

# Historic Architectural Review Commission

## Staff Report Item 9

---

**Meeting Date:** July 23, 2013

**Applicant:** William P. Horn, Architect

**Application Number:** H13-01-967

**Address:** #317 Catherine Street

**Description of Work:** New small pool house, new pool and deck to the rear yard of the property.

**Building Facts:** The main house is listed as altered contributing resource in the 1984 Survey. The one story frame vernacular cottage was built ca. 1920. The structure was restored in 2008.

On June 20, 2013 the Planning Board approved a variance request for back yard setback and building coverage for the proposed design.

### **Guidelines Cited in Review:**

Secretary of the Interior's Standards (pages 16-17), specifically Standards 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1 through 7 of pages 38-38a.

Decks, Patios and pools (pages 39-40), specifically guidelines 3 and 4.

### **Staff Analysis**

The Certificate of Appropriateness proposes the construction of a one story detached pool house on the back portion of the lot and a new pool and deck between the new pool house and the main house. The new proposed frame structure design is based on traditional forms. The plans propose hardiboard as the siding material, metal windows and doors, and metal shingles for the side

the siding material, metal windows and doors, and metal shingles for the side gable roof. The new structure will not harm the historic house since it will be detached.

A new pool with a water feature and a deck are proposed between the two structures. None of the new proposed elements will be visible from the street.

### **Consistency with Guidelines**

1. The proposed new one story detached structure will be small in footprint and its scale and mass is in keeping with the historic house. Although the one story addition will be 9" higher than the main house the new structure will not overshadow the historic house.
2. By building an addition that is detached from the main house the project preserves the integrity and footprint of the historic structure.
3. The proposed materials, textures and forms can be found in new structures built within the historic district.
4. The proposed swimming pool and decks will not be visible from the street.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The new addition is a sensible design for the site, and will not detract from the historic house or any surrounding structure.

If the proposed plans are approved staff recommends to the Commission that the approval be conditioned upon the execution and recording of a deed restriction, as requested on the Planning Board Resolution 2013-29, signed by the Planning Board Chairman and the City Planner.

# **Application**

OK 1027120



# CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 20-2013 100967

APPLICATION # \_\_\_\_\_

OWNER'S NAME:	<b>Thomas A. Devol</b>	DATE:	<b>6-25-13</b>
OWNER'S ADDRESS:	<b>317 Catherine Street</b>	PHONE #:	<b>941-350-4022</b>
APPLICANT'S NAME:	<b>William P Horn Architect, PA</b>	PHONE #:	<b>296-8302</b>
APPLICANT'S ADDRESS:	<b>915 Eaton Street</b>		
ADDRESS OF CONSTRUCTION:	<b>317 Catherine Street</b>	# OF UNITS	<b>1</b>

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Addition of a small pool house, pool and deck to the rear yard of the property.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **6-25-13**

Applicant's Signature: \_\_\_\_\_

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Drawn: [Signature] Date: 6/25/13 Type: R' Drawer: [Signature]  
Checked: [Signature] Date: 6/25/13 Received by: [Signature]

<b>Staff Use Only</b>	
DATE: 6/25/13	TIME: 14:59:55
DATE: 6/25/13	TIME: 14:59:55
Staff Approval: _____	
Fee Due: \$ _____	

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

House is listed as contributing. Frame vernacular  
build ca. 1923.

Guidelines for new construction, pools and decks.

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

**Planning Board Minutes and Resolution**  
**June 20, 2013**

May 23, 2013 draft minutes

**Attachments:** [Minutes](#)

A motion was made by Mr. Gilleran, seconded by Vice-Chairman Root, that the Minutes be Approved. The motion passed by an unanimous vote.

## Resolutions

### Old Business

1

**Variances - 317 Catherine Street (RE# 00026330-000000, AK# 1027120)** - A request for rear yard setback, building coverage requirements and detached habitable space for pool house, pool and deck in the HMDR zoning district per Section 90-391, Section 122-600(6)c, 122-600(4)a, and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [Variances Package](#)  
[Public Comments \(rev. 6-17-2013\)](#)

A motion was made by Mr. Gilleran, seconded by Vice Chairman Root, that the Resolution be Passed with Conditions. The motion carried by the following vote:

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Enactment No: Res 2013-29

2

**Conditional Use - 146-150 Simonton Street (RE# 00000290-000000, AK# 1000281 aka 110-124 Simonton Street)** - A request to amend an existing Conditional Use to convert an Arcade/Bingo Hall to a Bar/Lounge in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [Postponement Request](#)  
[CU Package](#)  
[Public Comments](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

**PLANNING BOARD  
RESOLUTION No. 2013-29**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR VARIANCE TO A REAR YARD SETBACK OF 10 FEET; BUILDING COVERAGE OF 5.4%; AND DETACHED HABITABLE SPACE FOR A POOL HOUSE, POOL AND DECK FOR PROPERTY LOCATED AT 317 CATHERINE STREET (RE#00026330-000000; AK#1027120) IN THE HMDR ZONING DISTRICT PER SECTION 90-391, SECTION 122-600(6), 122-600(4)a; AND 122-1078. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

**WHEREAS**, Section 122-600(6) c of the Code of Ordinances provides that the rear yard setback in the HMDR zoning district is 15 feet; and

**WHEREAS**, the existing rear yard setback of the pool area is 29'11"; and

**WHEREAS**, the applicant requested a variance to rear yard setback requirements to allow for a pool house, pool and deck; and

**WHEREAS**, Section 122-600(4) a of the Code of Ordinances provides that the maximum building coverage in the HMDR zoning district is 40 %; and

**WHEREAS**, the existing building coverage is 37%; and

**WHEREAS**, the applicant requested a variance to minimum building coverage requirements to allow for a pool house, pool and deck; and

**WHEREAS**, the applicant requested a variance to detached habitable space requirements to

 Chairman

 Planning Director



allow for a pool house, pool and deck; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2013, and

**WHEREAS**, the Planning Board finds that the subject property is nonconforming in lot width and size, and are existing conditions. Although, special conditions exist that are peculiar to the history of the land involved, it is the applicant's decision to add the pool house, pool, and deck to the rear of the property; and

**WHEREAS**, the Planning Board finds that although the existing conditions and circumstances of the dimensions of the lot do not result from the action or negligence of the owners, the proposed addition of the pool house, pool and deck is the result of the applicant's request. The decision to make additions to the property is creating the need for the variances, which are conditions created by the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that if the variances for the proposed addition of the pool house, pool, deck and habitable space are denied, the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance

  
Chairman  
  
Planning Director

that will make possible the reasonable use of the land, building or structure; and that the applicant made changes after the DRC meeting to minimize the number of variances requested. However, the applicant has reasonable use of the property prior to the new construction; and

**WHEREAS**, the Planning Board finds that the granting of the variances will not be detrimental to the public interest;

**WHEREAS**, the Planning Board finds that the request is not based on existing conditions on the surrounding properties; and

**WHEREAS**, the Planning Board finds that the Planning Department has received no comments about this proposal; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the request for variances for a rear yard setback of 10 feet, building coverage of 5.4%, and detached habitable space is granted for property located at 317 Catherine Street (RE# 00026330-000000; AK# 1027120) in the HMDR zoning district per section 90-391, sections 122-600(6)c, 122-600(4)a, and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown on the attached plan date stamped April 5, 2013 with the following conditions of approval:

1. The owner execute a deed restriction that is acceptable to the city attorney preventing use as a

  
Chairman  
  
Planning Director

separate, long or short term rental unit apart from the principle structure; and shall not include a kitchen;

2. The root system of the existing tree on the property is protected during construction;
3. That no windows of the proposed addition face the property at 316 Amelia Street.

