



**Historic Architectural Review Commission
Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: November 28, 2017

Applicant: Bender & Associates

Application Number: 17-03-0038

Address: #616 Eaton Street

Description of Work:

Relocation of existing pool house located at #416 Elizabeth Street in the rear of lot.

Site Facts:

The house at 616 Eaton Street is currently a two-and-a-half story, traditional frame vernacular house. This property came before the HARC Commission in 2015 for renovations to the main house and a new addition and a new single-family house in the rear of the property. The property was sold to the owner of 416 Elizabeth Street before construction fully commenced. In October 2017, the Development Review Committee approved a lot line adjustment for the two properties, transferring part of 616 Eaton Street to 416 Elizabeth Street.

The pool house at 416 Elizabeth Street that is under review was constructed in 2013 after receiving a variance from Planning Board.

Guidelines Cited in Review:

Division 4 - Building Relocation - Sections 102-251 and 102-252 of the Land Development Regulations.

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 18.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, and 9.

Staff Analysis

This Certificate of Appropriateness proposes the relocation of a non-historic accessory structure from the rear of one property (416 Elizabeth Street) to the rear of another (616 Eaton Street). The pool house is a small one-story structure that has an appropriate massing for a rear accessory structure. It does not compete with any of the main structures.

Consistency with Guidelines

The HARC Guidelines do not address relocation of buildings, and the ordinance for relocation only covers the relocation of historic or contributing resources. Therefore, staff reviewed this project under the guidelines for new construction and accessory structures. The pool house is small one-story structure, much smaller than the previous development proposed for the rear of 616 Eaton Street, and will be compatible with the main structure on the property. Therefore, staff finds that the relocation of the structure will not have an adverse effect on the historic district or any neighboring structures, as it will have an appropriate massing and will be located in the rear of the property.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV L FL	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:	616 Eaton Street		# OF UNITS
RE # OR ALTERNATE KEY:	1006432		
NAME ON DEED:	Far Niente, LLC	PHONE NUMBER	312-479-2716
OWNER'S MAILING ADDRESS:	416 Elizabeth Street	EMAIL	danalday@earthlink.net
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	Holtkamp Construction	PHONE NUMBER	305-294-5399
CONTRACTOR'S CONTACT PERSON:	Jordan Holtkamp	EMAIL	jsholtkamp@comcast.net
ARCHITECT / ENGINEER'S NAME:	Bender & Associates Architects	PHONE NUMBER	305-296-1347
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL	info@benderarchitects.com
	Key West, FL 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

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., Relocating existing pool house located at 416 Elizabeth Street to 616 Eaton Street in the rear yard.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT	
OWNER PRINT NAME: FAR NIENTE LLC	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i> DANA L. DAY, MANAGER	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>31st</u> DAY OF <u>July</u> , 20 <u>17</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced _____ as identification	Personally known or produced _____ as identification

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

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

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

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

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE _____ AMPS

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

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
☐ APPROVED	☐ NOT APPROVED	☐ DEFERRED FOR FUTURE CONSIDERATION	☐ 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.

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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:

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NAME ON DEED:	Far Niente, LLC	PHONE NUMBER	312-479-2716
OWNER'S MAILING ADDRESS:	416 Elizabeth Street	EMAIL	danalday@earthlink.net
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OWNER SIGNATURE: <i>Dana L. Day</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: DANA L. DAY, MANAGER	Notary Signature as to qualifier:
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(3) new structures at rear yard		

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MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
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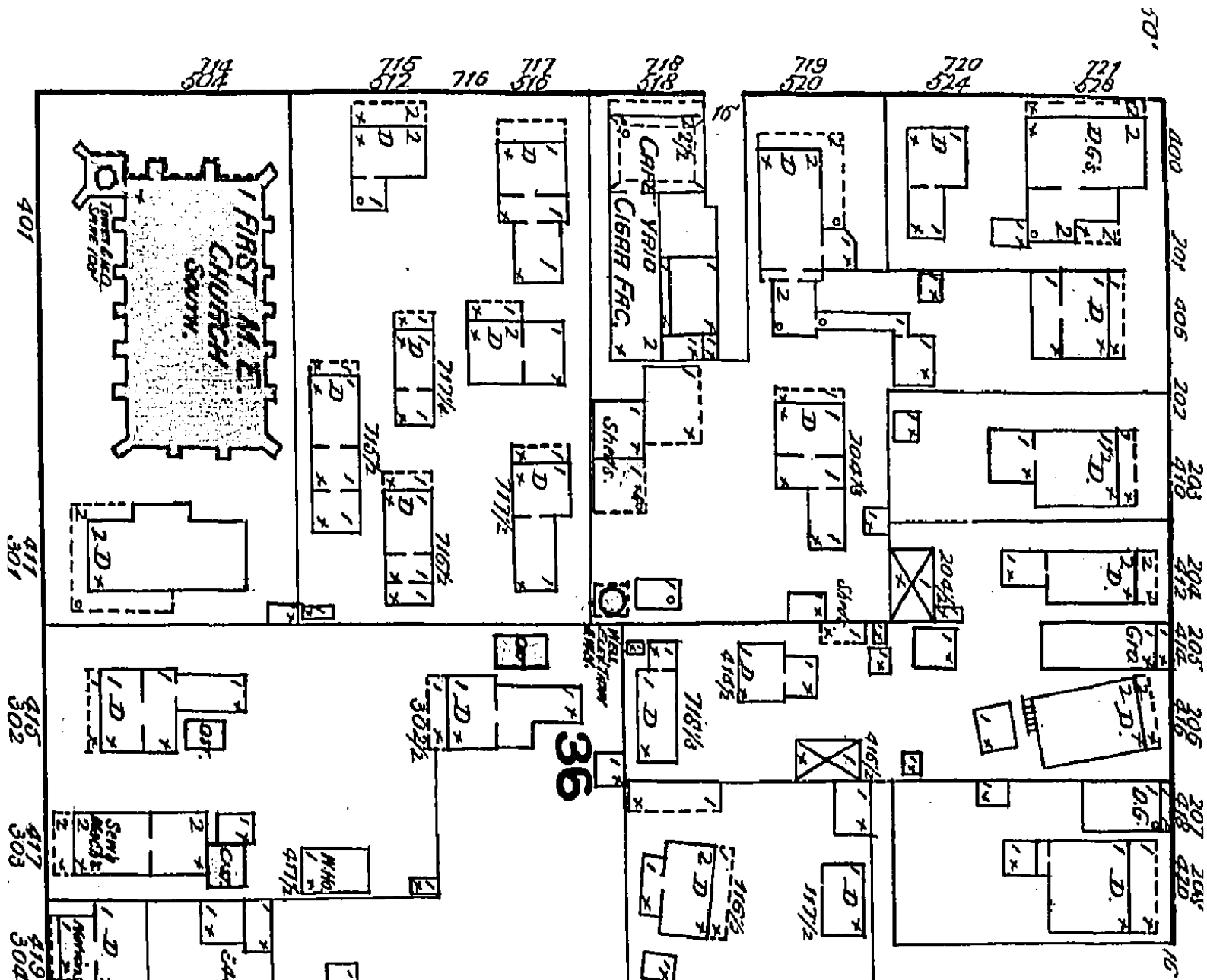
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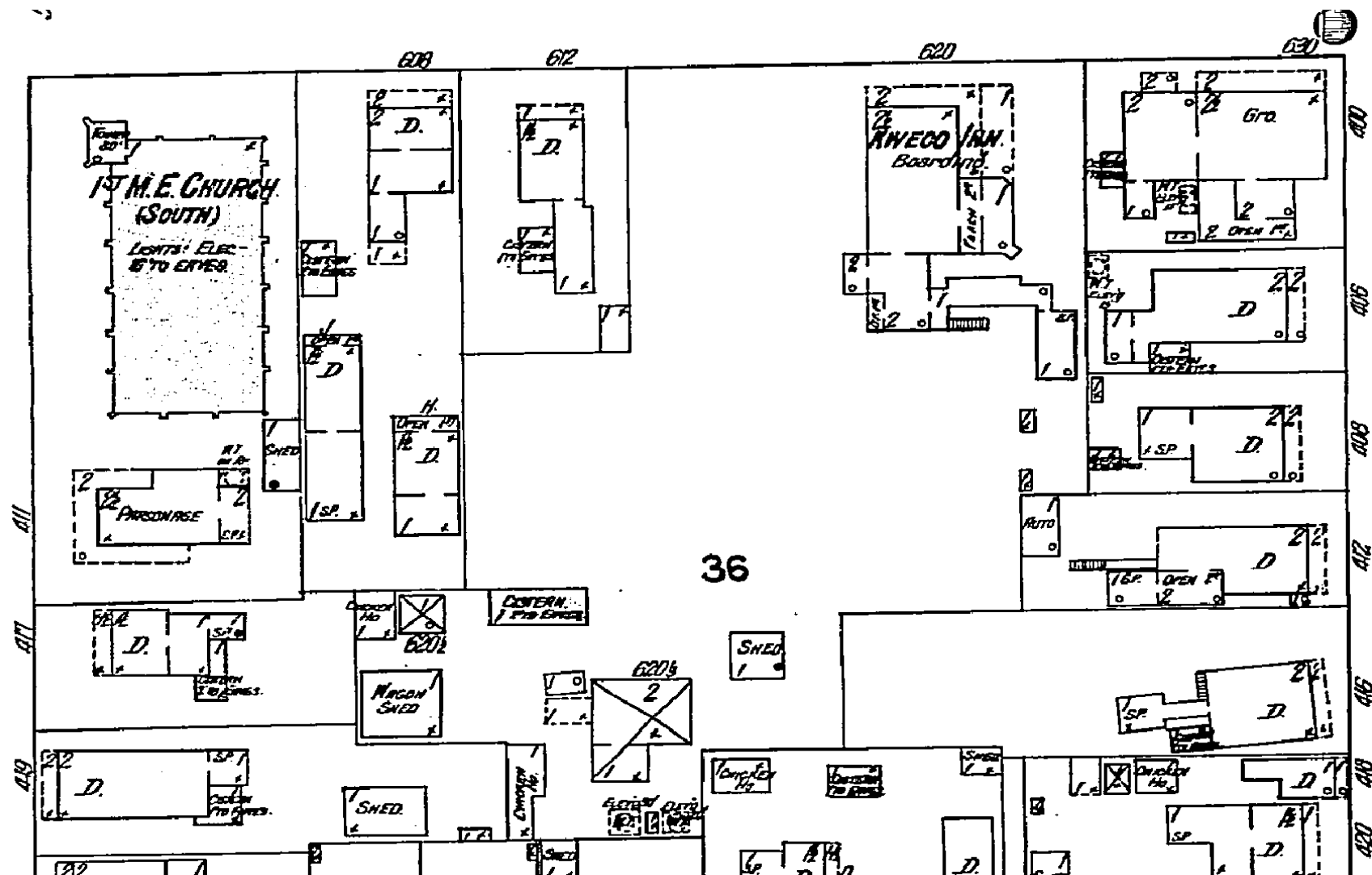
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OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

