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## Staff Report for Item 8

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** November 16, 2016

**Applicant:** William P. Horn

**Application Number:** H16-03-0078

**Address:** #328 Peacon Lane

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### Description of Work:

Partial demolition of rear wall. Partial demolition of rear roof of existing addition.

### 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 property will go before the Tree Commission on November 14<sup>th</sup> for multiple tree removals. The staff report for the Tree Commission can be read here (Warning, Large File):  
<http://keywest.legistar.com/gateway.aspx?M=F&ID=972ec23d-4d5d-4288-a33b-e6da274ffca9.pdf>

### Ordinances Cited in Review:

- Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.
- Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.
- Sec. 102-218 (b): Criteria for demolitions.

## Staff Analysis

This Certificate of Appropriateness proposes the partial demolition of the rear wall of a contributing building. Because the demolition request for a very small portion of the rear wall, staff does not feel that it meets any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The wall does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The wall is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The wall has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The wall to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The wall does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The wall does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The wall is not related to a square, park, or other distinctive area.
- (8) The wall 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
- (9) The wall has not yielded, and is not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

Staff believes the demolition of the rear roof on the addition, which the current configuration does not match the 1962 Sanborn map, is not historic and meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.

(4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. As the roof is not historic, only one reading is required for demolition.

# 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](http://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:  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., 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_____.
 JANEL K. JELESKIS NOTARY PUBLIC STATE OF FLORIDA Comm# FF057279 Expires 9/25/2017	
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](mailto: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.

<b>OFFICIAL USE ONLY:</b>	<b>HARC STAFF OR COMMISSION REVIEW</b>		
___ 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.

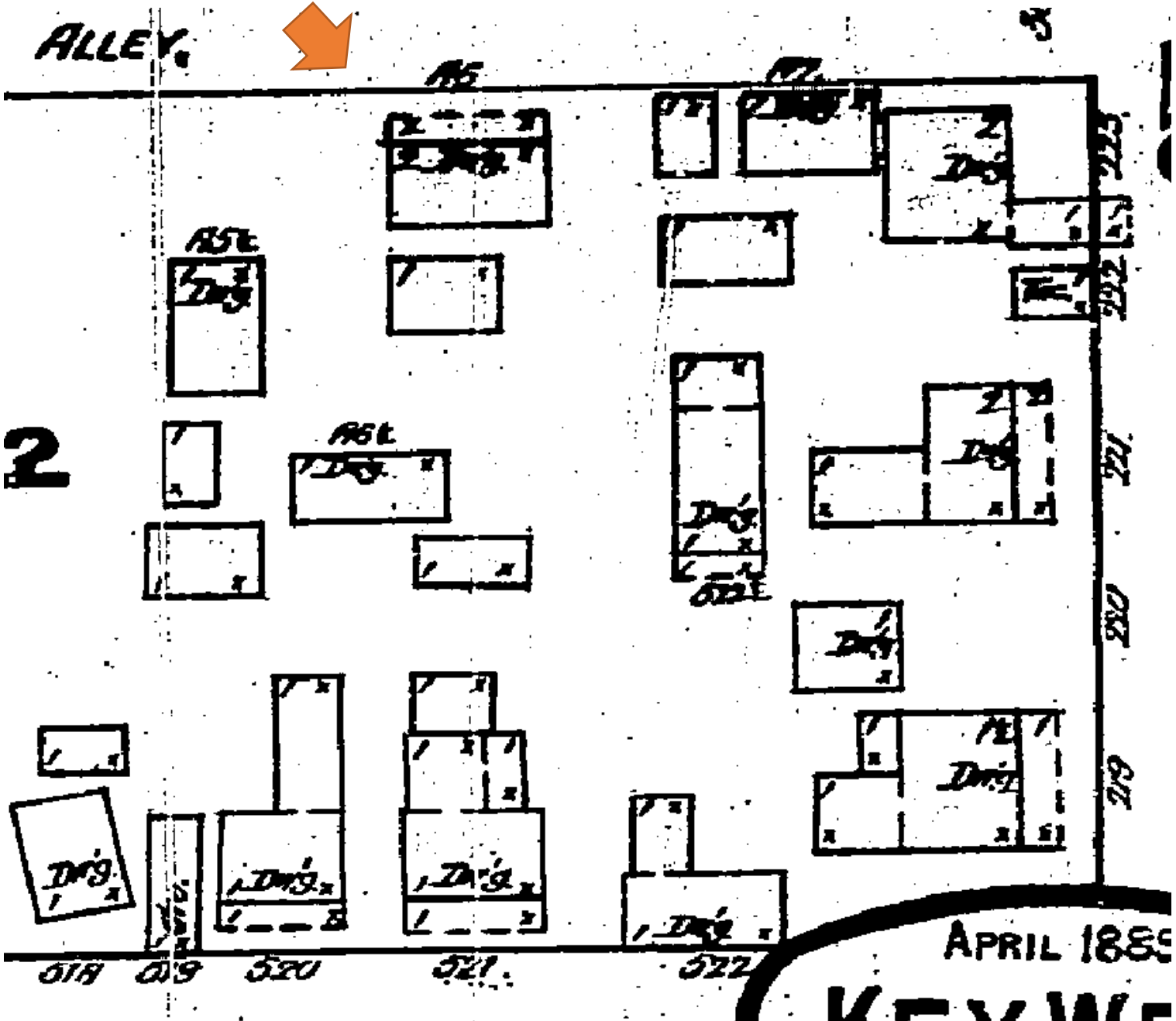
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

