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**Historic Architectural Review Commission  
Staff Report for Item 10a**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 28, 2015

**Applicant:** Affiliated Design and Construction

**Application Number:** H15-01-1012

**Address:** #1000 Southard Street

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**Description of Work:**

Request for consideration of non-contributing value.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. The house was included as a contributing resource in the 1982 survey, done by the State Historic Preservation Office for the expansion of the historic district. The historic house sits on the southeast corner of Southard and Grinnell streets. According to the record from the Property Appraiser office, the one-story frame house was built in 1948. The house has a unique high pitch hip roof with exposed rafter's tails and historically had weatherboard as siding. The Sanborn maps from 1948 and 1962, as well as a circa 1965 photograph depicts a very similar footprint and front façade of the house that still on the site. The house has diverse types of windows; wood one over one on the front, and metal awning and hung windows on the sides and back elevations. None of the existing windows is original to the house. The main front door is made of wood with metal jalousies and staff opines that it is an original door to the house. Staff visited the structure while the applicant was doing interior work.

Staff was able to find several building permits, Board of Adjustment variances approvals, and HARC application approvals while researching city documents of the property:

- On 1992, the building department issued a permit for replacement of existing foundations.
- On 1995, the board of adjustment granted a variance to build an 8' high fence, 6 feet solid and upper two feet open. HARC and building department approved the plans.
- On 1999, the board of adjustment granted a variance to build a back addition for a bathroom. HARC and building department approved the plans.

With the assistance of Mr. Hambright, staff was able to verify that the windows depicted in the circa 1965 photograph are metal jalousies. Mr. Hambright has a theory that the house may be a part of a building from Peary Court that was located on the side, but there is no further evidence than can prove this. For sure, the proportions and form of the house are very singular and unique. The period of significance of the historic district dates from **1825-1948**.

#### **Ordinance Cited in Review:**

- Section 102-121 through section 102-125 of the Land Development Regulations.

#### **Staff Analysis**

The application in review is for a request to obtain a certificate of non-contributing value for a house that is listed as a contributing resource since 1982. The one story frame structure has a unique hip roof with exposed rafter tails. The first survey done for the nomination of the historic district in the National Register of Historic Places took place in 1972, and even though the house was not included as contributing on that time, it was located within the boundaries of the district. The period of significance of the historic district was expanded to 1948 as part of the expansion of the district. Staff was not able to find any relevant history of the house or significant persons that lived on it, other than Mr. Hambright's theory of how the structure may have been part of a larger building from Peary Court.

The house is very singular, a square floor plan, with a small-attached addition on its southwest elevation. The front elevation is the only one that still has its original fenestrations, weatherboard siding and entrance door. The roof still has its original configuration, but the existing metal shingles are not the original ones. Not all windows and doors, with the exception of the front door, are original to the historic fabric.

The house does not represent a specific architectural style but and it does not resemble any house found in the district, making it unique. The house does not have a front porch; the 1948 and 1962 Sanborn maps as well as a circa 1965 photo are evidence of it. A visual inspection made by staff confirmed no evidence of any type of structure attached to the front portion of the house or to the ground.

Staff is aware that the owner will like to build a front porch and extend it towards the northeast corner of the house that will connect to a new addition. In addition, the owner wishes to make changes to all windows and doors. Before staff visit to the house we did not had all the knowledge of past approvals and history of the house, and thought that the original windows of the house were double hung true divided wood units. Further research proved differently.

### **Consistency with Cited Ordinance**

It is staff opinion that the contributing house exemplifies a unique vernacular structure within the district, its high-pitched roof and its square footprint is uncommon to the district. This is contrary to criteria 8 of section 102- 125 of the Land Development Regulations. The house is a modest small structure with unpretentious architectural vocabulary but is has individual distinction due to remaining character defining features found on its roof and front façade. The house reflects the minimal architectural expression that most of the post war buildings had. Staff finds the request to be contrary to criteria 1, 3, 5, and 9.

If by the contrary, the Commission finds that the house meets the nine criteria for non-contributing value, this meeting will be the first of two required public meetings.

SOUTHARD STREET

<u>Photo No.</u>	<u>Address/Name Block &amp; Lot</u>	<u>Use</u>	<u>Style/Fabric Porch/Gallery</u>	<u>Classification</u>
915 46, 4		Apartment	2-story Frame Vernacular, Drop Siding	C
917 46, 1		Apartment	2½-story Classical Revival, Weatherboard, Gallery South	C
919 46, 1		Apartment	1½-story Frame Vernacular, Weather- board, Drop Siding, Porch South	A
923 46, 1		Residential	1½-story Frame Vernacular, Weather- board, Porch South	C
924 57, 2		Residential	1½-story Frame Vernacular, Asbestos Siding, Porch North	A
925 46, 1		Residential	1-story Mediterranean Revival, Stucco, Porch South	C
926 57, 2		Residential	1½-story Frame Vernacular, Weather- board, Porch North	C
930 57, 2		Commercial	2-story Masonry Vernacular, Stucco	N
1000 56, 3		Residential	1-story Frame Vernacular, Weather- board	C
1001 45, 4		Apartment Commercial	2-story Frame Vernacular, Weather- board, Gallery South, West	C
1004 56, 3		Residential	1½-story Classical Revival, Weatherboard, Porch North	C
1006 56, 3		Residential	1½-story Frame Vernacular, Weather- board, Porch North	C
1008 56, 3		Residential	1½-story Frame Vernacular, Weather- board, Porch North	C

Sec. 102-121. - Applicability.

