



Staff Report for Item 17

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 26, 2016

Applicant: Bender and Associates

Application Number: H16-03-0052

Address: #1012 Catherine Street

Description of Work:

Renovations to existing house. New covered porch at front and side. New decks and fences.

Site Facts:

The house at 1012 Catherine Street is listed as a contributing resource. First appearing on the 1912 Sanborn map as a one-story building, it has been heavily altered since 1965. The c.1965 photograph shows a typical one story, frame vernacular house, but today the house has had so many additions and alterations that it is barely recognizable from its original state.

Guidelines Cited in Review:

Guidelines for Windows (pages 29-30).

Guidelines for Shutters (pages 30-31).

Guidelines for Entrances, Porches, and Doors (pages 32-33).

Guidelines for Additions and Alterations (page 37).

Staff Analysis

This Certificate of Appropriateness proposes renovations to a highly altered contributing structure. The building will have its siding patched and repaired, and the skylights on the contributing building will be removed with the roof patched with metal shingles. The proposed design plans to change the front façade by removing the small two windows and installing two wood windows that are much more appropriately sized for the structure. A new covered entrance will be created on the non-historic, side addition as well as new covered porch on the side. The wall a/c units will be removed, and the siding will be patched over. All of the windows and doors will be removed and replaced with wood windows and doors on the contributing building and impact resistant windows and doors on the non-historic addition.

A shed in the back will be partially demolished, and a small new shed will be built to house the pool equipment. New air conditioning unit will be installed, as well as a new propane tank. New decking will be placed, and the existing fences will be repaired.

Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the guidelines regarding windows, entrances, porches, and doors, and additions and alterations. The project will help streamline the structure and will remove some inappropriate alterations.

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.cityofkeywestfla.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
Zone X			<input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:	1012 Catherine St		# OF UNITS	1
RE # OR ALTERNATE KEY:	Alternate Key 1032972			
NAME ON DEED:	Loretta Anne Tarver	PHONE NUMBER	214.632.5590	
OWNER'S MAILING ADDRESS:	1012 Catherine Street	EMAIL	lorietarver@gmail.com	
	Key West FL 33040			
CONTRACTOR COMPANY NAME:	To Be Determined	PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	Bender & Associates - David Salay	PHONE NUMBER	305-296-1347	
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela St	EMAIL	dsalay@benderarchitects.com	
	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: To Be Determined

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

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Renovate existing structure.

Remove all metal doors and windows. Install new painted wd doors and windows. Patch siding. New covered porch at front. Remove bay window.

New covered porch at side. Remove portion of existing rear shed. New decks. New fences. Repair existing fences. Reduce size of side porch. Patch roof.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: David Salay for Lorie Tarver	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Doors and windows	metal	Painted wood.
Siding	Painted wood	Painted wood.
Roof	v-crimp and metal shingle	v-crimp and metal shingle.

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

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

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

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

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

**CITY OF KEY WEST
 CERTIFICATE OF APPROPRIATENESS
 APENDIX FOR DEMOLITIONS
 APPLICATION NUMBER H- _____**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

OR THAT THE BUILDING OR STRUCTURE;

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

SUBJECT BUILDING IS A SHED. IT IS NON-CONTRIBUTING AND DOES NOT APPEAR ON THE 1965 SANBORN MAPS. IT HAS A FLAT ROOF AND SHINGLE SIDING.

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

N/A.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

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

N/A

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

N/A

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

N/A

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

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

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 6 PAGES, DATED 4/27/16.
 No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

STRUCTURE PROPOSED FOR DEMOLITION IS NON-CONTRIBUTING. IT IS A SHED BUILT AFTER 1965. IT HAS A FLAT ROOF & SHINGLE SIDING. IT IS NOT A CONTRIBUTING STRUCTURE.

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

STRUCTURE IS NOT HISTORIC.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

STRUCTURE IS NOT CONTRIBUTING.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval PRIOR to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

<i>Loretta Anne Tarver</i>	LORETTA ANNE TARVER
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME

7/13/16

OFFICE USE ONLY

BUILDING DESCRIPTION:

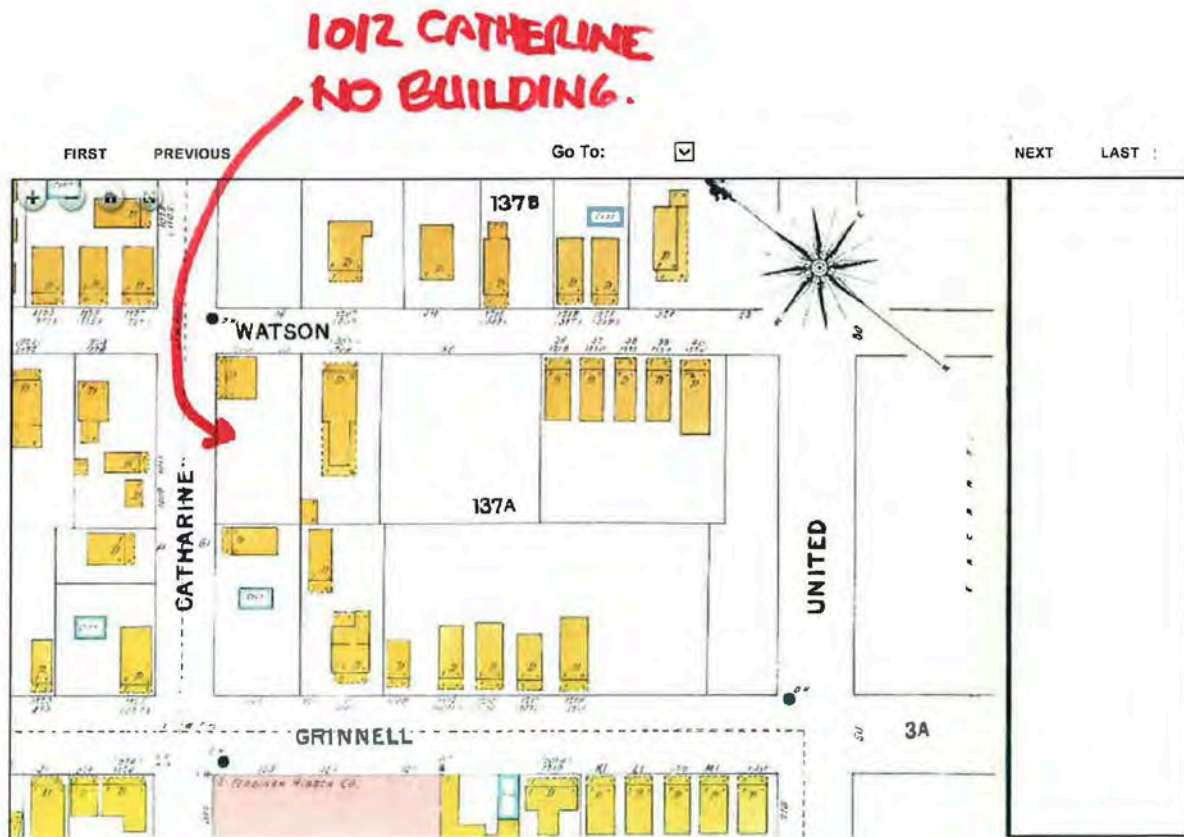
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/>	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<p>Reviewed by Staff on _____</p> <p>Notice of hearing posted _____</p> <p>First reading meeting date _____</p> <p>Second Reading meeting date _____</p> <p>TWO YEAR EXPIRATION DATE _____</p>	<p>Staff Comments</p>
---	--

SANBORN MAPS

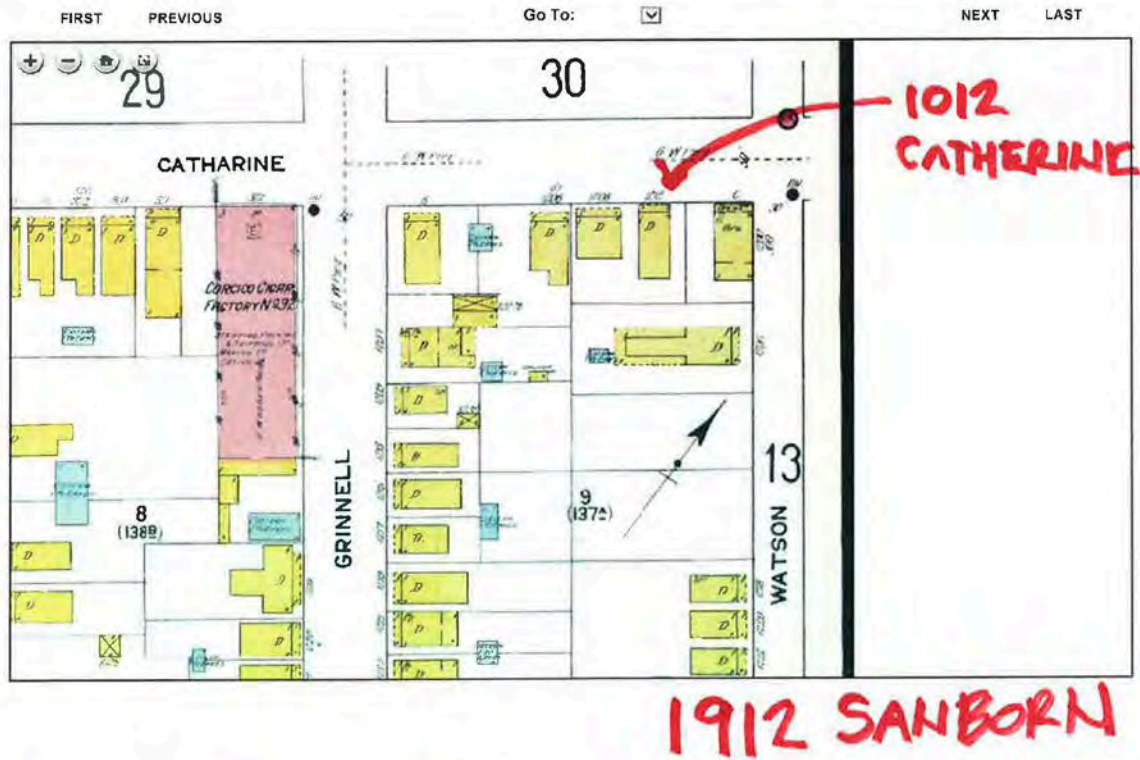
1012 CATHERINE STREET

SANBORN MAPS



1899 SANBORN

1899 Sanborn Map. No building at 1012 Catherine.

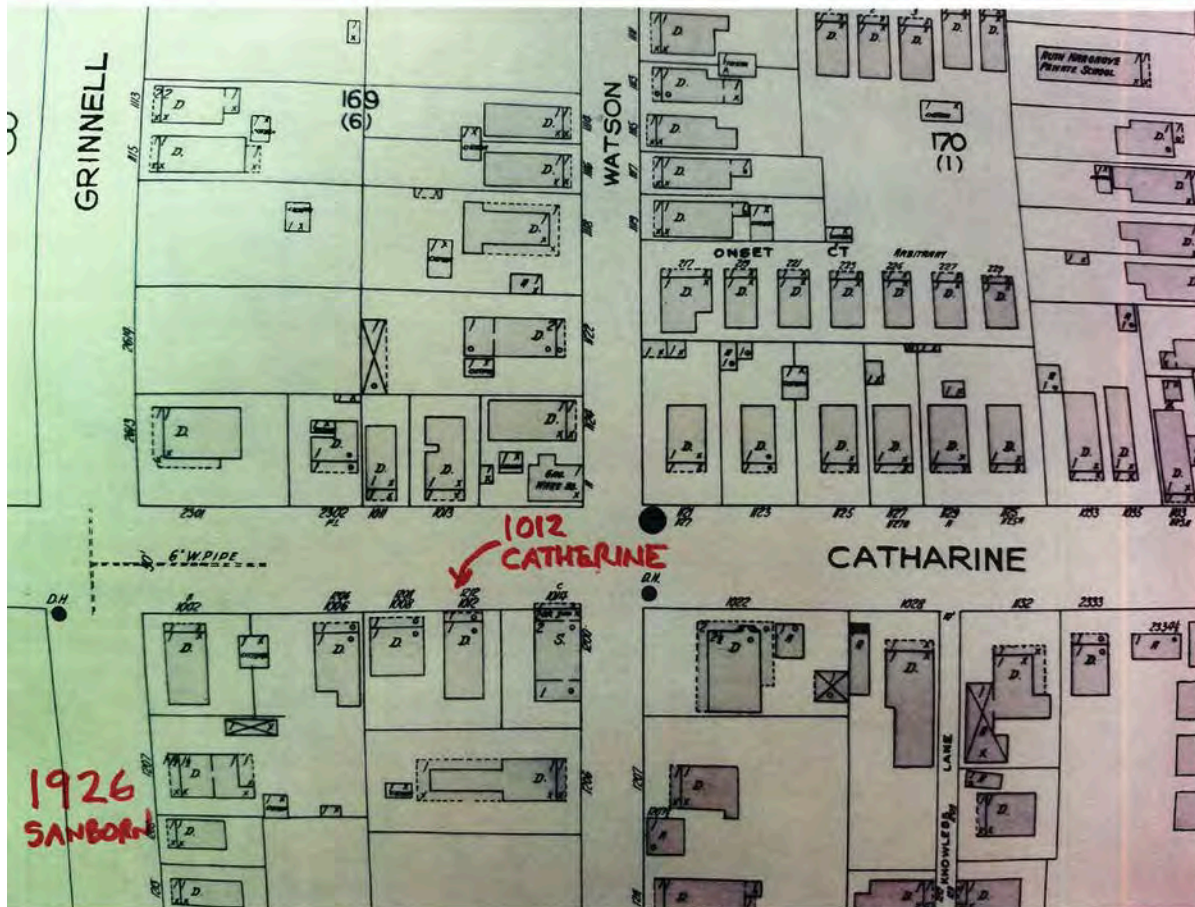


<http://ufdc.ufl.edu/UF00074185/00004/22x>

6/27/2016

The 1912 Sanborn Map is the first map that shows a one story residence building at 1012 Catherine. It appears to be the one that exists now.