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

# SANBORN MAPS

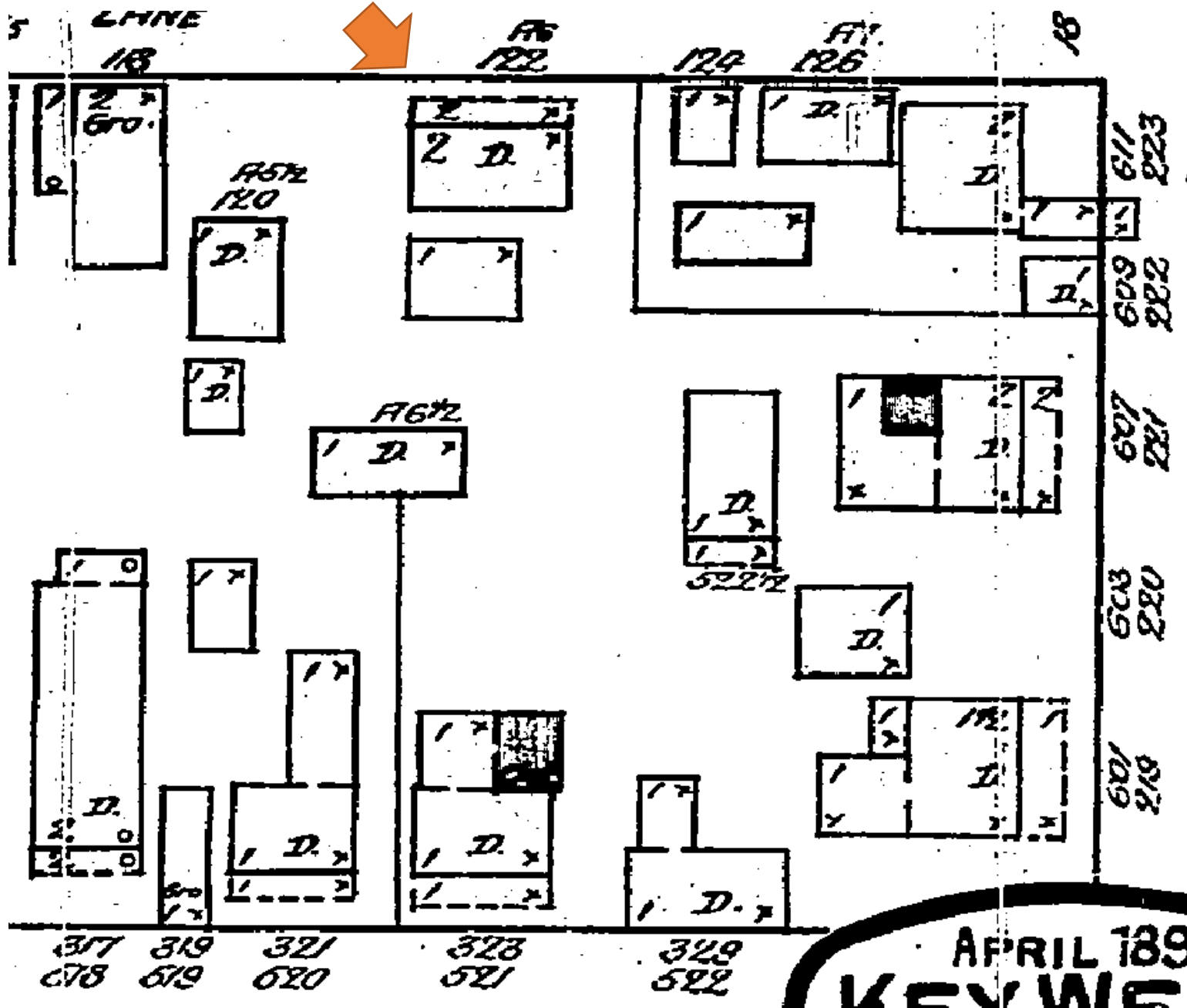




APRIL 1889

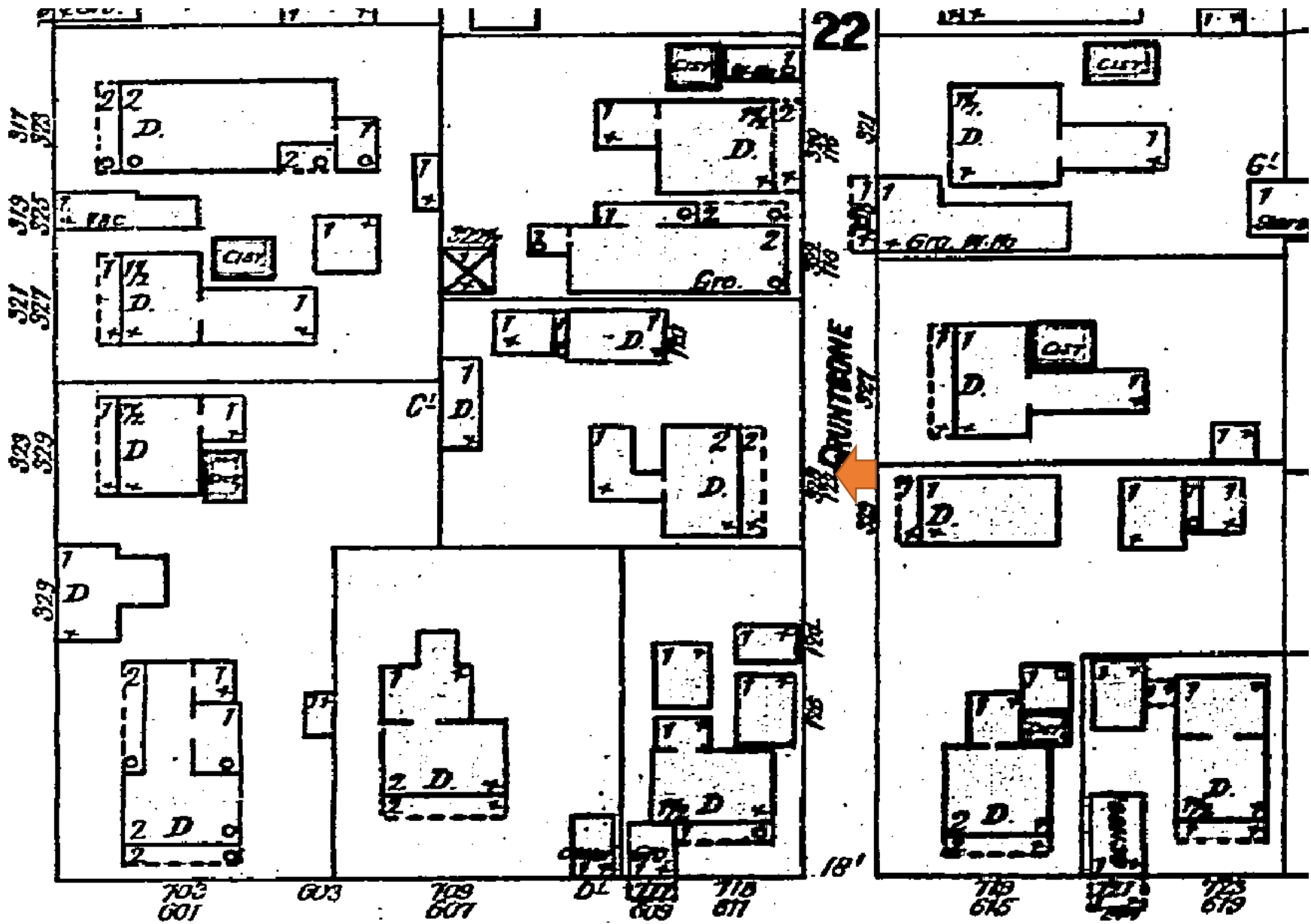
KEY MAP

1889 Sanborn Map

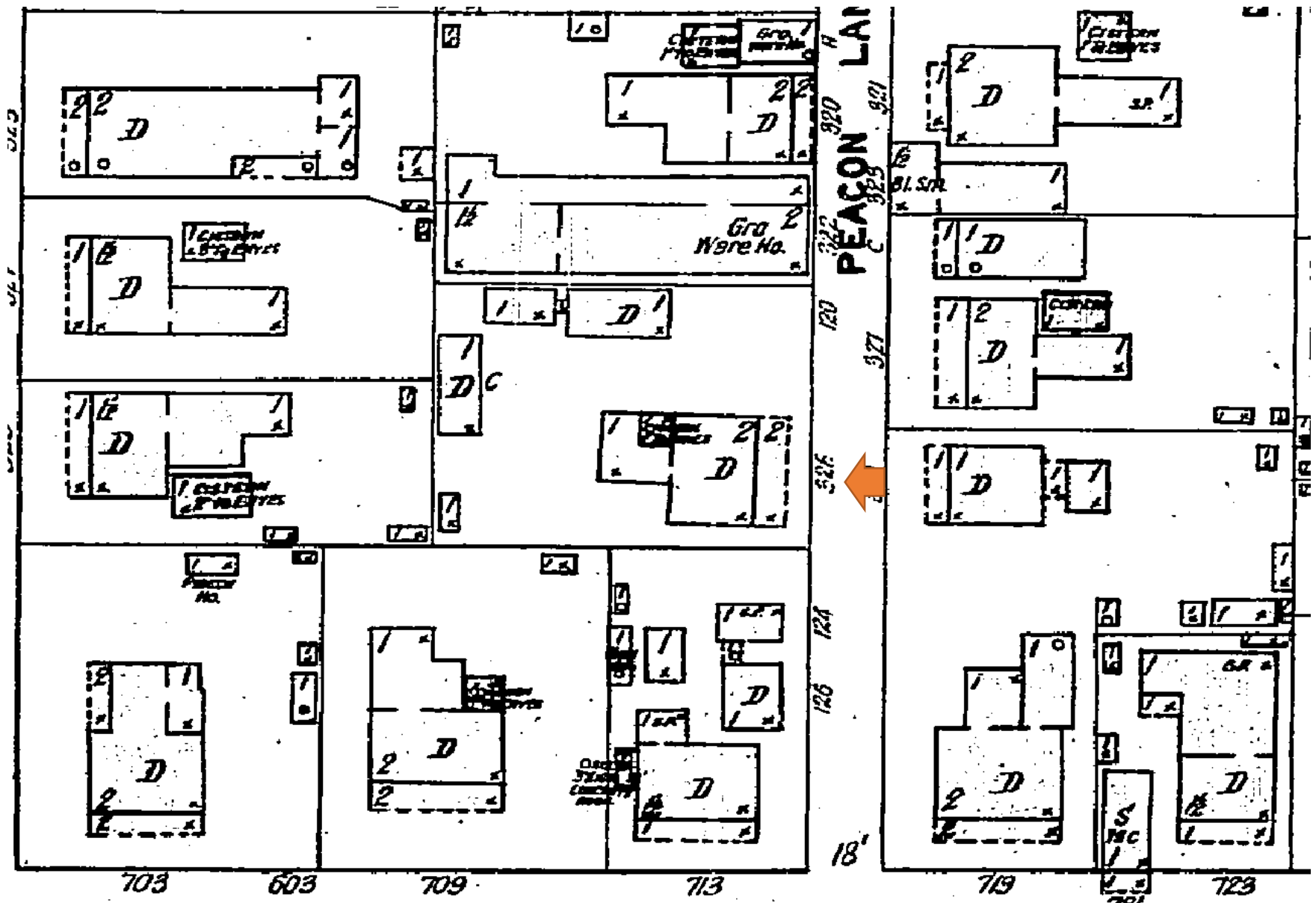


APRIL 1892  
 KEY MAP

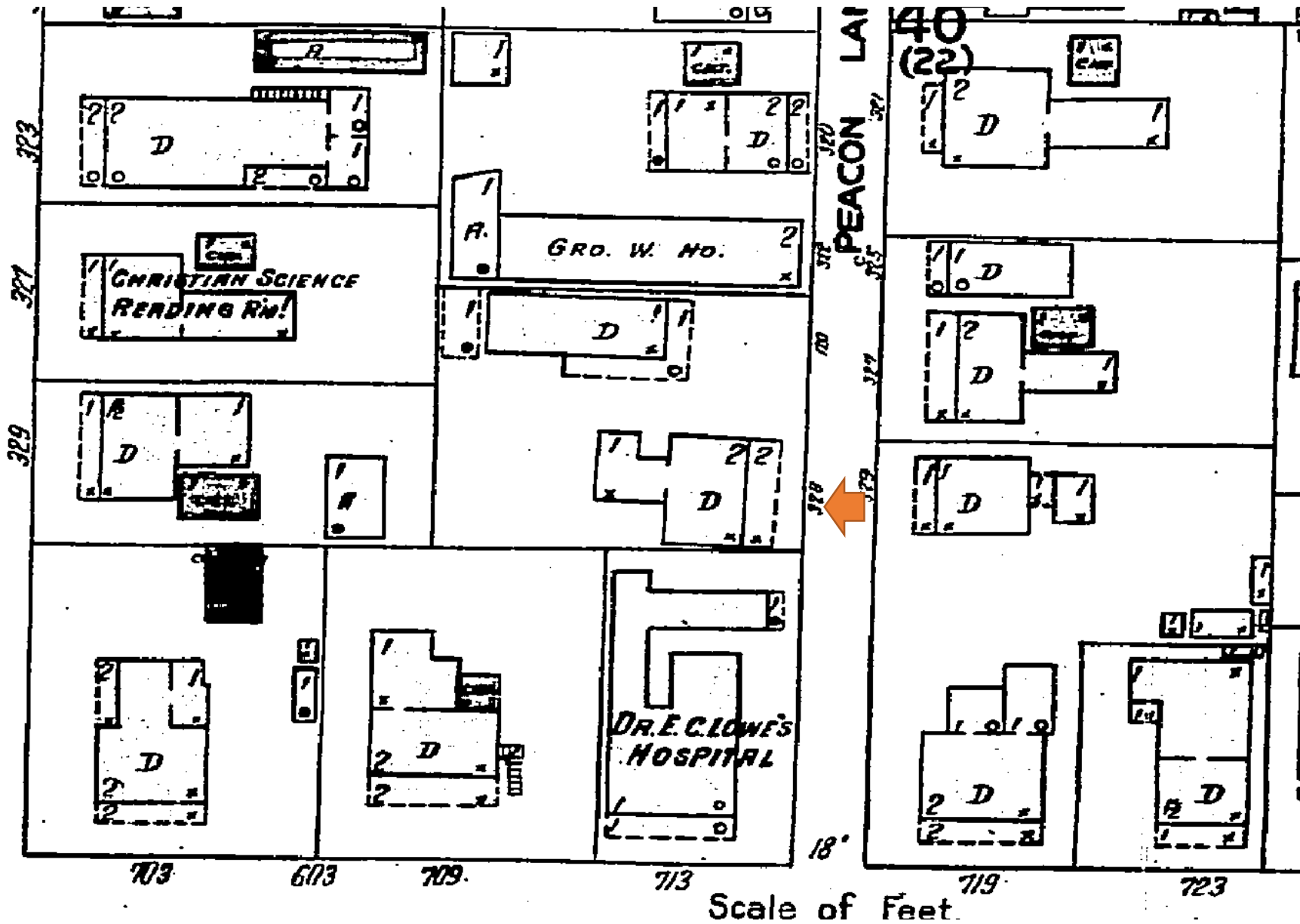
1892 Sanborn Map



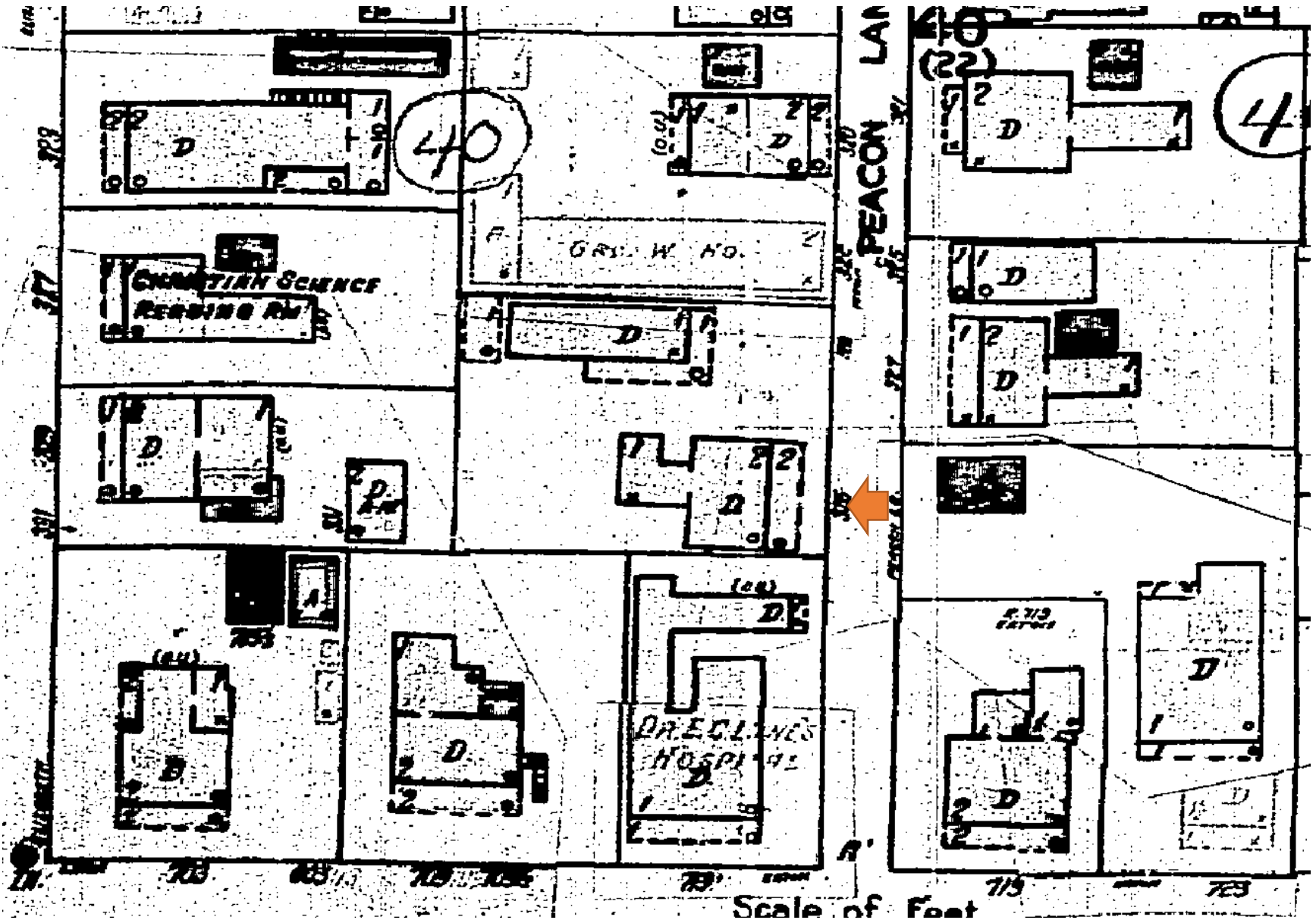
1899 Sanborn Map



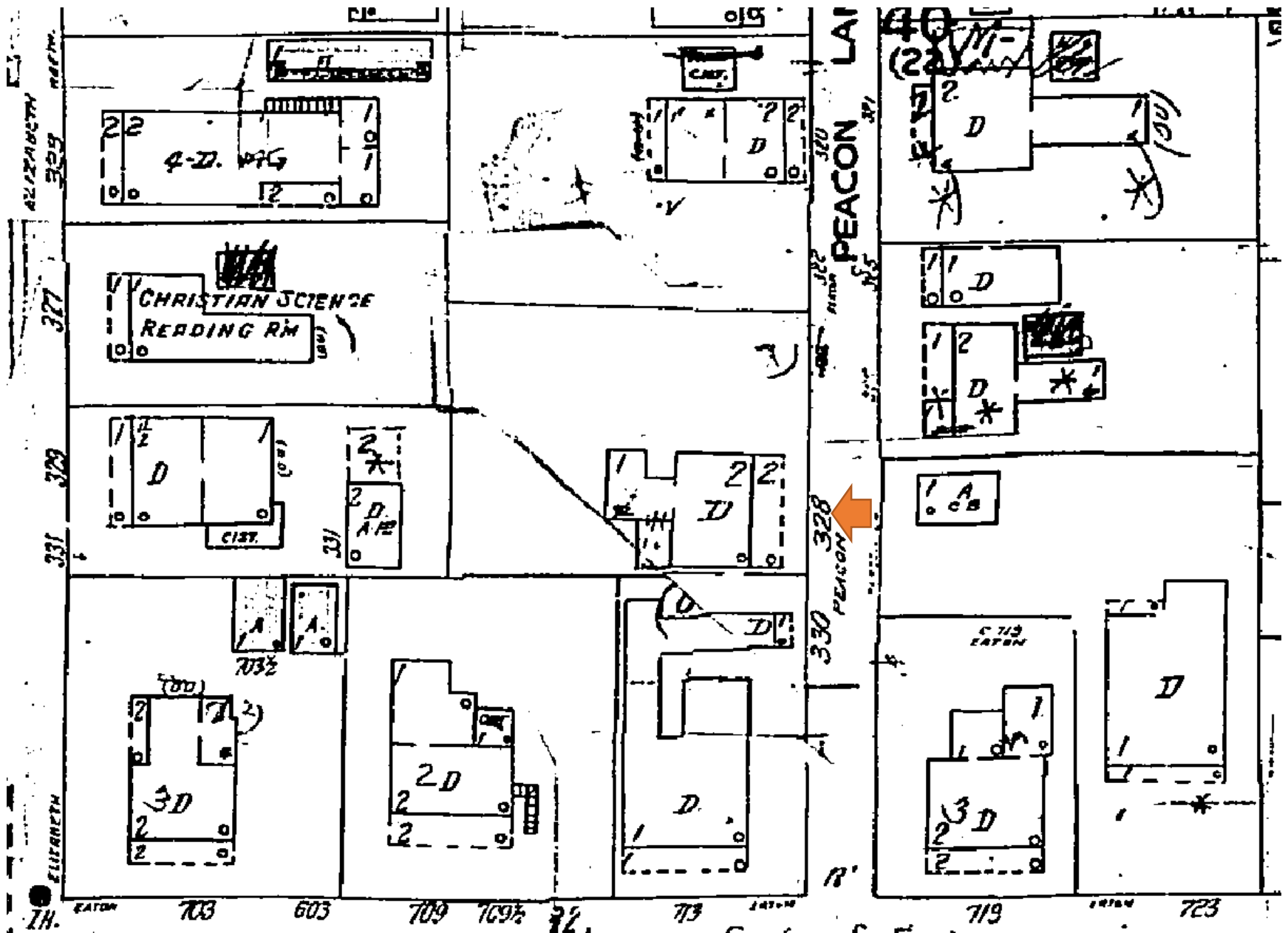
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





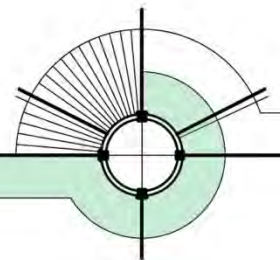
Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.



**328 Peacon Lane**  
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

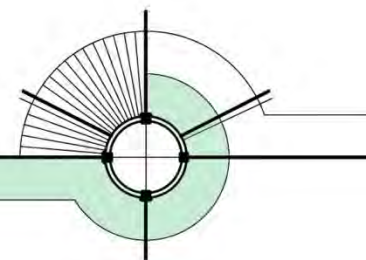




**328 Peacon Lane**  
**SIDE YARD VIEW**

WILLIAM P. HORN ARCHITECT, PA.

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



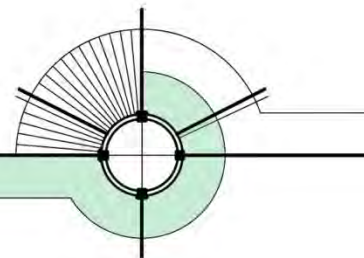


**328 Peacon Lane**  
**SIDE VIEW**



WILLIAM P. HORN ARCHITECT, PA.

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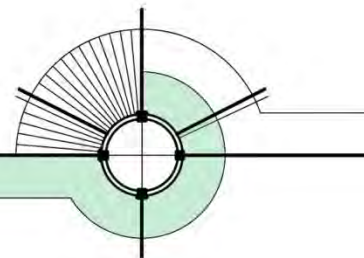




**328 Peacon Lane**  
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

