

Staff Report

- 4b Demolition of 1 one-story non-historic structure on the back of the property – **722 Caroline, Rear - Meridian Engineering (H12-01-1364)**

This staff report is for the first reading for a Certificate of Appropriateness for the demolition of the existing non-contributing house. The Sanborn map of 1962 depicts a footprint of a one story house at the rear, with a porch facing north. The existing building is a one story frame structure, rectangular in shape.

Staff understands that the request for these demolitions should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolition in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolitions will be for a structure that are not contributing nor can be considered contributing in the near future.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01-1364

OWNER'S NAME: Randy & Cynthia Pruett
DATE: 8.16.12
OWNER'S ADDRESS: 2383 Nicole Dr., Shreveport, LA 71107
PHONE #:
APPLICANT'S NAME: Paul Saviski
PHONE #: 305 407 0070
APPLICANT'S ADDRESS: 24883 Park Dr., Summerland Key, FL 33042
ADDRESS OF CONSTRUCTION: 722 Caroline St. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Demolishing ^{one} existing structure on property and build ^{by} new 2-story structure ^{by}

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: 8.16.12

Applicant's Signature: [Handwritten Signature]



Required Submittals

Table with 2 columns: Description of submittal. Rows include: TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS; TREE REMOVAL PERMIT; PHOTOGRAPHS OF EXISTING BUILDING; PHOTOGRAPHS OF ADJACENT BUILDINGS; ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES.

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

*Postponed for amended scheme to include rear property - also
exclude roof deck KCA 09/11/2012,*

HARC Comments:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Correspondence

City of Key West Planning Department
3140 Flagler Ave
Key West, FL 33040

September 17, 2012

To Whom It May Concern:

I do not object to the demolition of the one-story cottage at 722 Caroline Street that encroaches on my property at 313 Peacon Lane Key West. (Alternate key number 1003735 and parcel id# 00003580).

Sincerely,

Hilary Harding

Hilary Harding
Property Owner

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 19 day of September 2012 by Hilary Harding

Personally Known _____ or Produced Identification X

Type of Identification Produced driver license

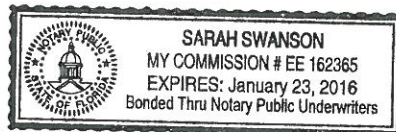
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Sarah Swanson

Sarah Swanson

Print Name:



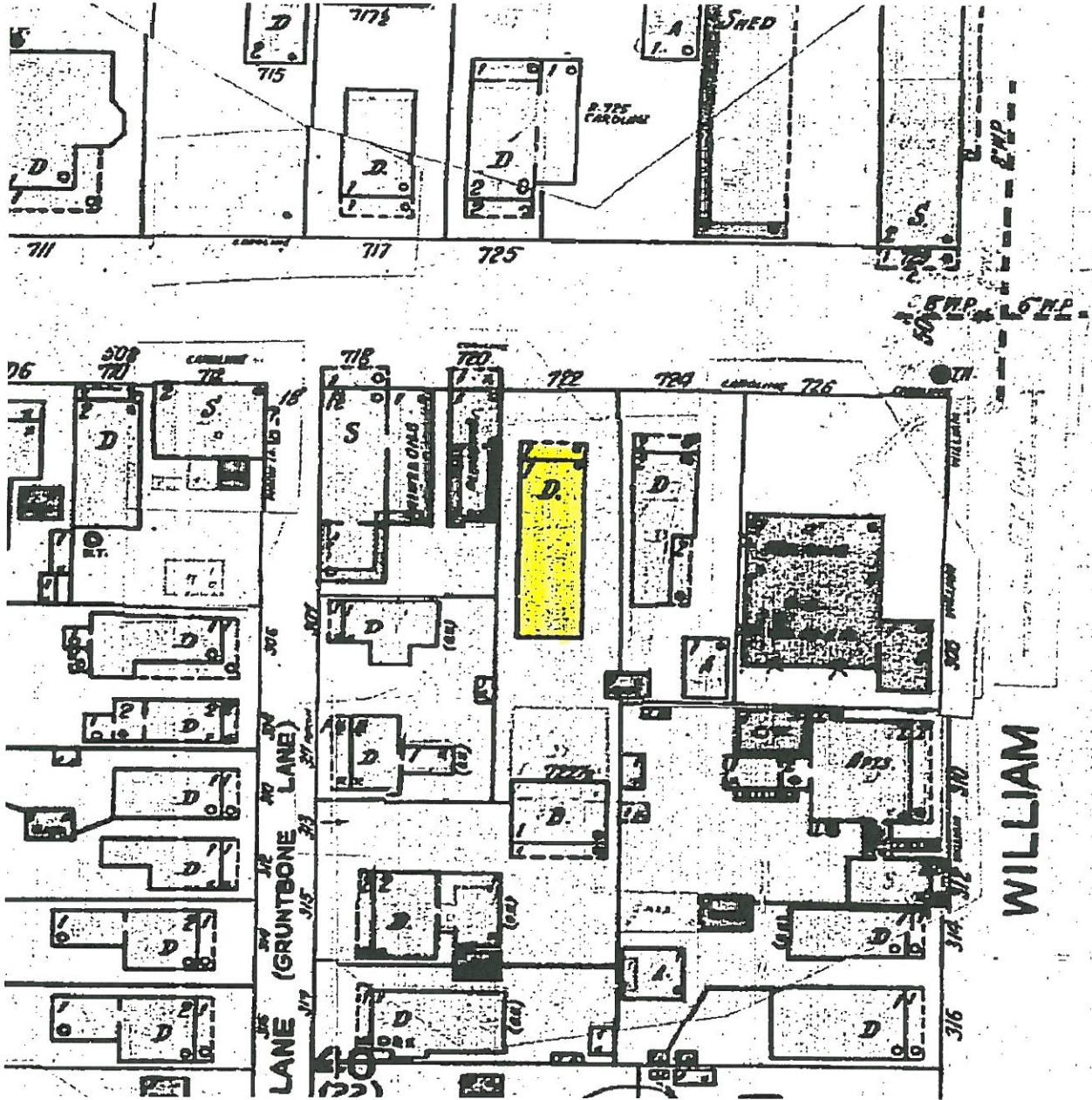
My Commission Expires:

