



Staff Report for Item 6b

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 27, 2015

Applicant: William P. Horn, Architect

Application Number: H15-01-1530

Address: #1018 White Street

Description of Work:

Demolition of shed roof on rear portion of the house.

Site Facts:

The house located at 1018 White Street is a contributing resource to the district. The house is a one-story frame vernacular structure and was built c.1890. The house has a historic sawtooth and a non-historic shed structure attached to the rear of the house. This building used to be located at 819 Olivia Street until 2011, when it was relocated from its original site and moved to 1018 White Street, due to proposed demolition when the City acquired the property at 819 Olivia to expand the cemetery. The HARC Commission approved the relocation of the property on May 10, 2011. During the relocation, the concrete porch was unable to be relocated with the house, and the house has been without a front porch ever since.

In 2006, the Planning Department granted the property 3 non-transient residential units.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a non-historic shed roof attached the rear of a contributing structure. The shed roof addition does not show up on any Sanborn map. Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition does not affect any building façade.
- (4) Staff does not believe the small shed roof that is not visible from the street will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the roof is not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION, FLOODPLAIN, CONSTRUCTION AND HARC
 \$50.00 APPLICATION FEE NON-REFUNDABLE

Bldg.

Blue



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-1530		BUILDING PERMIT NUMBER 15-4069		INITIAL & DATE TKP/PS Blue
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1018 WHITE STREET

OF UNITS **3**

RE # OR ALTERNATE KEY:

3245

NAME ON DEED:

BARRY BARROSO, JR.

PHONE NUMBER

305-296-5989

OWNER'S MAILING ADDRESS:

1608 WASHINGTON ST.

EMAIL

BARRY@CLKP.COM

KEY WEST, FL. 33040

CONTRACTOR COMPANY NAME:

N/A

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILLIAM P. HORN ARCHITECT, PA

PHONE NUMBER

305-296-8302

ARCHITECT / ENGINEER'S ADDRESS:

915 BAYON ST.

EMAIL

WPHORN@AOL.COM

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:

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

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

RENOVATION TO EXISTING ONE STORY BUILDING WITH A NEW ADDITION IN THE REAR YARD - SEE PLANS

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Barry Barroso	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 30 DAY OF September , 20 15 .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____.
<p>PRISCILLA CEJA MY COMMISSION # FF 152627 EXPIRES: August 20, 2018 Bonded Thru Budget Notary Services</p>	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Owes # 75.25
42250/15901

[Signature] NO APP. Blue

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:
RENOVATION TO EXISTING HISTORIC	WOOD	WOOD
NEW ADDITION	WOOD / FIBER CEMENT →	

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 _____

Oper: KEYMBLD Type: BP Drawer: 1
 Date: 10/01/15 50 Receipt no: 120
 2015 1001530
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3065497
 CK CHECK 13870 \$100.00
 Trans date: 10/01/15 Time: 14:02:16

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.
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-44-15-01-1530



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.

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.

THE SHED ROOF THAT WE ARE ASKING TO BE DEMOLISHED IS NOT HISTORIC AND IS NOT A TYPICAL ROOF FORM. IT IS ALMOST FLAT AND THE CEILING HEIGHT INSIDE IS ABOUT 7' HIGH, WHICH IS VERY LOW.

- (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.

NO

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

NO

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

NO

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

NO, IT IS AN ALMOST FLAT SAID ROOF.

- (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.

THIS REAR ADDITION DOES NOT SHOW UP ON THE SANBORN MAPS AND HAS AN ALMOST FLAT ROOF, WHICH IS NOT A TYPICAL HISTORIC ROOF FORM FOR A ONE STORY WOOD FRAME RESIDENTIAL STRUCTURE.

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

NO

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-15-01-00-1530



(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 _____

No Reason THE DRAWINGS ARE ARCHITECTURAL DRAWINGS, BUT COMPLETE CONSTRUCTION PLANS WILL BE PROVIDED BY STAFF FILED TO PERMITS.

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.

REMOVING THIS ROOF AND ADDING A GABLE ROOF WILL IMPROVE THE CHARACTER.

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

REMOVING THIS ROOF SO WE CAN ADD A GABLE ROOF WILL NOT AFFECT OPEN SPACE.

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.

THIS IS NOT A SIGNIFICANT LATER ADDITION AND IS NOT HISTORIC.

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

THE ROOF OF THIS ADDITION IS NOT HISTORIC OR 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.*

Bj Barroso
 PROPERTY OWNER'S SIGNATURE

10/22/15 Barry Barroso
 DATE AND PRINT NAME

OFFICE USE ONLY

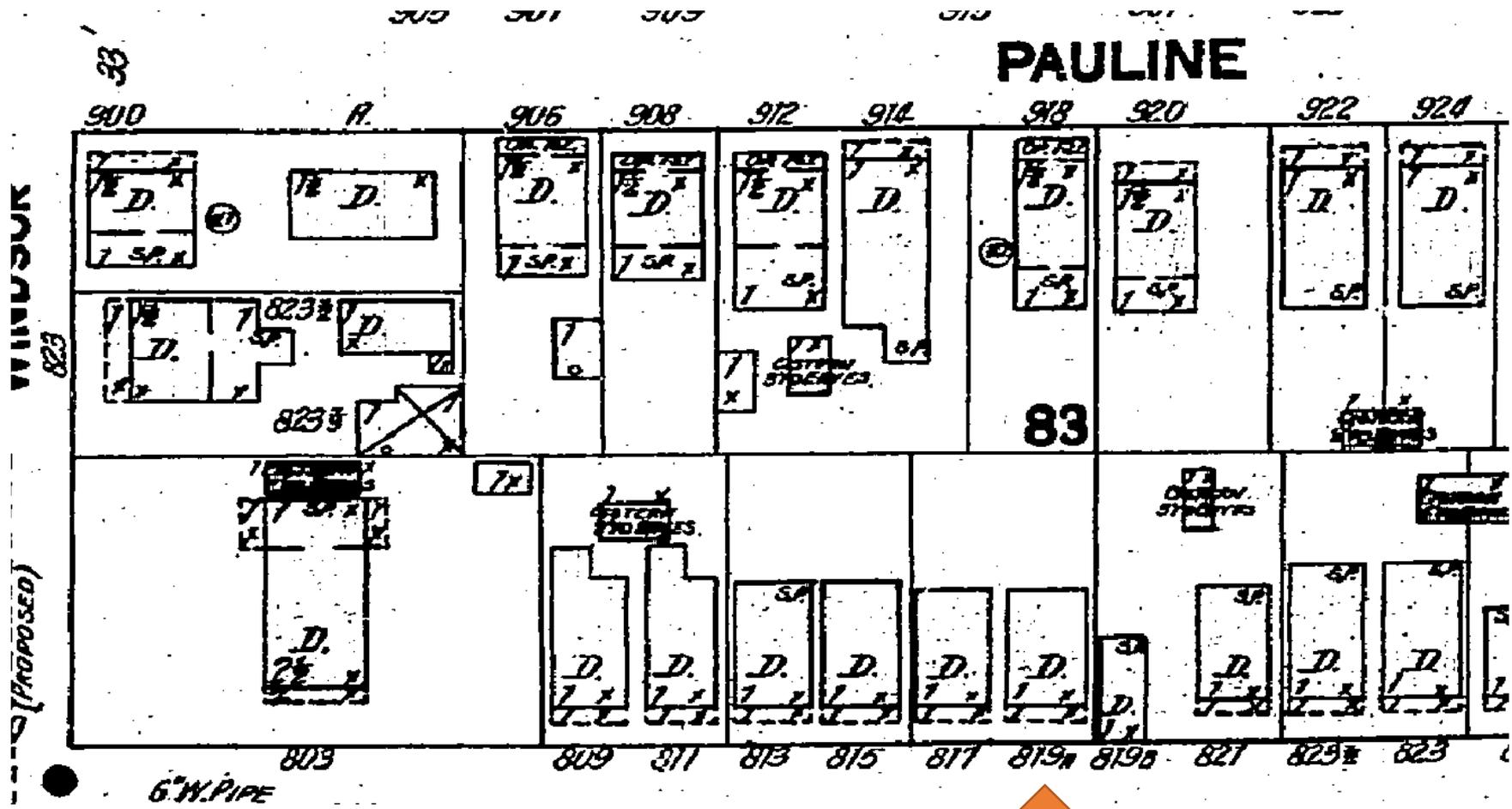
BUILDING DESCRIPTION:

<input checked="" type="checkbox"/> Contributing	Year built <u>c. 1890</u>	Style <u>Frame Vernacular</u>	Listed in the NRHP <u>Y</u>	Year <u>1977</u>
<input type="checkbox"/> Not listed	Year built	Comments		

