



## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: December 17, 2024

Applicant: Nautilus Drafting & Design Services

Application Number: H2024-0058

Address: 308 Catherine Street

### **Description of Work:**

Renovations to existing house including new front porch deck. Elevate home 5.4' to 8.2' from existing elevation, new staircase, and new foundations.

### **Site Facts:**

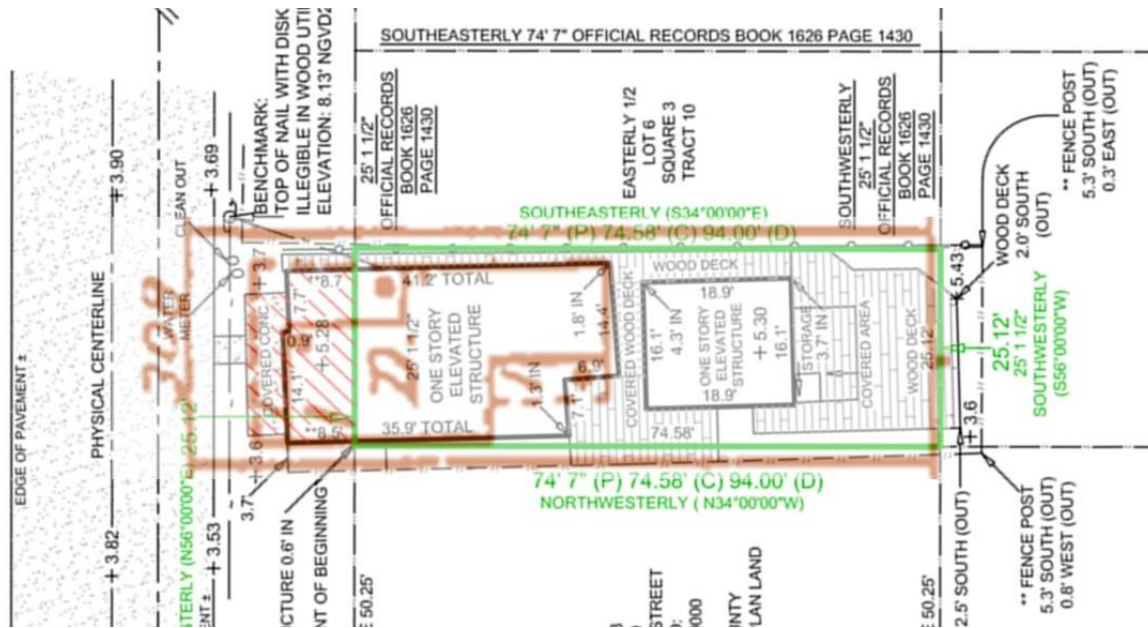
The building under review is a historic and contributing structure to the historic district built circa 1928. However, staff has found evidence showing that it was built prior as it shows as early as the 1912 Sanborn Map. This map shows the original footprint of the house while the 1926 Sanborn Map shows the addition of a wraparound porch and a rear addition. The house extends beyond the front 10-foot setback, the 5-foot side setback, and the rear 20-foot setback. Additionally, the front porch and a portion of the main structure encroach over city property. The site consists of two one-story structures, a storage shed in the rear and decks that cover a significant portion of the open space on the property. Currently the house sits on piers and is located within an AE 7 flood zone.



*Photo of house circa 1965. Monroe County Library.*



*Photo of house under review.*



1962 Sanborn Map and survey.

## **Guidelines Cited on Review:**

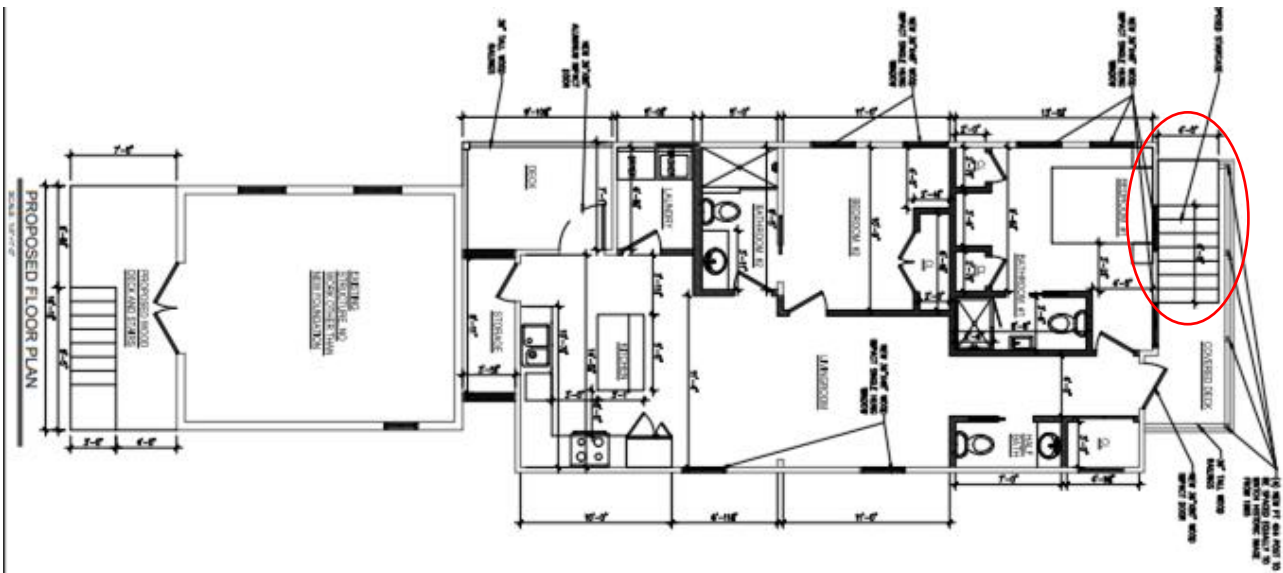
- ☐ Windows, Storefronts, Shutters, and Window Protections (page 29a-30e), specifically guidelines A (3, 5, 6, 9), B (1, 3-first sentence), and C.
- ☐ Entrances, Porches, Doors, and Exterior Staircases (page 32), specifically guidelines 1, 2, 3, 5, 7, 9, 13, 15, and 16.
- ☐ Foundations and Lattice Infill (page 34), specifically guidelines 1, 2, and 4.
- ☐ Additions and alterations on contributing, non-contributing, and non-historic buildings and structures (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 13, 14, 19, 22, 25, 26, 27, 29, 30, 31, 32, and 33.
- ☐ New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7-last sentence, 8, 11, 12, 13-first sentence, 14, 18, 22, 23, 24, and 25.
- ☐ Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1 and 2.

## **Staff Analysis:**

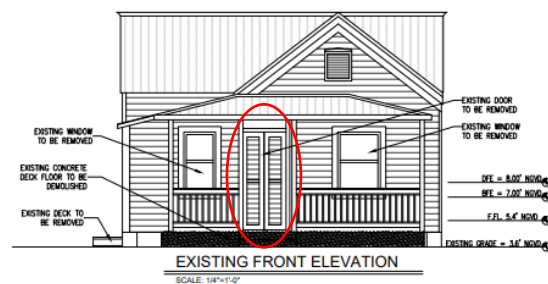
A Certificate of Appropriateness is currently under review for the elevation of a one-story structure from 5.4 feet to 8.2 feet. As a result of this elevation, a new staircase will be required to provide access to the front porch. However, since the house is already over setbacks and city right of way, there is not enough space for the staircase outside. The proposed plans indicate that the staircase will be situated within the front porch. Currently, the porch has a concrete floor which is proposed to be demolished and rebuilt of wood along with the staircase. The porch design will feature four 4x4 posts in order to match the historic image from 1965. A section of the current covered porch located between both



existing structures will be enclosed to create extra storage space. Novelty wood siding will be used on this addition and the roof will feature 5-V crimp.



*Proposed Floor Plan with steps inside front porch.*



*Existing Front Elevation.*

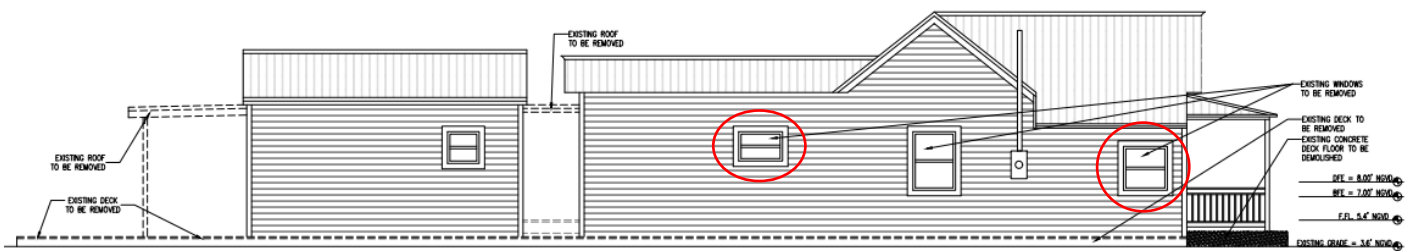


*Proposed Front Elevation.*

Plans propose swapping the front door with a window on the front porch in order to accommodate the proposed wooden staircase. The window on the left side of the porch was added sometime between 2011 and 2015. This area was also enclosed sometime after 1962 as seen on the Sanborn Map. All existing windows on the main structure will be removed



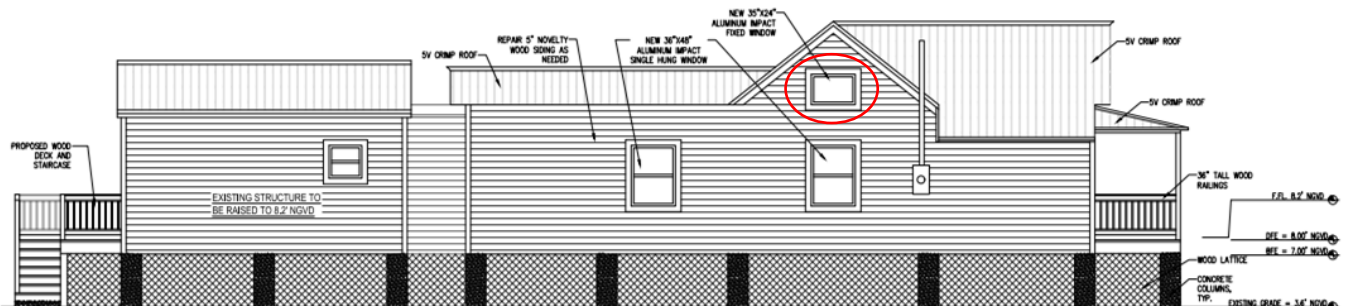
and replaced. The windows on the side elevations will be aluminum impact single hung windows. A window on the west elevation is proposed to be removed as it interferes with the interior configuration and windows on the east elevation will also be altered: two windows will be changed in dimension and one aluminum impact fixed window will be added to the upper portion of the facade. The front door and a double door on the west elevation of the building will also be removed. The existing front door will be replaced with a wood impact door, while the existing double door on the west elevation will be replaced with a single aluminum impact door. Additionally, two existing covered wood decks, along with the surrounding decks on the property, will be removed. The proposed deck and stairs on the rear will be reconstructed in wood. Wood lattice will be used as an infill between the concrete piers.