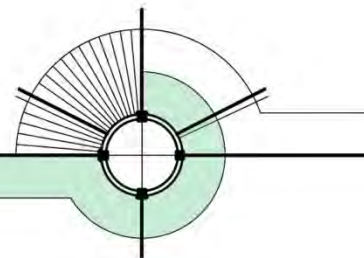




**328 Peacon Lane**  
**SIDE VIEW**

WILLIAM P. HORN ARCHITECT, PA.

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



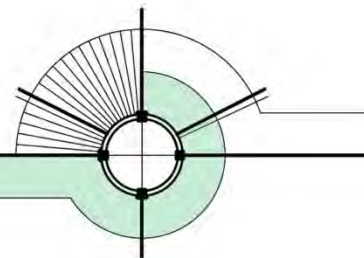


**328 Peacon Lane**

**FULL SIDE VIEW NOT ACCESSIBLE DUE TO VEGETATION**

WILLIAM P. HORN ARCHITECT, PA.

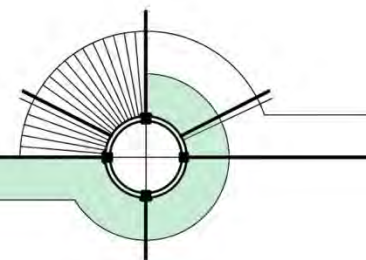
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





**713 Eaton Street**  
**LEFT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.



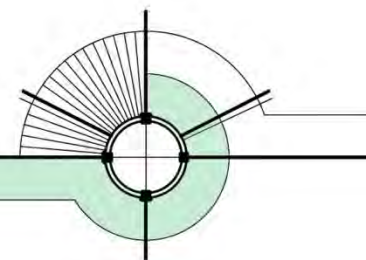




**713 Eaton Street**  
**LEFT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

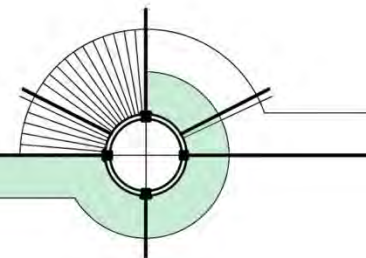
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





**320 Peacon Lane**  
**RIGHT NEIGHBORING PROPERTY**  
**FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

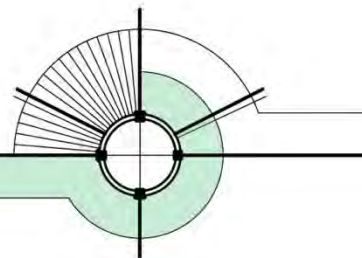




**320 Peacon Lane**  
REAR NEIGHBORING PROPERTY  
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

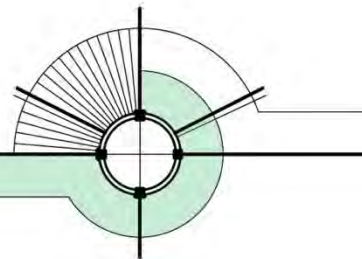




**320 Peacon Lane**  
PANORAMIC VIEW ON SITE AND REAR  
NEIGHBORING PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