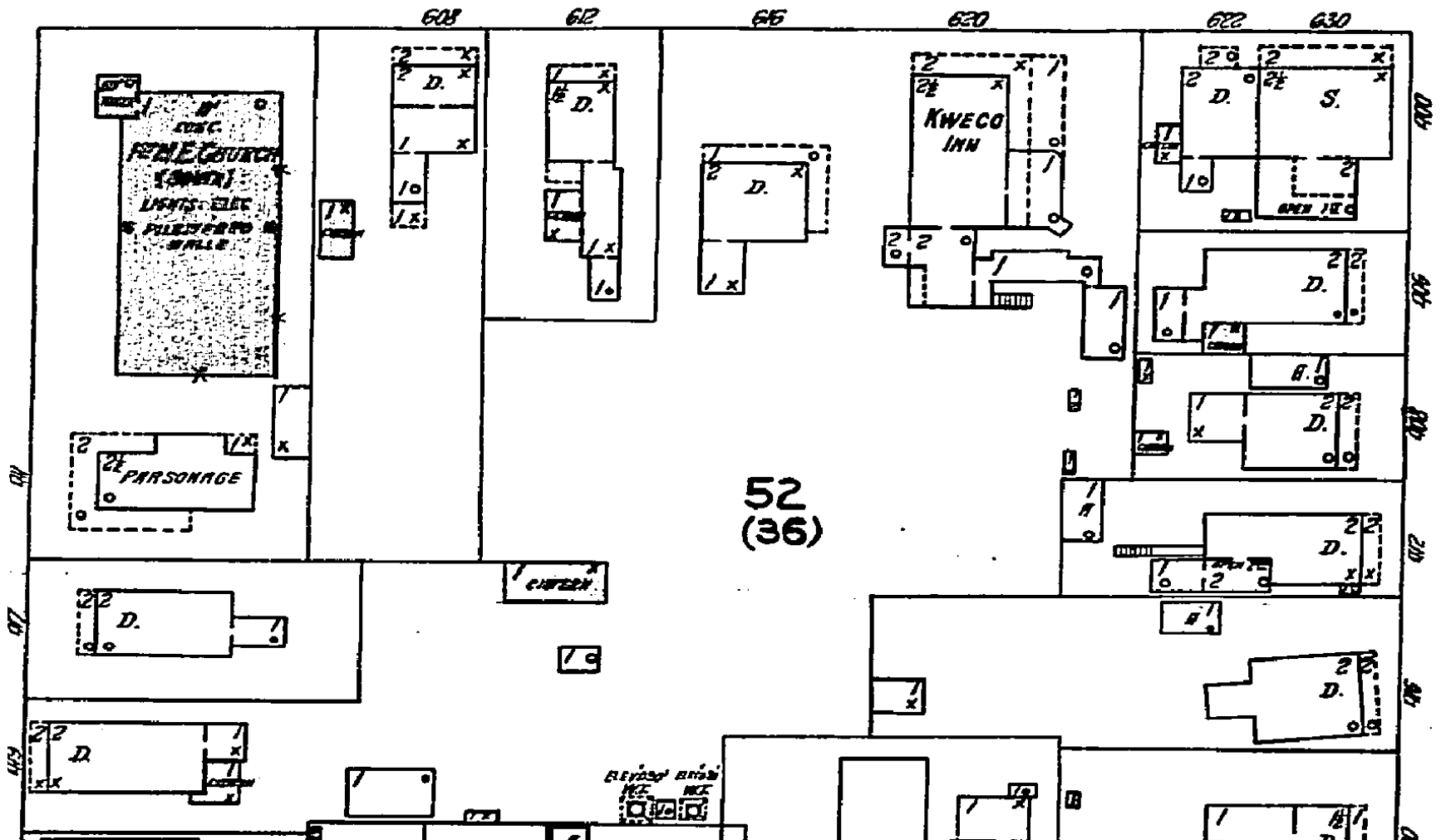
SANBORN MAPS



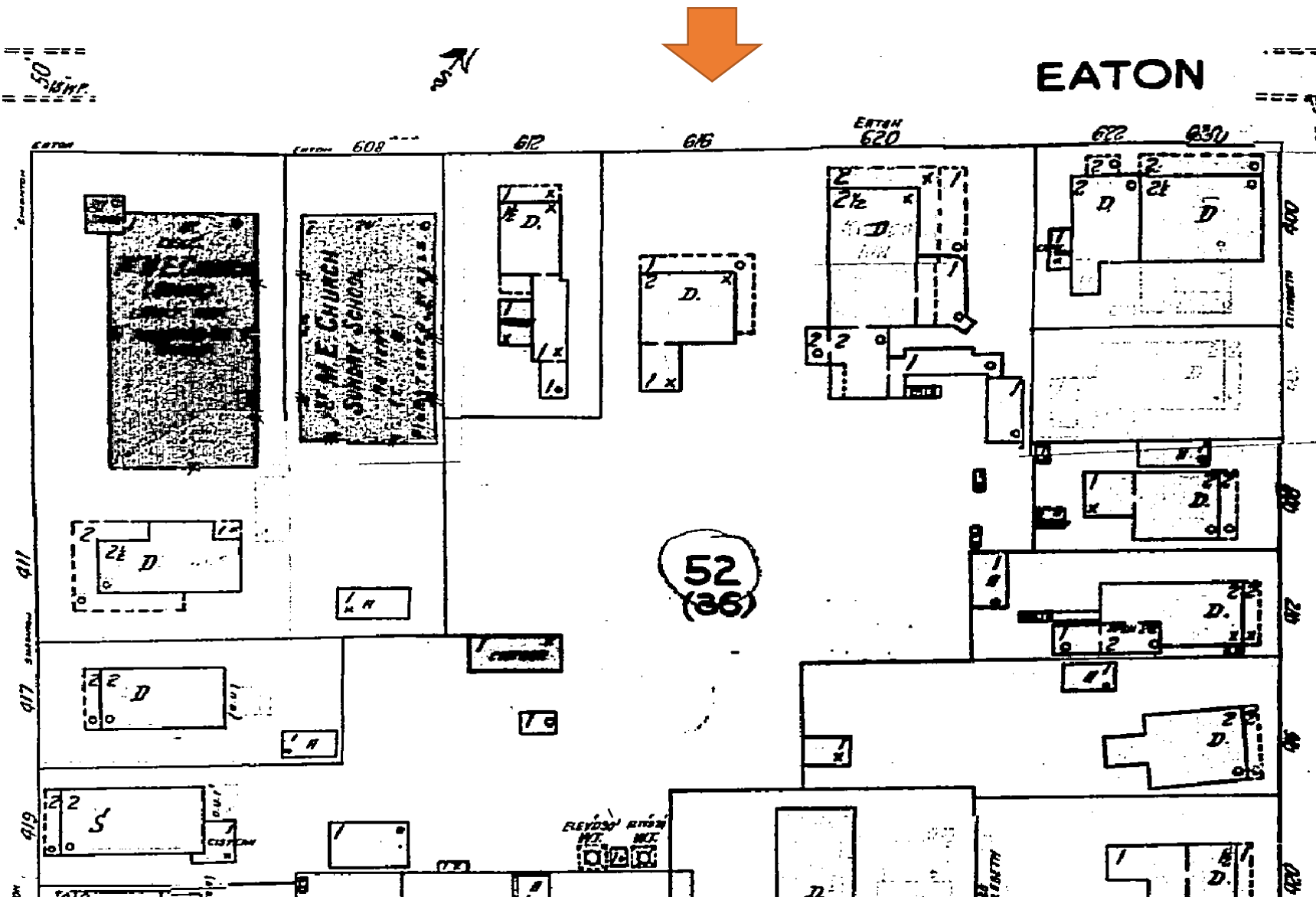
1892 Sanborn Map



1912 Sanborn Map

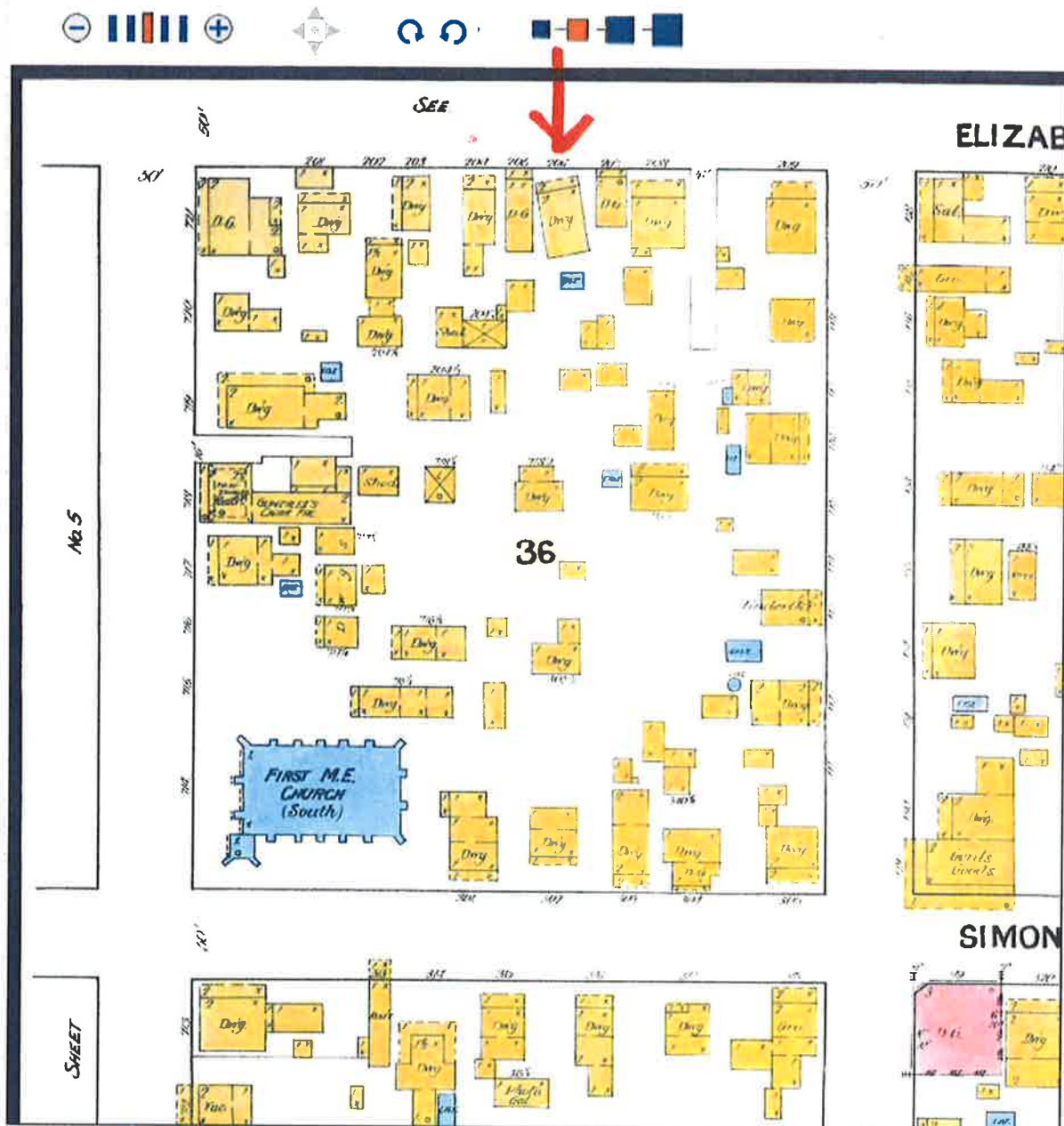


1926 Sanborn Map



1948 Sanborn Map

Key West, Monroe County, Florida, 1889



UF UNIVERSITY of
FLORIDA
The Foundation for The Gator Nation

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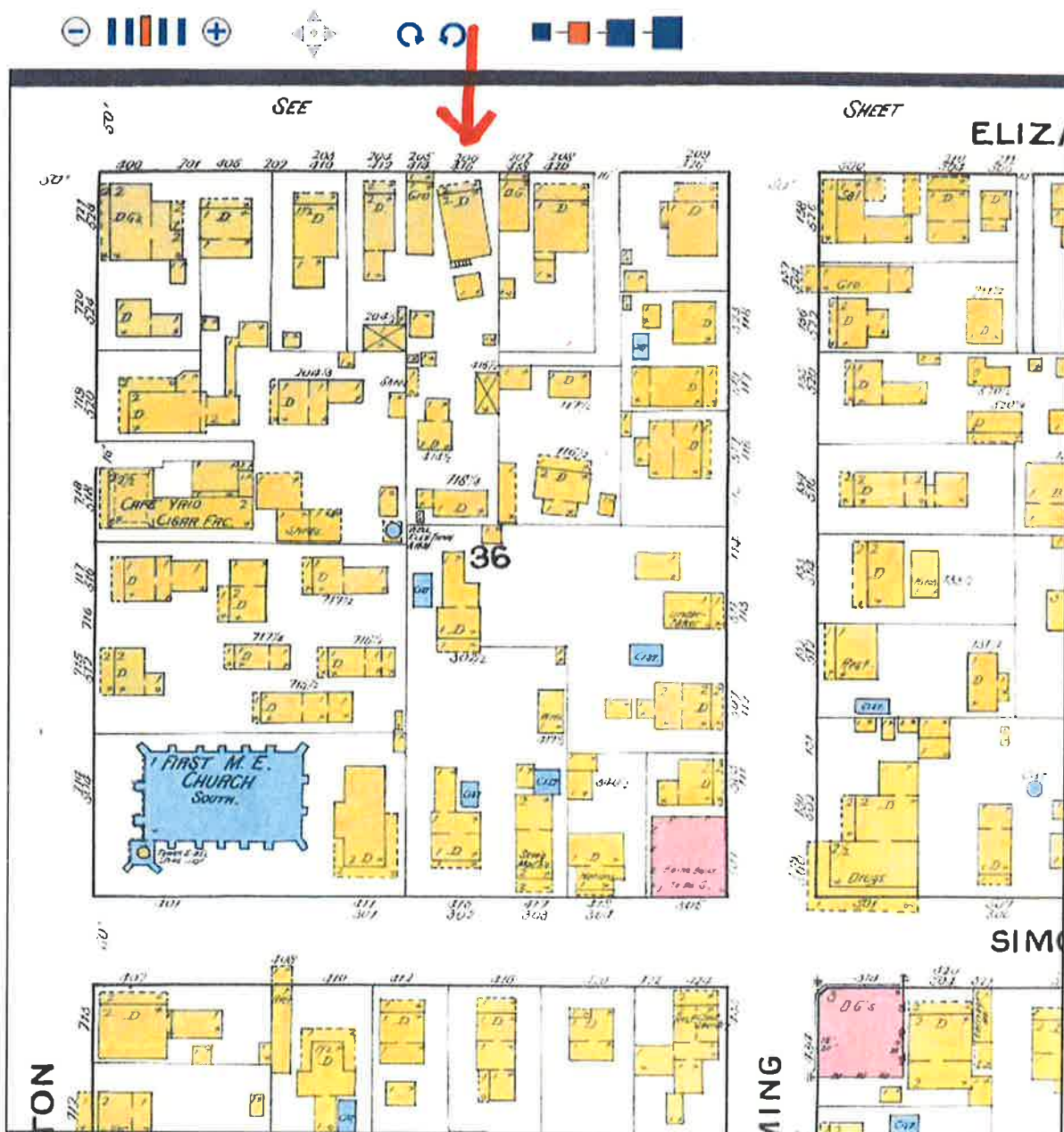
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1889 SANBORN

Key West, Monroe County, Florida, 1892



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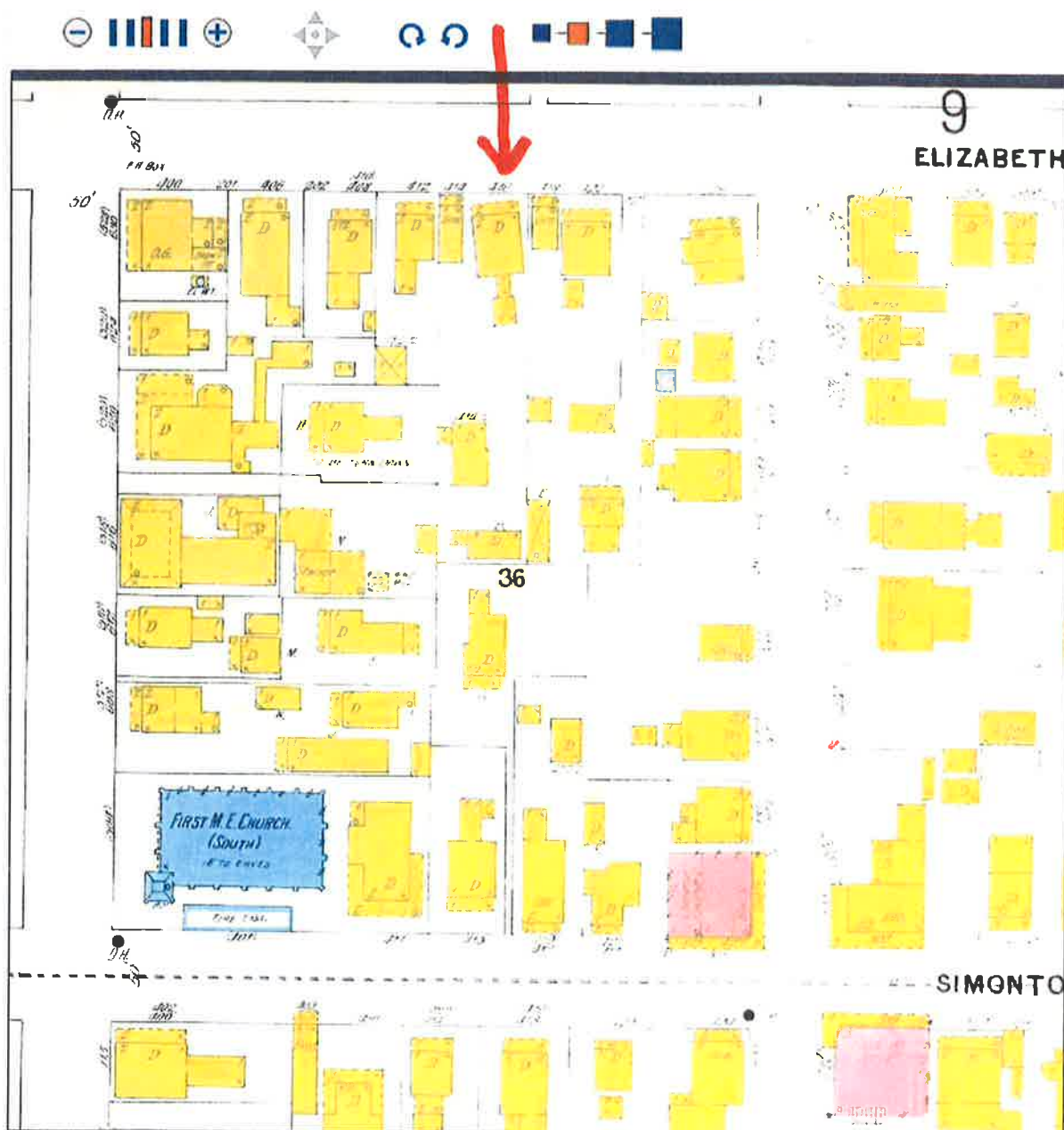
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1892 SANBORN

Key West, Monroe County, Florida, 1899



UF UNIVERSITY of
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1899 SANBORN

Key West, Monroe County, Florida, 1912



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FLORIDA
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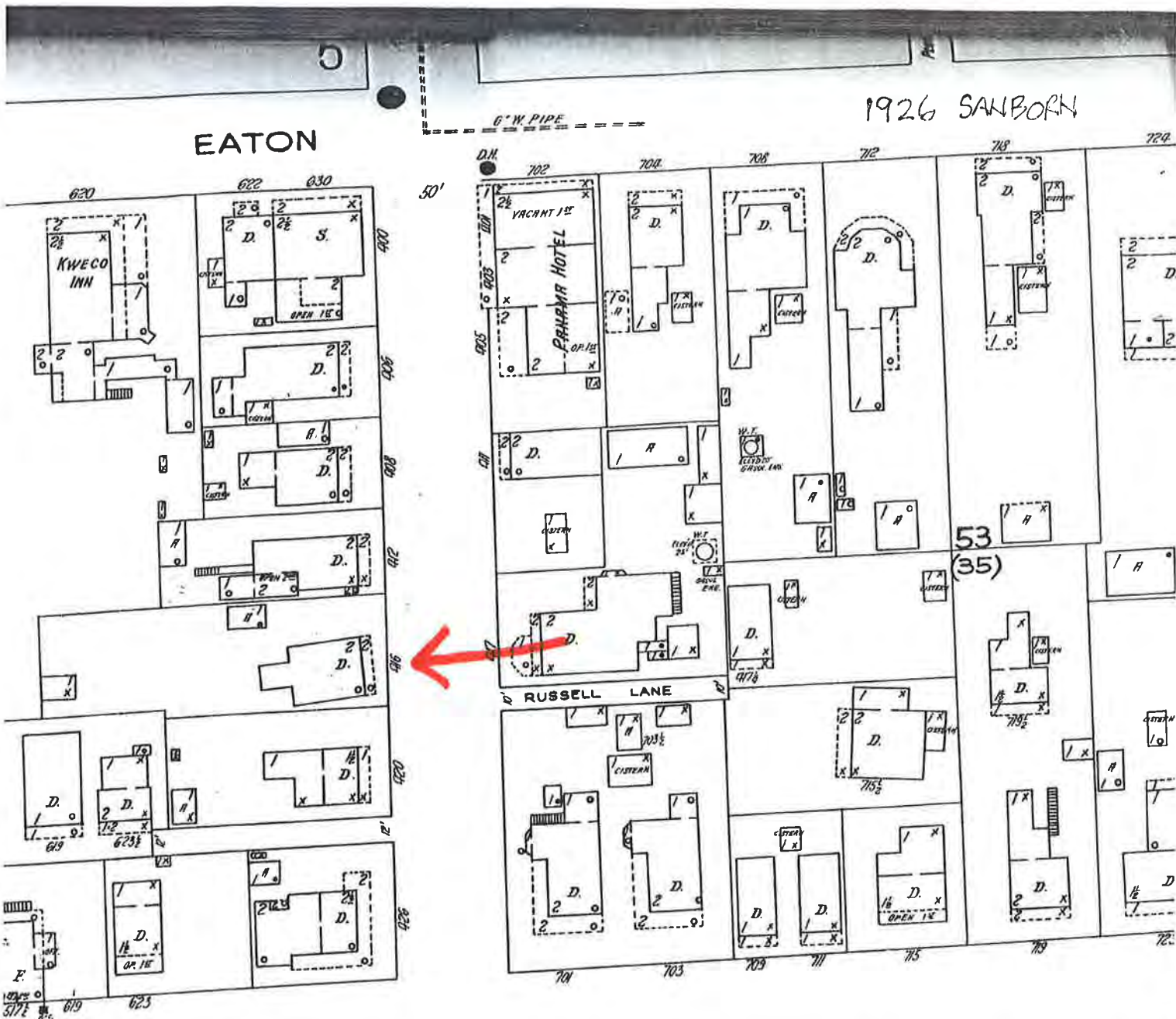
© 2004 - 2011 University of Florida George A. Smathers Libraries.

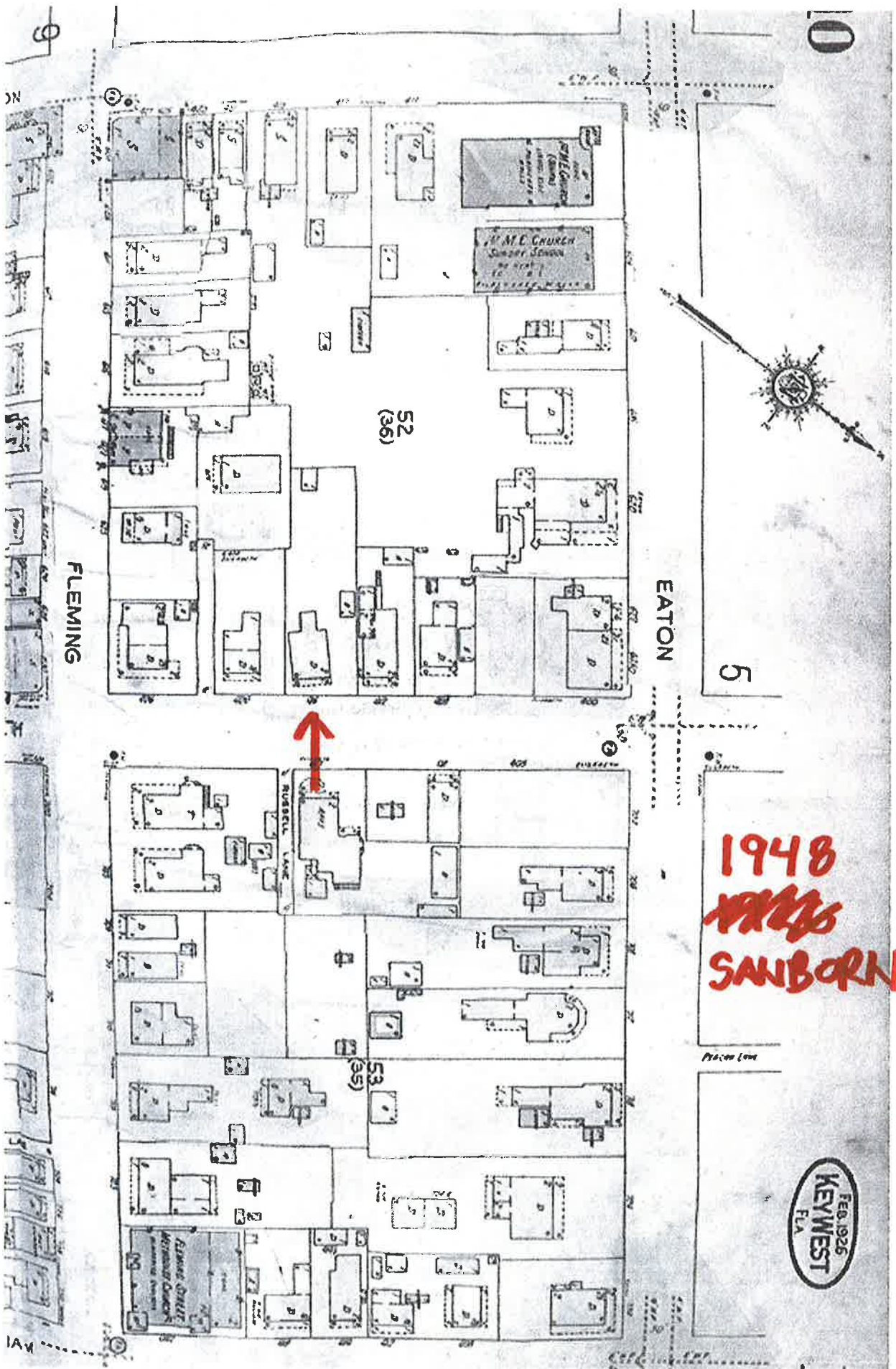
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1912 SANBORN