EXISTING SIDE ELEVATION

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

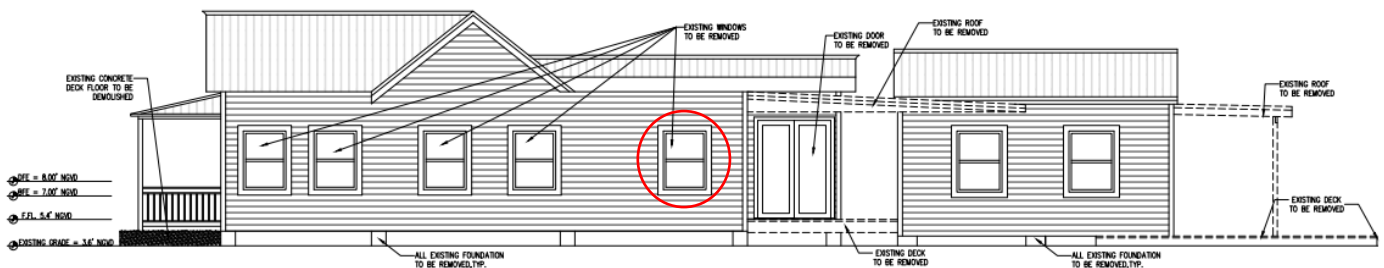
*Existing East Elevation.*



PROPOSED SIDE ELEVATION

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

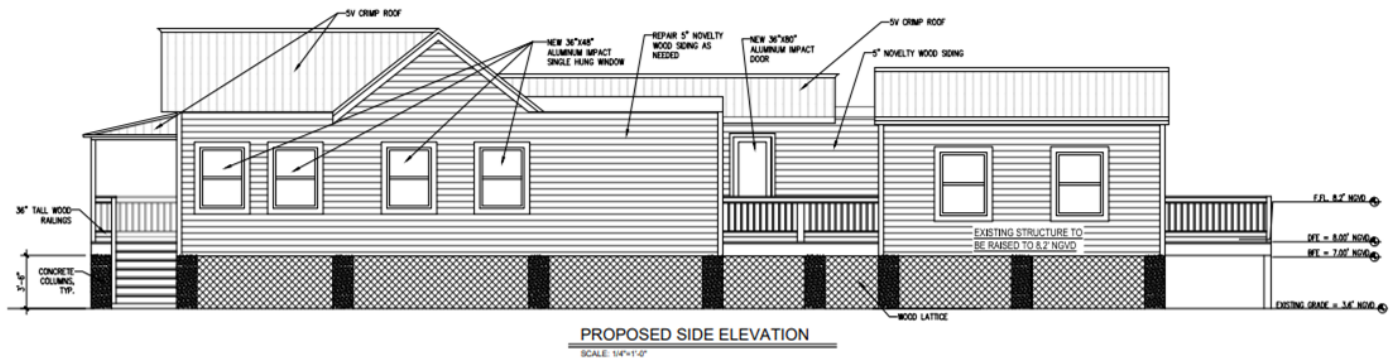
*Proposed East Elevation.*



EXISTING SIDE ELEVATION

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

*Existing West Elevation.*



*Proposed West Elevation.*

### **Consistency with Guidelines Cited Guidelines:**

This one-story building is a historic and contributing resource of the historic district. The elevation of the home is essential as it has previously flooded, and it responds to future proposed FEMA map. The new piers will be higher than those adjacent and in front of the building which will create a visual difference in the historic fabric. Additionally, the MLK Community Pool and Community Center is located next to the property as well.

The Historic Architectural Guidelines discourage removing a historic front entrance on visible elevations of contributing buildings. However, considering that the elevation of the building requires the addition of steps and that there is no space around the perimeter of the building, the porch is the only viable option. Additionally, some windows will be removed and others added. Guidelines may allow alterations to windows on non-visible elevations if they don't compromise character or historic materials. Staff opines that the overall design will be cohesive with the surrounding context.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 ☐ Site Street ☐  
☐ e ☐ est ☐ Florida 33040 ☐

<input type="checkbox"/> RC <input type="checkbox"/> CO <input type="checkbox"/>	REVISION <input type="checkbox"/>	INITIAL <input type="checkbox"/> D <input type="checkbox"/>
FLOOD <input type="checkbox"/> ON <input type="checkbox"/>	<input type="checkbox"/> ONING DISTRICT <input type="checkbox"/>	<input type="checkbox"/> LDG <input type="checkbox"/> RMIT <input type="checkbox"/>

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

	PHONE NUMBER <input type="checkbox"/> aron (917)-359-2506
	EMAIL <input type="checkbox"/> earlman5@gmail.com
	PHONE NUMBER (305)-906-1530
	EMAIL Nautilusdrafting@gmail.com
Cud <input type="checkbox"/> e <input type="checkbox"/> FL 33042	
	DATE 11/1/2024

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATE 37.06 ☐ OVER NO INGL ☐ M ☐ S ☐ F ☐ L ☐ S ☐ T ☐ E ☐ M ☐ E ☐ N ☐ T ☐ I ☐ N ☐ R ☐ I ☐ T ☐ I ☐ N ☐ G ☐ I ☐ N ☐ D ☐ I ☐ T ☐ I ☐ T ☐ I ☐ N ☐ T ☐ O ☐ M ☐ I ☐ S ☐ L ☐ O ☐ O ☐ L ☐ I ☐ C ☐ S ☐ E ☐ R ☐ V ☐ I ☐ N ☐ T ☐ O ☐ F ☐ F ☐ O ☐ R ☐ M ☐ A ☐ I ☐ N ☐ G ☐ I ☐ L ☐ T ☐ O ☐ F ☐ M ☐ I ☐ S ☐ D ☐ M ☐ O ☐ R ☐ O ☐ F ☐ T ☐ O ☐ S ☐ C ☐ O ☐ N ☐ D ☐ G ☐ R ☐ O ☐ O ☐ N ☐ I ☐S ☐O ☐L ☐O ☐R ☐S ☐E ☐C ☐T ☐I ☐O ☐N ☐ 775.02 ☐ O ☐R ☐ 775.03 ☐ T ☐O ☐O ☐O ☐O ☐L ☐I ☐C ☐E ☐N ☐T ☐ F ☐O ☐R ☐T ☐O ☐O ☐R ☐O ☐O ☐O ☐C ☐N ☐O ☐L ☐D ☐G ☐S ☐T ☐O ☐T ☐O ☐S ☐C ☐O ☐O ☐O ☐F ☐ O ☐R ☐O ☐S ☐D ☐E ☐S ☐C ☐R ☐I ☐O ☐N ☐S ☐O ☐L ☐L ☐O ☐O ☐T ☐O ☐S ☐C ☐O ☐O ☐O ☐F ☐ O ☐R ☐O ☐T ☐O ☐T ☐I ☐S ☐C ☐O ☐N ☐T ☐M ☐L ☐O ☐T ☐O ☐O ☐O ☐O ☐L ☐I ☐C ☐E ☐N ☐T ☐O ☐C ☐I ☐T ☐O ☐O ☐L ☐I ☐C ☐E ☐N ☐T ☐ F ☐O ☐R ☐T ☐O ☐R ☐E ☐S ☐T ☐I ☐O ☐L ☐E ☐S ☐T ☐O ☐T ☐S ☐O ☐L ☐D ☐ F ☐O ☐R ☐T ☐O ☐R ☐E ☐C ☐T ☐I ☐O ☐N ☐O ☐O ☐T ☐O ☐C ☐I ☐T ☐O ☐F ☐O ☐R ☐C ☐O ☐D ☐I ☐N ☐G ☐T ☐O ☐S ☐C ☐O ☐O ☐O ☐F ☐T ☐O ☐O ☐D ☐E ☐S ☐C ☐R ☐I ☐O ☐N ☐O ☐R ☐I ☐N ☐D ☐I ☐F ☐T ☐O ☐R ☐I ☐S ☐C ☐O ☐N ☐F ☐L ☐I ☐C ☐T ☐I ☐N ☐G ☐ I ☐N ☐F ☐O ☐R ☐M ☐A ☐I ☐N ☐G ☐ I ☐N ☐F ☐O ☐

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

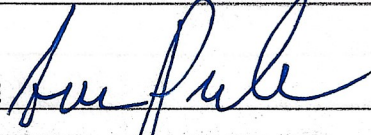


City of Key West  
1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HHDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	308 Catherine St. Key West, Florida
PROPERTY OWNER'S NAME:	Aaron Pearlman, Liza Fitzgerald
APPLICANT NAME:	Jonathan Tavaréz (Nautilus Drafting and Design Services)

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 a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE		11/21/24	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing floor system and foundation, interior demolition, removal of existing doors and windows
demolish existing decks around property

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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.
(2) Or explain how the building or structure meets the criteria below:
(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.
The existing structure has sustained substantial damage due to hurricane Irma and Ian. The flooding caused substantial damage to the foundation and floor system



# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300  Site Street   
 e  est Florida 33040

<input type="text"/> RC <input type="text"/> CO <input type="text"/> <input type="text"/>	INITIAL <input type="text"/> <input type="text"/> DATE <input type="text"/> <input type="text"/>
<input type="text"/> ONING DISTRICT <input type="text"/>	<input type="text"/> LDG <input type="text"/> <input type="text"/> RMIT <input type="text"/> <input type="text"/>

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:


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 a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION


☐

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

**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.

(2) ☐ Or explain how the building or structure meets the criteria below:

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings as provided in Section 102-21 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

(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.

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

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

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

(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.

(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.

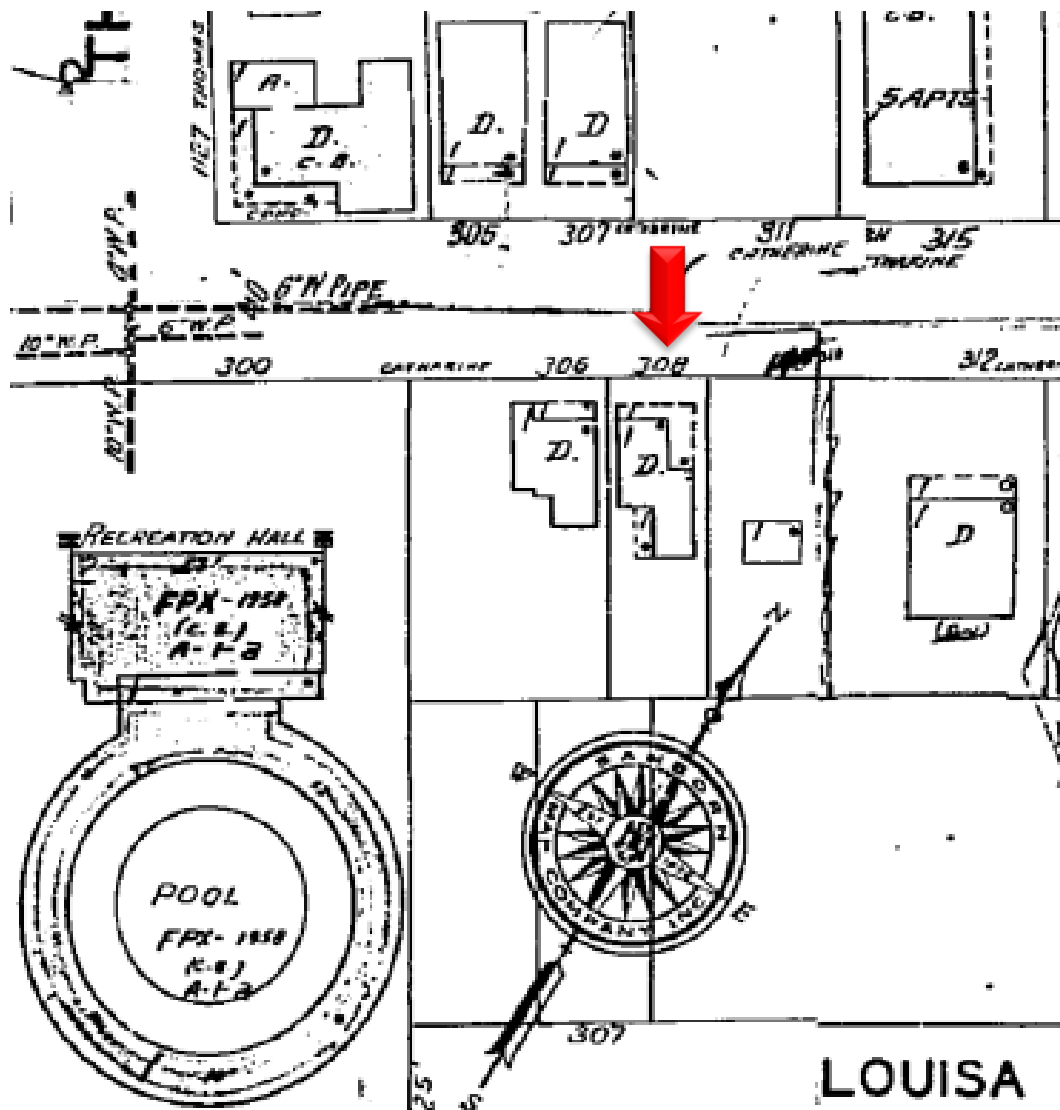
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings as provided in Section 102-21 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) <input type="checkbox"/> Has not yielded, and is not likely to yield, information important in history,