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









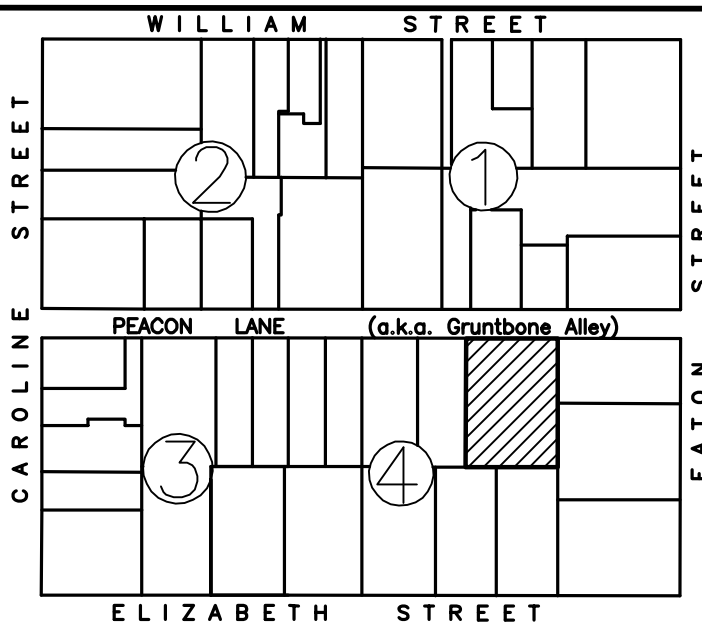








# SURVEY



**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       |                                 |                                |

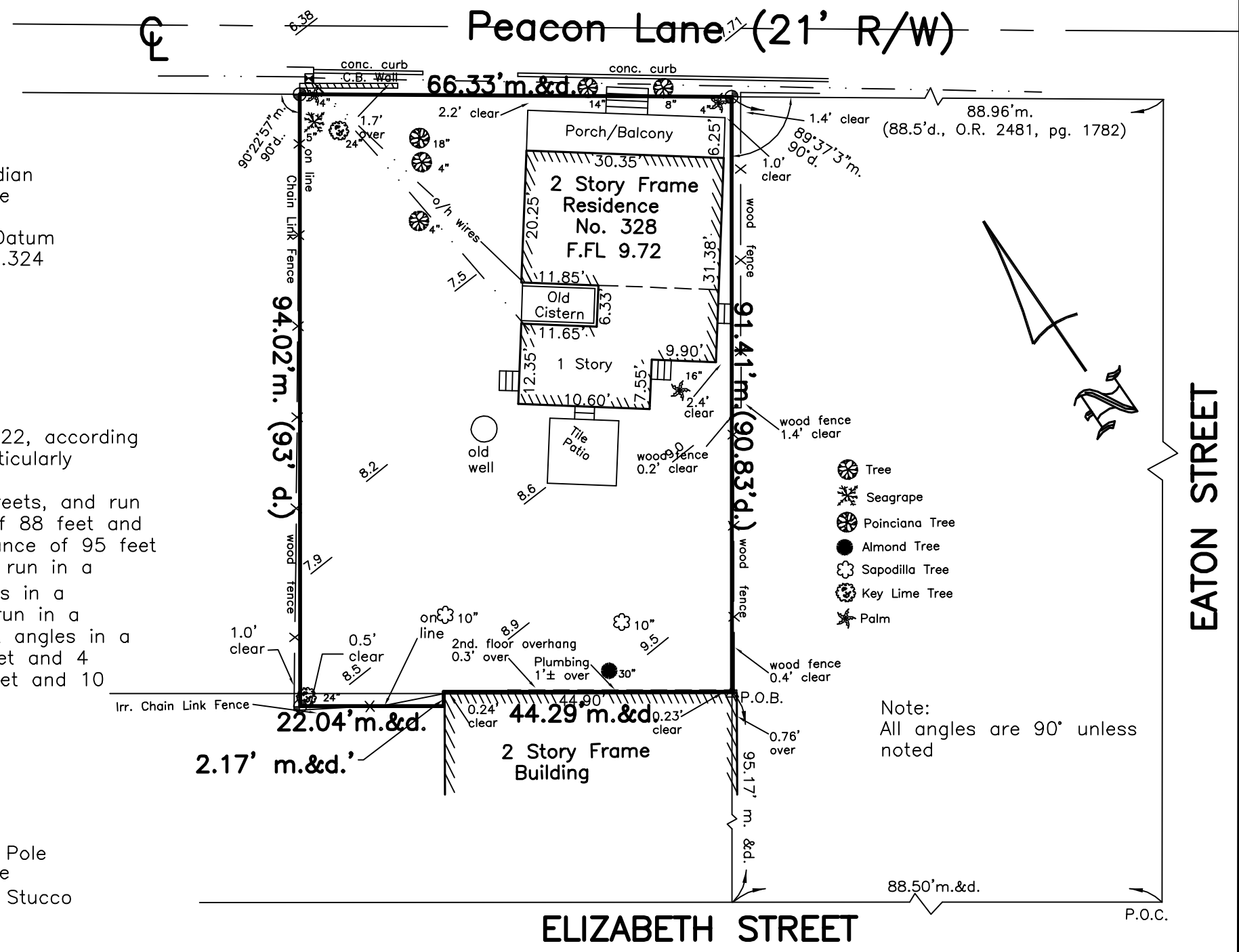
Field Work performed on: 6/15/16

**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.: <b>16-282</b>	
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.**

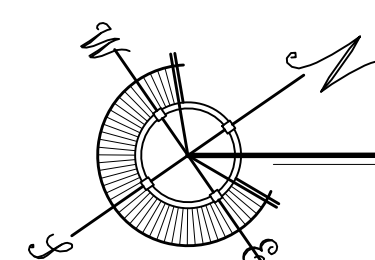
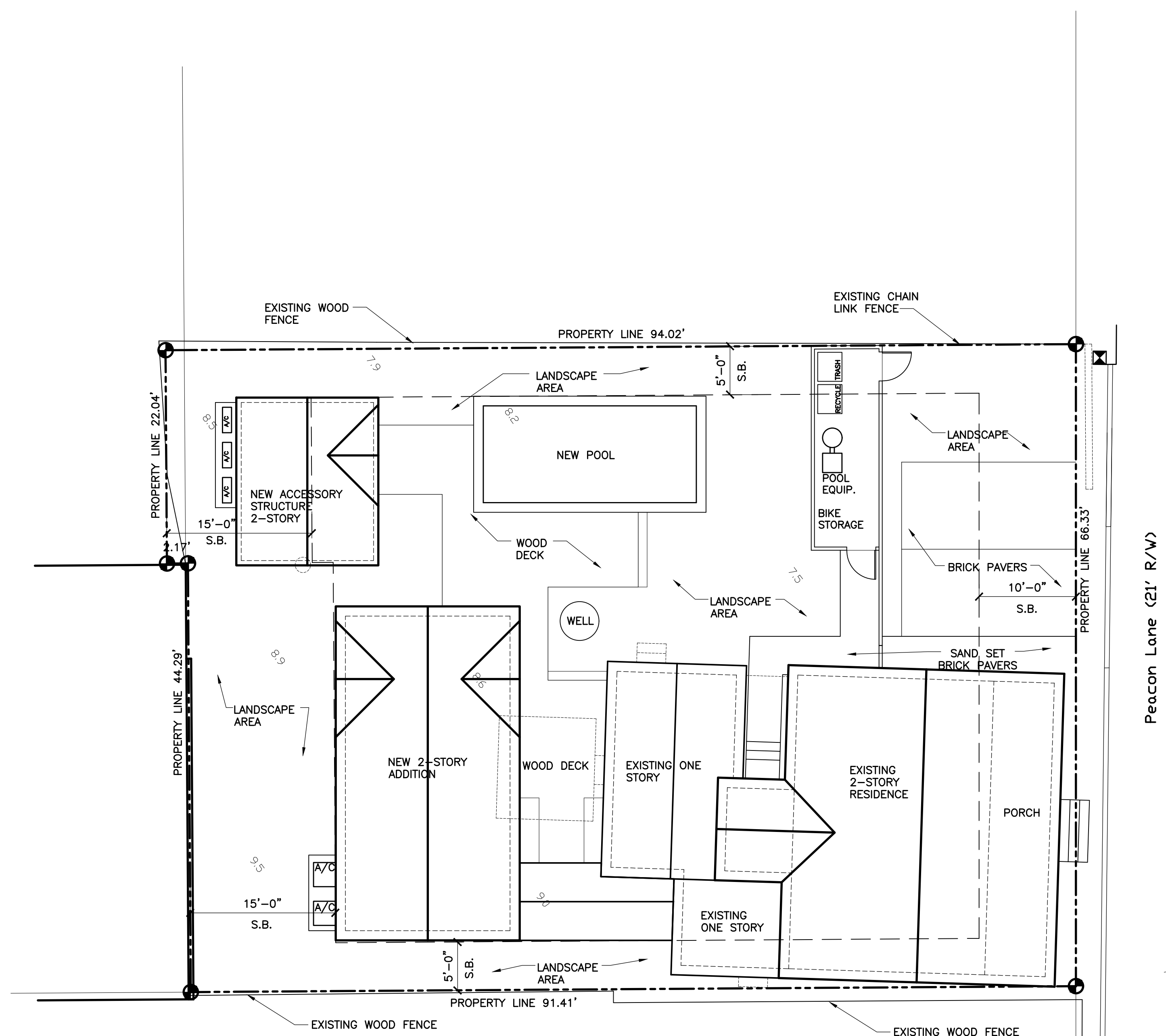
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