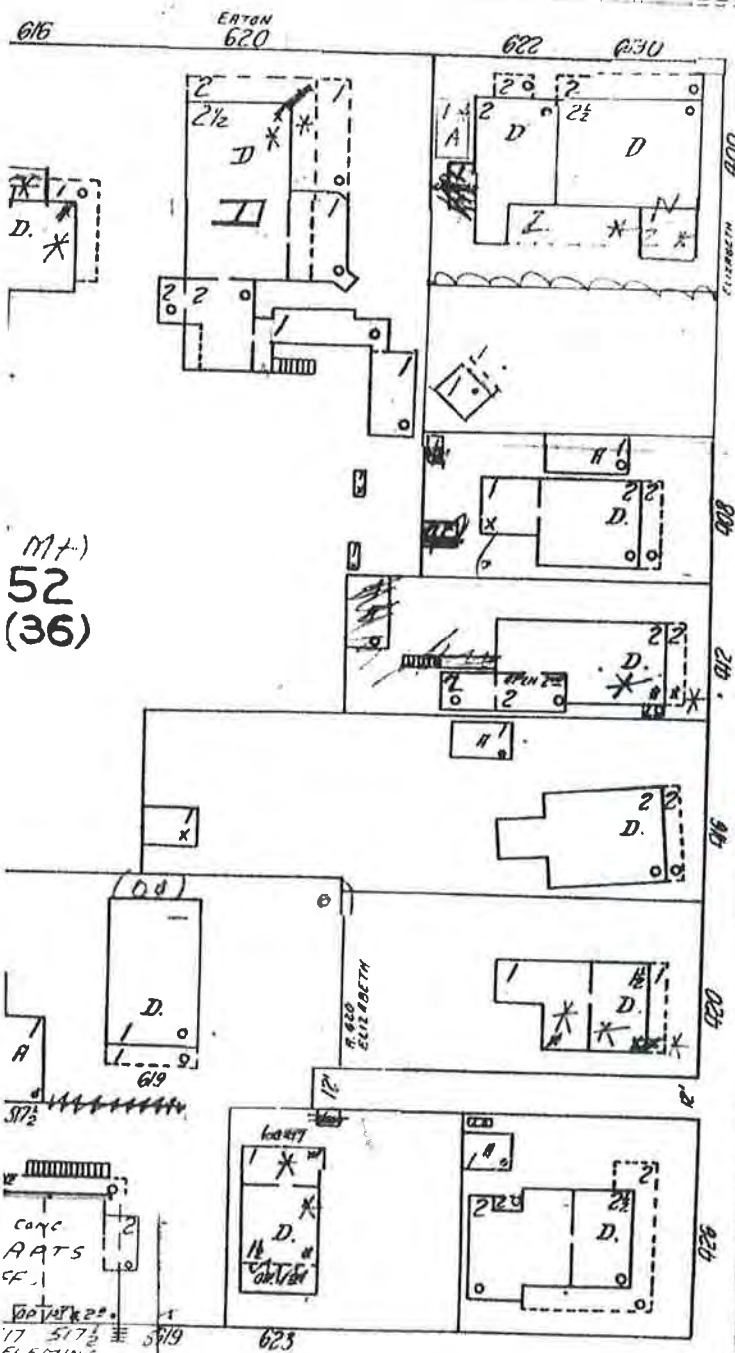
1948
~~1948~~
SANBORN

1948 SANBORN

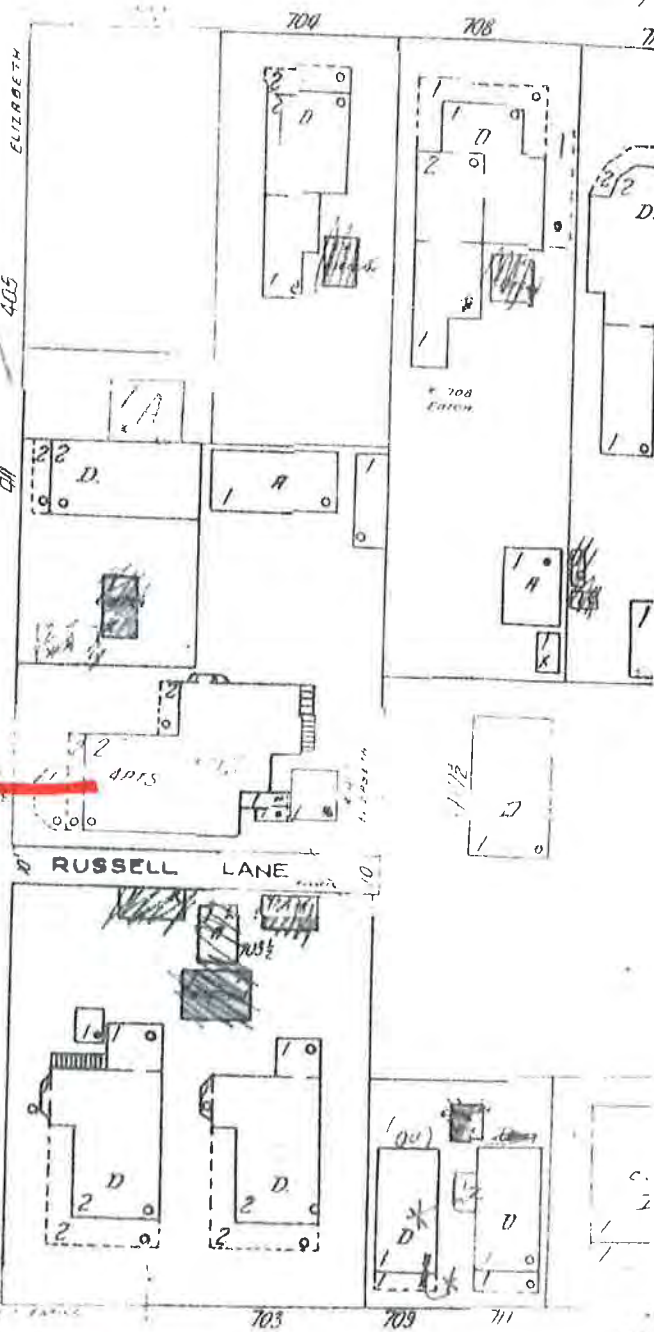
5

1962 SANBORN

EATON

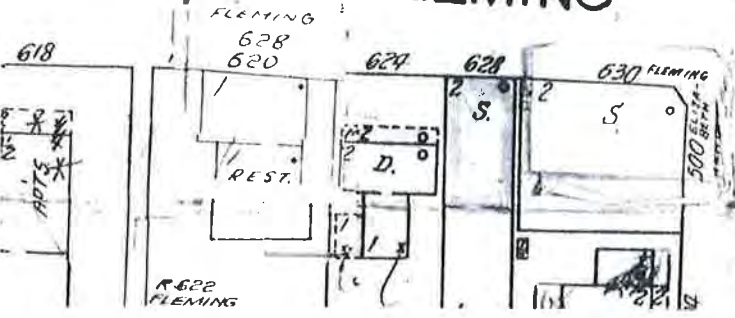


M+)
52
(36)



FLEMING

1962 SANBORN



ELIZABETH

PUBLIC LIBRARY

PROJECT PHOTOS



1968 Aerial Photograph



1972 Aerial Photograph



1994 Aerial Photograph



620 Eaton Street, c.1900. Monroe County Library Collection.
Small section of 616 Eaton Street visible on right.



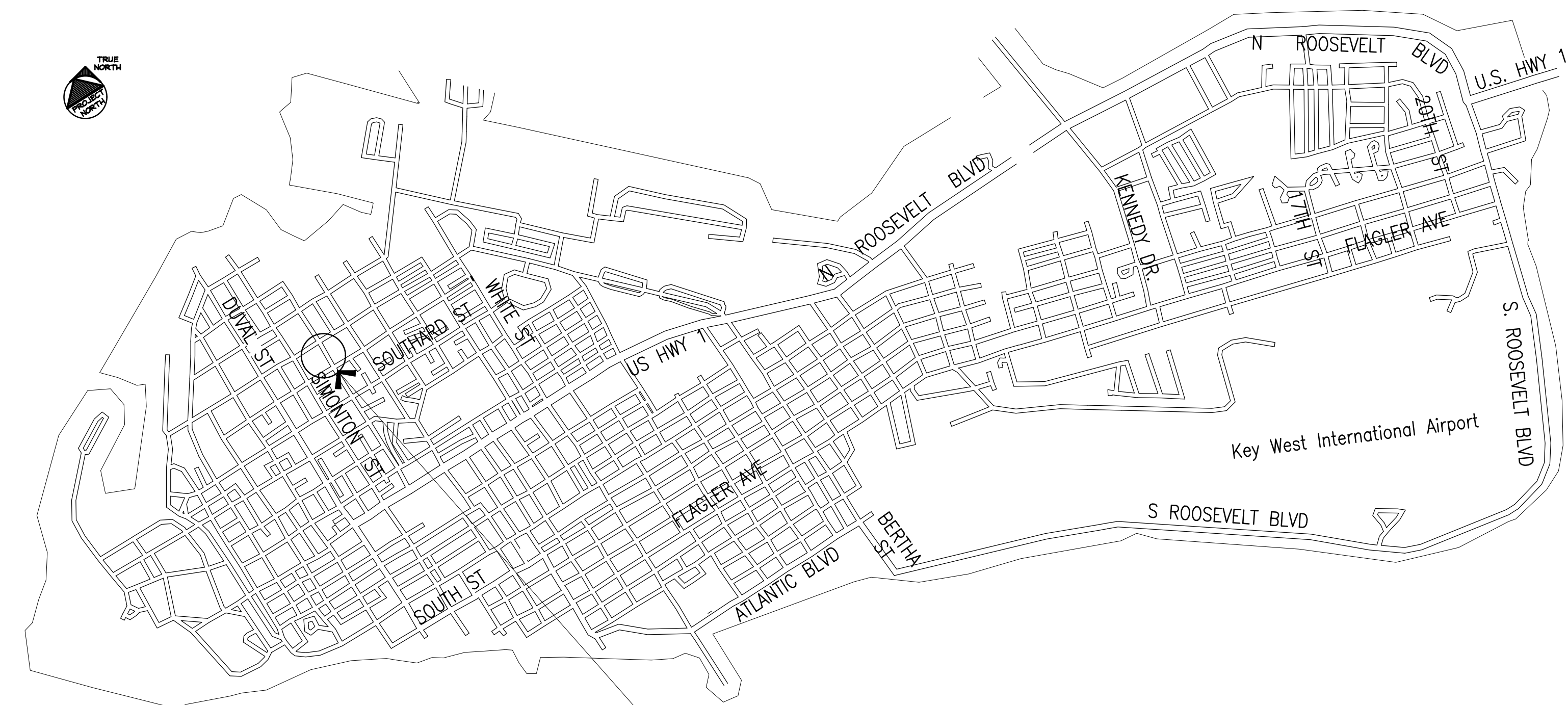
Property Appraiser's Photo, c.1965. Monroe County Public Library.

PROPOSED DESIGN

416 ELIZABETH / 616 EATON STREET

Key West, Florida 33040

SITE MAP - KEY WEST



SITE LOCATION:
416 ELIZABETH STREET
616 EATON STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 416 ELIZABETH / 616 EATON STREET

ARCHITECT'S PROJECT No.: 1714

CONTACT: DANA & STAN DAY

Address: 416 ELIZABETH STREET
KEY WEST, FLORIDA, 33040

Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.

Address: 410 Angela Street, Key West, FL 33040

Tel: (305) 296-1347 Fax: (305) 296-2727

E-mail: blbender@bellsouth.net

Principi: Bert L. Bender (Principal-in-Charge)

Architect: Haven Burkee

ENGINEERING CONSULTANT:

STRUCTURAL: H.M. KEISTER ASSOCIATES

Address: 2027 University Boulevard, North Jacksonville, FL 32211

Tel: (904) 743-4633 Fax: (904) 744-6955

Representative: Mark J. Keister, P.E.,

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

FLORIDA BUILDING CODE - Building 2014 EDITION
FLORIDA BUILDING CODE - Existing 2014 EDITION
FLORIDA BUILDING CODE - Residential 2014 EDITION
FLORIDA BUILDING CODE - Plumbing 2014 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
FLORIDA BUILDING CODE - Mechanical 2014 EDITION
NATIONAL ELECTRICAL CODE 2008 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
NFPA 1 2006 EDITION

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).

- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

DESCRIPTION OF WORK:

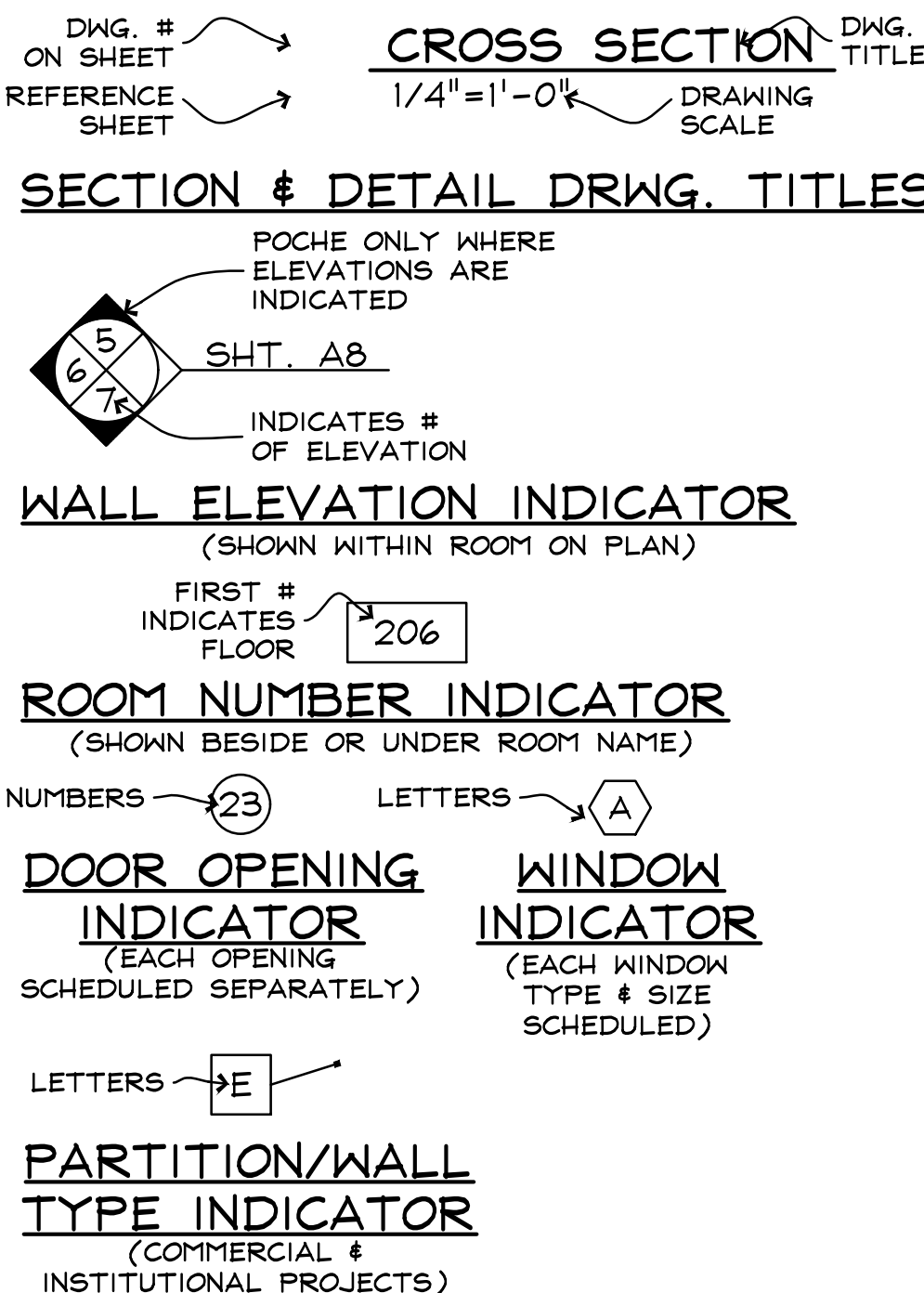
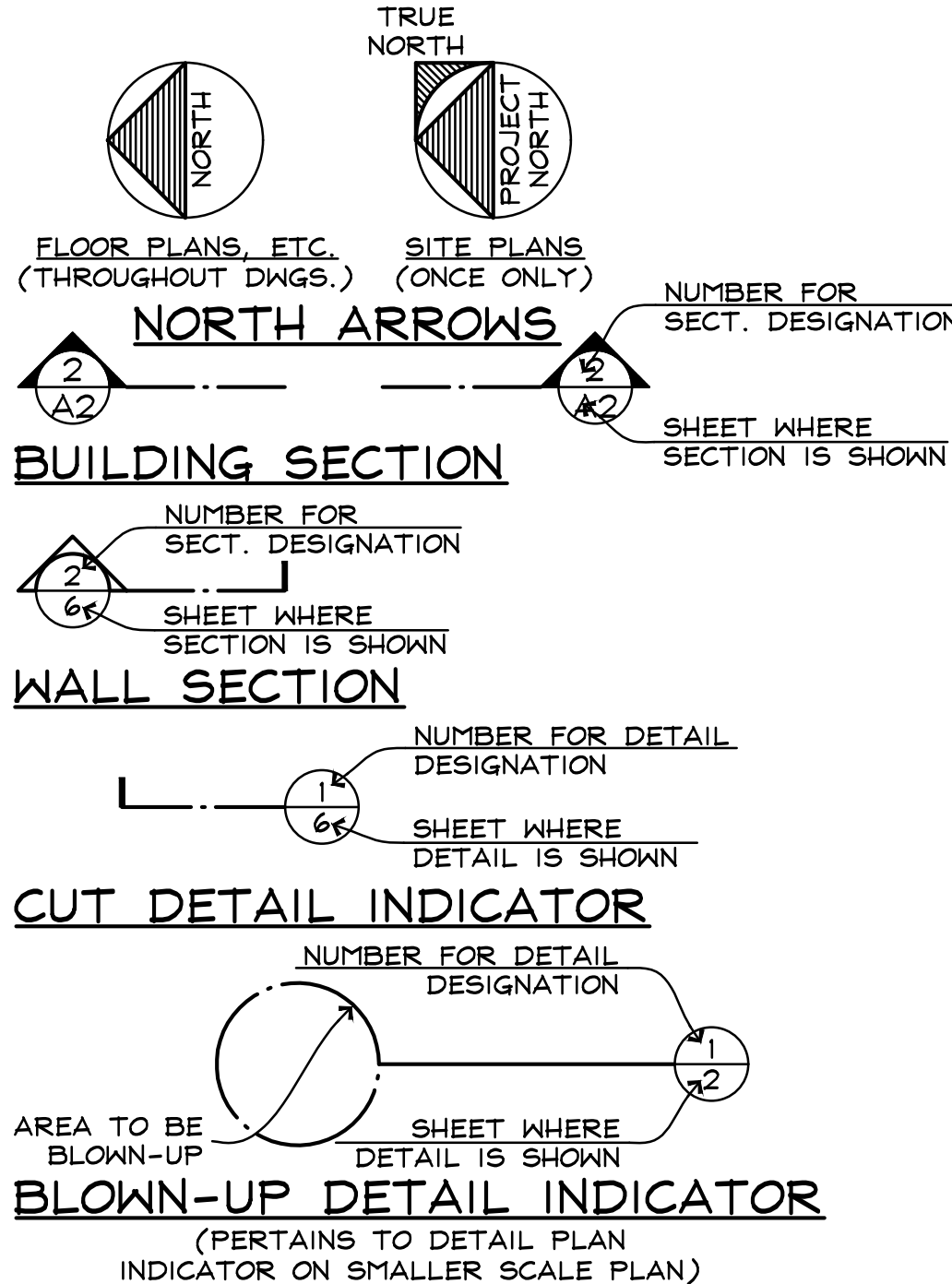
RELOCATING EXISTING POOL HOUSE LOCATED AT 416 ELIZABETH STREET TO 616 EATON STREET IN THE REAR YARD.