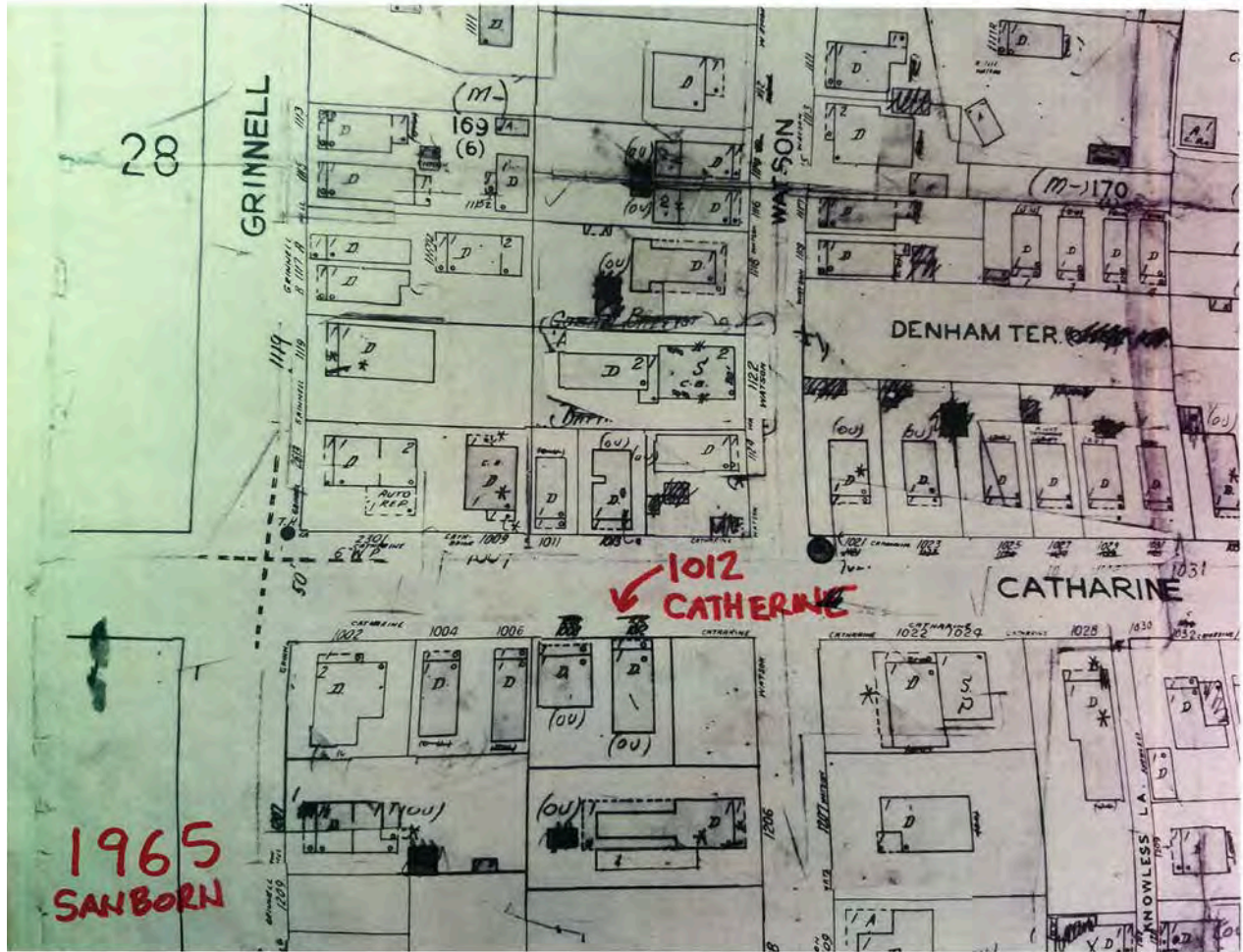
1012 CATHERINE STREET SANBORN MAPS



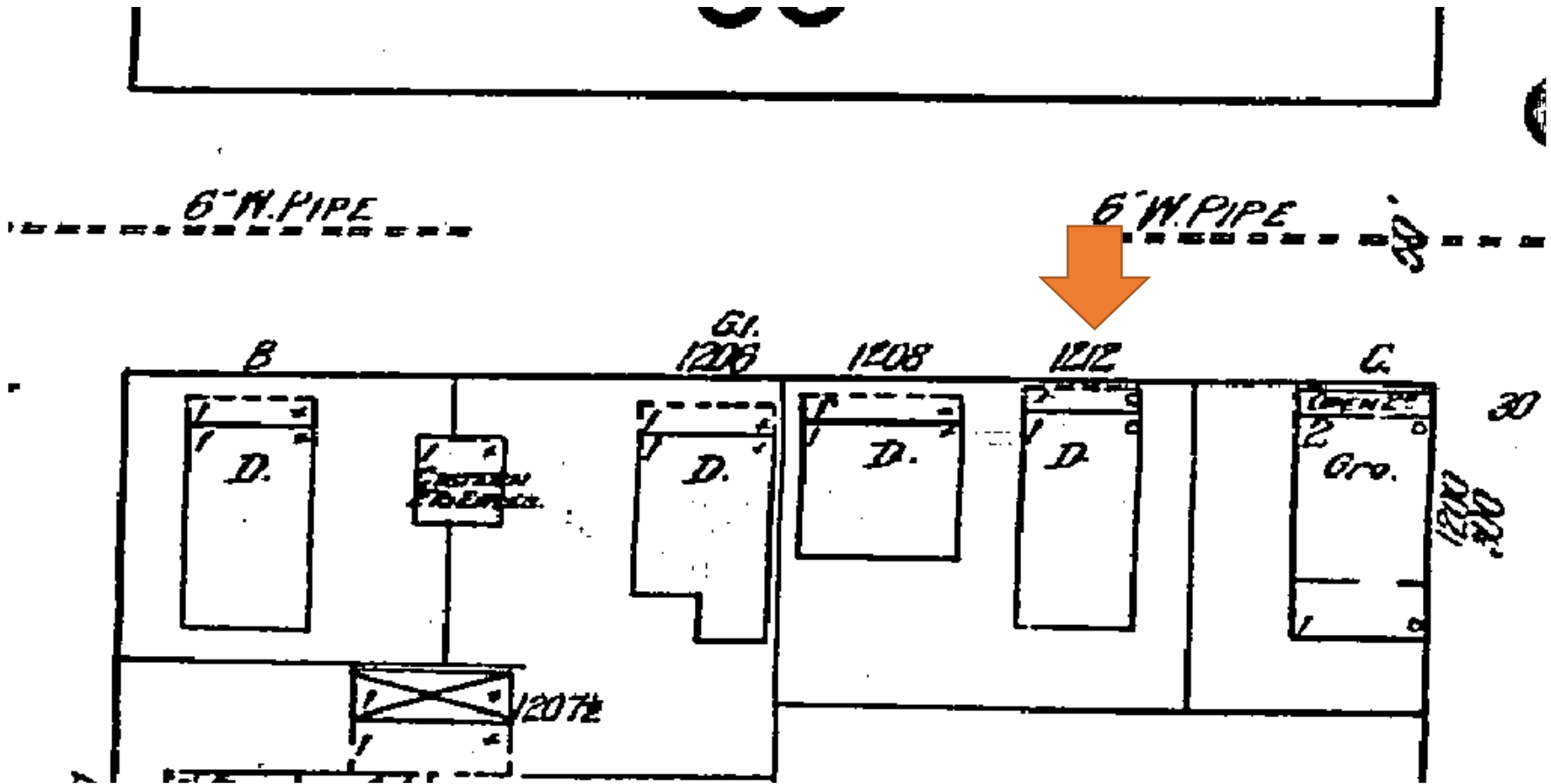
The 1926 Sanborn Map shows the same one story residence at 1012 Catherine.



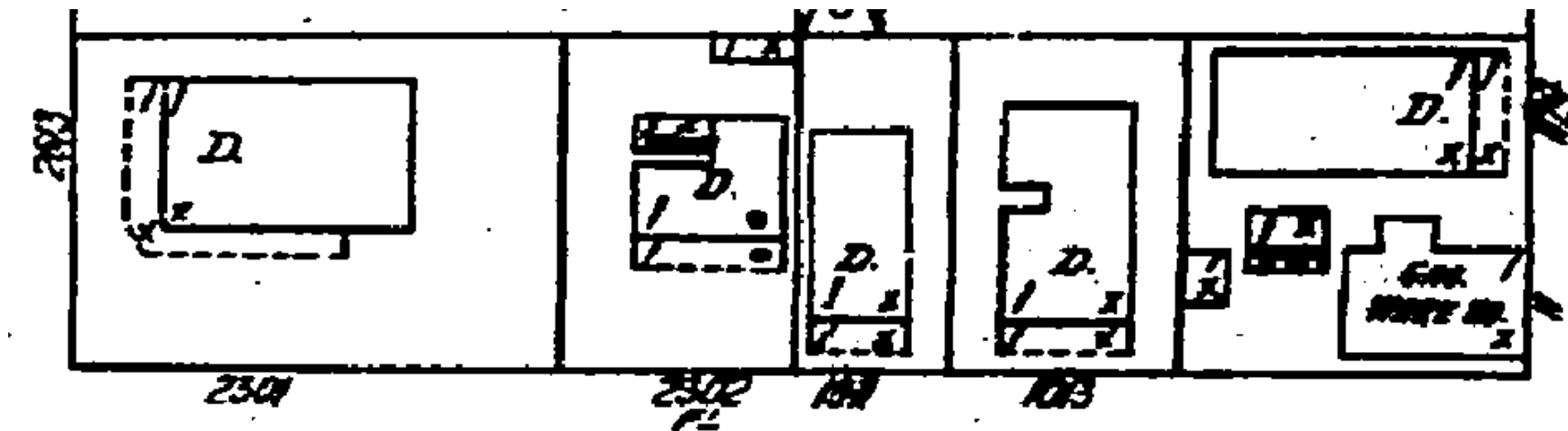
The 1948 Sanborn map shows the same one story residence at 1012 Catherine.



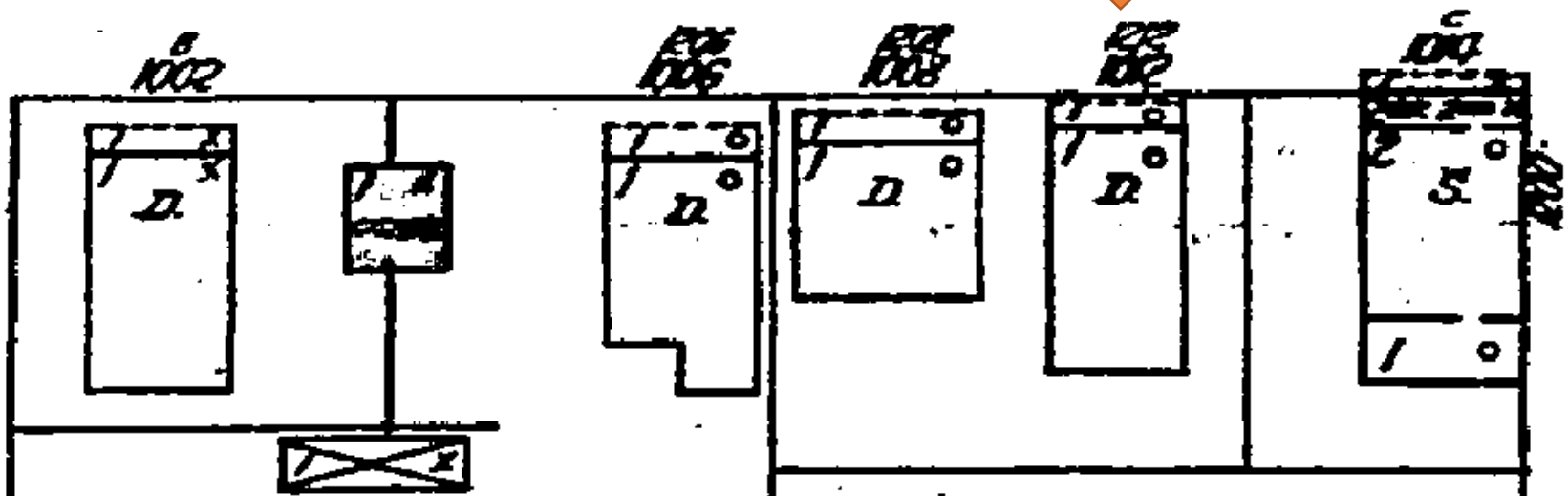
The 1965 Sanborn shows the same one story residence at 1012 Catherine. The adjacent building (to the left) would be demolished three years later in 1968, making room for the current addition and pool on 1012 Catherine.