1-23-2016

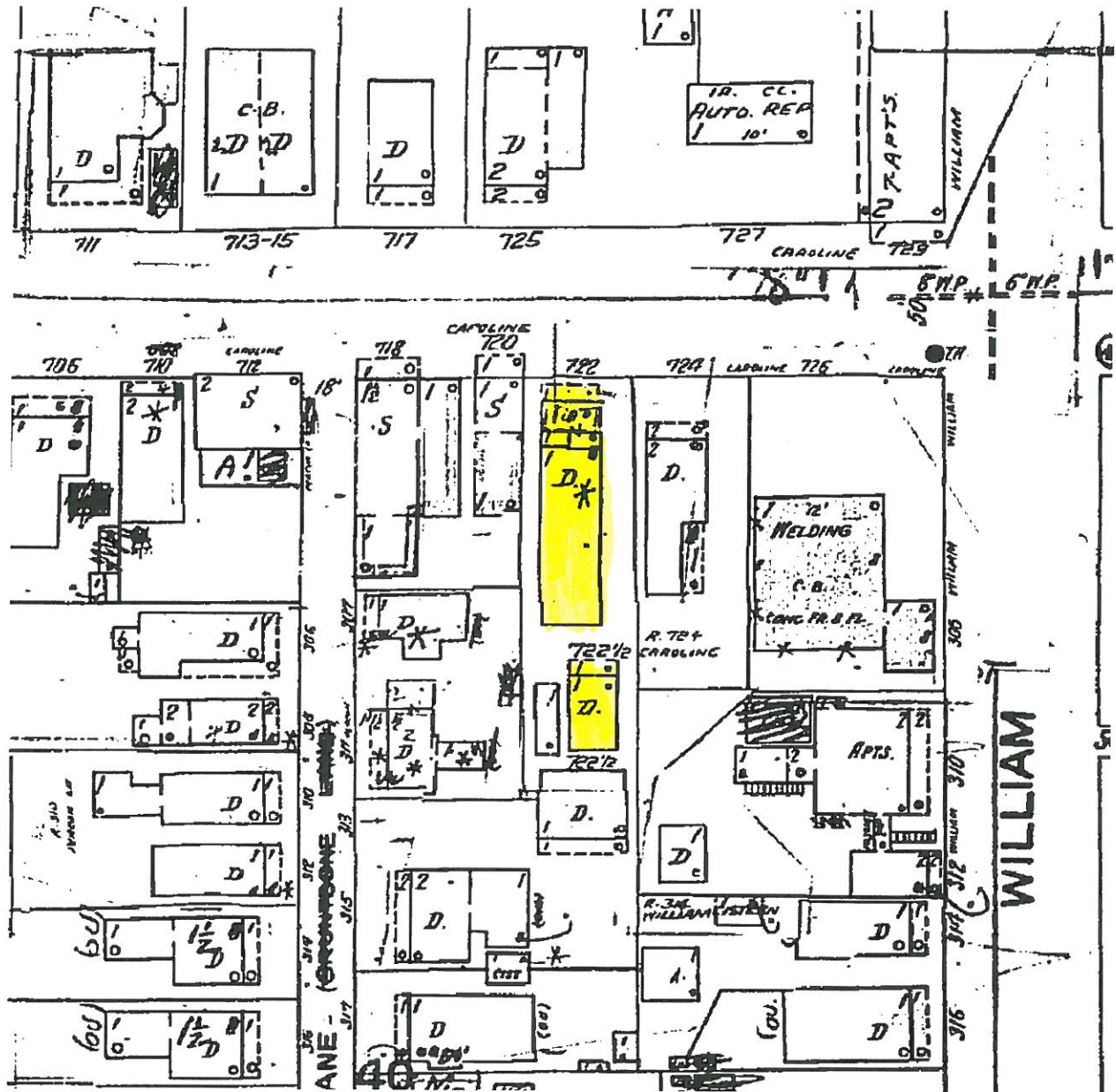
Sanborn Maps



Photo taken by Property Appraiser's office c1965; 722 Caroline St.; Monroe County Library



#722 Caroline Street Sanborn map 1948



#722 Caroline Street Sanborn map 1962

Photos



722 Caroline St, Key West, FL 33040, USA

© 2012 Google

Google earth

Google earth





© 2012 Google
© 2012 Google
US Dept of State Geographer
© 2012 INEGI

Google earth



**722 Caroline Street
Pruett Residence**



View of front porch of main structure along Caroline Street



View of east side of main structure

**722 Caroline Street
Pruett Residence**