ADDING (3) ONE STORY STRUCTURES (OPEN PAVILION, COTTAGE AND STUDIO) IN THE REAR YARD OF 416 ELIZABETH STREET.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
AVC	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EQ	EQUAL	TYP	UNLESS NOTED OTHERWISE
EXH	EXHAUST	UNO	VINYL COMPOSITION TILE
FV	FIELD VERIFY	VCT	VERTICAL
GALV	GALVANIZED	VERT	WOOD
GI	GALVANIZED IRON	WHD	WELDED WIRE FABRIC
HORZ	HORIZONTAL	WHF	WATER HEATER
HDN	HARDWARE	WH	WITHOUT
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

CONCRETE MASONRY UNITS IN PLAN
CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
METAL IN ELEVATION
METAL IN SECTION
FINISH WOOD IN ELEV. & IN SECTION
DIMENSION LUMBER IN SECTION (CONTINUOUS)
WOOD BLOCKING IN SECTION (DISCONTINUOUS)
GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

C	COVER
A0	SURVEY (416 ELIZABETH STREET & 616 EATON STREET)
EX1	SITE MAP PHOTO
EX2	EXISTING SITE PLAN
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED SITE PLAN/FLOOR PLAN (416 ELIZABETH STREET)
A2.0	BUILDING #1 (OPEN PAVILION) EXTERIOR ELEVATIONS
A2.1	BUILDING #2 (COTTAGE) EXTERIOR ELEVATIONS
A2.2	BUILDING #3 (STUDIO) EXTERIOR ELEVATIONS
A2.3	NORTH EXTERIOR ELEVATION (OPEN PAVILION, COTTAGE, STUDIO)
A2.4	PROPOSED SITE PLAN/FLOOR PLAN (616 EATON STREET) AND PHOTO DETAILS
A2.5	EXTERIOR ELEVATIONS AND PHOTO DETAILS OF RELOCATED POOL HOUSE
A8	PHOTO DETAILS

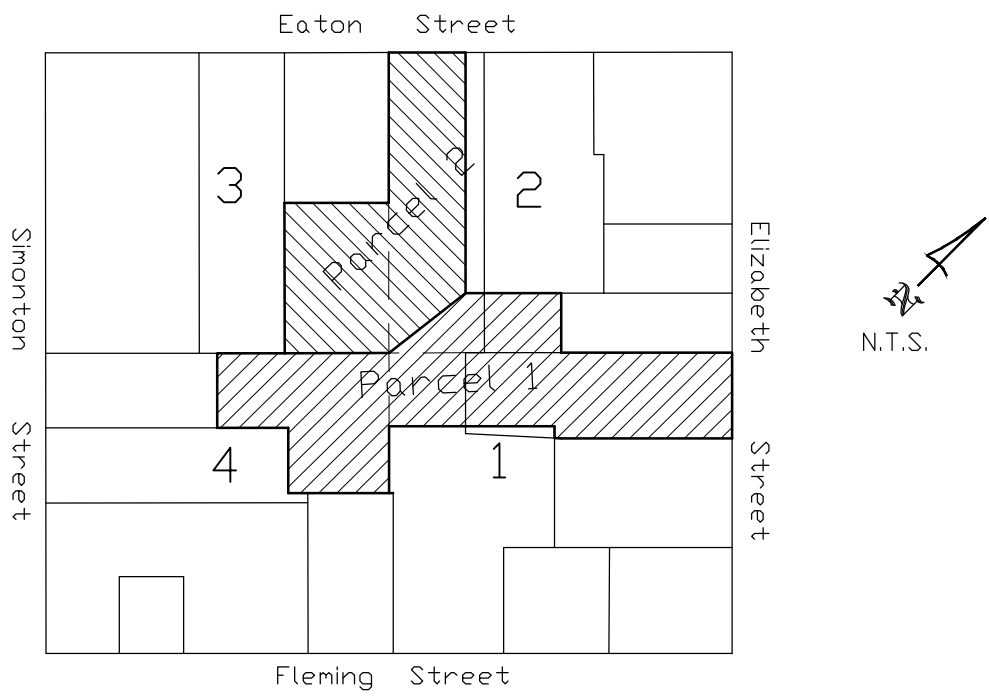
416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project N° : 1714
Date: 07/31/2017

C

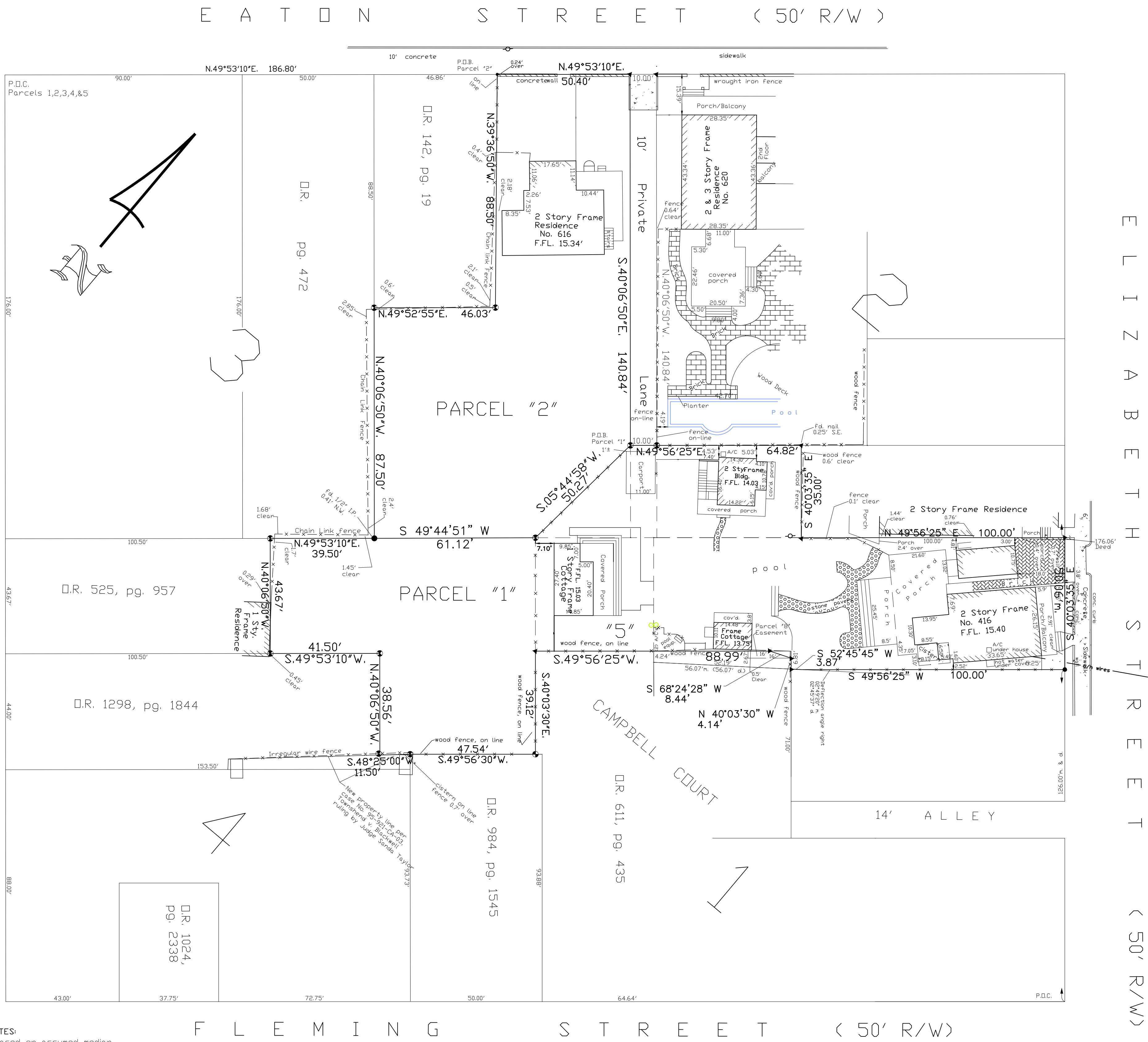


LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel '1'): Prepared by undersigned:
A portion of land located on the island of Key West, Monroe County, Florida, and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 feet; thence S 40°03'35" E for a distance of 35.00 feet; thence N 49°56'25" E for a distance of 100.00 feet to the Southwestly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southwestly Right-of-Way Line of Elizabeth Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 3.87 feet; thence N 40°03'30" W for a distance of 4.14 feet; thence S 68°24'28" W for a distance of 8.44 feet; thence S 49°56'25" W for a distance of 88.99 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'30" W for a distance of 47.54 feet; thence S 48°25'00" W for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 38.56 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 40°06'50" W for a distance of 43.67 feet; thence N 49°53'10" E for a distance of 39.50 feet; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N49°53'10"E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N49°52°55'E, a distance of 46.03 feet; thence N39°36'50"W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

LEGAL DESCRIPTION (Parcel '2'): Prepared by undersigned:
A portion of land located on the island of Key West, Monroe County, Florida, and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N49°53'10"E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N49°52°55'E, a distance of 46.03 feet; thence N39°36'50"W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

S I M O N T O N S T R E E T (5 0 ' R / W)



E L I Z A B E T H S T R E E T (5 0 ' R / W)

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. Basic Elevation 14.324

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
D.R. = Official Records
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
DL = On Line
CLF = Chain Link Fence
A/C = Air Conditioner

Field Work performed 12/1/15

irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd = Covered
P.I. = Point of Intersection
wd. = Wood

= Denotes grade, taken on 12/1/15

7/31/17: Re-divide property

Dana Day 416 Elizabeth Street, Key West, Florida 33040			
Specific Purpose Survey Re-Divide Property		Dwn. No.	17-301
Scale: 1"=20'	Ref.	Flood Panel No.	1516 K
Date: 1/6/05	File	Flood Zone #	
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/11/15: Partial update, fence elevations			
F:/data/fred/dwg/keywest/block31/416eaton			



CERTIFICATION:

I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property 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 SJ-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 No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

416 ELIZABETH STREET
616 EATON STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project N°: 1714
Date: 07/31/2017

A0.1

SCALE: N.T.S.

1 SURVEY (416 ELIZABETH STREET & 616 EATON STREET)

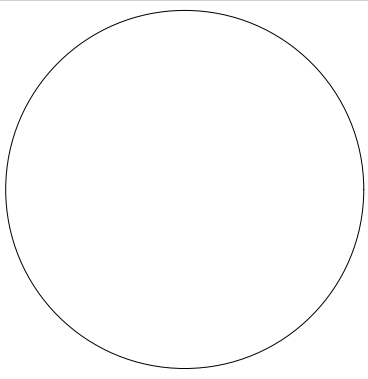


1
EX1

S I T E M A P P H O T O

SCALE: N.T.S.

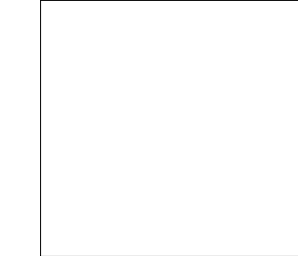
4 1 6 E L I Z A B E T H /
6 1 6 E A T O N S T R E E T
KEY WEST, FLORIDA



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Project N° 1714



Date: 07/31/2017

EX1

SIDEWALK



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EX2

SCALE: 1/16"=1'-0"



PROJECT STATISTICS

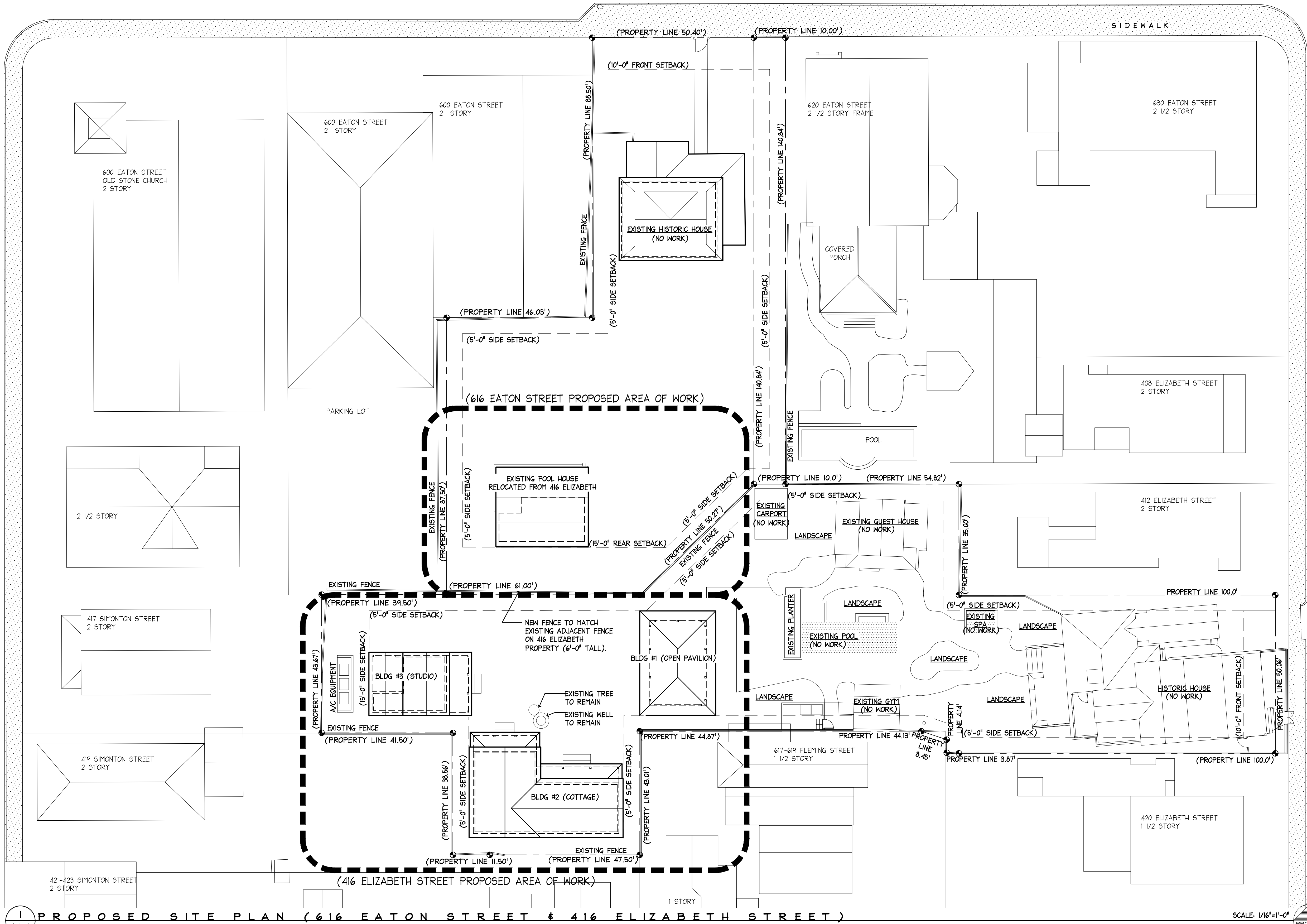
616 EATON STREET, KEY WEST, FLORIDA 33040

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	12,345 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	4,958 S.F. MAX.	1,363 S.F.	2,137 S.F.
12,345 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	33'-8" (MAIN HOUSE)	33'-8" (MAIN HOUSE, NO CHANGE)
IMPERVIOUS SURFACE	7,437 S.F. MAX.	1,511 S.F.	2,285 S.F.
12,345 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	32'-10"	32'-10" (MAIN HOUSE NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	2'-9" (MAIN HOUSE)	2'-9" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	8'-6" (MAIN HOUSE)	8'-6" (MAIN HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	105'-8" (MAIN HOUSE)	15'-0" (POOL HOUSE)
OPEN SPACE (35%)	4,338 S.F. MIN.	10,884 S.F. (87.81%)	10,110 S.F. (81.57%)

PROJECT STATISTICS

416 ELIZABETH STREET, KEY WEST, FLORIDA 33040

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	20,365 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	8,146 S.F. MAX.	4,665 S.F.	6,781 S.F.
20,365 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	30'-8" (MAIN HOUSE)	30'-8" (MAIN HOUSE)
IMPERVIOUS SURFACE	12,219 S.F. MAX.	7,283 S.F.	9,399 S.F.
20,365 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	2'-8" (MAIN HOUSE)	2'-8" (NO CHANGE)
SIDE SETBACK (NORTH)	5'-0" MIN.	3'-0" (MAIN HOUSE)	3'-0" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
SIDE SETBACK (SOUTH)	5'-0" MIN.	2'-3" (MAIN HOUSE)	2'-3" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
REAR SETBACK	15'-0" MIN.	105'-10" (POOL HOUSE)	15'-0" (STUDIO)
OPEN SPACE (35%)	7,128 S.F. MIN.	13,082 S.F. (64.24%)	10,466 S.F. (53.85%)