**Section 3.** It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of and as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West

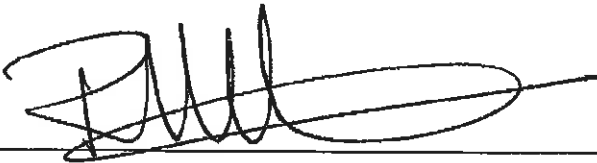
 Chairman  
 Planning Director

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

  
Chairman  
  
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 20th day of June, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director.

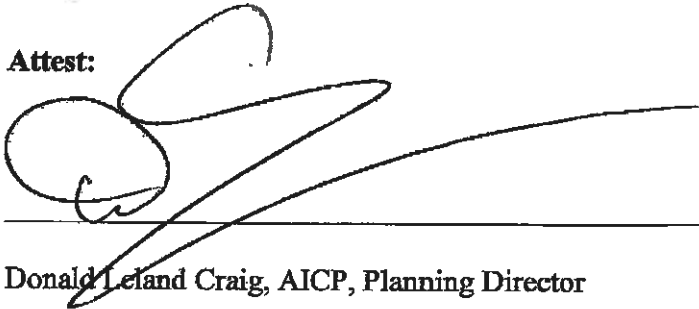


Richard Klitenick, Chairman  
Key West Planning Board

7/16/2013

Date

Attest:



Donald Leland Craig, AICP, Planning Director

7.16.13

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

July 17, 2013

Date

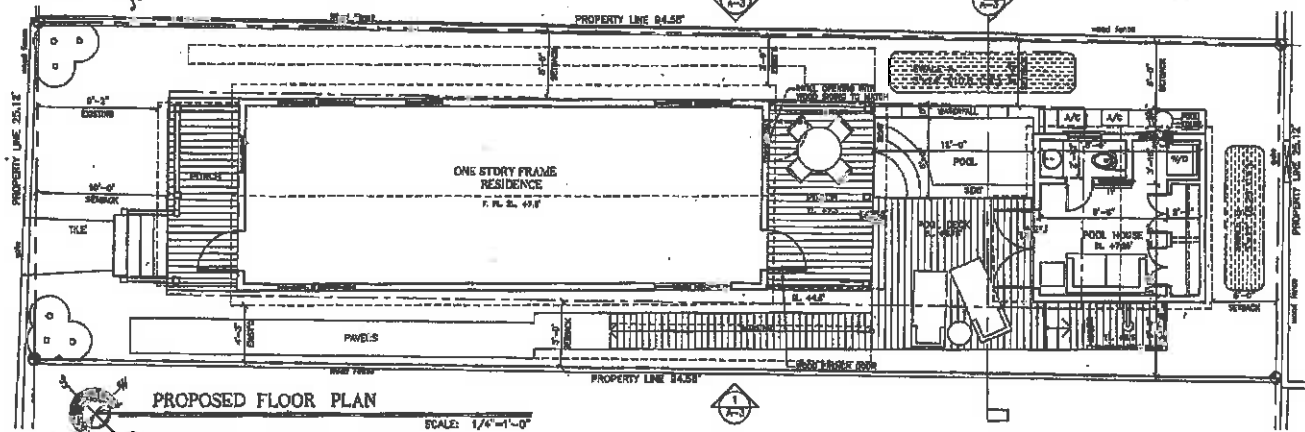
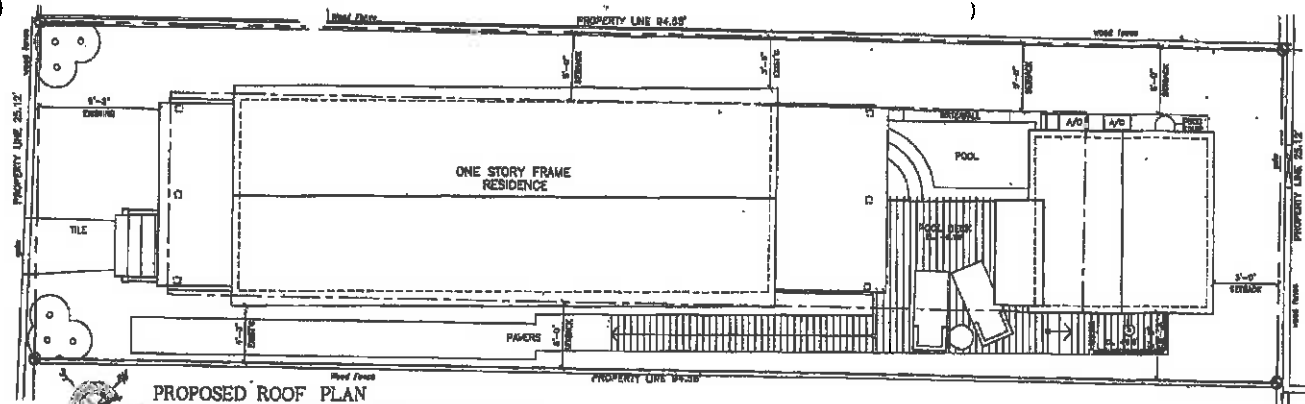
\_\_\_\_\_  
Chairman

 \_\_\_\_\_  
Planning Director

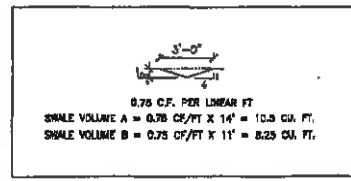
Catherine St.



Catherine St.