Section 102-94 and article IV of this chapter shall have no application to historic buildings for which a certificate of no contributing value has been issued by the historic architectural review commission according to the process in this article.

(Ord. No. 97-10, § 1(3-10.3(F)), 7-3-1997)

Sec. 102-122. - Application and fee.

Written application for the certificate of no contributing value, together with an application fee as determined by city commission resolution, shall be submitted by the owner of the subject building or by his agent.

(Ord. No. 97-10, § 1(3-10.3(F)(1)), 7-3-1997)

Sec. 102-123. - Required information for application.

The application for the certificate of no contributing value shall include, except when not reasonably attainable, the following:

- (1) A map showing the location of the building or structure on its property with reference to neighboring properties;
- (2) Photographs of all street facade elevations;
- (3) A description of the building or structure, including a description of its age, architectural style, historical associations and importance;
- (4) The reason and explanation for the application; and
- (5) A brief description of the present and/or proposed use of the property on which the building or structure is located.

(Ord. No. 97-10, § 1(3-10.3(F)(2)), 7-3-1997)

Sec. 102-124. - Public meetings.

The historic architectural review commission shall hold two regular historic architectural review commission meetings regarding the application for the certificate of no contributing value, which hearings shall be at least 14 days apart and which shall each be advertised at least five days in advance in a newspaper of general circulation published in the city.

(Ord. No. 97-10, § 1(3-10.3(F)(3)), 7-3-1997)

Sec. 102-125. - Historic architectural review commission findings precedent to issuance.

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

- (1)

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

- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;
- (4) Is not the site of a historic event with a significant effect upon society;
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;
- (8) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and
- (9) Has not yielded, and is not likely to yield, information important in history.

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

FLEMING STREET

ATLANTIC PLANNING CORP. RE836-00013	WILLIAM FLEMING HOUSE CONDOMINIUM RE839	FRANCES H. NYSTROM RE833	SEAFORD CONDOMINIUM RE834	PARADIGM INCORPORATED RE829	HOBART RESORTS INC. RE828	RE827	RE826
ATLANTIC PLANNING CORP. RE836-00010	RUTH STAICKER SCADLOCK RE838	HENRY KNOWLES EST. RE840	DICK DUANE RE850	DAVID STOLTZ RE831	ALLEN & LOISE VEJAR RE822	RE825	RE823
CONGREGATIONAL CHURCH RE842	CONGREGATIONAL CHURCH RE847	DICK DUANE RE848	NANCY FRIDAY RE851	ROBERT G. THIXTON RE849	JANE F. GOODWIN & SAM G. DICKSON RE812	RE813	RE817
RE844	RE845	RE846	RE841	RE844	RE814	RE815	RE811

FLEMING STREET

L.P. ARTMAN & D.A. CROCKETT RE792	SHELDRAKE INC. RE793	BENJAMIN GIBSON RE778	MARTHA PEREZ L/E RE789	ROBERT F. & SUZANNE PFEFFER LIVING TRUST RE781	JOHN S. ELLEN & BOYNTON RE782	DAVID & JOY CRIPPS RE780
PETER S. & MARLYN S. HEIN RE794	DANIEL F. GERBER RE790	RE791	RE788	RE789	RE780	RE783
RE795	RE796-200	RE797	RE798	RE799	RE786	RE779
RE799	RE801	RE802	RE803	RE804	RE805	RE806

FLEMING STREET

BRYAN C.E. GREEN & ANTHONY KONRATH RE743	JOE D. WELLS JR. RE744	LINDA KRUMEL & ANNE E. SIMONS RE729	NOBLINKIN' INC. RE729	JEAN ROBINSON RE733	JEAN ROBINSON RE734	JEAN ROBINSON RE733
RE743	RE744	RE742	RE743	RE733	RE734	RE733
RE746	RE742	RE737	RE736	RE735	RE734	RE733
RE741	RE742	RE743	RE744	RE745	RE746	RE747

FLEMING STREET

CLARK R. JONES & PAUL B. DANIEL RE697	GILBERT J. & CLARE ANGERMANN RE705	ROBERT L. TRACY RE706	MICHAEL B. INGRAM RE696	MICHAEL B. INGRAM RE688	FRANK V. BERALDI RE689
RE697	RE705	RE706	RE696	RE688	RE689
RE698	RE699	RE700	RE701	RE702	RE703
RE699	RE700	RE701	RE702	RE703	RE704

