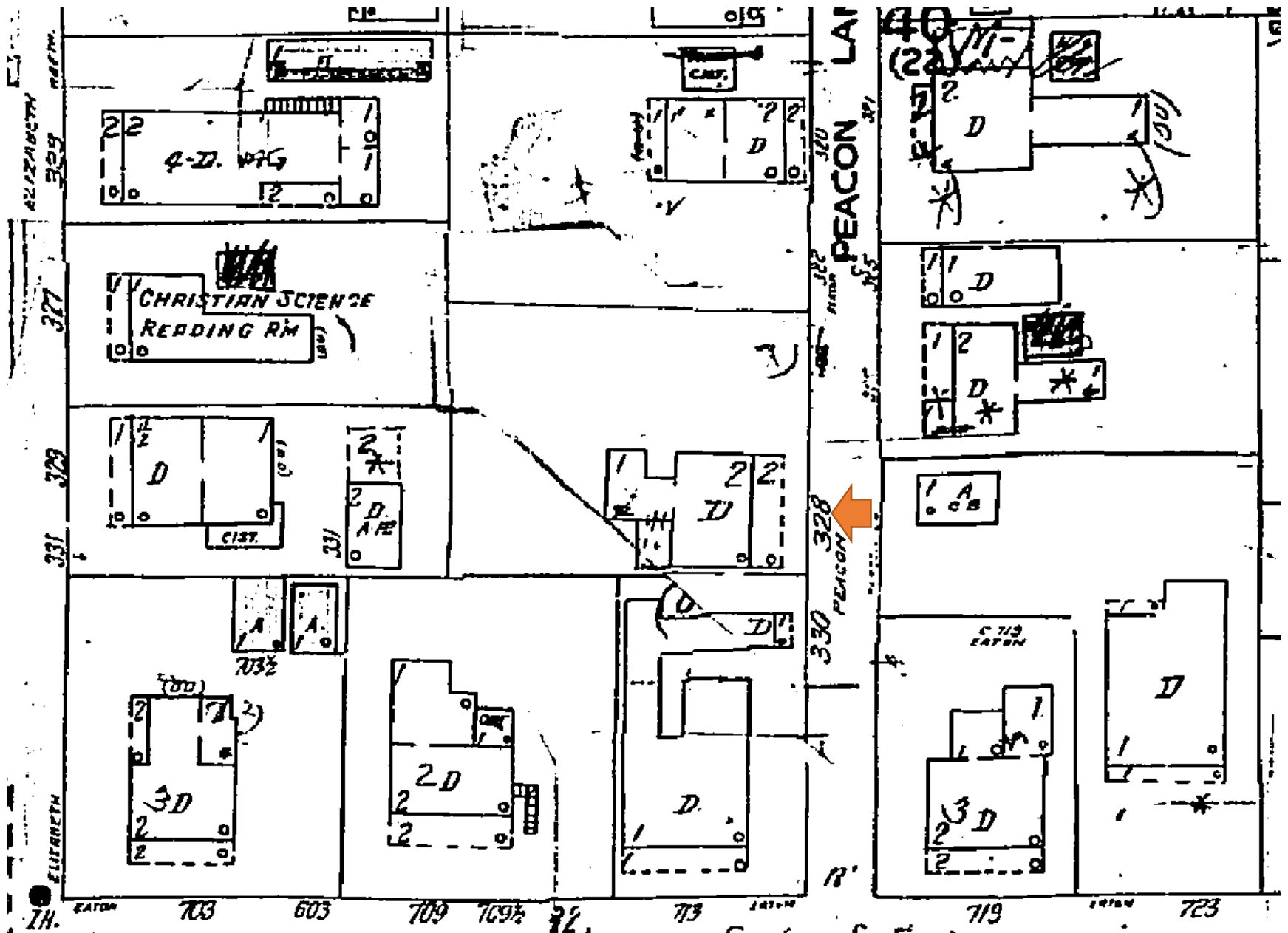
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



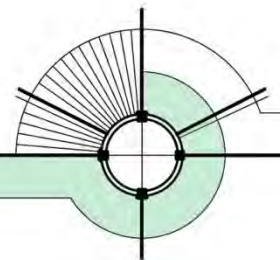
Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.



328 Peacon Lane
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

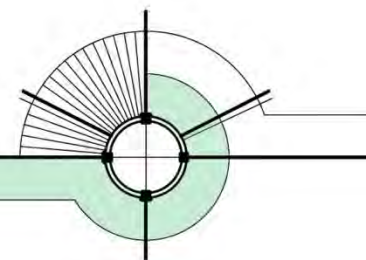




328 Peacon Lane
SIDE YARD VIEW

WILLIAM P. HORN ARCHITECT, PA.

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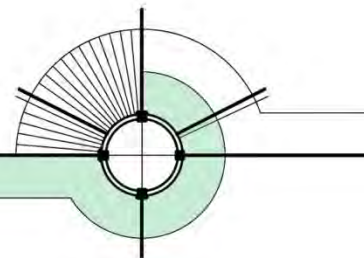


328 Peacon Lane
SIDE VIEW



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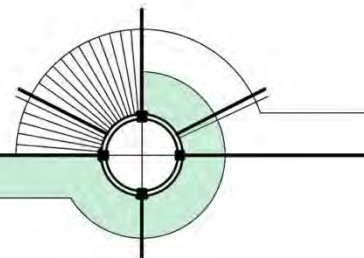




328 Peacon Lane
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

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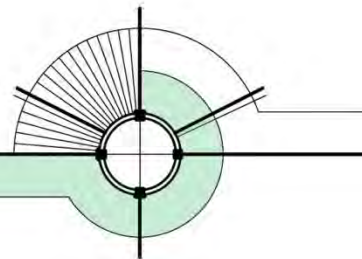




328 Peacon Lane
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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



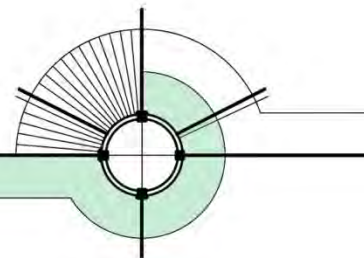


328 Peacon Lane

FULL SIDE VIEW NOT ACCESSIBLE DUE TO VEGETATION

WILLIAM P. HORN ARCHITECT, PA.

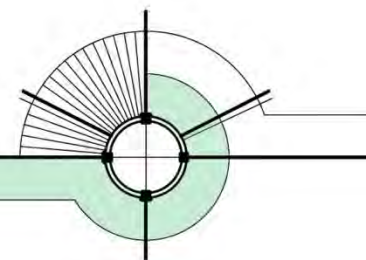
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





713 Eaton Street
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

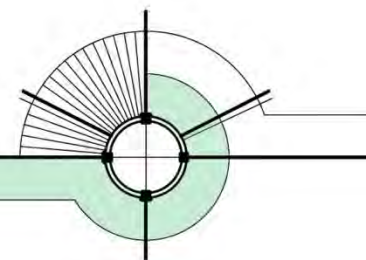




713 Eaton Street
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

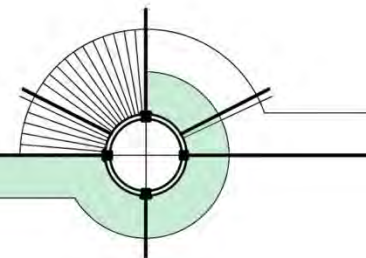
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





320 Peacon Lane
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

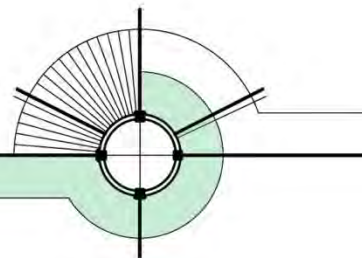




320 Peacon Lane
REAR NEIGHBORING PROPERTY
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

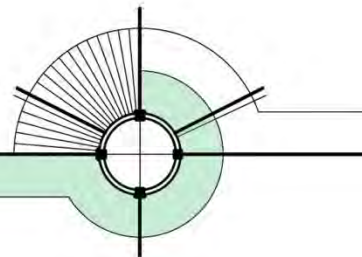




320 Peacon Lane
PANORAMIC VIEW ON SITE AND REAR
NEIGHBORING PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

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







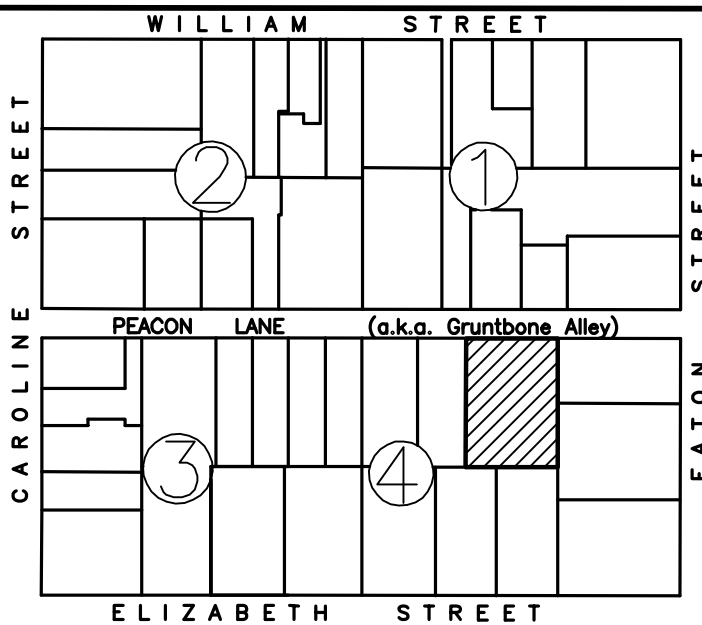








SURVEY



LOCATION MAP

Square 22, City of Key West, Fl.



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

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

LEGAL DESCRIPTION:

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

Abbreviations:

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

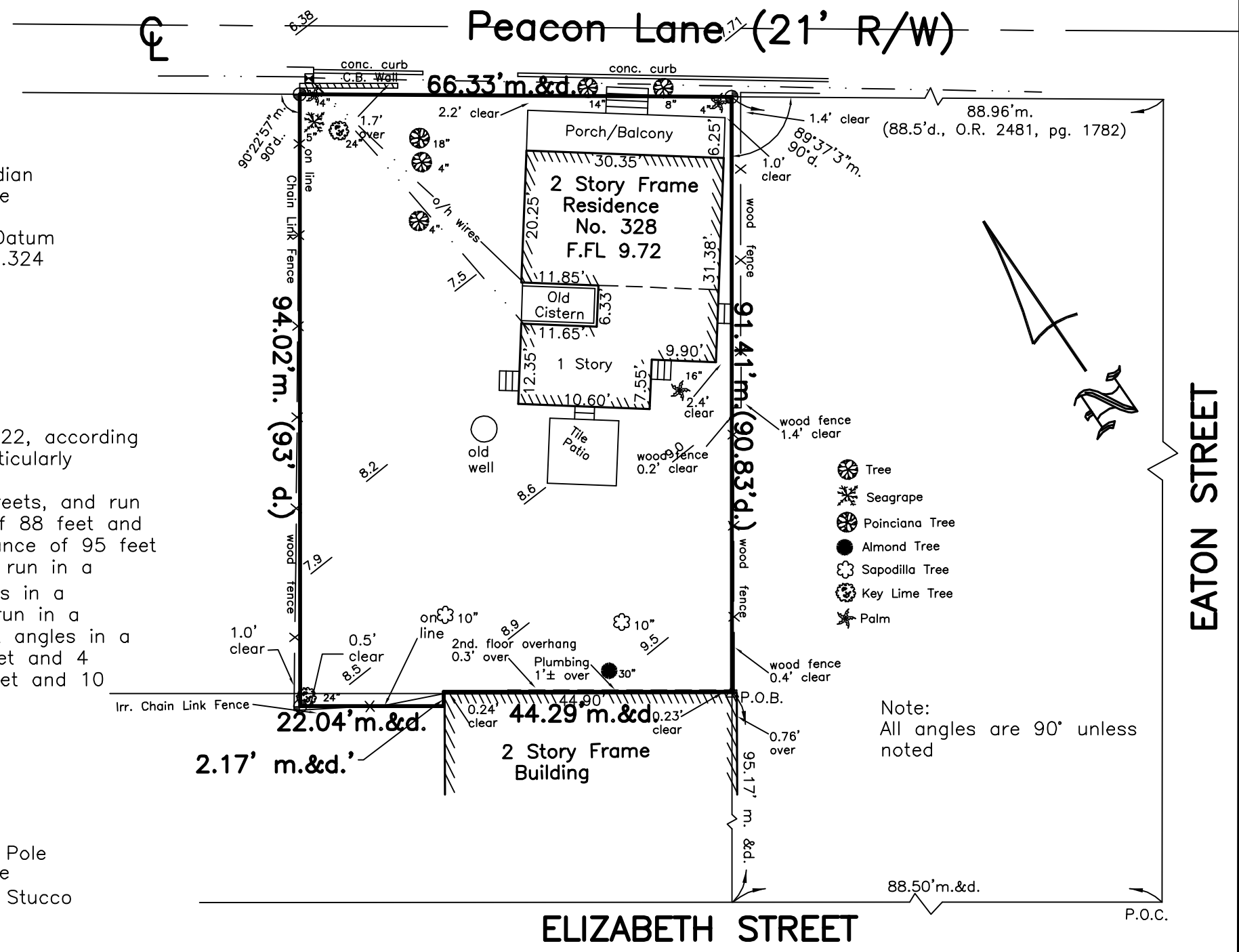
Field Work performed on: 6/15/16

CERTIFICATION:

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



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

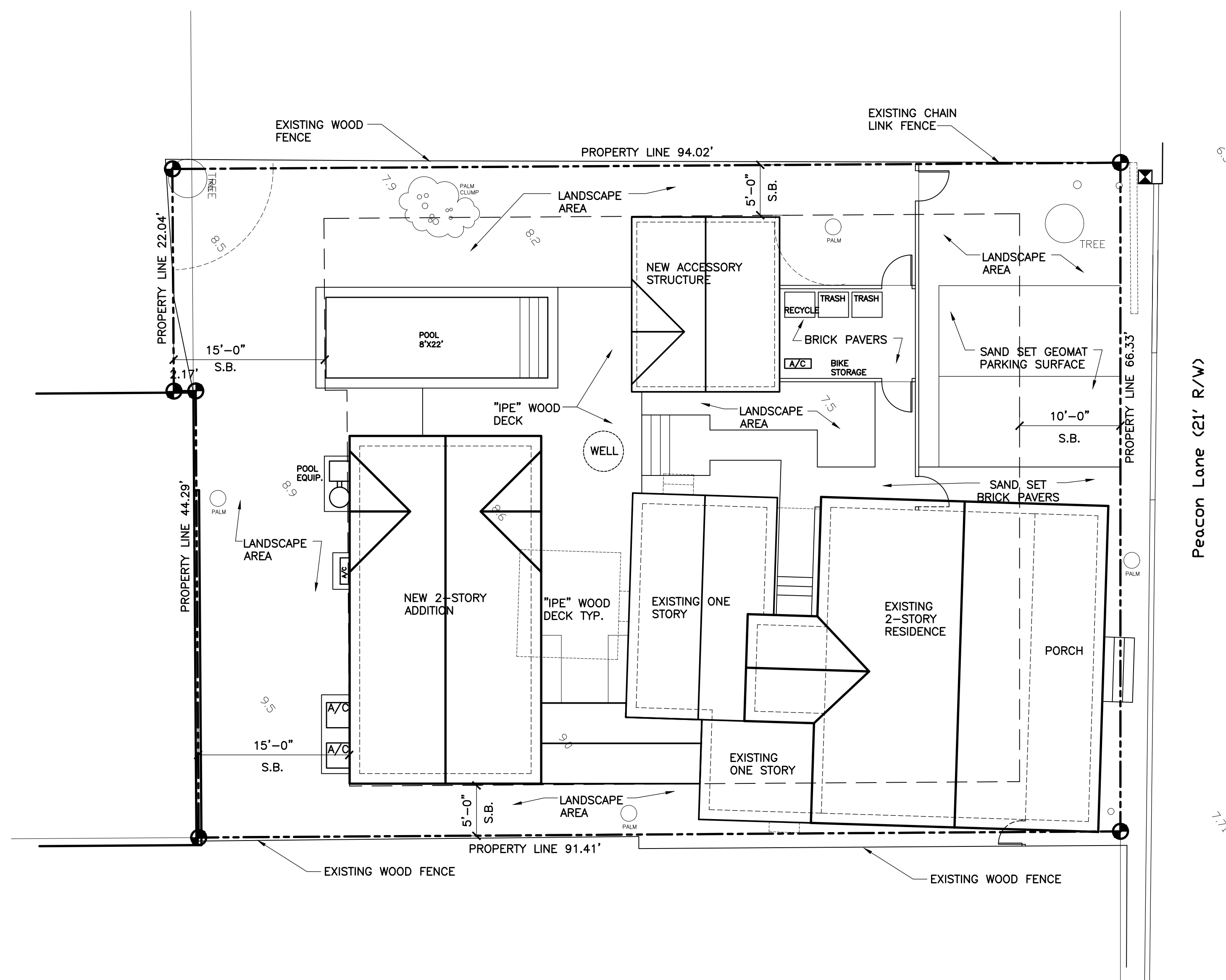
ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

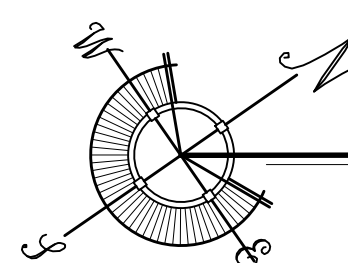
3152 Northside Drive
Suite 201
Key West, Fl. 33040

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

REVISED DESIGN



SITE DATA	
SITE AREA:	6,125 S.F. (0.140 ACRES)
LAND USE:	HMDR
FLOOD ZONE:	'X' ZONE
FAR:	ALLOWED = 1.0 MAX.
DENSITY:	= 16 UNITS/ACRE
HEIGHT:	ALLOWED = 30' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
SIDE SETBACK (EAST) :	REQUIRED = 5'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
SIDE SETBACK (WEST) :	REQUIRED = 5'-0"
	EXISTING = 30'-0"
	PROPOSED = 5'-0"
REAR SETBACK:	REQUIRED = 15'-0"
	EXISTING = 41'-9"
	PROPOSED = 15'-0"
	(5' FOR ACCESSORY STRUCTURE)
LOT COVERAGE AREA:	
ALLOWED:	2,450 S.F. (40% MAX.)
EXISTING :	1,427 S.F. (23.29 %)
PROPOSED:	2,422 S.F. (39.5 %)
IMPERVIOUS AREA:	
ALLOWED:	3,675 S.F. (60% MAX.)
EXISTING :	1,545 S.F. (25.23 %)
PROPOSED:	3,485 S.F. (56.8 %)
LANDSCAPE AREA:	
REQUIRED:	2,143.75 S.F. (35% MIN.)
EXISTING :	4,580 S.F. (74.77 %)
PROPOSED:	2,640 S.F. (43.2%)
OPEN SPACE AREA:	
REQUIRED:	2,143.75 S.F. (35% MIN.)
EXISTING :	4,580 S.F. (74.77 %)
PROPOSED:	2,640 S.F. (43.2%)



PROPOSED SITE PLAN

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

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

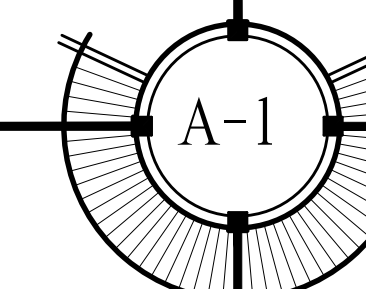
DRAWING LIST
A-1 SITE PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 ELEVATIONS
A-5 ELEVATIONS
EX-1 EXISTING SITE PLAN
EX-2 EXISTING FLOOR PLAN
EX-3 EXISTING SECOND FLOOR PLAN
EX-4 EXISTING ELEVATIONS
EX-5 EXISTING ELEVATIONS
SURVEY

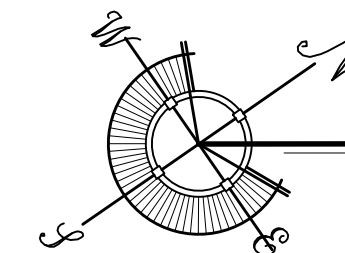
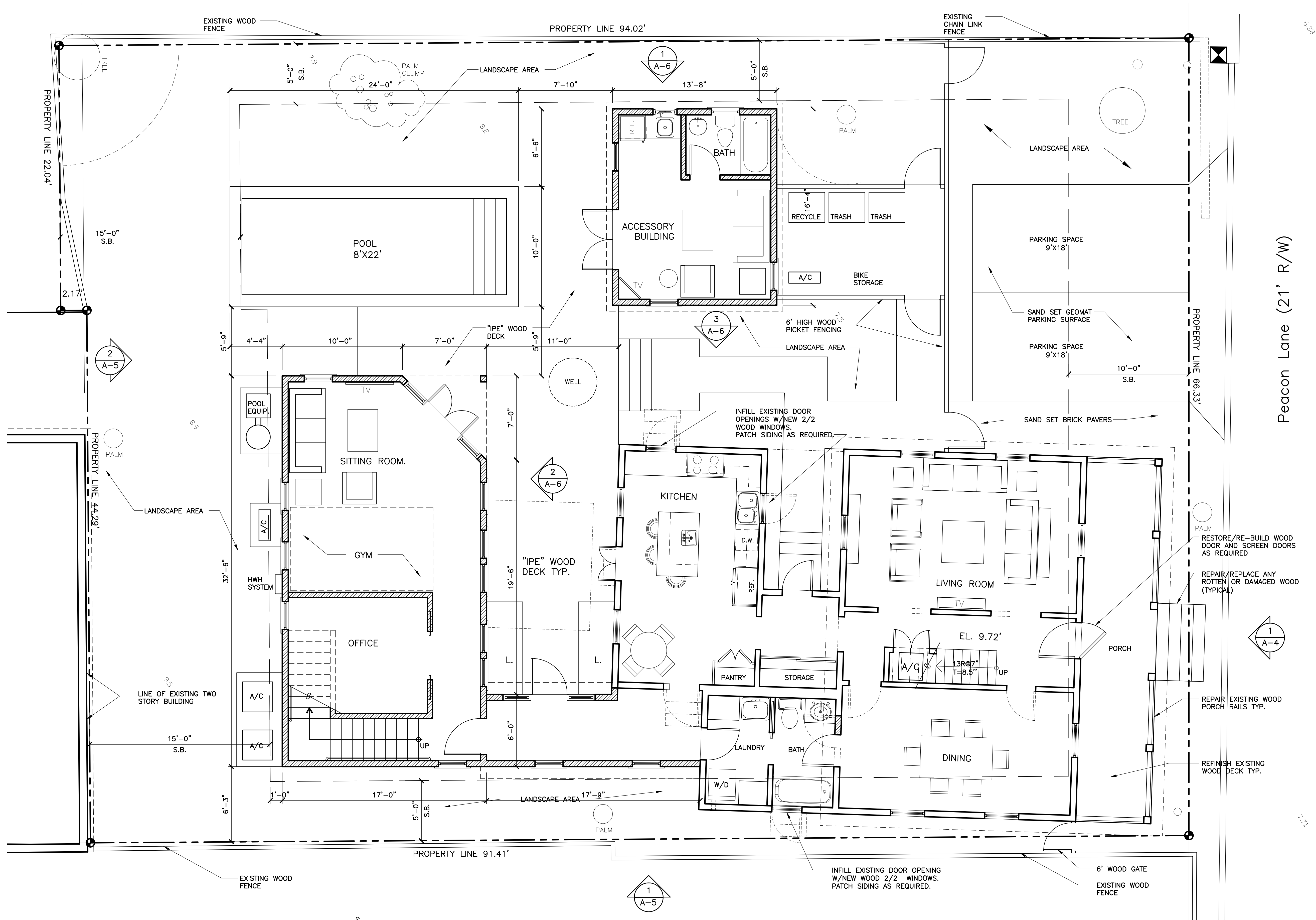
DATE
06-30-16
10-03-16 HARC

REVISIONS
11-23-16 HARC REV.

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JW
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PROJECT NUMBER
1610





PROPOSED FIRST FLOOR PLAN

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

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

RENOVATIONS AND ADDITIONS
328 Peacon Lane
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
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33040

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LICENSE NO.
AA 0003040

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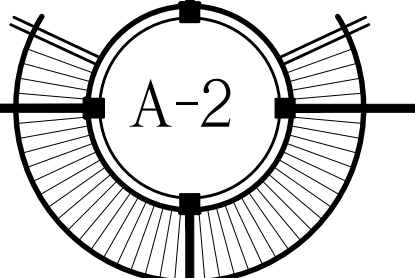
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DATE
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10-03-16 HARC

REVISIONS
11-23-16 HARC REV.