STORMWATER DATA-NEW POOL HOUSE	
SITE AREA =	2,378 S.F.
NEW IMPERVIOUS AREA =	178 S.F.
178 S.F. IMPERVIOUS / 2,378 S.F. LOT =	7.40% IMPERVIOUS COVERAGE
2,378 S.F. x 0.104 =	7.40% = 16.2 C.F. (REQUIRED SWALE VOLUME)
SWALE A =	10.5 CU. FT.
SWALE B =	8.25 CU. FT.
SWALE TOTAL =	18.75 CU. FT. (SWALE VOLUME PROVIDE)



SWALE PROFILE

SITE DATA		BUILDING DATA	
<b>SITE AREA</b> 2,378 S.F. <b>LAND USE</b> RES <b>FLOOD ZONE</b> AC-1/2F <b>SETBACKS</b> FRONT SETBACK REQUIRED = 10'-0" EXISTING = 9'-0" PROPOSED = 9'-0" SIDE SETBACK REQUIRED = 5'-0" EXISTING = 3'-0" PROPOSED = 3'-0" REAR SETBACK REQUIRED = 10'-0" EXISTING = 10'-0" PROPOSED = 10'-0"		<b>LOT COVERAGE AREA</b> REQUIRED: 882 S.F. (38% MAX) EXISTING: 881 S.F. (37%) PROPOSED: 1,083 S.F. (46%) <b>SPERVIOUS AREA</b> REQUIRED: 1,495 S.F. (63% MIN.) EXISTING: 1,288 S.F. (54%) PROPOSED: 1,495 S.F. (63%) <b>LANDSCAPE AREA</b> REQUIRED: 476 S.F. (20% MIN.) EXISTING: 418 S.F. (17.6%) PROPOSED: 491 S.F. (20.6%) <b>OPEN SPACE AREA</b> REQUIRED: 438 S.F. (18.4% MIN.) EXISTING: 438 S.F. (18.4%) PROPOSED: 491 S.F. (20.6%)	
<b>EXISTING BUILDING</b> MAIN BUILDING INTERIOR SQ.FT. 877 S.F. COVERED PATIO 181 S.F.			

ADDITION AND NEW POOL  
 317 CATHERINE STREET  
 KEY WEST, FLORIDA

RAK  
 SC  
 2/16/13

WILLIAM HORN  
 ARCHITECT, P.A.

915 BAY ST.  
 KEY WEST  
 FLORIDA  
 33008

TOL 305 934-0002  
 FAX 305 934-0003

LICENSURE NO.  
 11 000208

ADDITION AND  
 NEW POOL  
 317 CATHERINE ST.  
 KEY WEST, FL.

SEAL

THIS DRAWING SHALL  
 BE CONSIDERED  
 VALIDLY WRITTEN  
 AUTHORIZATION BY  
 WILLIAM H. HORN

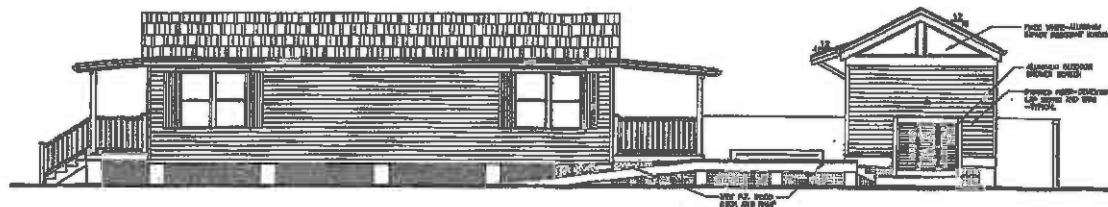
DATE  
 1-11-13  
 10-26-13 DMC  
 05-10-13 PLD.

REVISION  
 05-26-10 PL D.S. REV.

DRAWN BY  
 JMA

PROJECT  
 1284



[illegible]

**ADDITION AND NEW POOL**  
317 CATHERINE STREET  
KEY WEST, FLORIDA



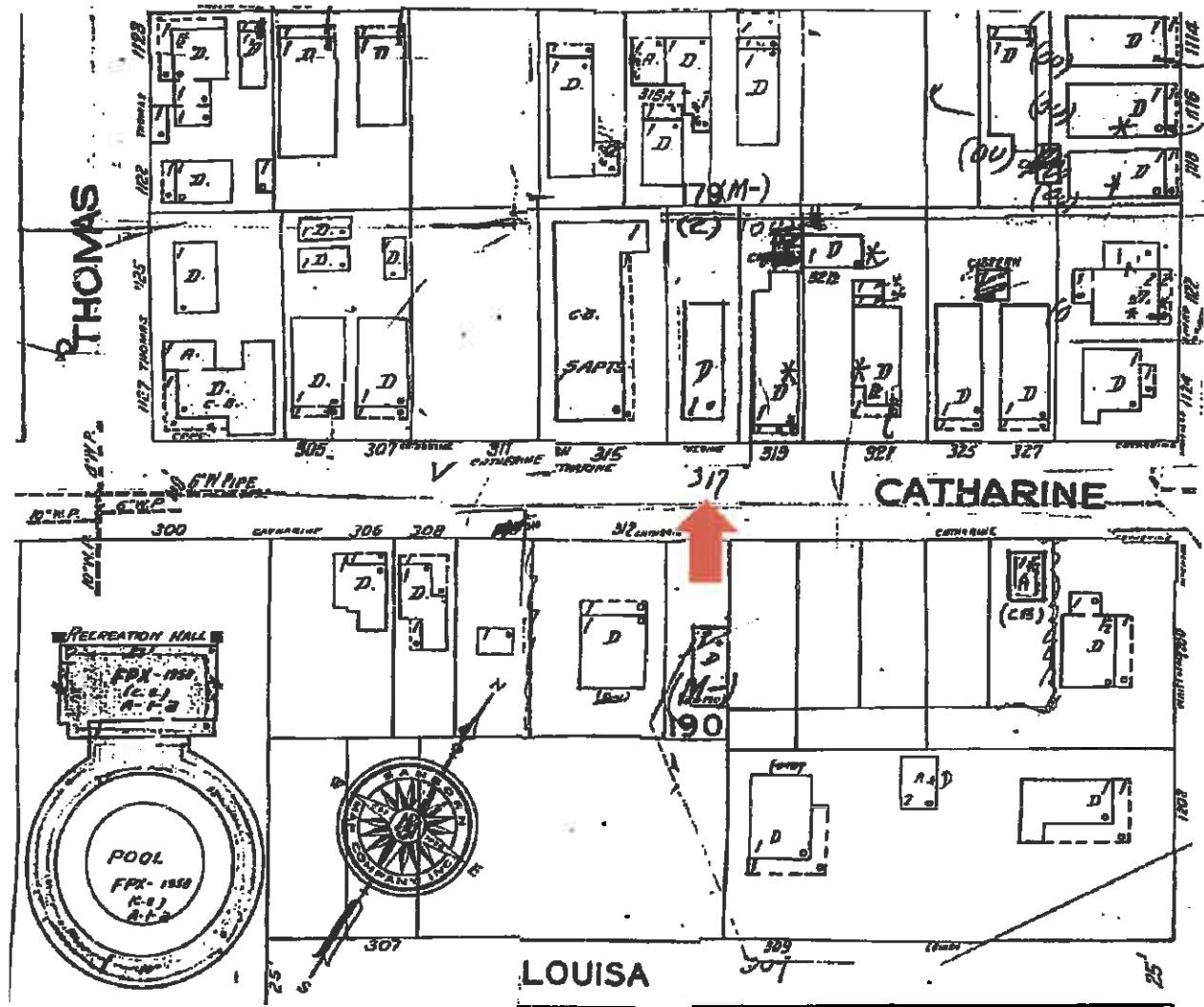
A-

Full

Dec 1  
7.16.13

# Sanborn Maps





#317 Catherine Street Sanborn map 1962

## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 317 Catherine St.; built c1923; Monroe County Library.