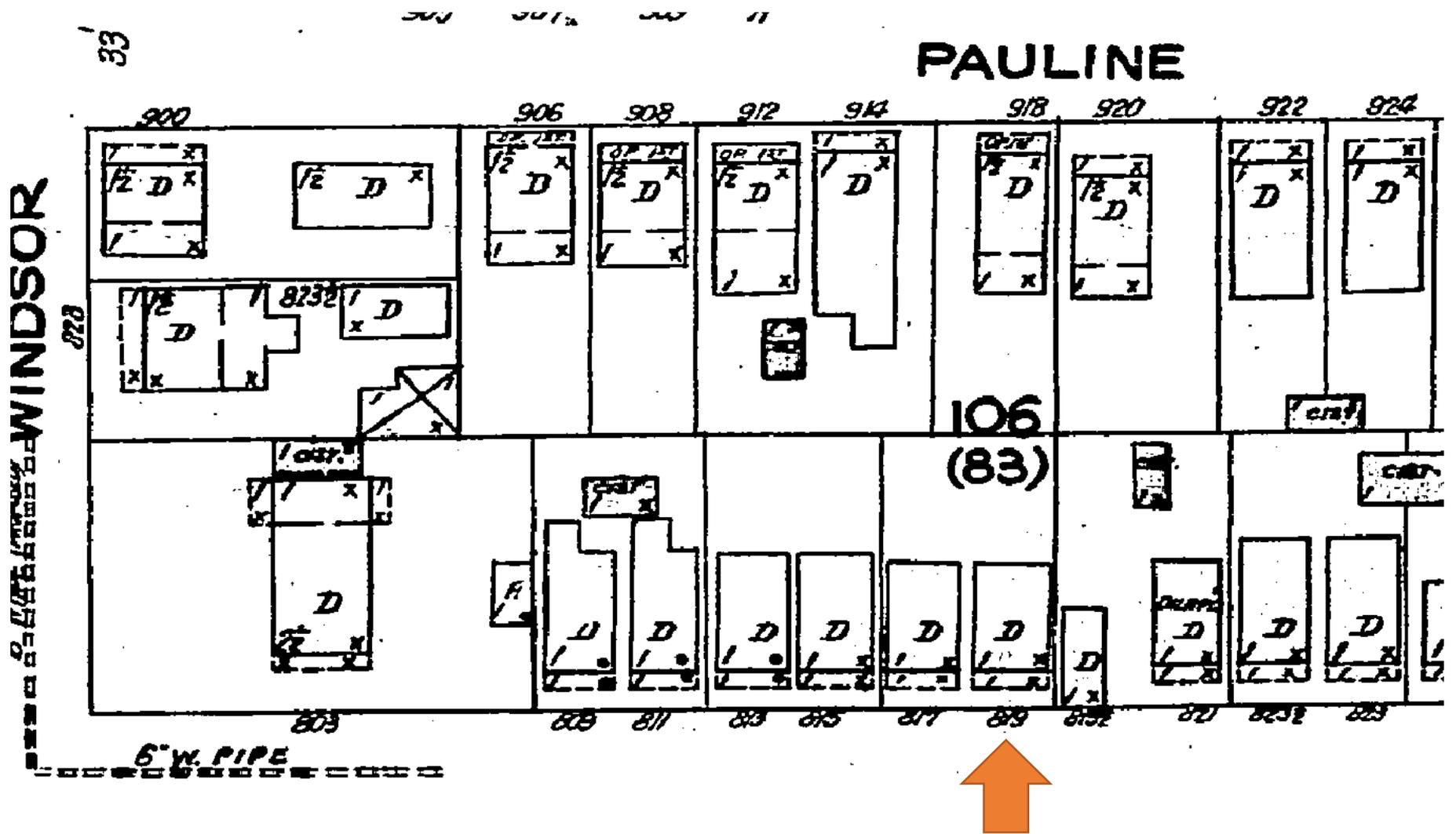
Reviewed by Staff on 10/23/15
 Notice of hearing posted 10/21/15
 First reading meeting date 10/27/15
 Second Reading meeting date N/A
 TWO YEAR EXPIRATION DATE 10/26/17

Staff Comments
 While the main structure is contributing, this demolition review only covers a non-historic steel roof in the rear.