View of west side of main structure



View of the rear of the main structure

**722 Caroline Street
Pruett Residence**



View of the front of the secondary structure behind the main structure



View of the rear of the secondary structure

**722 Caroline Street
Pruett Residence**



View of the west side of the secondary structure



View of the east side of the secondary structure



View of existing residence from street

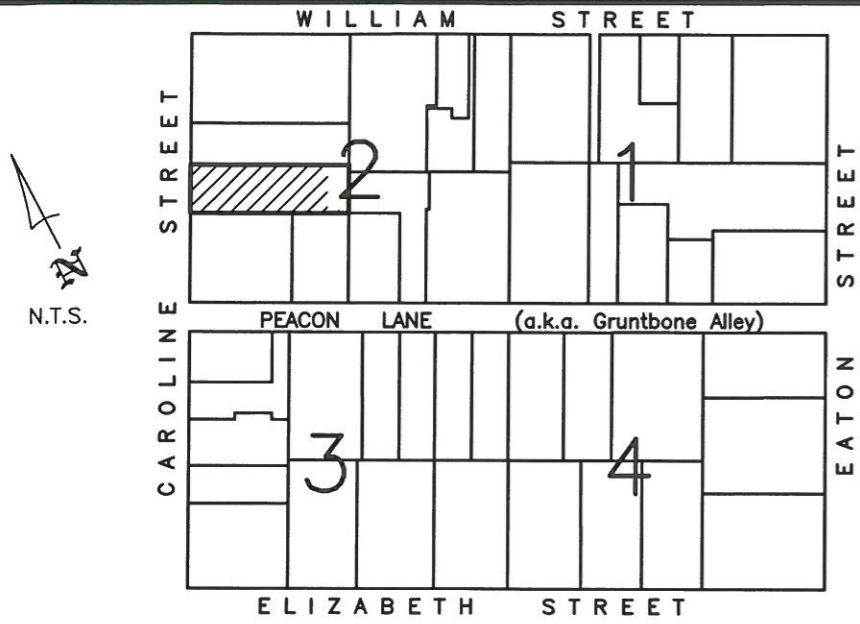


View of adjacent structure



View of adjacent structure

Survey



LOCATION MAP
Square 22, City of Key West, Fl.