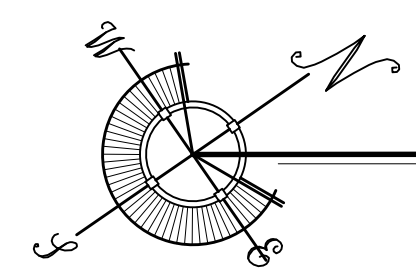
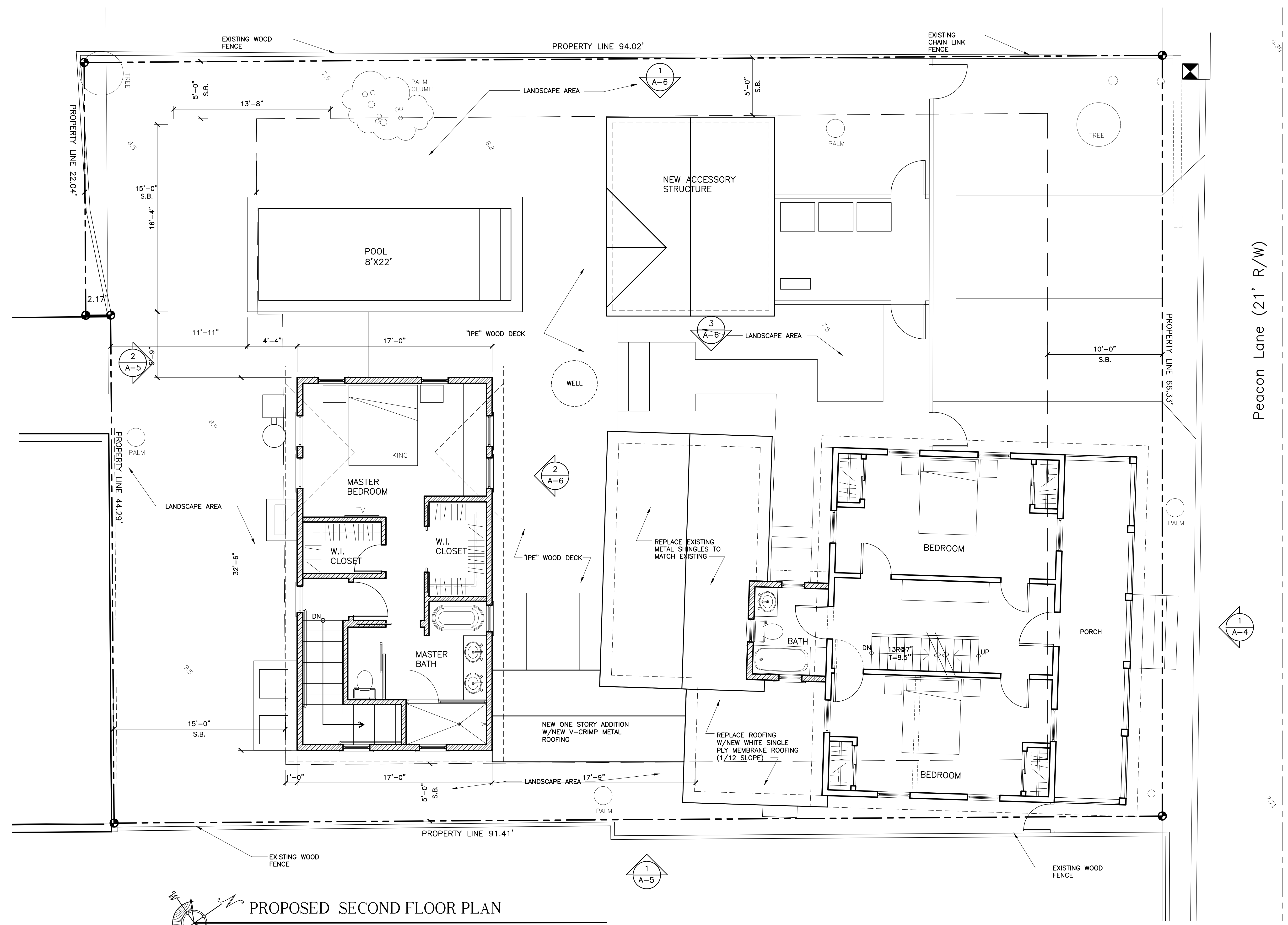
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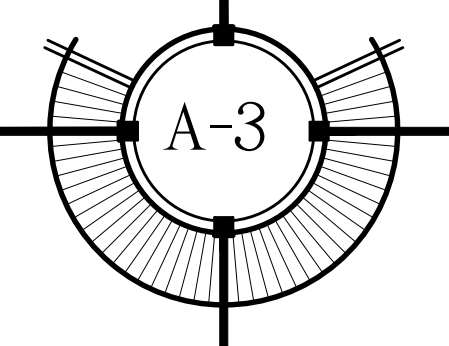
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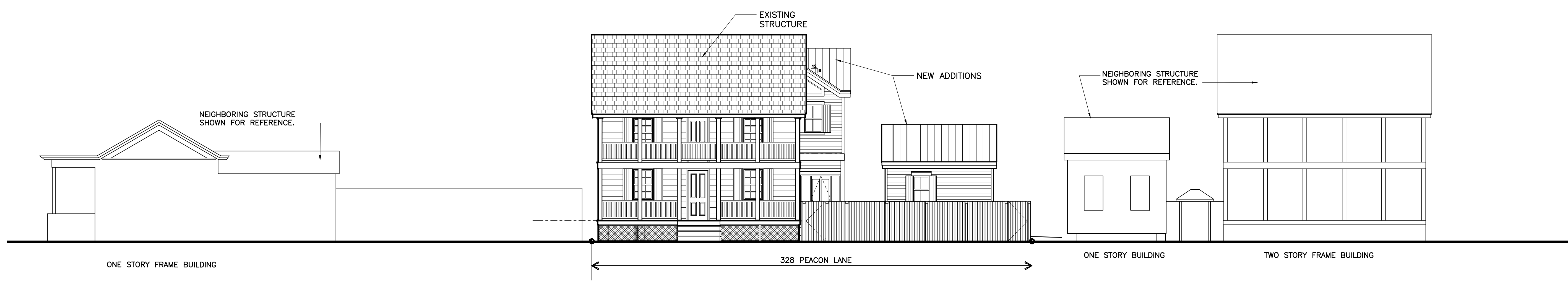
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DATE
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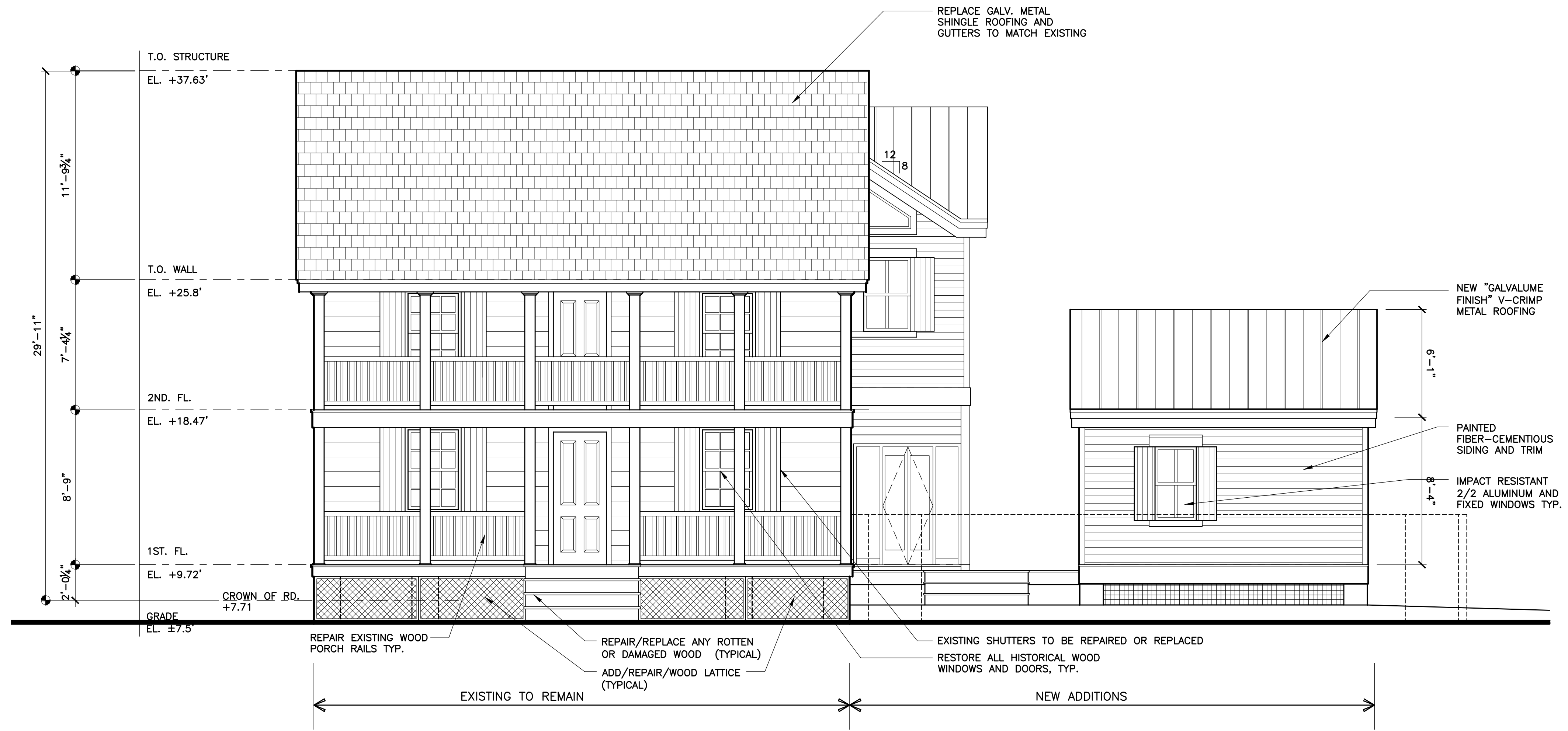
REVISIONS
11-23-16 HARC REV.

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



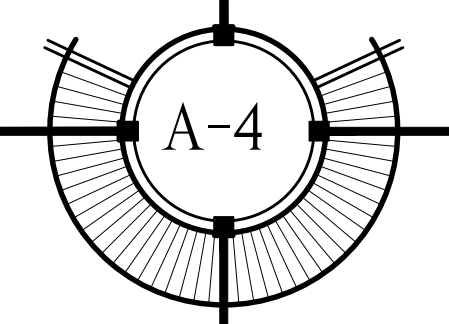
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A-4
FRONT ELEVATION
SCALE: 1/4"=1'-0"

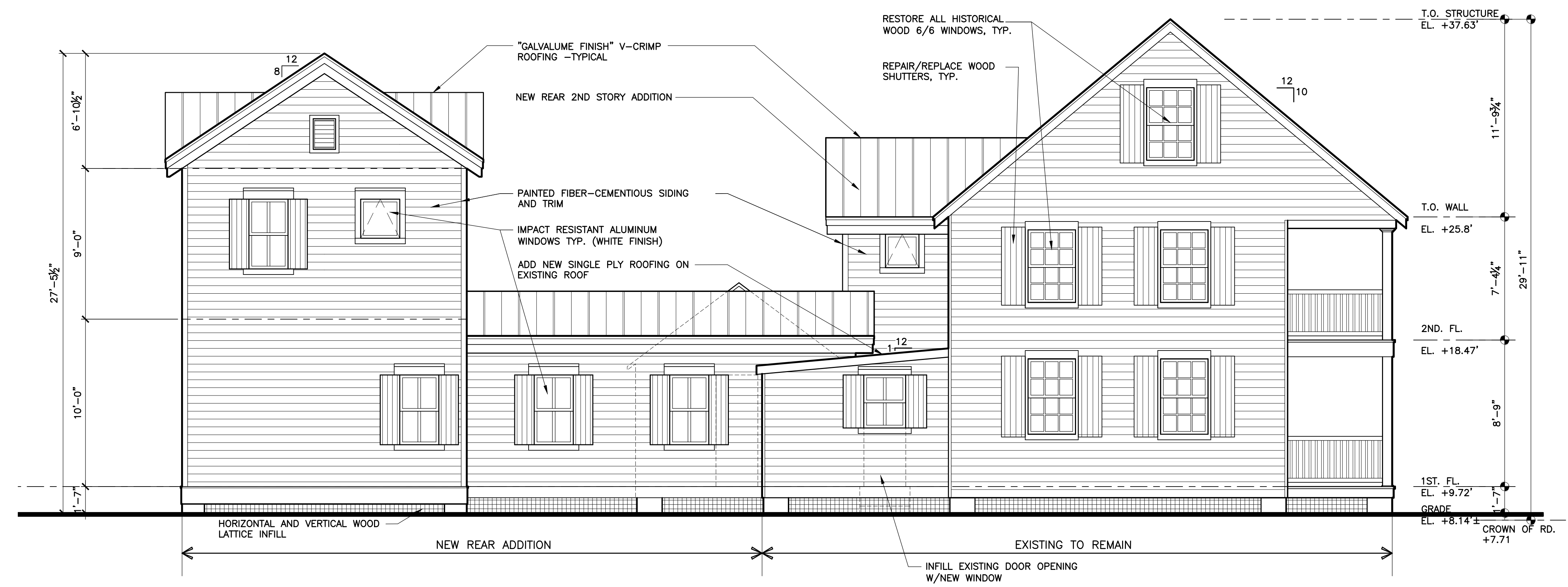
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DATE
06-30-16
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11-23-16 HARC REV.