NEIGHBORS TO LEFT OF PROPERTY



FRONT FACADE-EXISTING HOUSE  
317 CATHARINE STREET.





VIEWS OF EXISTING HOUSE FROM REAR YARD



317 CATHERINE STREET



VIEWS OF REAR YARD



317 CATHERINE ST.



NEIGHBORS TO RIGHT OF PROPERTY

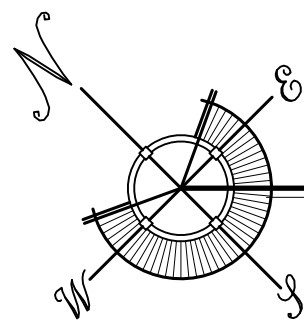
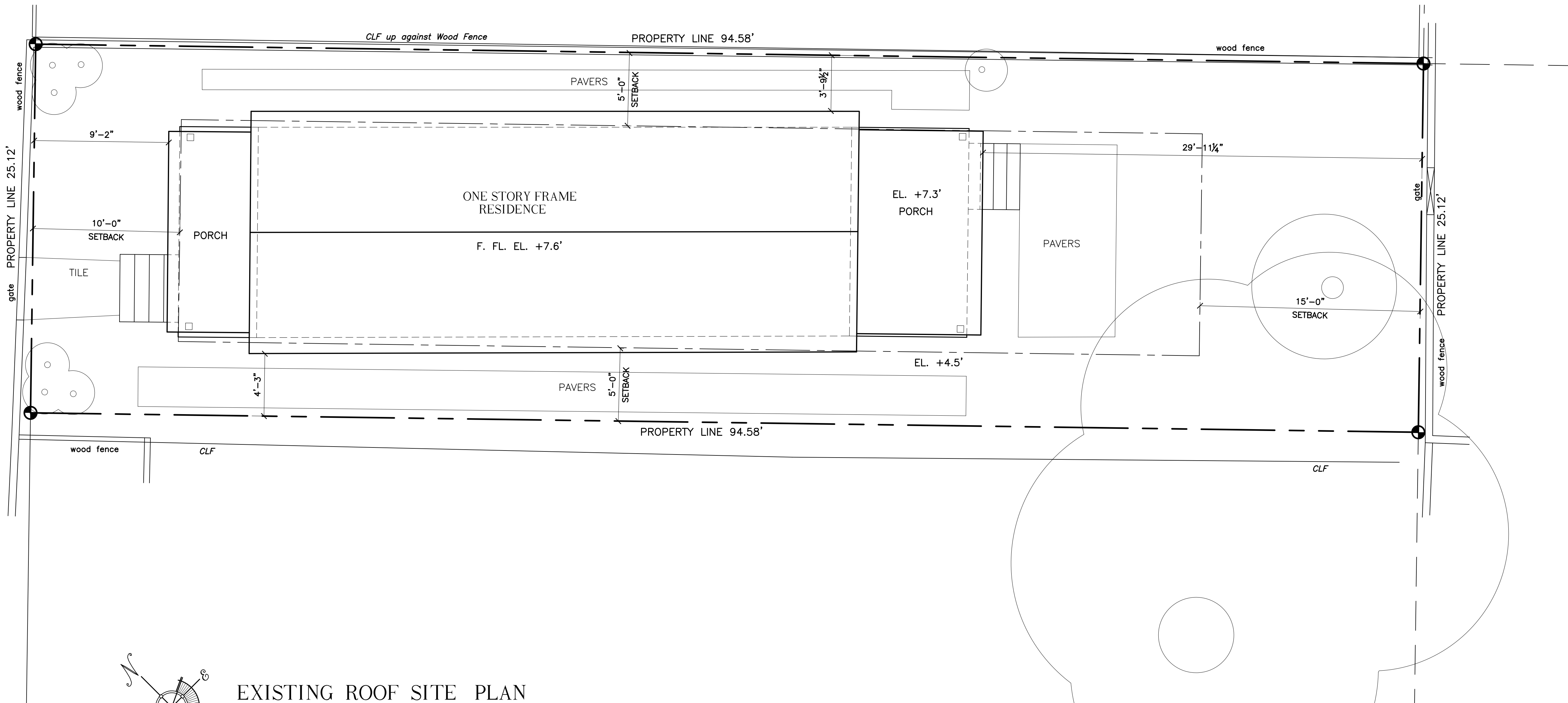


317 CATHALINE STREET

# **Proposed design**



Catherine St.



EXISTING ROOF SITE PLAN

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

SITE DATA		BUILDING DATA	
SITE AREA: 2,376 S.F.		EXISTING BUILDINGS:  MAIN BUILDING:  INTERIOR SQ.FT.: 577 S.F. COVERED SQ.FT. 191 S.F.	
LAND USE: HMDR			
FLOOD ZONE: AE +7.0'			
SETBACKS:			
FRONT SETBACK:			
	REQUIRED = 10'-0"	LOT COVERAGE AREA:  REQUIRED: 950 S.F. (40% MAX.) EXISTING : 881 S.F. (37%) PROPOSED: 1,133 S.F. (47.6%)  IMPERVIOUS AREA:  REQUIRED: 1,426 S.F. (60% MAX.) EXISTING : 1,250 S.F. (52.6%) PROPOSED: 1,501 S.F. (63.1%)  LANDSCAPE AREA:  REQUIRED: 475 S.F. (20% MIN.) EXISTING: 1,126 S.F. (47.3%) PROPOSED: 765 S.F. (32.1%)  OPEN SPACE AREA:  REQUIRED: 832 S.F. (35% MIN.) EXISTING: 1,126 S.F. (47.3%) PROPOSED: 765 S.F. (32.1%)	
	EXISTING = 9'-2"		
SIDE SETBACK:	PROPOSED = 9'-2"		
	REQUIRED = 5'-0"		
	EXISTING = 3'-9"/4'-3"		
	PROPOSED = 2'-6"/4'-3"		
REAR SETBACK:	REQUIRED = 15'-0"		
	EXISTING = 29'-11"		
	PROPOSED = 5'-0"		

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-6302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

ADDITION AND  
NEW POOL  
317 CATHERINE ST.  
KEY WEST, FL.

SEAL

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE

11-01-12  
12-28-12 DRC  
02-12-13 PL.BD.  
06-26-13 HARC

REVISIONS

03-27-13 PL. BD. REV.