LEGAL DESCRIPTION:

Part of Lot Fourteen (14) in Square Twenty-Two (22), according to a map of the City of Key West by W.A. Ashe, Civil Engineer, delineated in November 1906, but more particularly described as follows:
Commencing at a point on Caroline Street Sixty-five (65) feet from the corner of Peacon Lane and Caroline Street and running along Caroline Street in a Northeasterly direction Thirty-four (34) feet and six (6) inches; thence in a Southeasterly direction One Hundred Fifteen (115) feet; thence in a Southwesterly direction Thirty-four (34) feet and six (6) inches; thence in a Northwesterly direction One Hundred Fifteen (115) feet to the Point of Beginning on Caroline Street.

MONUMENTATION:

- ⊕ = set 1/2" Iron Bar, P.L.S. No. 2749
- △ = set P.K. Nail, P.L.S. No. 2749
- ▲ = found P.K. nail
- = found 1/2" I.B.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Caroline Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Title search has not been performed of surrounding properties

Abbreviations:

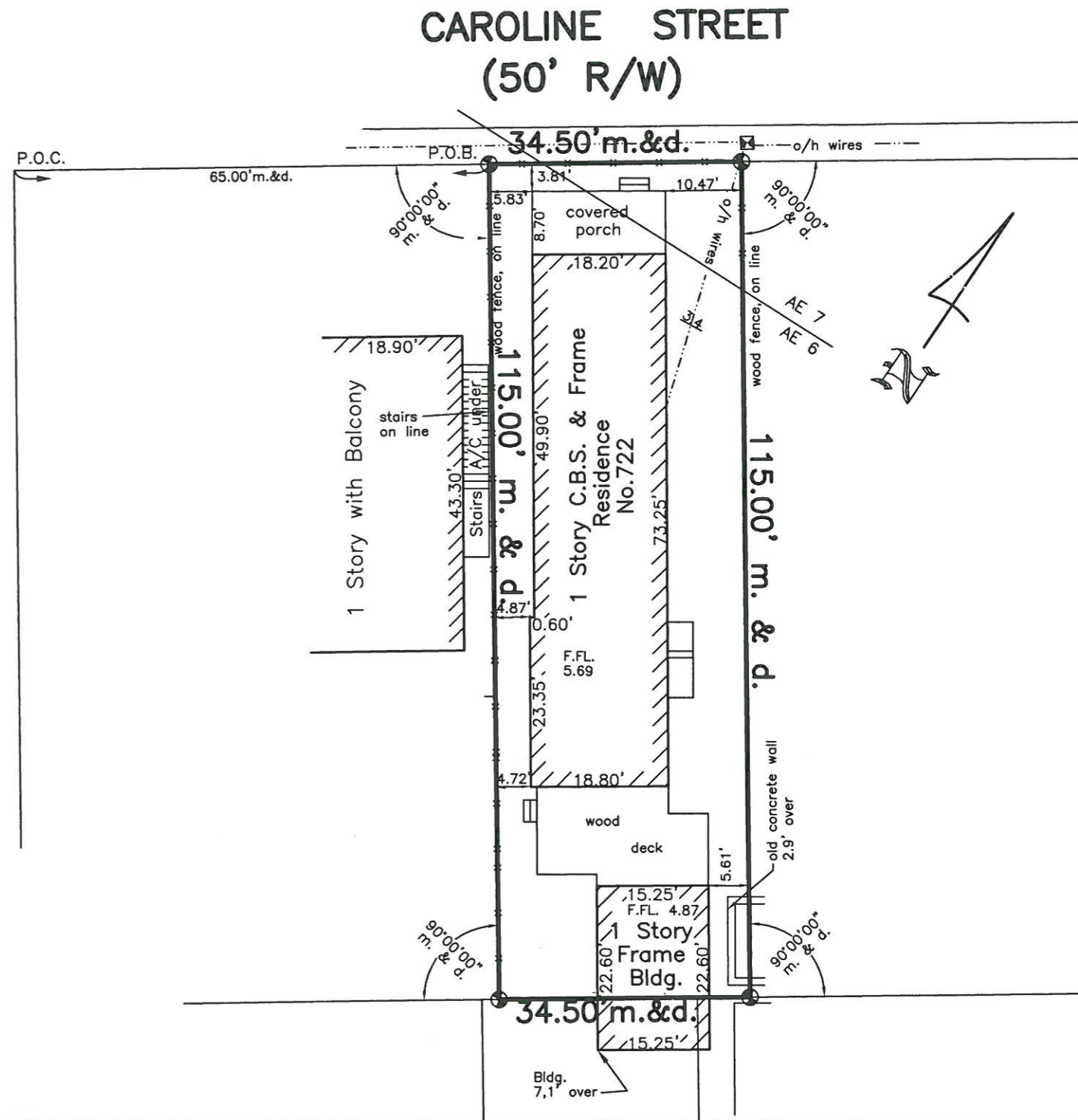
- | | | |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story | B.M. = Bench Mark | I.P. = Iron Pipe |
| R/W = Right-of-Way | P.O.C. = Point of Commence | I.B. = Iron Bar |
| fd. = Found | P.O.B. = Point of Beginning | C.B. = Concrete Block |
| p. = Plat | P.B. = Plat Book | C.B.S. = Concrete Block Stucco |
| m. = Measured | pg. = page | cov'd. = Covered |
| d. = Deed | o/h = Overhead | w.m. = Water Meter |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony |
| N.T.S. = Not to Scale | ☒ = Concrete Utility Pole | Pl. = Planter |
| ⊕ = Centerline | ⊙ = Wood utility Pole | A/C = Air Conditioner |
| Elev. = Elevation | conc. = concrete | |