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1610





1
A-5
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



2
A-5
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

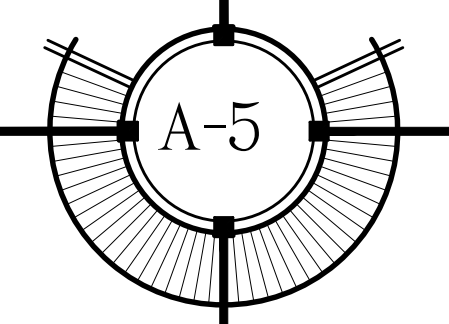
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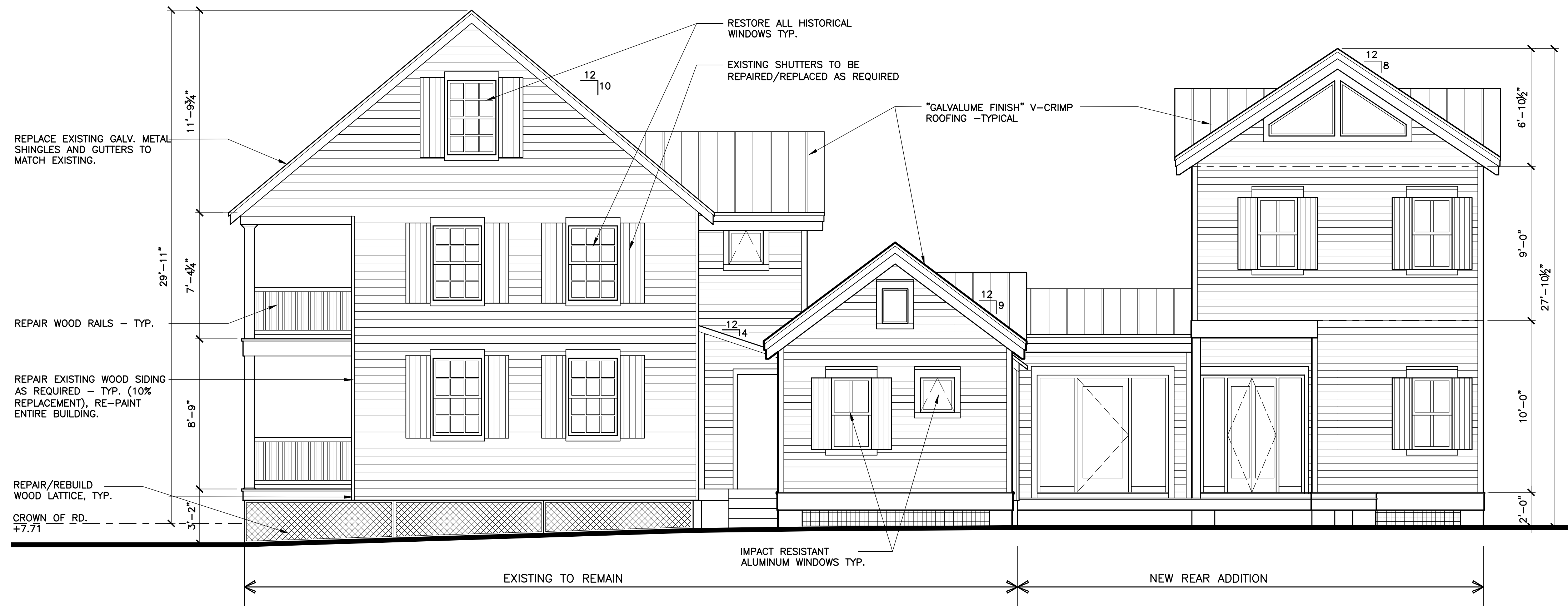
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1
A-6

PROPOSED SIDE ELEVATION

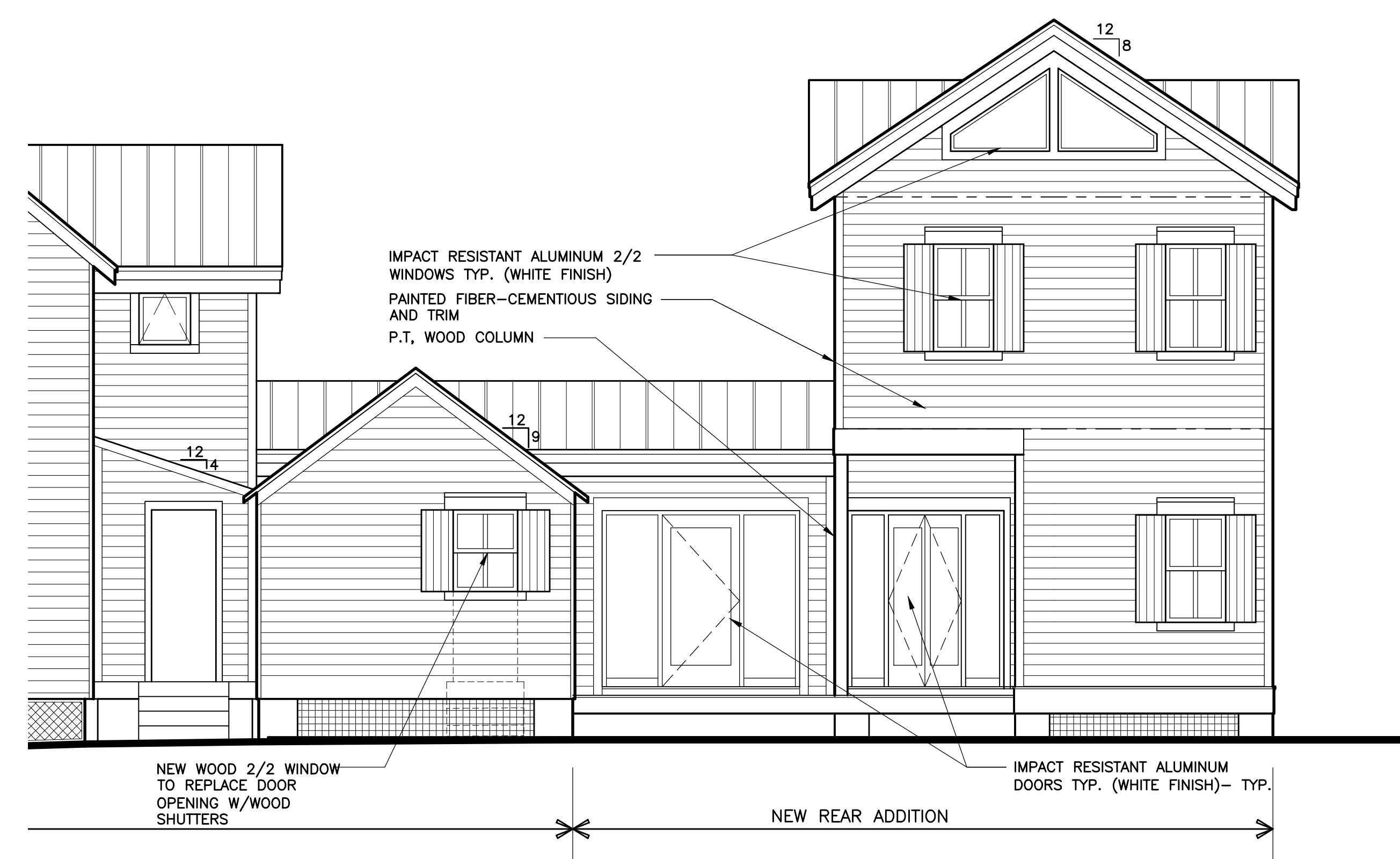
SCALE: 1/4"=1'-0"



2
A-6

PROPOSED INNER ELEVATION

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



3
A-6

PROPOSED SIDE - INNER ELEVATION

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

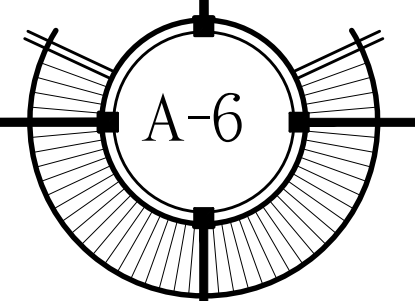
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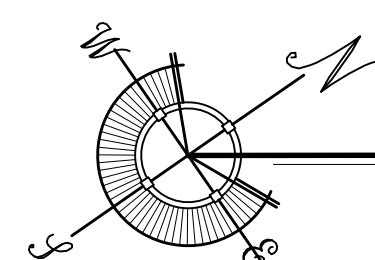
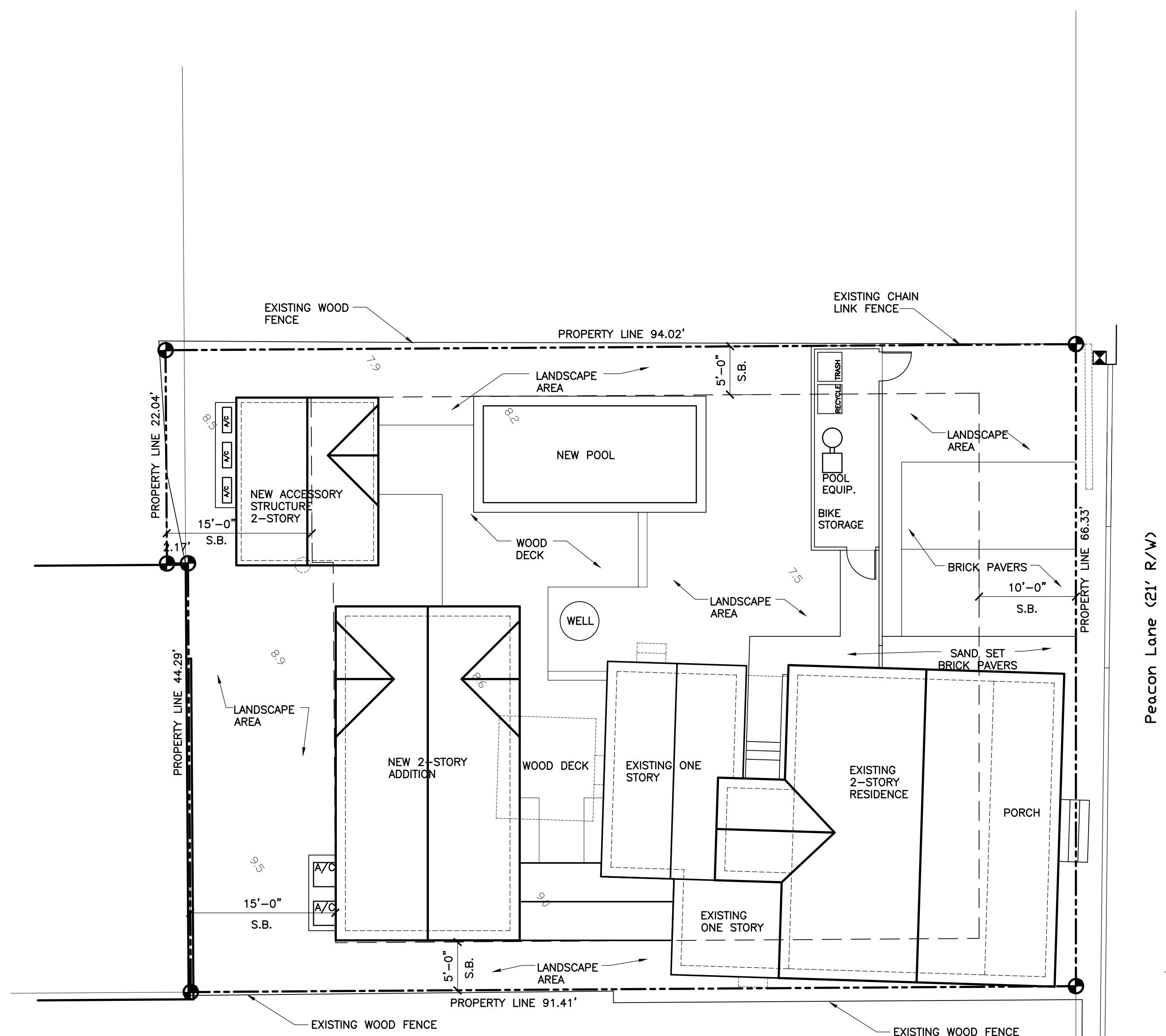
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PROJECT NUMBER
1610