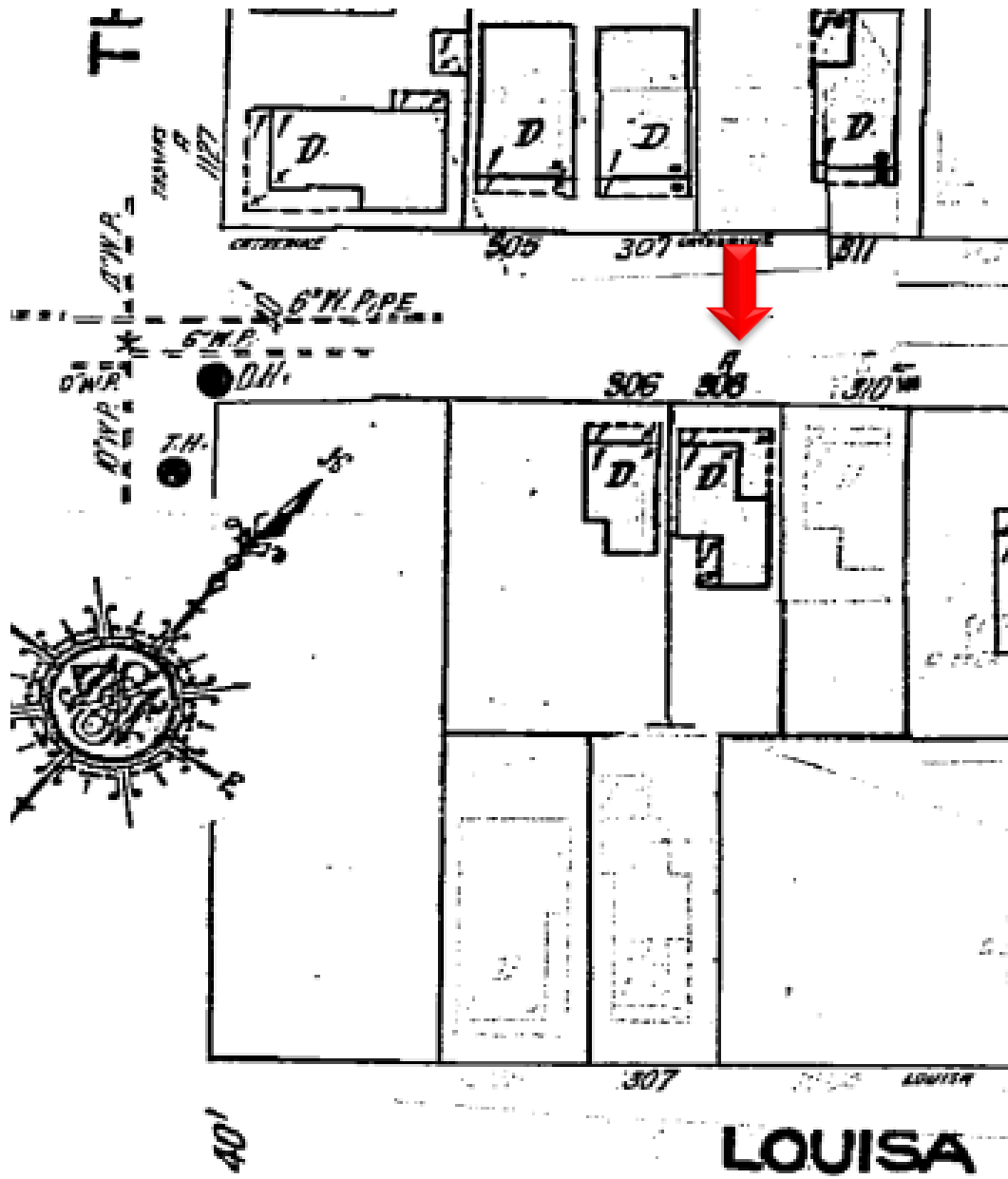
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; 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.



# SANBORN MAPS

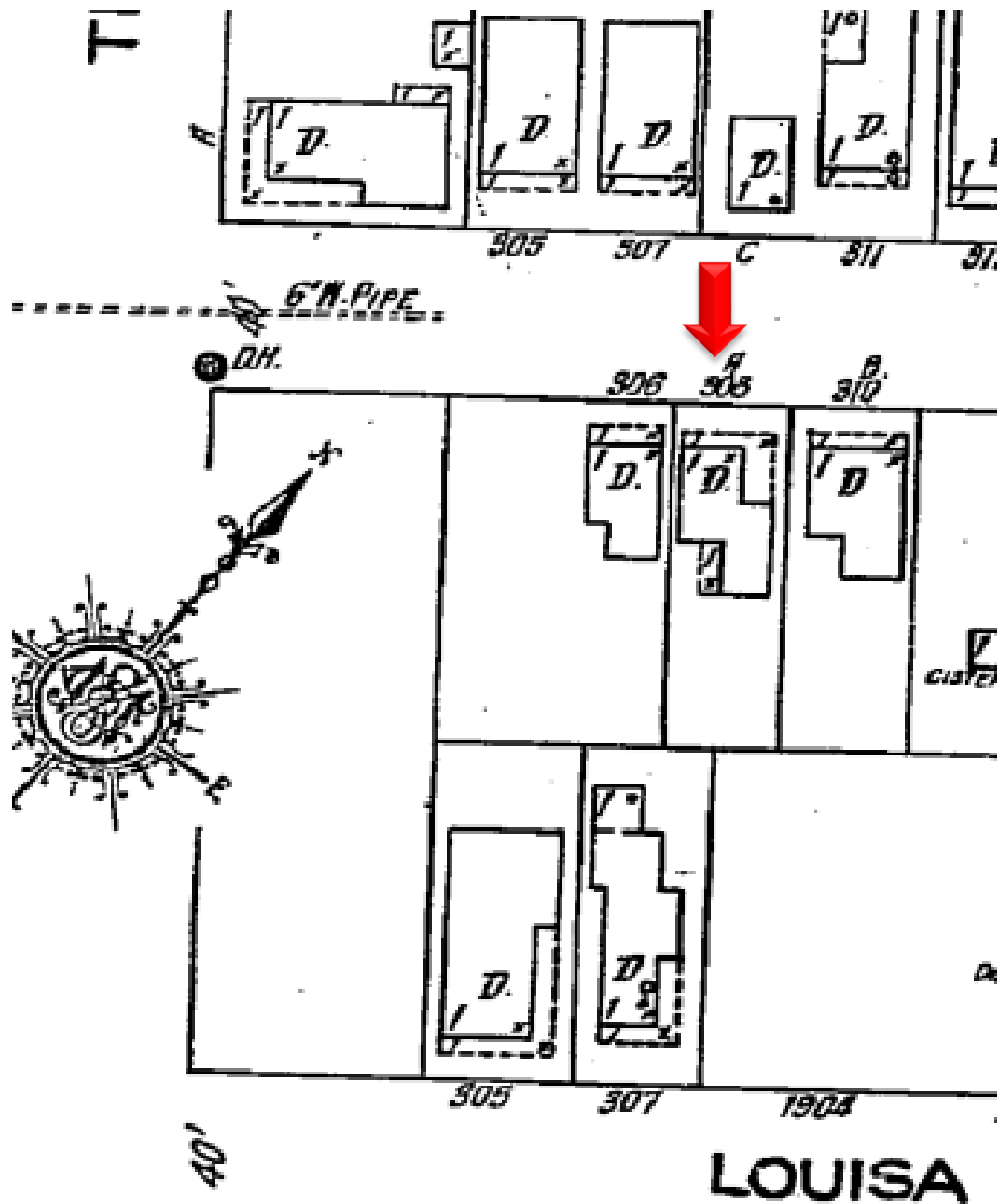


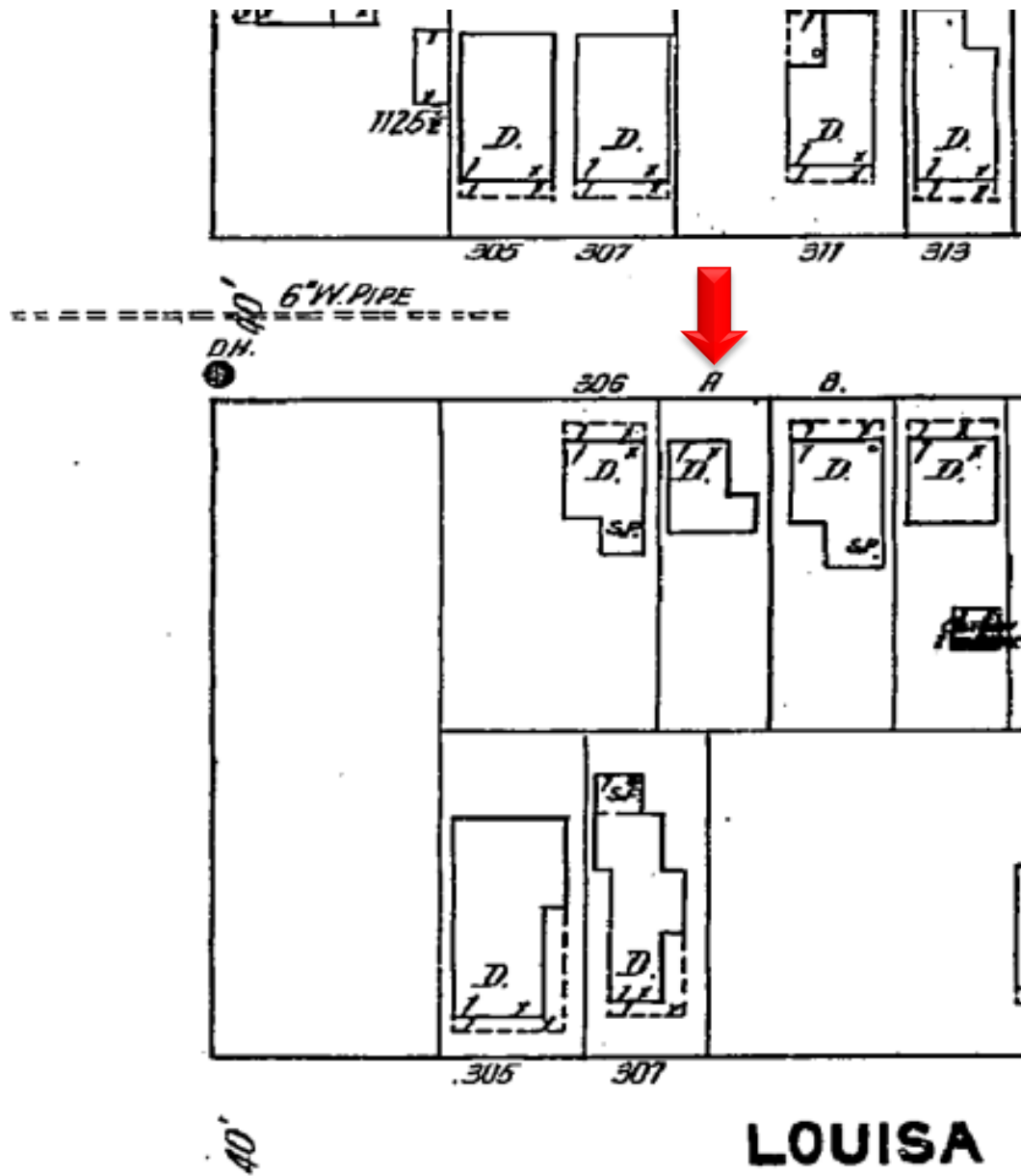
1962 Sanborn Map



1948 Sanborn Map





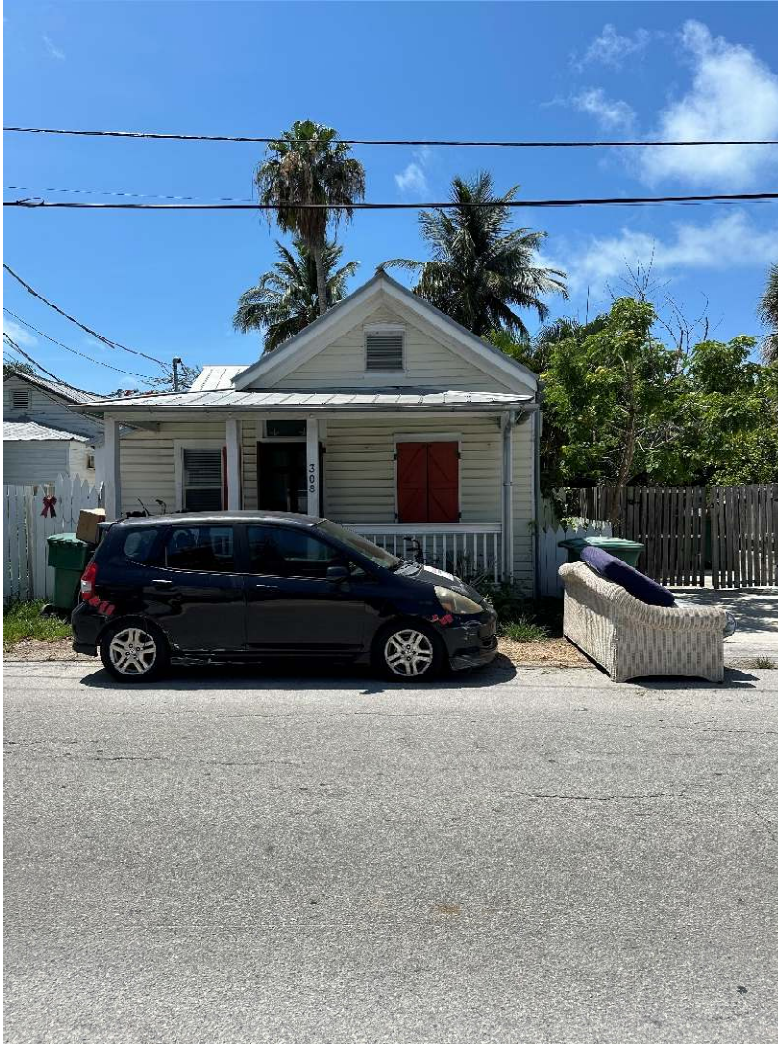


1912 Sanborn Map

# PROJECT PHOTOS

## HARC Application photos 308 Catherine St.

### 1. Front of 308 Catherine St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 308 Catherine St.

**2. Neighboring home at 310 Catherine St. in relation to 308 Catherine St.**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 308 Catherine St.