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

PEACON LANE (21' R/W)



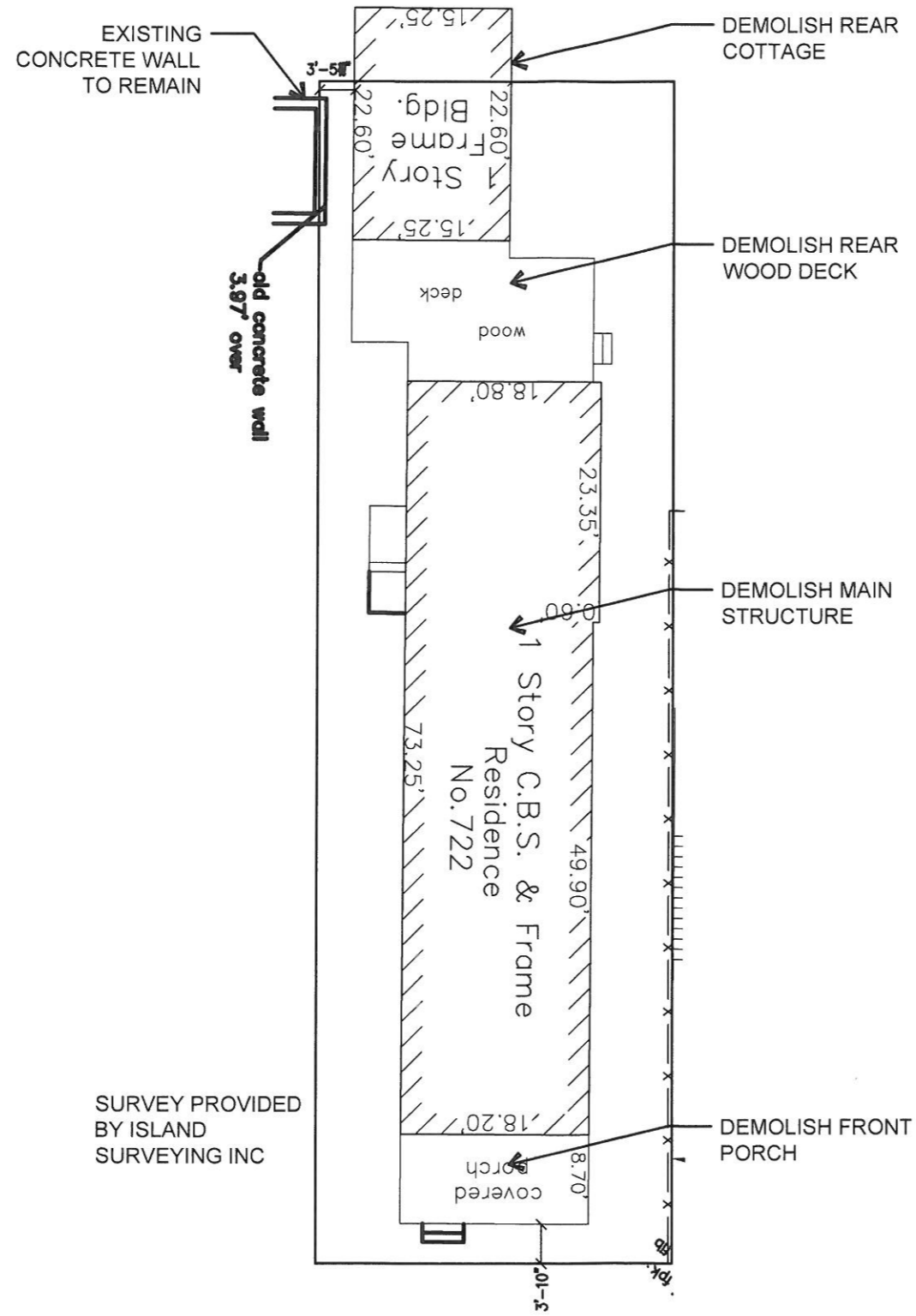
Island Homes			
722 caroilne Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 12-203	
Scale 1" = 20'	Ref. 207-59	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 8/18/12		Flood Zone AE	Flood Elev. 6-7'
REVISIONS AND/OR ADDITIONS			
fred\drawings\keywest\Block 22/722 Caroline			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