PREVIOUSLY SUBMITTED DESIGN

SITE DATA	
SITE AREA:	6,125 S.F. (0.140 ACRES)
LAND USE:	HMDR
FLOOD ZONE:	'X' ZONE
FAR:	ALLOWED = 1.0 MAX.
DENSITY:	= 16 UNITS/ACRE
HEIGHT:	ALLOWED = 30' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
SIDE SETBACK (EAST):	REQUIRED = 5'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
SIDE SETBACK (WEST):	REQUIRED = 5'-0"
	EXISTING = 30'-0"
	PROPOSED = 5'-0"
REAR SETBACK:	REQUIRED = 15'-0"
	EXISTING = 41'-9"
	PROPOSED = 15'-0"
	(5' FOR ACCESSORY STRUCTURE)
LOT COVERAGE AREA:	
ALLOWED:	2,450 S.F. (40% MAX.)
EXISTING:	1,427 S.F. (23.29 %)
PROPOSED:	2,422 S.F. (39.5 %)
IMPERVIOUS AREA:	
ALLOWED:	3,675 S.F. (60% MAX.)
EXISTING:	1,545 S.F. (25.23 %)
PROPOSED:	3,560 S.F. (58.1 %)
LANDSCAPE AREA:	
REQUIRED:	2,143.75 S.F. (35% MIN.)
EXISTING:	4,580 S.F. (74.77 %)
PROPOSED:	2,231 S.F. (36.4%)
OPEN SPACE AREA:	
REQUIRED:	2,143.75 S.F. (35% MIN.)
EXISTING:	4,580 S.F. (74.77 %)
PROPOSED:	2,231 S.F. (36.4%)

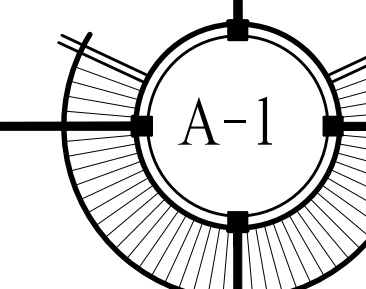


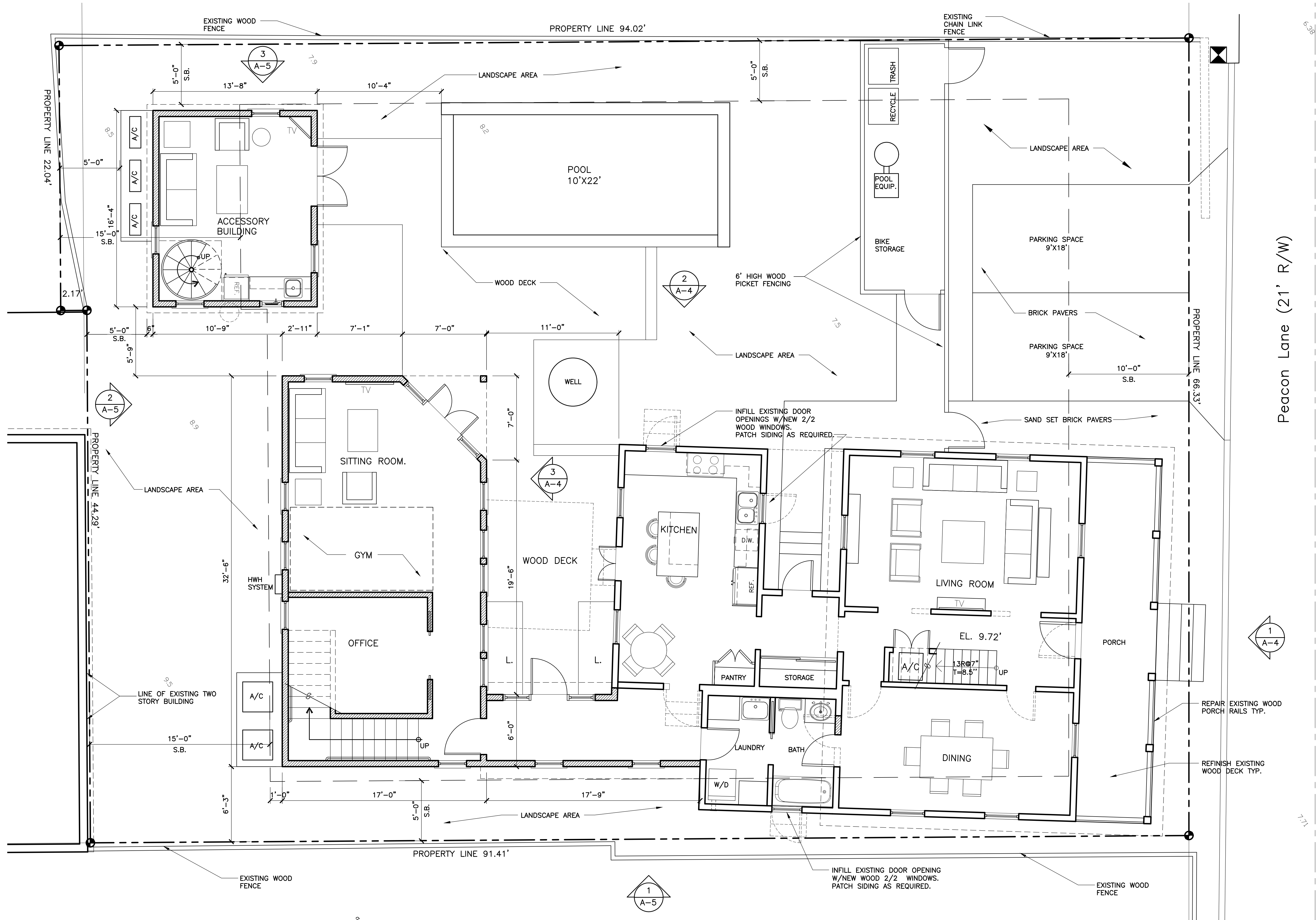
PROPOSED SITE PLAN

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

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

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





PROPOSED FIRST FLOOR PLAN

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

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RENOVATIONS AND
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328 Peacon Lane
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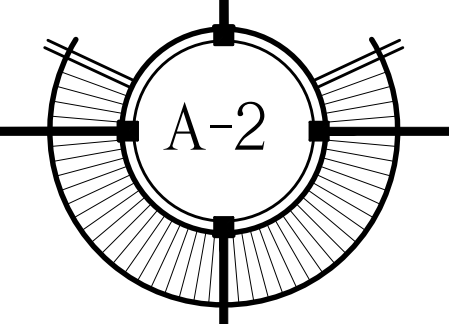
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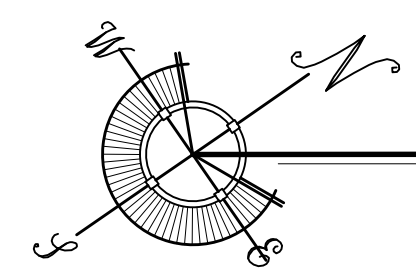
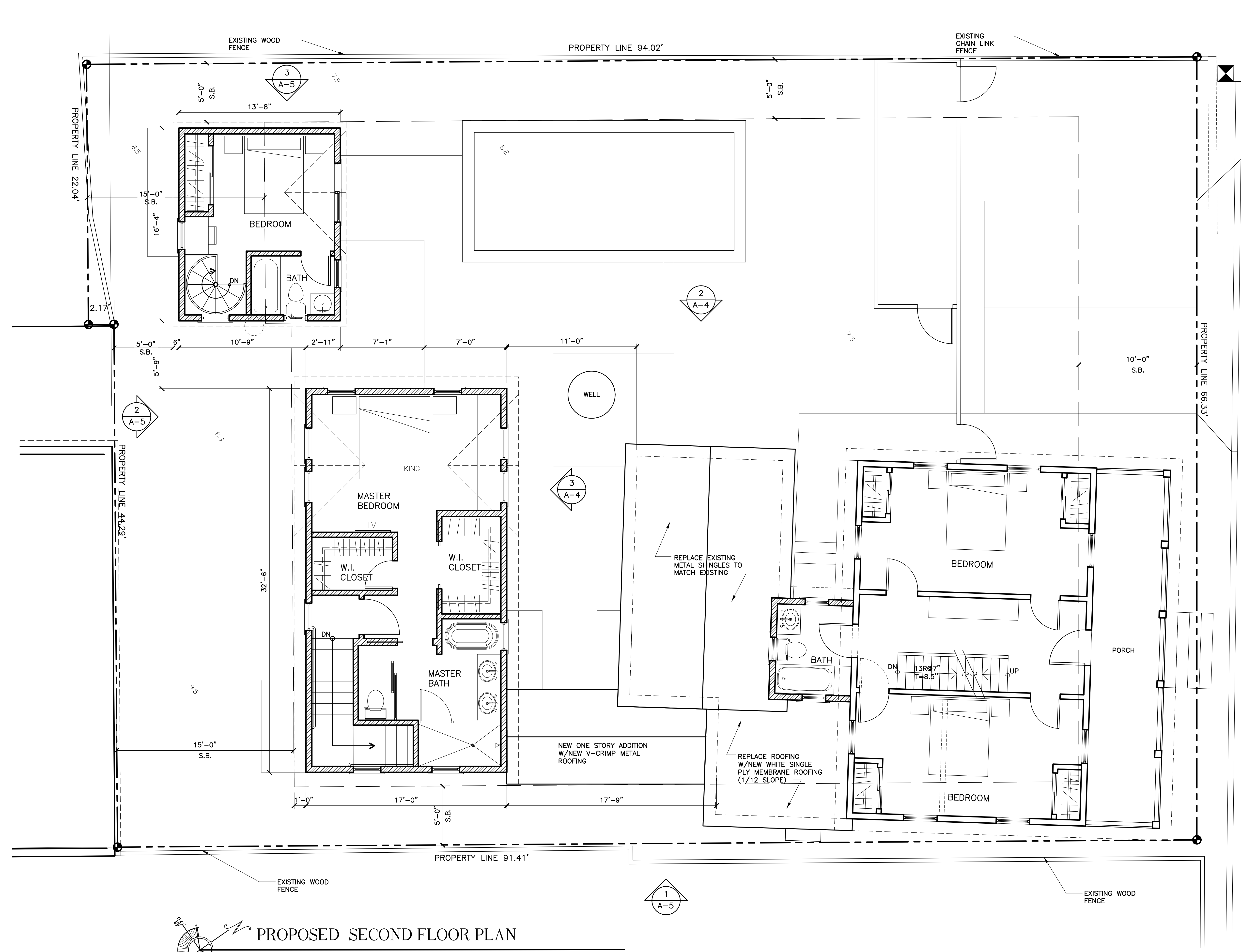
DATE
06-30-16
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PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 06-29-16
SCALE: 1/4"=1'-0"