**3. Aerial View of 310 and 308 Catherine St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 308 Catherine St.

**4. Home across the street 313 Catherine St.**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 308 Catherine St.

**5. Homes across the street 315 Catherine St.**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 308 Catherine St.

**6. Rear View from park behind 308 Catherine St.**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 308 Catherine St.

**7. Side view 308 Catherine St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 906 Emma St.

**8. Historic Photo 308 Catherine St.**



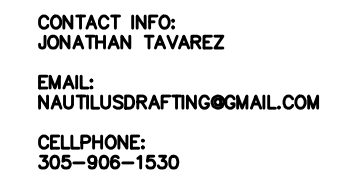
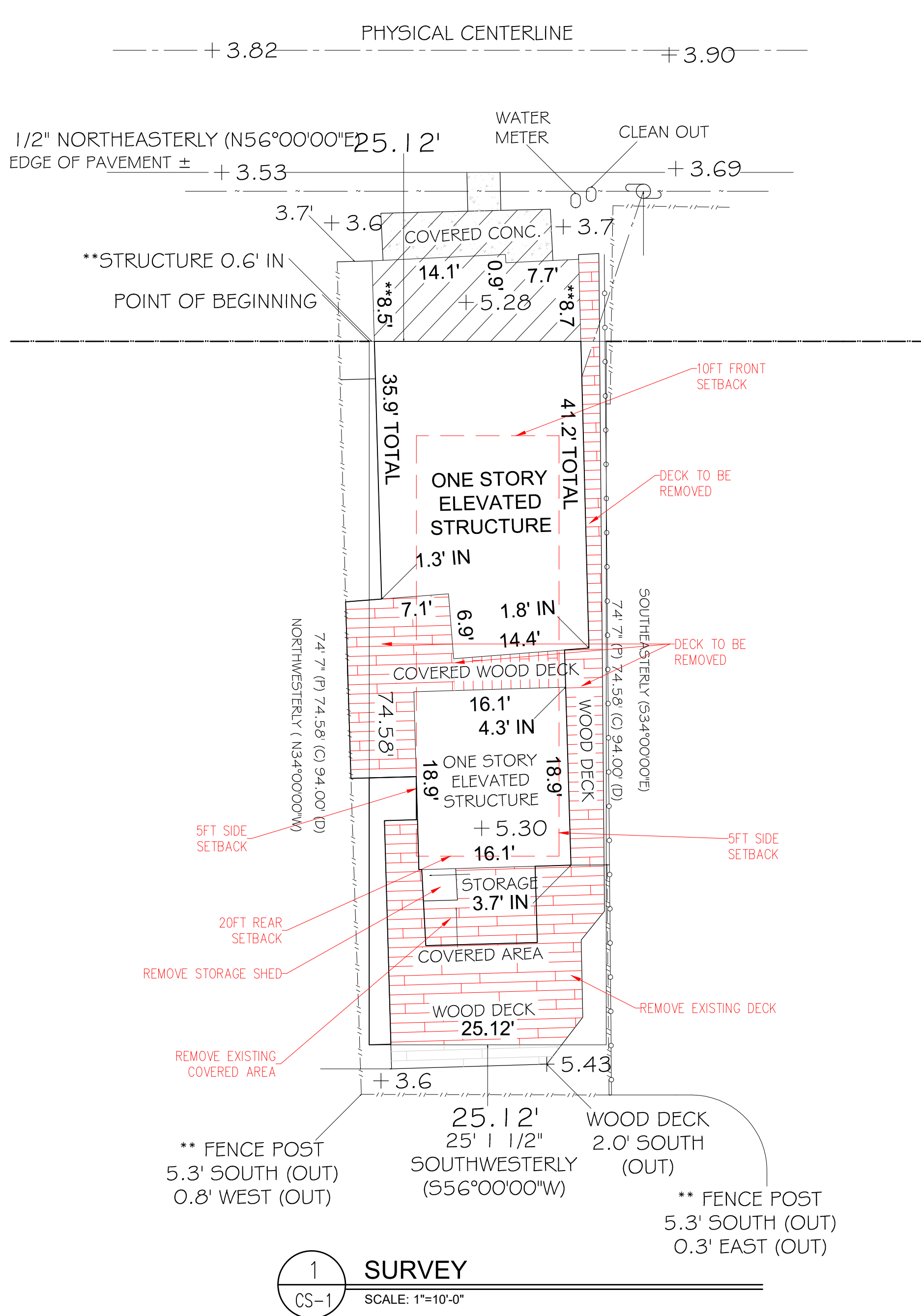
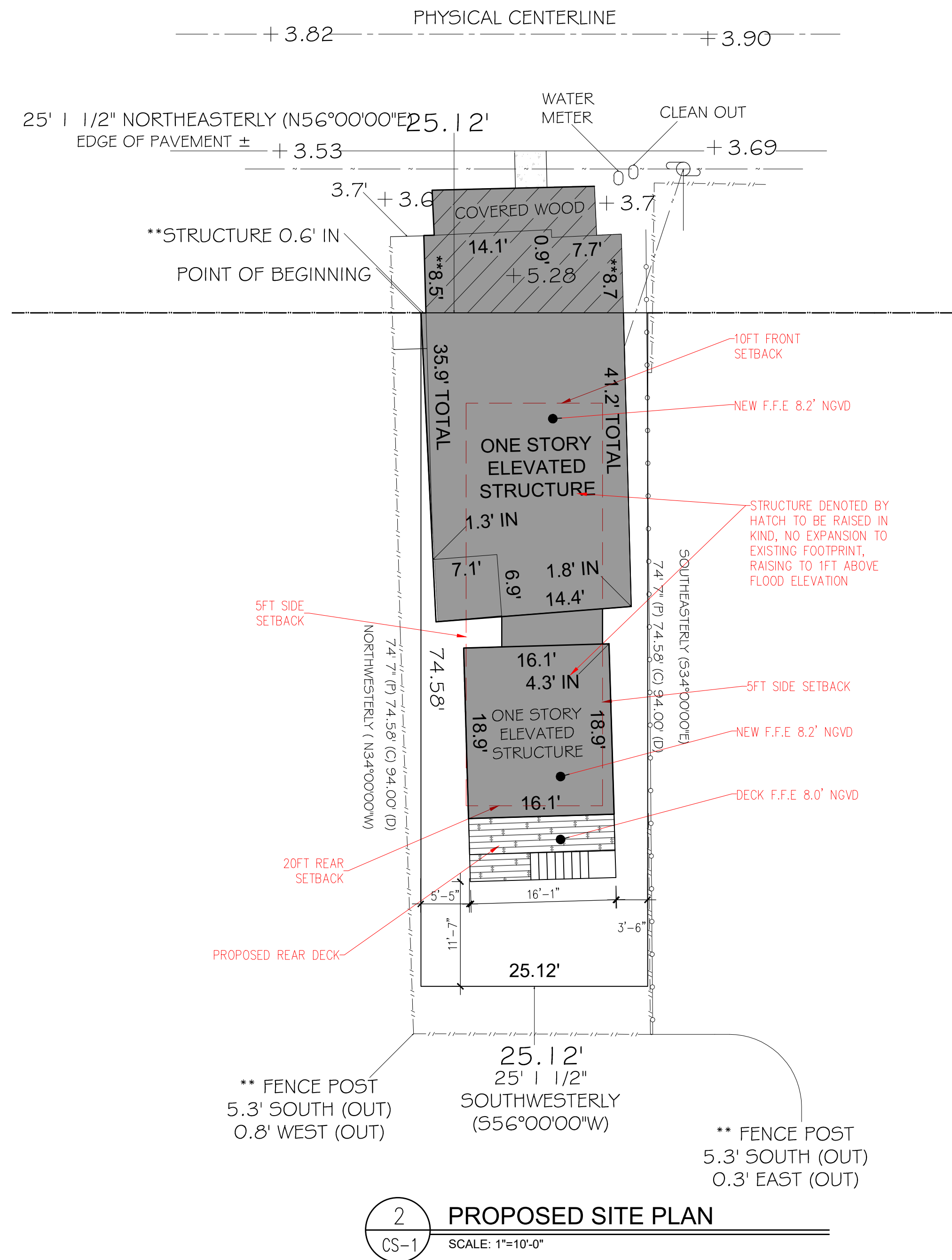
Prepared by Nautilus Drafting and Design Services

# SURVEY



<div>SITE DATA</div> <div>SITE ADDRESS: 308 CATHERINE ST, KEY WEST, FL 33040 RE: 00026450-000000 ZONING: HHDR FLOOD ZONE: AE7 F.I.R.M. - COMMUNITY#12087C; MAP &amp; PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PB1-25-40 PT LOT 6 SQR 3 TR 10 QQ-369 V-200 C2-426 G13-14 G19-297 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB</div>
<div>INDEX OF DRAWINGS</div> <div>SHEET CS-1 - PROPOSED SITE PLAN AND PROJECT DATA SHEET C-1 - SITE PLANS SHEET D-1 - EXISTING FLOOR PLAN AND ELEVATIONS SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS</div>
<div>SCOPE OF WORK</div> <div>- RAISE AND REMODEL EXISTING HOME - RAISE EXISTING REAR STRUCTURE</div>

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.						
SETBACKS:						
FRONT	NO CHANGE		0'		10'	NONE
LEFT SIDE	NO CHANGE		1'-10"		5'	NONE
RIGHT SIDE	NO CHANGE		0'		5'	NONE
REAR	NO CHANGE		18'-7"		20'	NONE
LOT SIZE	NO CHANGE		1,874 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1.176 SQ.FT.	62.75%	1.296 SQ.FT.	69.15%	50% MAX	NONE
FLOOR AREA	1.081 SQ.FT.	.576	1.040 SQ.FT.	.554	1.0	NONE
BUILDING HEIGHT	18'-10"		16'-0"		30' MAX	NONE
IMPERVIOUS AREA	50 SQ.FT.	2.66%	177 SQ.FT.	9.44%	60% MAX	NONE
OPEN SPACE	680 SQ.FT.	36.28%	130 SQ.FT.	6.93%	35% MIN	NONE



HARC PLAN

308 CATHERINE ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No.	Scale: AS NOTED
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AutoCad File No.