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

# PROPOSED 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%)

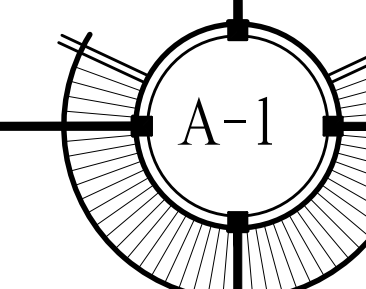


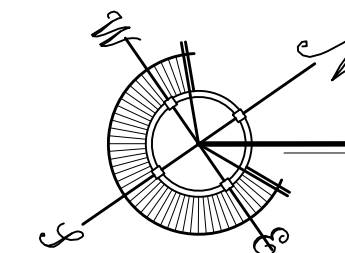
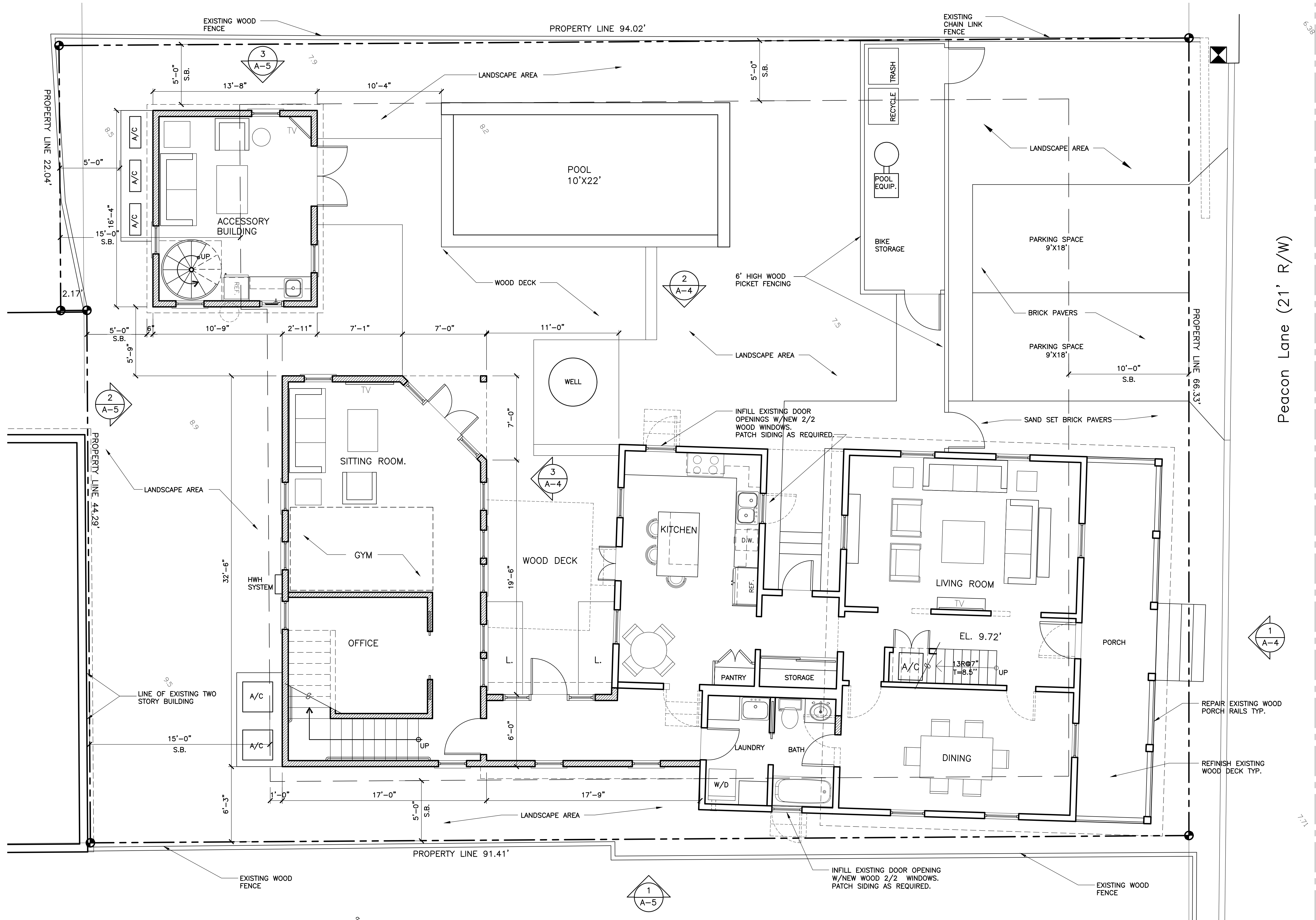
PROPOSED SITE PLAN

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**

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,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.

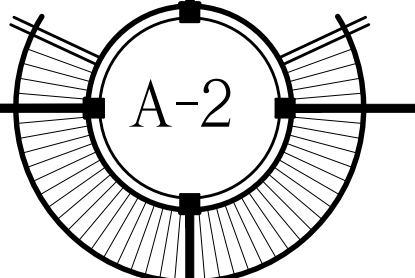
SEAL

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

REVISIONS

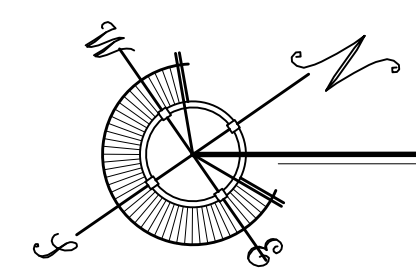
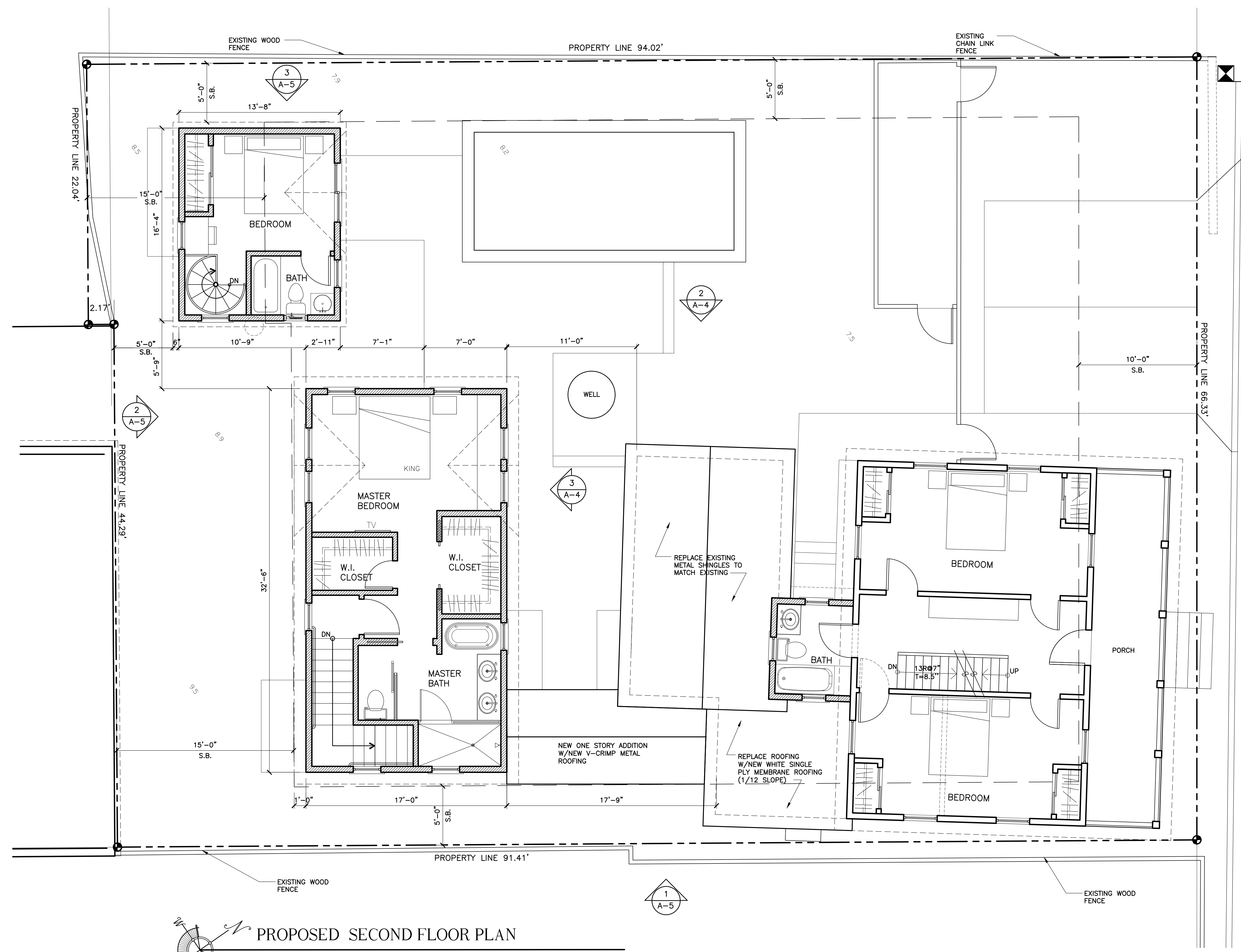
DRAWN BY  
JW  
EMA

PROJECT  
NUMBER  
1610



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RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.



**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"

Peacon Lane (21' R/W)

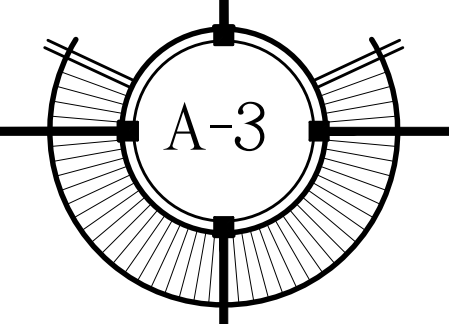
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REVISIONS