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

Proposed Plans



SURVEY PROVIDED BY ISLAND SURVEYING INC



1 DEMOLITION PLAN
D-1 SCALE: 1/16" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION WITHOUT SEAL AND SIGNATURE OF THE ENGINEER

RICHARD J. MILELLI
PE #58315

General Notes:

**PRUETT
RESIDENCE**
722 CAROLINE STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM

Project No. Scale:

AutoCad File No.

Revisions:

HARC Revision 8-13-12

Title:

DEMOLITION PLAN

Sheet Number:

D-1

Date: AUG17, 2012

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., SEPTEMBER 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida.

The purpose of the hearing will be to consider a request for:

Construct 2 two-story structures

Demolish 2 existing structures

722 Caroline Street

Applicant- Meridian Engineering

H12-01-1364

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 809-3723 or visit our website at <http://keywest.legistar.com/Calendar.aspx>

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Wayne Giordiano, 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:
722 Caroline on the 18th day of September, 2012.

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 September 25, 2012.

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 H12-01-1364.

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

Signed Name of Affiant:

WJ
Date: September 18, 2012

Address: 3140 PLAGEM

City: KEY WEST, FL

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18th day of September, 2012.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015

Public Meeting Notice

NO TRESPASSING

Public Meeting Notice

1222



Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card - Map portion under construction.

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

Alternate Key: 1003697 Parcel ID: 00003540-000000

Ownership Details

Mailing Address:
PRUETT RANDY AND CYNTHIA C
2383 NICOLE DR
SHREVEPORT, LA 71107

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 722 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 2 SQR 22 G11-342 G12-27 OR631-197D/C CO JUDGES DOCKET 78-227 OR777-482 OR1026-585Q/C OR1728-754 OR1994-496/498AFFD OR1994-499/500(LG)





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	35	115	3,967.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 1618
 Year Built: 1923

Building 1 Details

Building Type R1
 Effective Age 25
 Year Built 1928
 Functional Obs 0

Condition P
 Perimeter 184
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 32
 Grnd Floor Area 1,332