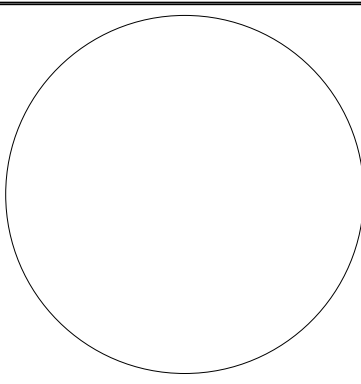
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A1.0

PROPOSED SITE PLAN (616 EATON STREET & 416 ELIZABETH STREET)

SCALE: 1/16"=1'-0"



416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA



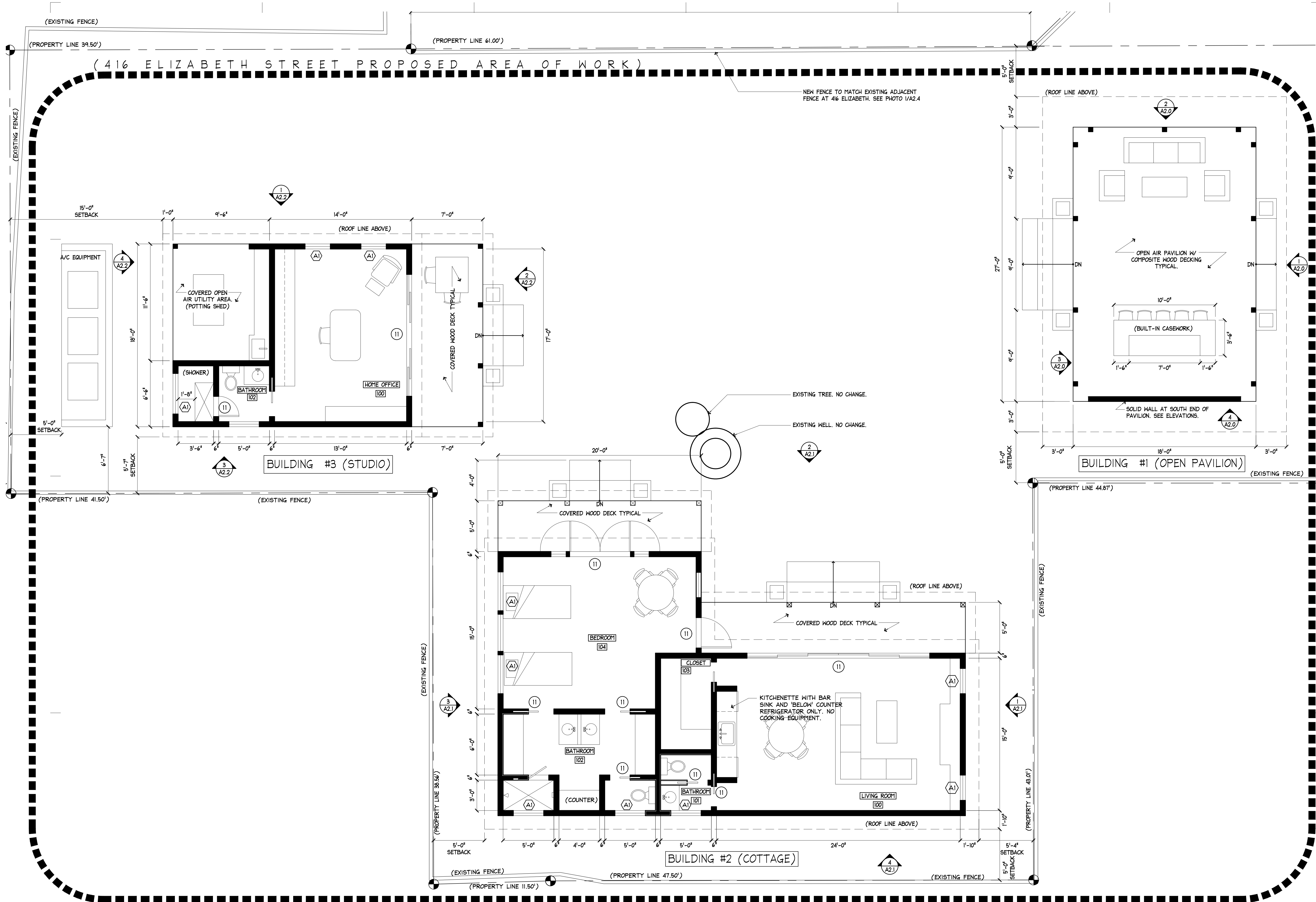
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A1.0



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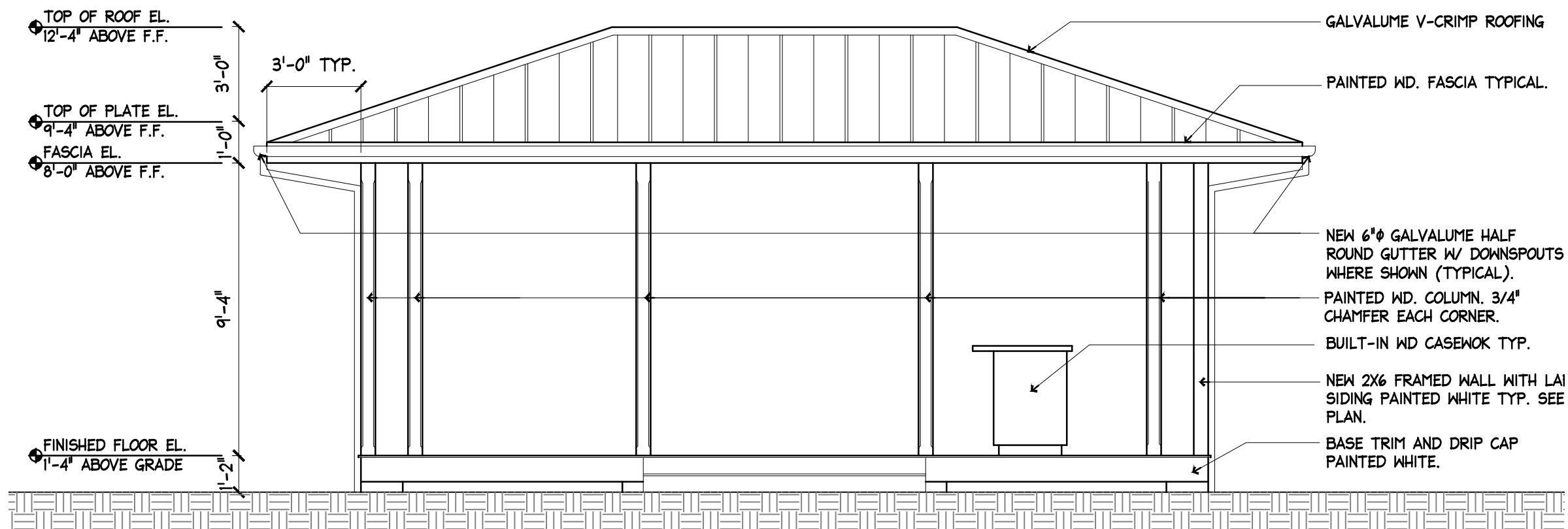
A1.1

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A1.1

PROPOSED SITE PLAN / FLOOR PLANS (416 ELIZABETH STREET)

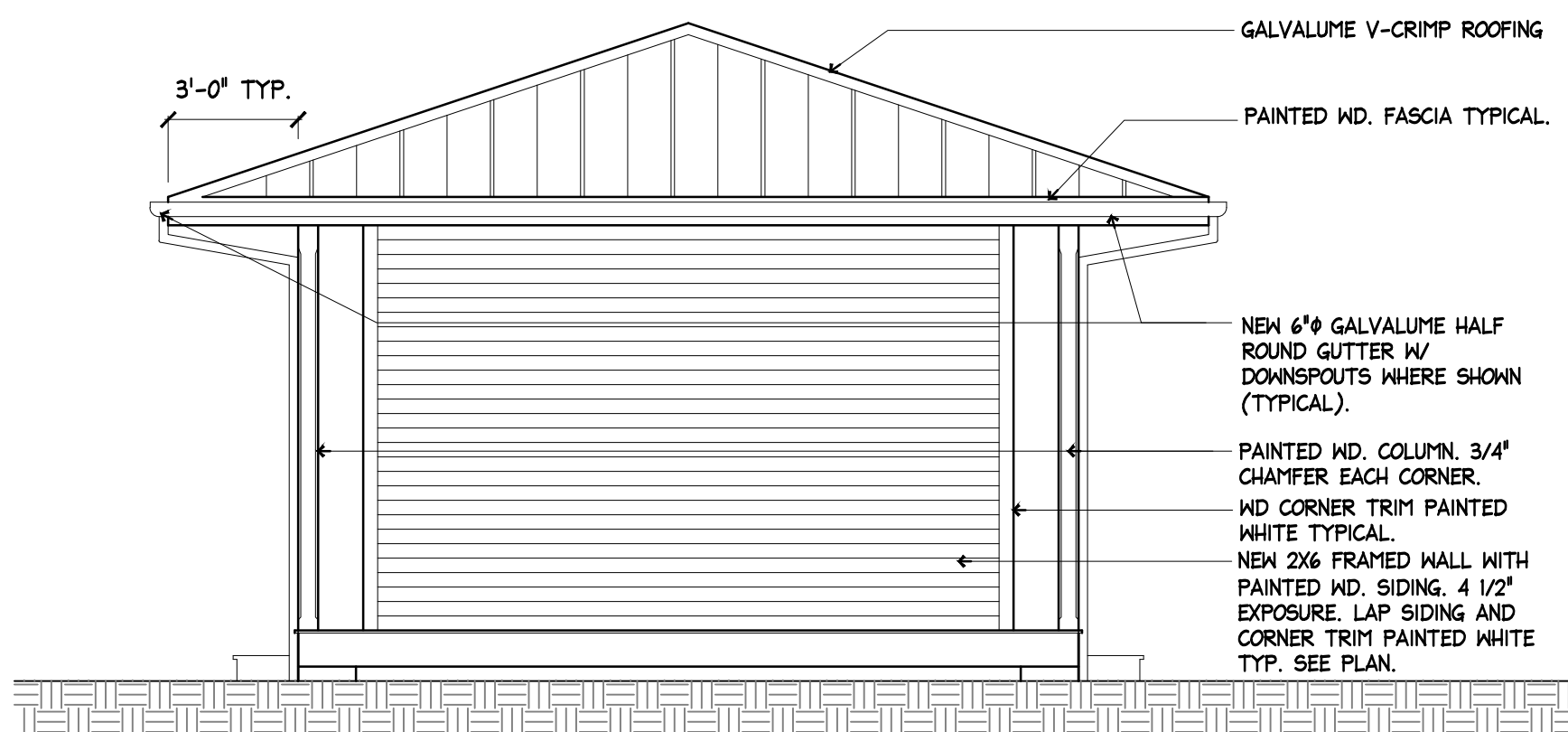
SCALE: 1/4"=1'-0"

PROJECT NORTH



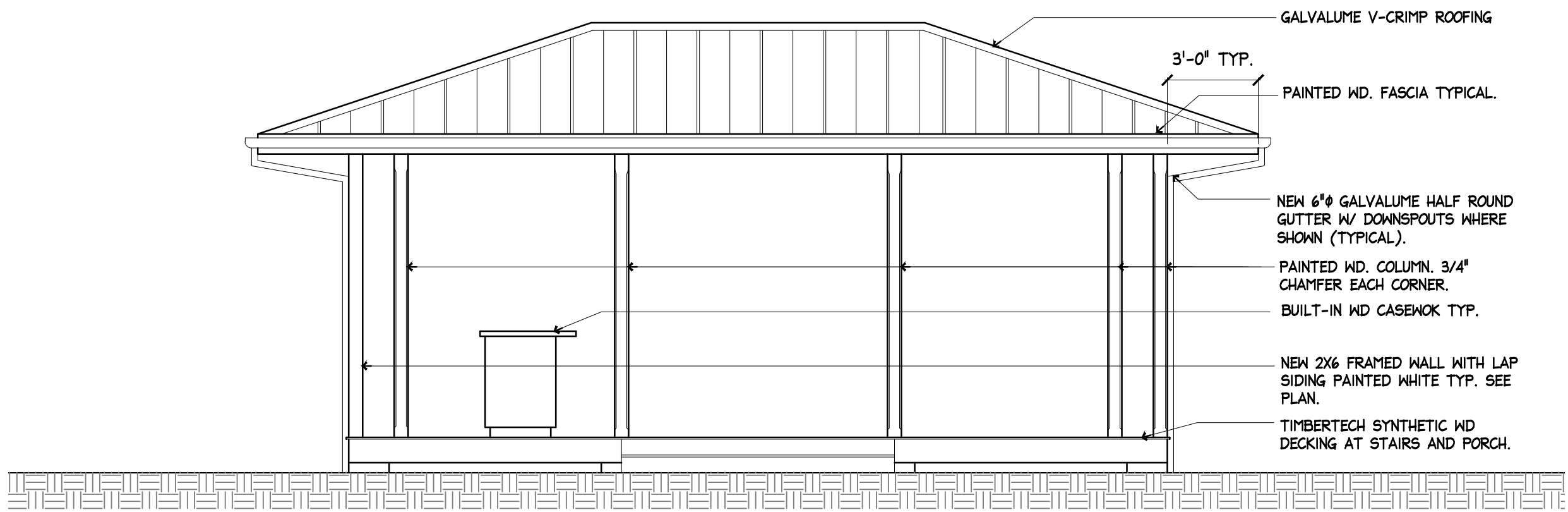
3 BUILDING #1 (OPEN PAVILION) WEST ELEVATION

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



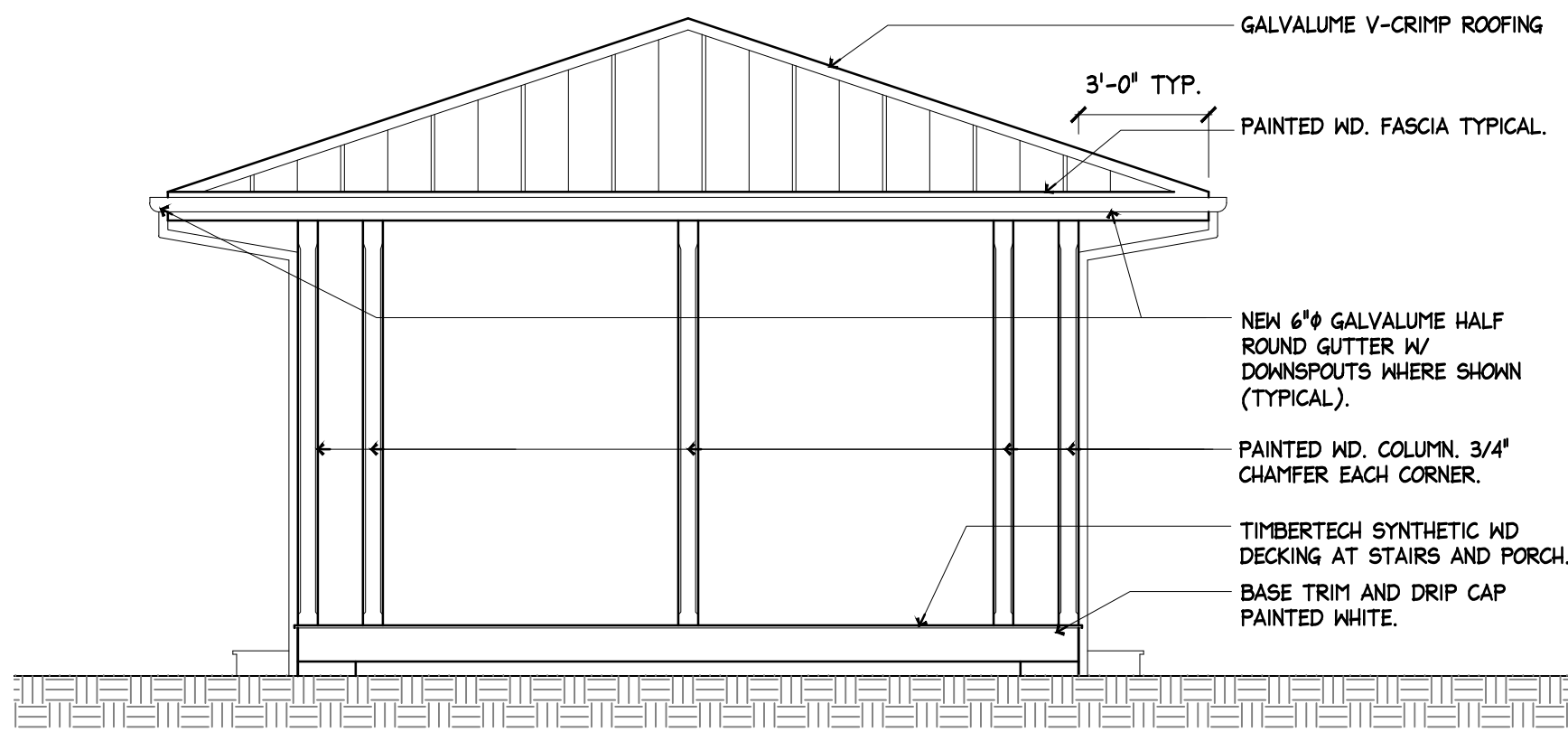
4 BUILDING #1 (OPEN PAVILION) SOUTH ELEVATION

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



1 BUILDING #1 (OPEN PAVILION) EAST ELEVATION

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



2 BUILDING #1 (OPEN PAVILION) NORTH ELEVATION

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

- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD GLAD, PAINTED WHITE.