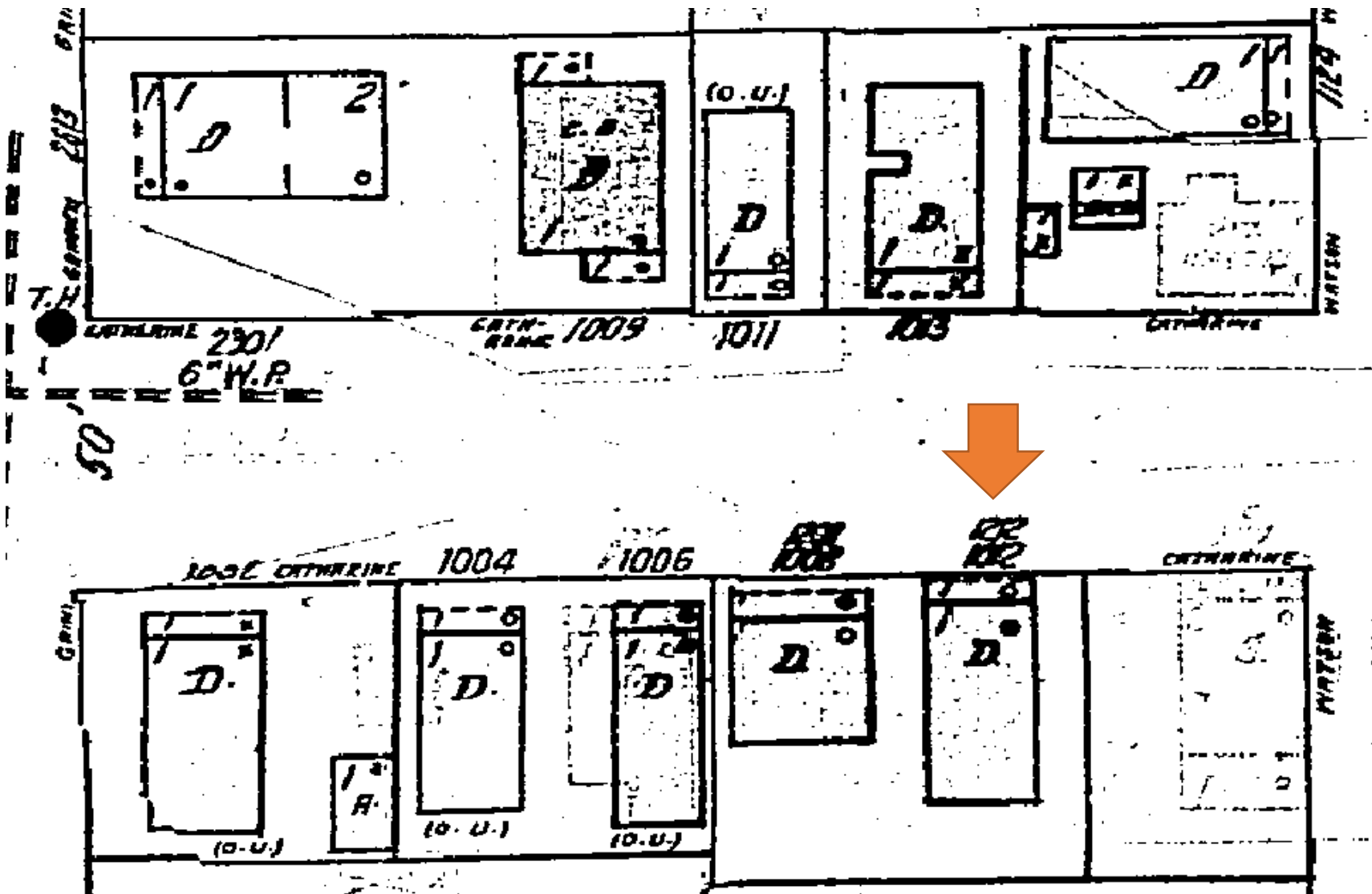
1912 Sanborn Map



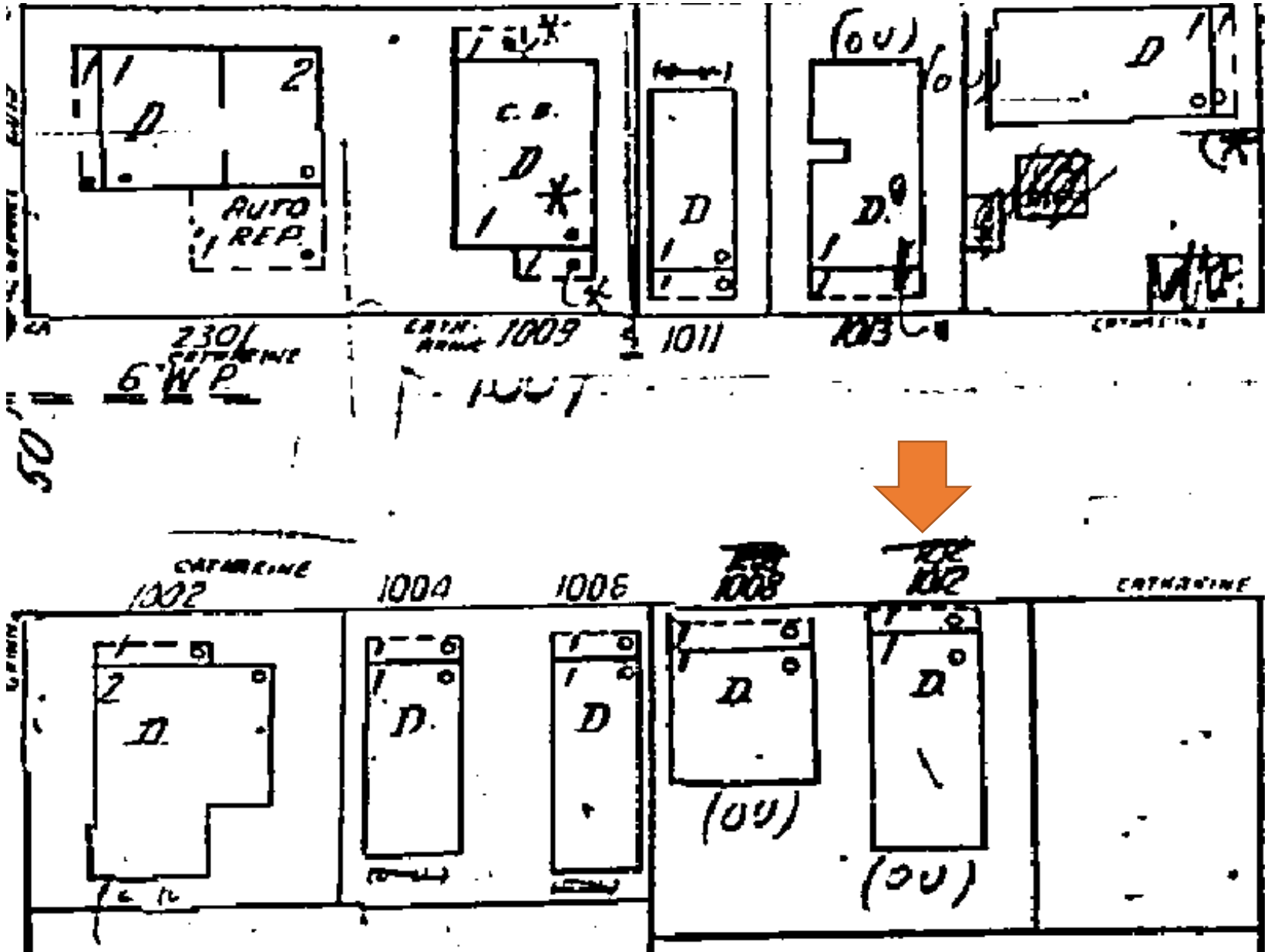
6" W. PIPE



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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

1012 CATHERINE STREET EXISTING CONDITIONS



Circa 1965 photo of 1012 Catherine. This structure still exists, though heavily altered.



Historic photo of house adjacent to 1012 Catherine. This house was demolished in 1968. The existing addition to 1012 Catherine and the pool stands here now. That addition was constructed circa 1970.

1012 CATHERINE STREET

EXISTING PHOTOS



Front (Catherine Street) façade. Replace all doors and windows. Remove existing bathroom addition and replace with covered front porch.



Front (Catherine Street), another view.



Side (west) façade. Note: this addition was constructed after 1968. Replace all doors and windows with painted wood units. New bifold doors. Repair existing porch roof. New wood decking.



Rear (south) façade,

Remove aluminum doors and windows. Remove strange bay window.

Remove gable windows.

Remove all A/Cs. Remove water heater enclosure at bottom.

New painted wood DH windows.



Side (east) façade.

Remove outdoor shower. Remove all aluminum doors and windows. Replace with painted wood double hung windows.



Side (east) façade. Remove and replace all aluminum doors and windows. Cut back existing overhang to comply with setbacks.



Rear shed. The right half of this shed will be demolished. Remove existing wood shingles and install painted wd. lap siding.

1012 CATHERINE STREET EXISTING CONDITIONS



Adjacent property, 1006 Catherine.



Adjacent property, 1014 Catherine

1012 CATHERINE STREET EXISTING CONDITIONS



Street view from east side

1012 Catherine

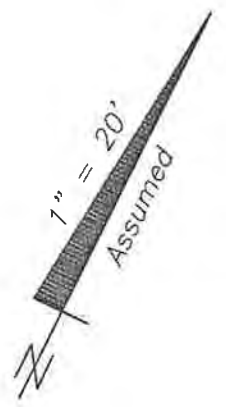
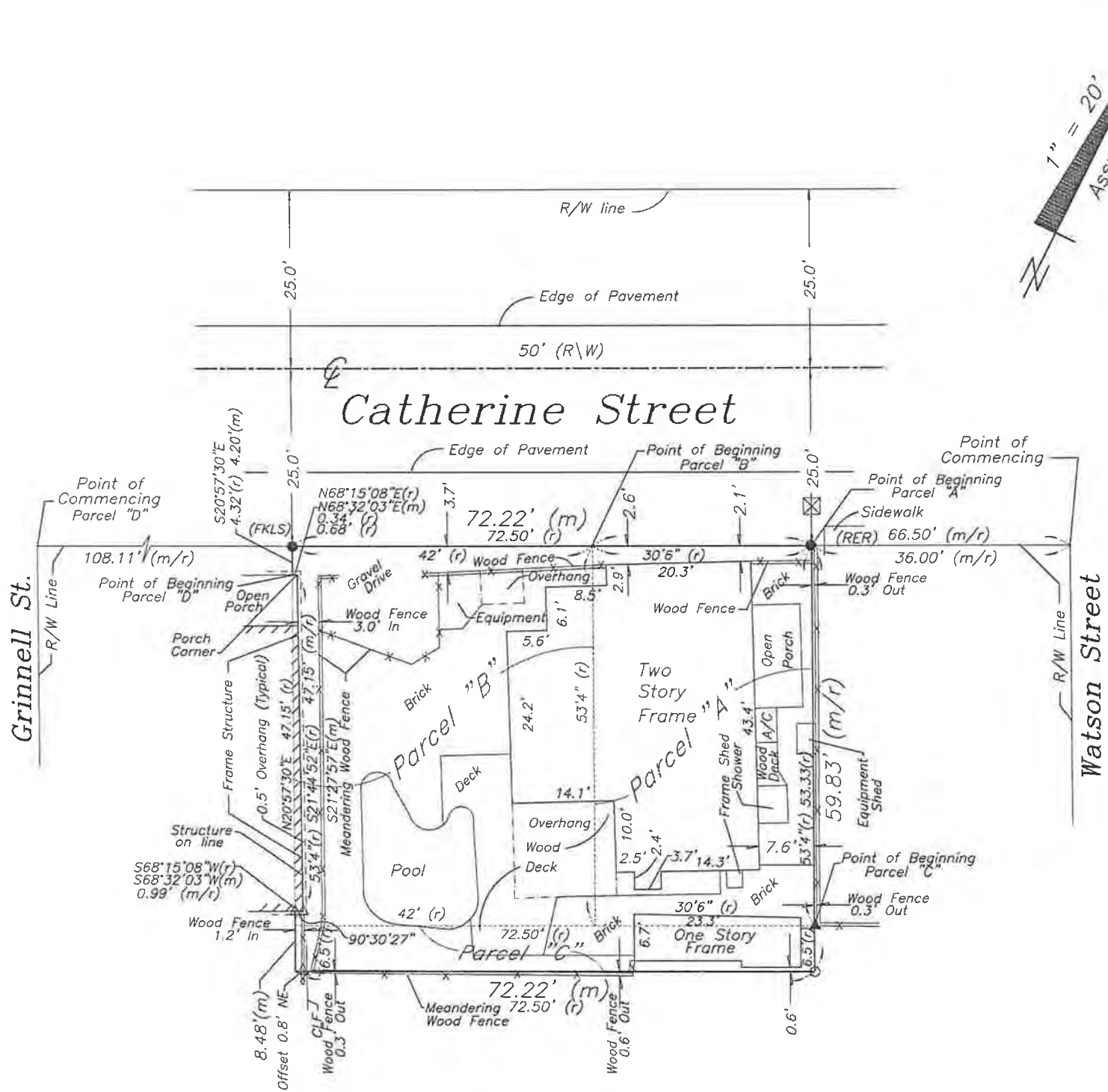


Street view from west side.