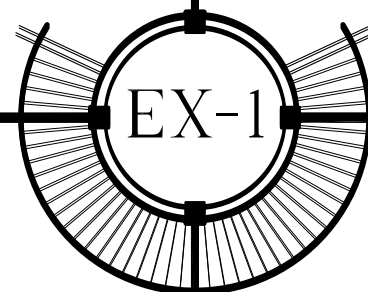
DRAWN BY

EMA

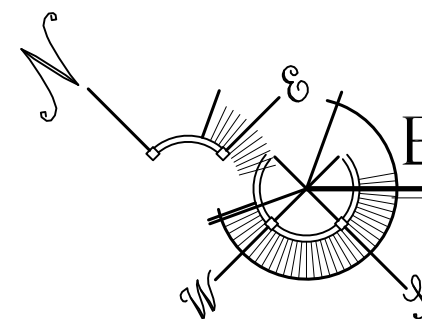
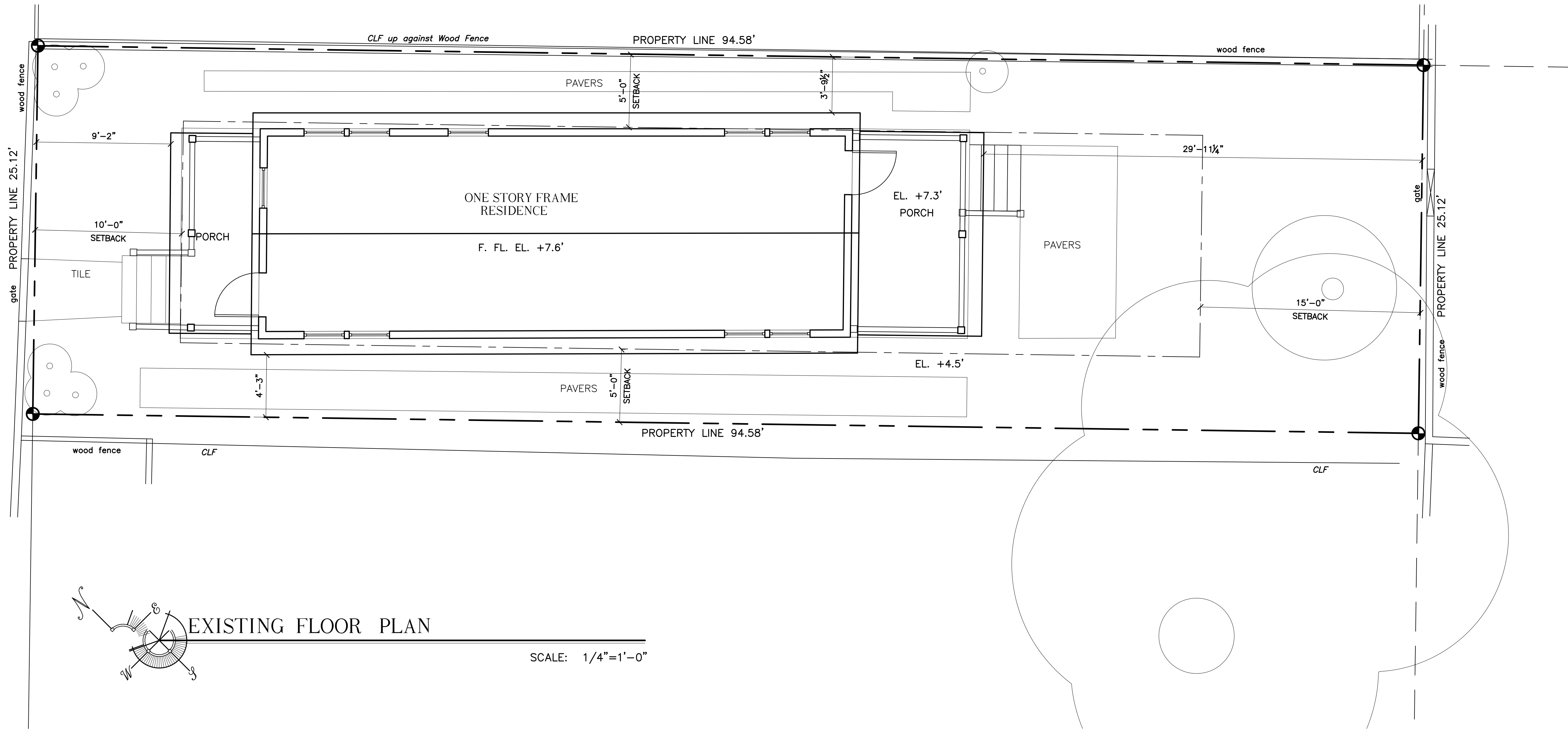
PROJECT  
NUMBER

1224

ADDITION AND NEW POOL  
317 CATHERINE STREET  
KEY WEST, FLORIDA

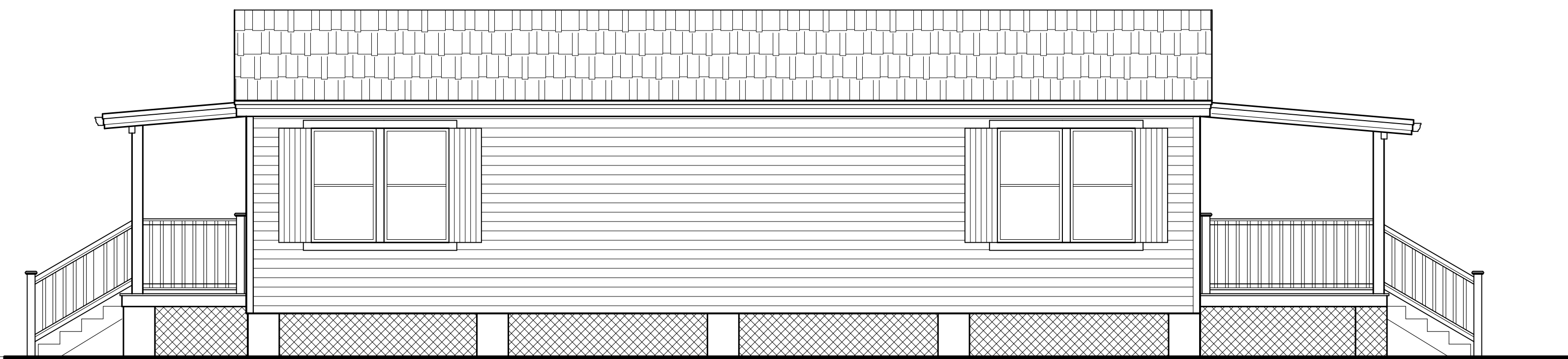


Catherine St.



EXISTING FLOOR PLAN

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



2  
EX-2

EXISTING SIDE ELEVATION

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

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

ADDITION AND  
NEW POOL  
317 CATHERINE ST.  
KEY WEST, FL.

SEAL

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE

11-01-12  
12-28-12 DRC  
02-12-13 PL.BD.  
06-26-13 HARC

REVISIONS

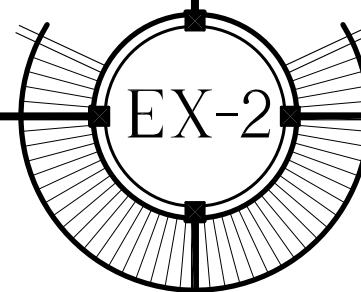
03-27-13 PL. BD. REV.