RENOVATIONS AND ADDITIONS
328 Peacon Lane
KEY WEST, FLORIDA

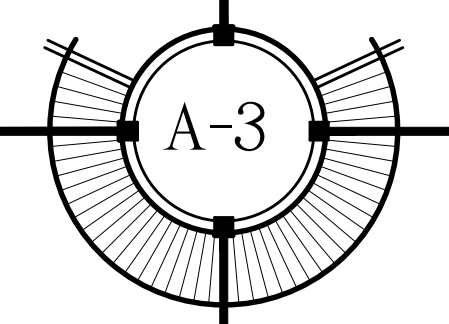
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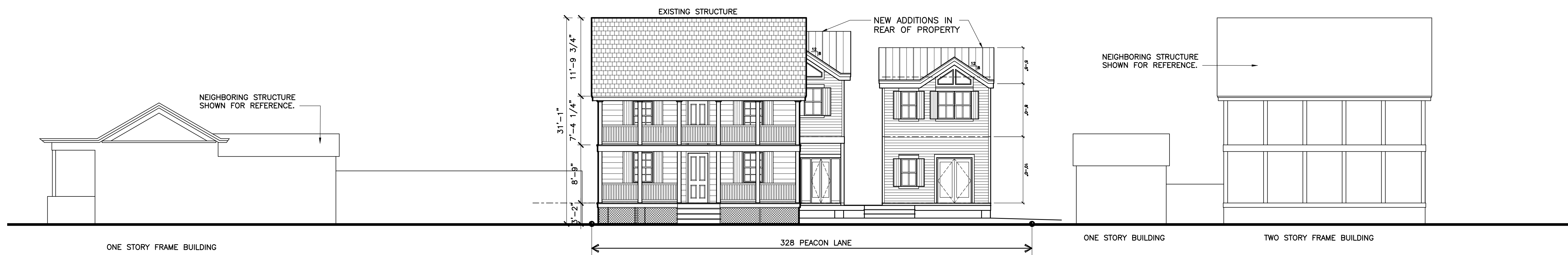
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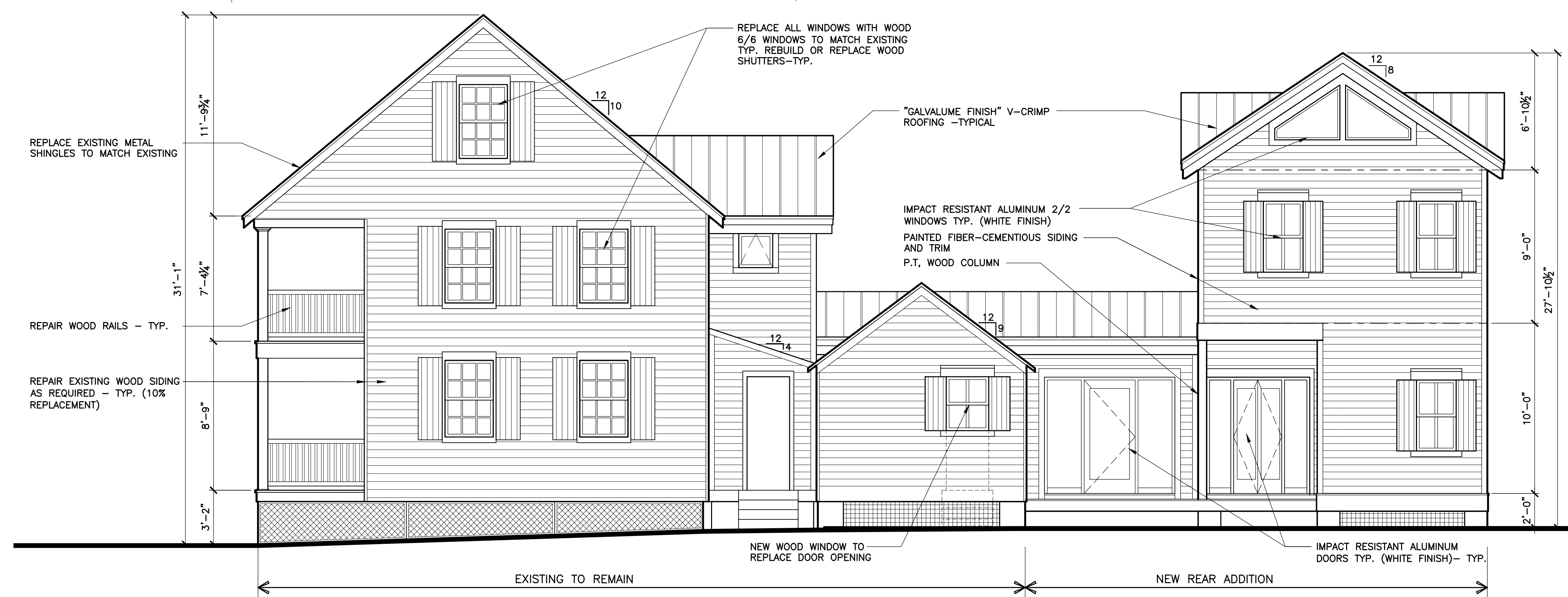
RENOVATIONS AND
ADDITIONS
328 Peacon Lane
KEY WEST, FLORIDA.



1
A-4

STREET VIEW

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



2
A-4

PROPOSED SIDE ELEVATION

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



3
A-4

PROPOSED INNER ELEVATION

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

SEAL

DATE

06-30-16
10-03-16 HARC

REVISIONS

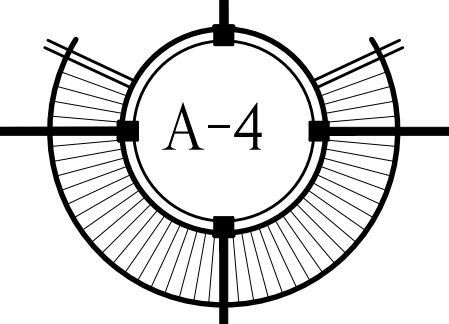
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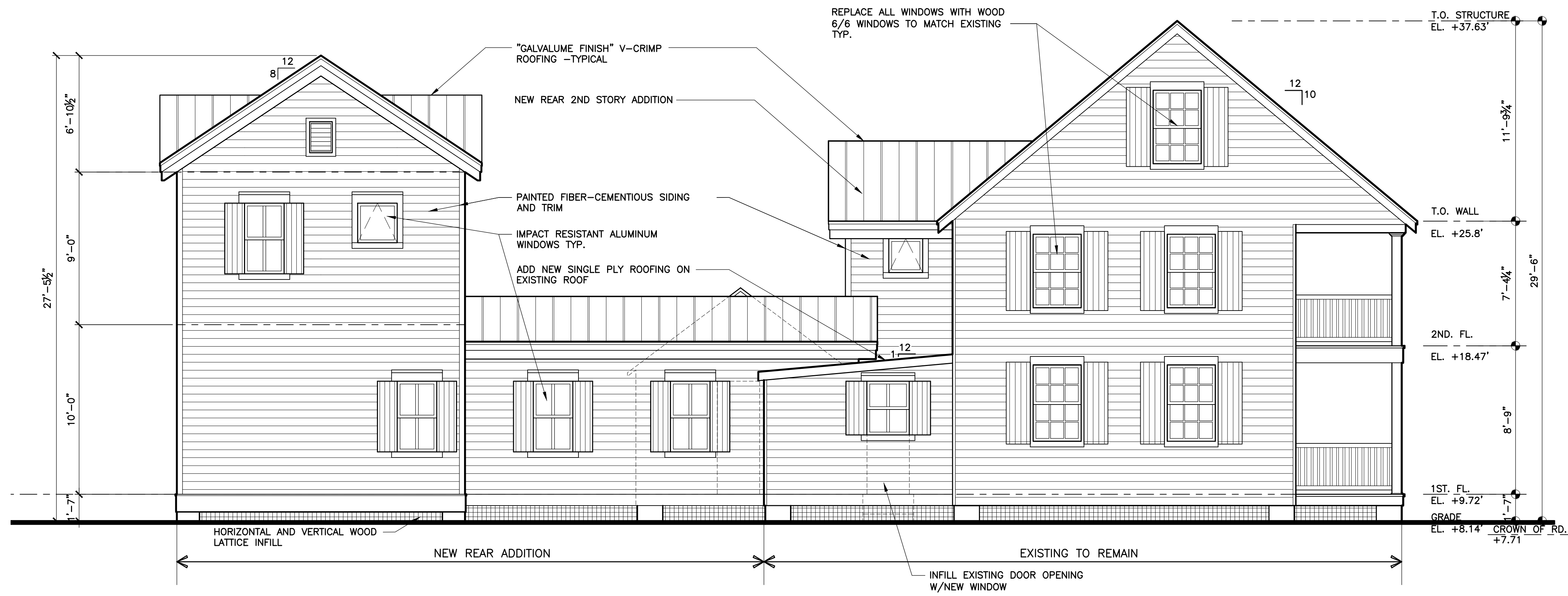
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RENOVATIONS AND ADDITIONS
328 Peacon Lane
KEY WEST, FLORIDA

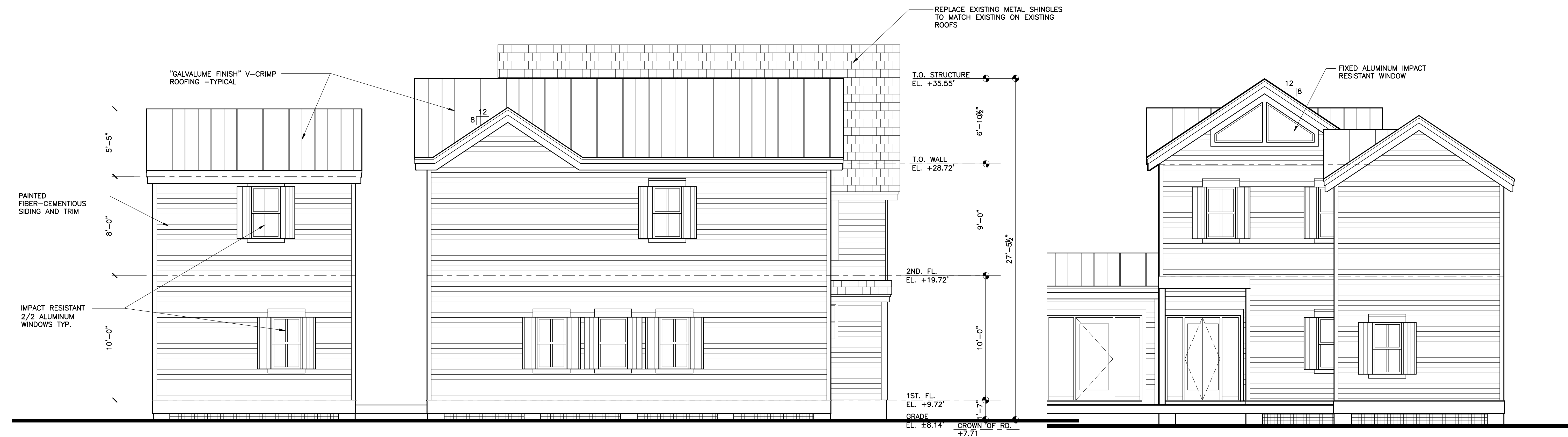




PROPOSED SIDE ELEVATION

1
A-5

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



PROPOSED REAR ELEVATION

2
A-5

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

PROPOSED SIDE ELEVATION

3
A-5

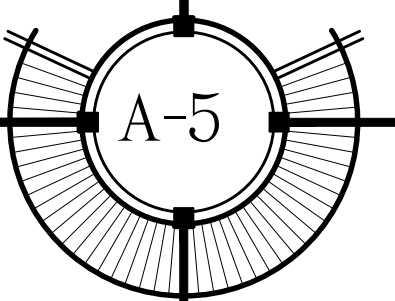
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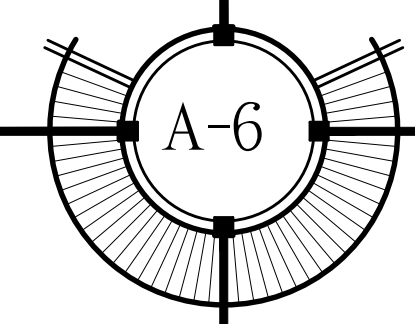
1
A-6
FRONT ELEVATION
SCALE: 1/4"=1'-0"