1012 Catherine

SURVEY

Boundary Survey Map of part of Lots 1 & 3, Square 9, Tract 13, Island of Key West, FL



LEGEND

⊙ Found 1" Iron Pipe (No ID)	C.B.S. Concrete Block Structure
○ Set 3/4" Iron Pipe w/cap (6298)	R\W Right of Way
● Found 1/2" Iron Rod (RER)(FKLS)	CLF Chain Link Fence
▲ Found Nail & Disc (RER)	⊕ Centerline
△ Set Nail & Disc (6298)	⊗ Wood Utility Pole
(M) Measured	⊠ Concrete Utility Pole
(R) Record	-P- Overhead Utility Lines
(M/R) Measured & Record	

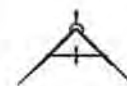
NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1012 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 18, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Bearings for "Parcel D" are assumed and based on the Northeasterly boundary line of lands described in Official Record Book 1399 at Page 1585, as S 20°57'30" E.
12. The Survey Report is not full and complete without the attached Survey Map.

NOTE:

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

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lots 1 & 3, Square 9,
Tract 13, Island of Key West, FL

BOUNDARY SURVEY OF: Parcel "A"

On the Island of Key West and is known as part of Lot 1, in Square 9 of Watson's Diagram of Part of Tract 13 being the corner of Watson and Catherine Streets and having a front on Catherine Street of 30 feet, 6 inches and a depth of 53 feet, 4 inches: COMMENCING at a point distant 36 feet from the corner of Catherine and Watson Streets and running thence in a Southwesterly direction along said Catherine Street 30 feet, 6 inches; thence at right angles in a Southeasterly direction 53 feet, 4 inches; thence at right angles in a Northeasterly direction 30 feet, 6 inches; thence at right angles in a Northwesterly direction 53 feet, 4 inches to the Point of Beginning.

AND ALSO;

Parcel "B"

On the Island of Key West and is known as Part of Lot 1, in Square 9 of Watson's Diagram of Part of Tract 13, but now better known and described as follows: COMMENCING at a point distant 66 feet, 6 inches from the corner of Catherine and Watson Streets and running thence in a Southwesterly direction along Catherine Street 42 feet; thence at right angles in a Southeasterly direction 53 feet, 4 inches; thence at right angles in a Northeasterly direction 42 feet; thence at right angles in a Northwesterly direction 53 feet, 4 inches to the Point of Beginning.

AND ALSO;

Parcel "C"

A parcel of land on the Island of Key West and known as a part of Lot 3, in Square 9 of Watson's Diagram of Tract 13, but now known being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'y right of way line of Watson Street with the SE'y right of way of Catherine Street and run thence SW'y along the SE'y right of way line of said Catherine Street for a distance of 36.00 feet; thence SE'y and at right angles for a distance of 53.33 feet to the Point of Beginning; thence SW'y and at right angles for a distance of 72.50 feet; thence SE'y and at right angles for a distance of 6.5 feet; thence NE'y and at right angles for a distance of 72.5 feet; thence NW'y and at right angles for a distance of 6.50 feet.

LESS AND EXCEPT;

Parcel "D"

In the City of Key West, and is part of Tract 13, according to W.A. Whitehead's map of said City delineated in February, A.D. 1829, but now better known on G.G. Watson's Plat of Part of Tract 13, recorded in Deed Book I, Page 209, of the Public Records of Monroe County, Florida as Part of Lot Two (2), Square Nine (9), more particularly described as follows: COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the SE'y right of way line of Catherine Street and run thence NE'y along the SE'y right of way line of said Catherine Street for a distance of 108.11 feet to a point, said point being the NE'y corner of lands described in Official Records Book 1399, Page 1585 of the Public Records of Monroe County, Florida; thence S20°57'30"E and along the NE'y boundary line of said lands described in Official Records Book 1399, Page 1585 of the Public Records of Monroe County, Florida, for a distance of 4.32 feet to the NW'y face of an existing covered porch, said point being the Point of Beginning of the parcel of land herein after described; thence N68°15'08"E and along the said NW'y face of said existing covered porch for a distance of 0.34 feet to the NE'y corner of the said existing covered porch; thence S21°44'52"E and along the NE'y face of the said existing covered porch and the NE'y face of an existing one story structure for a distance of 47.15 feet to the SE'y corner of the said existing one story structure; thence S68°15'08"W and along the SE'y face of the said existing one story structure for a distance of 0.99 feet to the said NE'y boundary line of the lands described in Official Records Book 1399, Page 1585 of the Public Records of Monroe County, Florida; thence N20°57'30"E and along said NE'y boundary line of the lands described in Official Records Book 1399, Page 1585 of the Public Records of Monroe County, Florida, for a distance of 47.15 feet, back to the Point of Beginning.

BOUNDARY SURVEY FOR: Loretta Anne Tarver;
First International Title, Inc.;
First American Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

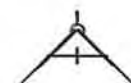
J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

March 22, 2016

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

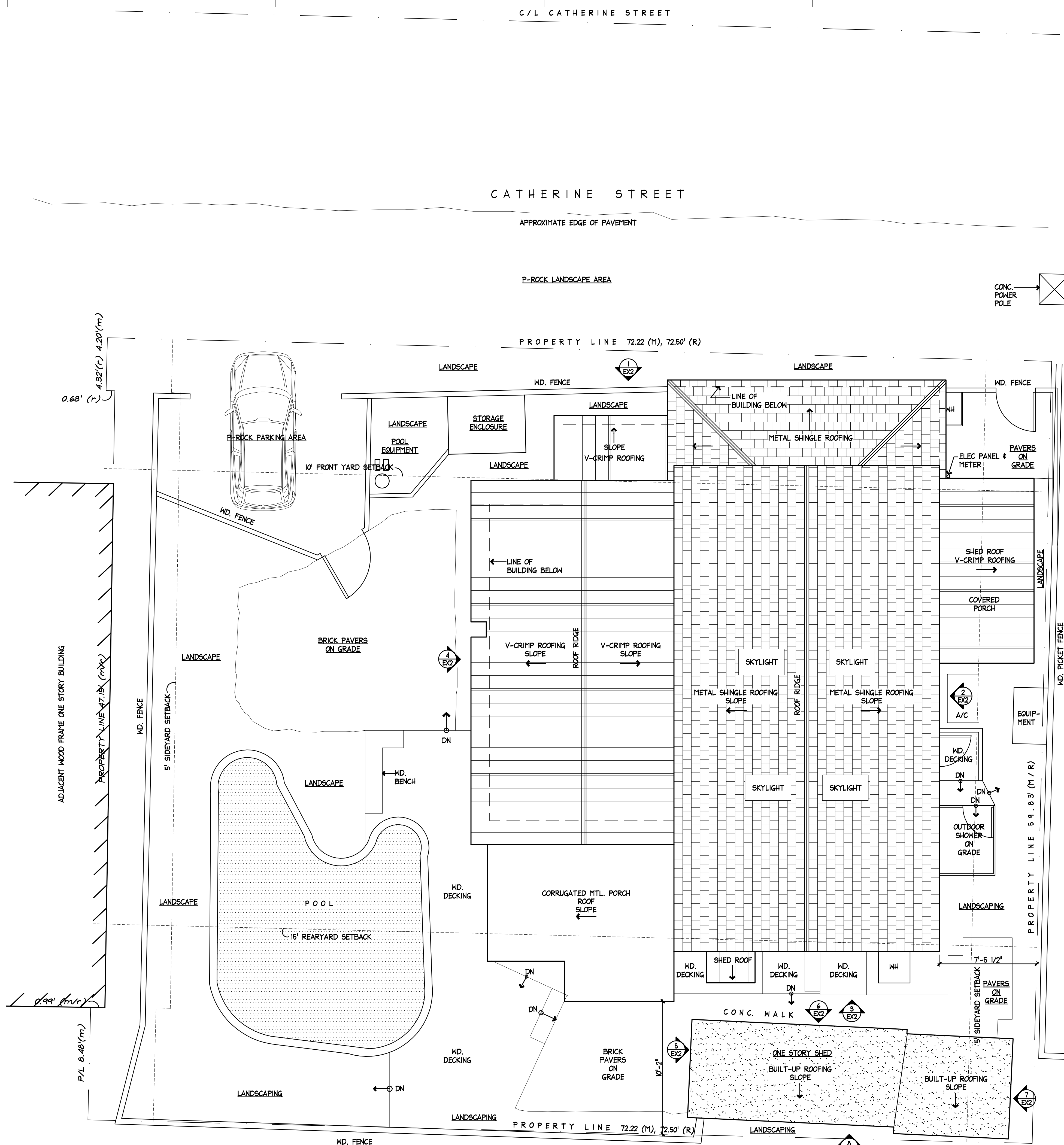
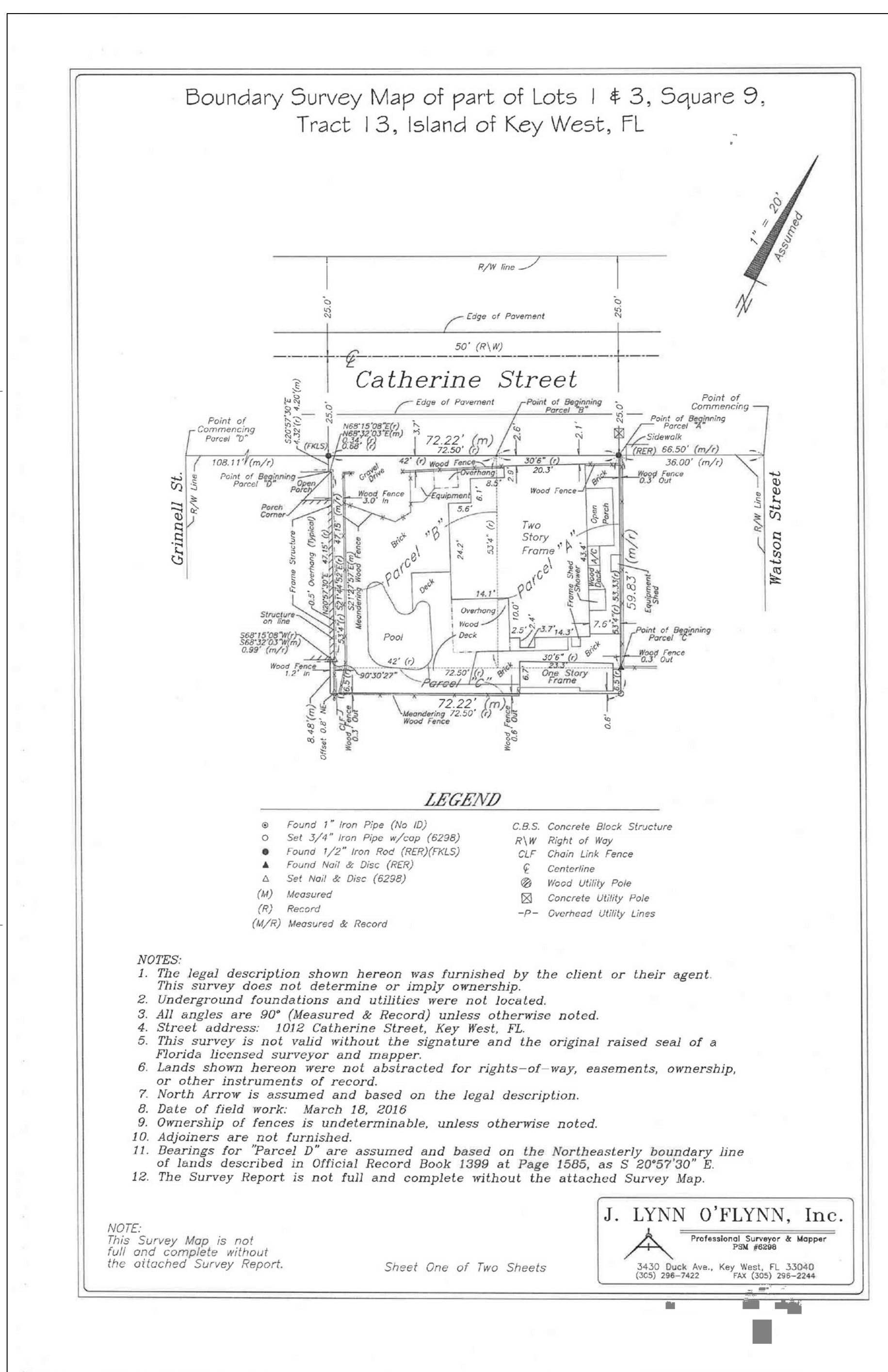
PROPOSED DESIGN

PROJECT STATISTICS - 1012 CATHERINE

LOT DESCRIPTION: SEE SURVEY.

FEMA FLOOD ZONE: ZONE X
 FINISH FLOOR ELEVATION: ---
 ZONING DESIGNATION: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 LOT AREA: 4279 S.F.
 BUILDING CONDITIONED AREA: 1202 S.F.