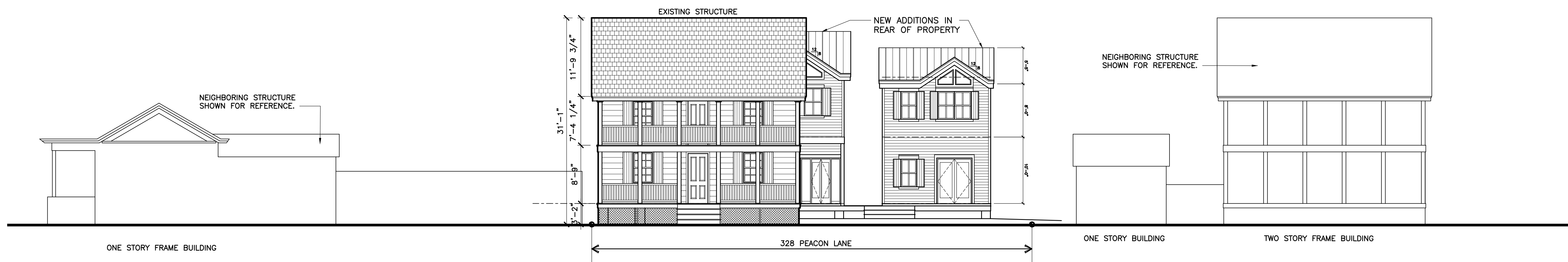
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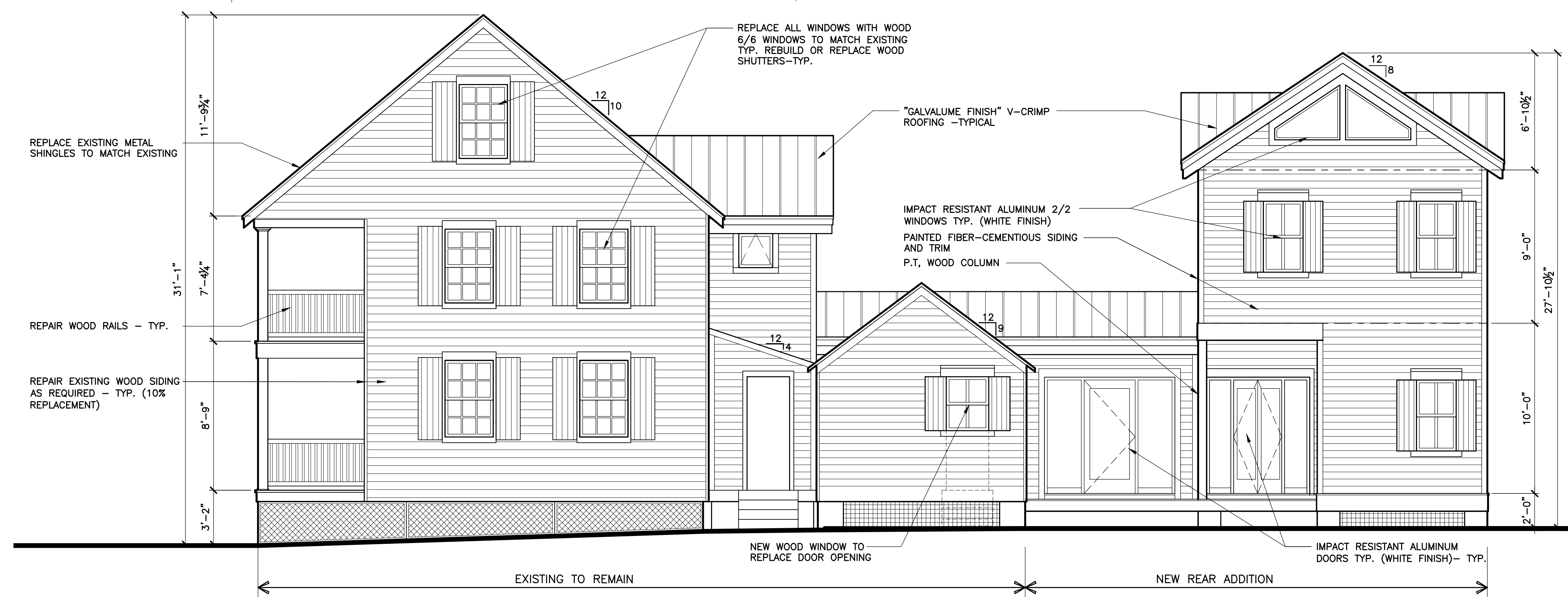


RENOVATIONS AND ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA





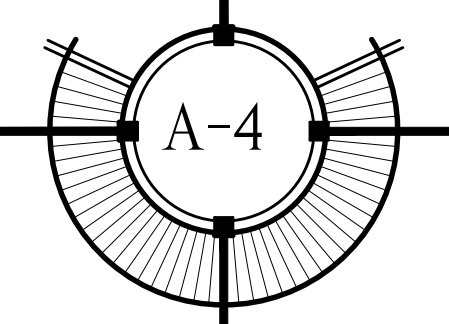
1  
A-4  
STREET VIEW  
SCALE: 1/8"=1'-0"

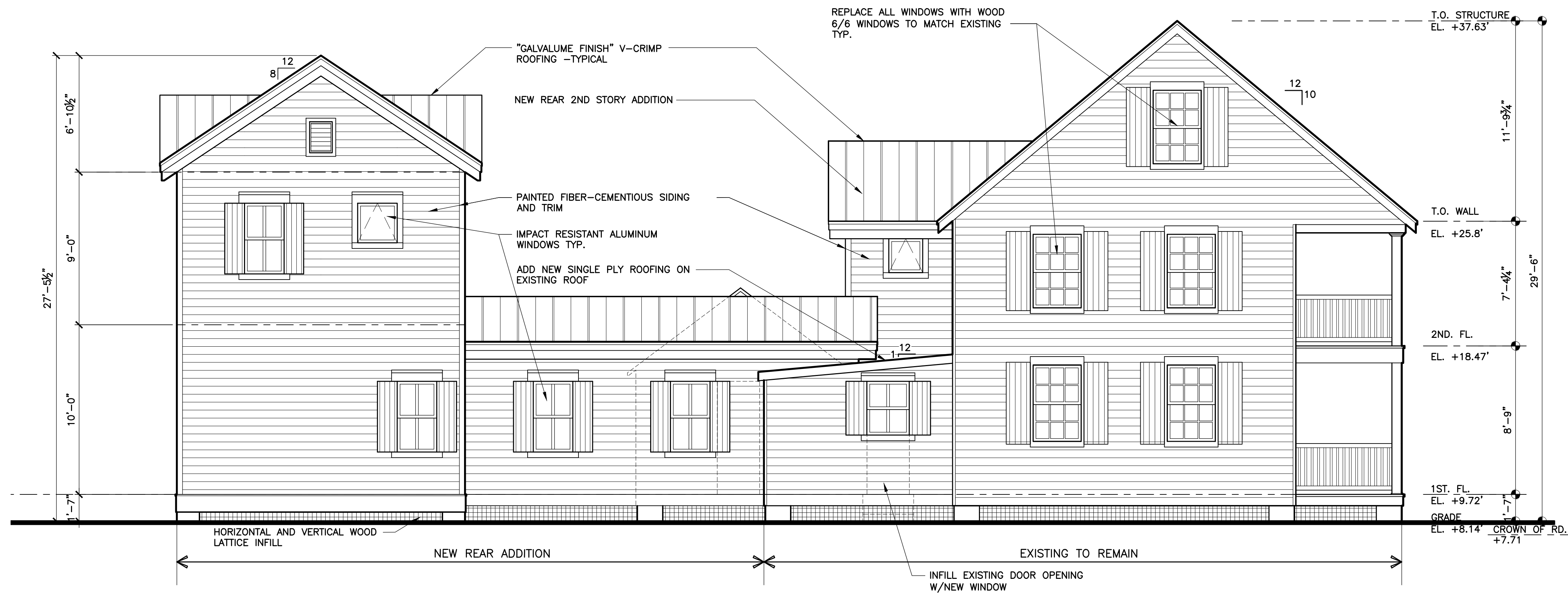


2  
A-4  
PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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

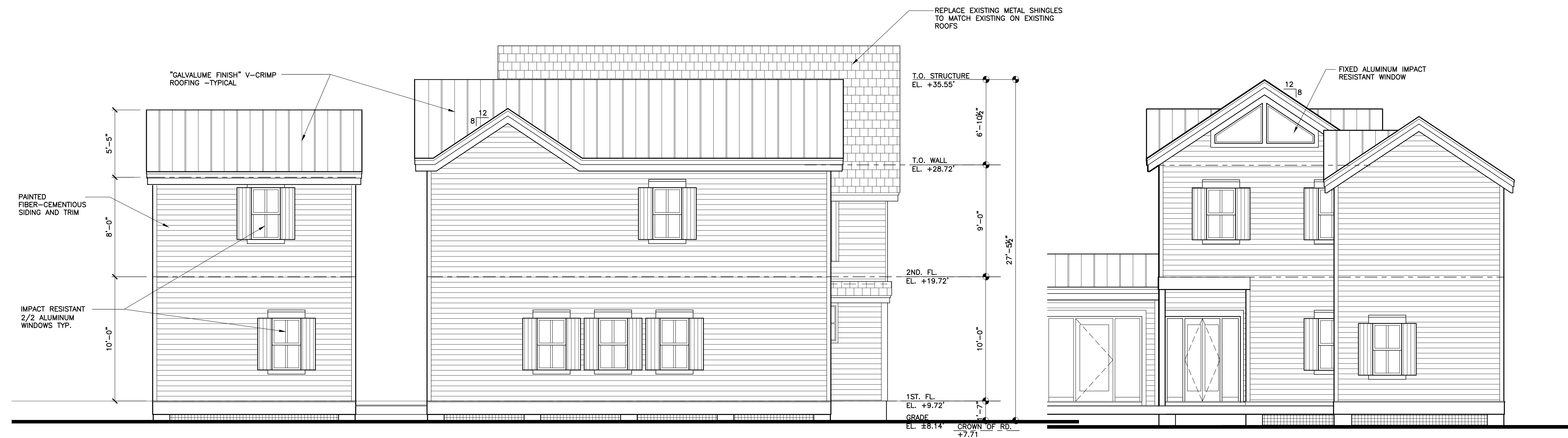




PROPOSED SIDE ELEVATION

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

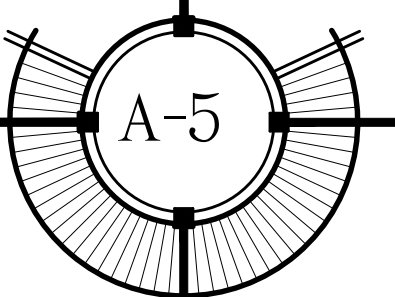
SCALE: 1/4"=1'-0"

SEAL

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10-03-16 HARC

REVISIONS

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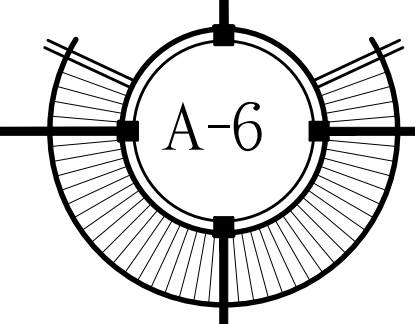
1  
A-6  
FRONT ELEVATION  
SCALE: 1/4"=1'-0"