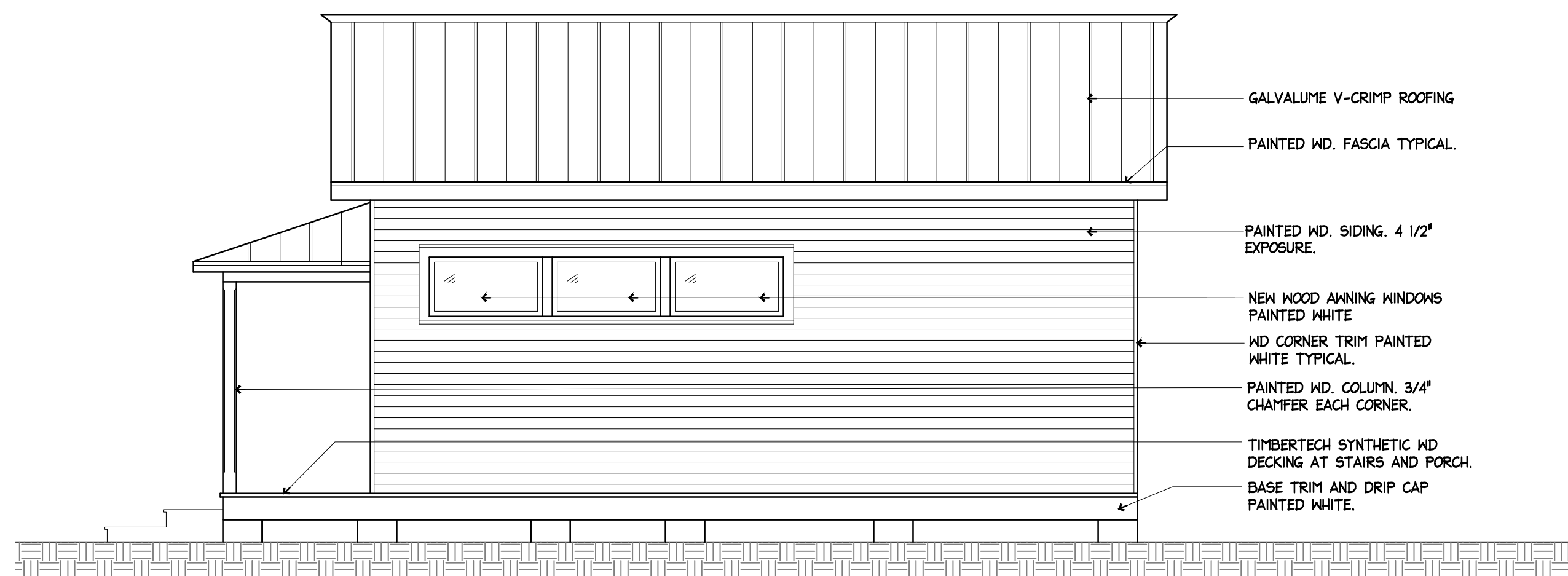
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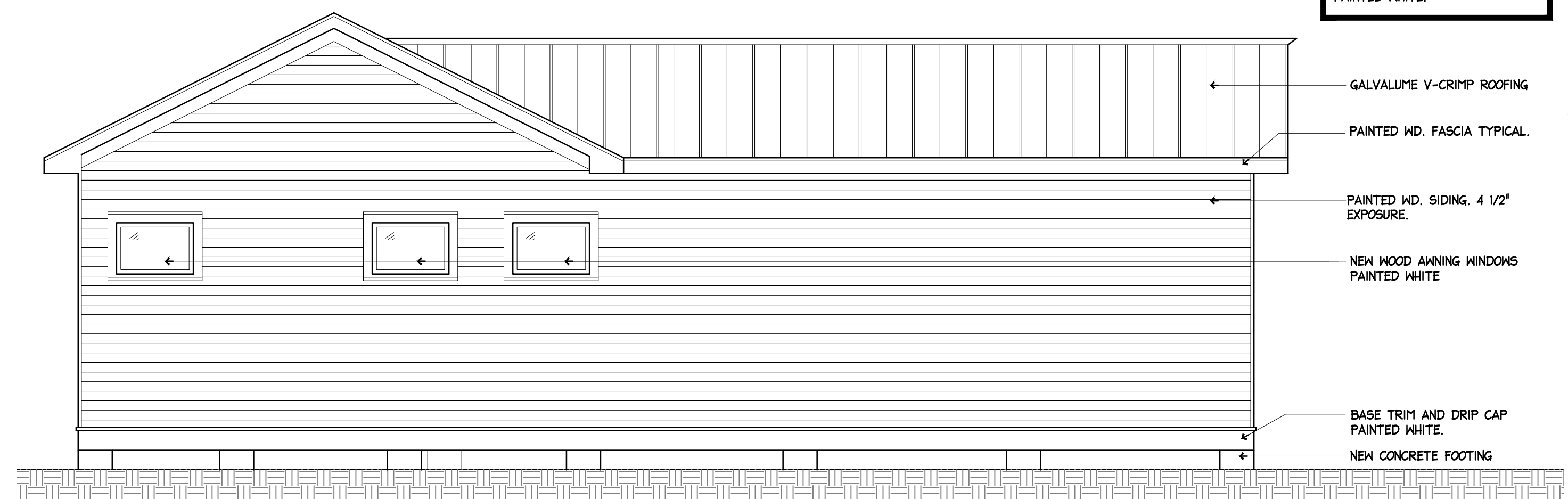
Project No: 1714
Date: 07/31/2017

A2.0



3 BUILDING #2 (COTTAGE) WEST ELEVATION

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



4 BUILDING #2 (COTTAGE) SOUTH ELEVATION

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



1 BUILDING #2 (COTTAGE) EAST ELEVATION

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



2 BUILDING #2 (COTTAGE) NORTH ELEVATION

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

- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD CLAD, PAINTED WHITE.

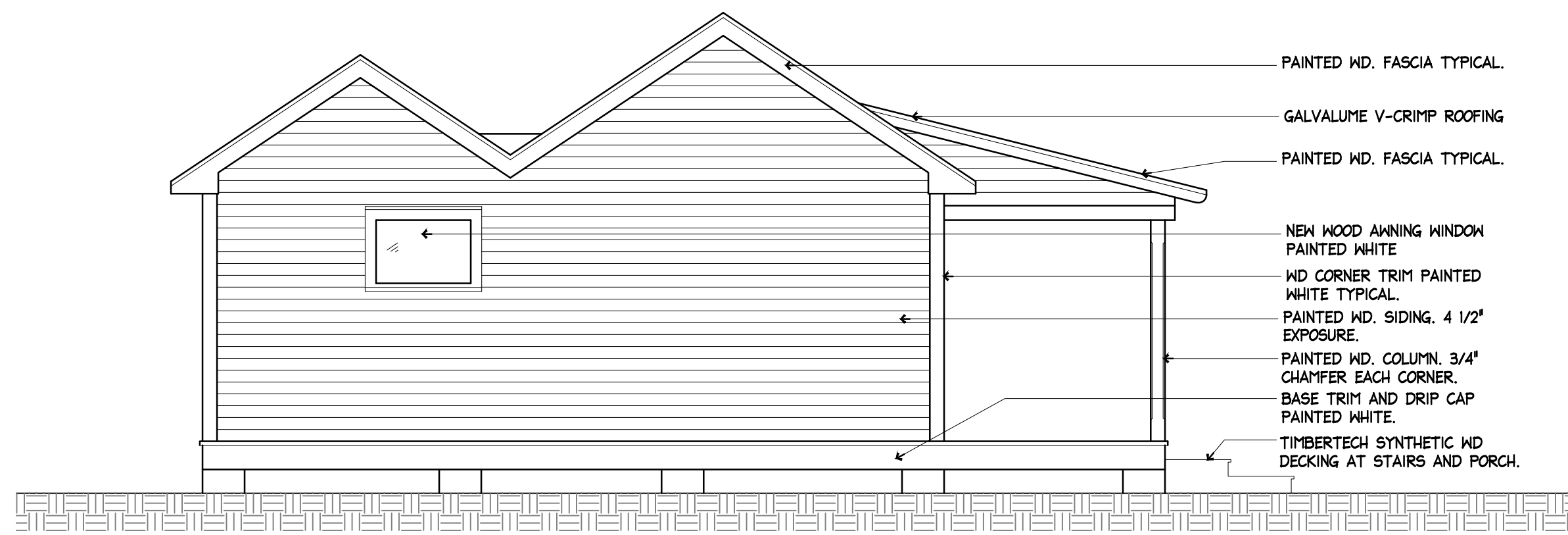
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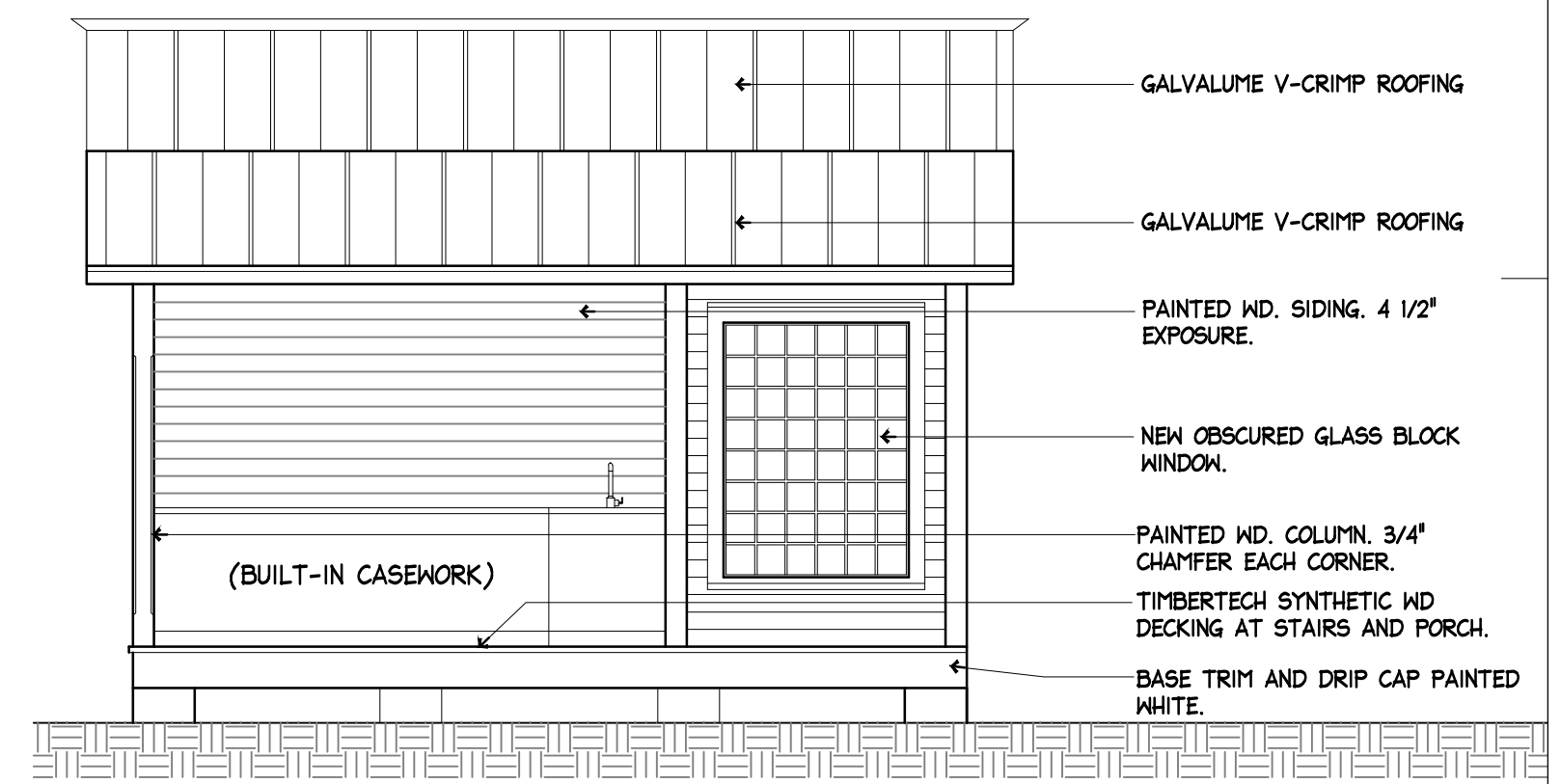
Project N° : 1714
Date: 07/31/2017

A2.1



3 BUILDING #3 (STUDIO) SOUTH ELEVATION

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



4 BUILDING #3 (STUDIO) WEST ELEVATION

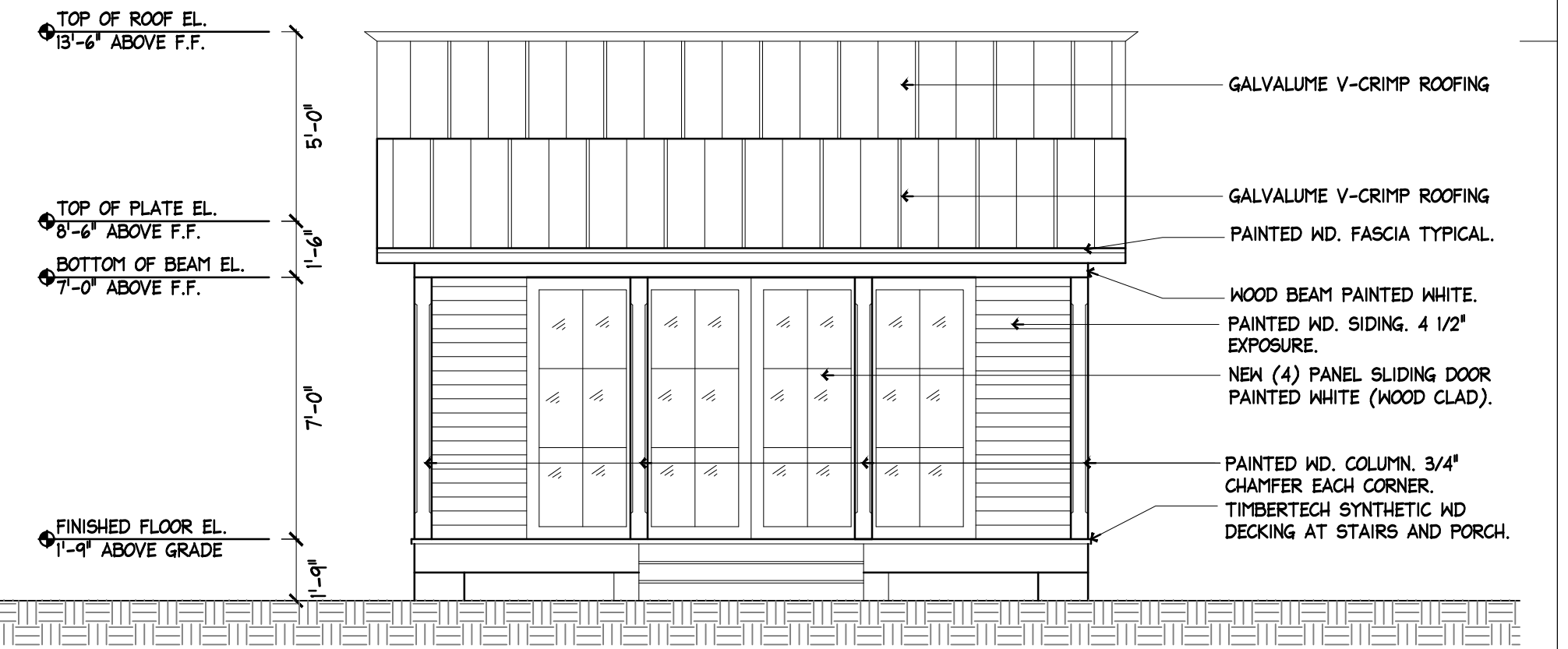
SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD CLAD, PAINTED WHITE.



1 BUILDING #3 (STUDIO) NORTH ELEVATION

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



2 BUILDING #3 (STUDIO) EAST ELEVATION

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

416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1714
Date: 07/31/2017

A2.2

416 ELIZABETH /
616 EATON STREET
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ARCHITECTS
p.a.

Project N° : 1714
Date: 07/31/2017

A2.3



2 PHOTO DETAIL 1 - REAR YARD (416 ELIZABETH)



3 PHOTO DETAIL 2 - REAR YARD (416 ELIZABETH)



1 NORTH ELEVATION (OPEN PAVILION, COTTAGE & STUDIO)

SCALE: N.T.S.



3
A2.4 PHOTO DETAIL 1 (LOOKING NORTH AT 616 EATON HISTORIC HOUSE)

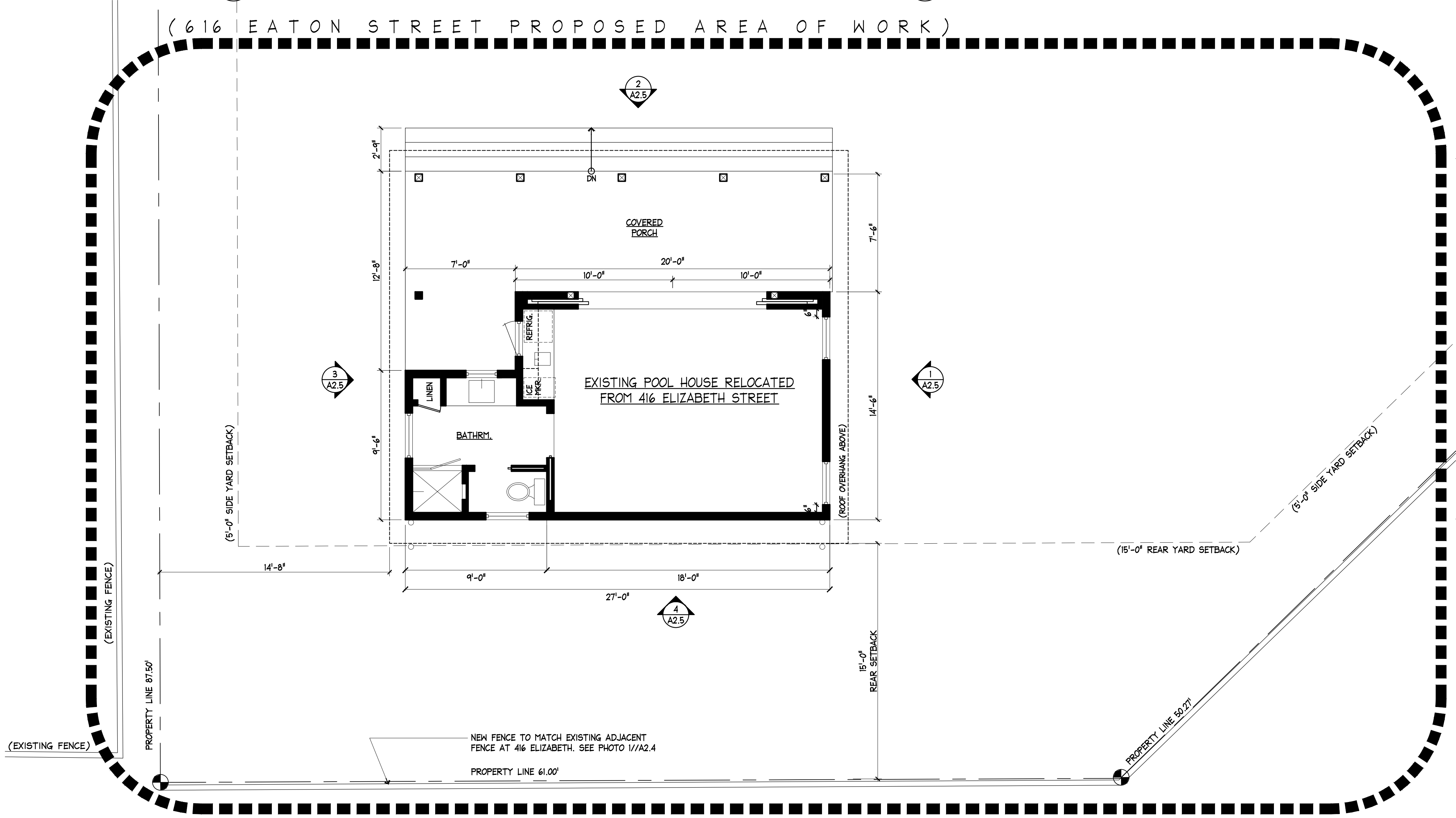


4
A2.4 PHOTO DETAIL 2 (LOOKING AT 616 EATON HISTORIC HOUSE FROM EATON STREET))



5
A2.4 PHOTO DETAIL 3 (616 EATON REAR YARD AREA)

(616 EATON STREET PROPOSED AREA OF WORK)