SETBACKS:			
	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	17'-11"	
FRONT SETBACK:	10' MINIMUM	1'-7"	
SIDE YARD SETBACK:	5' MINIMUM	7'-5 1/2" (PRIMARY STRUCTURE)	
STREET SIDE SETBACK:	7.5' MINIMUM	N/A	
REAR SETBACK:	15' MINIMUM	10'-2" (PRIMARY STRUCTURE)	
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	2,644 / 4,279 = 61.8%	
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	1,847 / 4,279 = 43.2%	
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL
ACCESSORY STRUCTURE SETBACKS:			
	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
REAR SETBACK:	5' MINIMUM	0'-3" (EXISTING)	
SIDE SETBACK:	5' MINIMUM	1'-8" (EXISTING)	



TARVER RESIDENCE
 1012 CATHERINE STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No: 1603

EXISTING SITE PLAN

Date:

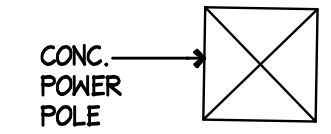
EXO

1 OF --

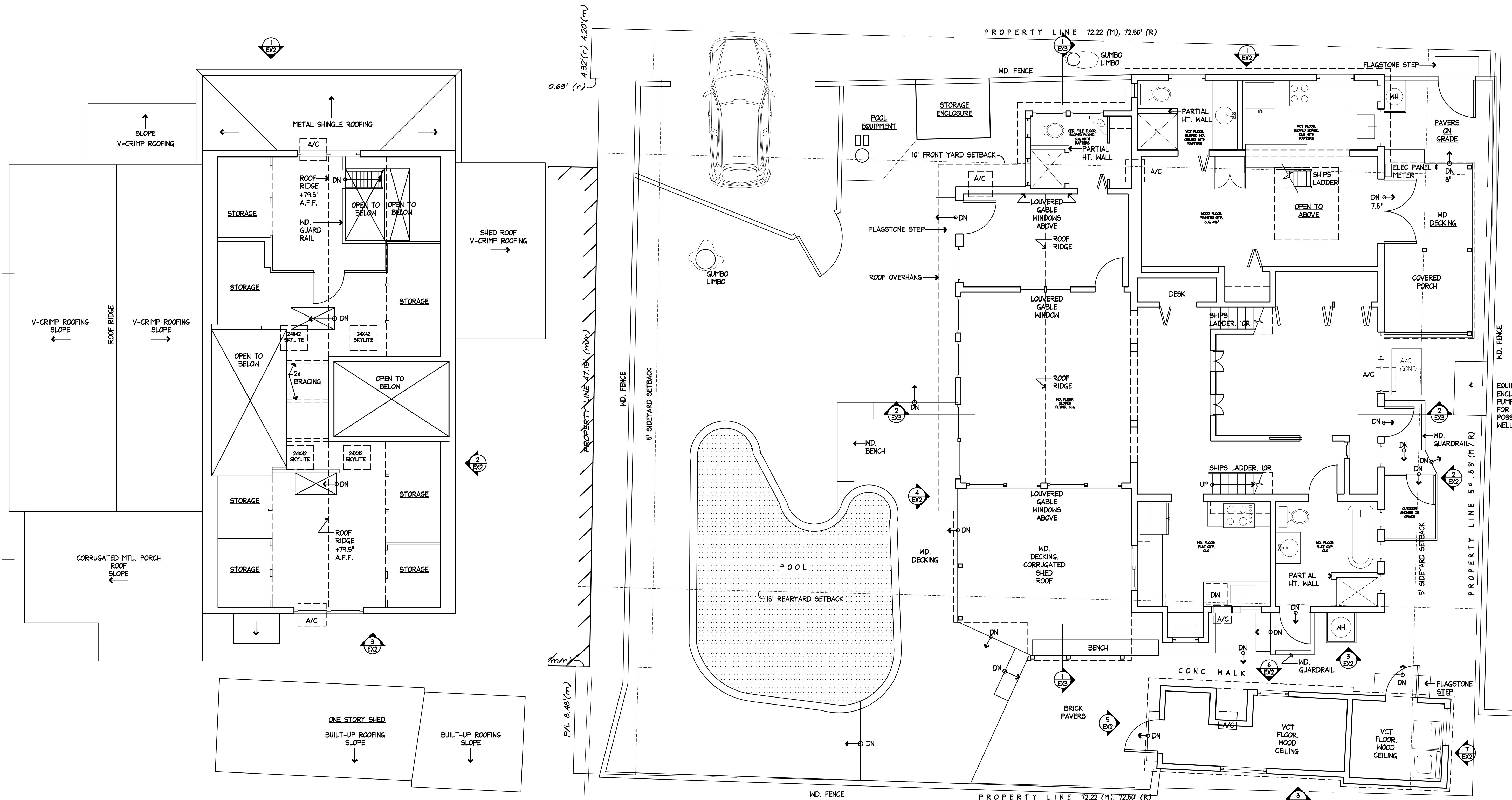
CATHERINE STREET

APPROXIMATE EDGE OF PAVEMENT

P-ROCK LANDSCAPE AREA



PROPERTY LINE 72.22 (M), 72.50' (R)



TARVER RESIDENCE
1012 CATHERINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1603
EXISTING FLOOR PLAN

Date:

EX1

2 EX1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

1 EX1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



TARVER RESIDENCE
 1012 CATHERINE STREET
 KEY WEST, FLORIDA

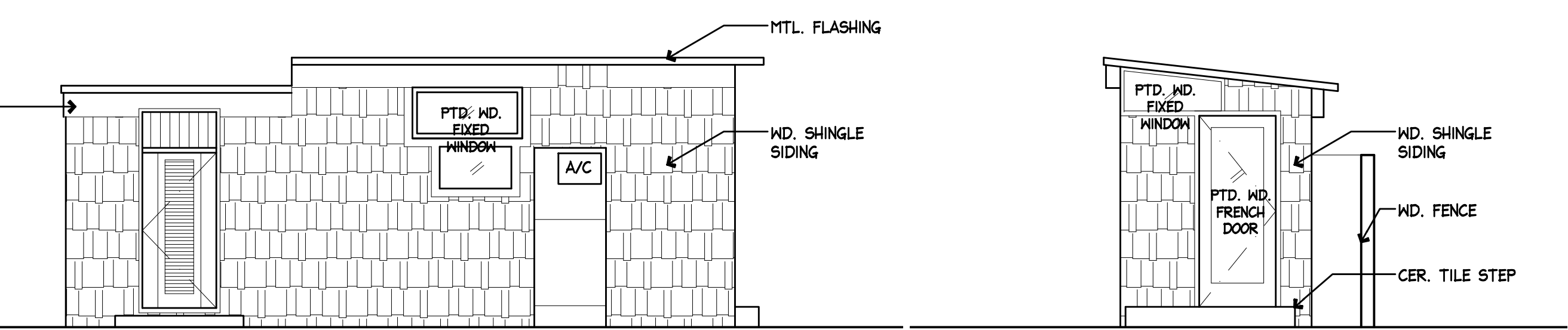
410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.a.

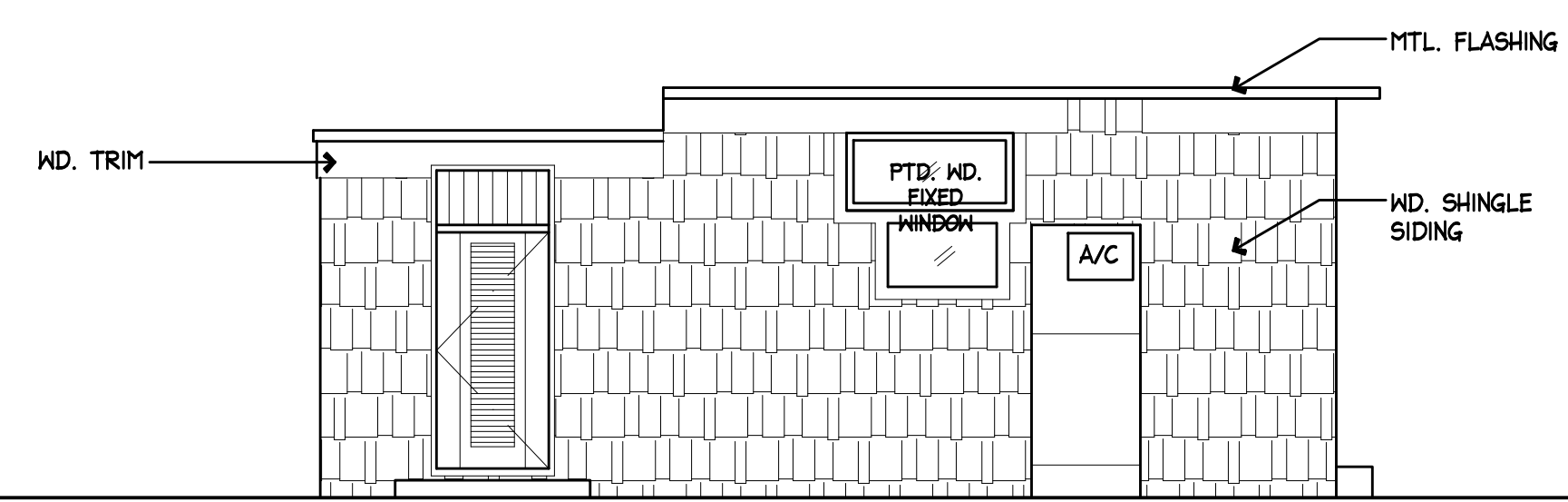
Project No: 1603
 EXISTING ELEVATIONS

Date:

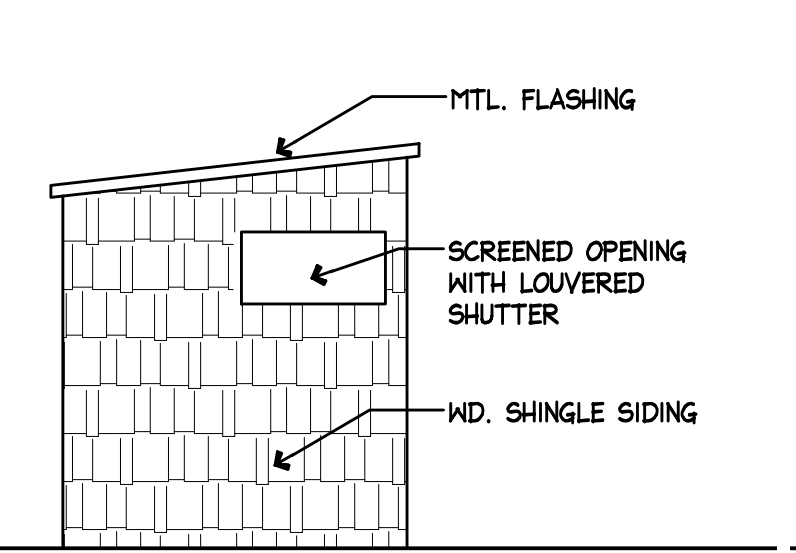
EX2



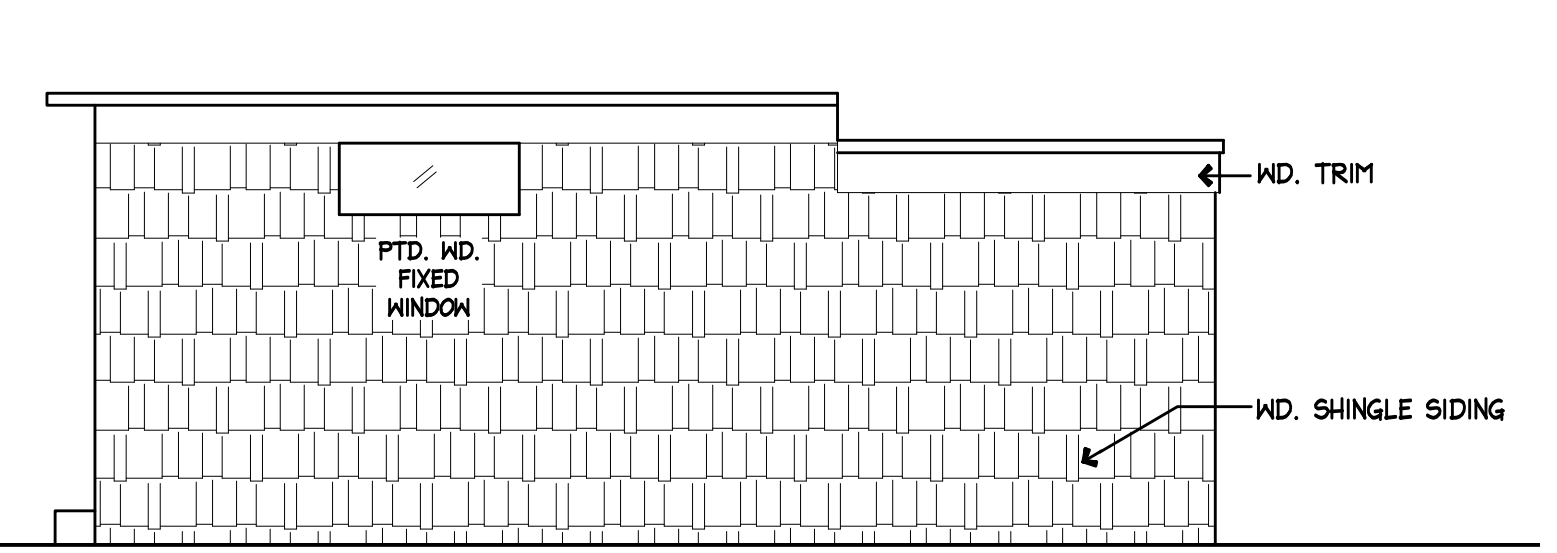
5 SHED WEST EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