DRAWN BY

EMA

PROJECT  
NUMBER

1224



ADDITION AND NEW POOL

317 CATHERINE STREET  
KEY WEST, FLORIDA



PROJECT  
NUMBER

---

1224

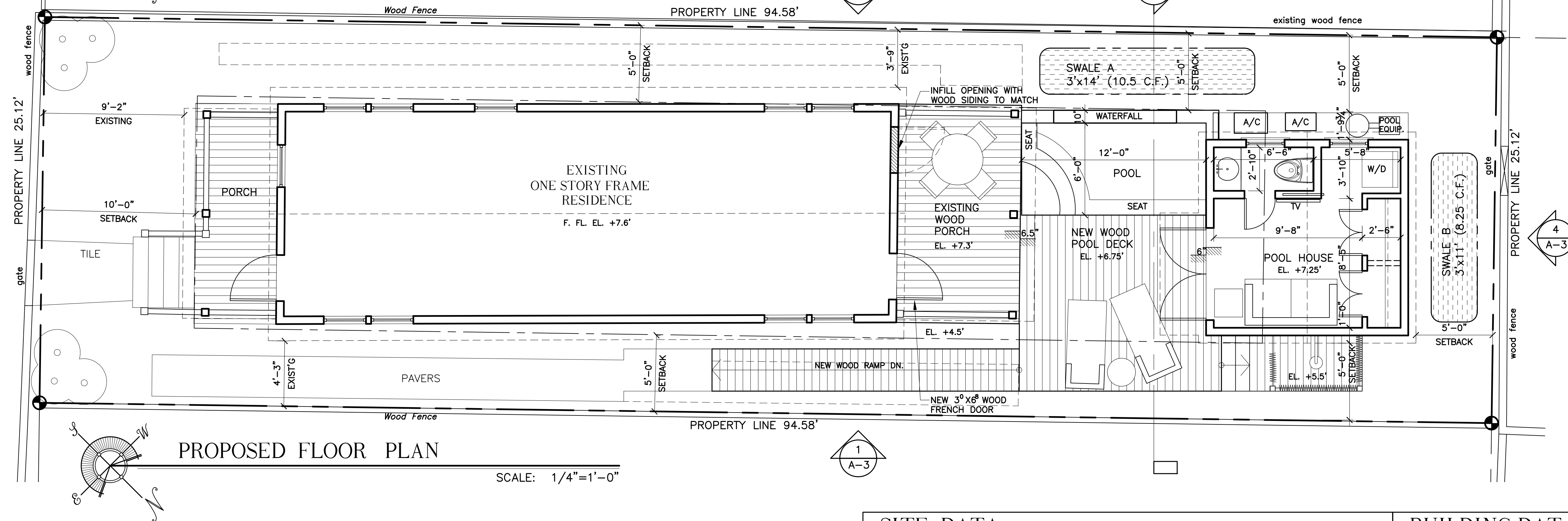
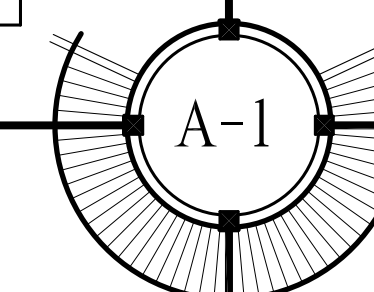
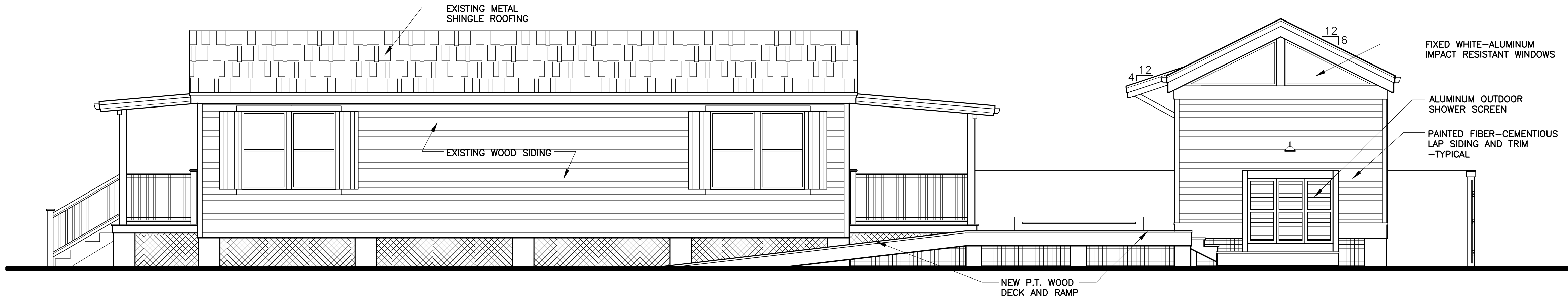


Diagram illustrating the cross-section of a swale. The top width is 3'-0". The bottom width is 4 feet. The depth is 1 foot. The side slopes are 2:1 (horizontal to vertical).

SITE DATA		BUILDING DATA	
SITE AREA: 2,376 S.F.		LOT COVERAGE AREA:	
LAND USE: HMDR		REQUIRED: 950 S.F. (40% MAX.)	
FLOOD ZONE: AE +7.0'		EXISTING : 881 S.F. (37%)	
		PROPOSED: 1,093 S.F. (46%)	
SETBACKS:		IMPERVIOUS AREA:	
FRONT SETBACK:		REQUIRED: 1,426 S.F. (60% MAX.)	
	REQUIRED = 10'-0"	EXISTING : 1,250 S.F. (52.6%)	
	EXISTING = 9'-2"	PROPOSED: 1,426 S.F. (60%)	
	PROPOSED = 9'-2"		
SIDE SETBACK:		LANDSCAPE AREA:	
	REQUIRED = 5'-0"	REQUIRED: 475 S.F. (20% MIN.)	
	EXISTING = 3'-9"/4'-3"	EXISTING: 1,126 S.F. (47.3%)	
	PROPOSED = 3'-9"/4'-3"	PROPOSED: 861 S.F. (36.2%)	
REAR SETBACK:		OPEN SPACE AREA:	
	REQUIRED = 15'-0"	REQUIRED: 832 S.F. (35% MIN.)	
	EXISTING = 29'-11"	EXISTING: 1,126 S.F. (47.3%)	
	PROPOSED = 5'-0"	PROPOSED: 861 S.F. (36.2%)	
VARIANCES APPROVED AT JUNE 20, 2013			
PLANNING BOARD MEETING.			