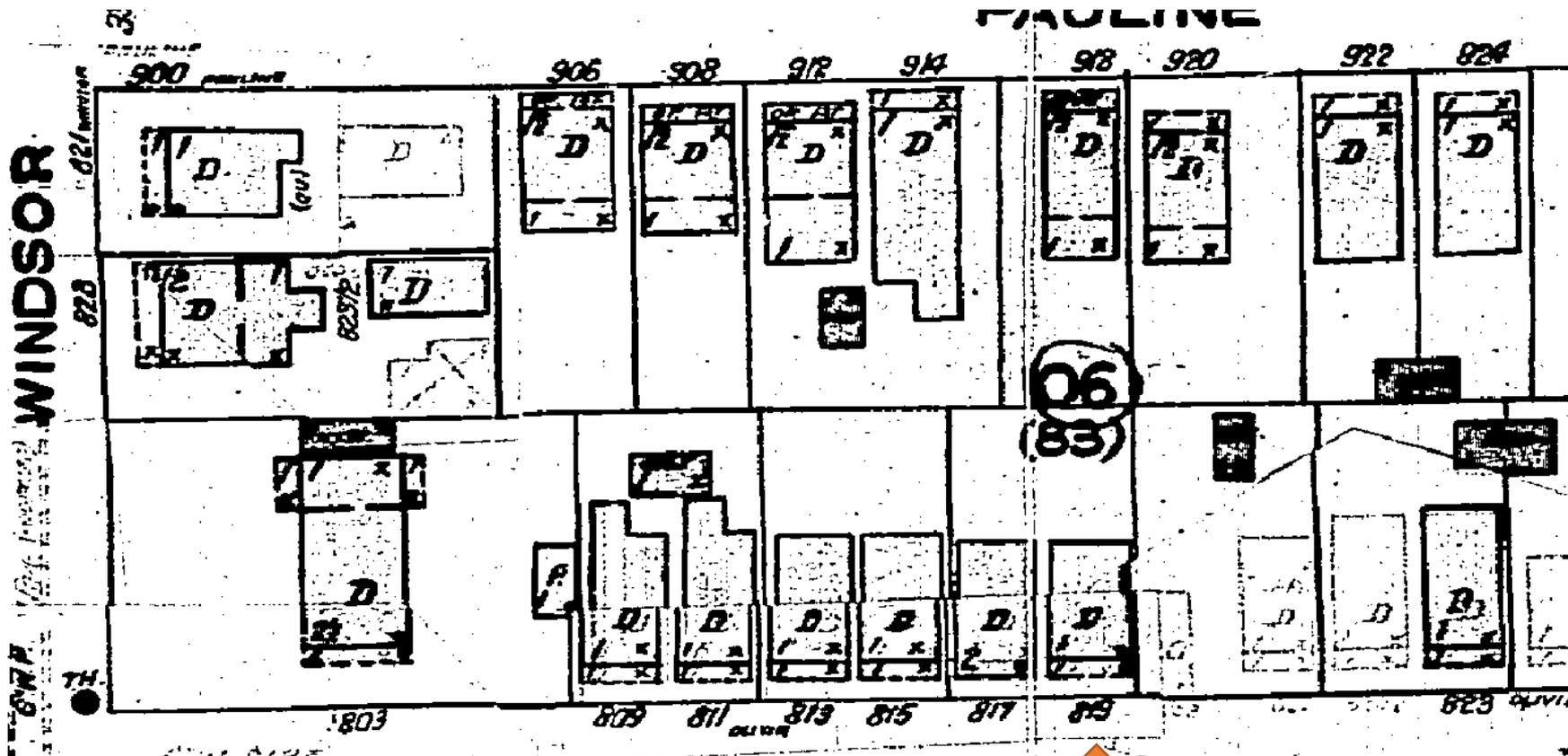
SANBORN MAPS



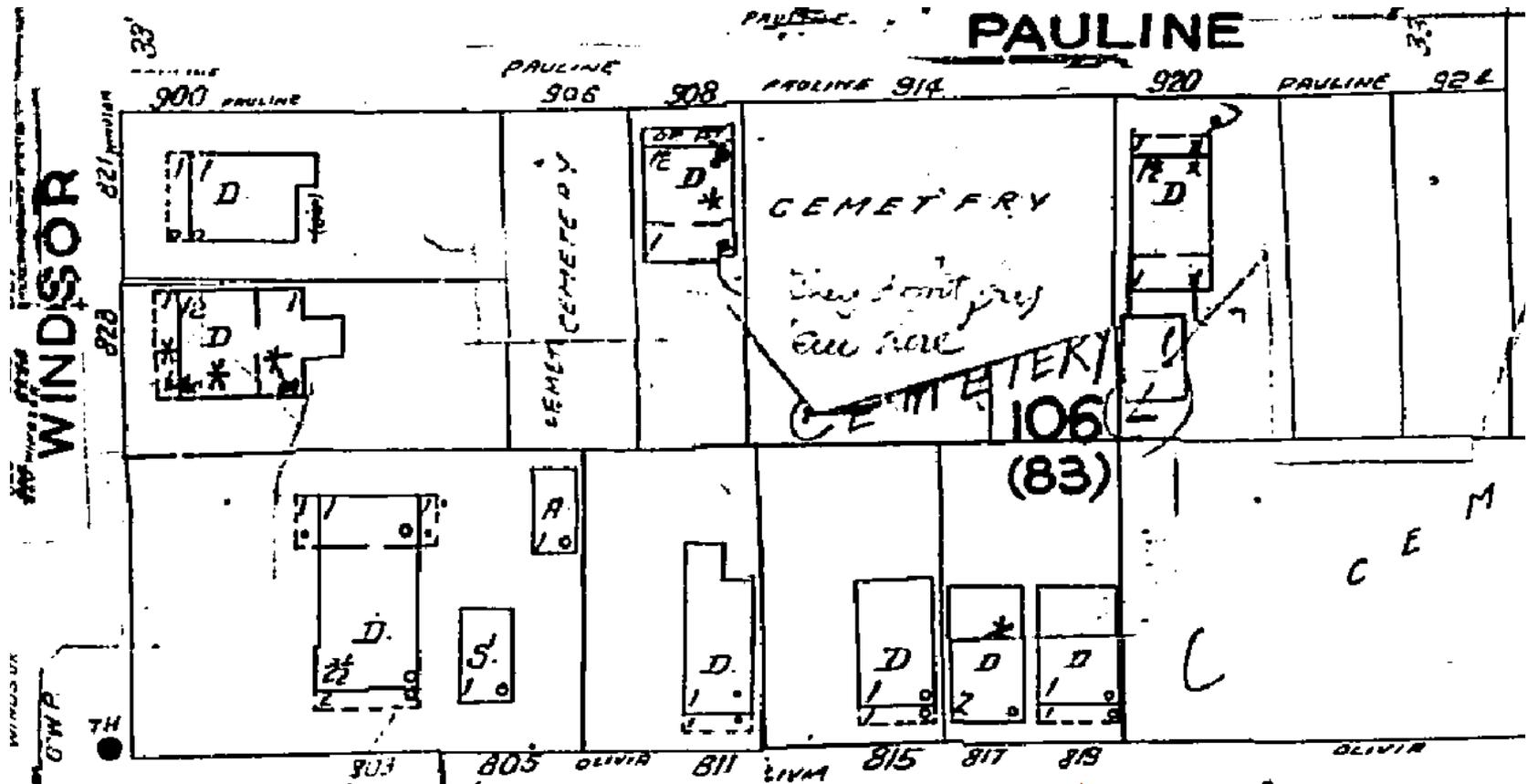
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



819 Olivia, now 1018 White Street.
Property Appraiser's Photo, c.1965. Monroe County Public Library.

17'-5"
Wide



819 OLIVIA STREET

Sender's Site

MAIN FACADE

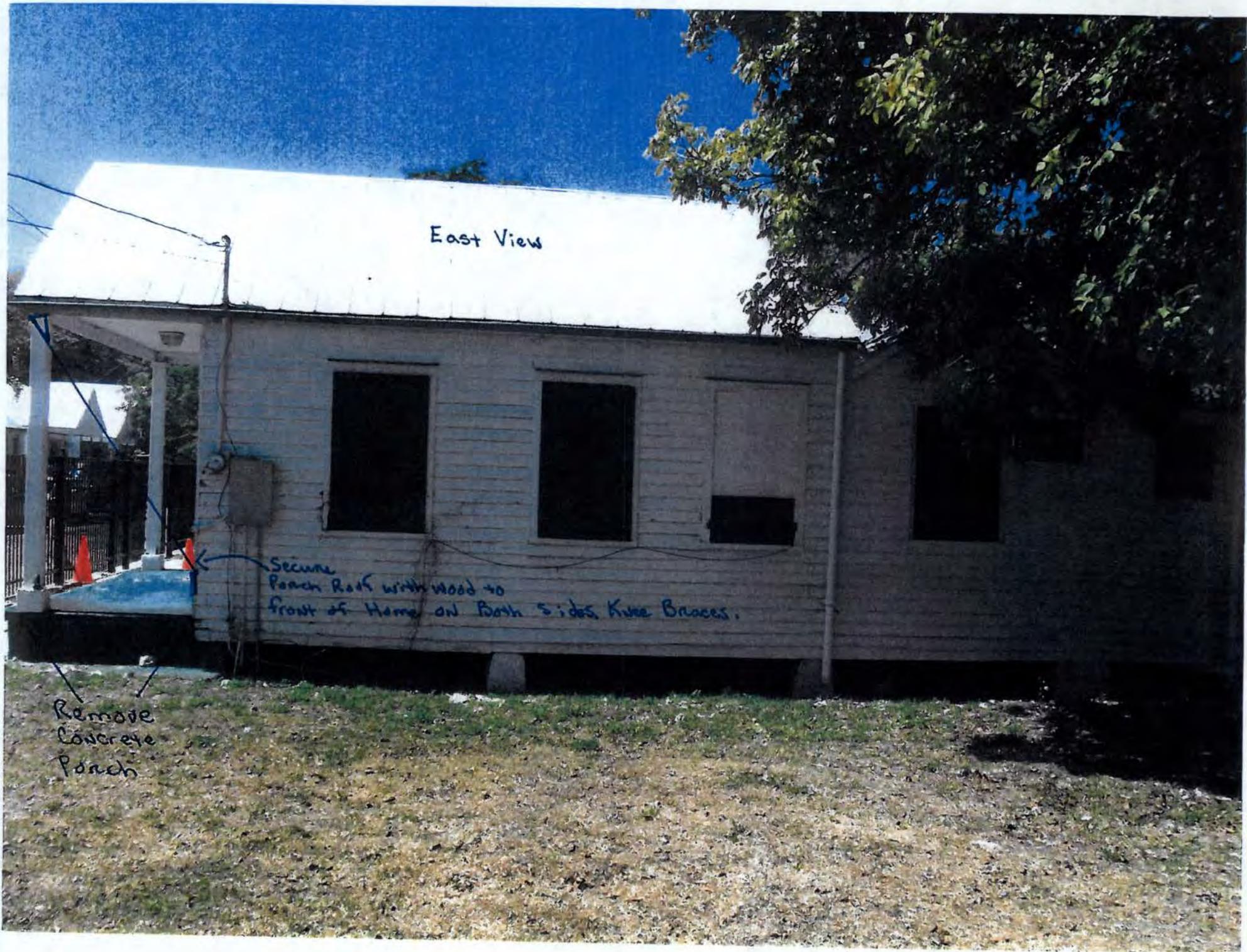
VIEW FROM OLIVIA ST.
MARCH 2010



35'-9"
Long

813 OLIVIA STREET
EAST ELEVATION
NOTICE NON HISTORIC
ADDITION ON BACK.
MARCH 2010

Sender's Site



East View

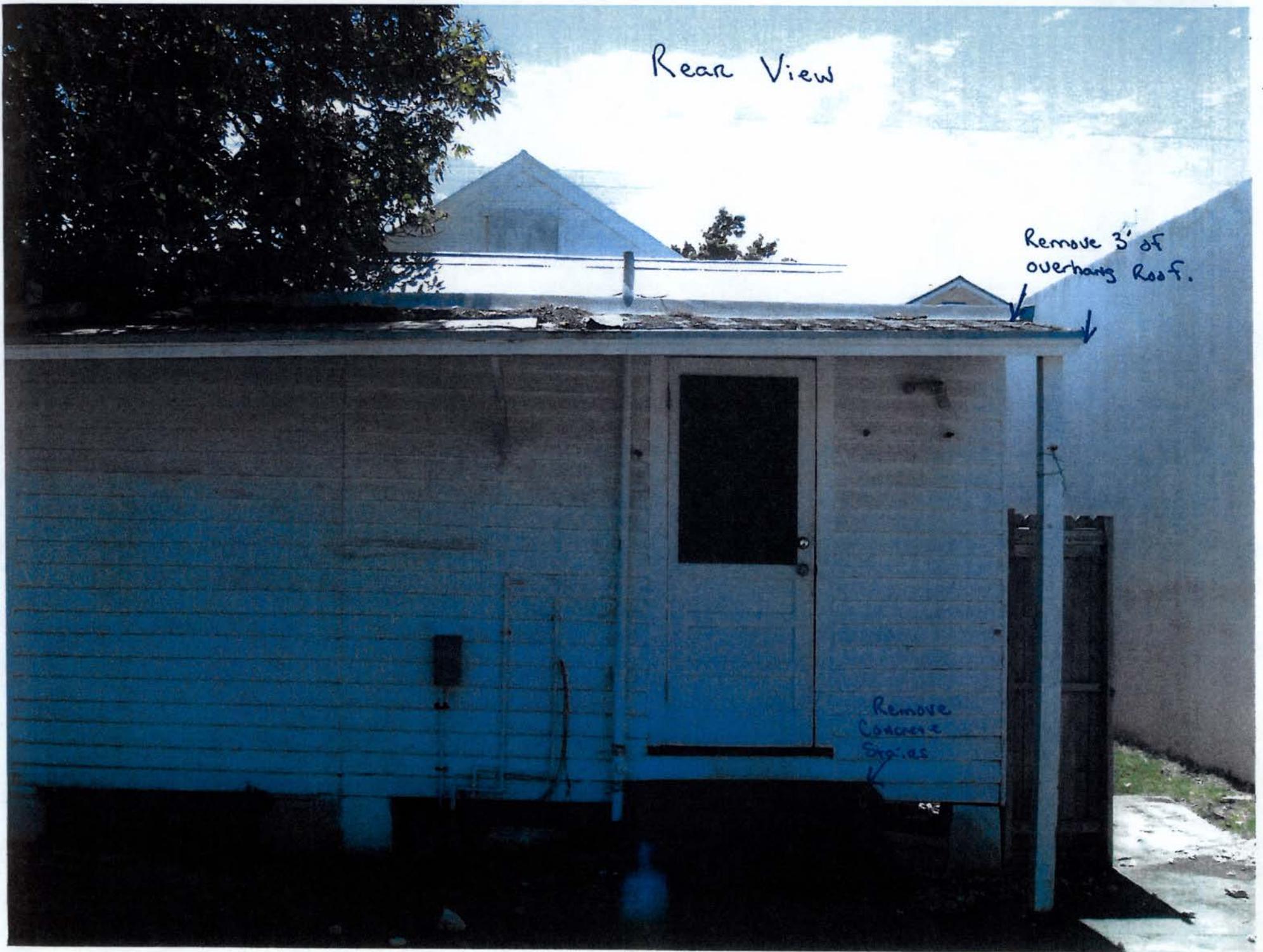
Secure
Porch Roof with Wood to
Front of Home on Both Sides, Knee Braces.