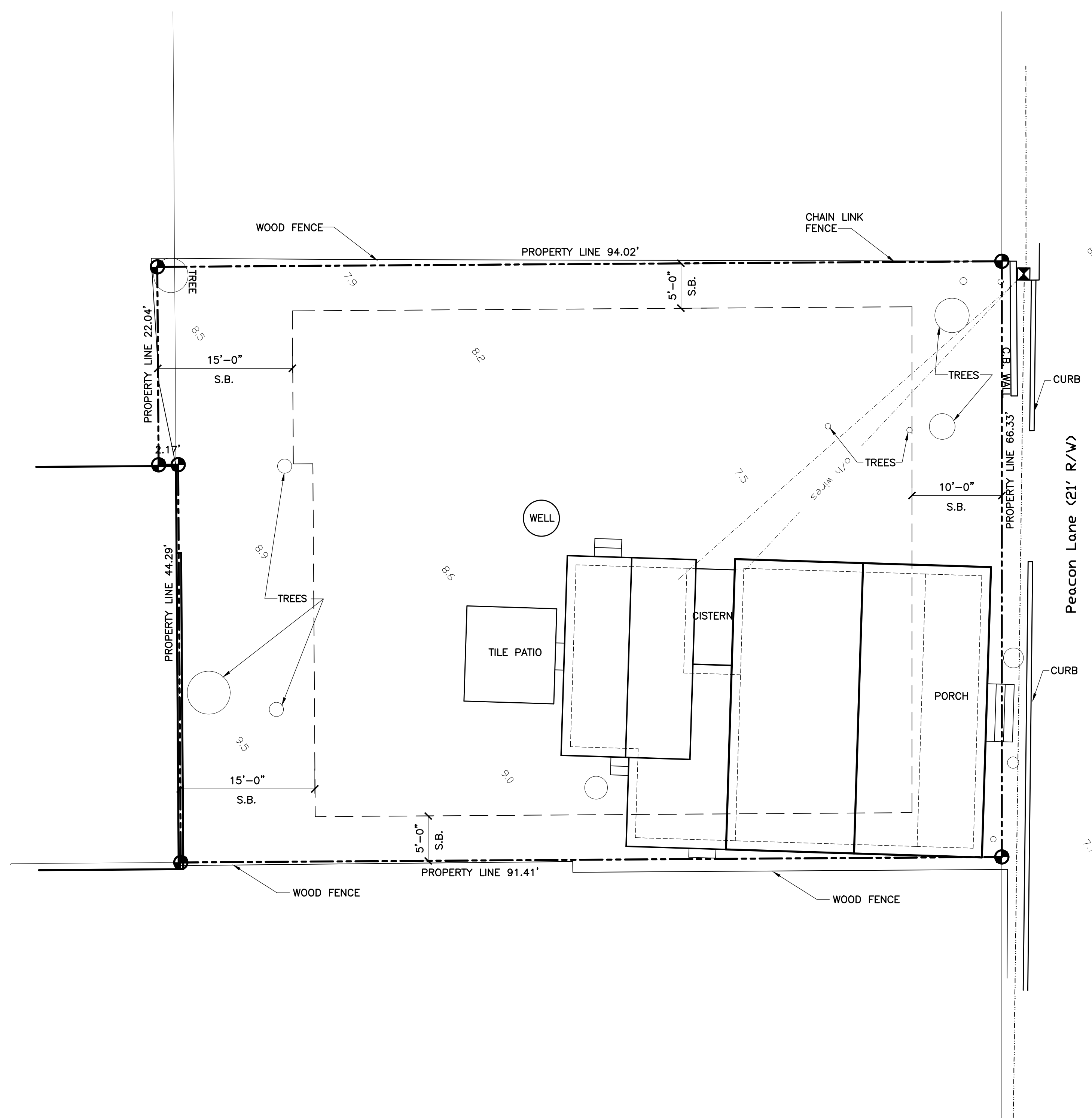
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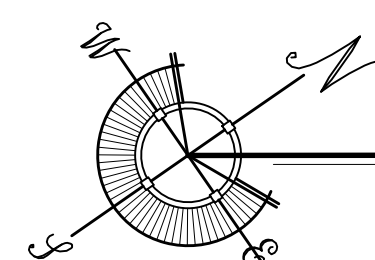
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SCALE: 1/8"=1'-0"

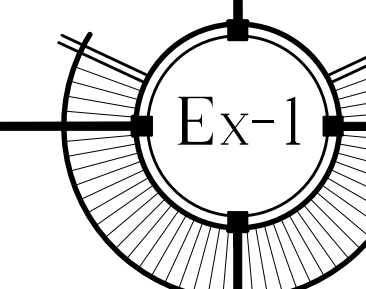
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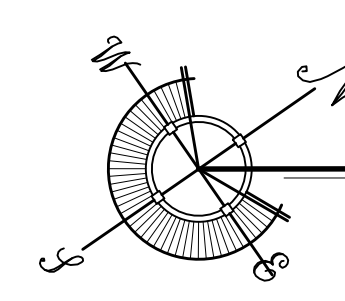
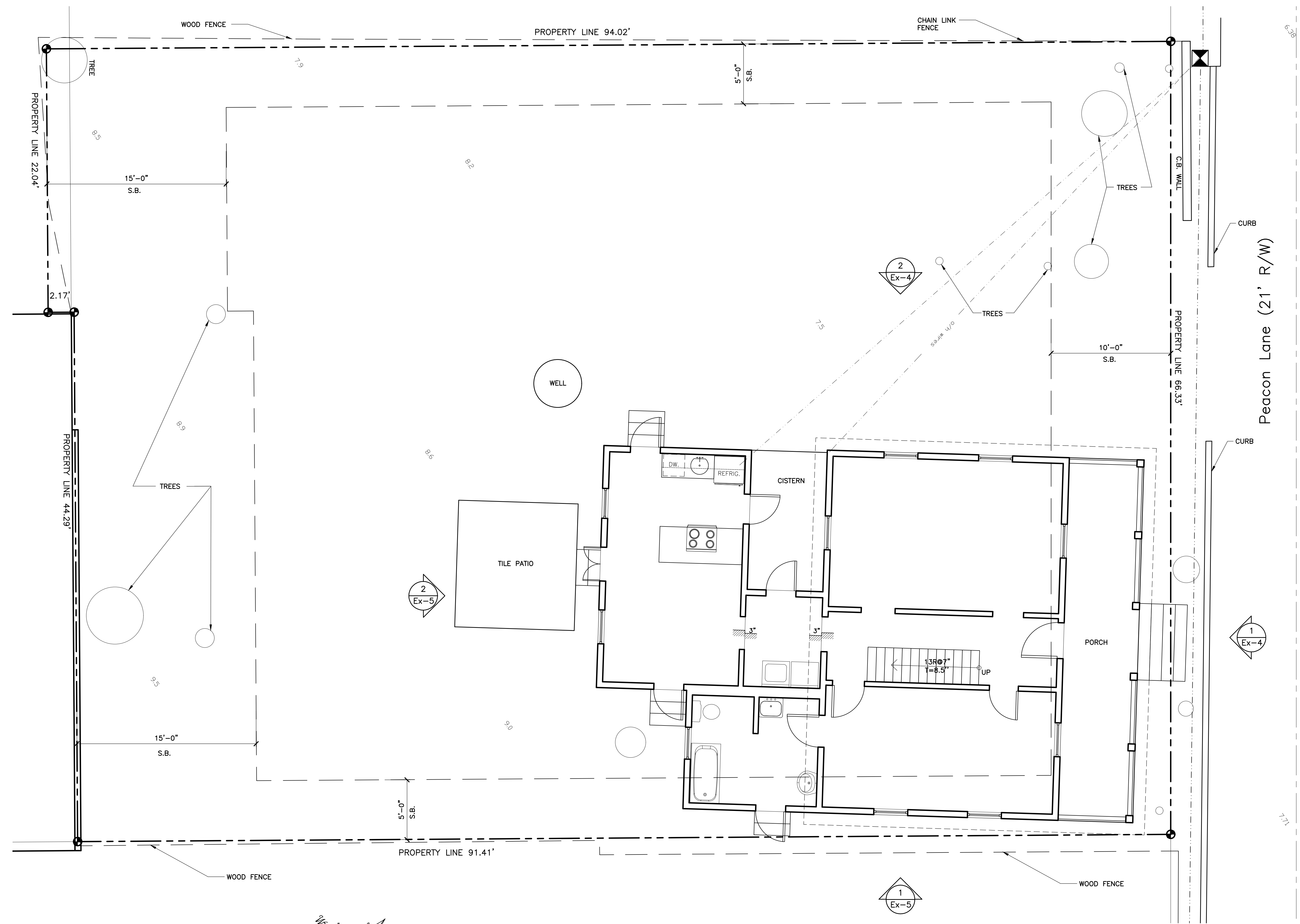
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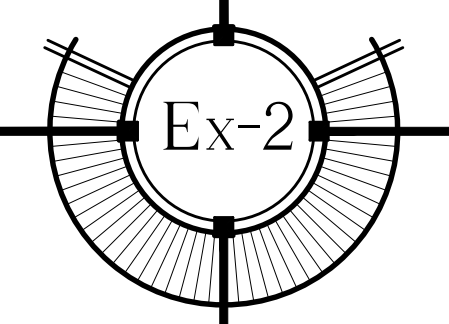
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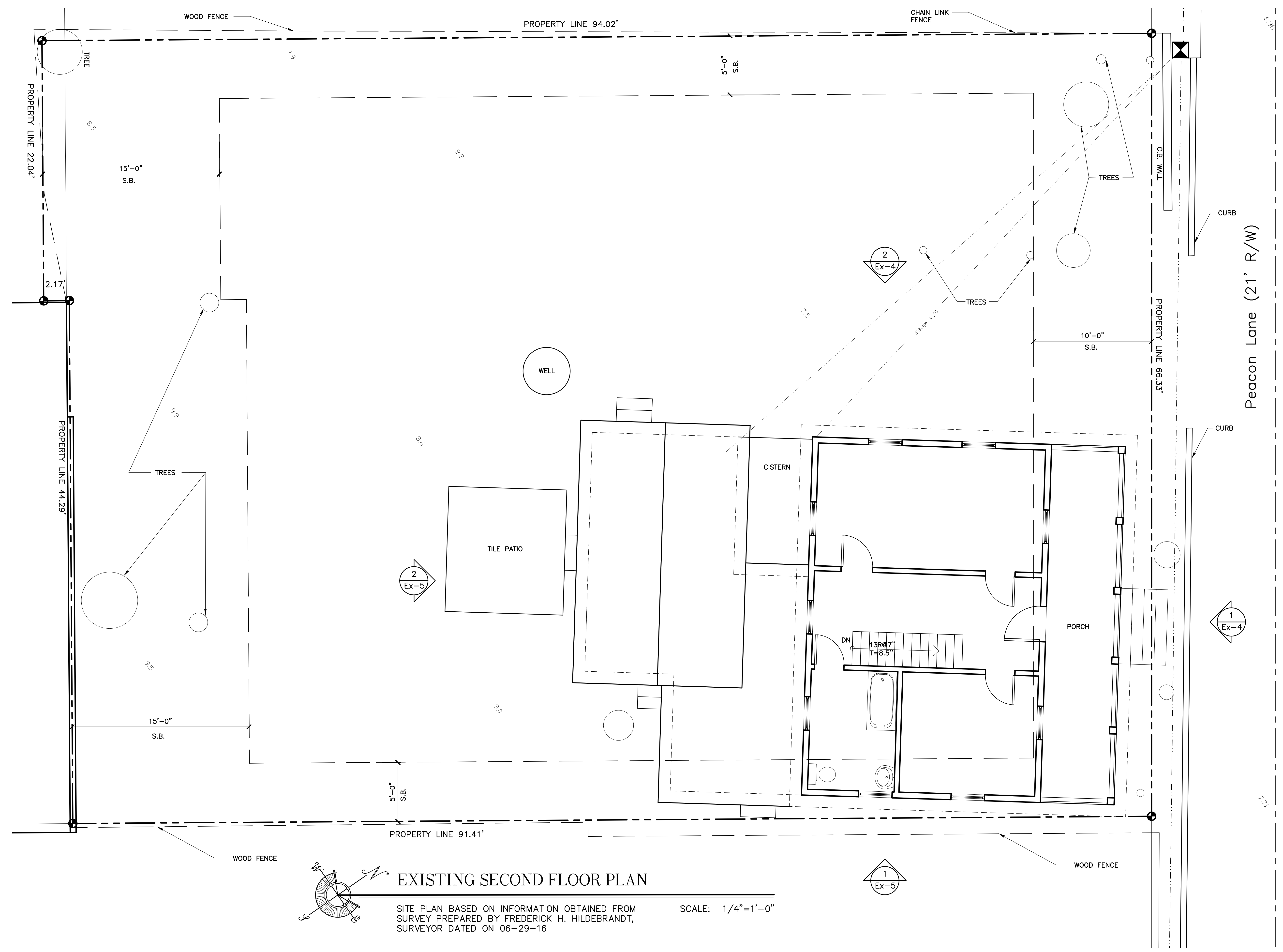
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SEAL

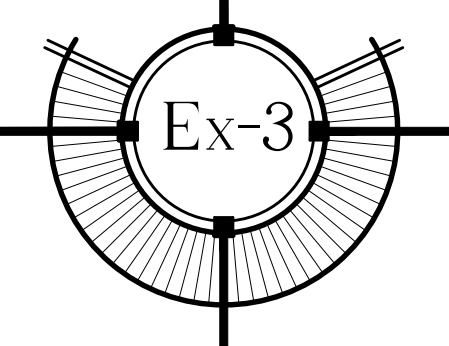
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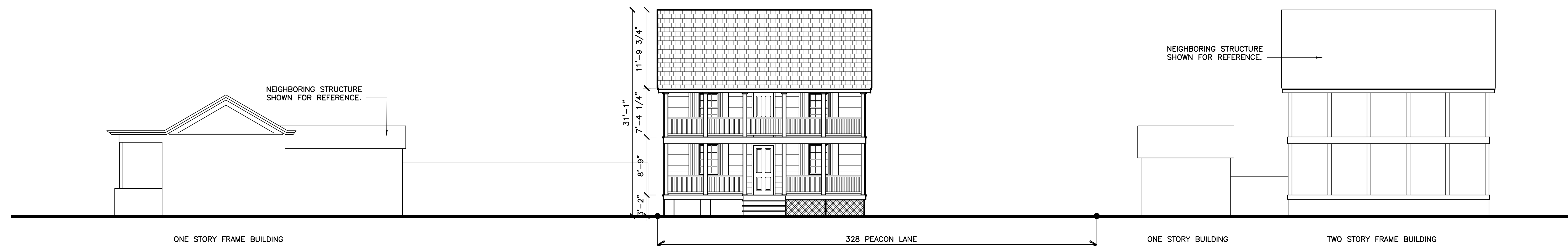
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KEY WEST, FLORIDA