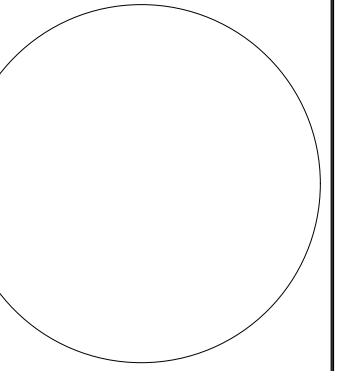
1
A2.4 PHOTO DETAIL 4 - EXISTING FENCE AT 416 ELIZABETH

2
A2.4 PROPOSED SITE PLAN / FLOOR PLAN (616 EATON STREET)

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



416 ELIZABETH /
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p.a.

Project N° : 1714
Date: 07/31/2017

A2.4



5 PHOTO DETAIL 1 (EXISTING POOL HOUSE)
A2.5



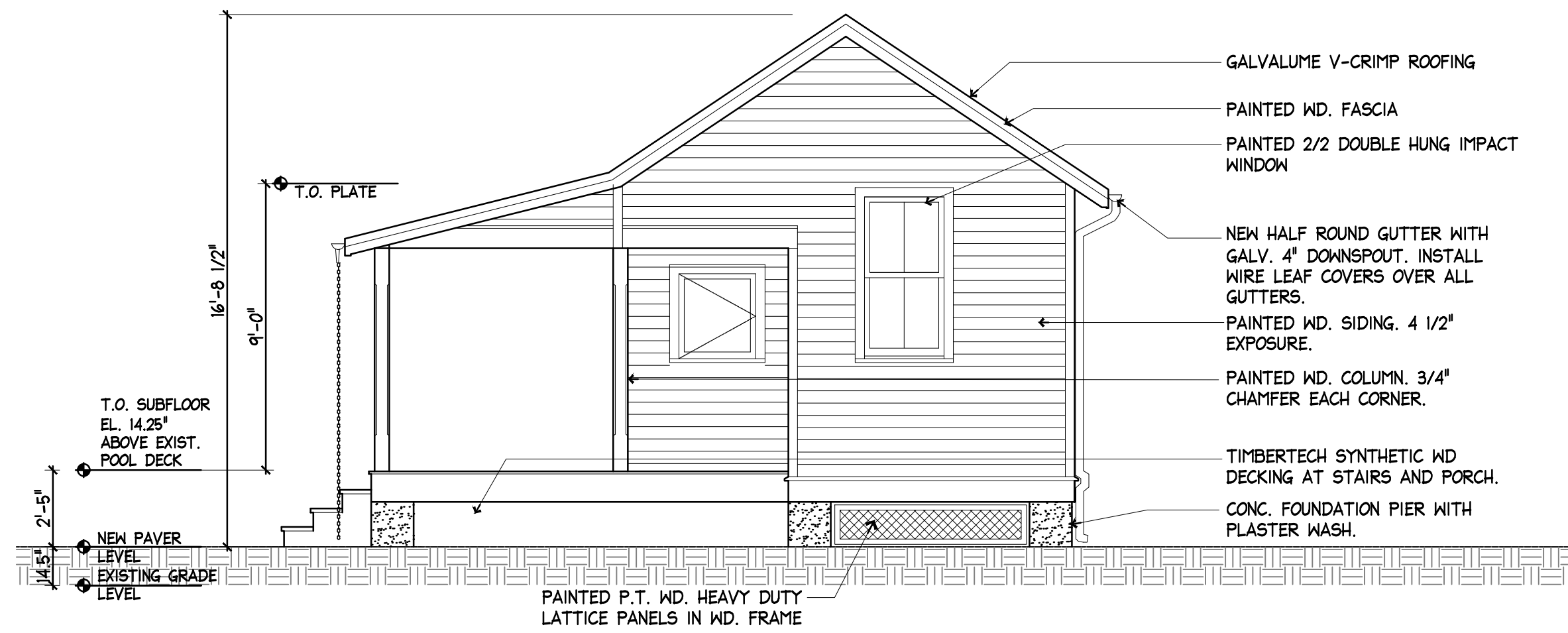
6 PHOTO DETAIL 2 (EXISTING POOL HOUSE)
A2.5



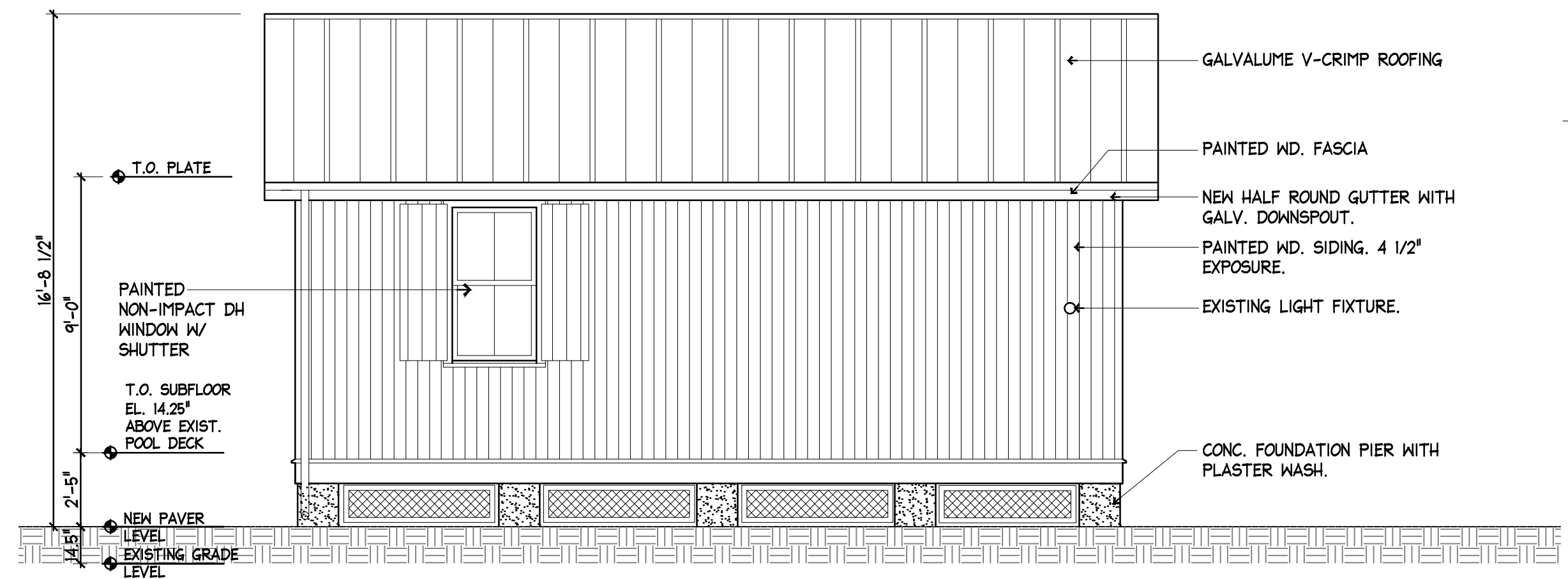
7 PHOTO DETAIL 3 (EXISTING POOL HOUSE)
A2.5



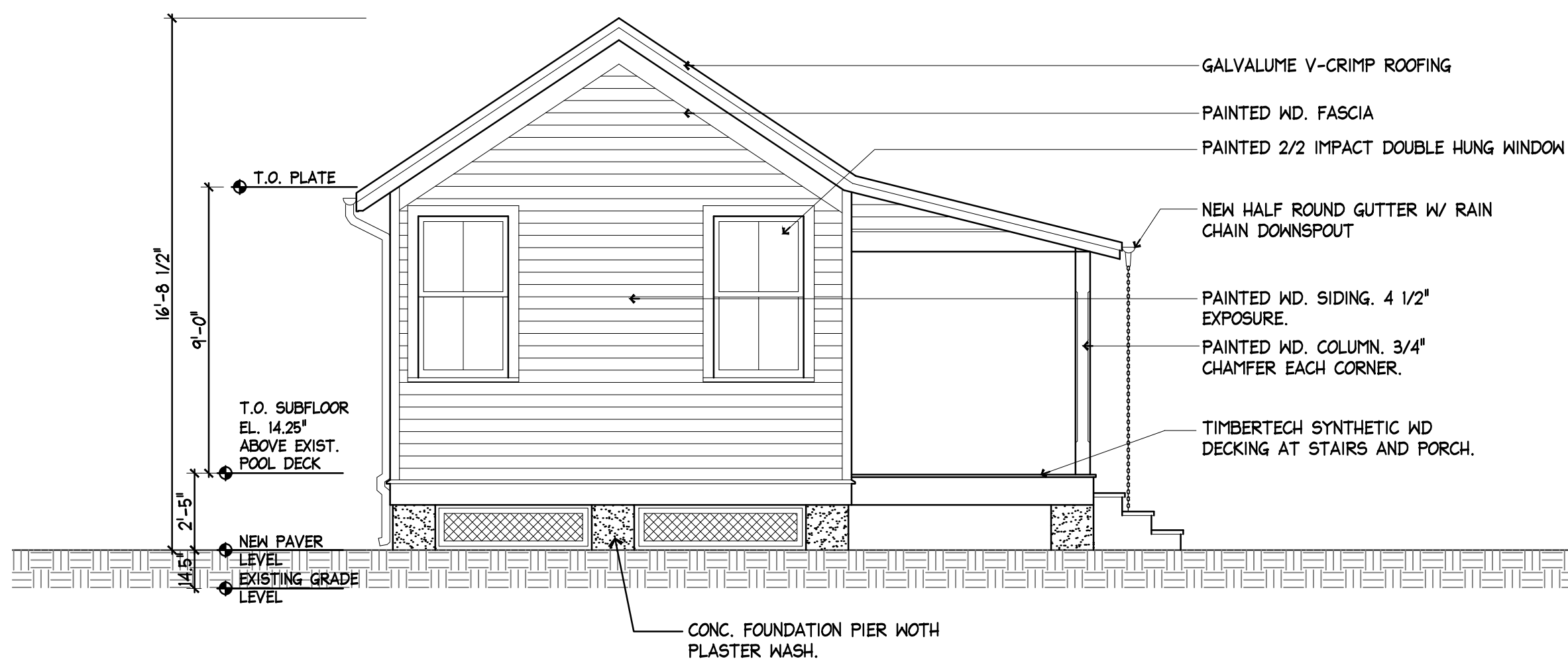
8 PHOTO DETAIL 4 (EXISTING POOL HOUSE)
A2.5



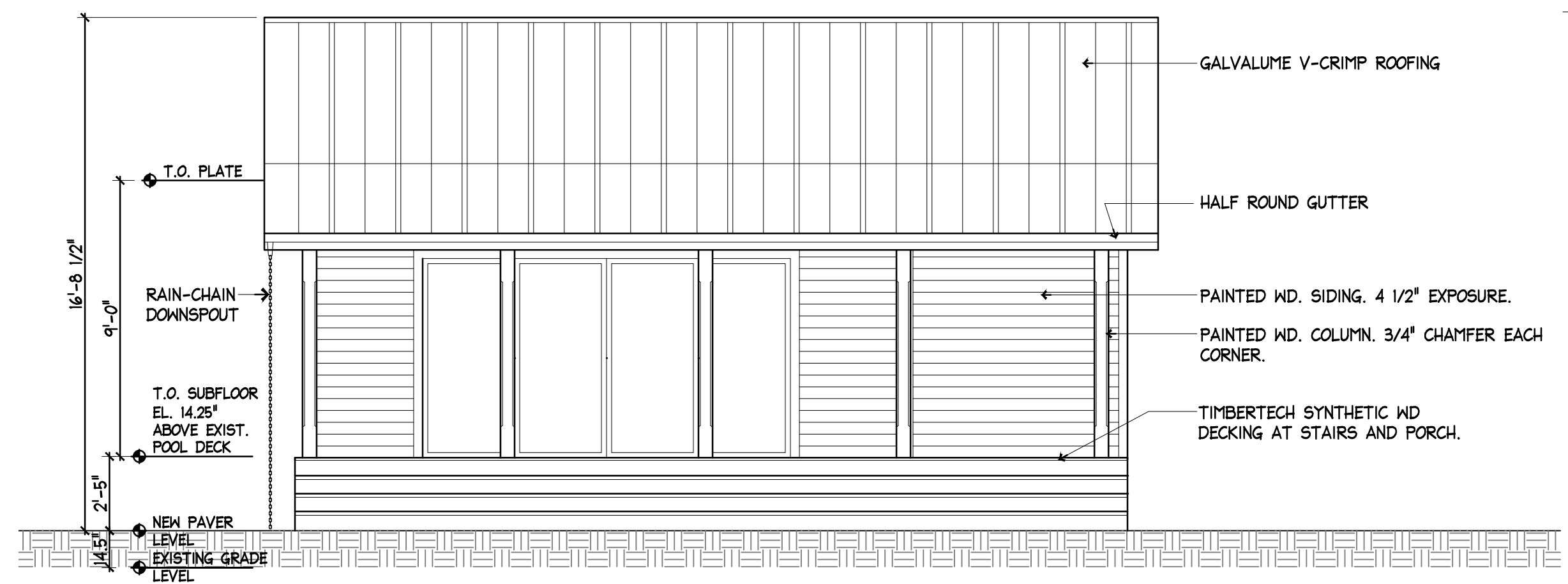
3 WEST ELEVATION OF RELOCATED POOL HOUSE
A2.5 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION OF RELOCATED POOL HOUSE
A2.5 SCALE: 1/4"=1'-0"



1 EAST ELEVATION OF RELOCATED POOL HOUSE
A2.5 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION OF RELOCATED POOL HOUSE
A2.5 SCALE: 1/4"=1'-0"

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Project N° : 1714
Date: 07/31/2017

A2.5



5
A8.0 PHOTO DETAIL 5 (600 EATON STREET)



6
A8.0 PHOTO DETAIL 6 (620 EATON STREET)



7
A8.0 PHOTO DETAIL 7 (616 EATON STREET)



8
A8.0 PHOTO DETAIL 8 (EATON STREET)



1
A8.0 PHOTO DETAIL 1 (ELIZABETH STREET)



2
A8.0 PHOTO DETAIL 2 (412 ELIZABETH STREET)



3
A8.0 PHOTO DETAIL 3 (420 ELIZABETH STREET)



4
A8.0 PHOTO DETAIL 4 (416 ELIZABETH STREET)

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ARCHITECTS
p.a.

Project N° : 1714
Date: 07/31/2017

A8.0

MISCELLANEOUS INFORMATION



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

November 15, 2017

Richard J. McChesney
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, Florida 33040

**RE: 616 Eaton Street (Real Estate Number 00006210—000000), and
416 Elizabeth Street (Real Estate Number 00006240—000000)
Lot Split/Boundary Adjustment letter**

Dear Mr. McChesney,

In accordance with Section 118-169 of the City of Key West Land Development Regulations, the Planning Department has reviewed your August 4, 2017 request for a lot split/boundary adjustment for the above-referenced address. A lot split is defined in Section 118-3 of the Land Development Regulations as "any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements."

According to the information submitted to the Planning Department, 616 Eaton Street and 416 Elizabeth Street requested to change the rear boundary between the two parcels which would enlarge the 416 Elizabeth property and reduce the size of the 616 Easton Street property. The attached survey reflects the old boundary line and the proposed new boundary line. Both properties are located in the Historic Medium Density Residential (HMDR) zoning district.

The Development Review Committee (DRC) found that the proposed lot split/boundary adjustment maintains the existing number of lots or parcels, does not create new nonconformities, and the resulting parcels meet the minimum lot size requirements of Code Sections 122-31(b) and 122-600(5). This letter shall serve as notice that on October 26, 2017 the DRC approved the proposed lot split/boundary adjustment for the properties located at 616 Eaton Street and 416 Elizabeth Street.

Please do not hesitate to call me with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ginny Haller".

Ginny Haller,
Planner II
305-809-3722

Cc: Patrick Wright, Planning Director
George Wallace, Assistant City Attorney
Peg Corbett, Licensing Official



1 SITE MAP PHOTO
EX1

SCALE: N.T.S.

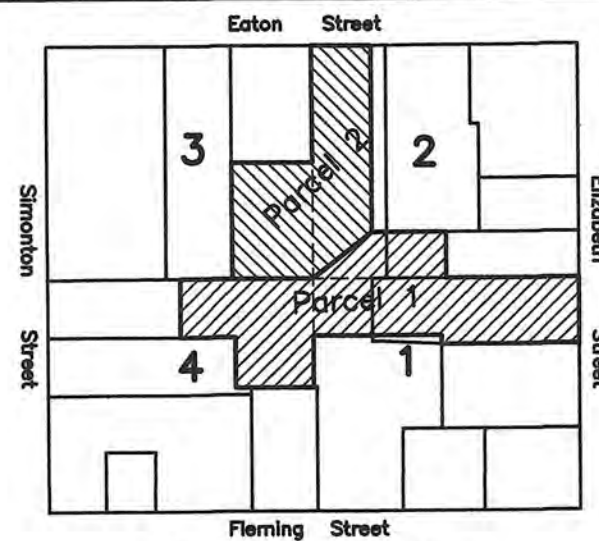
416 ELIZABETH /
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ARCHITECTS
p.a.