Title:

PROPOSED SITE  
PLAN AND  
SURVEY

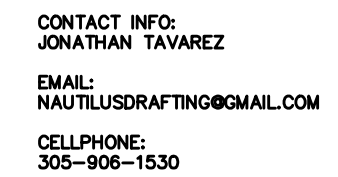
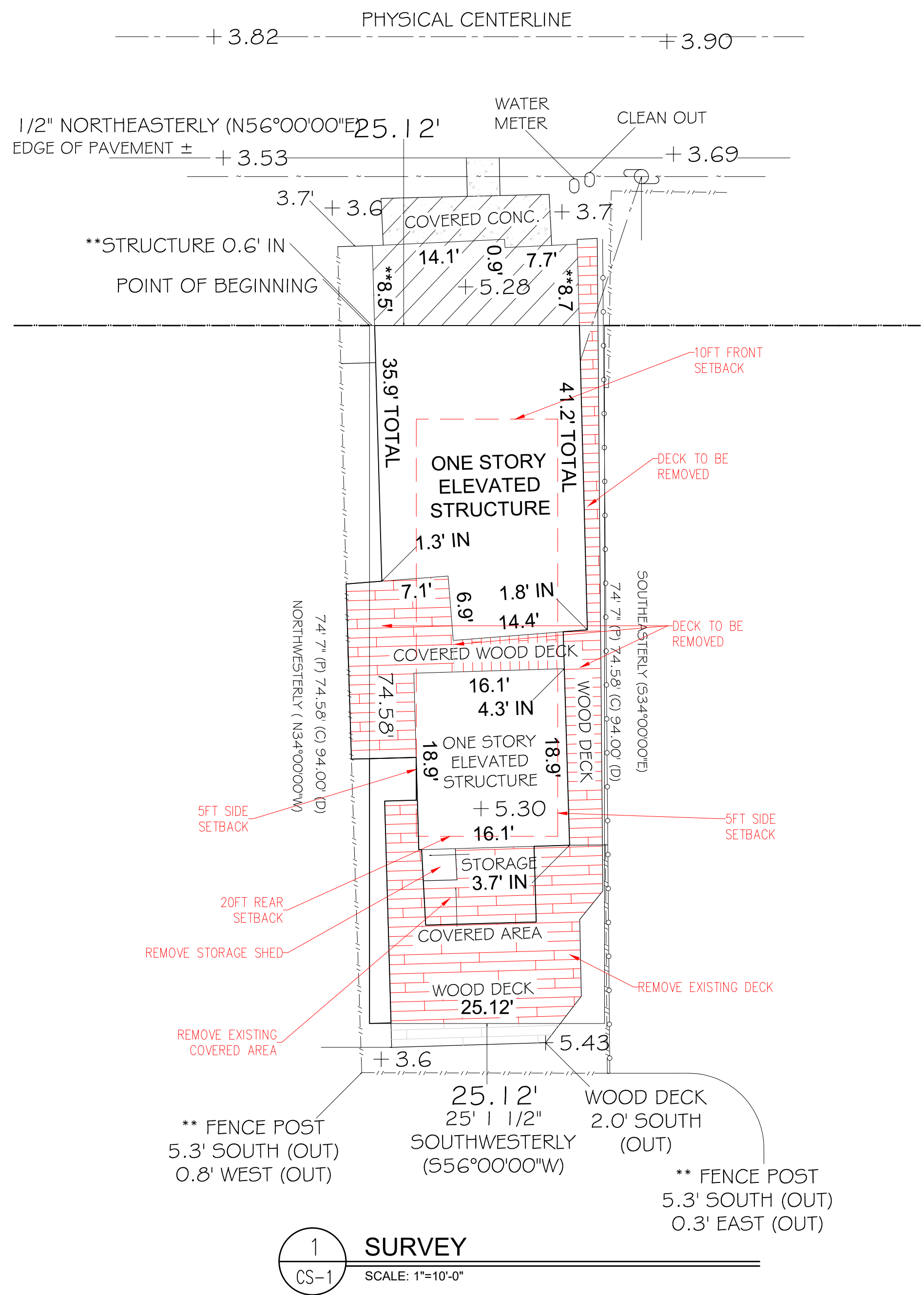
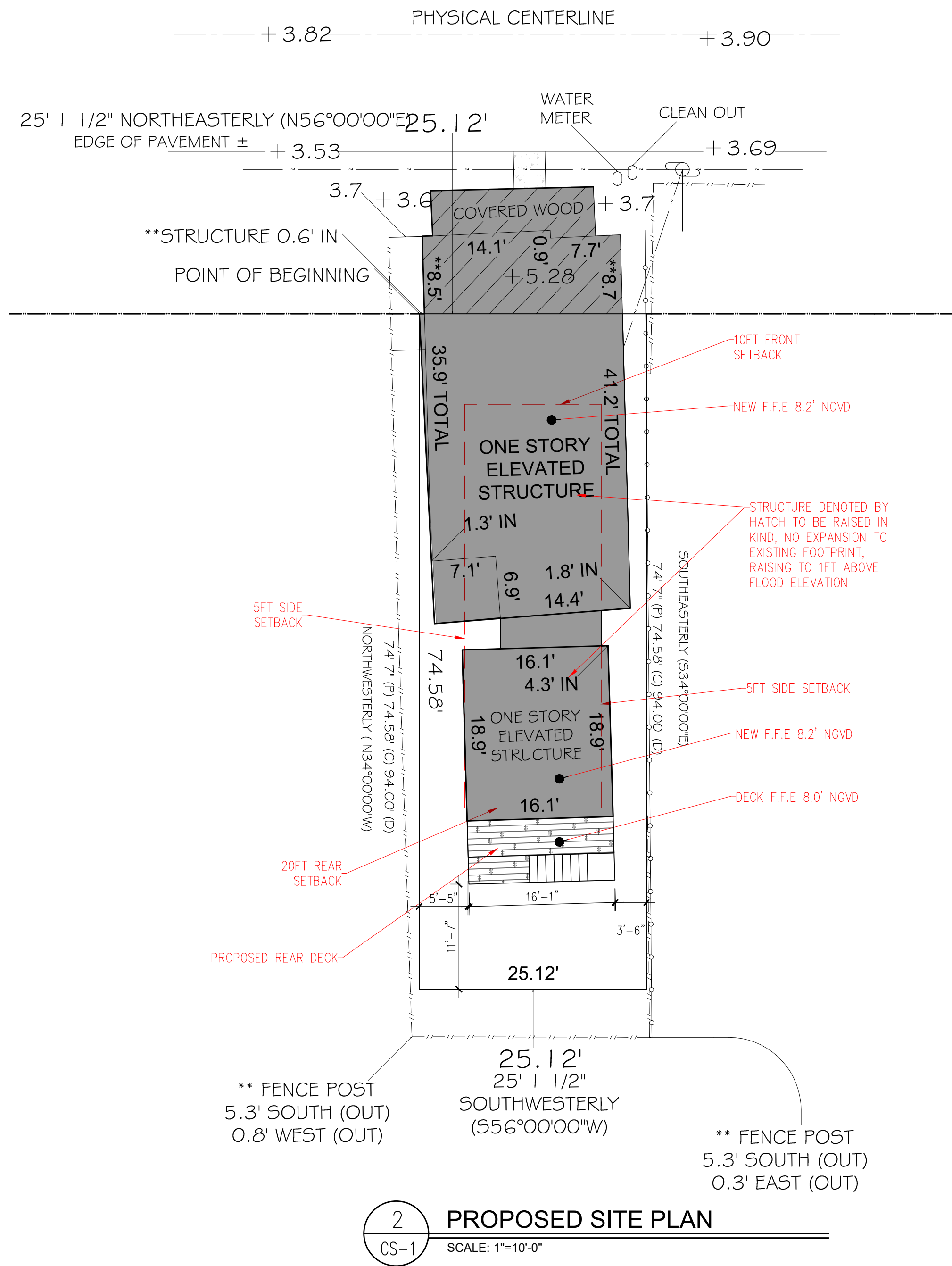
Sheet Number:  
**CS-1**

Date: 11.21.2024

# PROPOSED DESIGN

<div>SITE DATA</div> <div>SITE ADDRESS: 308 CATHERINE ST, KEY WEST, FL 33040 RE: 00026450-000000 ZONING: HHDR FLOOD ZONE: AE7 F.I.R.M. - COMMUNITY#12087C; MAP &amp; PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PB1-25-40 PT LOT 6 SQR 3 TR 10 QQ-369 V-200 C2-426 G13-14 G19-297 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB</div>
<div>INDEX OF DRAWINGS</div> <div>SHEET CS-1 - PROPOSED SITE PLAN AND PROJECT DATA SHEET C-1 - SITE PLANS SHEET D-1 - EXISTING FLOOR PLAN AND ELEVATIONS SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS</div>
<div>SCOPE OF WORK</div> <div>- RAISE AND REMODEL EXISTING HOME - RAISE EXISTING REAR STRUCTURE</div>

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.						
SETBACKS:						
FRONT	NO CHANGE		0'		10'	NONE
LEFT SIDE	NO CHANGE		1'-10"		5'	NONE
RIGHT SIDE	NO CHANGE		0'		5'	NONE
REAR	NO CHANGE		18'-7"		20'	NONE
LOT SIZE	NO CHANGE		1,874 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,176 SQ.FT.	62.75%	1,296 SQ.FT.	69.15%	50% MAX	NONE
FLOOR AREA	1,081 SQ.FT.	.576	1,040 SQ.FT.	.554	1.0	NONE
BUILDING HEIGHT	18'-10"		16'-0"		30' MAX	NONE
IMPERVIOUS AREA	50 SQ.FT.	2.66%	177 SQ.FT.	9.44%	60% MAX	NONE
OPEN SPACE	680 SQ.FT.	36.28%	130 SQ.FT.	6.93%	35% MIN	NONE



HARC PLAN

308 CATHERINE ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No.	Scale: AS NOTED
-------------	--------------------

AutoCad File No.

Title:

PROPOSED SITE  
PLAN AND  
SURVEY

Sheet Number:  
**CS-1**

Date: 11.21.2024



HARC PLAN

308 CATHERINE ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

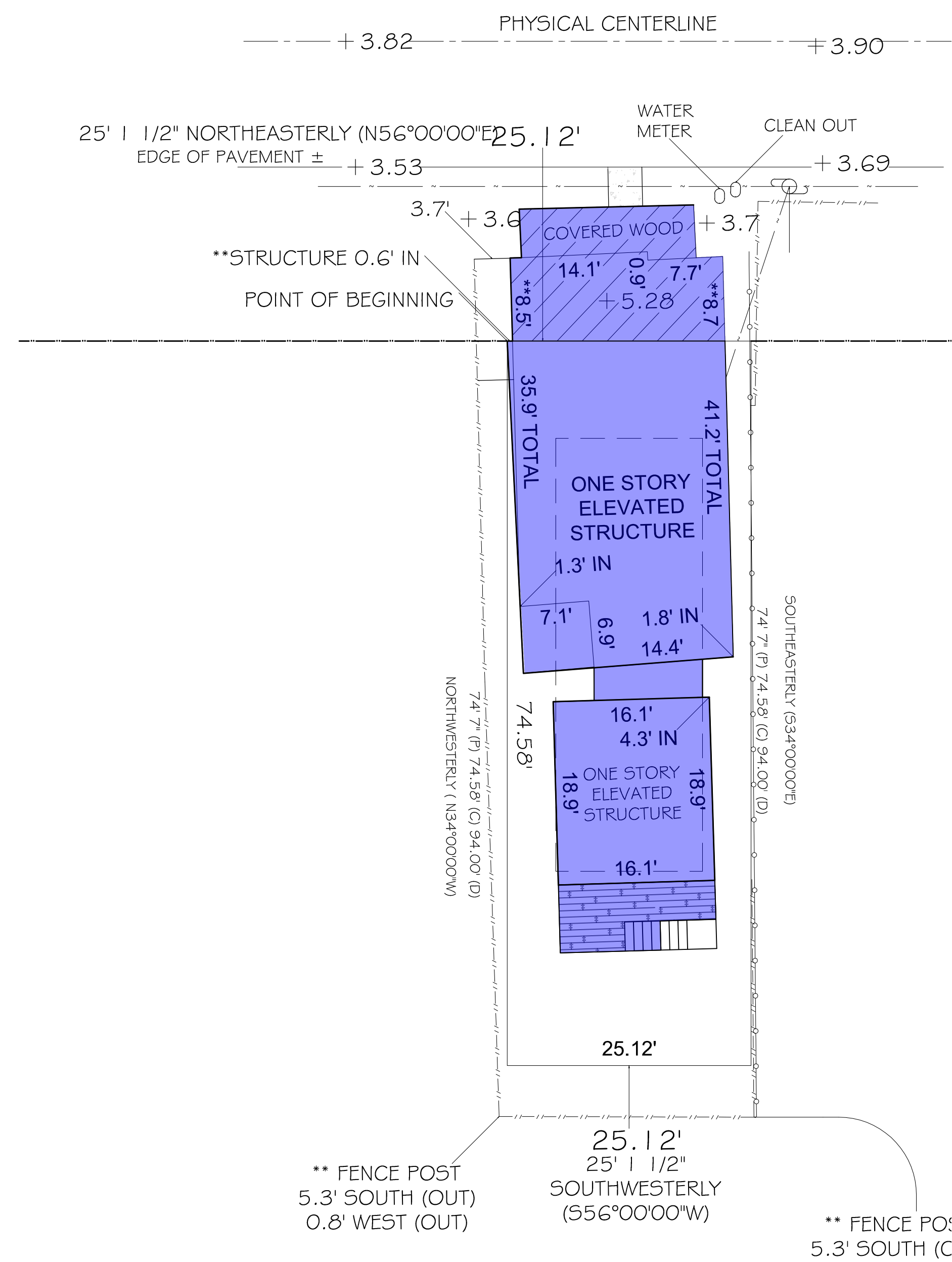
Revisions:

Title:  
SITE PLANS

Sheet Number:

C-1

Date: 11.21.2024

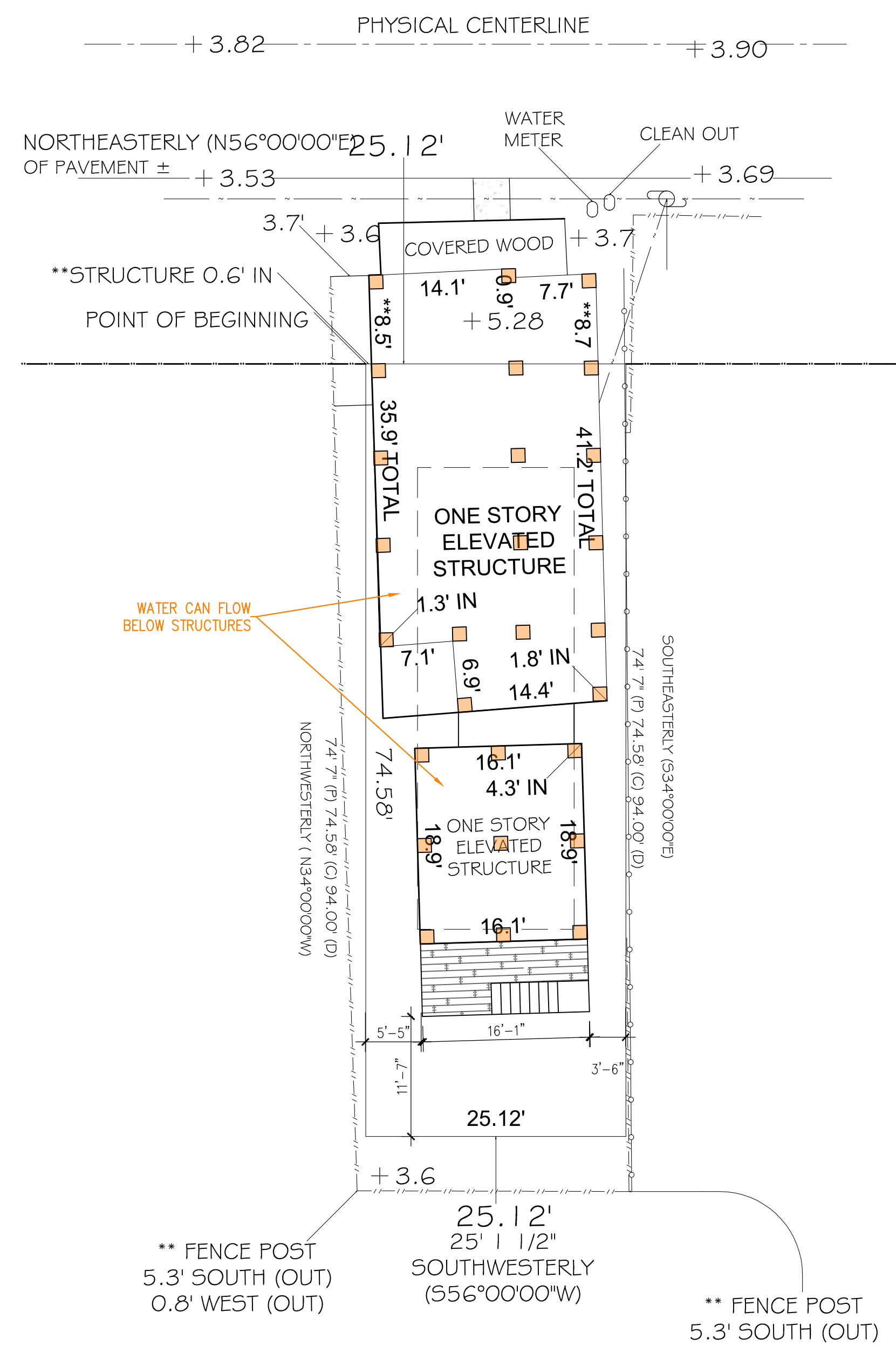


BUILDING COVERAGE SITE PLAN

SCALE: 1"=10'-0"

BUILDING COVERAGE=

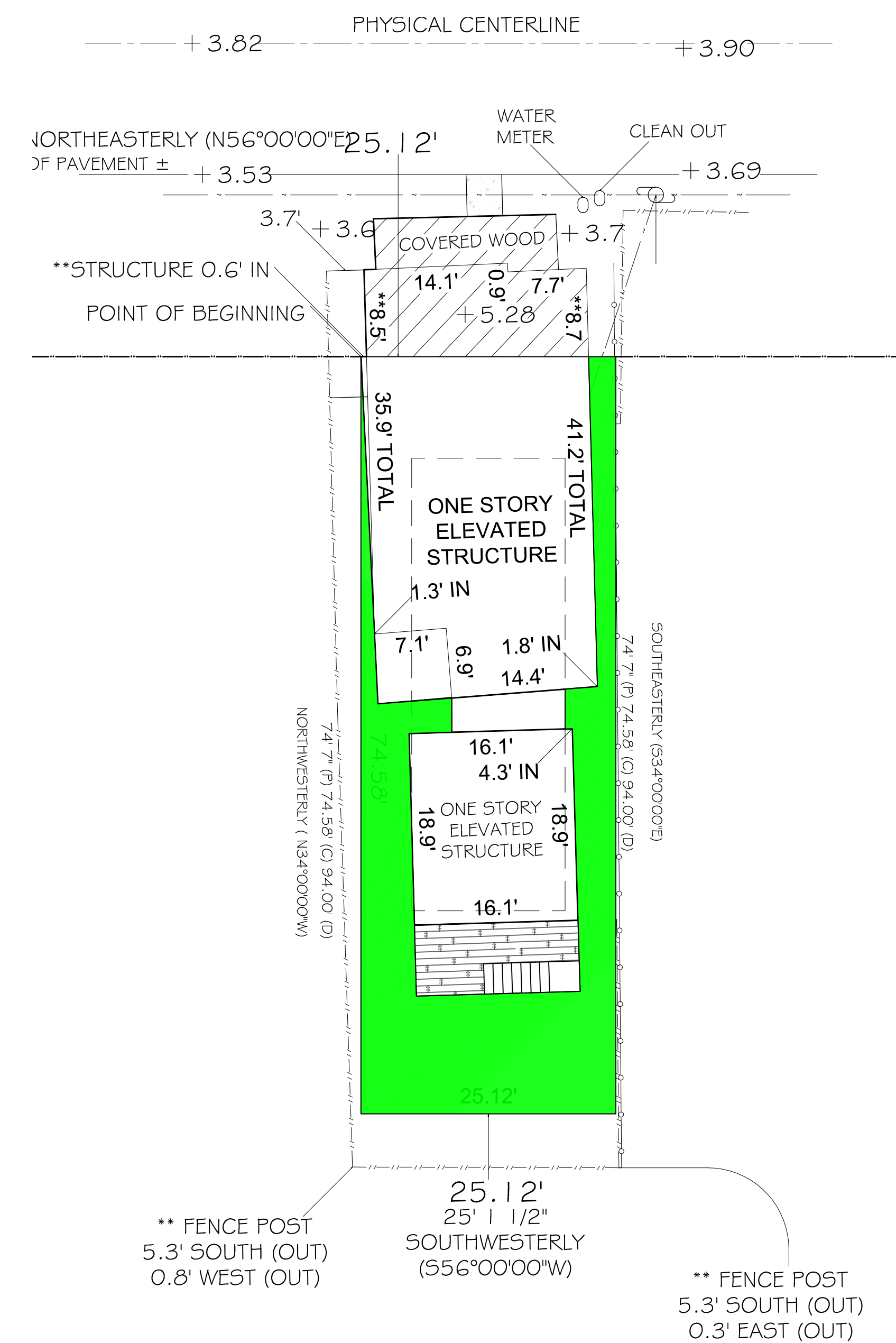
STRUCTURES ARE ELEVATED TO ALLOW  
WATER FLOW BELOW STRUCTURES



IMPERVIOUS SPACE SITE PLAN

SCALE: 1"=10'-0"

IMPERVIOUS SPACE=



OPEN SPACE SITE PLAN

SCALE: 1"=10'-0"

OPEN SPACE=





**CONTACT INFO:**  
JONATHAN TAVAREZ

**EMAIL:**  
NAUTILUSDRAFTING@GMAIL.COM

**CELLPHONE:**  
305-806-1530

## HARC PLAN

308 CATHERINE ST.  
KEY WEST FLORIDA

Drawn By: JMT

Project No.	Scale: AS NOTED
-------------	--------------------

AutoCad File No.

Revisions:

Title:

EXISTING FLOOR  
PLAN AND  
ELEVATIONS

Sheet Number:

Sheet Number: **D-**

Date: 11.21.2024



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



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



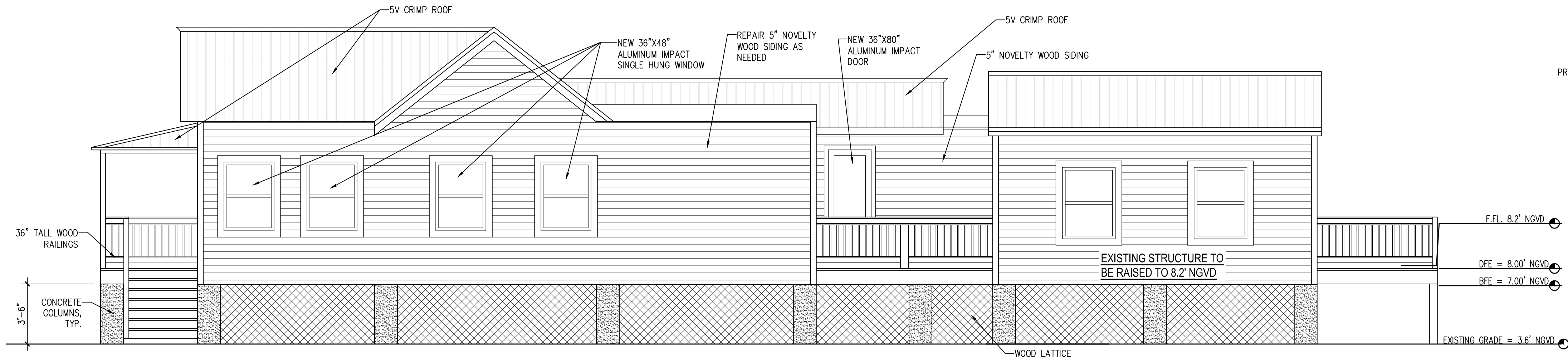
SCALE: 1/4"=1'-0"