SOUTHARD STREET

JOHN D. & SHERRY L. DONNELL REI148	GERALD R. CAMPBELL REI149	RAYMOND E. STALCH ETUX REI150	STEPHEN B. & WILSON R. WILLY REI150-100	ALAN TRUMAN & SUSAN E. KECK-TRUMAN REI159	ALAN TRUMAN & SUSAN E. KECK-TRUMAN REI155	ALAN TRUMAN & SUSAN E. KECK-TRUMAN REI139	ALAN TRUMAN & SUSAN E. KECK-TRUMAN REI135	ALAN TRUMAN & SUSAN E. KECK-TRUMAN REI136
REI148	REI149	REI150	REI150-100	REI159	REI155	REI139	REI135	REI136
REI151	REI152	REI153	REI154	REI155	REI156	REI157	REI158	REI159

SOUTHARD STREET

ELLIOT M. & NAOMI BARON REI126	ELLIOT M. & NAOMI BARON REI126	SOUTHARD SQUARE CONDOMINIUM No. 2 REI121-000200 THRU REI121-000215	CHARLES H. DILL JR. REI119	CHARLES H. DILL JR. REI119	CHARLES H. DILL JR. REI119	CHARLES H. DILL JR. REI119	CHARLES H. DILL JR. REI119	CHARLES H. DILL JR. REI119
REI126	REI126	REI121-000200 THRU REI121-000215	REI119	REI119	REI119	REI119	REI119	REI119
REI120	REI121	REI122	REI123	REI124	REI125	REI126	REI127	REI128

SOUTHARD STREET

ANNE F. FERRARA REI084	HENRY H. HENLEY III REI087	DAVID L. HEMMEL REI088	M. SCOTT IRWIN & SHARON REI080	ALBY MACCARONE REI075	JOAN E. SHAVINSKY TRUSTEE REI071	GLEN CLAY WISEMAN REI066	RUTH S. KRAVITZ REI067	COLIN F. CHORLEY REI068
REI084	REI087	REI088	REI080	REI075	REI071	REI066	REI067	REI068
REI089	REI090	REI091	REI092	REI093	REI094	REI095	REI096	REI097

SOUTHARD STREET

JOHN G. SCRANTON REI036	PATRICK B. MARGARET A. MARGUERITE TRUSTEES REI034	ROBERT C. & CELESTE SCHEITIG REI037	ADGET DEKKER HOLDINGS LTD. REI040	ADGET DEKKER HOLDINGS LTD. REI042	MARTIN & KYRA RUSSELL REI044	WALTER SCOTT LENTZ REI043	DONNA LEE WHEELER & JOHN KING TRUSTEES REI053	HOLLY TYSON TRUSTEE REI046	PATRICIA R. LAYNE REI047
REI036	REI034	REI037	REI040	REI042	REI044	REI043	REI053	REI046	REI047
REI048	REI049	REI050	REI051	REI052	REI053	REI054	REI055	REI056	REI057



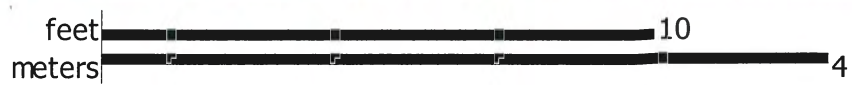
Google earth







Google earth





Google earth

feet  
meters



# 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

HARC PERMIT NUMBER <b>15-01-1012</b>	BUILDING PERMIT NUMBER <b>15-2716</b>	INITIAL & DATE <b>PLS SLU</b>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

**1000 SOUTHARD**

# OF UNITS

**1**

RE # OR ALTERNATE KEY:

**1011134**

NAME ON DEED:

**ANNE F. FERRARA**

PHONE NUMBER

**(716) 445-8338**

OWNER'S MAILING ADDRESS:

**6 PURITAN AVE.**

EMAIL

**af14069@icloud.com**

CONTRACTOR COMPANY NAME:

**MOUNT SANA, NY 11766**

**AFFILIATED DESIGN & CONSTRUCTION MANAGERS LLC**

PHONE NUMBER

**(305) 797-1085**

CONTRACTOR'S CONTACT PERSON:

**DAR CASTILLO**

EMAIL

**darcastillo@atl.net**

ARCHITECT / ENGINEER'S NAME:

**BILL POWAN**

PHONE NUMBER

**(305) 296-3784**

ARCHITECT / ENGINEER'S ADDRESS:

**321 PEACOCK LN.**

EMAIL

**KEY WEST, FL 33040**

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:

**26,400**

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.,

**REPLACE (2) FRENCH DOORS**

**W/IMPACT (PGT ALUM), (1) SLIDING DOOR W/IMPACT, REPLACE (2) ALUM. AWNINGS**

**WINDOWS W/IMPACT SINGLE HUNG, REPLACE (3) ALUM. SINGLE HUNG W/**

**IMPACT SINGLE HUNG (1) HORIZ. ROLLER ALUM W/IMPACT (3) WOOD SINGLE HUNG W/IMPACT**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: <b>ANNE F. FERRARA</b>	QUALIFIER PRINT NAME: <b>DAR CASTILLO</b>
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>29th</u> DAY OF <u>JUNE</u> , 20 <u>15</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>29th</u> DAY OF <u>JUNE</u> , 20 <u>15</u>

Personally known or produced as identification. Personally known or produced as identification.