Remove
Concrete
Porch

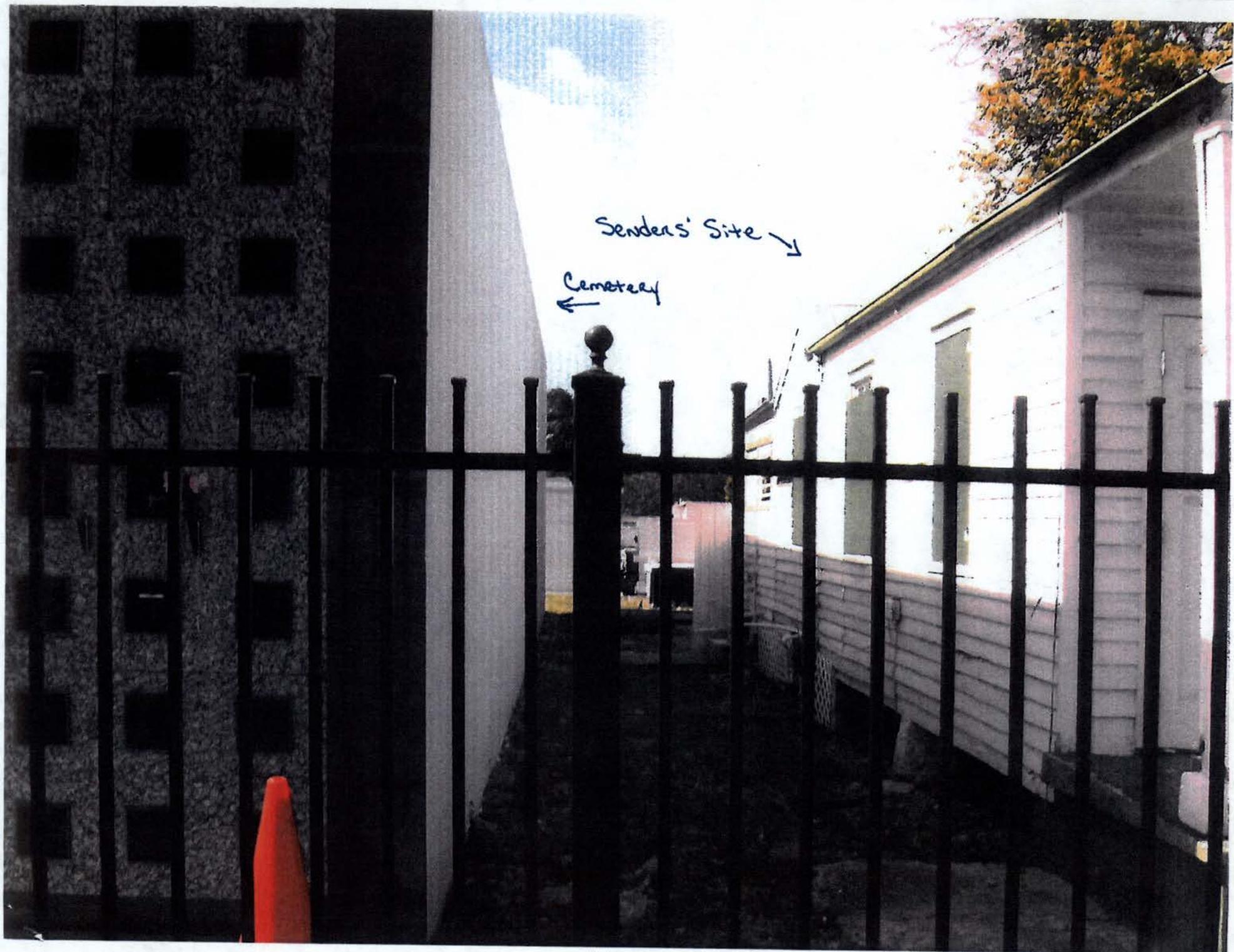
Rear View

Remove 3' of
overhang Roof.

Remove
Concrete
Stripes







Senders' Site →

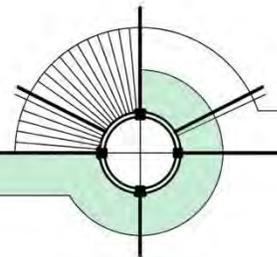
← Cemetery



VIEW FROM WHITE STREET

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

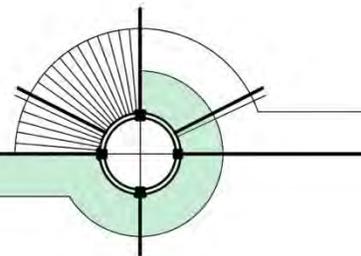




VIEW FROM WINDSOR LN.

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

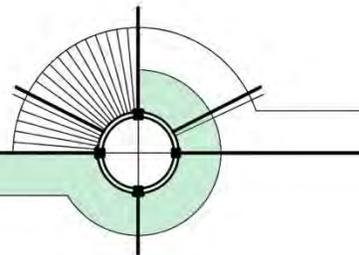




SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

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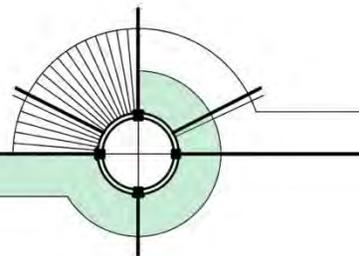




SURROUNDINGS

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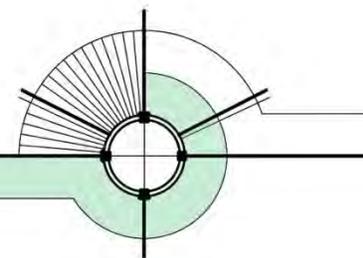




REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

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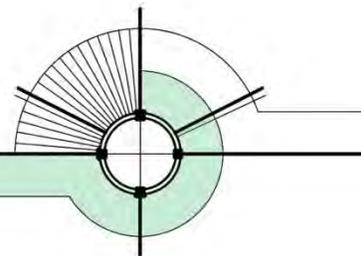




REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

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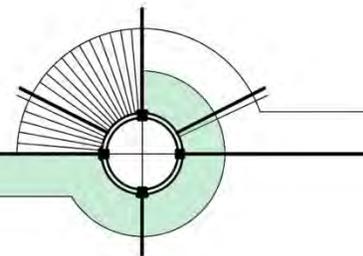




SURROUNDINGS

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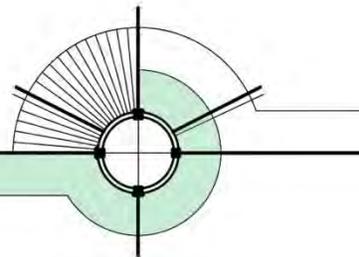




SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

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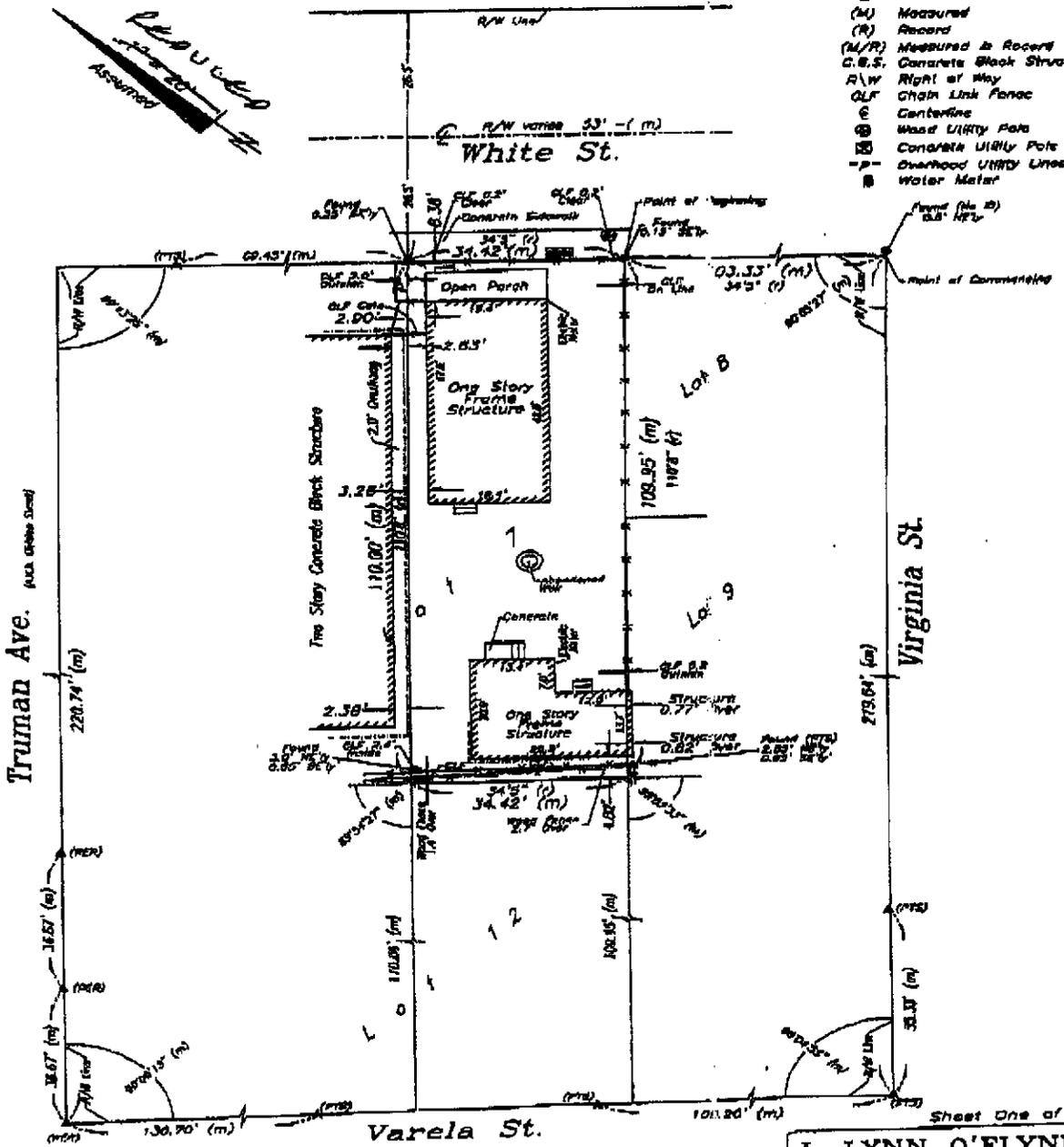


SURVEY

Boundary Survey Map of part of Lot 7, Square 1, Tract 13, Island of Key West, Florida

LEGEND

- Found 3/4" Iron Pipe (No 10)
- Set #5 rebar w/top (0298)
- Found 1/2" Iron Rod (No 10)
- ▲ Found Nail & Disc (F&R) (MFS)
- △ Set Nail & Disc (0298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines
- Water Meter



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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyors & Mappers
Map Makers

3430 Duval Ave., Key West, FL 33040
(305) 858-7453 FAX (305) 858-3244

Boundary Survey Report of part of Lot 7, Square 1, Tract 13, Island of Key West, Florida

NOTES:

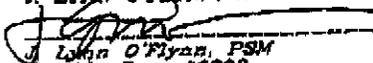
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1018 White Street, Key West, FL.
5. This survey is not valid without the signature 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. This survey is not assignable.
9. Date of field work: October 26, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Lot Seven (7) in Square One (1) in Tract Thirteen, according to a diagram of a part of said Tract Thirteen drawn by W.L. Gwynn, County Surveyor and duly recorded in Book "O" deeds page 193 of Monroe County Records.

Commencing one hundred and three feet (103') and four inches (4") from the corner of White and Virginia Streets and running thence along White Street in a N.W.'ly direction Thirty four feet (34') and five inches (5"); thence in a S.W.'ly direction One hundred and ten feet (110') and eight inches (8"); thence in a S.E.'ly direction Thirty four feet (34') and five inches (5"); thence in a N.E.'ly direction One hundred and ten feet (110') and eight inches (8") to the place of the beginning.

BOUNDARY SURVEY FOR: Barry Barroso, Jr.;
First State Bank of the Florida Keys;
Thomas J. DiDato, P.A.;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.


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

November 2, 2006

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FLORIDA #6298

1430 Duck Ave., Key West, FL 33040
(305) 295-7482 FAX (305) 298-2544

PROPOSED DESIGN

RESIDENTIAL COMPLEX

1018 WHITE STREET
KEY WEST, FLORIDA.

SEAL

DATE

05-14-15

REVISIONS

DRAWN BY

PROJECT
NUMBER

1511

SITE DATA

ZONING DISTRICT: HNC-1
FLOOD ZONE: X
RE NUMBER: 00032450-000000

F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX
"K"; DATED: 02-18-05

LEGAL DESCRIPTION: KW GWYNN SUBDIVISION 0-195
PT LOT 7 SQR1 TR13 PP-125

SITE AREA: 3,809.26 S.F. (0.087 ACRES)

FLOOD ZONE: 'X' ZONE

HEIGHT: LIMIT = 35' MAX.

EXISTING = 16'-9 1/2"

PROPOSED = 16'-9 1/2"

SETBACKS:

FRONT SETBACK:

REQUIRED = 5'-0"

EXISTING = 3'-0"

PROPOSED = 3'-0"

SIDE SETBACK (WEST):

REQUIRED = 5'-0"

EXISTING = 3'-0"

PROPOSED = 3'-0"

SIDE SETBACK (EAST):

REQUIRED = 5'-0"

EXISTING = 0'-0"

PROPOSED = 0'-0"

REAR SETBACK:

REQUIRED = 15'-0"

EXISTING = 0'-7"

PROPOSED = 0'-7"

LOT COVERAGE AREA:

ALLOWED : 1,904.63 S.F. (50% MAX.)

EXISTING : 1,279 S.F. (33.5%)

PROPOSED TOTAL: 1,745 S.F. (45.8%)

IMPERVIOUS AREA:

ALLOWED: 2,285.56 S.F. (60% MAX.)

EXISTING : 2,297 S.F. (60%)

PROPOSED: 2,285 S.F. (60%)

LANDSCAPE AREA:

REQUIRED: 1,333.24 S.F. (35% MIN.)

EXISTING: 1,512.26 (40%)

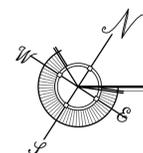
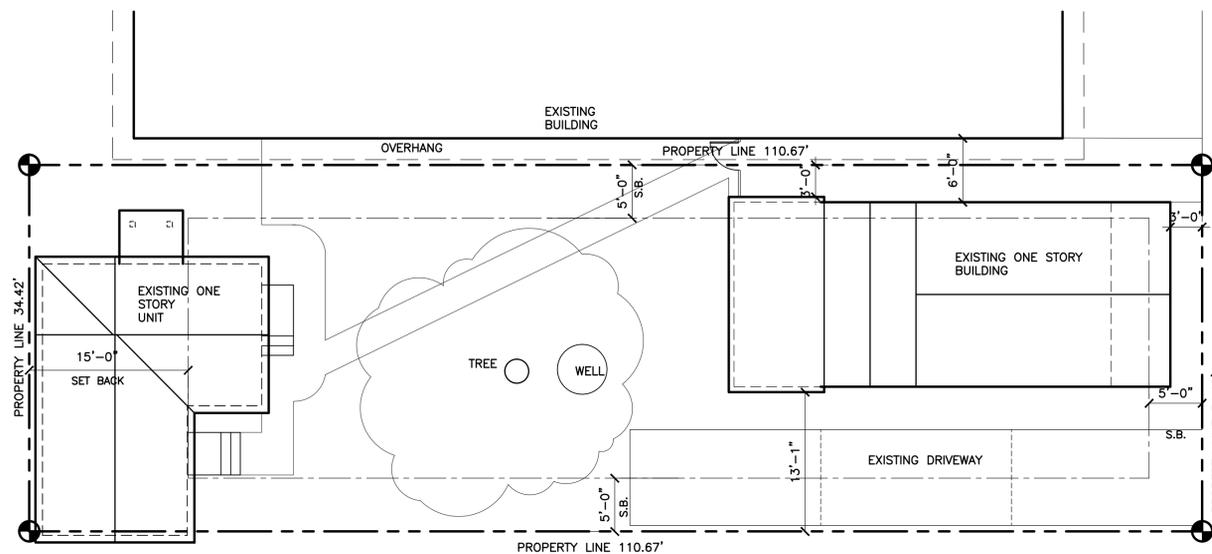
PROPOSED: 1,418.26 S.F. (37%)

OPEN SPACE AREA:

REQUIRED: 1,333.24 (35% MIN.)