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

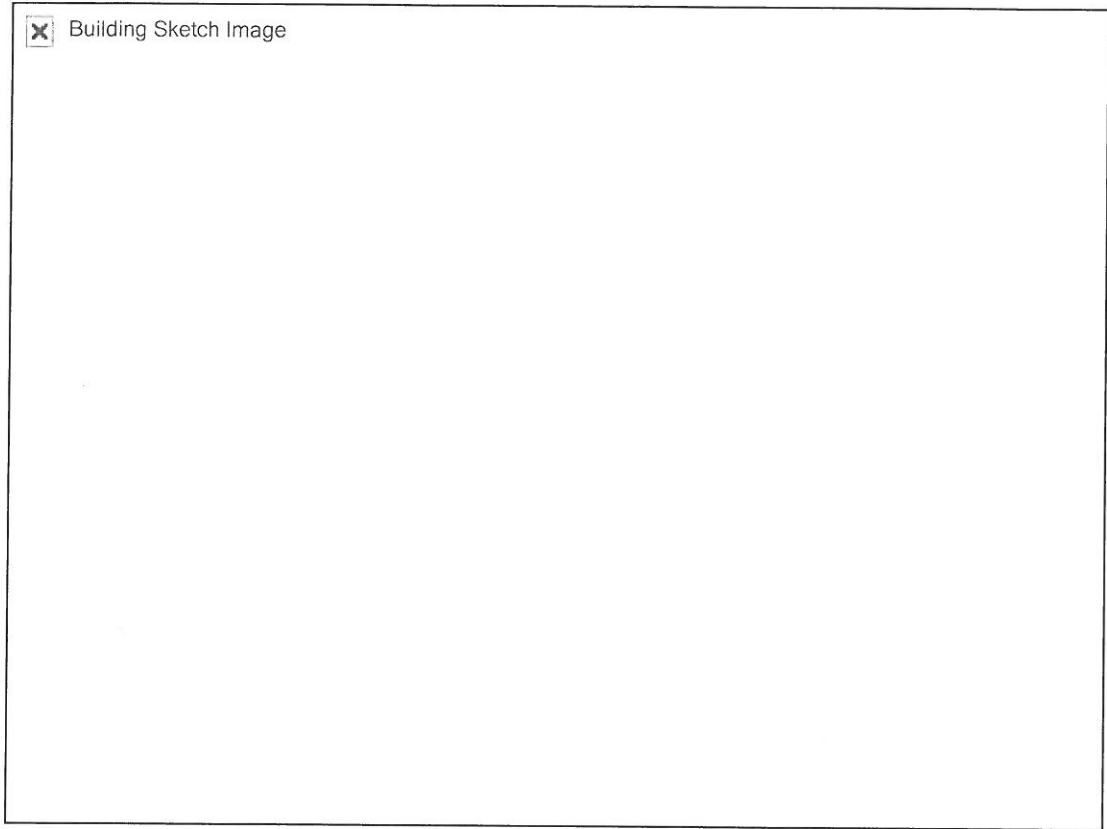
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	1,332
2	OPX		1	1993	N	N	0.00	0.00	144
3	OPU		1	1993	N	N	0.00	0.00	40
4	PTO		1	1993	N	N	0.00	0.00	312

Building 2 Details

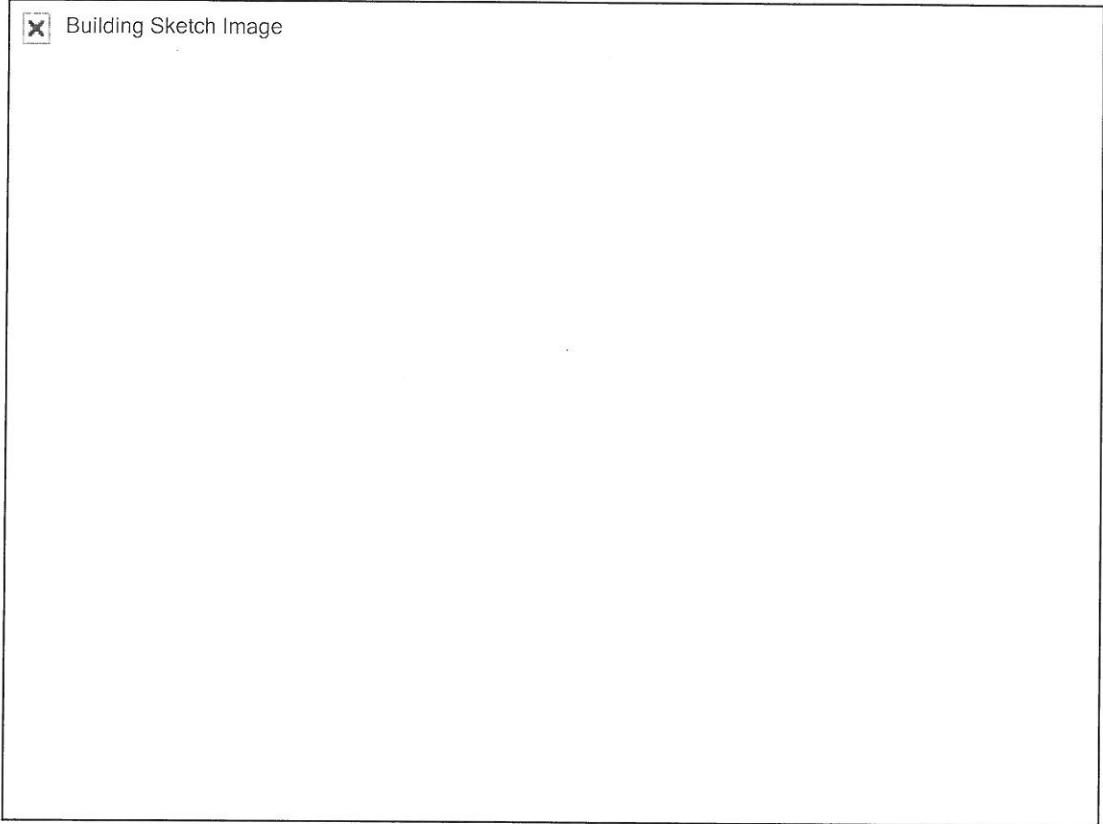
Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade <u>450</u>
Effective Age <u>27</u>	Perimeter <u>70</u>	Depreciation % <u>33</u>
Year Built <u>1923</u>	Special Arch <u>0</u>	Grnd Floor Area <u>286</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