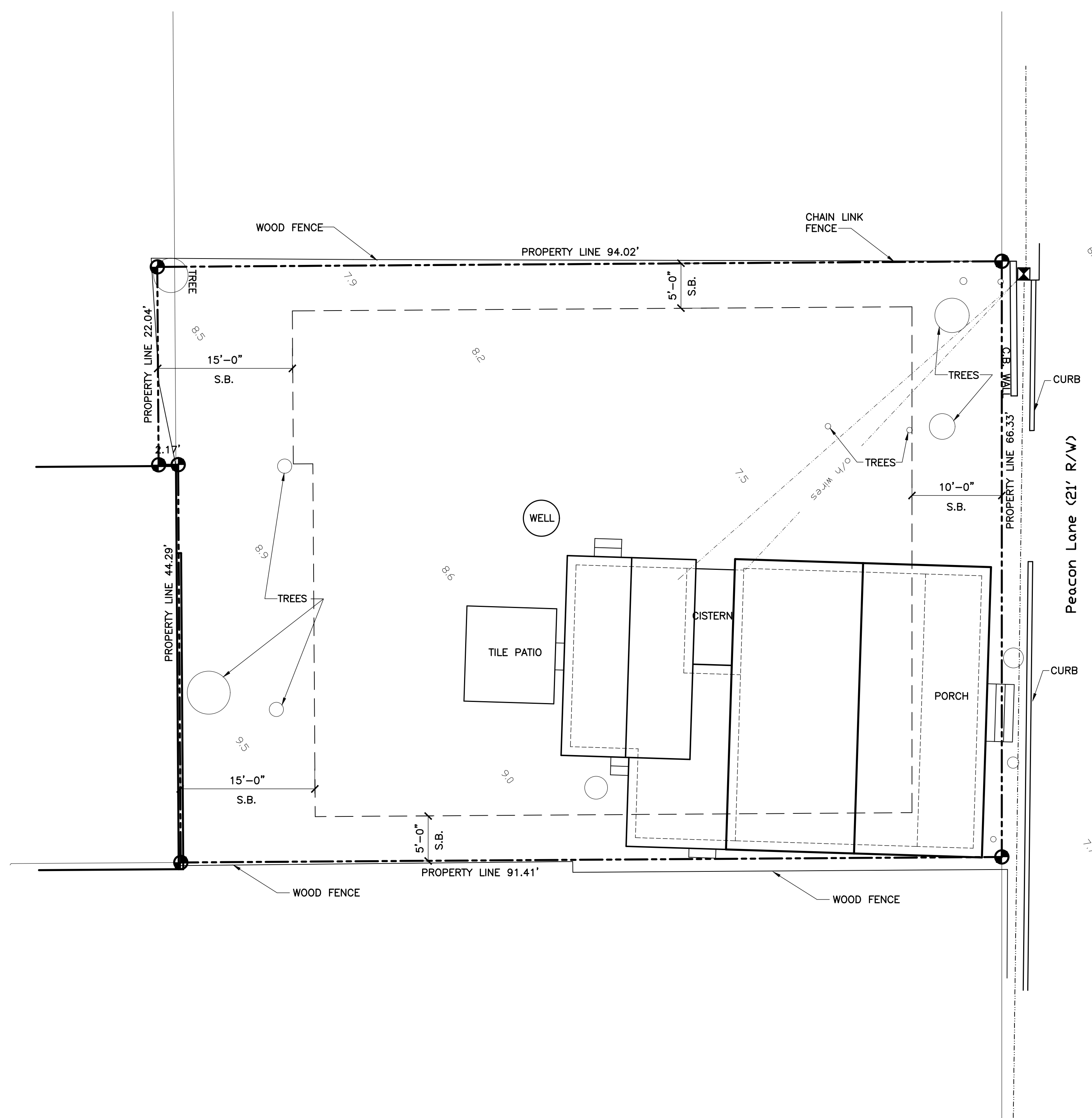
SEAL \_\_\_\_\_

DATE  
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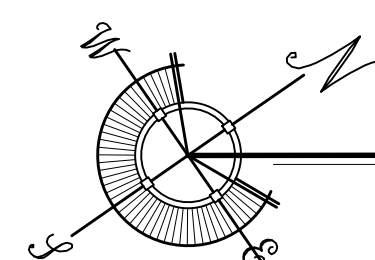
REVISIONS \_\_\_\_\_

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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%)



EXISTING 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"

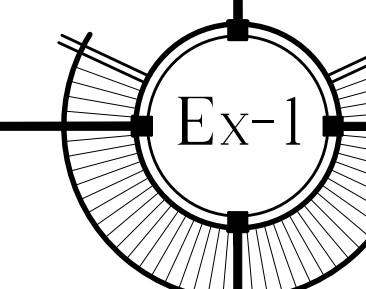
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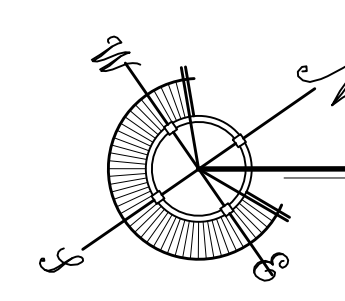
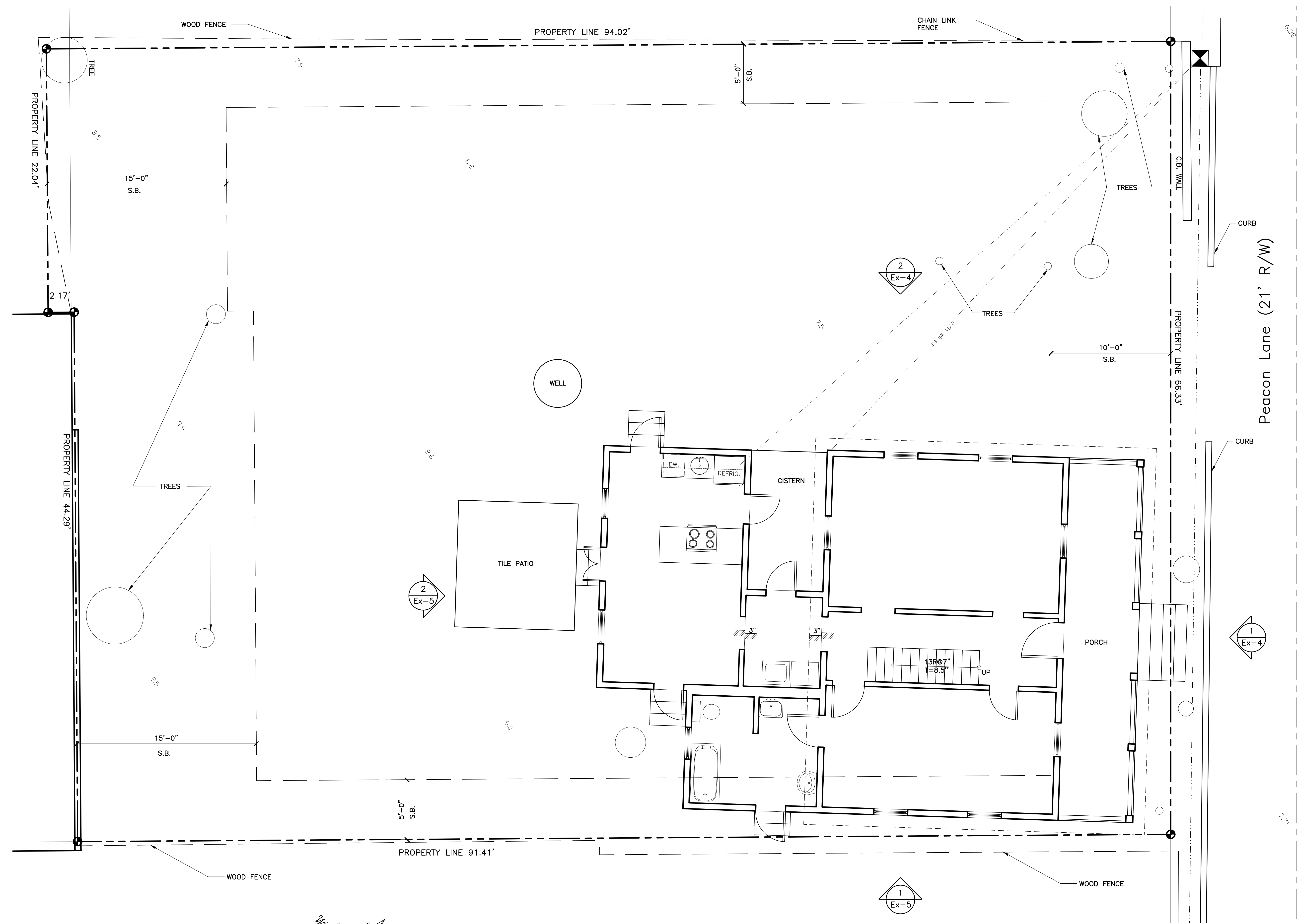
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RENOVATIONS AND  
ADDITIONS  
328 Peacon Lane  
KEY WEST, FLORIDA.



EXISTING 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"

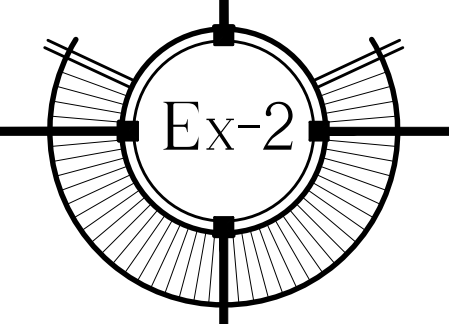
SEAL \_\_\_\_\_

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RENOVATIONS AND ADDITIONS  
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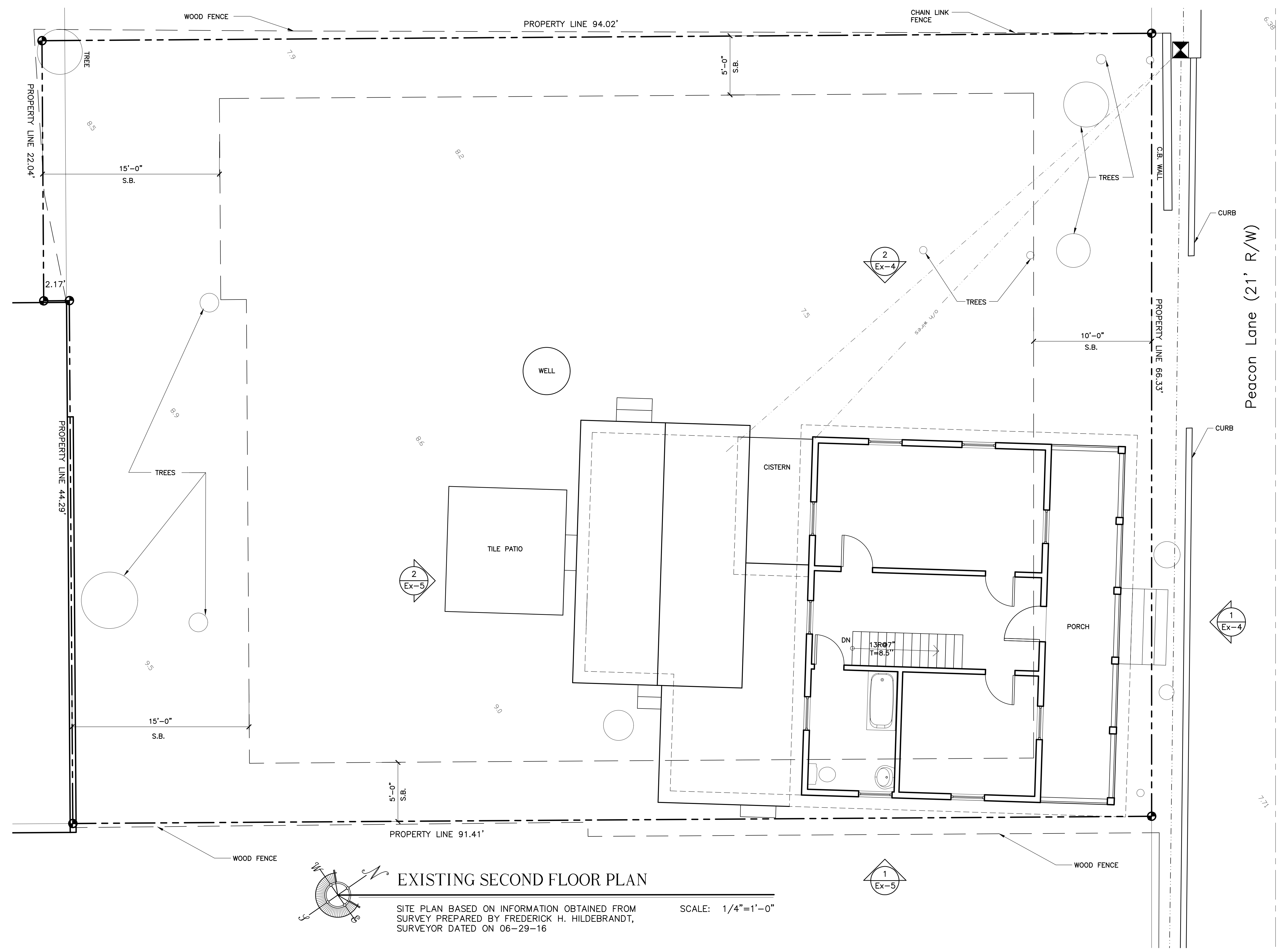
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SEAL