5362/11093 dx

**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:
REMOVE FROM CONTRIBUTING LIST (SITE VISIT)		PHOTOS OF DIMENSIONAL
HARDEN HOME W IMPACT WINDOWS (PGT)		LOW BER
VELUX SKYLIGHT ON REAR ELEVATION (IMPACT)		

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 \_\_\_\_\_

Query: KEYWBLD Type: PD Digits: 1  
 Date: 7/01/15 50 Receipt no: 27894  
 2015 1001012  
 \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans numbers 3954778  
 MULTIPLE TENDER  
 Trans date: 7/01/15 Time: 15:09:38

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"/> TABBLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
<i>None is listed as contributing.</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

FLORIDA STATUTE 469: 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:	



**AFFILIATED**

**DESIGN & CONSTRUCTION MANAGERS, LLC**

P.O. Box 5882, Key West FL 33040

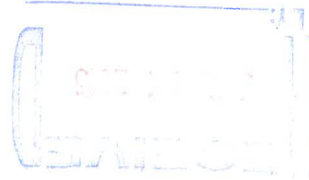
Office Phone (305) 296-6021 Fax (305) 296-4867

[darcastillo@att.net](mailto:darcastillo@att.net) Dar's Cell: (305)797-1085

Florida State Contractors License CGC1515977

Florida State Qualifiers # QB45643

Enid Torregrosa  
Kelly K. Perkins  
HARC  
City of Key West  
3132 Flagler Avenue  
Key West, FL 33040



07/01/15

Re: Removal of 1000 Southard Street from the contributing structure list

Criteria:

1. The structure at 1000 Southard Street contains only dimensional lumber not available or utilized prior to the early 1960's. The attached photos are representative of all framing lumber in this home. We did have the opportunity of walking Enid and Kelly through the property to view the dimensional lumber utilized throughout the home. Although the home appears to be in a similar location as the structure depicted in the 1948 Sanborn map, the current structure has poured concrete piers and front steps that appear to have been poured during the new construction in the early 60's. In addition to the framing lumber and foundation materials, none of the windows or doors are historic. There are no distinctive characteristics of a type, period or method of construction of historic or aesthetic significance and is not a significant and distinguishable building entity whose components may lack individual distinction.
2. There are no specific events identified that are associated with this property with any significant contribution to local, state or national history.
3. This property was not part of the development, heritage or cultural characteristic of the city, state or nation and is not associated with the life of a person significant in the past.
4. No historic event took place on this site.
5. This structure does not exemplify any particular cultural, political, economic, social or historic heritage in Key West.
6. This home has no distinctive architectural style.
7. This structure is not part of a square, park or other distinctive area.
8. 1000 Southard is not in any particular unique location on Southard and Grinnell streets
9. This home has not yielded or is likely to yield information important to history.

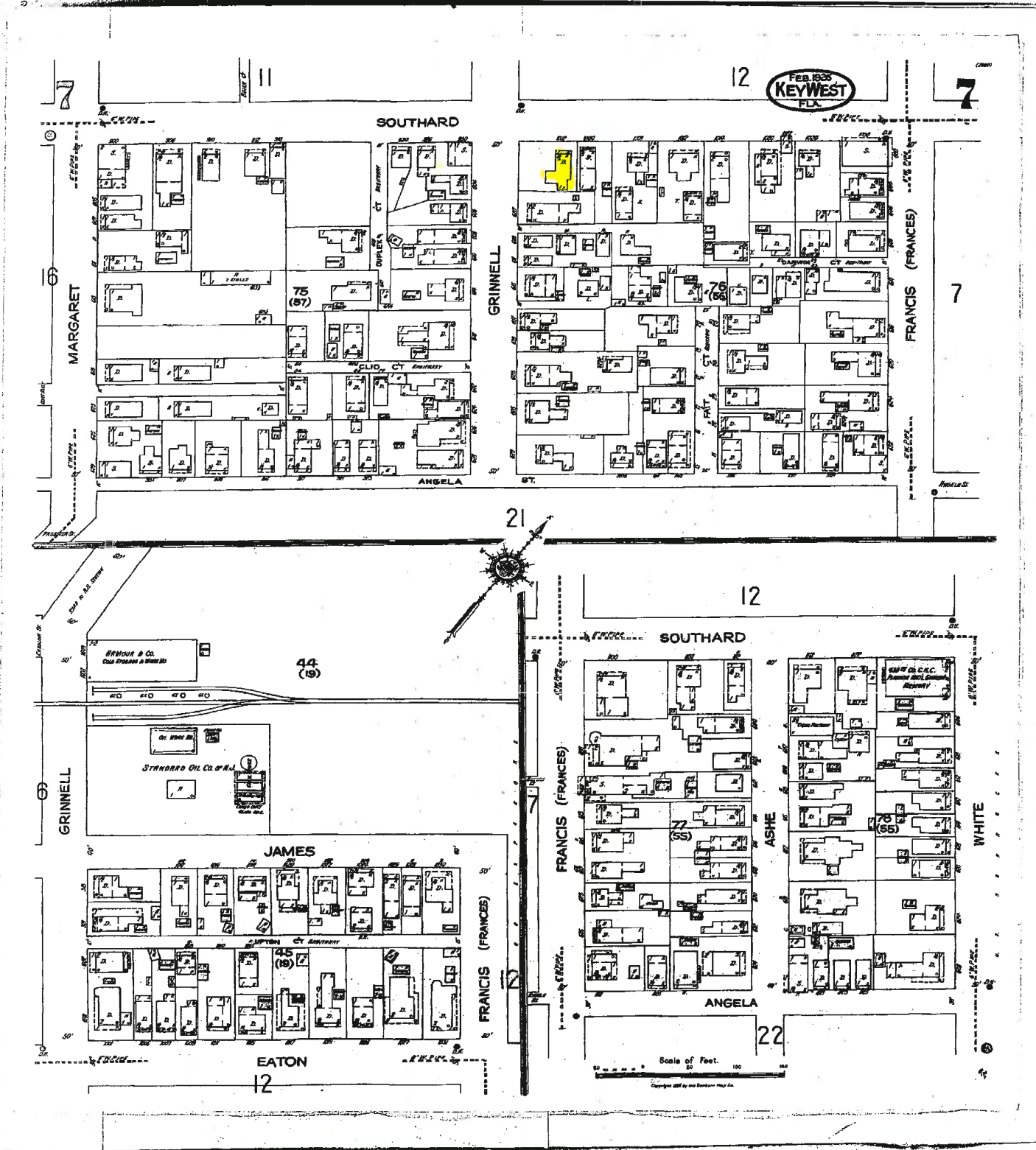
Based on the (9) criteria listed above, we would respectfully request that 1000 Southard Street be removed from the contributing structure list for the city of Key West.