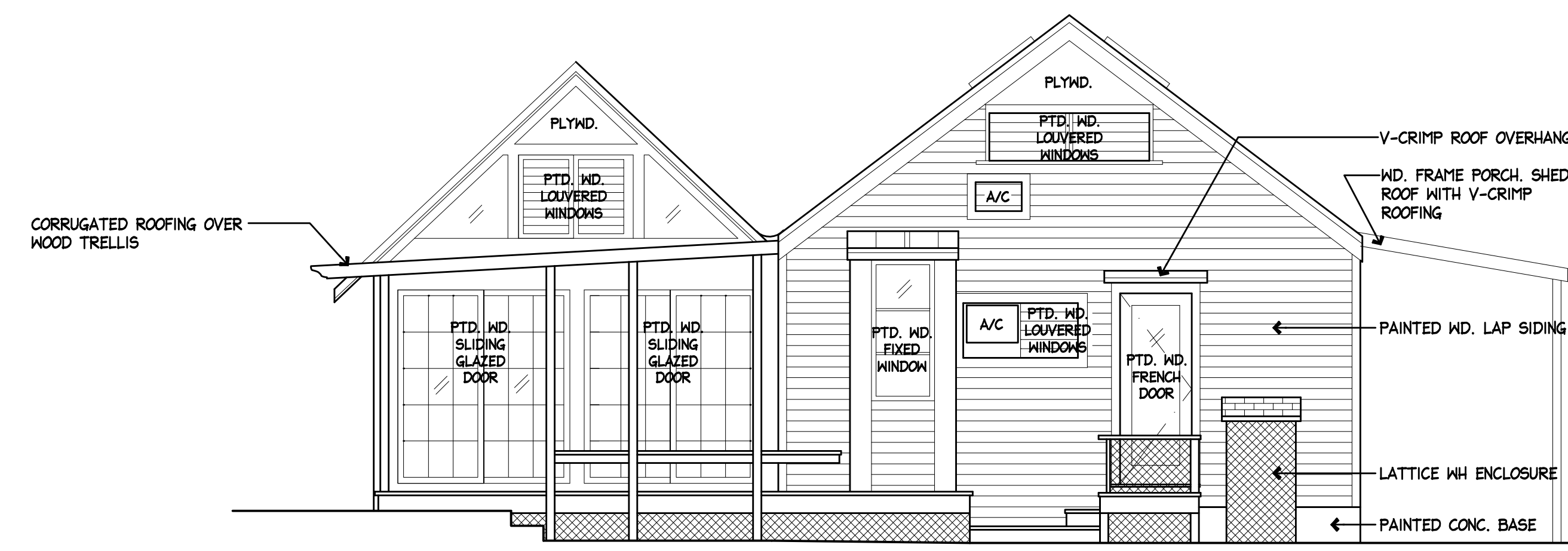
6 SHED NORTH EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



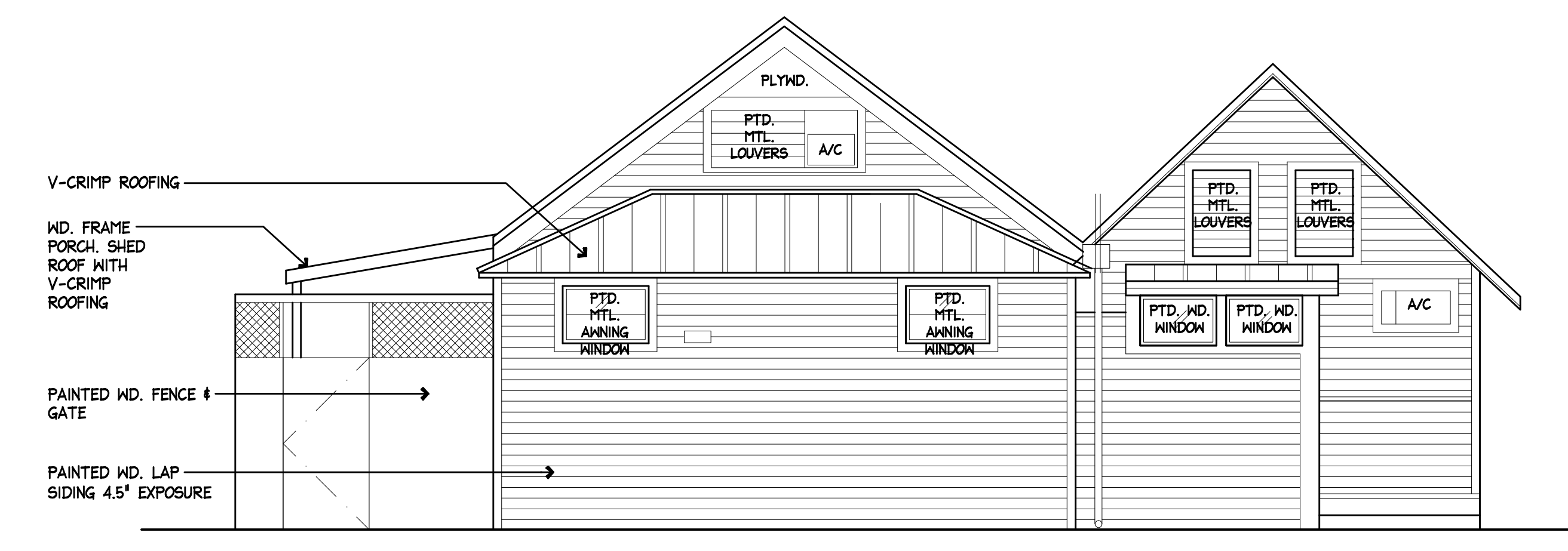
7 SHED EAST EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



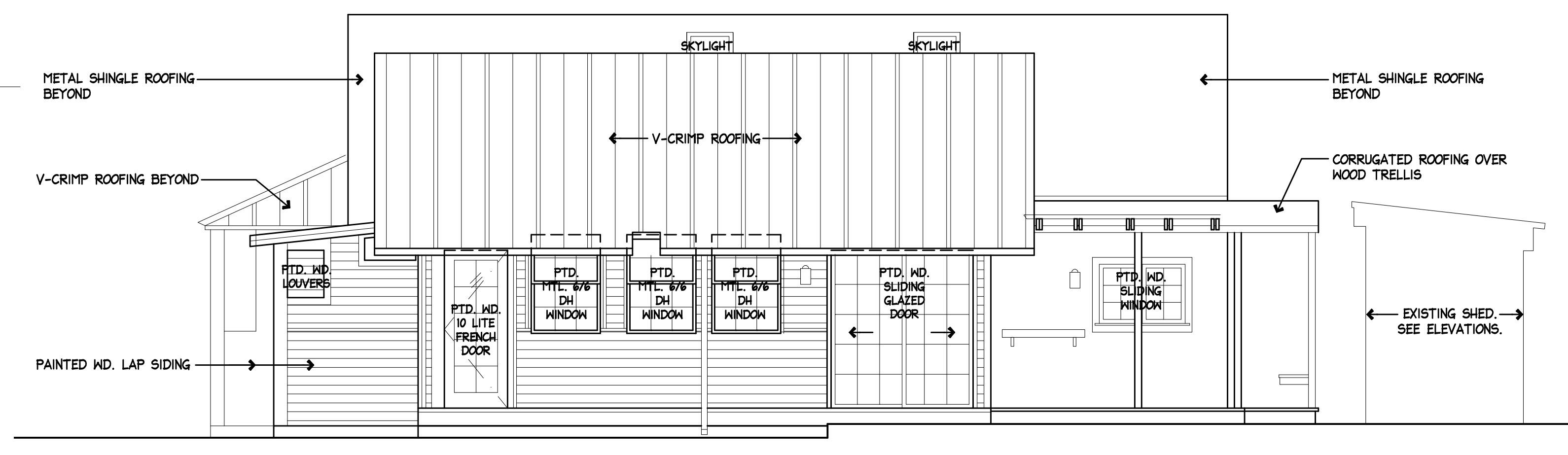
8 SHED EAST EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



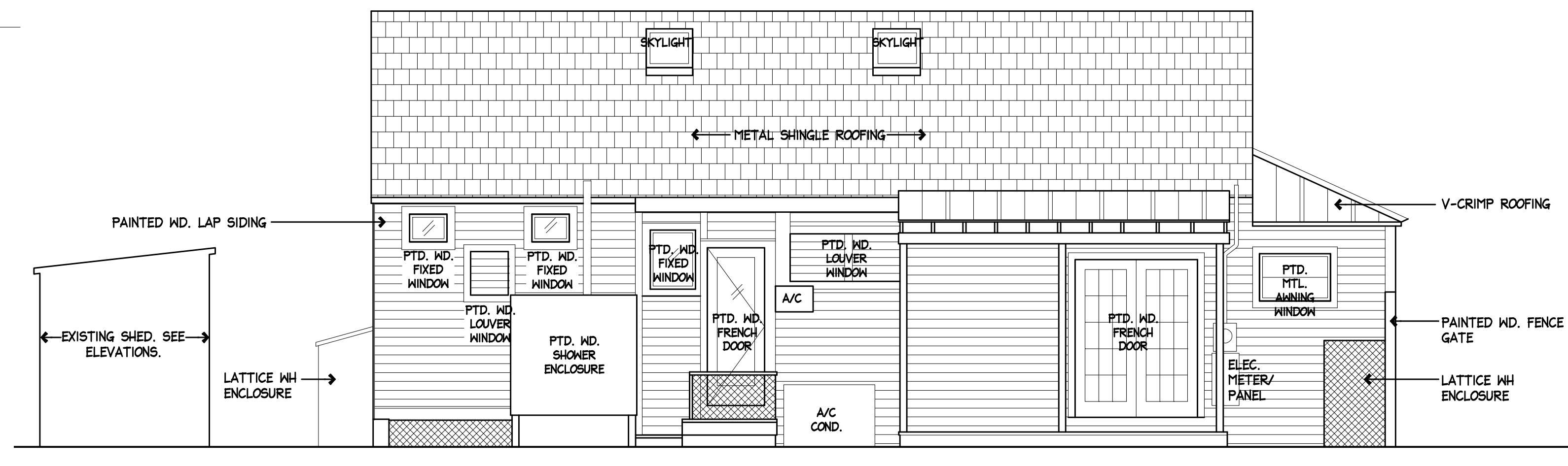
3 EXISTING REAR (SOUTH) EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



1 EXISTING FRONT (NORTH) EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



4 EXISTING SIDE (WEST) EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"



2 EXISTING SIDE (EAST) EXTERIOR ELEVATION
 EX2 SCALE: 1/4"=1'-0"

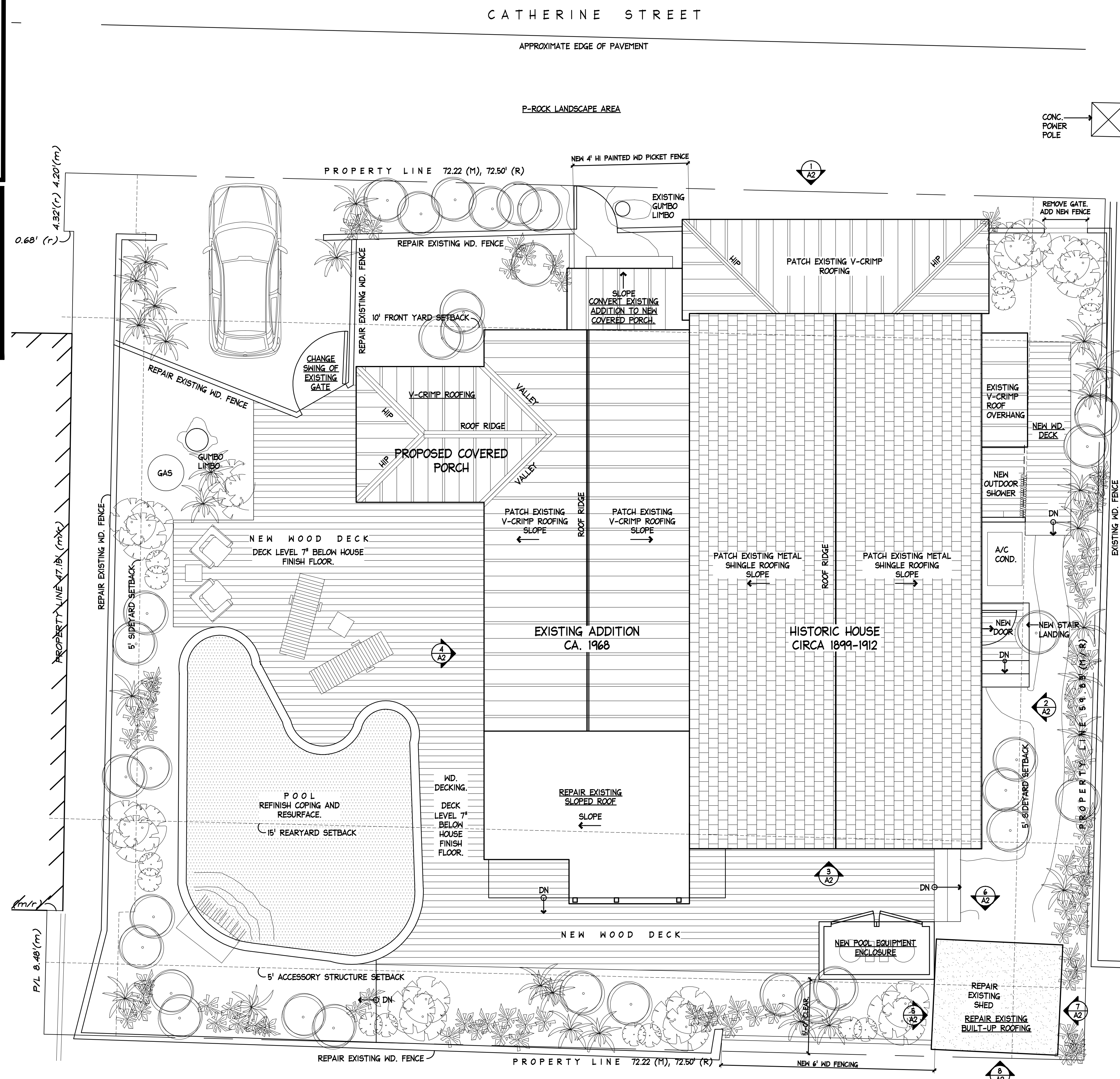
PROJECT STATISTICS - 1012 CATHERINE
 LOT DESCRIPTION: SEE SURVEY.