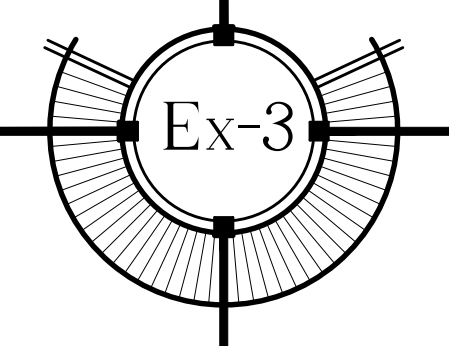
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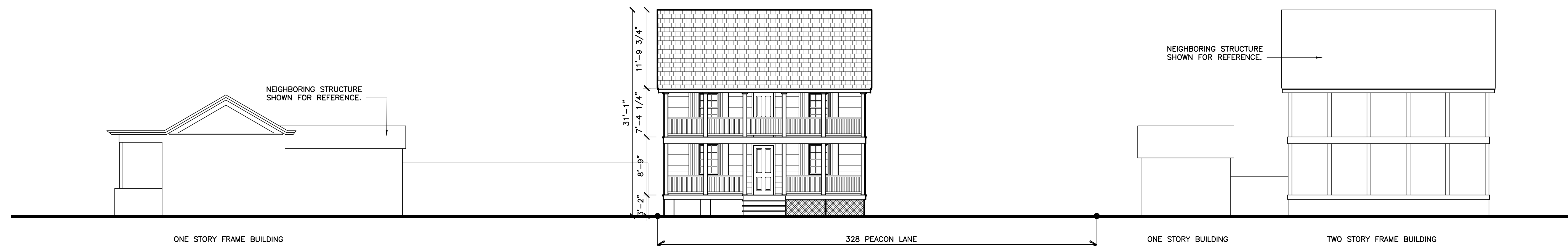
REVISIONS

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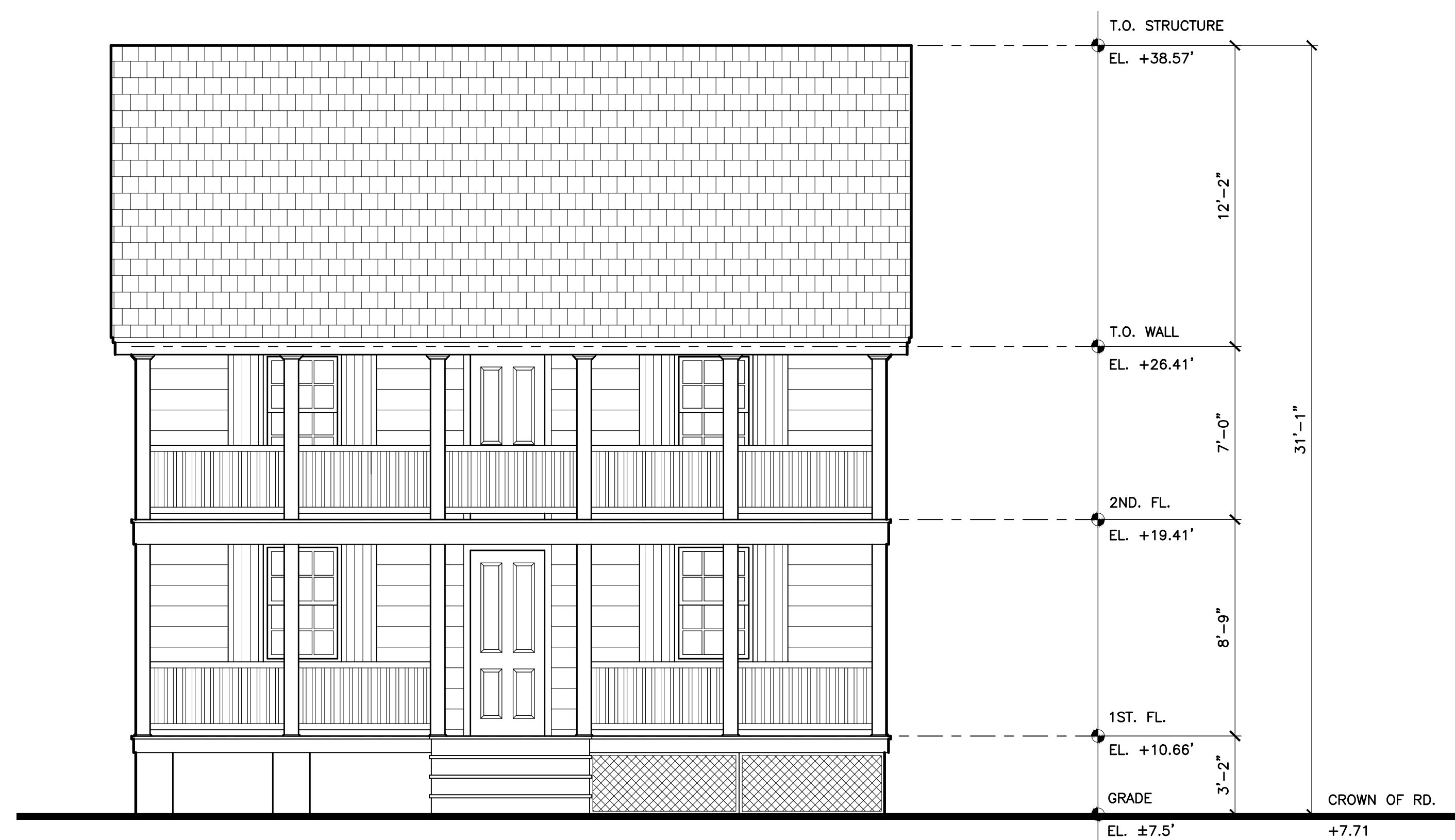




1  
EX-4

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"

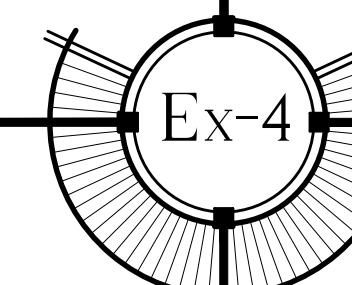
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PROJECT  
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1610





1  
Ex-5

EXISTING SIDE ELEVATION

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



2  
Ex-5

EXISTING REAR ELEVATION

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

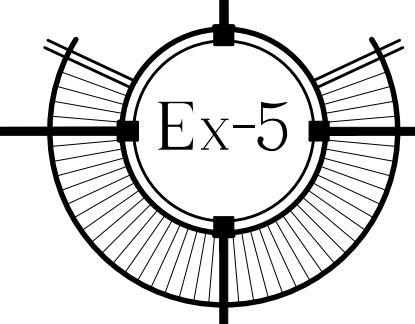
SEAL \_\_\_\_\_

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JW

PROJECT  
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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](http://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

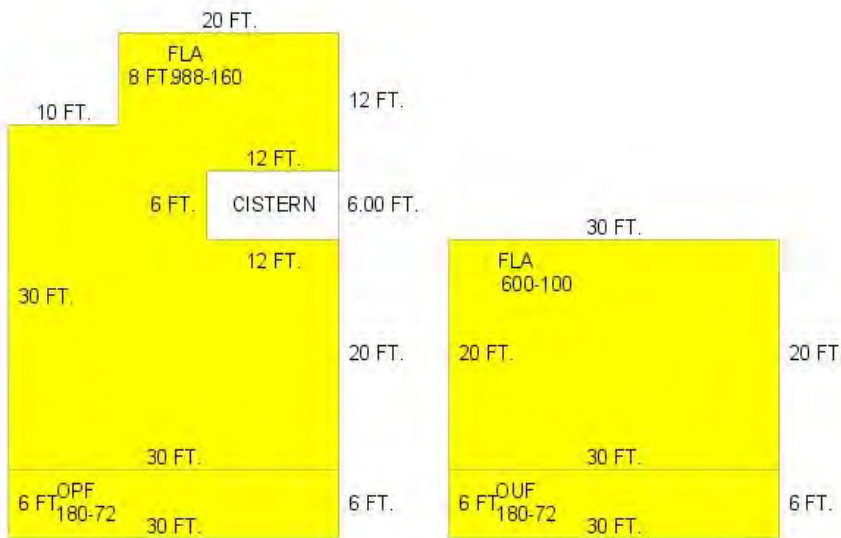
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**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

<b>1998</b>	114,770	160	124,902	239,832	239,832	0	239,832
<b>1997</b>	103,293	144	112,566	216,003	216,003	0	216,003
<b>1996</b>	77,470	108	112,566	190,144	190,144	0	190,144
<b>1995</b>	70,584	98	112,566	183,248	183,248	0	183,248
<b>1994</b>	63,124	88	112,566	175,778	175,778	0	175,778
<b>1993</b>	63,124	0	112,566	175,690	175,690	0	175,690
<b>1992</b>	63,124	0	112,566	175,690	175,690	0	175,690
<b>1991</b>	63,124	0	112,566	175,690	175,690	0	175,690
<b>1990</b>	49,018	0	86,352	135,370	135,370	0	135,370
<b>1989</b>	46,606	0	84,810	131,416	131,416	0	131,416
<b>1988</b>	37,861	0	77,100	114,961	114,961	0	114,961
<b>1987</b>	37,455	0	53,304	90,759	90,759	0	90,759
<b>1986</b>	37,648	0	51,515	89,163	89,163	0	89,163
<b>1985</b>	36,620	0	25,104	61,724	61,724	0	61,724
<b>1984</b>	34,310	0	25,104	59,414	59,414	0	59,414
<b>1983</b>	34,310	0	25,104	59,414	59,414	0	59,414
<b>1982</b>	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
<b>8/24/2016</b>	2813 / 1087	892,500	<u>WD</u>	<u>37</u>
<b>3/6/2014</b>	2674 / 645	100	<u>WD</u>	<u>11</u>

This page has been visited 107,397 times.

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