Thank you for your consideration.

Dar A. Castillo- Homeowner representative

# SANBORN MAPS



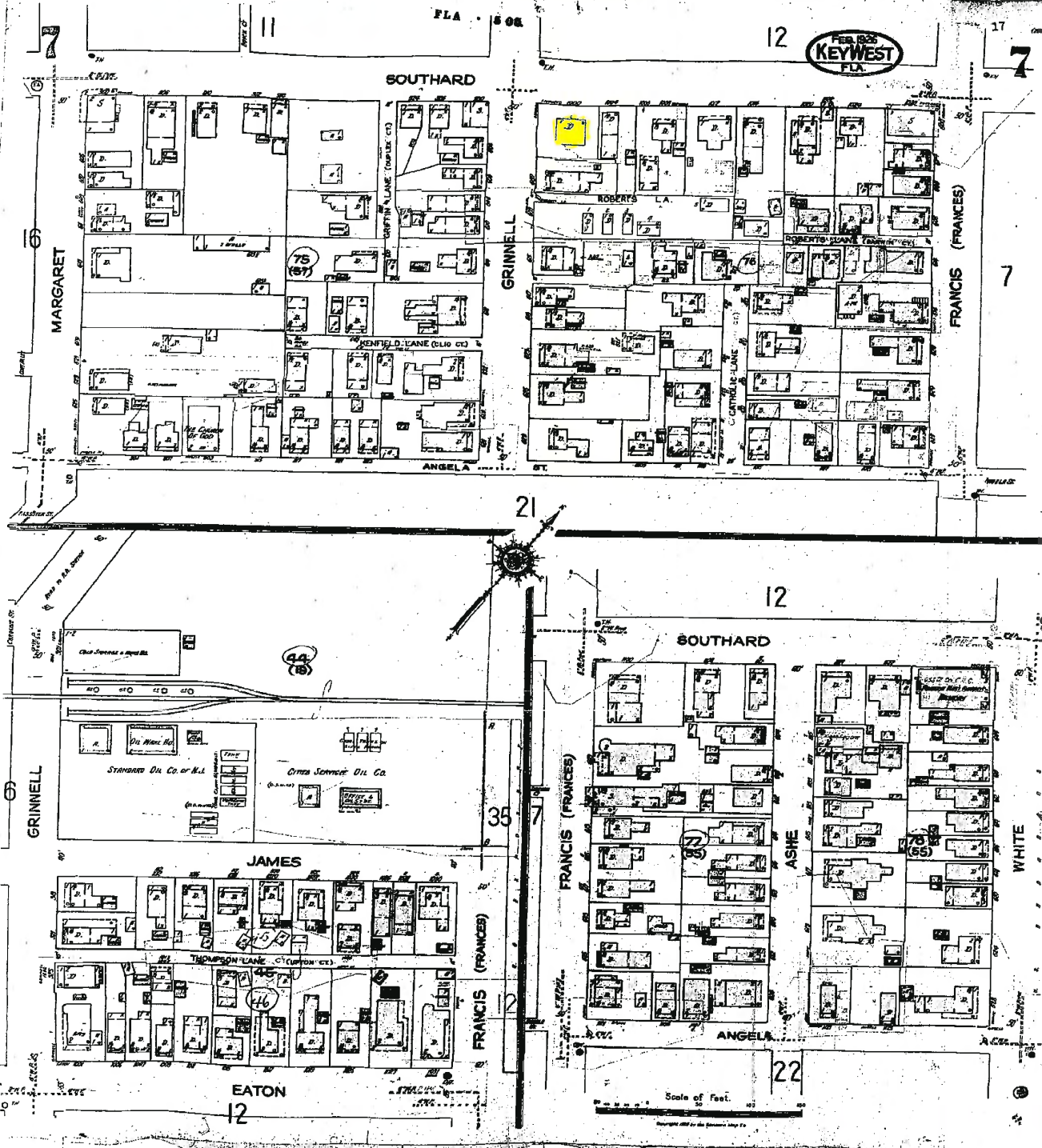


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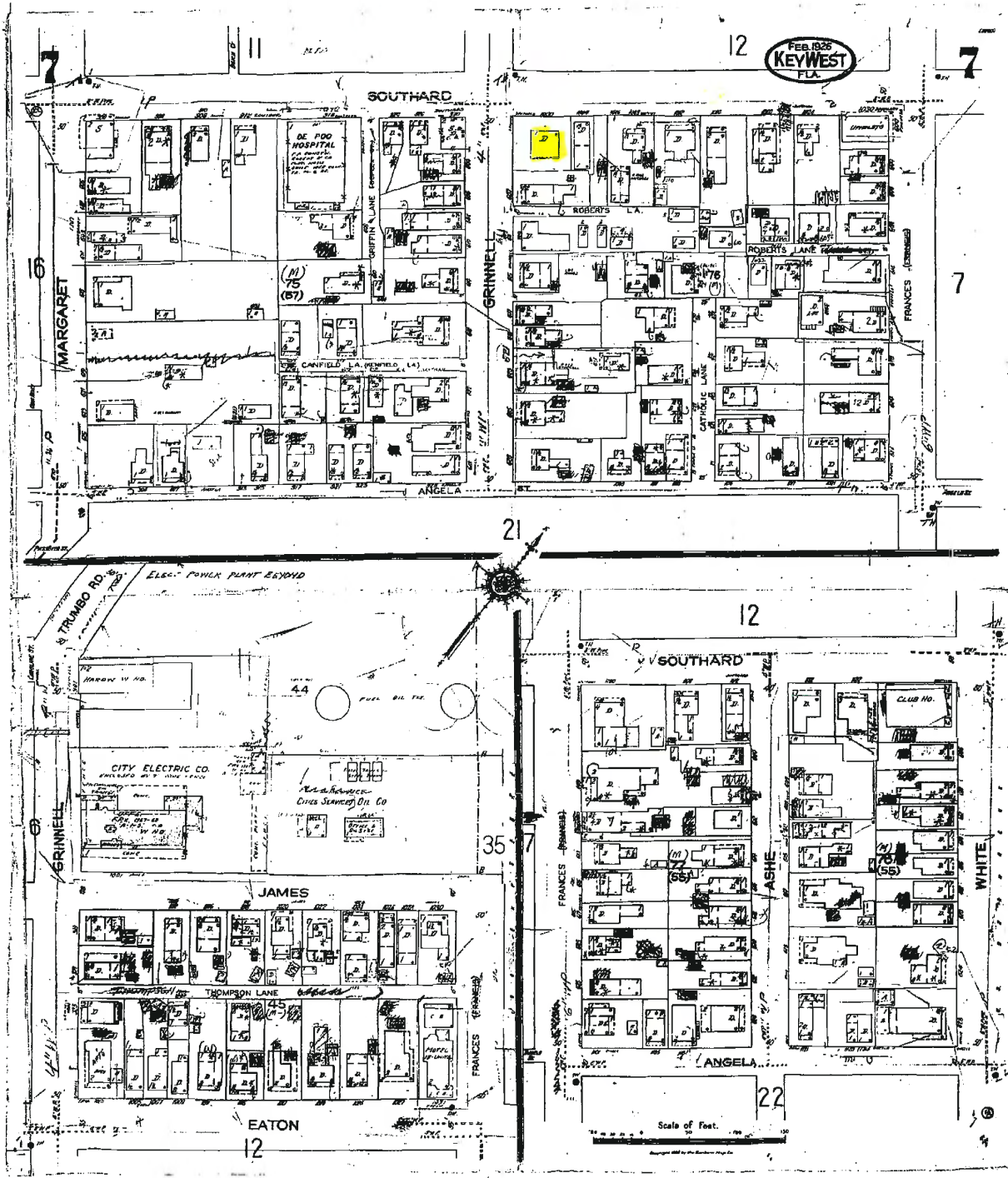


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# PROJECT PHOTOS

Southard from Grinnell East





*1000 Southard St.  
Front Elevation  
Replace double hung windows  
with impact single hungs*



***1000 Southard St.  
Left elevation  
Replace with 4 panel impact patio door***





*1000 Southard St.  
Right elevation  
Replace aluminum awning windows  
with impact single hungs*



*1000 Southard St.  
Left elevation  
Replace aluminum awning with impact single hung*



*1000 Southard St.  
Right elevation  
Replace aluminum single hung  
window with impact single hung*