FEMA FLOOD ZONE: ZONE X
 FINISH FLOOR ELEVATION: ---
 ZONING DESIGNATION: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 LOT AREA: 4,279 S.F.
 BUILDING CONDITIONED AREA: 1,202 S.F.

SETBACKS:			
	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	17'-11"	17'-11" (NO CHANGE)
FRONT SETBACK:	10' MINIMUM	1'-7"	1'-7" (NO CHANGE)
SIDE YARD SETBACK:	5' MINIMUM	9' (PRIMARY STRUCTURE)	5'-1" (PRIMARY STRUCTURE)
STREET SIDE SETBACK:	7.5' MINIMUM	N/A	N/A
REAR SETBACK:	15' MINIMUM	10'-2" (PRIMARY STRUCTURE)	10'-2" (NO CHANGE)
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	2,644 / 4,279 = 61.8%	1,905 / 4,279 = 44.5%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	1,847 / 4,279 = 43.2%	1,686 / 4,279 = 39.4%
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL
ACCESSORY STRUCTURE SETBACKS:			
	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
REAR SETBACK:	5' MINIMUM	3' (EXISTING, NO CHANGE)	3' (EXISTING, NO CHANGE)
SIDE SETBACK:	5' MINIMUM	1'-7" (EXISTING, NO CHANGE)	1'-7" (EXISTING, NO CHANGE)

OPEN SPACE CALCULATIONS

	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
OPEN SPACE:	35% MINIMUM	33.7%	36.44%
PROPOSED OPEN SPACE CALCULATIONS:			
HOUSE & PORCH OVERHANGS:	1587 S.F.		
SHED:	67 S.F.		
POOL:	302 S.F.		
DECKS:	57 S.F. + 19 S.F. + 618 S.F.		
FENCES:	70 S.F.		
TOTAL 'CLOSED' SPACE:	2720 S.F. / 4279 S.F. = 63.5%		
TOTAL 'OPEN' SPACE:	100% - 63.5% = 36.5% OPEN SPACE		



TARVER RESIDENCE
 1012 CATHERINE STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

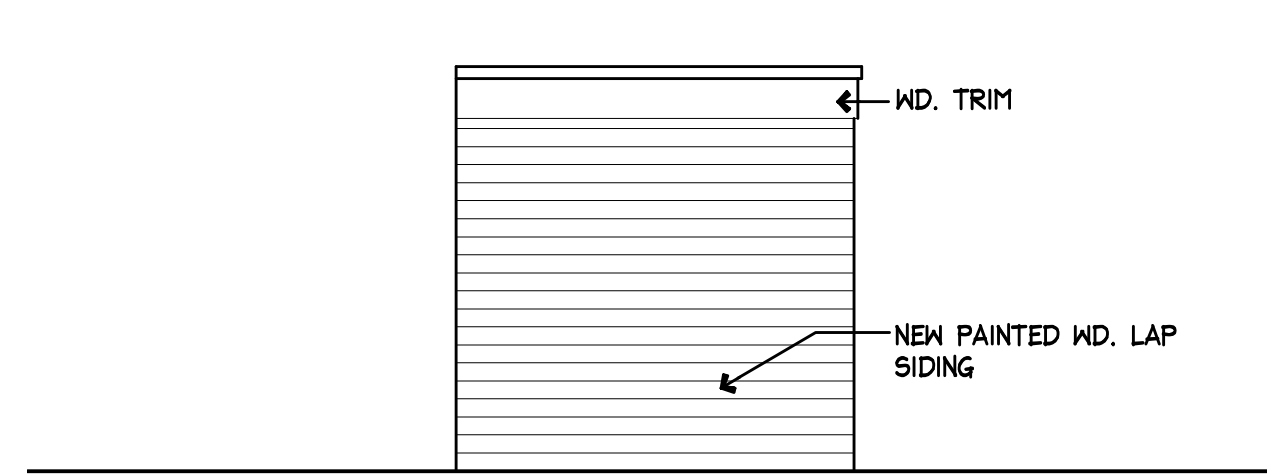
Bender & Associates
ARCHITECTS
 p.a.

Project No: 1603
 PROPOSED SITE PLAN
 Date: 4/27/16

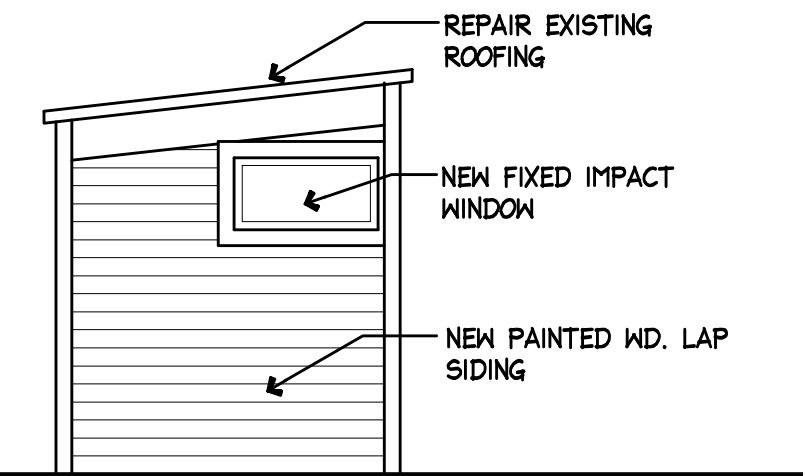
A0
 1 OF --

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

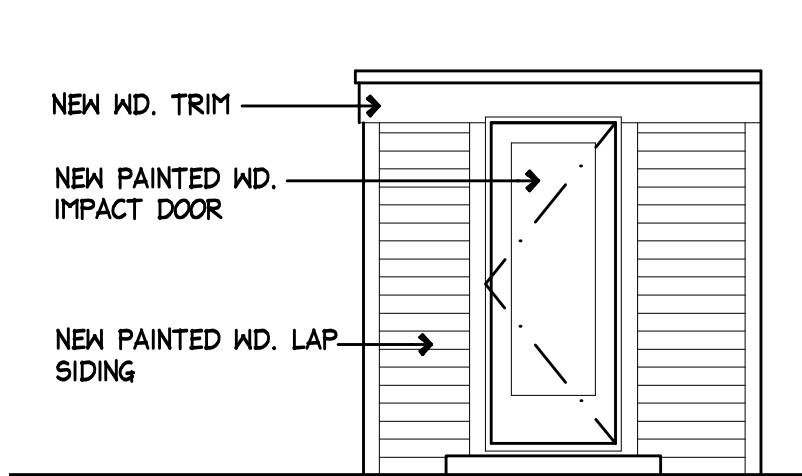




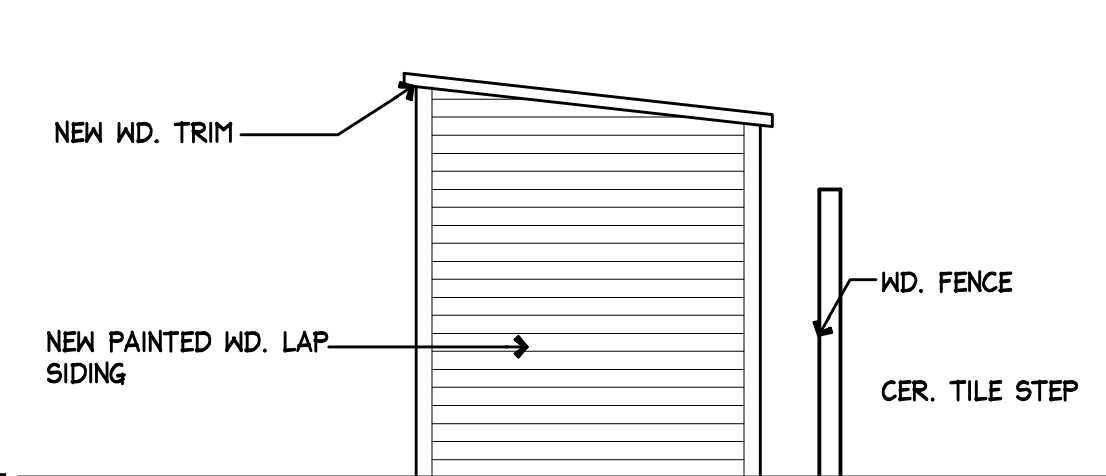
8 SHED SOUTH EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



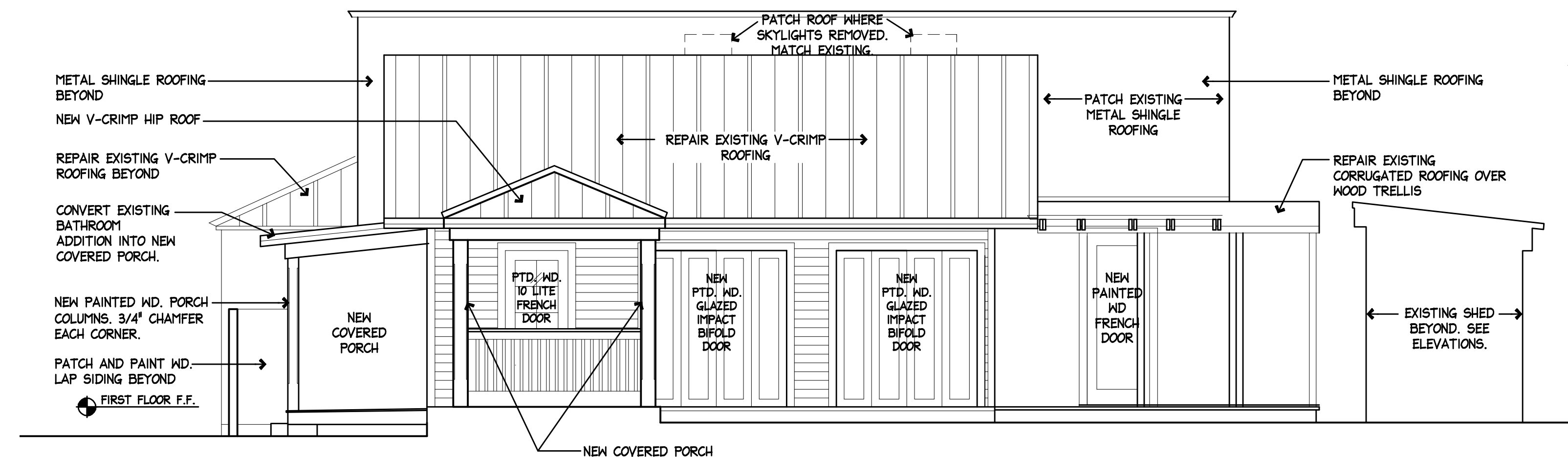
7 SHED EAST EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



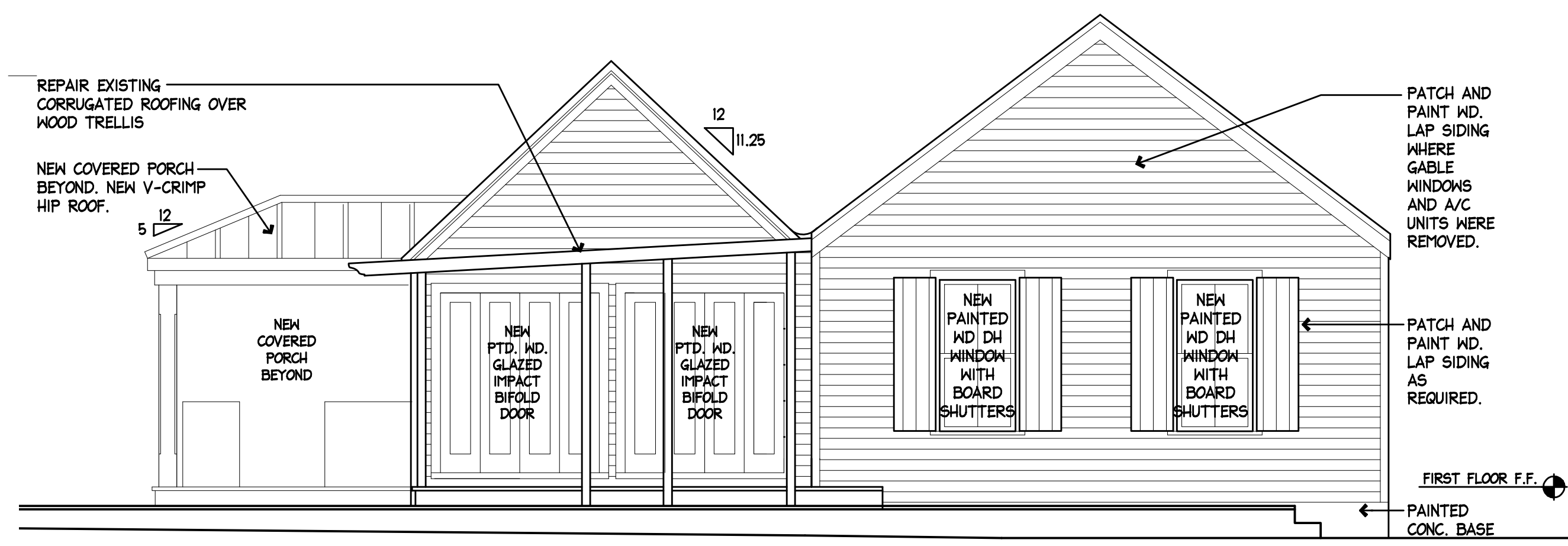
6 SHED NORTH EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