ADDITION AND NEW POOL  
317 CATHERINE STREET  
KEY WEST, FLORIDA

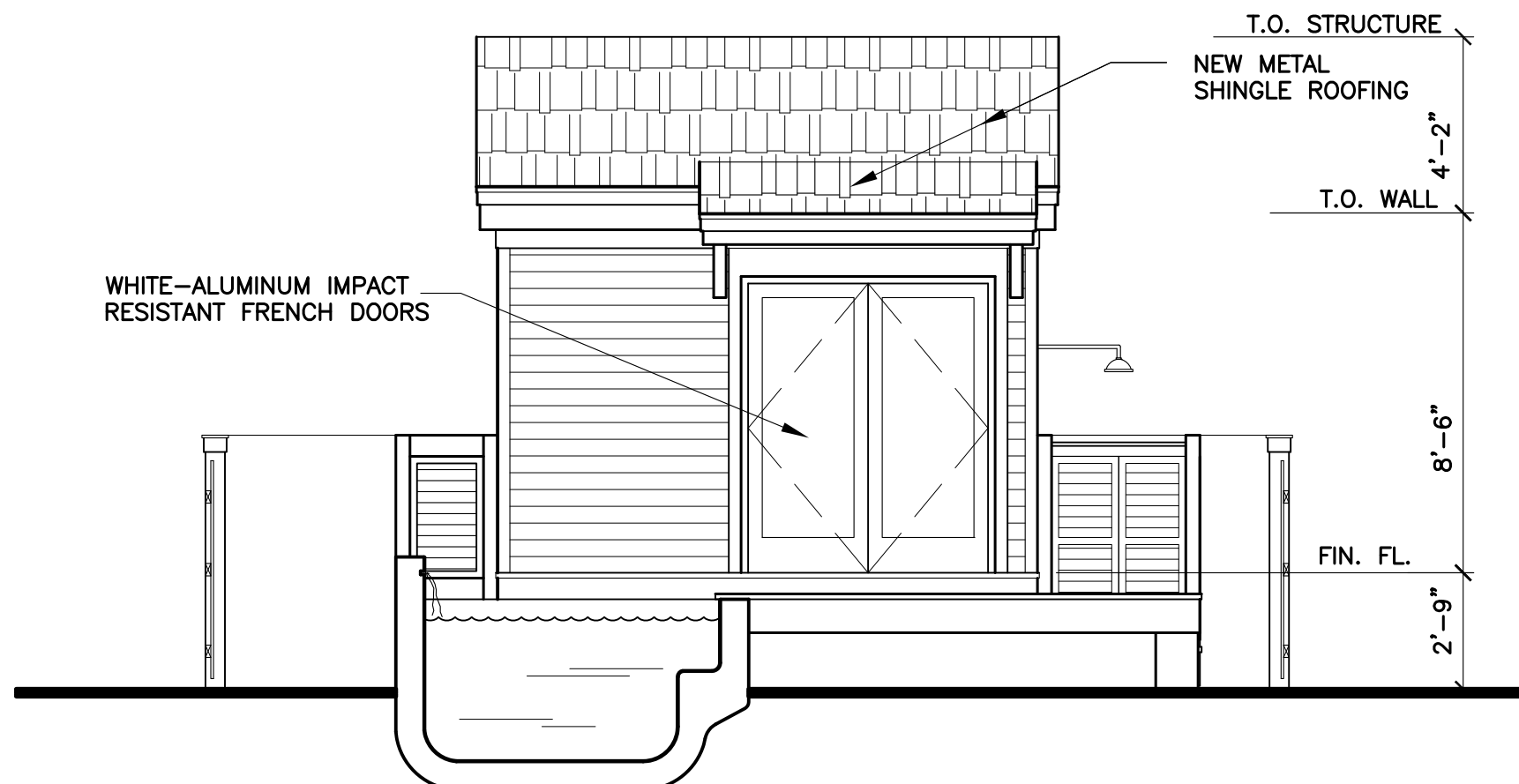




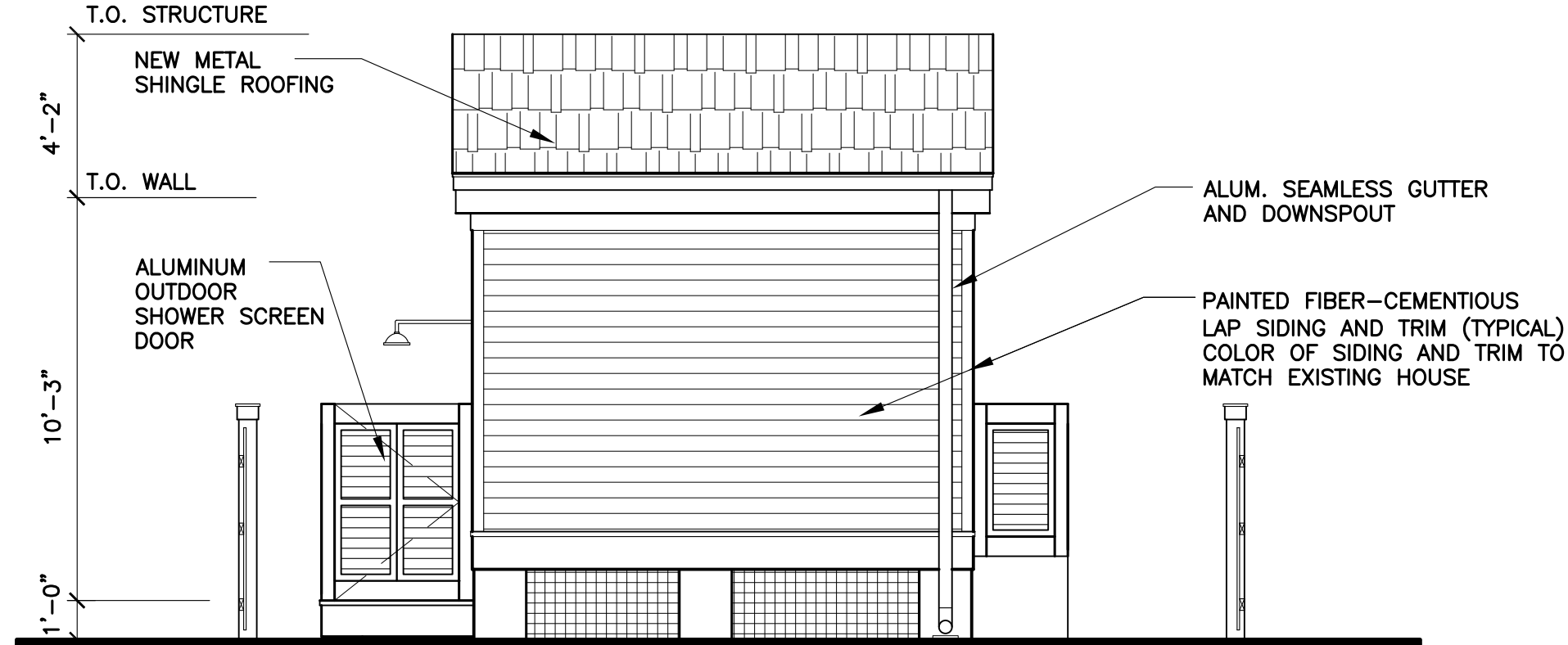
1  
A-2  
PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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



3  
A-2  
PROPOSED INNER ELEVATION  
SCALE: 1/4"=1'-0"



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

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SMALL POOLHOUSE, NEW POOL AND DECK TO THE REAR YARD OF THE PROPERTY.**

**FOR- #317 CATHERINE STREET**

**Applicant- William P. Horn, Architect**

**Application # H13-01-967**

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.keywestcity.com](http://www.keywestcity.com).