Project # 1714
Date 07/3/2017

EX1

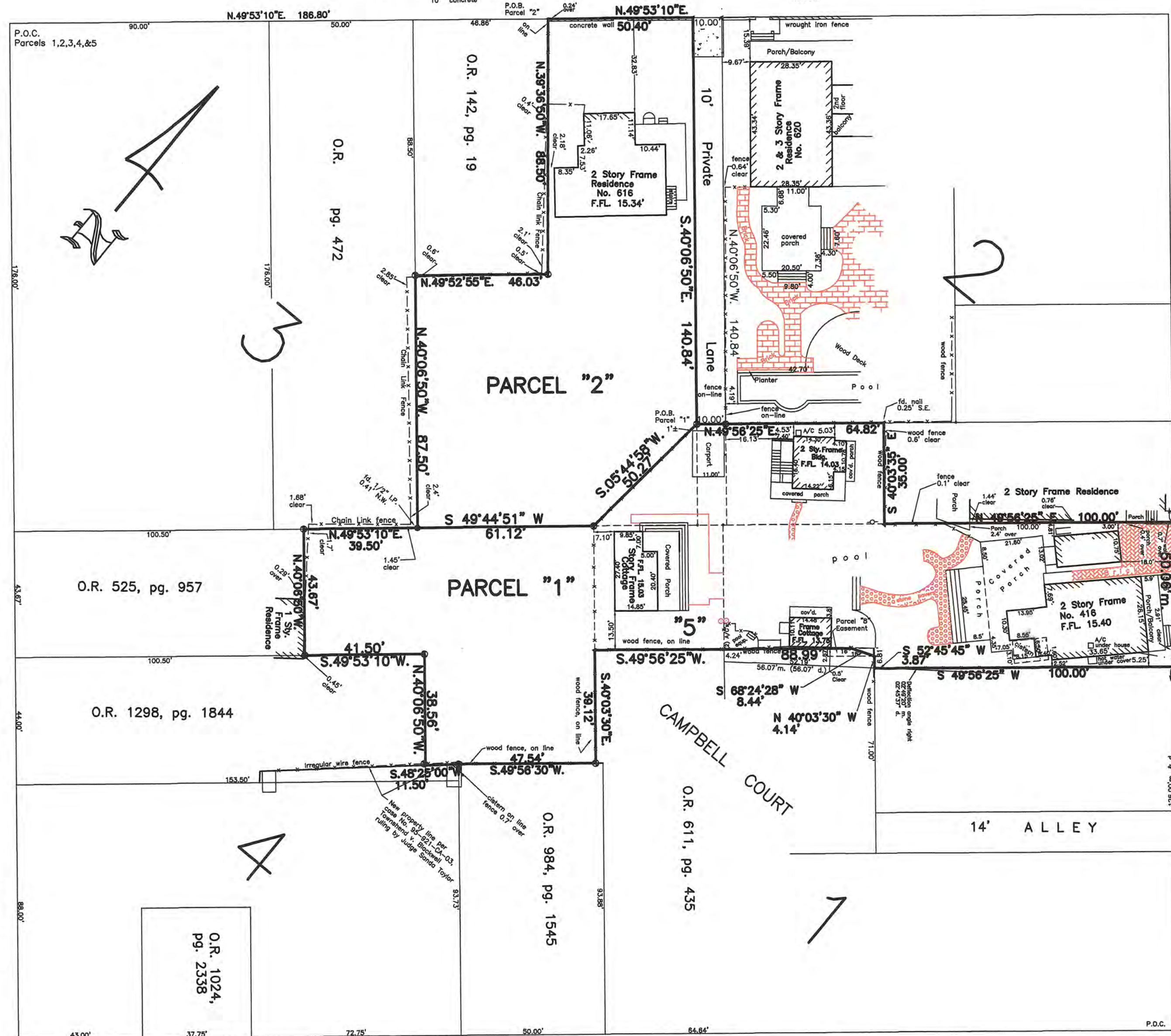


LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simon Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 feet; thence S 40°03'35" E for a distance of 35.00 feet; thence N 49°56'25" E for a distance of 100.00 feet to the said Southeastly Right-of-Way Line of Eaton Street; thence S 40°03'35" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 3.87 feet; thence N 40°03'30" W for a distance of 4.14 feet; thence S 68°24'28" W for a distance of 8.44 feet; thence S 49°56'25" W for a distance of 88.99 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'30" W for a distance of 47.54 feet; thence S 48°25'00" W for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 38.56 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 40°06'50" W for a distance of 43.67 feet; thence N 49°53'10" E for a distance of 39.50 feet; thence N 49°44'51" E for a distance of 61.12 feet to the Point of Beginning. Containing 13,234.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel "2"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simon Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N 49°53'10" E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N 49°52'55" E, a distance of 46.03 feet; thence N 39°36'50" W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

S I M O N S T R E E T (50' R/W)



E L I Z A B E T H S T R E E T (50' R/W)

CERTIFICATION:
I HEREBY CERTIFY that the attached **Specific Purpose Survey, Re-divide property** 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 No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:
● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plot
m. = Measured
O.R. = Official Records
N.T.S. = Not to Scale
© = Centerline
Elev. = Elevation
B.M. = Bench Mark
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
O.L. = On Line
C.L.F. = Chain Link Fence
A/C = Air Conditioner

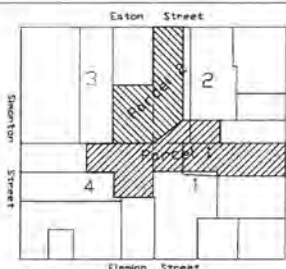
Irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = Wood
= Denotes grade, taken on 12/1/15

Field Work performed on: 12/1/15

7/31/17: Re-divide property

Dana Day 416 Elizabeth Street, Key West, Florida 33040		Dwn No.:	17-301
Specific Purpose Survey Re-Divide Property		Dwn. By: F.H.H.	
Scale: 1"=20'	Ref. 130-12	Flood panel No. 1518 k	Flood Elev. -
Date: 1/6/05	file	Flood Zone: X	
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/11/15: Partial update, fence elevations			
f:\data\dwg\keywest\block31\416eaton			

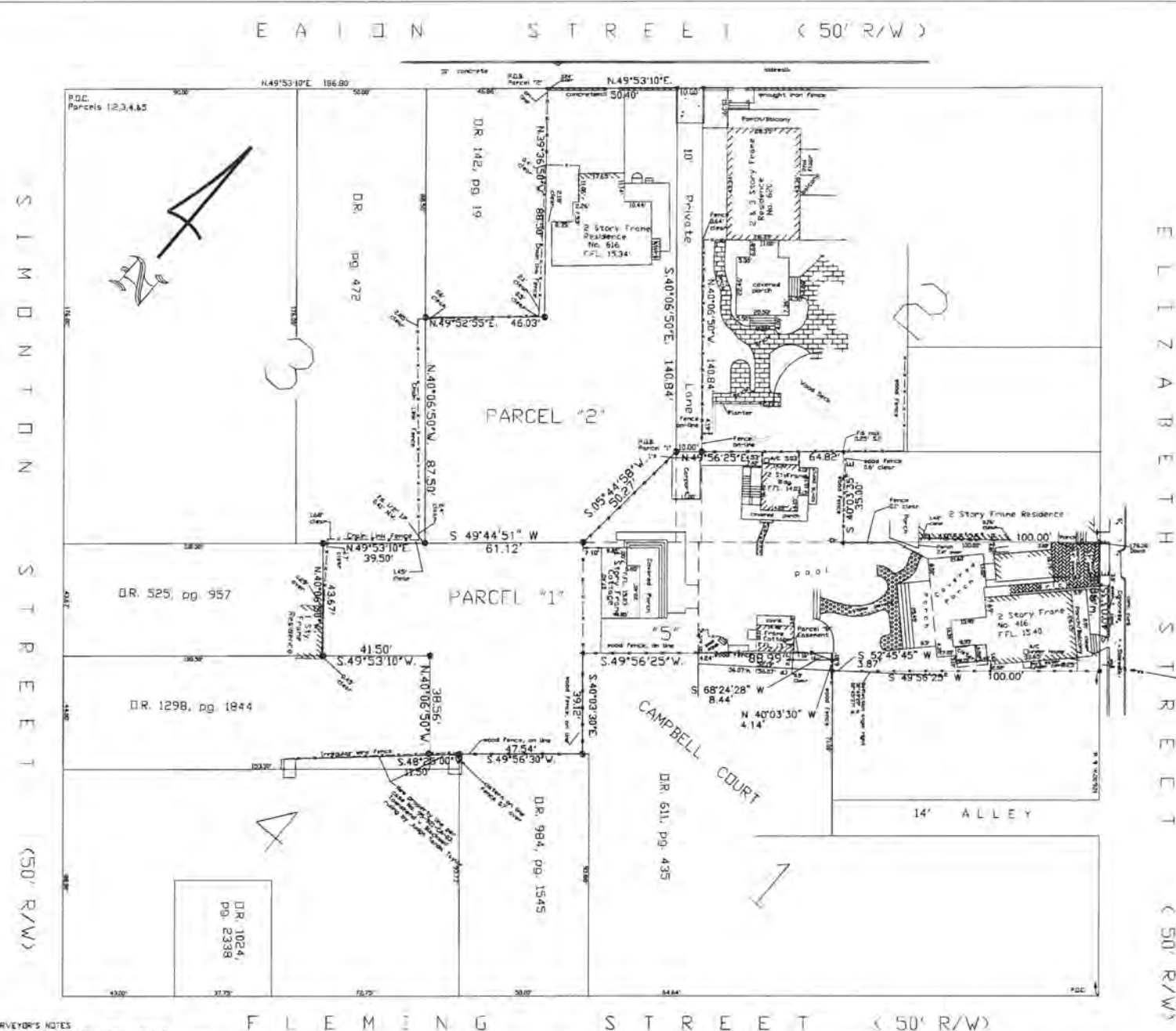
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
hildeb1@bellsouth.net
L.B. No. 7700



LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel 1) Prepared by undersigned:
A portion of land located on the island of Key West, Monroe County, Florida, and being a portion of Lots 1, 2 & 4, in Square 36, of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Eaton Street and the Southeastly Right-of-Way Line of Fleming Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 44.82 feet; thence S 40°06'50" E for a distance of 35.35 feet; thence N 49°56'25" E for a distance of 100.00 feet to the Southeastly Right-of-Way Line of Elizabeth Street; thence S 40°06'50" E along the said Southeastly Right-of-Way Line of Elizabeth Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 137 feet; thence N 40°03'30" W for a distance of 414 feet; thence S 58°24'28" W for a distance of 84.4 feet; thence S 49°56'25" W for a distance of 68.95 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'37" W for a distance of 47.54 feet; thence S 40°06'50" E for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 39.50 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 41°06'50" W for a distance of 43.57 feet; thence N 49°52'55" E for a distance of 99.50 feet; thence N 49°44'51" E for a distance of 61.12 feet to the Point of Beginning. Parcel contains 12,334.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel 2) Prepared by undersigned:
A portion of land located on the island of Key West, Monroe County, Florida, and being a portion of Lots 2 & 3, in Square 36, of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Eaton Street and the Southeastly Right-of-Way Line of Fleming Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street a distance of 50.40 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 40.84 feet; thence S 52°45'45" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°03'30" W a distance of 87.50 feet; thence N 49°52'55" E a distance of 46.03 feet; thence N 39°36'20" W a distance of 98.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.



SURVEYOR'S NOTES

North arrow based on assumed median
Reference Bearing N/W Eaton Street, assumed
34 denotes existing elevation
Elevations based on NGVD 1929 Datum
Bench Mark No. 834C Elevation 4.324
Notations:
● = Set 1/2" Iron Peg, PLS No. 2749
● = Found 1/2" Iron Peg
▲ = Set P.K. Nail, PLS No. 2749

Abbreviations

Sty = Story
R/W = Right-of-Way
F.L. = Found
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M = Measured
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B.M. = Bench Mark
W.M. = Water Meter
Bal. = Balcony
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P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec = Electric
Tel. = Telephone
Enchr = Encroachment
On Line
CLF = Chain Link Fence
A/C = Air Conditioner
Field Work performed 08/1/15

Irr = Irregular
C.C. = Concrete
I.P. = Iron Pipe
I.B. = Iron Bar
S = Stake
C.B. = Concrete Block
C.B.S. = Concrete Block Structure
Cov'd = Covered
P.I. = Point of Intersection
Wd. = Wood
= Denotes grade, taken on 12/1/15

CERTIFICATION

I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property 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 3J-17, Florida Statute Section 472.027 and the American Land Title Association; and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36803
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

7/31/17, Re-divide property

Done Day
416 Elizabeth Street, Key West, Florida 33040

Specific Purpose Survey
Re-divide Property
Scale: 1"=20'
Date: 1/6/15

REVISIONS AND/OR ADDITIONS
7/24/12 Updated, owner, new legal descriptions
2/3/13 Updated, new legal descriptions
12/1/15 Partial update, fence elevations
7/31/17 Re-divide property

ISLAND SURVEYING, INC.

ENGINEERS PLANNERS SURVEYORS
3552 Northshore Drive
Suite 805
Key West, FL 33040
Tel: 305-292-0466
Fax: 305-292-0537
Email: info@islandsurveying.com
L.S. No. 7700

416 ELIZABETH STREET
616 EATON STREET
KEY WEST, FLORIDA

Bender & Associates
ARCHITECTS
P.A.

Project No. 174

Date: 7/3/2017

A0.1

1 SURVEY (416 ELIZABETH STREET & 616 EATON STREET)

SCALE: N.T.S.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 28, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION OF EXISTING POOL
HOUSE LOCATED AT #416 ELIZABETH
STREET IN THE REAR OF LOT.**

FOR- #616 EATON STREET

Applicant – Bender & Associates

Application #H17-03-0038

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 305-809-3975 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.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00006210-000000
Account # 1006432
Property ID 1006432
Millage Group All
Location 616 EATON ST , KEY WEST
Address
Legal KW PT LOTS 1-2-3-4 SQR 36 G56-165/66 OR1251-2426/39EST
Description OR1430-1752/55PET OR1555-1637/38P/R OR2582-257/58 OR2699-351/53
OR2703-2336/37C OR2843-210/11 OR2847-2000/02C
(Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

FAR NIENTE LLC
 C/O FIDUCIARY COUNSELLING INC
 30 E 7TH ST STE 2000
 Saint Paul MN 55101

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$95,136	\$105,743	\$379,522	\$195,465
+ Market Misc Value	\$9,871	\$1,012	\$880	\$2,408
+ Market Land Value	\$1,579,065	\$1,134,080	\$1,160,222	\$1,082,874
= Just Market Value	\$1,684,072	\$1,240,835	\$1,540,624	\$1,280,747
= Total Assessed Value	\$1,373,777	\$1,240,835	\$1,540,624	\$1,224,692
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,684,072	\$1,240,835	\$1,540,624	\$1,280,747

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	19,018.00	Square Foot	0	0

Buildings

Building ID 407
Style
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1890
Finished Sq Ft 1638
Stories 2 Floor
Condition POOR
Perimeter 290
Functional Obs 0
Economic Obs 0
Depreciation % 71
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1939
EffectiveYearBuilt 1939
Foundation WD CONC PADS
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 3
Full Bathrooms 3
Half Bathrooms 0
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	252	0	86
FLA	FLOOR LIV AREA	1,638	1,638	238
TOTAL		1,890	1,638	324

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2015	2016	0	1800 SF	2
FENCES	2016	2017	0	200 SF	5

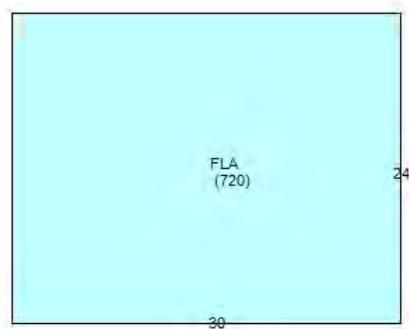
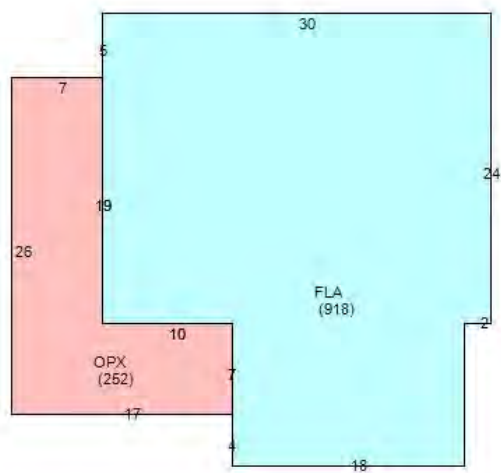
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/8/2017	\$5,250,000	Warranty Deed	2113718	2843	2843	30 - Unqualified	Improved
3/8/2017	\$0	Warranty Deed	2117669	2847	2000	11 - Unqualified	Improved
9/16/2014	\$0	Warranty Deed		2703	2336	11 - Unqualified	Improved
8/15/2014	\$1,850,000	Warranty Deed		2699	351	02 - Qualified	Improved
7/31/2012	\$1,700,000	Warranty Deed		2582	257	38 - Unqualified	Improved

Permits

Number ⚡	Date Issued ⚡	Date Completed ⚡	Amount ⚡	Permit Type ⚡	Notes ⚡
16-3375	2/17/2017		\$450,000	Residential	RENOVATION OF HISTORIC STRUCTURE, DEMO REAR ADDITIONS, ADD NEW ADDITION, SITE WORK AND DEMO OF SIDE ADDITION [PER PLANS
16-3429	2/17/2017		\$1,400,000	Residential	NEW RESIDENTIAL SINGLE FAMILY HOME
15-3992	10/13/2015		\$150,000		RESTORATION & REMODEL OF HISTORIC STRUCTURE. INTERIOR/EXTERIOR OF STRUCTURE
15-0253	2/13/2015		\$12,500		WIDEN DRIVE TO 15' CREATE 13' PRIVATE DRIVE. REPLACE 26' OF IRON FENCE AND 2 GATES INSTALL 300 LF OF 6' WOODEN PICKET FENCE IN REAR
15-0227	1/29/2015		\$1,500		EXPLOARATORY DEMO OF FLOOR TO VERIFY CONDITION
12-4030	11/14/2012	1/6/2014	\$2,000	Residential	4 SQS. CLEAN & PAINT ROOF WITH SILVER BRITE PAINT.
06-5837	11/15/2006		\$8,300	Residential	REWIRE TO CODE FOR FIRE SEPAQRATIONS
06-5995	11/15/2006		\$8,500	Residential	NEW SERVICE FOR COMMON AREAS ONLY
06-6012	11/8/2006		\$39,500	Residential	BUILD A SWIMMING POOL 8'x20' & 7'x7' SPA
06-5883	10/24/2006		\$0	Residential	REVISION FOR AUGER FOUNDATION
00-2843	9/22/2000	11/3/2000	\$925	Residential	REPAIR PORCH
97-2768	8/15/1997	11/3/1998	\$2,000	Residential	REPAIRS TO ROOF
A95-1275	4/1/1995	10/1/1995	\$2,400	Residential	4 SQS SGLE PLY ROOFING

Sketches (click to enlarge)

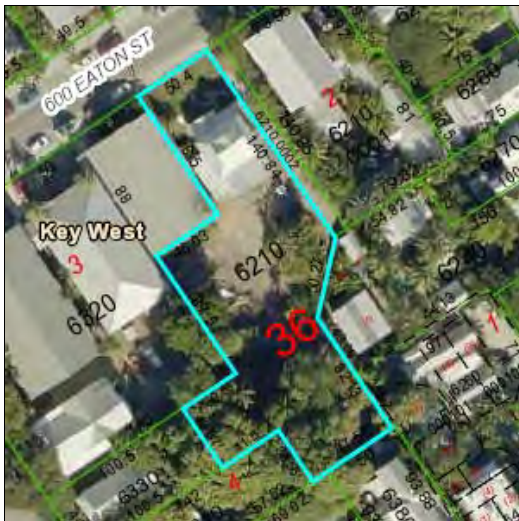


Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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