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

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>ROLLED COMPOS</u>	Foundation <u>CONC BLOCK</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms <u>1</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath <u>0</u>	Vacuum <u>0</u>
3 Fix Bath <u>0</u>	Garbage Disposal <u>0</u>
4 Fix Bath <u>0</u>	Compactor <u>0</u>
5 Fix Bath <u>0</u>	Security <u>0</u>
6 Fix Bath <u>0</u>	Intercom <u>0</u>
7 Fix Bath <u>0</u>	Fireplaces <u>0</u>
Extra Fix <u>0</u>	Dishwasher <u>0</u>



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	286

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	120 SF	30	4	2002	2003	2	30
2	AC2:WALL AIR COND	4 UT	0	0	1995	1996	1	20
3	PT5:TILE PATIO	42 SF	0	0	1993	1994	1	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
01-3465	10/19/2001	08/14/2002	2,500	Residential	INTERIOR RENOVATIONS
98-2041	06/30/1998	08/21/1998	1,200	Residential	ELECTRICAL
01-3517	10/31/2001	08/14/2002	1,900	Residential	NEW KITCHEN CABINETS
97-2446	07/01/1997	10/01/1997	1,500	Residential	PAINT ROOF
06-6184	11/15/2006	06/21/2007	3,000	Residential	UP-GRADE SERVICE TO 200 AMPS & 3-GANG METER SOCKET

06-
6592 12/13/2006 06/21/2007 2,100REPLACE 110 SF SUBFLOOR AND INSTALL 205 SF OF
TILE**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	138,577	1,109	129,095	268,781	268,781	0	268,781
2011	140,623	1,127	178,747	320,497	297,424	0	320,497
2010	142,128	1,149	127,109	270,386	270,386	0	270,386
2009	156,778	1,167	337,903	495,848	495,848	0	495,848
2008	144,570	1,186	396,700	542,456	542,456	0	542,456
2007	176,234	1,287	654,555	832,076	832,076	0	832,076
2006	311,277	1,385	376,865	689,527	689,527	0	689,527
2005	311,277	1,484	297,525	610,286	610,286	0	610,286
2004	170,525	1,585	277,690	449,800	449,800	0	449,800
2003	164,210	1,684	140,875	306,769	306,769	0	306,769
2002	149,556	45	140,875	290,476	290,476	0	290,476
2001	137,592	49	140,875	278,516	278,516	0	278,516
2000	137,592	51	80,500	218,142	161,258	25,000	136,258
1999	110,400	43	80,500	190,942	153,155	25,000	128,155
1998	100,610	41	80,500	181,151	149,522	25,000	124,522
1997	93,121	41	72,450	165,613	144,771	25,000	119,771
1996	63,633	31	72,450	136,114	136,114	25,000	111,114
1995	63,633	32	72,450	136,115	133,462	25,000	108,462
1994	56,907	30	72,450	129,387	129,387	25,000	104,387
1993	52,880	0	72,450	125,330	125,330	25,000	100,330
1992	52,880	0	72,450	125,330	125,330	25,000	100,330
1991	52,880	0	72,450	125,330	125,330	25,000	100,330
1990	44,540	0	60,375	104,915	104,915	25,000	79,915
1989	39,669	0	59,369	99,038	99,038	25,000	74,038
1988	32,983	0	54,338	87,321	87,321	25,000	62,321
1987	32,591	0	29,986	62,577	62,577	25,000	37,577
1986	32,766	0	28,980	61,746	61,746	25,000	36,746
1985	31,849	0	16,462	48,311	48,311	25,000	23,311
1984	29,775	0	16,462	46,237	46,237	25,000	21,237
1983	29,775	0	16,462	46,237	46,237	25,000	21,237
1982	30,362	0	16,462	46,824	46,824	25,000	21,824

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
4/6/2004	1994 / 0499	650,000	WD	Q
9/18/2001	1728 / 0754	315,000	WD	Q

This page has been visited 85,344 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176