***1000 Southard St.  
Rear elevation  
Change door to impact***



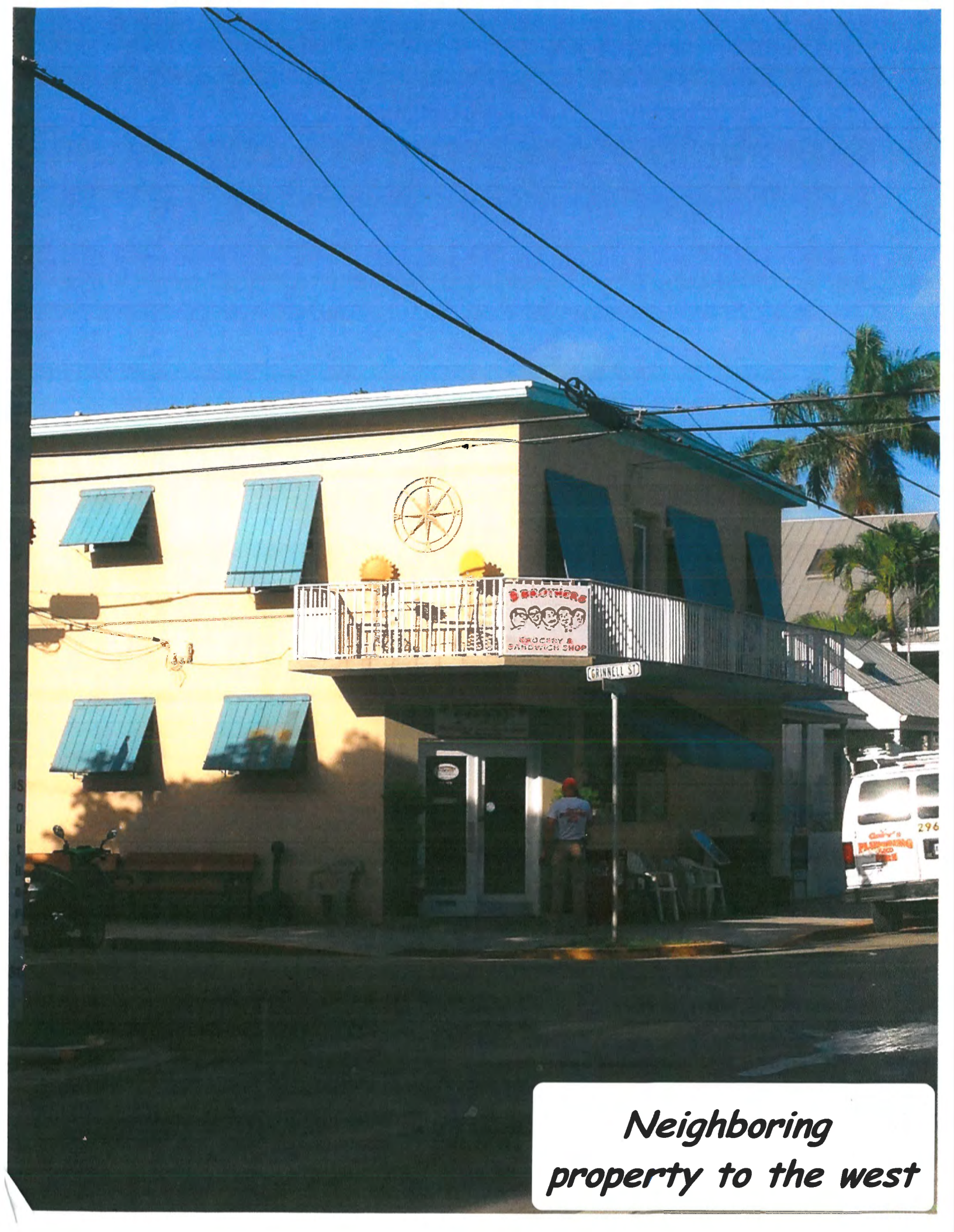
*All studs interior and exterior 3 1/2" 2 x 4 dimensional lumber*



*Typical Header. See following photo indicating 7 1/2" 2 x 8 dimensional lumber*



*Neighboring  
property to the east*



*Neighboring  
property to the west*



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a special public hearing at 5:30 p.m., July 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REQUEST FOR CONSIDERATION OF NON-CONTRIBUTING VALUE.  
REPLACEMENT OF WINDOWS AND DOORS WITH IMPACT RESISTANT  
UNITS AND INSTALLATION OF IMPACT RESISTANT SKYLIGHT ON REAR.**

**FOR- #1000 SOUTHARD STREET**

**Applicant- Affiliated Design and Construction**

**Application # H13-01-1012**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

# PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1011134 Parcel ID: 00010840-000000** Next Record

## Ownership Details

Mailing Address:

FERRARA ANNE F  
6 PURITAN AVE  
MOUNT SINAI, NY 11766-2510

## Property Details

PC Code: 01 - SINGLE FAMILY  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25  
 Property Location: 1000 SOUTHARD ST KEY WEST  
 Legal Description: KW PT LOT 3 SQR 56 OR66-99/100 OR1233-2400/01R/S(CMS)OR1306-911(AFFD) OR1306-912(LG)

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	61	60	3,660.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 994  
 Year Built: 1943

**Building 1 Details**

Building Type	R1	Condition	G	Quality Grade	450
Effective Age	17	Perimeter	138	Depreciation %	22
Year Built	1943	Special Arch	0	Grnd Floor Area	994
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	2
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0

[Building Sketch Image](#)

## Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	930
2	PTO		1	1995		0.00	0.00	775
3	FLD	12:ABOVE AVERAGE WOOD	1	1995	N Y	0.00	0.00	64
4	SBU		1	1995		0.00	0.00	28

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	364 SF	91	4	1991	1992	2	30
3	FN2:FENCES	186 SF	31	6	1991	1992	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1991	1992	2	20
5	PT2:BRICK PATIO	48 SF	0	0	1994	1995	4	50
6	FN2:FENCES	1,088 SF	136	8	1994	1995	2	30
10	PO4:RES POOL	347 SF	0	0	1994	1995	4	50

**Appraiser Notes**

TPP 8945377

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-1746	05/13/2015		46,400		REMOVE 900 SQ FT EXISTING TILE & REPLACE W/ 150 SQ FT TILE & 750 SQ FT OF HARDWOOD FLOORING. REMOVE PARTIAL LOFT , DRYWALL REPAIRS AS NECESSARY, INSULATE & FRAME ATTIC FOR AIR HANDLER, REPLACE KITCHEN CABINETS AND COUNTERTOPS.
11 15-2012	05/22/2015		8,200	Residential	ADDENDUM TO ABOVE PERMIT UPON REMOVING DAMAGED SUB-FLOOR IT WAS DEEMED JOISTS & SUB-FLOOR REQUIRE REPLACING INCLUDING NEW FOOTERS.
15-2561	06/24/2015		6,500		WIRE UP HOUSE TO CODE. INSTALL 30 RECEPTACLES, 20 SWITCHES, 42 CAN LIGHTS, 3 CEILING FANS AND ECT.
1 B953537	10/01/1995	12/01/1995	10,000	Residential	SWIMMING POOL
2 E953650	10/01/1995	12/01/1995	400	Residential	POOL EQUIPMENT
3 B953804	11/01/1995	12/01/1995	4,000	Residential	POOL DECK,PAVE WALK,PAINT
4 A954081	11/01/1995	12/01/1995	800	Residential	FENCE
5 9500092	12/01/1995	08/01/1996	700	Residential	FENCE
6 9901578	05/07/1999	08/13/1999	250	Residential	REWIRE POOL PUMP
7 0002190	08/03/2000	01/04/2001	2,500	Residential	PLUMBING
8 0002429	06/21/2000	01/04/2001	500	Residential	PAINTING FENCE/HOUSE
9 04-3217	10/04/2004	12/17/2004	900	Residential	EMERG METER CAN REPAIR
10 07-5138	11/21/2007	02/29/2008	800	Residential	REPLACE EXISTING FENCE 16 LN FT PICKET FENCE 4' HI AT SIDE OF THE HOUSE

**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
2014	110,605	21,684	405,636	537,925	490,692	0	537,925
2013	113,303	22,304	350,416	486,023	446,084	0	486,023
2012	114,652	23,037	267,842	405,531	405,531	0	405,531
2011	116,001	23,808	260,081	399,890	399,890	0	399,890
2010	117,350	24,541	325,703	467,594	467,594	0	467,594
2009	130,438	25,332	495,069	650,839	650,839	0	650,839
2008	119,928	26,181	508,740	654,849	654,849	0	654,849
2007	210,210	20,973	640,500	871,683	871,683	0	871,683

2006	390,247	21,605	347,700	759,552	759,552	0	759,552
2005	323,640	22,295	314,760	660,695	660,695	0	660,695
2004	269,826	22,929	274,500	567,255	567,255	0	567,255
2003	214,634	23,587	128,100	366,321	366,321	0	366,321
2002	163,010	24,302	128,100	315,412	315,412	0	315,412
2001	130,127	18,460	128,100	276,687	276,687	0	276,687
2000	122,884	18,989	69,540	211,413	211,413	0	211,413
1999	117,007	18,624	69,540	205,171	205,171	0	205,171
1998	98,842	16,158	69,540	184,540	184,540	0	184,540
1997	90,828	15,234	62,220	168,281	168,281	0	168,281
1996	72,128	12,436	62,220	146,784	146,784	0	146,784
1995	37,027	1,918	62,220	101,164	101,164	0	101,164
1994	31,330	1,689	62,220	95,239	95,239	25,000	70,239
1993	31,330	0	62,220	93,550	93,550	0	93,550
1992	31,330	0	62,220	93,550	93,550	0	93,550
1991	31,330	0	62,220	93,550	93,550	25,000	68,550
1990	26,576	0	48,495	75,071	75,071	25,000	50,071
1989	21,964	0	47,580	69,544	69,544	25,000	44,544
1988	19,116	0	40,260	59,376	59,376	25,000	34,376
1987	18,858	0	27,327	46,185	46,185	25,000	21,185
1986	18,963	0	26,330	45,293	45,293	25,000	20,293
1985	18,330	0	14,896	33,226	33,226	25,000	8,226
1984	17,029	0	14,896	31,925	31,925	25,000	6,925
1983	17,029	0	14,896	31,925	31,925	25,000	6,925
1982	17,405	0	14,896	32,301	32,301	25,000	7,301

### 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
5/1/1994	1306 / 0912	158,500	WD	U
11/1/1992	1233 / 2400	110,000	WD	Q

This page has been visited 123,461 times.

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