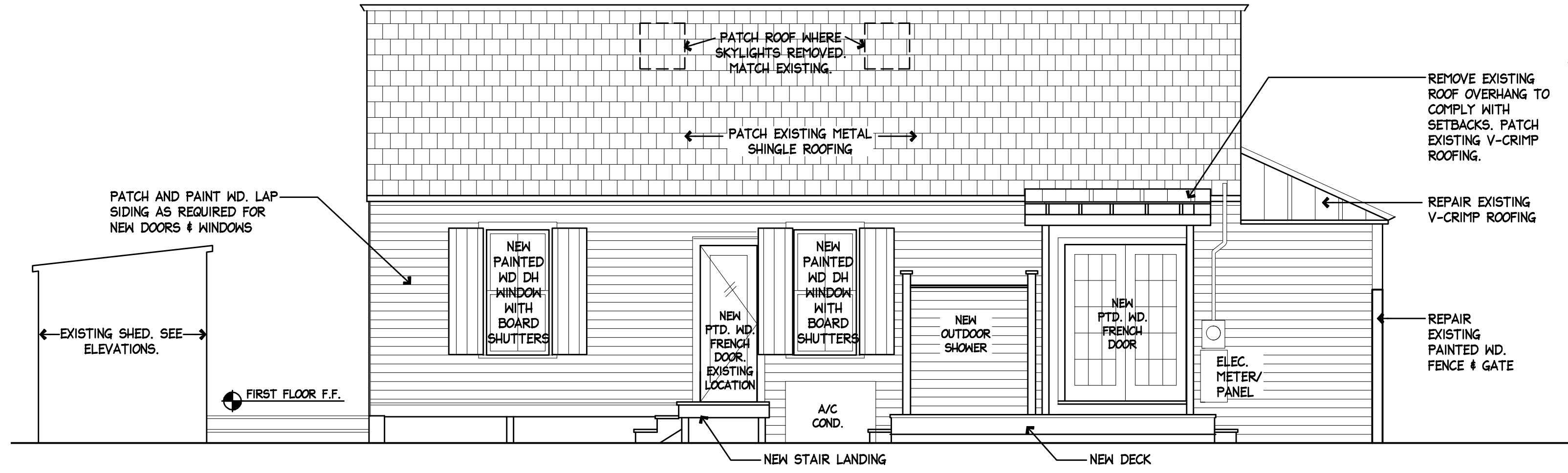
5 SHED WEST EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



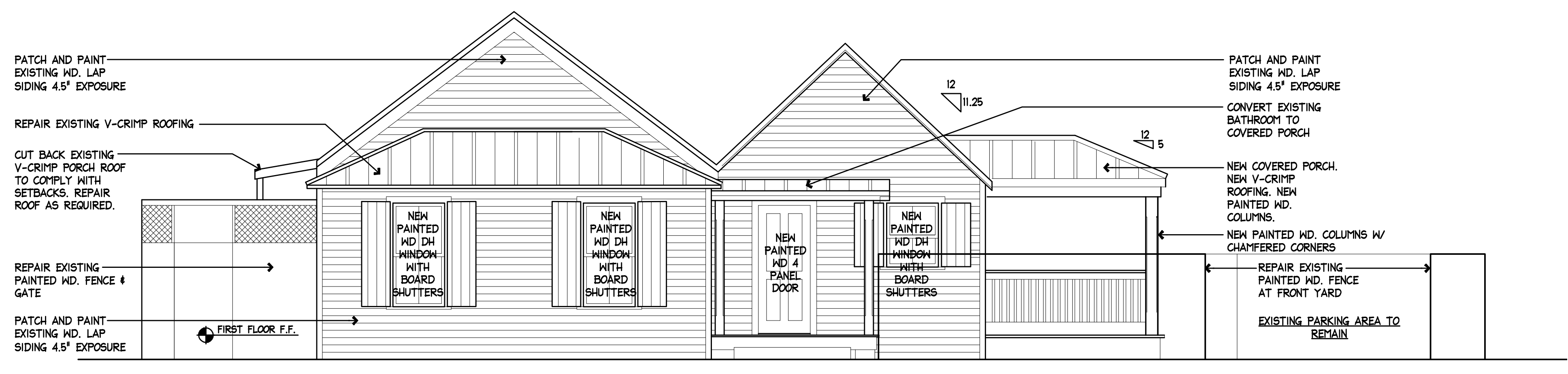
4 PROPOSED SIDE (WEST) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



3 PROPOSED REAR (SOUTH) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



2 PROPOSED SIDE (EAST) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



1 PROPOSED FRONT (NORTH) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"

TARVER RESIDENCE
1012 CATHERINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1603
PROPOSED EXTERIOR ELEVATIONS

Date:

A2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 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. NEW COVERED PORCH AT FRONT AND SIDE. NEW DECKS AND FENCES. PARTIAL DEMOLITION OF REAR SHED.

FOR- #1012 CATHERINE STREET

Applicant – Bender & Associates

Application #H16-03-0052

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

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

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



1012

Public Meeting Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1012 CATHERINE on the 20 day of JULY, 2016.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 7/26/16, 20 .

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

The Certificate of Appropriateness number for this legal notice is H16-03-0052.

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

Signed Name of Affiant:

David Salay
Date: 7/20/16
Address: 410 ANGELO
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20th day of July, 2016.

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

NOTARY PUBLIC

Sign Name: Daina D. Katubi
Print Name:

Notary Public - State of Florida (seal)
My Commission Expires:



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.

Alternate Key: 1032972 Parcel ID: 00032190-000000

Ownership Details

Mailing Address:

TARVER LORETTA ANNE
2 W WESLEY RD NW APT 1
ATLANTA, GA 30305-3500

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

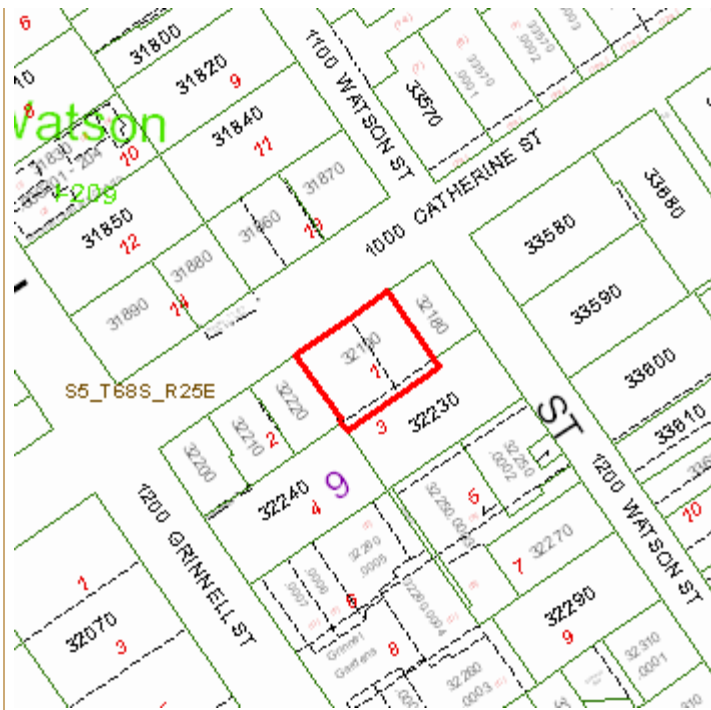
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1012 CATHERINE ST KEY WEST

Legal Description: KW G G WATSON SUB I-209 PT LOTS 1 AND 3 SQR 9 TR 13 G43-94/95 OR234-419/420 OR440-329/30 OR497-759 OR765-375/76 OR826-2059 OR836-1954/55C OR894-74/75 OR1035-1079/80 OR1164-1804/05C OR2212-391/94 OR2214-583/84 OR2789-914/17

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	0	0	4,306.09 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1244
 Year Built: 1938

Building 1 Details

Building Type R2
Effective Age 19
Year Built 1938
Functional Obs 0

Condition G
Perimeter 154
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 26
Grnd Floor Area 1,244

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

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
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	1,244
2	OPF		1	1989	N N	0.00	0.00	96
3	OPF		1	1989	N N	0.00	0.00	300
4	OPX	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	100
5	FHS	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	860

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	161 SF	23	7	1977	1978	3	50
2	PO4:RES POOL	255 SF	0	0	1999	2000	4	50
3	WD2:WOOD DECK	205 SF	0	0	1988	1989	2	40
4	PT2:BRICK PATIO	72 SF	0	0	1988	1989	2	50
5	AC2:WALL AIR COND	2 UT	0	0	1990	1991	1	20
6	FN2:FENCES	348 SF	58	6	1987	1988	2	30
7	FN2:FENCES	570 SF	95	6	1987	1988	2	30

Appraiser Notes

TPP 8804628 - RENTAL

IN NOVEMBER 2015 THE OWNER OF RE 00032190-000000 AK 1032972 (BROOK W. GASSNER) QUIT CLAIMED (OR2769-935/936) TO THE OWNERS OF RE 00032220-000000 AK 1033006 (HARVEY HOLLANDER AND JACQUELINE HOLLANDER) A SMALL STRIP OF LAND (31.58 SQ FT) TO CLEAR AN ENCROACHMENT. LAND SIZE ADJUSTMENTS HAVE BEEN MADE TO BOTH PARCELS FOR THE 2016 TAX ROLL.

FOR THE 2006 TAX ROLL THIS PARCEL HAS INCREASED IN LAND SIZE PER OR2212-391/394 WHEN NEIGHBOR SOLD A PORTION OF LOT 3 TO THIS PARCEL.

2016-04-19 LEFT SALES ACCESS LETTER.DKRAUSE

FOR THE 2007 TAX ROLL THIS PARCEL NOW CONTAINS RE 00032170-000000 AK 1032956 COMBINED WITH IT PER PROPERTY OWNER'S REQUEST.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A951736	05/01/1995	10/01/1995	6,000		10 SQS V-CRIMP ROOF
	0000435	03/08/2000	10/26/2000	2,400		RESURFACE POOL
	04-317	09/30/2004	12/03/2004	13,500		CONCH SHINGLE (METAL) ROOF

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
2015	154,434	21,872	440,487	616,793	433,785	0	616,793
2014	147,428	20,340	266,010	433,778	394,350	0	433,778
2013	149,448	20,798	188,254	358,500	358,500	0	358,500
2012	153,487	21,337	188,254	363,078	363,078	0	363,078
2011	155,506	21,847	187,954	365,307	365,307	0	365,307
2010	162,670	22,386	155,514	340,570	340,570	0	340,570
2009	180,813	22,899	290,565	494,277	494,277	0	494,277
2008	166,244	23,436	368,730	558,410	558,410	0	558,410
2007	228,593	18,754	498,870	746,217	746,217	0	746,217

2006	333,673	18,428	146,000	498,101	316,618	25,000	291,618
2005	305,085	18,913	97,620	421,618	276,408	25,000	251,408
2004	195,254	19,434	97,620	312,308	209,918	25,000	184,918
2003	195,254	19,919	37,421	252,594	179,059	25,000	154,059
2002	207,037	20,470	37,421	264,928	183,989	25,000	158,989
2001	152,023	22,142	37,421	211,586	156,507	25,000	131,507
2000	153,847	21,730	27,659	203,236	150,855	25,000	125,855
1999	111,221	21,549	27,659	160,429	128,157	25,000	103,157
1998	95,166	18,330	27,659	141,155	117,765	25,000	92,765
1997	85,649	16,999	24,405	127,054	109,927	25,000	84,927
1996	58,912	12,650	24,405	95,967	93,032	25,000	68,032
1995	55,740	12,326	24,405	92,471	90,186	25,000	65,186
1994	49,849	11,338	24,405	85,591	85,591	25,000	60,591
1993	51,116	10,852	24,405	86,372	86,372	25,000	61,372
1992	62,362	11,136	24,405	97,904	97,904	25,000	72,904
1991	62,362	11,399	24,405	98,167	98,167	25,000	73,167
1990	73,724	11,670	16,677	102,071	102,071	25,000	77,071
1989	67,022	2,664	16,270	85,956	85,956	25,000	60,956
1988	46,070	495	13,016	59,581	59,581	25,000	34,581
1987	37,692	512	8,786	46,990	46,990	0	46,990
1986	37,829	523	8,786	47,138	47,138	0	47,138
1985	36,869	539	5,915	43,323	43,323	0	43,323
1984	34,170	0	5,915	40,085	40,085	0	40,085
1983	34,170	0	5,915	40,085	40,085	0	40,085
1982	34,723	0	5,126	39,849	39,849	0	39,849

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
3/22/2016	2789 / 914	840,000	<u>WD</u>	<u>01</u>
6/2/2006	2214 / 583	985,000	<u>WD</u>	<u>M</u>
12/1/1987	1035 / 1079	135,000	<u>WD</u>	<u>M</u>
10/1/1983	894 / 74	105,000	<u>WD</u>	<u>M</u>
3/1/1981	826 / 2059	62,000	<u>WD</u>	<u>Q</u>
2/1/1969	765 / 375	4,600	00	<u>Q</u>

This page has been visited 27,808 times.

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