EXISTING: 1,512.26 (40%)

PROPOSED: 1,418.26 S.F. (37%)



EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

RESIDENTIAL COMPLEX

1018 WHITE STREET
KEY WEST, FLORIDA



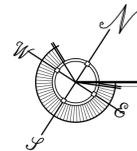
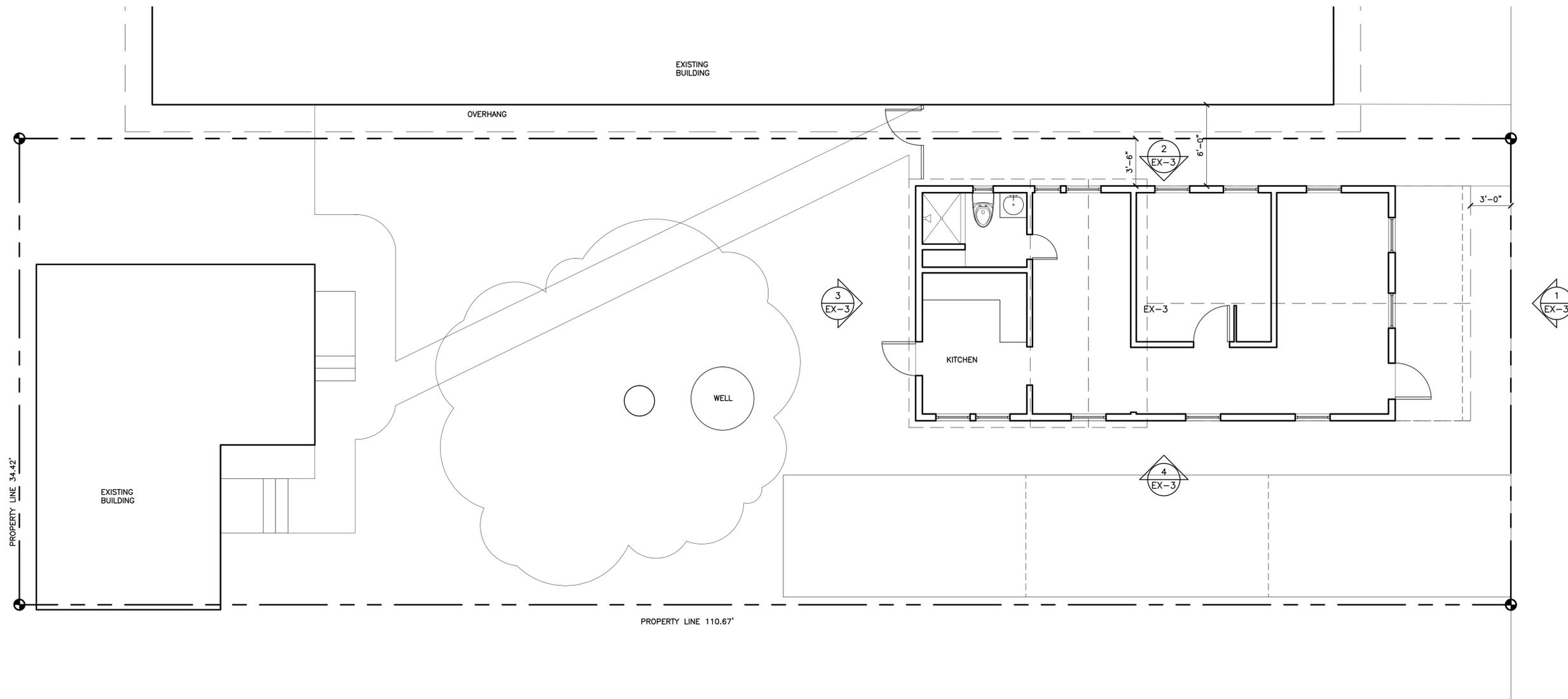
SEAL _____

DATE
05-14-15

REVISIONS _____

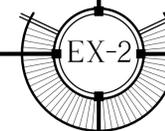
DRAWN BY _____

PROJECT
NUMBER
1511



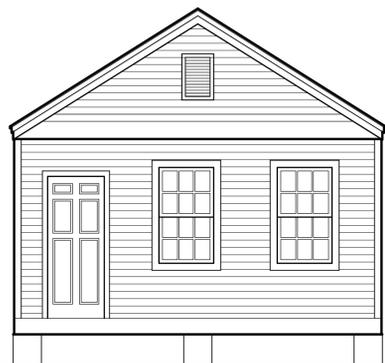
EXISTING FLOOR PLAN

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



RESIDENTIAL COMPLEX

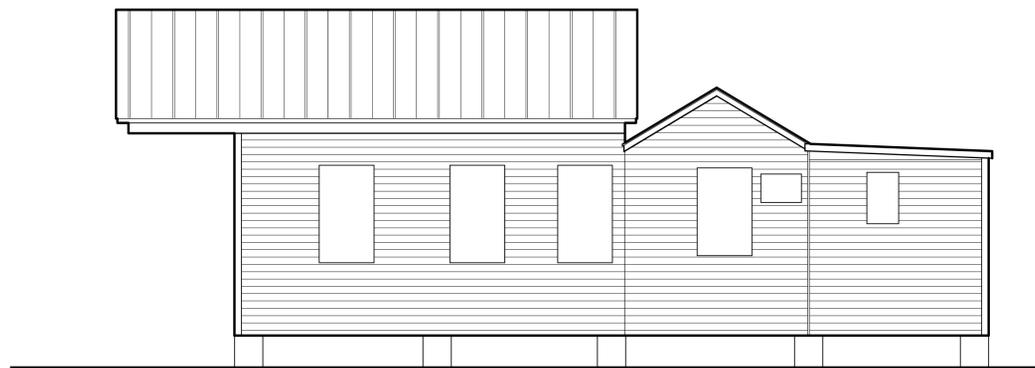
1018 WHITE STREET
KEY WEST, FLORIDA



1
EX-3

EXISTING FRONT ELEVATION

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



2
EX-3

EXISTING SIDE ELEVATION

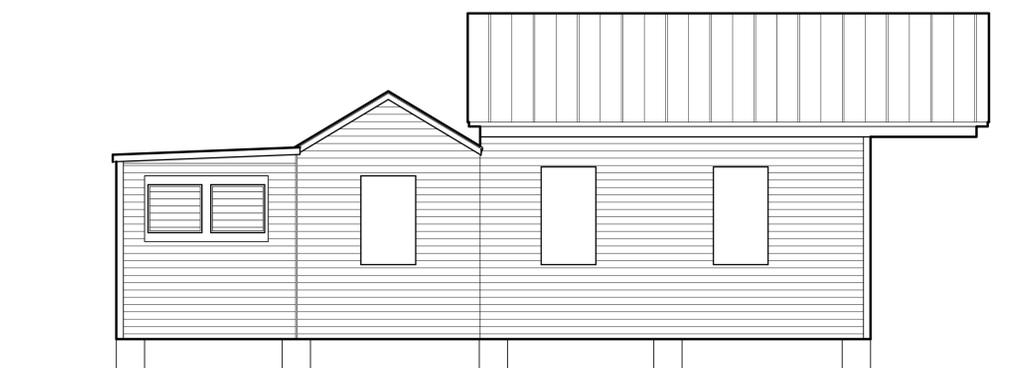
SCALE: 1/4"=1'-0"



3
EX-3

EXISTING BACK ELEVATION

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



4
EX-3

EXISTING SIDE ELEVATION

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

SEAL _____

DATE
05-14-15

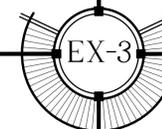
REVISIONS _____

DRAWN BY _____

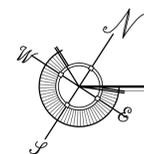
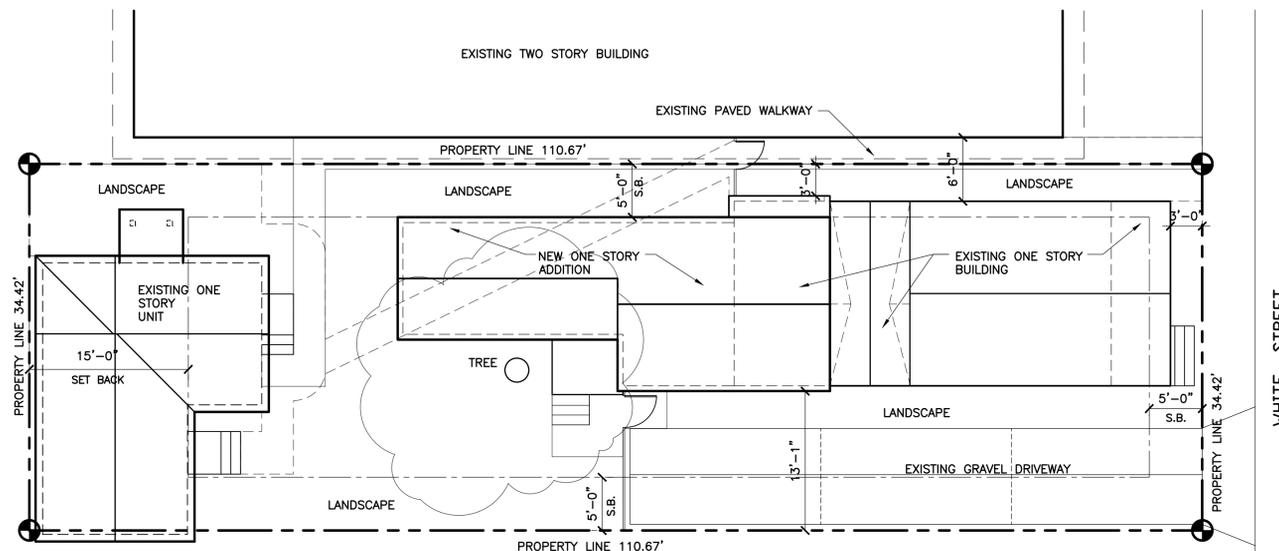
PROJECT
NUMBER
1511