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

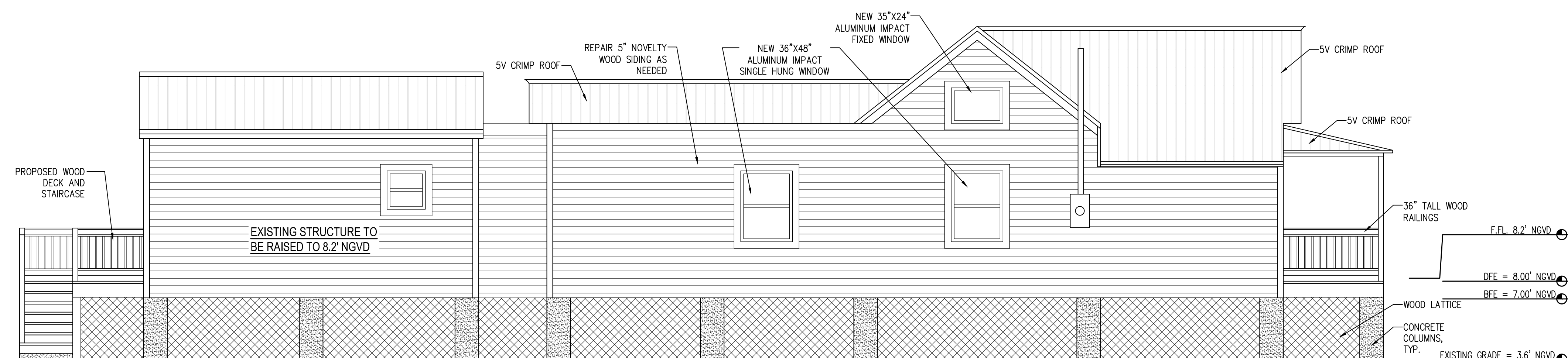


SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION

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



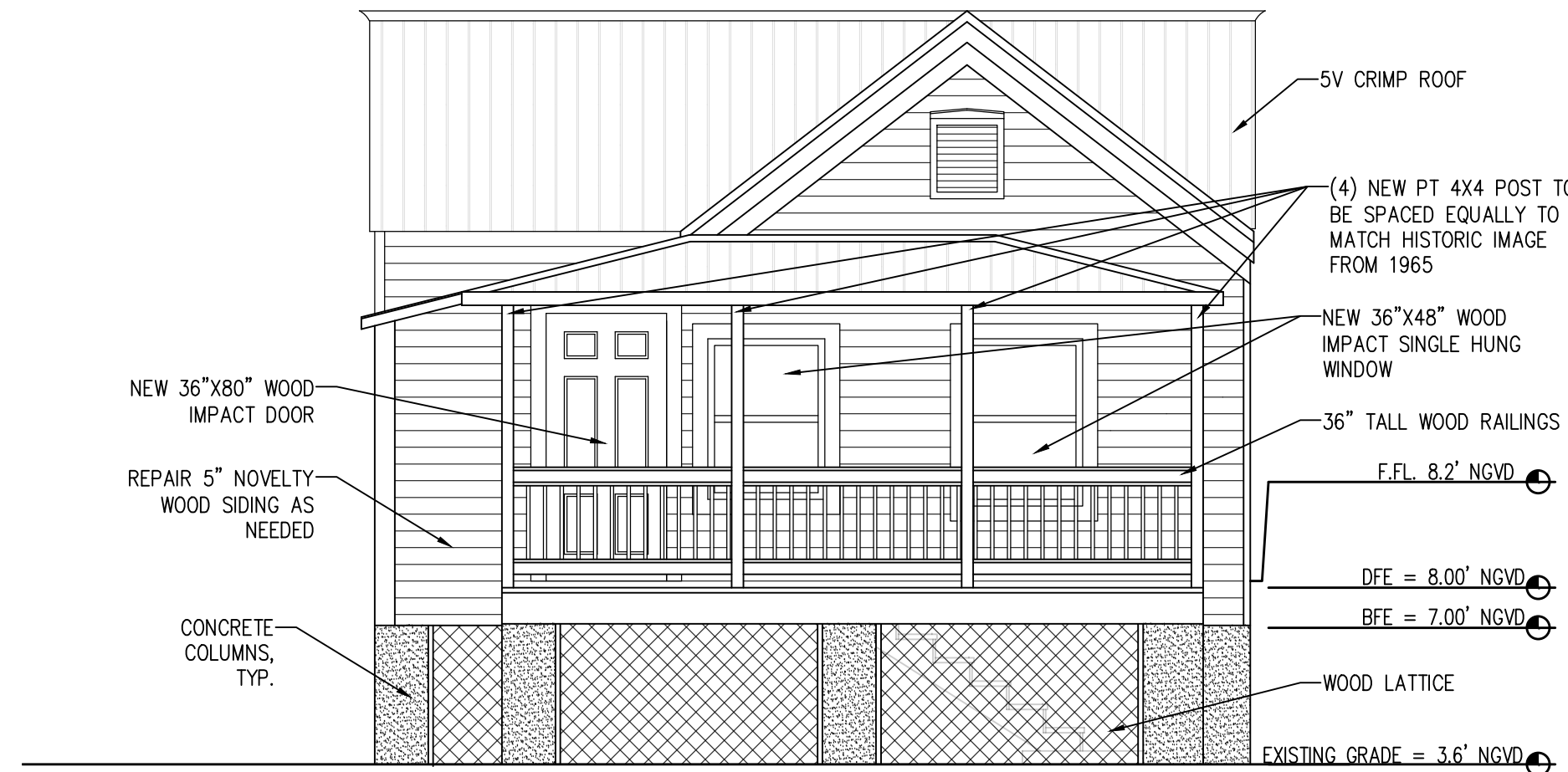
PROPOSED SIDE ELEVATION

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



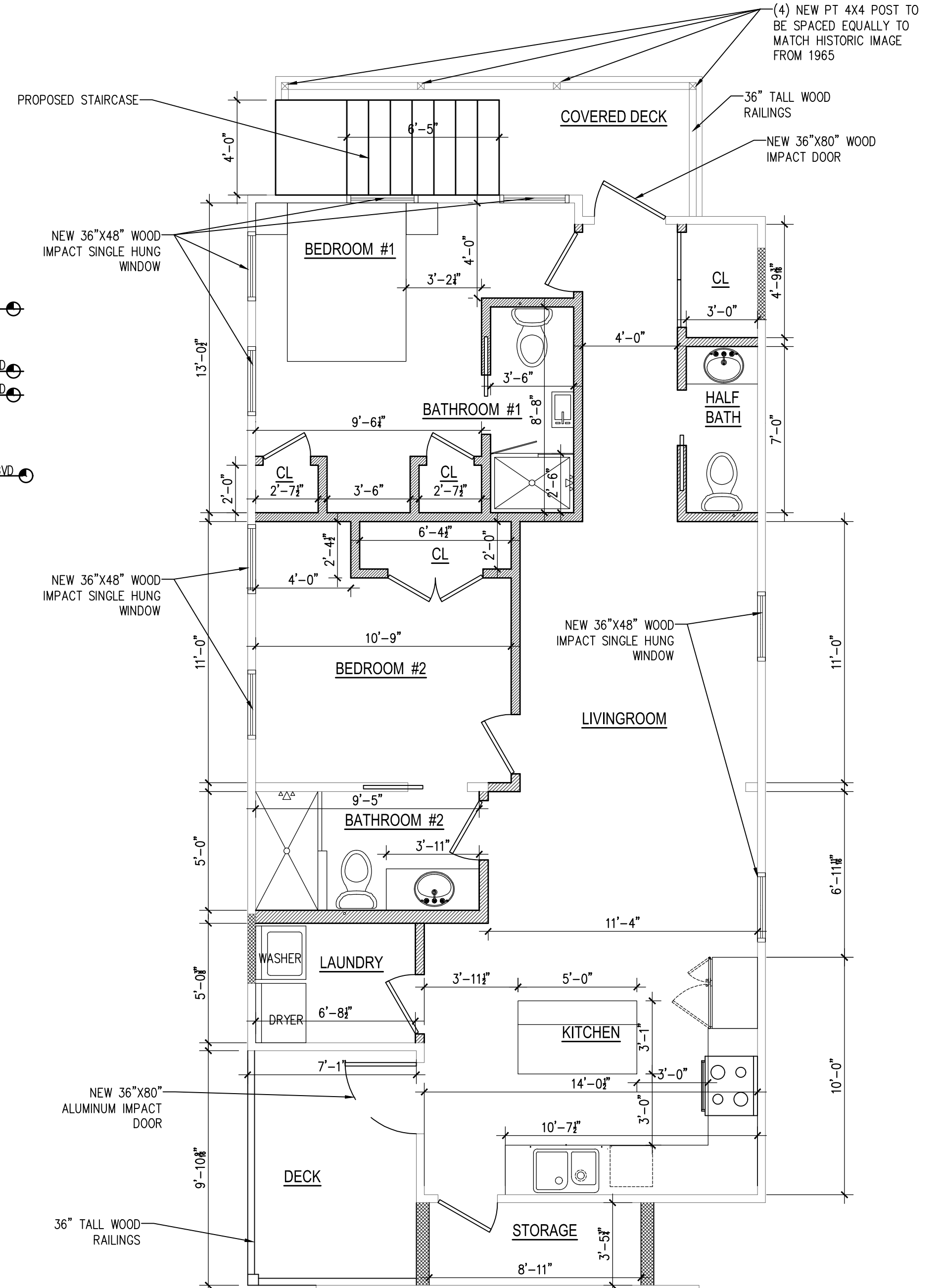
PROPOSED REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED FLOOR PLAN

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

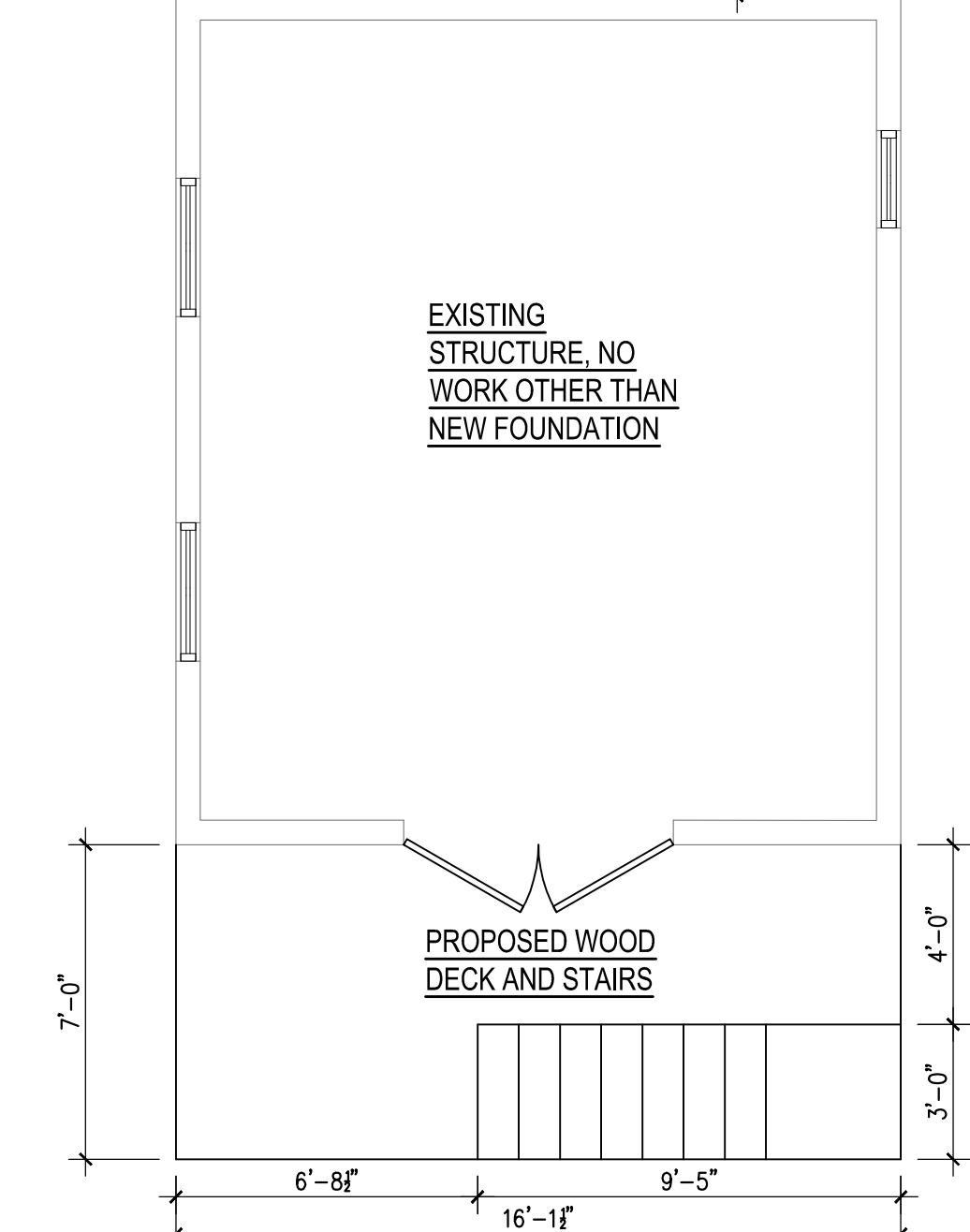


Table with 2 columns: Revisions, Description

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 17, 2024 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE INCLUDING NEW FRONT PORCH DECK. ELEVATE HOME 5.4' TO 8.2' FROM EXISTING ELEVATION, NEW STAIRCASE, AND NEW FOUNDATIONS. DEMOLITION OF DECKS AND COVERED SIDE AND REAR PORCHES.**

**#308 CATHERINE STREET**

**Applicant – Nautilus Drafting & Design Services    Application #H2024-0058**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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**

**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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**STATE OF FLORIDA:  
COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Jonathan Tavaréz, 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:  
308 Catherine St. on the  
10 day of December, 2024.

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 December 17, 2024, 2024.

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 H2024-0058.

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

**Signed Name of Affiant:**

Jonathan Tavaréz  
**Date:** 12/10/24  
**Address:** 21460 Overseas Hwy Suite 3  
**City:** Cudjoe Key  
**State, Zip:** FL, 33042

The forgoing instrument was acknowledged before me on this 10<sup>th</sup> day of December, 2024.