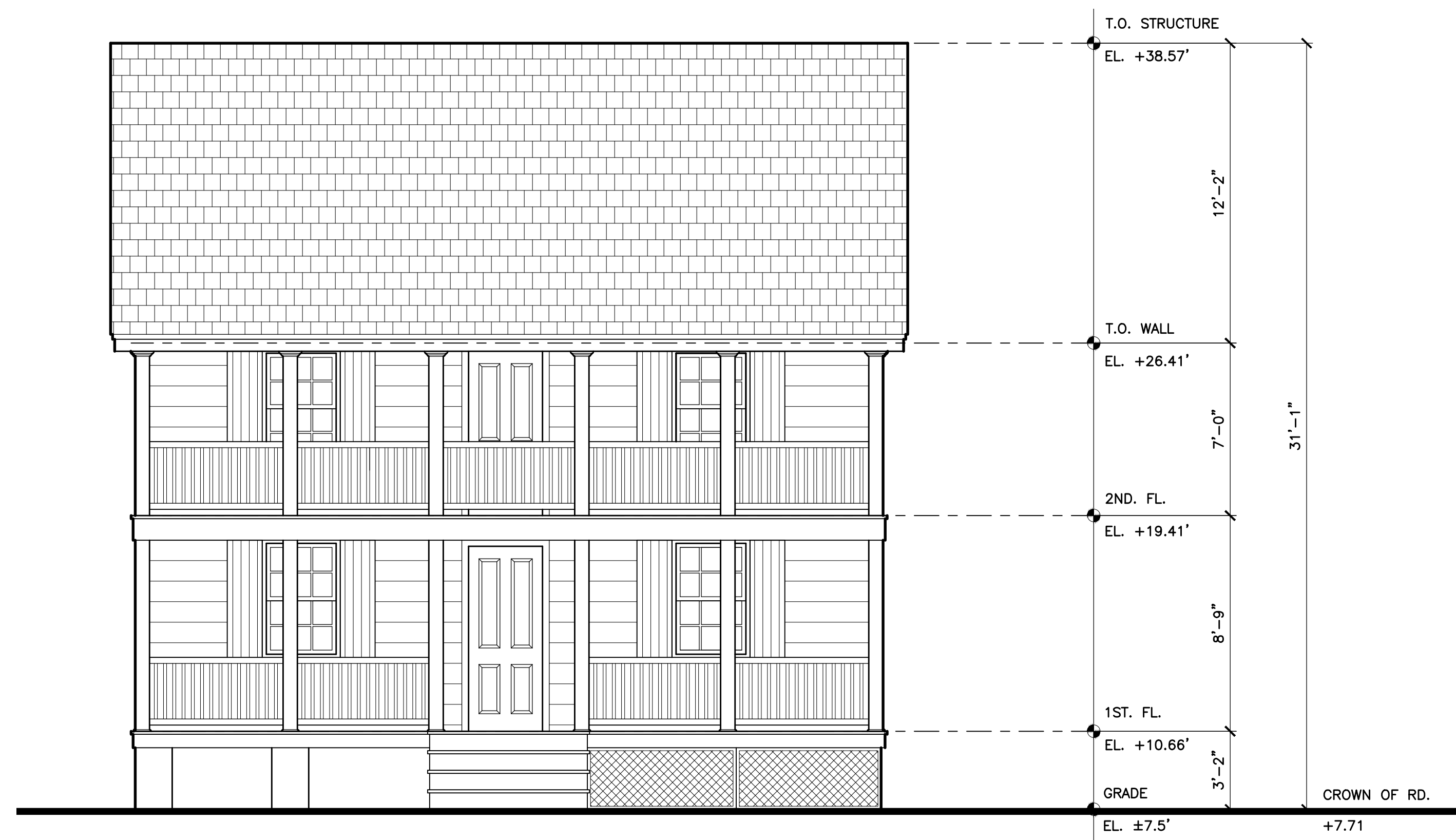




1
EX-4

STREET VIEW

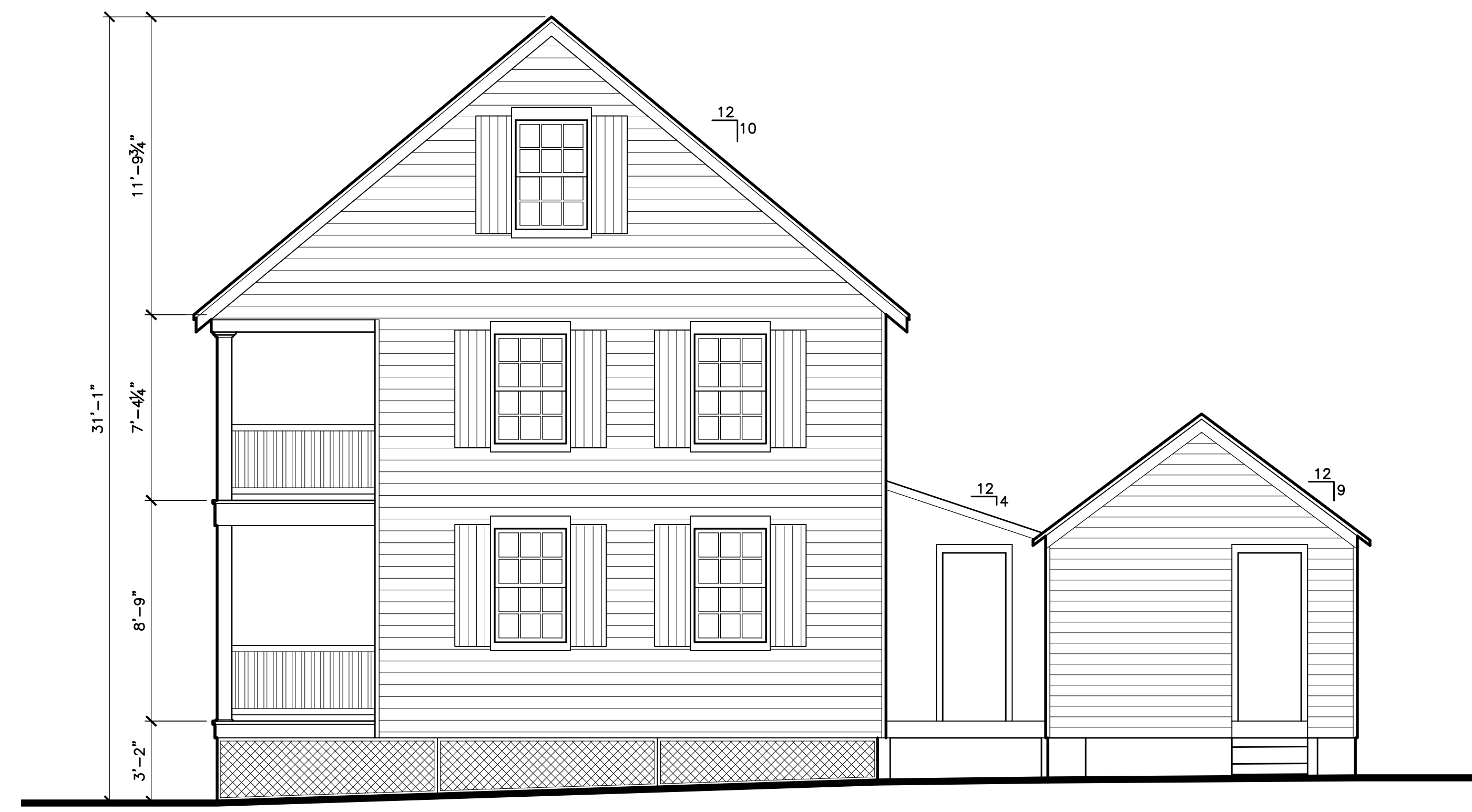
SCALE: 1/8"=1'-0"



1
EX-4

EXISTING FRONT ELEVATION

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



2
EX-4

EXISTING SIDE ELEVATION

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

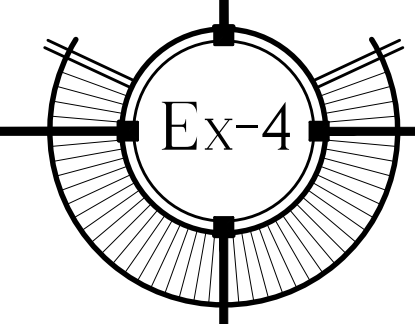
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1
Ex-5

EXISTING SIDE ELEVATION

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



2
Ex-5

EXISTING REAR ELEVATION

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

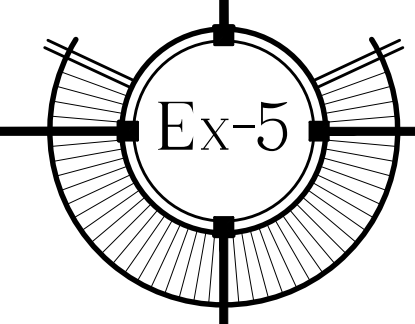
SEAL _____

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06-30-16
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REVISIONS _____

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

FOR- #328 PEACON LANE

Applicant – William P. Horn

Application #H16-03-0078

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

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

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

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

Alternate Key: 1003948 Parcel ID: 00003780-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-

Township- 06-68-25

Range:

Property Location: 328 PEACON LN KEY WEST

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

Click Map Image to open interactive viewer



Land Details

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

Building Summary

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

Building 1 Details

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

Condition A
Perimeter 260
Special Arch 0
Economic Obs 0

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

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

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

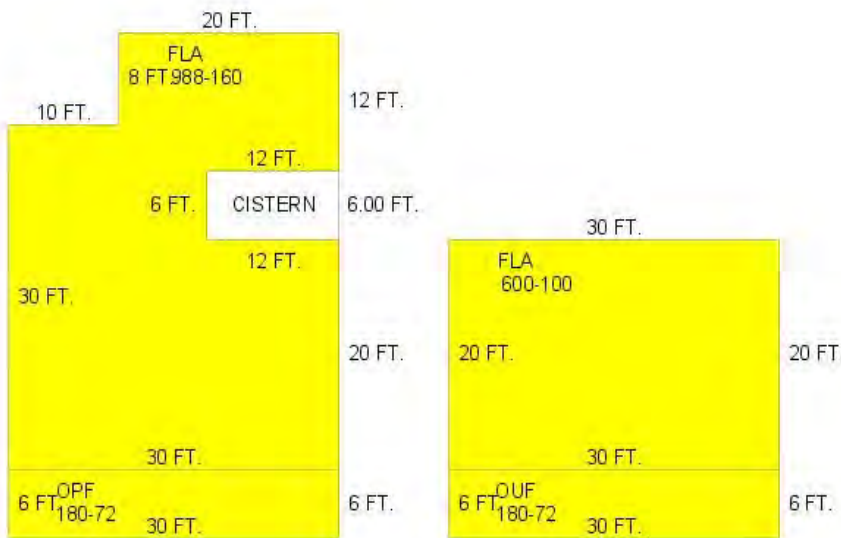
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	2015		0.00	0.00	180
2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	988
3	OUF		1	2015		0.00	0.00	180
4	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	600

Misc Improvement Details

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

Appraiser Notes

*****HURRICANE DAMAGE*****

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	144,544	273	745,700	890,517	890,517	0	890,517
2015	162,554	297	658,258	821,109	821,109	0	821,109
2014	163,920	270	548,548	712,738	712,738	0	712,738
2013	166,296	270	625,589	792,155	785,161	0	792,155
2012	166,296	270	547,217	713,783	713,783	0	713,783
2011	168,671	270	496,341	665,282	665,282	0	665,282
2010	199,555	270	525,948	725,773	725,773	0	725,773
2009	224,512	270	623,346	848,128	848,128	0	848,128
2008	206,475	270	843,869	1,050,614	1,050,614	0	1,050,614
2007	334,158	270	1,079,400	1,413,828	1,413,828	0	1,413,828
2006	464,522	270	585,960	1,050,752	1,050,752	0	1,050,752
2005	464,522	270	468,768	933,560	933,560	0	933,560
2004	264,134	270	437,928	702,332	702,332	0	702,332
2003	254,352	270	234,384	489,006	489,006	0	489,006
2002	232,680	270	209,712	442,662	442,662	0	442,662
2001	202,657	270	209,712	412,639	412,639	0	412,639
2000	154,940	216	124,902	280,058	280,058	0	280,058
1999	146,332	204	124,902	271,438	271,438	0	271,438

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

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/24/2016	2813 / 1087	892,500	<u>WD</u>	<u>37</u>
3/6/2014	2674 / 645	100	<u>WD</u>	<u>11</u>

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176