RESIDENTIAL COMPLEX

1018 WHITE STREET
KEY WEST, FLORIDA



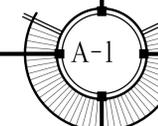
SITE DATA	
ZONING DISTRICT:	HNC-1
FLOOD ZONE:	X
RE NUMBER:	00032450-000000
F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-05	
LEGAL DESCRIPTION:	KW GWYNN SUBDIVISION 0-195 PT LOT 7 SQR1 TR13 PP-125
SITE AREA:	3,809.26 S.F. (0.087 ACRES)
FLOOD ZONE:	'X' ZONE
HEIGHT: LIMIT = 35' MAX.	
EXISTING = 16'-9 1/2"	
PROPOSED = 16'-9 1/2"	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 5'-0" EXISTING = 3'-0" PROPOSED = 3'-0"
SIDE SETBACK (WEST):	REQUIRED = 5'-0" EXISTING = 3'-0" PROPOSED = 3'-0"
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PROPOSED:	1,418.26 S.F. (37%)
OPEN SPACE AREA:	
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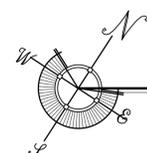
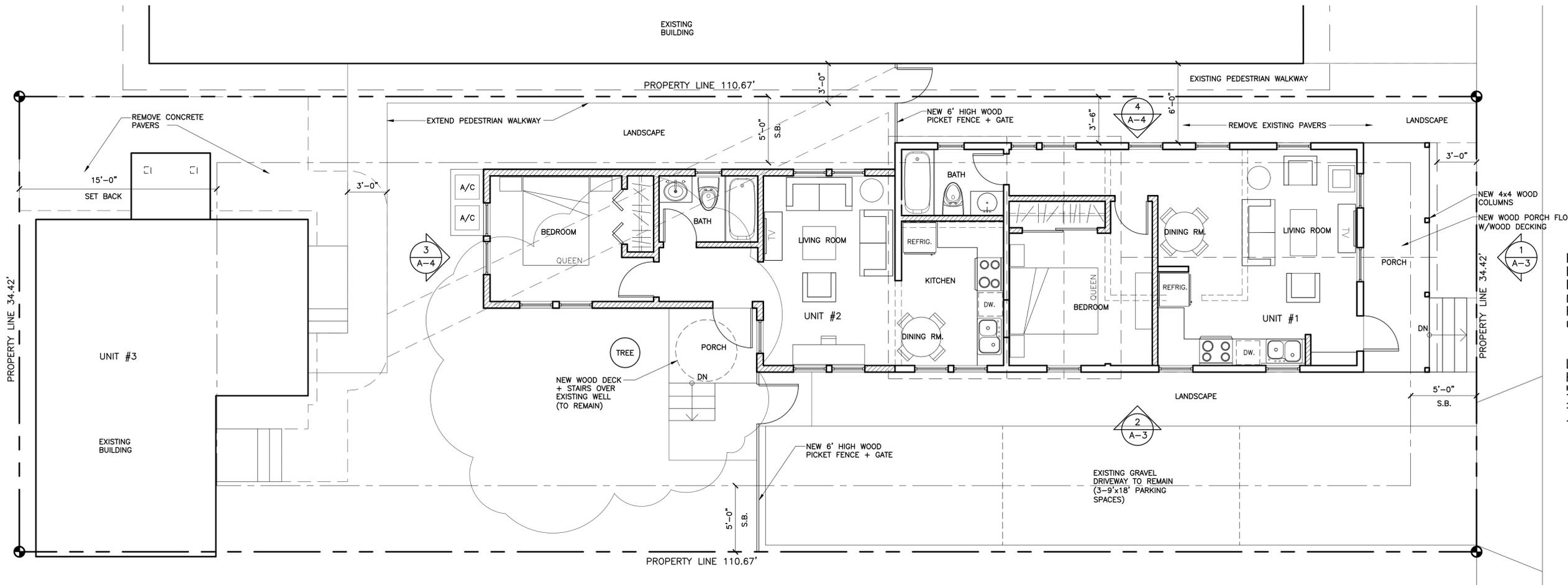


PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

LIST OF DRAWINGS	
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
EX-1	EXISTING SITE PLAN
EX-2	EXISTING FLOOR PLAN
EX-3	EXISTING ELEVATIONS





PROPOSED FLOOR PLAN

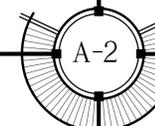
SCALE: 1/4"=1'-0"

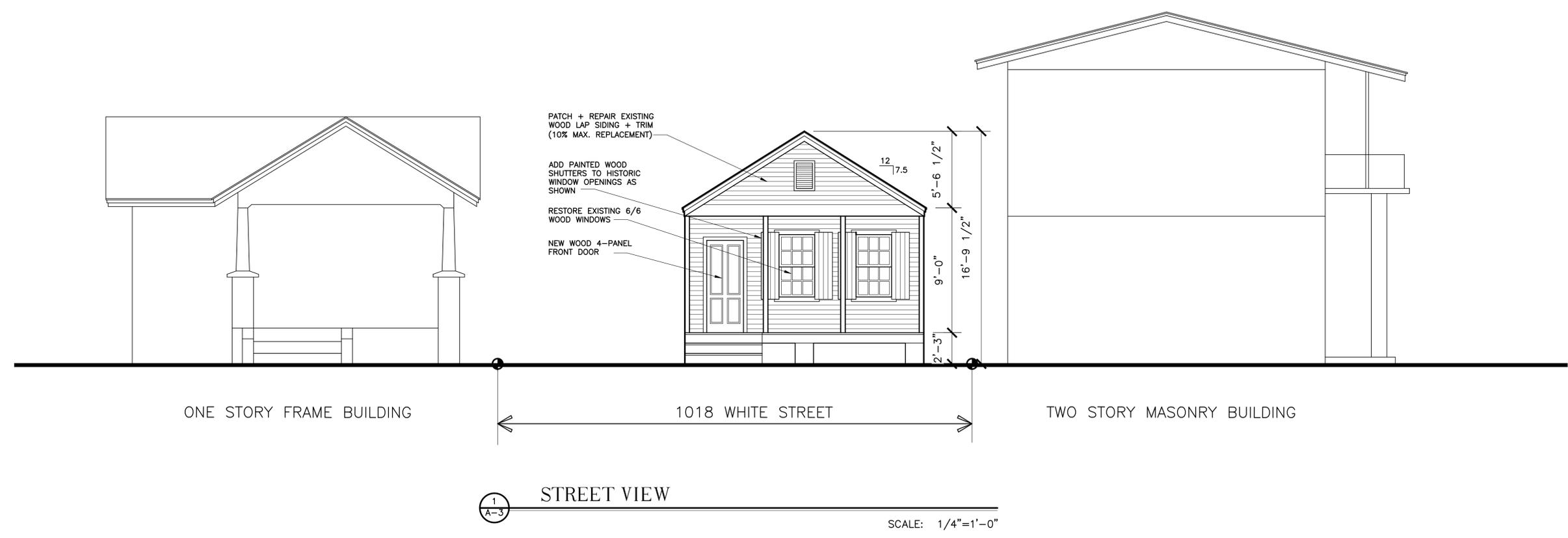
WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