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

**NOTARY PUBLIC**

Sign Name: MIA SANTOS

Print Name: Mia Santos

Notary Public - State of Florida (seal)

My Commission Expires: 4/17/26





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# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

Parcel ID 00026450-000000  
Account# 1027243  
Property ID 1027243  
Millage Group 11KW  
Location 308 CATHERINE St, KEY WEST  
Address  
Legal KW PB1-25-40 PT LOT 6 SQR 3 TR 10 QQ-369 V-200 C2-426 G13-14 G19-297  
Description OR805-2161 OR1047-1752 OR1062-338 OR1441-442 OR1443-449/50 OR1481-888/89 OR1481-890/91 OR2314-1951/52 OR2364-1680/81 OR2364-1682/83 OR2365-1728/29 OR2421-680 OR2980-1171 OR2980-1173 OR3188-1498  
(Note: Not to be used on legal documents.)  
Neighborhood 6021  
Property Class MULTI-FAMILY DUPLEX (0802)  
Subdivision Tracts 10 and 15  
Sec/Twp/Rng 06/68/25  
Affordable No  
Housing



### Owner

PEARLMAN AARON  
308 Catherine St  
Key West FL 33040

[FITZGERALD LISA](#)  
308 Catherine St  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$221,596	\$206,119	\$208,487	\$135,274
+ Market Misc Value	\$2,527	\$2,527	\$2,527	\$2,527
+ Market Land Value	\$540,520	\$540,520	\$327,588	\$271,997
= Just Market Value	\$764,643	\$749,166	\$538,602	\$409,798
= Total Assessed Value	\$764,643	\$749,166	\$450,778	\$409,798
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$739,643	\$724,166	\$538,602	\$409,798

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$540,520	\$221,596	\$2,527	\$764,643	\$764,643	\$25,000	\$739,643	\$0
2023	\$540,520	\$206,119	\$2,527	\$749,166	\$749,166	\$25,000	\$724,166	\$0
2022	\$327,588	\$208,487	\$2,527	\$538,602	\$450,778	\$0	\$538,602	\$0
2021	\$271,997	\$135,274	\$2,527	\$409,798	\$409,798	\$0	\$409,798	\$0
2020	\$264,056	\$137,262	\$2,527	\$403,845	\$403,845	\$0	\$403,845	\$0
2019	\$266,748	\$137,885	\$2,527	\$407,160	\$393,718	\$0	\$407,160	\$0
2018	\$266,748	\$140,613	\$2,527	\$409,888	\$357,925	\$0	\$409,888	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	1,873.00	Square Foot	0	0

### Buildings

Building ID	2071	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1062	Roof Type	GABLE/HIP	
Finished Sq Ft	886	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	GOOD	Heating Type	NONE with 0% NONE	
Perimeter	128	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	16	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	77	0	0
FLA	FLOOR LIV AREA	886	886	0
PTO	PATIO	99	0	0
TOTAL		1,062	886	0

Building ID	3579	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1993	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	363	Roof Type	GABLE/HIP	
Finished Sq Ft	285	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type		
Perimeter	68	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	16	Grade	450	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	285	285	0
OPF	OP PRCH FIN LL	78	0	0
TOTAL		363	285	0

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	304 SF	1
FENCES	1979	1980	4 x 6	1	24 SF	4
CONC PATIO	1986	1987	0 x 0	1	378 SF	2
WALL AIR COND	1988	1989	0 x 0	1	3 UT	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/8/2022	\$500,000	Warranty Deed	2387106	3188	1498	37 - Unqualified	Improved		
8/15/2019	\$0	Quit Claim Deed	2233101	2980	1171	16 - Unqualified	Improved		
8/14/2019	\$650,000	Warranty Deed	2233102	2980	1173	01 - Qualified	Improved		
6/30/2008	\$100	Quit Claim Deed		2421	680	H - Unqualified	Improved		
6/5/2008	\$330,000	Warranty Deed		2365	1728	D - Unqualified	Improved		
5/31/2008	\$139,000	Warranty Deed		2364	1682	P - Unqualified	Improved		
5/28/2008	\$139,500	Warranty Deed		2364	1680	P - Unqualified	Improved		
1/1/1997	\$135,000	Warranty Deed		1441	0442	O - Unqualified	Improved		
7/1/1988	\$120,000	Warranty Deed		1062	338	U - Unqualified	Improved		
4/1/1988	\$80,000	Warranty Deed		1047	1752	Q - Qualified	Improved		

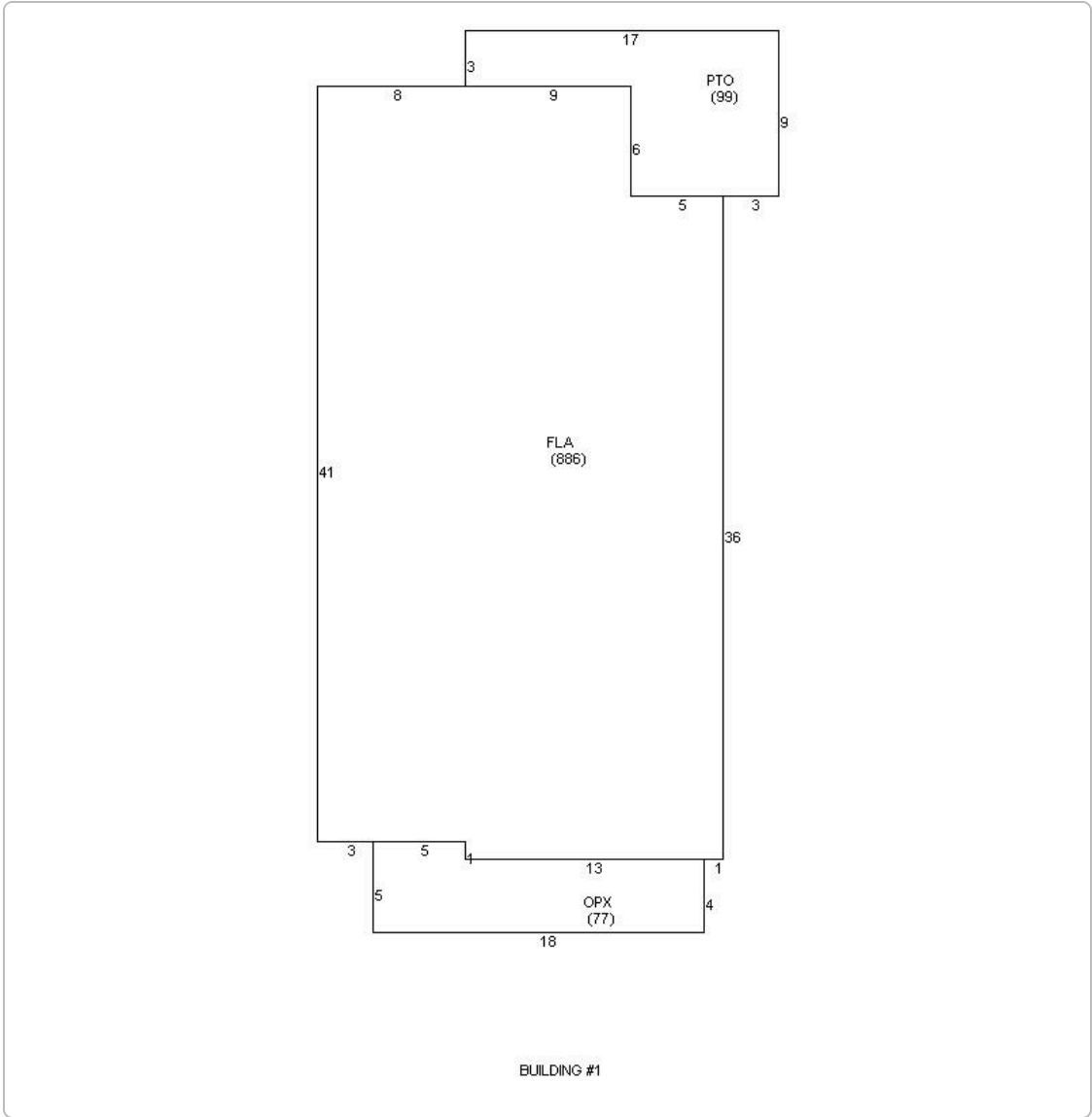
### Permits

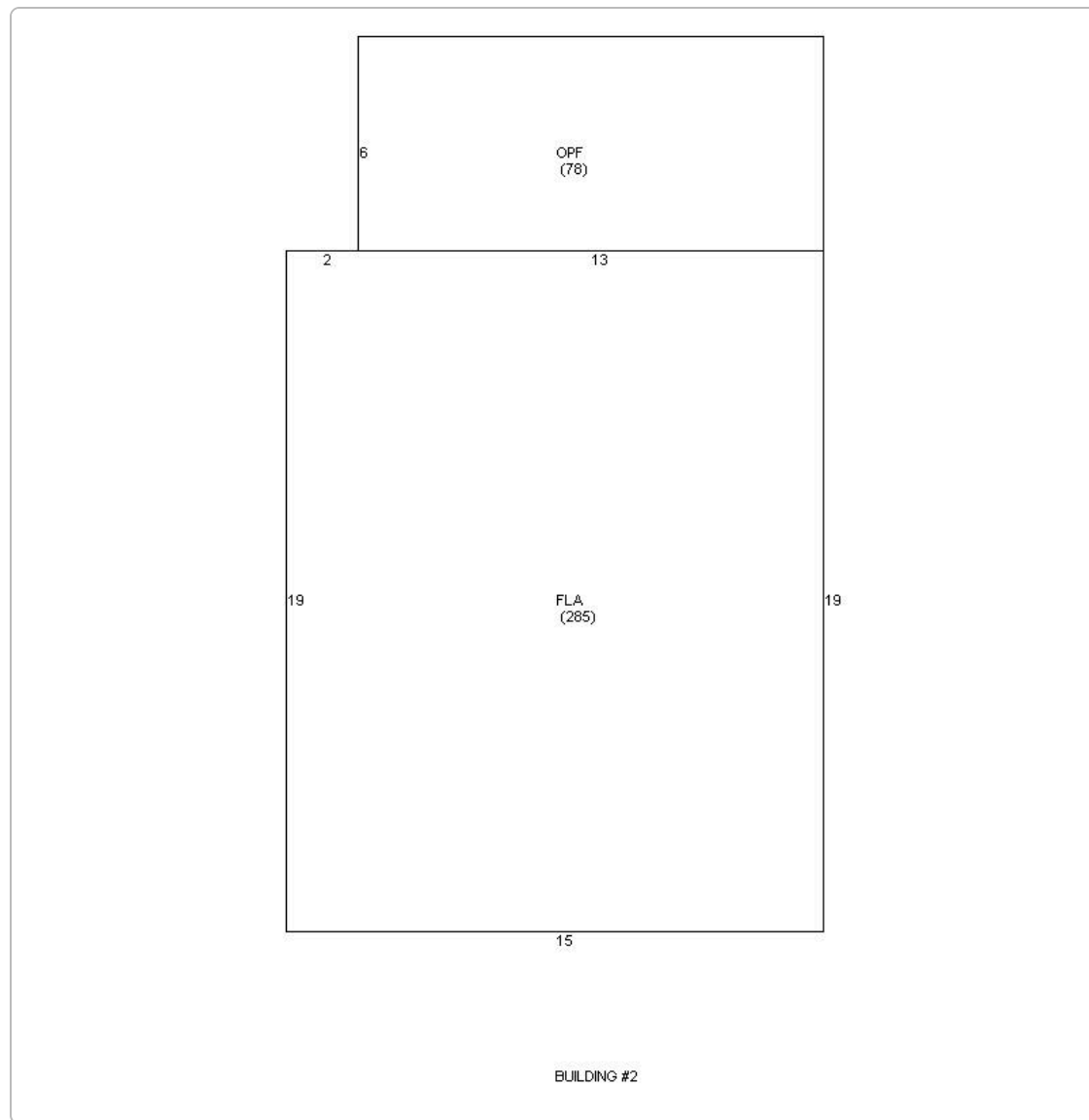
Number	Date Issued	Status	Amount	Permit Type	Notes
12-2271	06/26/2012	Completed	\$5,500		6 SQRS VCRIMP METAL ROOF MODIFIED BITUMEN ROLL ROOF
8-2758	08/04/2008	Completed	\$2,000		RED TAG PERMIT***REPAIR 640SF SHEETROCK REPLACE 300SF OF TILE PAINT INSIDE
0001680	06/28/2000	Completed	\$2,000		HURRICANE SHUTTERS
0000385	02/14/2000	Completed	\$5,000		ROOF
9802787	02/23/1999	Completed	\$4,000		SIDING AND PAINT
9702370	07/01/1997	Completed	\$1,350		REPLACE EXIST FIXTURES
9702489	07/01/1997	Completed	\$900		ELECTRICAL
B940822	03/01/1994	Completed	\$300		REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





## Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 12/11/2024, 11:40:36 AM

Contact Us

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