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

# **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

**Property Record Card -**

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

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

**Alternate Key: 1027120 Parcel ID: 00026330-000000**

**Ownership Details**

**Mailing Address:**

DEVOL THOMAS A  
3839 GLEN OAKS MANOR DR  
SARASOTA, FL 34232-1033

**All Owners:**

DEVOL THOMAS A, OBERRY JEFFREY R/S

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 11KW

**Affordable Housing:** No

**Section-Township-  
Range:** 06-68-25

**Property Location:** 317 CATHERINE ST KEY WEST

**Subdivision:** Tracts 10 and 15

**Legal Description:** KW PB1-25-40 THE SW1/2 OF LOT 29 SQR 2 TR 10 OR50-498/99 OR635-428/31 OR2252-256R/S  
OR2489-578/79 OR2512-924/25



[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	25	95	2,376.00 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 560  
Year Built: 1923

## Building 1 Details

Building Type R1  
Effective Age 10  
Year Built 1923  
Functional Obs 0

Condition E  
Perimeter 108  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 8  
Grnd Floor Area 560

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

### Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
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
0	OPX		1	2008				112
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	560
2	OPF		1	2008	N N	0.00	0.00	84

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	100 SF	25	4	2008	2009	2	30
1	FN2:FENCES	1,014 SF	169	6	2008	2009	2	30

## Appraiser Notes

2010-02-10 MLS \$379,000 1/1 PRICED BELOW RECENT APPRAISAL. COMPLETE RENOVATION IN 2009 WITH HIGH END FINISHES THROUGHOUT. QUALITY DOWN TO EVERY DETAIL INCLUDING THE UNUSUAL ONYX TILED BATH. GRANITE COUNTERS AND STAINLESS APPLIANCES. HARDWOOD FLOORS. PICTURE PERFECT WHITE PICKET FENCING WITH BOTH A FRONT AND BACK PORCH OFF BEDROOM. LOTS OF CABINETS AND STORAGE. NEW CENTRAL AIR CONDITIONING. CAN BE PURCHASED WITH ADJACENT HOUSE IN BACK TO FORM A PRIVATE KEY WEST COMPOUND THAT SPANS A CITY BLOCK. ADJACENT HOME CONSISTS OF TWO SEPARATE HOUSES FRONTING AMELIA ST. APPROVED PLANS ON FILE WITH CITY OF KEY WEST TO ADD 2ND STORY ADDITION & BACK PORCH ENCLOSURE. SELLER OFFERS PRICE REDUCTION FOR COMBINED PURCHASE OF 316 AMELIA ST & 317 CATHERINE. CALL NOW!

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
2 08-0120	01/22/2008	11/13/2008	24,500	Residential	REPAIR SUB-FLOOR 400SF, INSTALL HARDWOOD FLOOR 260SF, REPLACE 2X4 WALL STUDS, REMOVE OLD METAL SHINGLES WITH NEW 1X6 SUB-FLOOR 100 SF. INSTALL NEW METAL SHINGLES 26 GAVALUME
8-286	03/19/2008	11/13/2008	7,000		OWNER BUILD-ELECTRICAL INSTALL NEW 200 AMP BREAKER BOX INSTALL NEW ELECTRIC AT LIVING RM, KITCHEN, BATHROOM & BEDROOM 540SF
8-611	03/05/2008	11/13/2008	2,100		PERMIT UPGRADE REMOVE CAST IRON SEWER LATERAL INSTALL NEW PVC LATERAL
8-702	03/26/2008	11/13/2008	3,000		INSTALL ONE 2 TON SPLIT 6 OPENINGS
8-535	03/06/2008	11/13/2008	25,000		DEMO EXISTING PLUMBING
8-630	03/07/2008	11/13/2008	11,530		INSTALL 8 NEW WINDOW 2 IMPACT SLIDING GLASS DOORS
8-673	03/19/2008	11/13/2008	28,500		STOP WORK ORDER***RENOVATION TO INCLUDE FRAMING SUB FLOOR, ROOF TRUSSES ,EXTERIOR SIDING AND KITCHEN
8-286	02/11/2008	11/13/2008	7,000		OWNER BLDER INSTALL 500SF OF NOVELTY WOOD SIDING TO MATCH EXISTING AT SIDES AND REAR
09-2222	08/05/2009	02/10/2010	2,000		212lf WOOD PICKET FENCE TOTAL 6X169 , 20lf OF 4ft H, 23X4 ON FRONT PLUS GATE.
09-1660	08/06/2009	02/10/2010	8,750		ATTACH TO BACK OF HOUSE 14'X6, ROOF OVER PORCH
10-3221	09/30/2010	09/30/2010	1,200		***ATF*** INSTALLL APPROX 117sf OF METAL SHINGLES AT FRONT & BACK PORCHES
1 99-4024	12/23/2000	07/13/2000	600	Residential	REPLACE PICKET FENCE

## 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
2012	83,211	3,509	125,652	212,372	212,372	0	212,372
2011	83,211	3,627	114,767	201,605	201,605	0	201,605
2010	84,105	3,783	126,597	214,485	214,485	0	214,485
2009	93,297	2,345	168,796	264,438	264,438	0	264,438
2008	29,143	256	249,203	278,602	278,602	0	278,602
2007	62,039	270	279,896	342,205	342,205	0	342,205
2006	259,183	280	201,620	461,083	461,083	0	461,083
2005	228,606	291	166,040	394,937	394,937	0	394,937
2004	132,433	305	161,296	294,034	294,034	0	294,034
2003	95,646	315	56,928	152,889	152,889	0	152,889
2002	67,437	326	41,510	109,273	109,273	0	109,273
2001	58,445	340	37,952	96,737	96,737	0	96,737
2000	58,445	159	30,836	89,440	89,440	0	89,440
1999	43,954	143	30,836	74,933	74,933	0	74,933
1998	35,962	124	30,836	66,922	66,922	0	66,922
1997	35,962	133	26,092	62,187	62,187	0	62,187
1996	21,977	86	26,092	48,155	48,155	0	48,155
1995	24,574	101	26,092	50,767	50,767	0	50,767
1994	21,977	96	26,092	48,165	48,165	0	48,165
1993	22,044	100	26,092	48,236	48,236	0	48,236
1992	22,044	104	26,092	48,241	48,241	0	48,241
1991	22,044	110	26,092	48,246	48,246	0	48,246
1990	19,192	114	20,755	40,061	40,061	0	40,061
1989	13,450	0	20,162	33,612	33,612	0	33,612
1988	11,823	0	16,604	28,427	28,427	0	28,427
1987	11,679	0	13,876	25,555	25,555	0	25,555
1986	11,744	0	12,809	24,553	24,553	0	24,553
1985	11,403	0	7,638	19,041	19,041	0	19,041
1984	10,703	0	7,638	18,341	18,341	0	18,341
1983	10,703	0	7,638	18,341	18,341	0	18,341
1982	10,893	0	5,664	16,557	16,557	0	16,557

## 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
12/29/2010	2512 / 924	139,050	QC	11
10/22/2010	2489 / 578	309,000	WD	02
11/10/2006	2252 / 256	385,000	WD	Q

This page has been visited 114,044 times.

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