WHITE STREET

RESIDENTIAL COMPLEX

1018 WHITE STREET
KEY WEST, FLORIDA





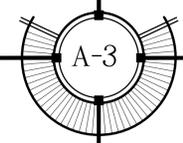
SEAL

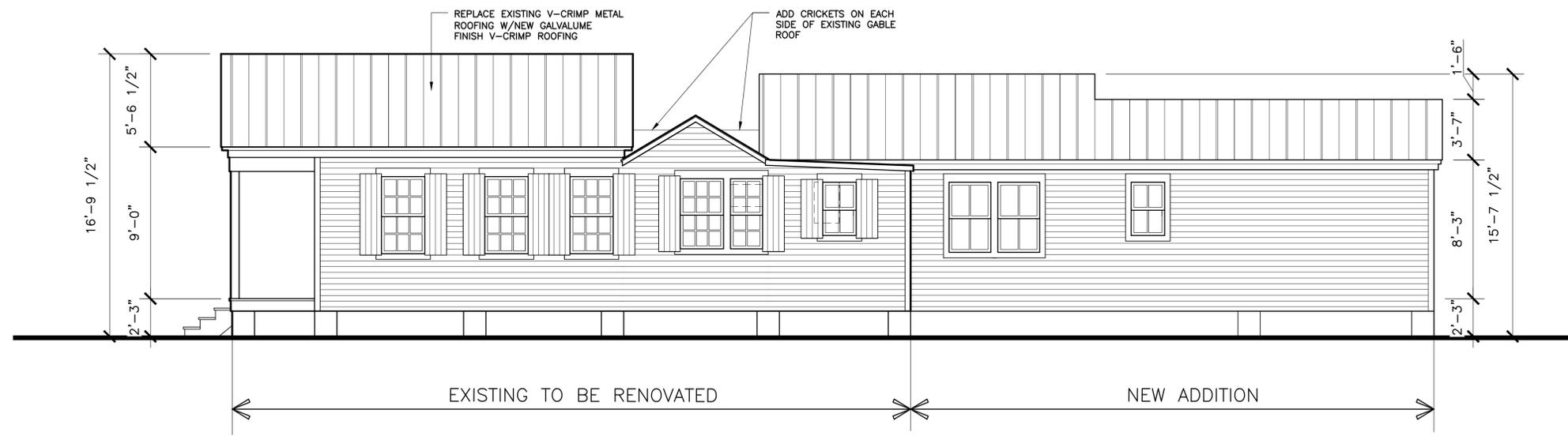
DATE
05-14-15
09-24-15 HARC

REVISIONS

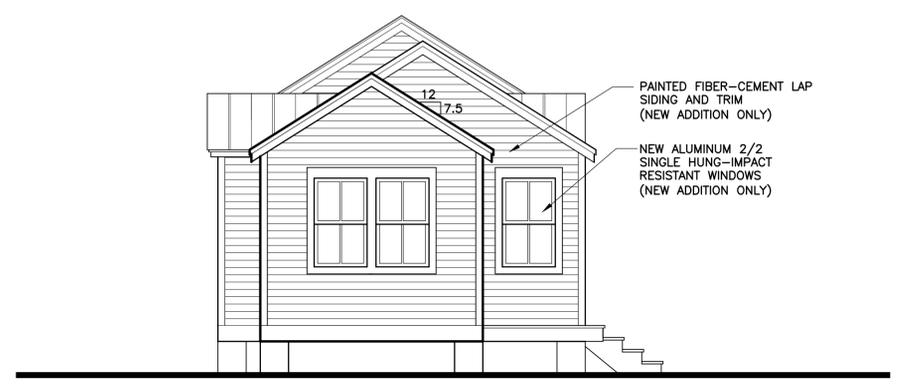
DRAWN BY
JW

PROJECT NUMBER
1511





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



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

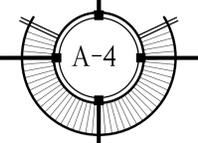
SEAL _____

DATE
05-14-15
09-24-15 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT NUMBER
1511



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 27, 2015 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 ONE-STORY BUILDING. NEW ONE-STORY ADDITION IN THE REAR YARD. CHANGE OF ROOF CONFIGURATION ON REAR PORTION OF THE HOUSE. DEMOLITION OF SHED ROOF ON REAR PORTION OF THE HOUSE.

FOR- #1018 WHITE STREET

Applicant – William P. Horn

Application #H15-01-1530

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.



819

NO TRESPASSING

Public Meeting Notice

4

Peterson

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JOANNA WALCZAK, 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: 1018 WHITE STREET on the 21 day of OCTOBER, 2015.

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 OCTOBER 27, 2015.

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 H15-01-1530

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

Signed Name of Affiant:

Joanne Walczak
Date: 10-22-2015
Address: 915 EATON ST.
City: KEY WEST
State, Zip: FL., 33040

The forgoing instrument was acknowledged before me on this 22nd day of October, 2015.

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

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)

Mv Commission Expires: May 26, 2017



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: 1033201 Parcel ID: 00032450-000000

Ownership Details

Mailing Address:

BARROSO BARRY JR
1014 WHITE ST STE 7
KEY WEST, FL 33040-3385

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1018 WHITE ST KEY WEST

Legal Description: KW GWYNN SUB 0-195 PT LOT 7 SQR 1 TR 13 PP-125 OR636-279D/C OR2253-1317/18

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	34	110	3,808.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 1253
Year Built: 1923

Building 2 Details

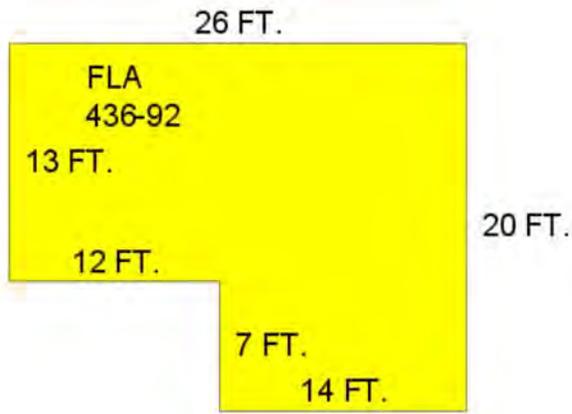
Building Type R1	Condition E	Quality Grade 450
Effective Age 12	Perimeter 92	Depreciation % 12
Year Built 1923	Special Arch 0	Grnd Floor Area 436
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover MIN/PAINT CONC	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



BUILDING #2

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	436

Building 3 Details

Building Type R1
 Effective Age 77
 Year Built 1938
 Functional Obs 100

Condition P
 Perimeter 124
 Special Arch 0
 Economic Obs 0

Quality Grade 100
 Depreciation % 69
 Grnd Floor Area 817

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

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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



BUILDING #3

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	1938				95
0	<u>FLA</u>	1:WD FRAME	1	1938				817

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	444 SF	0	0	1964	1965	1	30

Appraiser Notes

1018 WHITE ST BLDGS ARE UNINHABITABLE-NO ELECTRICITY

2007-03-27 SALE DQ-BUYER BARROSO PART OWNER/OFFICER OF LOWER KEYS PLUMBING INC LOCATED CONTIGUOUS 1014 WHITE ST. DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2002	06/10/2008	12/19/2008	3,200		PROVIDE & INSTALL ELECTRICAL NEW RISER 200AMP
8-2000	06/10/2008	12/19/2008	2,500		PROVIDE & INSTALL PLUMBING AS PER PLANS 1 HEATER NEW WATER SVC 5 NEW FIXTURES-BLDG SEWER
8-1999	06/10/2008	12/19/2008	10,800		PROVIDE & INSTALL INSULATION, SHEETROCK & TRIM OUT, INSTALL 1 KITCHEN WINDOW + PAINT & PUDDY EXTERIOR SIDING + REPLACE ROTTEN SIDING W/NEW + INSTALL /REPLACE ROTTEN FRAMING

11-0571	02/18/2011	07/19/2011	8,500	Residential	DEMOLISH EXISTING STRUCTURE 20 X 55 WOOD STRUCTURE. GRADE OUT EXISTING AND FILL WITH SUTIALBLE MATERIAL	
11-1974	06/17/2011	12/08/2011	5,000		APPLICATION TO MOVE SFR STRUCTURE FROM 819 OLIVIA TO 1018 WHITE ST TO REPLACE DEMOLISHED STRUCTURE	
1	06-6453	12/01/2006	12/19/2008	1,200	Residential	EXCAVATE TO INSTALL TWO SEWER LINES & 3 WATER SERVICES

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	73,621	343	413,403	487,367	300,391	0	487,367
2014	71,001	311	249,005	320,317	273,083	0	320,317
2013	71,728	311	176,219	248,258	248,258	0	248,258
2012	72,455	311	176,219	248,985	248,985	0	248,985
2011	75,197	311	176,149	251,657	243,987	0	251,657
2010	75,924	311	145,572	221,807	221,807	0	221,807
2009	84,232	311	271,990	356,533	356,533	0	356,533
2008	36,487	311	323,680	360,478	360,478	0	360,478
2007	49,127	277	437,920	487,324	487,324	0	487,324
2006	70,281	277	361,760	432,318	432,318	0	432,318
2005	71,391	277	228,480	300,148	300,148	0	300,148
2004	51,014	277	228,480	279,771	279,771	0	279,771
2003	57,815	277	106,624	164,716	164,716	0	164,716
2002	50,238	277	84,728	135,243	135,243	0	135,243
2001	35,167	277	84,728	120,172	120,172	0	120,172
2000	33,613	402	68,544	102,559	102,559	0	102,559
1999	25,845	309	68,544	94,698	94,698	0	94,698
1998	24,009	287	68,544	92,840	92,840	0	92,840
1997	21,891	262	60,928	83,081	83,081	0	83,081
1996	19,066	228	60,928	80,222	80,222	0	80,222
1995	17,371	0	60,928	78,299	78,299	0	78,299
1994	15,535	0	60,928	76,463	76,463	0	76,463
1993	15,535	0	60,928	76,463	76,463	0	76,463
1992	15,535	0	60,928	76,463	76,463	0	76,463
1991	15,535	0	60,928	76,463	76,463	0	76,463
1990	37,856	0	48,552	86,409	86,409	0	86,409
1989	39,954	0	47,600	87,554	87,554	0	87,554
1988	32,789	0	43,792	76,581	76,581	0	76,581
1987	32,367	0	27,418	59,785	59,785	0	59,785
1986	32,545	0	27,418	59,963	59,963	0	59,963
1985	31,550	0	14,907	46,457	46,457	0	46,457

1984	29,579	0	14,907	44,486	44,486	25,000	19,486
1983	29,579	0	14,907	44,486	44,486	25,000	19,486
1982	30,126	0	15,171	45,297	45,297	25,000	20,297

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
11/20/2006	2253 / 1317	600,000	<u>WD</u>	<u>C</u>

This page has been visited 394,359 times.

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